Members of the public may address the City Council on any item shown on the agenda or matter of the Council's authority after completion of "Request to Address the Council Form" available in the lobby of the Council Chambers or in the City Clerk's office. This form must be completed 15 minutes prior to the scheduled meeting time. Pursuant to Section 54957.5 of the California Government Code, Any writings (Except for those writings which are exempt from disclosure) which are distributed to all or a majority of the members of the City Council are available for public inspection in the lobby of the City Council Chambers and in the office of the City Clerk during regular business hours.

COMPTON CITY COUNCIL
AGENDA
09/24/2024

5:30 PM

OPENING

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMENDATORY RESOLUTIONS/PRESENTATIONS

1. POWERPOINT PRESENTATION: IN RECOGNITION OF THE 2023-24 CITY OF COMPTON REPRESENTATIVES - MISS COMPTON 2023 (Breanna Maldondo) MISS TEEN COMPTON 2023 (JaeZarah Smith) AND MR. COMPTON 2023 (Jahsyr Smith) - (Councilmember Darden)

PUBLIC COMMENTS ON AGENDA ITEMS AND NON-AGENDA MATTERS

CONSENT AGENDA

Consent items are routine and expected to be non-controversial. They will be acted upon by the Council at one time without discussion unless a Council Member requests an item be removed or discussed..

CITY MANAGER

2. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTORIZING THE CITY MANAGER TO ENTER INTO A MULTI-YEAR LEASE AGREEMENT AND OPEN A PURCHASE ORDER WITH LEAF CAPITAL FUNDING, LLC TO PAY THE MONTHLY LEASE COST FOR THE REMAINDER OF FISCAL YEAR 2024-2025 FOR THE LEASE OF TWENTY-SEVEN MULTIFUCTIONAL COPIERS FOR THIRTY-FOUR THOUSAND SIX-HUNDRED FORTY-FOUR DOLLARS ($34,640)

3. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON RESCINDING RESOLUTION 25,775, RATIFY THE MAINTENANCE SERVICE AGREEMENT AND OPEN UP A PURCHASE ORDER WITH C3 TECHNOLOGY OFFICE SOLUTIONS FOR THE SUPPLY AND MAINTENANCE OF TWENTY-SEVEN MULTIFUCTIONAL COPIERS FOR FIFTEFEN THOUSAND EIGHT-HUNDRED NINETY DOLLARS ($15,890)

4. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE ISSUANCE OF A PURCHASE ORDER TO THE CALIFORNIA CITIES FOR SELF-RELIANCE JOINT POWERS AUTHORITY FOR ANNUAL FUNDING CONTRIBUTION FOR FY 2024-2025 ($35,000)

GENERAL SERVICES

5. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICE AGREEMENT WITH AND ESTABLISH A PURCHASE ORDER FOR VILLARRUEL ARCHITECTS, INC. TO PROVIDE ARCHITECTURAL DESIGN AND CONSTRUCTION MANAGEMENT SERVICES FOR JACKIE ROBINSON STADIUM RENOVATION PROJECT ($139,980)

HUMAN RESOURCES

6. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING THE CITY WIDE SALARY SCHEDULE FOR ALL CITY OF COMPTON EMPLOYEES AND RESCINDING RESOLUTION 26,012

REGULAR AGENDA

REPORTS OF OFFICERS, BOARDS, COMMISSIONS AND COMMITTEES AND CITY COUNCIL

7. APPOINTMENT(S) OF OFFICERS, COUNCIL MEMBERS, BOARDS/COMMISSIONS AND COMMITTEES

   BEAUTIFICATION COMMITTEE (Councilmember Andre Spicer)

NEW BUSINESS

8. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON APPROVING FIRST QUARTER BUDGET AMENDMENTS TO THE 2024-2025 FISCAL YEAR BUDGET AND TRANSFERRING FUNDS BETWEEN VARIOUS ACCOUNTS

9. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING THE 2024-2025 FISCAL YEAR BUDGET TO APPROPRIATE FUNDS AND AUTHORIZE THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH AND ESTABLISH A PURCHASE ORDER FOR VCH PROSPERITY CONSULTING DBA COMPTON WELLNESS COLLECTIVE AND NIMBLE THOUGHTS COUNSELING FOR YOUTH AND FAMILY COUNSELING SERVICES IN THE AMOUNT OF ($203,944)

10. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING THE 2024-2025 FISCAL YEAR BUDGET TO APPROPRIATE FUNDS AND AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER TO SAFE LIFE DEFENSE AND AXON ENTERPRISE INC. FOR THE PURCHASE OF CONCEALABLE VEST AND TASERS FOR CODE ENFORCEMENT PERSONNEL UNIFORMS ($62,435.82)

11. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A TWELVE (12) MONTH AGREEMENT WITH SYLVIA NUNN ANGELS FOR THE LEASE OF CITY-OWNED PROPERTY LOCATED AT 202 NORTH LONG BEACH BOULEVARD

12. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A TWELVE (12) MONTH AGREEMENT WITH RESTORATION DIVERSION SERVICES FOR THE LEASE OF CITY-OWNED PROPERTY LOCATED AT 206 NORTH LONG BEACH BOULEVARD

13. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH AND ESTABLISH A PURCHASE ORDER FOR THE COUNTY OF LOS ANGELES DEPARTMENT OF ANIMAL CARE AND CONTROL FOR ANIMAL CARE AND CONTROL SERVICES TO THE CITY OF COMPTON FOR FISCAL YEARS 2024-2025 THROUGH 2028-2029 ($1,253,279.00)

14. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONSTRUCTION CONTRACT WITH AND ESTABLISH A PURCHASE ORDER FOR HARDY & HARPER, INC. FOR ROAD REPAIR SERVICES CITYWIDE ($2,154,900).

15. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA (MWD) FOR THE PURCHASE OF IMPORTED WATER FOR FISCAL YEAR 2024-2025 IN THE AMOUNT OF EIGHT HUNDRED THOUSAND DOLLARS ($800,000).

16. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER TO THE WATER REPLENISHMENT DISTRICT OF SOUTHERN CALIFORNIA (WRD) FOR GROUNDWATER PRODUCTION ASSESSMENT FEES FOR FISCAL YEAR 2024-2025 IN THE AMOUNT OF FIVE MILLION DOLLARS ($5,000,000)

COUNCIL COMMENTS

ADJOURNMENT

NEXT REGULAR MEETING: 10/1/2024 5:30PM

Visit our website at http://www.comptoncity.org

SEPTEMBER 24, 2024

TO: **HONORABLE MAYOR AND CITY COUNCIL MEMBERS**

FROM: **CITY MANAGER**

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTORIZING THE CITY MANAGER TO ENTER INTO A MULTI-YEAR LEASE AGREEMENT AND OPEN A PURCHASE ORDER WITH LEAF CAPITAL FUNDING, LLC TO PAY THE MONTHLY LEASE COST FOR THE REMAINDER OF FISCAL YEAR 2024-2025 FOR THE LEASE OF TWENTY-SEVEN MULTIFUCTIONAL COPIERS FOR THIRTY-FOUR THOUSAND SIX-HUNDRED FORTY-FOUR DOLLARS ($34,640)**

SUMMARY

Adoption of the attached resolution will authorize the City Manager to enter into a multi-year lease agreement for twenty-seven multifunctional copiers with LEAF Capital Funding, LLC and open a Purchase Order for the cost of the leasing the copiers for the remainder of Fiscal Year 2024 – 2025.

BACKGROUND

The City of Compton employees utilize various copiers in the performance of their duties and the previously leased multifunctional digital copiers reached the end of their useful life.

The State of California's Department of General Services (State) went through a formal Request for Proposal process to solicit vendors to provide multifunctional digital imaging systems to the State in 2022. The State included a clause (Subsection B "Local Government Agencies" of Section 2. "Contract Usage/Rules") in their agreements that afford local government agencies the opportunity to purchase copiers at the same cost as the State of California, and the State's procurement process satisfied the City's procurement requirements therefore, staff acquired the needed multifunctional digital copiers from the authorized vendors.

STATEMENT OF ISSUE

City of Compton entered into a lease agreement with C3 Technology Office Solutions for the leasing of twenty-seven digital copiers. Unfortunately, the initial lease was white labeled and not approved through the original lender.

C3 Technology Office Solutions was able to finance the leasing of the twenty-seven (27) copiers through Leaf Financial, LLC (third-party lender) but, the new agreement was not approved by Mayor and Council in error.

The lease agreement for the twenty-seven multifunctional copiers funded by LEAF Capital Funding, LLC is for a total of 60-months. City of Compton employees have been utilizing the multifunctional copiers financed by LEAF Funding, LLC for a total of twenty-months.

It is necessary for City Council to authorize the City Manager to enter into a lease agreement with LEAF Capital Funding, LLC for the remaining forty-months of the term of the initial lease agreement and authorize the issuance of a purchase order in the amount of $34,640 that pays for the leasing cost for the remaining 2024 – 2025 fiscal year. The remaining months of the lease agreement will be funded each fiscal year hereafter.

FISCAL IMPACT

Funds for the expenditure of $34,640.00 are available in the Reproduction Division of the City Manager's Budget in account number 6200-510-000-4236. The remaining forty-months of the lease agreement for the twenty-seven copiers will be budgeted annually at a cost of $41,568.00.

RECOMMENDATION

Staff recommends adoption of the attached Resolution.

WILLIE A. HOPKINS, JR.
CITY MANAGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTORIZING THE CITY MANAGER TO ENTER INTO A MULTI-YEAR LEASE AGREEMENT AND OPEN A PURCHASE ORDER WITH LEAF CAPITAL FUNDING, LLC TO PAY THE MONTHLY LEASE COST FOR THE REMAINDER OF FISCAL YEAR 2024-2025 FOR THE LEASE OF TWENTY-SEVEN MULTIFUCTIONAL COPIERS FOR THIRTY-FOUR THOUSAND SIX-HUNDRED FORTY-FOUR DOLLARS ($34,640)

WHEREAS, the City of Compton employees utilize various copiers in the performance of their duties and the previously leased multifunctional digital copiers reached the end of their useful life; and

WHEREAS, the State of California's Department of General Services (State) went through a formal Request for Proposal process to solicit vendors to provide multifunctional digital imaging systems to the State in 2022. They executed nine agreements delineated by multifunctional digital imaging systems types: Copiers and Managed Print Services – (Contract Number: 7-19-70-46-07 A through E); and

WHEREAS, the State included a clause (Subsection B "Local Government Agencies" of Section 2. "Contract Usage/Rules") in their agreements that afford local government agencies the opportunity to purchase Copiers and Managed Print Services at the same cost as the State of California; and

WHEREAS, review of the State's procurement process satisfies the City's procurement requirements, thus by using the State's pricing, the City will benefit from a state-wide bid process and a better price on the selected copiers and managed print services; and

WHEREAS, City of Compton entered into a lease agreement with C3 Technology Office Solutions for the leasing of twenty-seven digital copiers. Unfortunately, the initial lease was white labeled and not approved through the original lender; and

WHEREAS, C3 Technology Office Solutions was able to finance the leasing of the twenty-seven (27) copiers through Leaf Financial, LLC (a third-party lender) but, the new agreement was not approved by Mayor and Council in error; and

WHEREAS, the lease agreement for the twenty-seven multifunctional copiers funded by LEAF Capital Funding, LLC is for a total of 60-months. Employees have been utilizing the multifunctional copiers financed by LEAF Funding, LLC for a total of ten-months; and

WHEREAS, it is necessary for City Council to authorize the City Manager to enter into a lease agreement with LEAF Capital Funding, LLC for the remaining forty-months of the term of the initial lease agreement; and

WHEREAS, authorize the issuance of a purchase order in the amount of **$28,296.65** for the remaining 2024 – 2025 fiscal year. The remaining months of the lease agreement will be funded each fiscal year hereafter; and

WHEREAS, funds in the amount of $34,640.00 are available in the Reproduction Division of the City Manager's Budget in account number 6200-510-000-4236 for Fiscal Year 2024-2025 and will be budgeted in future budgets; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the City Manager, upon the advice and approval of the City Attorney, is hereby authorized to enter into a Lease Agreement with LEAF Capital

Funding, LLC for the financing of twenty-seven (27) multifunctional digital imaging systems.

SECTION 2. That the City Manager is hereby authorized to issue a purchase order in the amount of Thirty-Four Thousand Six-Hundred Forty Dollars ($34,640.00) from Account Number 6200-510-000-4236. for LEAF Capital Funding, LLC

SECTION 3. That a copy of this Resolution shall be filed in the offices of the City Clerk, City Manager, City Attorney, and City Controller.

SECTION 4. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____day of _____, 2024.

_____
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

It is hereby certified that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested, at a regular meeting thereof, held on the _____ day of _____, 2024.

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCIL MEMBERS –
NOES: COUNCIL MEMBERS –
ABSTAIN: COUNCIL MEMBERS –
ABSENT: COUNCIL MEMBERS –

_____
CITY CLERK OF THE CITY OF COMPTON

LEASE AGREEMENT

1720A Crete Street, Moberly, MO 65270
Phone: 800-662-3759, Fax: 800-426-2626

LESSEE LEGAL NAME:	Telephone No:
City of Compton	310-605-3050

Billing Address:	Equipment Location (if other than Billing Address):
205 S Willowbrook, Compton, CA 90220	205 S Willowbrook, Compton, CA 90220

EQUIPMENT DESCRIPTION: (indicate quantity, new or used and include make, model, serial # and all attachments – see below and/or attached Schedule A)

Unit Quantity	Description of Equipment Leased	Make and Type	Model Number	Serial Number
	* PLEASE REFER TO SCHEDULE A			

BASE TERM IN MONTHS	TOTAL NUMBER OF LEASE PAYMENTS	END OF LEASE PURCHASE OPTION		
60	60 @ $3,039.91 (plus taxes)	X Fair market value, plus taxes ____ 10% of Equipment cost, plus taxes ____ $1.00, plus taxes (FMV unless another option is selected. You may not exercise a purchase option if you are in default. If you exercise a purchase option we will convey all of our right, title and interest in such Equipment to you on an AS-IS WHERE IS without warranty.)	(a) Advance Payment:	$0.00
			(b) Security Deposit:	$0.00
			(c) Documentation Fee:	$95.00
			Total due a + b + c = :	$95.00

**If more than one lease payment is required as an Advance Payment, the balance will be applied to lease payments in inverse order, starting with the last lease payment.
Your obligation to pay all amounts and perform all other obligations is non-cancellable, absolute, unconditional and not subject to abatement, set-off or defense.

In this agreement ("Lease"), "we," "our," and "us" refers to **LEAF Capital Funding, LLC** as Lessor and "you" and "your" refer to the Lessee. You agree to lease the Equipment upon the following terms and conditions:

1. LEASE PAYMENTS AND TERM: The Lease is enforceable on you upon your execution. The term of the Lease shall commence on the date the Equipment is delivered to you ("Lease Commencement Date"). The first Lease Payment shall be due on the date we specify in the month following the Lease Commencement Date as set forth in our invoice, and the remaining Lease Payments will be due on the same day of each subsequent month (each, a "Payment Date") until paid in full. The Base Term shall commence on the date one month prior to the first Payment Date. We may charge you a portion of one Lease Payment for the period from the Lease Commencement Date until the first day of the Base Term ("Interim Rent"). The Interim Rent shall be due as invoiced. We may adjust the Lease Payments up to 15% if the actual costs are different than the estimate used to calculate the Lease Payments. **On an annual basis, the Monthly Payment may be increased by a maximum of 15% of the amount previously then in effect.**

2. DELIVERY, ACCEPTANCE, USE AND REPAIR: You are responsible for Equipment delivery and installation. You unconditionally accept the Equipment upon the earlier of (a) your oral or written acceptance of the Equipment, or (b) 10 days after delivery of the Equipment. You authorize us to fill in the Lease Commencement Date, serial numbers and other information. **You will not move the Equipment from the above location without our written consent and are responsible for maintaining the Equipment in good repair.** We are not responsible for Equipment or vendor failures.

3. INDEMNIFICATION: You agree to indemnify, defend and hold us harmless from and against any losses, damages, penalties, claims and suits, including attorneys' fees and expenses related to the ordering, manufacture, installation, ownership, condition, use, lease, possession, delivery or return of Equipment.

4. LEASE EXPIRATION, RENEWAL: Unless you notify us at least 90 days prior to the expiration of the Lease of your election to return or purchase the Equipment, this Lease will renew on a month-to-month basis at the same monthly Lease Payment until you either exercise the purchase option or provide us with at least 90 days notice and return the Equipment. If you return the Equipment, (i) it must be to the location we designate and you are responsible for all return costs and we may charge a Restocking Fee equal to one Lease Payment, and (ii) you must securely remove all data from any and all disk drives or magnetic media prior to returning the Equipment (and you are solely responsible for selecting an appropriate removal standard that meets your business needs and complies with applicable laws). You will pay us for any loss in value resulting from failure to maintain the Equipment in accordance with this Lease or for damages incurred in shipping and handling. If you exercise a purchase option we will convey all of our interest in such Equipment to you on an AS-IS WHERE IS basis without representation or warranty.

5. LATE FEES AND CHARGES: If any amount is not paid within three (3) days of when due, you agree to pay us a late charge equal to the lesser of 10% of the amount past due or the maximum legal amount. Amounts which are not paid within 30 days of when due shall accrue interest at 1.5% per month (or if less, the maximum legal rate) until paid. You agree to pay $25 for each pay by phone and $35 for each returned payment.

6. NO WARRANTY: We do not manufacture the Equipment and you have selected the Equipment and the supplier. **WE MAKE NO EXPRESS OR IMPLIED WARRANTIES, INCLUDING THOSE OF MERCHANTABILITY OR FITNESS FOR A PURPOSE AND ARE NOT RESPONSIBLE FOR CONSEQUENTIAL OR INCIDENTAL DAMAGES.**

7. INSURANCE, RISK OF LOSS: You bear all risk of loss or damage to the Equipment from its order until it is returned in the required condition or purchased by you ("Risk Period"). During the Risk Period you will maintain property and liability insurance on the Equipment acceptable to us, naming us loss payee and additional insured. If you do not provide us with proof of such insurance, we may secure insurance on the Equipment to cover our interests (and only our interests). If we obtain such insurance, you will pay us an additional amount for the cost of it and an administrative fee, the cost of which may be more than the cost to obtain your own insurance and on which we may make a profit.

8. OWNERSHIP AND TAXES: We own the Equipment (excluding licensed software). If you are deemed to own it, you grant us a security interest in the Equipment. You authorize us to file UCC financing statements to confirm our interest. You will pay, when due, all taxes, fines and penalties relating to the purchase, use, leasing and/or ownership of the Equipment. If we pay any taxes, (including property tax), fees or penalties on your behalf, you will pay us the amount we paid plus an administrative fee. You agree to pay us the documentation fee specified above or if not so specified, the greater of either $125 or 0.5% of the Equipment cost. If we require an Equipment site inspection, or you request administrative services, you agree to reimburse our costs.

9. DEFAULT: If you or any guarantor do not pay us any amount within ten (10) days of its due date, or breach any terms of this Lease, any guaranty or any license relating to the Equipment, you will be in default. If you default, we may require you to do any combination of the following: (a) immediately pay all amounts then due, plus the present value of the remaining Lease Payments, Interim Rent and residual value of the Equipment, as determined by us, discounted at an annual rate of 3%; (b) return all of the Equipment; (c) allow us to repossess the Equipment; or (d) use any and all remedies available to us under applicable law. If you default, you agree to pay the cost of repossession and our attorney's fees and costs. In addition to all other charges and as reimbursement for expenses incurred and not as a penalty, we may require you to reimburse us for the phone calls, letters, and any additional expense incurred in the collection or servicing of this Lease for you. If we take possession of the Equipment, we may sell or otherwise dispose of it with or without notice, at a public or private sale, and apply the net proceeds (after we have deducted all costs related to the sale or disposition of the Equipment) to the amounts that you owe us. You agree that if notice of sale is required by law, **10** days' notice shall constitute reasonable notice. You remain responsible for any amounts that are due after we have applied such net proceeds. We may apply any security deposits to your obligations and if you do not default, the balance will be refunded without interest.

10. ASSIGNMENT: You have no right to sell or assign the Equipment or Lease. We may sell or assign our rights in the Lease and/or Equipment and the new owner will have all our rights but will not be subject to any claim or defense you have against us.

11. ARTICLE 2A: You agree this Lease is a "finance lease" as defined in Article 2A of the Uniform Commercial Code. **You waive all rights and remedies conferred upon a lessee by Article 2A (508-522) of the UCC.** You have received a copy of the Supply Contract or been informed of the identity of the Supplier and you may have rights under the Supply Contract and may contact the Supplier for a description of those rights.

12. CREDIT INFORMATION: You authorize us or any of our affiliates to obtain credit bureau reports, and make other credit inquiries that we deem necessary.

13. CHOICE OF LAW: THIS LEASE WILL BE GOVERNED BY PENNSYLVANIA LAW. YOU CONSENT TO JURISDICTION IN THE STATE OR FEDERAL COURTS IN PENNSYLVANIA AND WAIVE ANY RIGHT TO A TRIAL BY JURY.

14. MISCELLANEOUS: This Lease is the parties' entire agreement and can be amended only in writing signed by both parties. This Lease may be executed in counterparts (manually or by electronic means) and, when transmitted to us shall be binding upon you for all purposes. This Lease is not binding on us until we sign it. You agree not to raise as a defense to the enforcement of this Lease that it was executed or transmitted to us by electronic means. You will use the Equipment only for business purposes and not for personal, family or household use. The USA PATRIOT Act requires us to obtain, verify, and record information that identifies you thus we ask for your name, address and other information or documents that substantiate your identity.

ACCEPTED BY LESSEE: City of Compton

X _____
Lessee Authorized Signature

Print Name: THOMAS THOMAS Title: CITY MANAGER
E-Mail Address: Tthomas@comptoncity.org Date: 3-15-2023
Tax ID Number: 95-6000696

PERSONAL GUARANTY: Undersigned guarantees that Lessee will make all payments and perform all other obligations under the Lease when due. Undersigned agrees that this is a guaranty of payment and not of collection, and that we can proceed directly against undersigned without first proceeding against Lessee or the Equipment. Undersigned also waives all suretyship defenses and notification if the Lessee is in default and consents to any extensions or modifications granted to Lessee. Undersigned will pay us all expenses (including attorneys' fees) we incur in enforcing our rights against undersigned or Lessee. If more than one person signs this guaranty, each agrees that his/her liability is joint and several. Undersigned authorizes us and our affiliates to obtain credit bureau reports and make inquiries regarding undersigned's personal credit. **You consent to jurisdiction in the State or Federal courts in Pennsylvania and expressly waive any right to a trial by jury.**

SIGNED X _____ Print Name: THOMAS THOMAS E-Mail Address: Tthomas@comptoncity.org

Accepted by:
LEAF Capital Funding, LLC By: **Title:** **Date:**

LEAF

SCHEDULE A TO LEASE AGREEMENT
(EQUIPMENT DESCRIPTION)

Lease Application No.: **801654**

QNT	Equipment Description	New/Used	Make	Model	Serial Number
Location: 205 S Willowbrook, Compton, CA 90220					
16	Sharp MX-M4051	New		MX-M4051	
2	Sharp MX-M1206	New			
5	Sharp MX-M6051	New			
2	Sharp BP-70C65	New			
Location: 205 S. Willowbrook, COMPTON, CA 90220					
1	Sharp MX-8081	New			
1	Sharp MX-B376	New			

LESSEE: City of Compton

BY: _____

PRINT NAME: THOMAS THOMAS

TITLE: CITY MANAGER

DATE: 3-15-2023

LEAF CAPITAL FUNDING, LLC

BY: _____

PRINT NAME: _____

TITLE: _____

DATE: _____

LEAF

State and Local Government Addendum

Reference: **Application No. 801654**

This State and Local Government Addendum (this "Addendum") is made part of the Agreement related to the above referenced application number ("Agreement") between **LEAF Capital Funding, LLC** ("we" "us" and "ours") and City of Compton ("you" and "your"). Capitalized terms used but not defined will have the meaning given to them in the Agreement. If there is any conflict between the terms of this Addendum and the terms of the Agreement, the terms of this Addendum will control and prevail. The parties hereby agree as follows:

1. Funding Intent. You reasonably believe that funds can be obtained sufficient to make all Payments set forth in the Agreement and any other amounts owed during the term of the Agreement. You agree that your chief executive or administrative officer (or your administrative office that has the responsibility of preparing the budget submitted to your governing body, as applicable) will provide for funding for such payments in your annual budget request submitted to your governing body. You covenant that you will do all things lawfully within your power to obtain, maintain and properly request and pursue funds from which the Payments may be made, including making provisions for such payments to the extent necessary in each budget submitted for the purpose of obtaining funding, using your best efforts to have such portion of the budget approved and exhausting all available administrative reviews and appeals in the event such portion of the budget is not approved. If your governing body chooses not to appropriate funds for such payments, you agree that your governing body will evidence such nonappropriation by omitting funds for such payments due during the applicable fiscal period from the budget that it adopts. You and we agree that your obligation to make payments under the Agreement will be your current expense and will not be interpreted to be a debt in violation of applicable law or constitutional limitations or requirements. Nothing contained in the Agreement will be interpreted as a pledge of your general tax revenues, funds or moneys.

2. Nonappropriation of Funds. If (a) sufficient funds are not appropriated and budgeted by your governing body in any fiscal period for Payments set forth in the Agreement or any other amounts owed to us and (b) you have exhausted all funds legally available for such payments due under the Agreement (together, a "Non-Appropriation Event"), then you will give us not less than ninety (90) days written notice (a "Termination Notice") and the Agreement will terminate as of the last day of your fiscal period for which funds for such payments are available ("Termination Date"). Such termination is without any expense or penalty, except for the portions of such payments and those expenses associated with your return of the Equipment in accordance with the Agreement for which funds have been budgeted or appropriated or are otherwise legally available. You agree that, to the extent permitted by law, you will not terminate the Agreement if any funds are appropriated by you or to you for the acquisition or use of equipment or services performing functions similar to the Equipment during your fiscal period in which such termination would occur. You shall (i) on or before the Termination Date, return the Equipment in accordance with the return requirements set forth in the Agreement, (ii) provide in the Termination Notice a certification of a responsible official that a Non-Appropriation Event has occurred, (iii) deliver to us, upon our request, an opinion of your counsel (addressed to us) verifying that the Non-Appropriation Event as set forth in the Termination Notice has occurred, and (iv) pay us all sums payable to us under the Agreement up to and including the Termination Date. You acknowledge and agree that, in the event of the termination of the Agreement and the return of the Equipment as provided for herein, you shall have no interest whatsoever in the Equipment or proceeds thereof and we shall be entitled to retain for our own account the proceeds resulting from any disposition or re-leasing of the Equipment along with any advance rentals, security deposits or other sums previously paid by you pursuant to the terms of the Agreement.

3. Authority and Authorization. You represent and agree that: (a) you are a state or a political subdivision or agency of a state; (b) the entering into and performance of the Agreement is authorized under your state laws and Constitution and does not violate or contradict any judgment, law, order, or regulation, or cause any default under any agreement to which you are party; (c) you have complied with all bidding requirements and, where necessary, have properly presented the Agreement for approval and adoption as a valid obligation on your part; and (d) you have sufficient appropriated funds or other moneys available to pay all amounts due under the Agreement for your current fiscal period. Upon our request, you agree to provide us with an opinion of counsel as to clauses (a) through (d) above, an incumbency certificate, and other documents that we request, with all such documents being in a form satisfactory to us.

4. Government Use. You agree that (a) you will comply with all information reporting requirements of the Internal Revenue Code of 1986, as amended, including but not limited to the execution and delivery to us of information statements requested by us, and (b) the use of the Equipment is essential for your proper, efficient and economic operation, you will be the only entity to use the Equipment during the term of the Agreement and you will use the Equipment only for your governmental purposes. Upon our request you will provide us with an essential use letter in a form satisfactory to us as to clause (b) above.

5. Insurance. You agree to provide and maintain at your own expense (a) property insurance against the loss, theft, destruction of, or damage to, the Equipment for its full replacement value, naming us as loss payee, and (b) public liability and third party property insurance, naming us as an additional insured. You will give us certificates or other evidence of such insurance on the Equipment at such times as we request. All insurance obtained from a third party insurer will be in a form, amount and with companies acceptable to us, and will provide that we will be given 30 days' advance notice of any cancellation or material change of such insurance. If you do not provide us with proof of such insurance, we may secure insurance on the Equipment to cover our interests (and only our interests). If we obtain such insurance, you will pay us an additional amount for the cost of such insurance and an administrative fee, the cost of which may be more than the cost to obtain your own insurance and on which we may make a profit.

6. Indemnification. With respect to any claims, actions, or suits that are made against us as a result of your actions, omissions, negligence or willful misconduct ("Claims"), to the extent permitted by law, you agree to reimburse us for, and if we request, defend us against, any such Claims.

7. Choice of Law. Regardless of any conflicting provision in the Agreement, **THE AGREEMENT WILL BE GOVERNED BY THE LAWS OF THE STATE IN WHICH YOU ARE LOCATED.**

8. This Addendum supplements and amends the Agreement only to the extent and in the manner set forth, and in all other respects, the Agreement will remain in full force and effect.

IN WITNESS WHEREOF the parties hereto, by their authorized signatories, have executed this Addendum at the date set forth below their respective signatures.

CUSTOMER: **City of Compton**	**LEAF CAPITAL FUNDING, LLC**
By: _____	By: _____
Print Name: THOMAS THOMAS	Print Name: _____
Title: CITY MANAGER	Title: _____
Date: 3-15-2023	Date: _____

SEPTEMBER 24, 2024

TO: **HONORABLE MAYOR AND CITY COUNCIL MEMBERS**

FROM: **CITY MANAGER**

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON RESCINDING RESOLUTION 25,775, RATIFY THE MAINTENANCE SERVICE AGREEMENT AND OPEN UP A PURCHASE ORDER WITH C3 TECHNOLOGY OFFICE SOLUTIONS FOR THE SUPPLY AND MAINTENANCE OF TWENTY-SEVEN MULTIFUCTIONAL COPIERS FOR FIFTEFEN THOUSAND EIGHT-HUNDRED NINETY DOLLARS ($15,890)**

SUMMARY

Adoption of this resolution will rescind Resolution No. 25,775, ratify the customer care maintenance agreement entered into with C3 Technology Office Solutions and authorize the issuance of a purchase order in the amount of Fifteen Thousand Eight Hundred Ninety dollars ($15,890) for the remaining ten-months of Fiscal Year 2024-2025 and budget annually for $19,068.00 in the next three (3) budget cycles. A separate agreement will be entered into with LEAF Capital Funding, LLC for the leasing payments for the twenty-seven copiers.

BACKGROUND

The City of Compton employees utilize various copiers in the performance of their duties and the previously leased multifunctional digital copiers reached the end of their useful life.

The State of California's Department of General Services (State) went through a formal Request for Proposal process to solicit vendors to provide multifunctional digital imaging systems to the State in 2022. The State included a clause (Subsection B "Local Government Agencies" of Section 2. "Contract Usage/Rules") in their agreements that afford local government agencies the opportunity to purchase copiers at the same cost as the State of California, and the State's procurement process satisfied the City's procurement requirements therefore, staff acquired the needed multifunctional digital copiers from the authorized vendors.

STATEMENT OF ISSUE

On January 17, 2023, City Council approved Resolution No. 25,775, which authorized the City Manager to enter into a 60-month lease agreement with C3 Technology Office Solutions for the leasing of thirty (30) digital multifunctional digital imaging systems

Unfortunately, the initial lease was white labeled and not approved through the original lender. C3 Technology Office Solutions was able to finance the leasing of the twenty-seven (27) copiers through Leaf Financial, LLC (a third-party lender) but, the new agreement was not approved by Mayor and Council in error.

It is necessary to rescind Resolution 25,775, ratify, the customer care maintenance agreement entered into with C3 Technology Office Solutions and authorize the issuance of a purchase order in the amount of Fifteen Thousand Eight Hundred Ninety dollars ($15,890) for the remainder of the 2024-2025 Fiscal Year for the supply and maintenance of the twenty-seven (27) copiers.

FISCAL IMPACT

The service agreement for the maintenance and supply services provided by C3 Technology Office Solutions is for a total of 60-months. C3 Technology Office Solutions has provided maintenance and supply services for a total of seventeen-months.

Funds for the remaining ten-months of Fiscal Year 2024 – 2025 in the amount of Fifteen Thousand Eight Hundred Ninety Dollars ($15,890) are available in the City Manager's Budget in Account Number 6200-510-000-4236. The remaining forty-three months of the contract agreement period for supply and maintenance service will be budgeted annually at a cost of Nineteen Thousand and Sixty-Eight Dollars ($19,068).

RECOMMENDATION

Staff recommends adoption of the attached Resolution.

WILLIE A. HOPKINS, JR.
CITY MANAGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON RESCINDING RESOLUTION 25,775, RATIFY THE MAINTENANCE SERVICE AGREEMENT AND OPEN A PURCHASE ORDER WITH C3 TECHNOLOGY OFFICE SOLUTIONS FOR THE SUPPLY AND MAINTENANCE OF TWENTY-SEVEN MULTIFUCTIONAL COPIERS FOR FIFTEFEN THOUSAND EIGHT-HUNDRED NINETY DOLLARS ($15,890)

WHEREAS, the City of Compton employees utilize various copiers in the performance of their duties and the previously leased multifunctional digital copiers reached the end of their useful life; and

WHEREAS, the State of California's Department of General Services (State) went through a formal Request for Proposal process to solicit vendors to provide multifunctional digital imaging systems to the State in 2022. They executed nine agreements delineated by multifunctional digital imaging systems types: Copiers and Managed Print Services – (Contract Number: 7-19-70-46-07 A through E); and

WHEREAS, the State included a clause (Subsection B "Local Government Agencies" of Section 2. "Contract Usage/Rules") in their agreements that afford local government agencies the opportunity to purchase Copiers and Managed Print Services at the same cost as the State of California; and

WHEREAS, review of the State's procurement process satisfies the City's procurement requirements, thus by using the State's pricing, the City will benefit from a state-wide bid process and a better price on the selected copiers and managed print services; and

WHEREAS, on January 17, 2023, City Council approved Resolution No. 25,775, which authorized the City Manager to enter into a 60-month lease agreement with C3 Technology Office Solutions for the leasing of thirty (30) digital multifunctional digital imaging systems; and

WHEREAS, unfortunately, the initial lease was white labeled and not approved through the original lender. C3 Technology Office Solutions was able to finance the leasing of twenty-seven (27) copiers through Leaf Financial, LLC (a third-party lender) but, the new agreement was not approved by Mayor and Council in error; and

WHEREAS, it is necessary to rescind Resolution 25,775, ratify, the customer care maintenance agreement entered into with C3 Technology Office Solutions; and

WHEREAS, authorize the issuance of a purchase order in the amount of Fifteen Thousand Eight Hundred Ninety dollars ($15,890) for the remainder of the 2024-2025 Fiscal Year for the supply and maintenance service on the twenty-seven (27) copiers; and

WHEREAS, funds in the amount of $15,890 are available in the Reproduction Division of the City Manager's Budget in Account Number 6200-510-000-4236 for Fiscal Year 2024-2025 and the supply and maintenance cost will be budgeted in future budgets; and

WHEREAS, the service agreement for the maintenance and supply services provided by C3 Technology Office Solutions is for a total of 60-months; and

WHEREAS, C3 Technology Office Solutions has provided supply and maintenance services for a total of seventeen-months. Funds for the remaining forty-three months of the contract agreement period for supply and maintenance service will be budgeted annually at a cost of $19,068.00.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That Resolution 25,775, adopted by the City Council on January 17, 2023 is hereby rescinded.

SECTION 2. That the C3 Technology Office Solutions Customer Care Maintenance Service Agreement be ratified.

SECTION 3. That the City Manager is hereby authorized to issue a purchase order in the amount of Fifteen Thousand Eight Hundred Ninety dollars ($15,890), from Account Number 6200-510-000-4236 to C3 Technology Office Solution.

SECTION 4. That a copy of this Resolution shall be filed in the offices of the City Clerk, City Manager, City Attorney, and City Controller.

SECTION 5. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____day of _____, 2024.

_____
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

It is hereby certified that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested, at a regular meeting thereof, held on the _____ day of _____, 2024.

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCIL MEMBERS –
NOES: COUNCIL MEMBERS –
ABSTAIN: COUNCIL MEMBERS –
ABSENT: COUNCIL MEMBERS –

_____
CITY CLERK OF THE CITY OF COMPTON

CUSTOMER CARE MAINTENANCE AGREEMENT

Version Date 2/ 6/2023 REV#.2021

CUSTOMER BILL TO INFORMATION

CUSTOMER NAME:	ADDRESS:	CITY / STATE / ZIP
City of Compton	205 S Willowbrook Ave	Compton, CA 90220
BILLING CONTACT:	**EMAIL:**	**PHONE:**
KIM POWELL	KPOWELL@COMPTONCITY.ORG	(310)-605-5585

EQUIPMENT LOCATION	KEY CONTACT	PHONE	EMAIL
Multiple Locations	MIGUEL FLORES	(310) 761-1477	MFLORES@COMPTONCITY.ORG

CITY	STATE	ZIP CODE	IM AUDIT / METER CONTACT	PHONE	EMAIL
Compton	CA	90220			

EQUIPMENT COVERED

MODEL	SERIAL NUMBER	ID TAG NUMBER	START METER B/W	START METER C	DEPARTMENT	DEPARTMENT CONTACT
16x Sharp MX-M405T						
1x Sharp MX-9081						
2x Sharp MX-M1206						
5x Sharp MX-M6051						
2x Sharp BP-70C65						
1x Sharp MX-8376						
1x HP Latex 335 (T&M Only)						

AGREEMENT ENTITLEMENT

LABOR	PARTS	PM KITS	BLACK TONER	COLOR TONER	INITIAL NETWORKING INSTALL	TRAINING	STAPLES	PAPER	START DATE
$	$	STANDARD FREIGHT CHARGE FOR SUPPLIES DELIVERY WILL APPLY			$	$	$	$	
incl	incl	incl	incl	incl	incl	incl	CHARGABLE	CHARGABLE	TBD

DETAIL OF CHARGES

TOTAL BASE CHARGE	
$	1,365.00

BASE CHARGE FREQUENCY	OVERAGE METER FREQUENCY	PAYMENT TERMS
MONTHLY	MONTHLY	NET 30

Monthly Volume	B/W OVERAGE
150,000	0.00390

Monthly Volume	Color OVERAGE
20,000	0.039000

MANAGED PRINT SERVICES PRICING (MPS)

MONTHLY PRINT VOLUME	B/W OVERAGE

MONTHLY PRINT VOLUME	Color OVERAGE

AUTHORIZATIONS

COMMENTS:
HP Latex 335 will be owned by City of Compton. Service and Maintenance will be on a Time and Materials basis

C3 SERVICE CONTRACT NUMBER:

PURCHASE ORDER NUMBER:

Initial Here

I have read and understood all pages of this contract including the terms and conditions stated here and on the reverse side thereof. In any case of conflict between the terms of this agreement and any other document, the terms of this agreement shall control. Additional pages may be added to this contract if necessary to list equipment. Early termination of this contract prior to the end of the agreement will result in a fee equal to the remaining payments for the term of the agreement (minimum) and/or other charges.

Initial Here

If I have elected to enroll in Color Overage below, I agree to manage the toner levels and order supplies in accordance with the terms of this agreement. Failure to do so may result in a $10 per month Administrative fee.

PRINTED CUSTOMER NAME:	CUSTOMER SIGNATURE:	DATE:
THOMAS THOMAS	X	2-23-23
TERM (Months)	**SALES REP PRINTED NAME:**	**SALES REP SIGNATURE:**	**DATE:**
60	DAVIS TRAN		2/16/2023

1. GENERAL SCOPE OF COVERAGE This Agreement covers both the labor and the material for adjustments, repair and replacement of parts ["Maintenance"] as required by normal use of the equipment identified on the front page of this Agreement ["Equipment"]. Maintenance does not cover charges for installation, relocating or de-installation of the Equipment. Service necessary to repair damage to the Equipment caused by misuse, abuse, negligence, attachment of unauthorized components, accessories or parts, use of substandard facsimile (thermal) paper of substandard supplies, other causes beyond the control of C3 Technology Services or such causes which would void the Equipments' warranty are not covered by this Agreement. Any such repair identified in the preceding sentence that be separately billed to customer and may lead to the termination of this Agreement. In addition, C3 Technology Services may terminate this Agreement if the equipment is modified, damaged, altered or serviced by personnel other than the C3 Technology Services Authorized Personnel, or if parts, accessories or components not meeting machine specifications are filled to the Equipment. Maintenance shall not cover charges for repairs needed as a result of Customer or third party modifications to software or hardware.

2. MAINTENANCE VISITS Maintenance visits will be made during standard weekday business hours (M-F 8a-5p) at the address shown on the first page of this Agreement. Maintenance visits requested for holidays, weekends or after standard business hours may result in additional charges for travel and labor pursuant to C3 Technology Services standard overtime rates in effect at the time Maintenance visit. Maintenance performed during a Maintenance visit includes lubrication and cleaning of the Equipment and the adjustment, repair or replacement of parts described below.

3. REPAIR AND REPLACEMENT OF PARTS. All parts necessary for proper operation of the Equipment requiring replacement due to normal wear and tear, subject to the general scope of coverage, will be furnished free of charge during a service call.

4. MAJOR REPAIRS AND UPGRADES Major repairs resulting from misuse of the product; overall failure of the Equipment resulting from the normal end of life cycle of the Equipment and other repairs requiring more than customary repair and part replacements shall not be considered covered Maintenance. C3 Technology Services reserves the right to cancel the maintenance agreement, should customer misuse or abuse the intended features of the device.

5. USE OF C3 Technology Services SUPPLIES Customer is not obligated to use C3 Technology Services approved supplies under this Agreement; if, however, the Customer uses other than C3 Technology Services approved supplies (other than paper) and such supplies result in damage to the device, C3 Technology Services may, at its discretion, assess a surcharge or terminate this Agreement. If C3 Technology Services terminates this Agreement, C3 Technology Services may make service available on a "Per Call" basis based upon C3 Technology Services standard rates in effect at the time of service.

6. SUPPLIES Supplies selected, if any, on the front of this Agreement ["Supplies"], shall be included under this Agreement, C3 Technology Services will provide such selected Supplies to the Customer based upon industry standard coverage of 5% for mono and 20% for color. Supplies provided are for use with the Equipment covered by this Agreement only and are not for resale or for use with other equipment. If the Customer's usage of the Supplies exceeds the industry standard coverage of 5% mono and 20% color for the Equipment being serviced, C3 Technology Services will invoice and the Customer agrees to pay, for the excess supplies at C3 Technology Services current retail prices then in effect or rental service pricing terms with client, C3 Technology Services reserves the right to charge for supplies and freight; A flat monthly freight fee of $6.32 will be assessed to the contract invoice, fee subject to change. Industry standard coverage is defined as the published industry standard yield for the product model covered under this Agreement.

7. ELECTRICAL REQUIREMENTS In order to insure optimum performance of the Equipment, Customer must comply with all vendor required electrical specification, including but not limited to use of designated circuit and outlets and required voltage requirements. These power standards are required by UL and/or local safety regulations. C3 Technology Services can cancel the agreement should customer not comply with C3 Technology Services recommended electrical requirements

8. CHARGES The initial charge for Maintenance under this Agreement is non-refundable and shall be the amount set forth on the first page of this Agreement, the annual maintenance fee with respect to any renewal term, will be charged at the time of term renewal. Customer shall be charged according to the payment terms indicated on the front page of this Agreement. Customer shall pay all charges within thirty (30) days of the invoice date. Excess late charges over 30 days, will result in late charges equal to 5% of invoice. You agree that after the first twelve (12) months of the Term (or any extension or renewal) of this Agreement, and at the end of each following twelve (12) month period thereafter, the Minimum Payments and Excess Per Image Charges may be increased by an amount equal to the lesser of: (a) up to 10% of the Minimum Payments and Excess Per Image Charges in effect at the end of the prior twelve (12) month period; or (b) the maximum percentage permitted by applicable law. If stated equipment is moved beyond any C3 Technology Services service territory, C3 Technology Services reserves the right to cancel this Agreement upon written notice to the Customer, or C3 Technology Services may charge (and Customer hereby agrees to pay) a fair and reasonable upcharge for continued service.

9. NETWORK / IT SCOPE OF COVERAGE *Installation Deadline*: Installation must be scheduled for no more than thirty (30) days after delivery. Failure to do so will result in charges at our current standard published rate. *Visit Restrictions*: All work must be completed on the installation date. If the C3 Analyst cannot install, program or configure any of the selected features due to, but not limited to, access rights, incorrect configurations, incorrectly specified settings, computer problems, on the date of installation additional charges may be asserted. *Network/Infrastructure Changes*: Any changes made to the customers' network that interferes with the compatibility or functionality of the C3 installed equipment will result in charges at the standard hourly rate, these changes include but are not limited to; IP address, ISP providers, server changes, software changes, workstation configuration, moves or replacement, software updates, etc. *Incompatible systems*: C3 technicians reserve the right to deny analyst services to customer workstations for any reasons, but are not limited to the following reasons; blue screen ation, old workstations, insufficient RAM or HD space, Operating Systems (OSs) not supported by manufacturers drivers or software, etc. *Installation Warranty*: Analyst Services are warranted for 15 days from date of installation assuming that the network or infrastructure has not changed (See Network/Infrastructure Changes). Issues arising after 15 days will incur additional charges. By signing this form, I acknowledge that I have read understand and agree to the terms of service, scope of work and conditions outlined in this agreement.

10. METER READING C3 Technology Services has the right to estimate meter reads, within the billing period, when they are not provided from any collection source, automated or manual. The billing may be adjusted on the next billing period to reflect any excesses or shortages. Estimated meter reads are calculated by the most recent three (3) month meter read history. Customer is obligated to allow automated electronic meter collection software. If the Customer declines to allow automated meter collection, C3 Technology Services may estimate the meter based upon previous billing and service meter readings and may charge an $18 monthly administration fee. The estimated meter will then be applied in the same manner as if the meter had been supplied by the Customer and the Customer agrees to pay any overage charges that may result from the estimated meter reading. If Remote Meter Collection Software falls off the network, it is the customer's responsibility to supply meter reads and request toner replenishment. Customer can also input meter reads or place service calls and supplies requests through My-C3 portal.

11. TERM This Agreement shall become effective upon C3 Technology Services receipt from Customer of the initial non-refundable maintenance charge if applicable, as set forth on the first page of this Agreement, or for such Customers that are to be billed in arrears, upon the date indicated in the "Start Date" portion of the first page of this Agreement. The term of this Agreement shall be as specified on the first page of this Agreement.

12. EVENT OF DEFAULT AND TERMINATION The Customer's failure to pay any amount due under this Agreement, or breach of any other obligation herein shall constitute an Event of Default. Upon an Event of Default, C3 Technology Services may in its discretion take any one or more of the following actions: (i) cease performing all Maintenance or any other service under this Agreement; (ii) furnish Maintenance or service upon a prepaid, "Per Call" basis; and/or (iii) terminate this Agreement. Customer shall be obligated to pay any amounts due and owing to C3 Technology Services within (10) days of the expiration or termination of this Agreement. Customer, upon payment of all such amounts due, shall thereafter have no further liability or obligation to C3 Technology Services whatsoever for any further fees or expenses arising hereunder. In the event C3 Technology Services terminates this Agreement because of the breach of Customer, C3 Technology Services shall be entitled to payment for work in progress plus reimbursement for out-of-pocket expenses.

13. INDEMNITY Customer shall indemnify, save and hold C3 Technology Services, its affiliates, officers, directors, shareholders, employees, agents and representatives and its and their successors and assigns ["C3 Technology Services Parties"] harmless from and against any liability, loss cost, expense or damage whatsoever caused by reason of any breach of this Agreement by Customer or by reason of any injury, whether to body, property or business or to any other person by reason of any act, neglect, omission or default by Customer, Customer shall defend, at its sole and absolute cost, any action to which this indemnity shall apply. In the event Customer fails to defend such action, C3 Technology Services may do so and recover from Customer in addition, all costs and expenses, including, attorneys fees in connection therewith. C3 Technology Services shall be entitled to recover from Customer all costs and expenses including without limitation, attorney's fees and disbursement, incurred by C3 Technology Services in connection with actions taken by C3 Technology Services or its representatives (i) to enforce any provision of this Agreement; (ii) to effect any payments or collections provided for herein; (iii) to institute, maintain, preserve, enforce and foreclose on SOTs security interest in or lien on the goods, whether through judicial proceedings or otherwise; or (iv) to defend or prosecute any actions or proceedings arising out of or relating to any C3 Technology Services transactions with Customer.

14. ENTIRE AGREEMENT This constitutes the entire Agreement between the parties relating to the subject matter hereof. Any modifications to this Agreement must be in writing and signed by both parties.

15. SUCESSORS AND ASSIGNS; TERMINATION Neither party may assign this Agreement or any of its rights or obligations hereunder, without the prior written approval of the other party, which will not be unreasonably withheld, except that either party may assign its obligations and rights to a wholly owned subsidiary, parent corporation, or entity under the same ownership, operation or control.

16. SEVERABILITY If any provision in this Agreement is held invalid or unenforceable by a body of competent jurisdiction, such provision will be construed, limited or, if necessary, severed to the extent necessary to eliminate such invalidity or unenforceability, the Parties agree to negotiate in good faith a valid, enforceable substitute provision that most nearly effects the Parties' original intent in entering into this Agreement or to provide an equitable adjustment in the event no such provision can be added. The other provision of this Agreement shall remain in full force and effect.

17. COUNTERPARTS AND FACSIMILE SIGNATURES This Agreement may be executed in several counterparts, each of which shall be deemed to be an original and all of which together shall constitute one Agreement binding on all parties hereto, notwithstanding, that all the parties have not signed the same counterpart. A faxed signature of this Agreement bearing authorized signatures may be treated as an original.

18. JURISDICTION All parties hereby consent to the exclusive jurisdiction "Of the Federal Courts located in CA and the State Courts located in CA in any proceeding arising out of or relating to this Agreement.

19. LIMITATION OF LIABILITY To the extent permitted by law, in no event shall C3 Technology Services be liable to Customer for any special, incidental, consequential, or indirect damages, loss of business profits, business interruption, loss of business information arising out of the inability to use the Equipment. The Customer acknowledges that the Maintenance provided by C3 Technology Services is for the mechanical maintenance of the Equipment only, and that this Agreement does not cover any software, networking or any other connectivity or functionality unrelated to the device(s) described in this agreement. Network and or connectivity services not included in this contract are available from C3 Technology Services at additional costs.

20. FORCE MAJEURE C3 Technology Services shall not be liable to Customer for any failure or delay caused by events beyond C3 Technology Services control, including, without limitation, Customer's failure to furnish necessary information; sabotage; failure or delays in transportation or communication; boycotts; embargoes; failures or substitutions of equipment; labor disputes; accidents; shortages of labor, fuel, raw materials, machinery, or equipment; technical failures; fire; storm; flood; earthquake; explosion; acts of the public enemy; war; insurrection; riot; public disorder; epidemic; quarantine restrictions; acts of God; acts of any government or any quasi-governmental authority, instrumentality or agency.

21. NO WARRANTY C3 Technology Services DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES OF MERCHANTABILITY, TECHNICAL COMPATABILITY, FITNESS FOR USE, OR FITNESS FOR A PARTICULAR PURPOSE.

22. INSURANCE If the Customer is leasing the equipment, the Customer shall obtain and maintain, at its own expense, insurance relating to claims for injury and/or property damage (including commercial general liability insurance) based on its use of the equipment, goods and machinery.

23. END OF TERM, CANCELLATION, UPGRADE, AND RENEWAL Customer shall give C3 Technology Services at least 90 days written notice before the expiration of the initial agreement term date stating the intent to decline the renewal or upgrade of the equipment. Pick up charges of $160.00 per machine will apply upon contract cancellation. Hard drive data erase is optional.

Initial TZ

www.c3tech.com info@c3tech.com (714) 689-1700 1536 E Warner Santa Ana, CA 92705

1. GENERAL SCOPE OF COVERAGE This Agreement covers both the labor and the material for adjustments, repair and replacements of parts ("Maintenance") as required by normal use of the equipment identified on the front page of this Agreement ("Equipment"). Maintenance does not cover charges for installation, relocating or de-installation of the Equipment. Service necessary to repair damage to the Equipment caused by misuse, abuse, negligence, attachment of unauthorized components, accessories or parts, use of substandard facsimile (thermal) paper or substandard supplies, other causes beyond the control of C3 Technology Services or such causes which would void the Equipments' warranty are not covered by this Agreement. Any such repairs identified in the preceding sentence shall be separately billed to customer and may lead to the termination of this Agreement. In addition, C3 Technology Services may terminate this Agreement if the equipment is modified, damaged, altered or serviced by personnel other than the C3 Technology Services Authorized Personnel, or if parts, accessories or components not meeting machine specifications are fitted to the Equipment. Maintenance shall not cover charges for repairs needed as a result of Customer or third party modifications to software or hardware.

2. MAINTENANCE VISITS Maintenance visits will be made during standard weekday business hours (M-F 8a-5p) at the address shown on the first page of this Agreement. Maintenance visits requested for holidays, weekends or after standard business hours may result in additional charges for travel and labor pursuant to C3 Technology Services standard overtime rates in effect at the time Maintenance visit. Maintenance performed during a Maintenance visit includes lubrication and cleaning of the Equipment and the adjustment, repair or replacement of parts described below.

3. REPAIR AND REPLACEMENT OF PARTS. All parts necessary for proper operation of the Equipment requiring replacement due to normal wear and tear, subject to the general scope of coverage, will be furnished free of charge during a service call.

4. MAJOR REPAIRS AND UPGRADES Major repairs resulting from misuse of the product, overall failure of the Equipment resulting from the normal end of life cycle of the Equipment and other repairs requiring more than customary repair and part replacement shall not be considered covered Maintenance. C3 Technology Services reserves the right to cancel the maintenance agreement, should customer misuse or abuse the intended features of the device.

5. USE OF C3 Technology Services SUPPLIES Customer is not obligated to use C3 Technology Services approved supplies under this Agreement. If, however, the Customer uses other than C3 Technology Services approved supplies (other than paper) and such supplies result in damage to the device, C3 Technology Services may, at its discretion, assess a surcharge or terminate this Agreement. If C3 Technology Services terminates this Agreement, C3 Technology Services may make service available on a "Per Call" basis based upon C3 Technology Services standard rates in effect at the time of service.

6. SUPPLIES Supplies selected, if any, on the front of this Agreement ("Supplies"), shall be included under this Agreement. C3 Technology Services will provide such selected Supplies to the Customer based upon industry standard coverage of 5% for mono and 20% for color. Supplies provided are for use with the Equipment covered by this Agreement only and are not for resale or for use with other equipment. If the Customer's usage of the Supplies exceeds the industry standard coverage of 5% mono and 20% color for the Equipment being serviced, C3 Technology Services will invoice and the Customer agrees to pay, for the excess supplies at C3 Technology Services current retail prices then in effect or annul service pricing terms with client, C3 Technology Services reserves the right to charge for supplies and freight. A flat monthly freight fee of $6.32 will be assessed to the contract invoice, fee subject to change. Industry standard coverage is defined as the published industry standard yield for the product model covered under this Agreement.

7. ELECTRICAL REQUIREMENTS In order to insure optimum performance of the Equipment, Customer must comply with all vendor required electrical specification, including but not limited to use of designated circuit and outlets and required voltage requirements. These power standards are required by UL and/or local safety regulations. C3 Technology Services can cancel the agreement should customer not comply with C3 Technology Services recommended electrical requirements

8. CHARGES The initial charge for Maintenance under this Agreement is non-refundable and shall be the amount set forth on the first page of this Agreement. The annual maintenance fee with respect to any renewal term, will be charged at the time of term renewal. Customer shall be charged according to the payment terms indicated on the front page of this Agreement. Customer shall pay all charges within thirty (30) days of the invoice date. Excess late charges over 30 days, will result in late charges equal to 5% of invoice. You agree that after the first twelve (12) months of the Term (or any extension or renewal) of this Agreement, and at the end of each following twelve (12) month period thereafter, the Minimum Payments and Excess Per Image Charges may be increased by an amount equal to the lesser of: (a) up to 10% of the Minimum Payments and Excess Per Image Charges in effect at the end of the prior twelve (12) month period; or (b) the maximum percentage permitted by applicable law. If stated equipment is moved beyond any C3 Technology Services service territory, C3 Technology Services reserves the right to cancel this Agreement upon written notice to the Customer, or C3 Technology Services may charge (and Customer hereby agrees to pay) a fair and reasonable upcharge for continued service.

9. NETWORK / IT SCOPE OF COVERAGE *Installation, Deadline*: Installation must be scheduled for no more than thirty (30) days after delivery. Failure to do so will result in charges at our current standard published rate. *Visit Restrictions*: All work must be completed on the installation date. If the C3 Analyst cannot install, program or configure any of the selected features due to, but not limited to, access rights, incorrect configurations, incorrectly specified settings, computer problems, on the date of installation additional charges may be assessed. *Network/Infrastructure Changes*: Any changes made to the customers' network that interferes with the compatibility or functionality of the C3 installed equipment will result in charges at the standard hourly rate, these changes include but are not limited to: IP address, ISP provider, server changes, software changes, workstation configuration, moves or replacement, software updates, etc. *Incorrect/No network*: C3 technicians reserve the right to deny analyst services to customer workstations for any reasons, but are not limited to the following reasons; blue screen error, old workstations, insufficient RAM or HD space, Operating Systems (OS's) not supported by manufacturer driver or software, etc. *Instigation Warranty*: Analyst Services are warranted for 15 days from date of installation assuming that the network or infrastructure has not changed (See Network/Infrastructure Changes). Issues arising after 15 days will incur additional charges. By signing this form, I acknowledge that I have read understand and agree to the terms of service, scope of work and conditions outlined in this agreement.

10. METER READING C3 Technology Services has the right to estimate meter reads, within the billing period, when they are not provided from any collection source, automated or manual. The billing may be adjusted on the next billing period to reflect any excesses or shortages. Estimated meter reads are calculated by the most recent three (3) month meter read history. Customer is obligated to allow automated electronic meter collection software. If the Customer declines to allow automated meter collection, C3 Technology Services may estimate the meter based upon previous billing and service meter readings and may charge an $18 monthly administration fee. The estimated meter will then be applied in the same manner as if the meter had been supplied by the Customer and the Customer agrees to pay any overage charges that may result from the estimated meter reading. If Remote Meter Collection Software falls off the network, it is the customer's responsibility to supply meter reads and request toner replenishment. Customer can also input meter reads or place service calls and supplies requests through My-C3 portal.

11. TERM This Agreement shall become effective upon C3 Technology Services receipt from Customer of the initial non-refundable maintenance charge if applicable, as set forth on the first page of this Agreement, or for such Customers that are to be billed in arrears, upon the date indicated in the "Start Date" portion of the first page of this Agreement. The term of this Agreement shall be as specified on the first page of this Agreement.

12. EVENT OF DEFAULT AND TERMINATION The Customer's failure to pay any amount due under this Agreement, or breach of any other obligation herein shall constitute an Event of Default. Upon an Event of Default, C3 Technology Services may in its discretion take any one or more of the following actions: (i) cease performing all Maintenance or any other service under this Agreement; (ii) furnish Maintenance or service upon a prepaid, "Per Call" basis; and/or (iii) terminate this Agreement. Customer shall be obligated to pay any amounts due and owing to C3 Technology Services within (10) days of the expiration or termination of this Agreement. Customer, upon payment of all such amounts due, shall thereafter have no further liability or obligation to C3 Technology Services whatsoever for any further fees or expenses arising hereunder. In the event C3 Technology Services terminates this Agreement because of the breach of Customer, C3 Technology Services shall be entitled to payment for work in progress plus reimbursement for out-of-pocket expenses

13. INDEMNITY Customer shall indemnify, save and hold C3 Technology Services, its affiliates, officers, directors, shareholders, employees, agents and representatives and its and their successors and assigns ("C3 Technology Services Parties") harmless from and against any liability, loss cost, expense or damage whatsoever caused by reason of any breach of this Agreement by Customer or by reason of any injury, whether to body, property or business or to any other person by reason of any act, neglect, omission or default by Customer. Customer shall defend, at its sole and absolute cost, any action to which this indemnity shall apply. In the event Customer fails to defend such action, C3 Technology Services may do so and recover from Customer in addition, all costs and expenses, including, attorneys' fees in connection therewith. C3 Technology Services shall be entitled to recover from Customer all costs and expenses including without limitation, attorney's fees and disbursement, incurred by C3 Technology Services in connection with actions taken by C3 Technology Services or its representatives (i) to enforce any provision of this Agreement; (ii) to effect any payments or collections provided for herein; (iii) to institute, maintain, preserve, enforce and foreclose on SOS's security interest in or lien on the goods, whether through judicial proceedings or otherwise; or (iv) to defend or prosecute any actions or proceedings arising out of or relating to any C3 Technology Services transactions with Customer.

14. ENTIRE AGREEMENT This constitutes the entire Agreement between the parties relating to the subject matter hereof. Any modifications to this Agreement must be in writing and signed by both parties.

15. SUCESSORS AND ASSIGNS; TERMINATION Neither party may assign this Agreement or any of its rights or obligations hereunder, without the prior written approval of the other party, which will not be unreasonably withheld, except that either party may assign its obligations and rights to a wholly owned subsidiary, parent corporation, or entity under the same ownership, operation or control.

16. SEVERABILITY If any provision in this Agreement is held invalid or unenforceable by a body of competent jurisdiction, such provision will be construed, limited or, if necessary, severed to the extent necessary to eliminate such invalidity or unenforceability, the Parties agree to negotiate in good faith a valid, enforceable substitute provision that most nearly affects the Parties' original intent in entering into this Agreement or to provide an equitable adjustment in the event no such provision can be added. The other provision of this Agreement shall remain in full force and effect. .

17. COUNTERPARTS AND FACSIMILE SIGNATURES This Agreement may be executed in several counterparts, each of which shall be deemed to be an original and all of which together shall constitute one Agreement binding on all parties hereto, notwithstanding, that all the parties have not signed the same counterpart. A faxed signature of this Agreement bearing authorized signatures may be treated as an original.

18. JURISDICTION All parties hereby consent to the exclusive jurisdiction "Of the Federal Courts located in CA and the State Courts located in CA in any proceeding arising out of or relating to this Agreement.

19. LIMITATION OF LIABILITY To the extent permitted by law, in no event shall C3 Technology Services be liable to Customer for any special, incidental, consequential, or indirect damages, loss of business profits, business interruption, loss of business information arising out of the inability to use the Equipment, the Customer acknowledges that the Maintenance provided by C3 Technology Services is for the mechanical maintenance of the Equipment only, and that this Agreement does not cover any software, networking or any other connectivity or functionality unrelated to the device(s) described in this agreement. Network and or connectivity services not included in this contract are available from C3 Technology Services at additional costs.

20. FORCE MAJEURE C3 Technology Services shall not be liable to Customer for any failure or delay caused by events beyond C3 Technology Services control, including, without limitation, Customer's failure to furnish necessary information; sabotage; failure or delays in transportation or communication; boycotts; embargoes; failures or substitutions of equipment; labor disputes; accidents; shortages of labor, fuel, raw materials, machinery, or equipment; technical failures; fire; storm; flood; earthquake; explosion; acts of the public enemy; war; insurrection; riot; public disorder; epidemic; quarantine restrictions; acts of God; acts of any government or any quasi-governmental authority, instrumentality or agency.

21. NO WARRANTY C3 Technology Services DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES OF MERCHANTABILITY, TECHNICAL COMPATABILITY, FITNESS FOR USE, OR FITNESS FOR A PARTICULAR PURPOSE.

22. INSURANCE If the Customer is leasing the equipment, the Customer shall obtain and maintain, at its own expense, insurance relating to claims for injury and/or property damage (including commercial general liability insurance) based on its use of the equipment, goods and machinery.

23. END OF TERM, CANCELLATION, UPGRADE, AND RENEWAL Customer shall give C3 Technology Services at least 90 days written notice before the expiration of the initial agreement term date stating the intent to decline the renewal or upgrade of the equipment, Pick up charges of $180.00 per machine will apply upon contract cancellation. Hard drive data erase is optional.

Initial T2

www.c3tech.com info@c3tech.com (714) 689-1700 1536 E Warner Santa Ana, CA 92705

C3 Tech
1536 E Warner Ave.
Santa Ana, Ca, 92705
Office 714.689.1700
Fax 949.251.0982
www.c3tech.com

MONTHLY MAINTENANCE COST:

Option 1: Monthly Maintenance with Print Allowance

Term:	60 months	Overage Cost/Page
Black Image Allowance:	150,000 Monthly Copies	**$0.0039**
Color Image Allowance:	20,000 Monthly Copies	**$0.039**
Black Image Monthly Cost:	*150,000 x $0.0039 →*	**$585.00**
Color Image Monthly Cost:	*20,000 x $0.039 →*	**$780.00**
Total Maintenance Monthly Cost (Include Sales Tax):	*Total Monthly Maintenance Cost: $1,365.00 + 10.25% Tax →*	**$1,504.91**

HP Plotter will be on a T&M contract

Option 2: Monthly Maintenance with No Print Allowance

Term:	60 months	Overage Cost/Page
Black Image Allowance:	0 Monthly Copies	**$0.0045**
Color Image Allowance:	0 Monthly Copies	**$0.045**
Total Maintenance Monthly Cost (Include Sales Tax):		**$0**

HP Plotter will be on a T&M contract

By signing the bid response, I certify that the information provided is true and correct:

Signature: _____

Name: Davis Tran

Title: VP of Operations

Date: January 12, 2023

Company: C3 Office Solutions LLC dba C3 Tech

RESOLUTION NO. 25,775

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A SERVICE AGREEMENT WITH C3 TECH FOR THE SUPPLY AND MAINTENANCE OF THIRTY (30) MULTIFUNCTIONAL DIGITAL IMAGING SYSTEMS FOR SIXTY (60) MONTHS ($318,900)

WHEREAS, the City of Compton employees utilize various copiers in the performance of their duties; and

WHEREAS, multifunctional digital imaging systems have reached the end of their useful life as they were leased in 2014 and the cost maintenance is cost prohibitive to maintain; and

WHEREAS, based on existing printing demands, the departments current copiers are inadequate to efficiently allow employees to fulfill their duties to the City and the copiers are at their end of their useful life; thus, staff has checked into leasing newer multifunctional digital imaging systems that better meet the needs of the departments; and

WHEREAS, the State of California's Department of General Services (State) went through a formal Request For Proposal process to solicit vendors to provide multifunctional digital imaging systems to the State in 2022. They executed nine agreements delineated by multifunctional digital imaging systems types: Copiers and Managed Print Services – (Contract Number: 7-19-70-46-07 A through E); and

WHEREAS, the State included a clause (Subsection B "Local Government Agencies" of Section 2. "Contract Usage/Rules") in their agreements that afford local government agencies the opportunity to purchase Copiers and Managed Print Services at the same cost as the State of California; and; and

WHEREAS, review of the State's procurement process satisfies the City's procurement requirements, thus by using the State's pricing, the City will benefit from a state-wide bid process and a better price on the selected copiers and managed print services; therefore, staff recommends acquiring the needed multifunctional digital imaging systems from the authorized vendors at the cost of $63,780 per year for the next 60 months; and

WHEREAS, Funds in the amount of $63,780 are available in the Reproduction Division of the City Manager's Budget in account number 6200-510-000-4236 for Fiscal Year 2022-2023 and will be budgeted in future budgets.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the proposal from C3 Tech is hereby accepted.

SECTION 2. That a purchase order in the amount of $63,780 is authorized to be established for C3 Tech for thirty (30) multifunctional digital imaging systems.

SECTION 3 That the City Manager, upon the advice and approval of the City Attorney, is hereby authorized to enter into a lease agreement with C3 Tech for the provision of thirty (30) multifunctional digital imaging systems.

SECTION 4. That a copy of this Resolution shall be filed in the offices of the City Clerk, City Manager, City Attorney, and City Controller.

SECTION 5. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this 17th day of JANUARY, 2023.

MAYOR OF THE CITY OF COMPTON

ATTEST:

CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

It is hereby certified that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested, at a regular meeting thereof, held on the 17th day of JANUARY, 2023.

That said Resolution was adopted by the following vote, to wit:

AYES:	**COUNCIL MEMBERS –**	DUHART, SPICER, BOWERS, DARDEN, SHARIF
NOES:	**COUNCIL MEMBERS –**	NONE
ABSTAIN:	**COUNCIL MEMBERS –**	NONE
ABSENT:	**COUNCIL MEMBERS –**	NONE

CITY CLERK OF THE CITY OF COMPTON

SEPTEMBER 24, 2024

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: CITY MANAGER

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE ISSUANCE OF A PURCHASE ORDER TO THE CALIFORNIA CITIES FOR SELF-RELIANCE JOINT POWERS AUTHORITY FOR ANNUAL FUNDING CONTRIBUTION FOR FY 2024-2025 ($35,000)

SUMMARY

Since 2006, the City of Compton has been a member of the California Cities for Self-Reliance Joint Powers Authority ("Authority"). The attached resolution will authorize the City Manager to issue a purchase order to the Authority in the amount of Thirty-Five Thousand Dollars ($35,000.00) as Compton's annual contribution to the Authority for the 2024-2025 Fiscal Year.

BACKGROUND

In 2001, the cities of Bell Gardens, Commerce, Gardena and Hawaiian Gardens (the "Founding Members") formed the California Cities for Self Reliance Joint Powers Authority (the "Authority"). Pursuant to California Government Code Section 6500 *et seq.,* the Founding Members executed a Joint Powers Agreement (the "Agreement"). The Agreement was amended in September 2006 to admit the City of Compton and the City of Inglewood as "Trade Members."

The members of the Authority consist of cities that are authorized to license the operation and ownership of card clubs (i.e. gaming establishments) and regulate the operations thereof. The Authority was formed as a coalition of cities that seek to protect their constituents and ensure the continuation of revenues collected from gaming establishments within their cities. More specifically, the Authority identifies as some of the purposes for which it was created as : (1) to promote and protect the gaming economy of the member cities of the Authority; (2) to seek opportunities for gaming beneficial to the member cities and gaming establishments within their boundaries; (3) to advance the interests of member cities on issues of gaming; (4) to support the interests of gaming establishments in the member cities at regional, state and national levels; and (5) to create gaming opportunities and enter into ventures with all participants in gaming so as to enhance gaming revenues to member cities and the gaming establishments within their boundaries.

STATEMENT OF THE ISSUE

The City's membership dues must be paid for the City to remain in good standing and for City officials to utilize the above identified benefits and services. The Authority Board of Directors 2024-2025 Fiscal Year projected budget of $227,500 calculated at Authority member cities contributing $35,000.00 each.

FISCAL IMPACT

Funds for this expenditure are available in the 2024-2025 Fiscal Year Budget in Account No. 1001-510-000-4219 (Memberships and Publishing).

RECOMMENDATION

It is recommended that the attached Resolution be adopted.

WILLIE A HOPKINS JR.
CITY MANAGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE ISSUANCE OF A PURCHASE ORDER TO THE CALIFORNIA CITIES FOR SELF-RELIANCE JOINT POWERS AUTHORITY FOR ANNUAL FUNDING CONTRIBUTION FOR FY 2024-2025 ($35,000)

WHEREAS, Section 6500 et seq., of the California Government Code provides that two or more cities may, by agreement, jointly exercise any powers common to the cities to the agreement and may by that agreement create an entity which is separate; and

WHEREAS, the California Cities for Self-Reliance Joint Powers Authority ("Authority") was formed on July 11, 2001, by the execution of a Joint Powers Authority Agreement ("Agreement") by and between the cities of Bell Gardens, Commerce, Gardena and Hawaiian Gardens; and

WHEREAS, on September 12, 2006, the cities of Bell Gardens, Commerce, Gardena and Hawaiian Gardens approved Addendum to the Agreement to admit the City of Compton and the City of Inglewood as Trade Members of the Authority; and

WHEREAS, members of the Authority consist of cities that are authorized to license the operation and ownership of card clubs (i.e. gaming establishments), license employees to work in gaming establishments and otherwise regulate the operations of gaming establishments; and

WHEREAS, the Authority was formed as a coalition of cities that seek to protect their constituents and ensure the continuation of revenues collected from gaming establishments within their cities; and

WHEREAS, the City's membership dues must be paid for the City to remain in good standing and for City officials to utilize the above identified benefits and services; and

WHEREAS, the Authority Board of Directors 2024-2025 Fiscal Year projected budget of $227,500 calculated at Authority member cities contributing $35,000.00 each; and

WHEREAS, funds for this expenditure are available in the 2024-2025 Fiscal Year budget.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the City Manager is hereby authorized to issue a purchase order in the amount of Thirty-Five Thousand Dollars ($35,000.00) to the California Cities for Self-Reliance Joint Powers Authority as payment for the City of Compton's 2024-2025 Fiscal Year contribution to the pay annual membership dues to California Cities for Self-Reliance Joint Powers Authority.

SECTION 2. That funds are available in the 2024-2025 Fiscal Year Budget, in Account No. 1001-510-000-4219.

SECTION 3. That a certified copy of this Resolution shall be filled in the offices of the City Manager, City Clerk and the City Controller.

SECTION 4. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2024.

_____
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Vernell McDaniel, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on the _____ day of _____, 2024.

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCIL MEMBERS-
NOES: COUNCIL MEMBERS-
ABSENT: COUNCIL MEMBERS-
ABSTAIN: COUNCIL MEMBERS-

_____
CITY CLERK OF THE CITY OF COMPTON

CALIFORNIA CITIES FOR SELF-RELIANCE
21815 Pioneer Blvd
Hawaiian Gardens, CA 90716
562.420.2641

INVOICE

INVOICE NUMBER: JPA0024
INVOICE DATE: 07/01/24
PAGE 1 OF 1

BILL TO:
City of Compton
Attn: Willie Hopkins Jr
205 S. Willowbrook Ave
Compton, CA 90220

TERMS	DESCRIPTION		TOTAL
DUE ON RECEIPT	Annual funding for the Joint Powers Authority (JPA) – "California Cities for Self-Reliance" FISCAL YEAR 2024-2025		$35,000
		TOTAL	**35,000.00**
			$35,000.00 PAY THIS AMOUNT

Direct all inquiries to:
Abraham Yi
562.420.2641 ext: 245
Email: accountspayable@hgcity.org

MAKE ALL CHECKS PAYABLE TO:
CALIFORNIA CITIES FOR SELF-RELIANCE
ATTN: ABRAHAM YI
21815 PIONEER BLVD
HAWAIIAN GARDENS, CA 90716

THANK YOU!

September 24, 2024

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **CITY MANAGER**

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICE AGREEMENT WITH AND ESTABLISH A PURCHASE ORDER FOR VILLARRUEL ARCHITECTS, INC. TO PROVIDE ARCHITECTURAL DESIGN AND CONSTRUCTION MANAGEMENT SERVICES FOR JACKIE ROBINSON STADIUM RENOVATION PROJECT ($139,980)**

SUMMARY

Adoption of this resolution will authorize the City Manager to enter into a professional services agreement with Villarruel Architects, Inc. for professional design and construction management services and establish a purchase order in the amount of One Hundred Thirty-Nine Thousand Nine Hundred Eight Dollars and Zero Cents ($139,980.00).

BACKGROUND

The City's objective is to select a professional consultant to provide architectural design services for the Jackie Robinson Stadium renovation project at 1101 West Cressey Street, Compton, CA 90221. The project includes renovating and repairing the restrooms, locker areas, concession stand, and other existing structures for ADA compliance and safety and security lighting for safety.

On May 8, 2024, the General Services Department solicited a Request for Proposals from qualified firms to perform design services and construction management. On June 27, 2024, the City received two (2) proposals from Office42 Architecture and Villarruel Architects, Inc.

STATEMENT OF ISSUE

Jackie Robinson Stadium is a vital community asset, serving as a recreational and social hub for residents of all ages. Over the years, the infrastructure has deteriorated, and several amenities are now outdated or in need of repair. Following input from the community, management identified the renovation of Jackie Robinson Stadium as a priority.

The renovation includes security lighting, repairing the restrooms, locker areas, concession stand, and other existing structures, and updating non-compliant walkways to include ADA-accessible walkways extending to the entry points.

On June 27, 2024, the City received two (2) proposals from the following firms:

Firm	**Amount**
Office42 Architecture	$117,346.00
Villarruel Architects, Inc.	$139,980.00

After careful review of the submitted proposals provided by the firms, City staff evaluated the proposals based on the following criteria:

- Technical competence in approach and understanding
- Project Team capabilities in required services
- References and performance in similar projects
- Project Management qualifications and schedule controls
- Knowledge of the City of Compton needs and issues
- Disadvantaged, Minority, & Women-Owned Businesses

Although Villarrual Architects, Inc. was not the lowest bidder, City staff determined that the proposal submitted by Villarrual Architects, Inc. was the most responsive, responsible, and suitable firm for this project. Villarruel Architects, Inc. was selected as the preferred firm for this project based on its strong track record in designing community facilities, qualifications, and experience with large municipalities that align with the goals and needs of the City of Compton. In addition, their firm is familiar with the City's building, business license, and insurance requirements.

Staff request authorization for the City Manager to enter into a professional service agreement with Villarruel Architects, Inc. in the amount not to exceed One Hundred Thirty-Nine Thousand Nine Hundred Eight Dollars and Zero Cents ($139,980.00).

FINANCIAL IMPACT

This project is being financed with Community Development Block Grant (CDBG) Funds from the U.S. Department of Housing and Urban Development in the amount of One Hundred Thirty-Nine Thousand Nine Hundred Eight Dollars and Zero Cents ($139,980.00) and are available in the Grants Management Division Fiscal Year budget in Account NO. 2800-540-K04-4266.

RECOMMENDATION

Staff recommends that the City Council authorize the attached Resolution be adopted for the hiring of Villarruel Architects, Inc. to provide design and construction management services for the Jackie Robinson Stadium renovation project.

TURMEL WOODS
GRANTS DIVISION MANAGER

NEBRASKA JONES
GENERAL SERVICES DIRECTOR

APPROVED FOR FORWARD

WILLIE A. HOPKINS, JR.
CITY MANAGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICE AGREEMENT WITH AND ESTABLISH A PURCHASE ORDER FOR VILLARRUEL ARCHITECTS, INC. TO PROVIDE ARCHITECTURAL DESIGN AND CONSTRUCTION MANAGEMENT SERVICES FOR JACKIE ROBINSON STADIUM RENOVATION PROJECT ($139,980)

WHEREAS, the Jackie Robinson Stadium is a vital community asset, serving as a recreational and social hub for residents of all ages. Over the years, the infrastructure has deteriorated, and several amenities are now outdated or in need of repair; and

WHEREAS, following input from the community, management identified the renovation of Jackie Robinson Stadium as a priority; renovation includes security lighting, repairing the restrooms, locker areas, concession stand, and other existing structures, and updating non-compliant walkways to include ADA-accessible walkways extending to the entry points; and

WHEREAS, on May 8, 2024, the General Services Department solicited a request for Proposals from qualified firms to perform design services and construction management services for the Jackie Robinson Stadium Renovation Project; and

WHEREAS, on June 27, 2024, the City received two (2) proposals from the following firms:

Firm	**Amount**
Office42 Architecture	$117,346.00
Villarruel Architects, Inc.	$139,980.00

WHEREAS, staff examined the proposals, and after a thorough evaluation of each firm, staff identified Villarruel Architects, Inc. as the responsive, responsible, and most suitable firm for this project as the firm holds a strong track record in designing community facilities, has experience with large municipalities which align with the goals and needs of the City of Compton; and

WHEREAS, staff requests authorization for the City Manager to enter into a professional service agreement with Villarruel Architects, Inc. in the amount not to exceed One Hundred Thirty-Nine Thousand Nine Hundred Eight Dollars and Zero Cents ($139,980.00); and

WHEREAS, to efficiently manage this project, staff requests an additional authorization for a 15% contingency in the amount not to exceed Twenty Thousand Nine Hundred Ninety-Seven Dollars and Zero Cents ($20,997.00); and

WHEREAS, this project is being financed with Community Development Block Grant (CDBG) Funds from the U.S. Department of Housing and Urban Development in the amount of One Hundred Sixty Thousand and Nine Hundred Ninety-Seven Dollars and Zero Cents ($160,997.00) and are available in the Grants Management Division Fiscal Year budget in Account NO. 2800-540-K04-4266; and

WHEREAS, staff recommends that the City Council authorize the attached Resolution to be adopted for the hiring of Villarruel Architects, Inc. to provide design and construction management services for the Jackie Robinson Stadium renovation project.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the City Manager is hereby authorized to enter into a professional service agreement with Villarruel Architect, Inc. in the amount not to exceed

One Hundred Thirty-Nine Thousand Nine Hundred Eight Dollars and Zero Cents ($139,980.00) for professional design and construction management services.

SECTION 2. That the City Manager is authorized to establish a purchase order to Villarruel Architect, Inc. for a 15% contingency in the amount not to exceed Twenty Thousand Nine Hundred Ninety-Seven Dollars and Zero Cents ($20,997.00).

SECTION 3. That funds in the amount of One Hundred Sixty Thousand and Nine Hundred Ninety-Seven Dollars and Zero Cents ($160,997.00) are available in the Grants Management Division Fiscal Year budget in Account NO. 2800-540-K04-4266.

SECTION 4. That a copy of this Resolution shall be filed in the offices of the City Manager, City Attorney, City Controller, City Clerk, Grants Division and the General Services Department.

SECTION 5. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2024.

_____
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Vernell McDaniel, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on the _____ day of _____, 2024.

That said Resolution was adopted by the following vote to wit:

AYES: COUNCIL MEMBERS-
NOES: COUNCIL MEMBERS-
ABSENT: COUNCIL MEMBERS-
ABSTAIN: COUNCIL MEMBERS-

_____
CITY CLERK OF THE CITY OF COMPTON

PROFESSIONAL SERVICES AGREEMENT BETWEEN
CITY OF COMPTON
AND
VILLARRUEL ARCHITECTS, INC.

This **AGREEMENT** is entered into by and between the **CITY OF COMPTON,** a municipal corporation of the State of California (hereinafter referred to as "**CITY"**) located at 205 South Willowbrook Avenue, Compton, California 90220 and **VILLARRUEL ARCHITECTS, INC.** (hereinafter referred to as **"CONTRACTOR"**) located at 16140 Valerio Street, Suite B, Van Nuys, CA 91406, (each a "Party" and collectively, the "Parties").

RECITALS

WHEREAS, City has a need to employ the services of an experienced and professional design service for the Jackie Robinson Stadium renovation project at 1101 West Cressey Street, Compton, CA 90221.

WHEREAS, Contractor (Villarruel Architects, Inc.) warrants that it is specifically trained, experienced, competent and has the resources to provide such necessary services which will be required by this Agreement; and

WHEREAS, City desires to engage Contractor to provide these services by reason of its qualifications and experience in performing such services; and

WHEREAS, By **Resolution No**. XXXX**,** adopted on the ____ day of _____**, 2024**, the City Council authorized the City Manager to execute contracts with **VILLARRUEL ARCHITECTS, INC.**

WHEREAS, Consultant is willing to render such professional services subject to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, the Parties, for the consideration, terms and conditions herein described, mutually agree as follows:

AGREEMENT:

1. Services to be rendered by Contractor. It is the mutual understanding of the Parties that the Contractor shall perform and be responsible for providing architectural designs, but not be limited to:

- Project Programming
- Space Planning
- Detailed Pricing Document
- Construction Documents
- Bidding Assistance
- Construction Contract Administration

As further described in the City's **"Request for Proposals – Jackie Robinson Stadium Renovation,"** dated June 27, 2024 and the Contractor.

Consultant acknowledges that in entering into this Agreement the City is relying on Consultant's special skills and experience to do and perform the services in accordance with generally accepted standards of professional practice. While performing the services, Consultant agrees to perform all the said services and furnish all the necessary materials at its own cost and expense necessary to complete said services in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances and to the reasonable satisfaction of the City.

Consultant services hereunder shall be performed in good, workmanlike and professional manner. Consultant shall be responsible for correcting and completing all errors and omissions related to the services provided by the Consultant for this Agreement at no additional cost to the City. "Errors" and "Omissions" for purposes of this paragraph are defined to mean a failure by the Consultant to meet the standards of its profession as set forth in the preceding paragraph. The acceptance of the services by City does not release Consultant from these obligations.

Consultant will be responsible for employing or engaging all persons necessary to perform the services. All of Consultant's staff will be qualified by training and experience to perform their assigned tasks. Consultant will give its personal attention to the fulfillment of the provisions of this Agreement by all of its employees and sub-contractors, if any, and will keep the services under its control. On request of City, if any employee or sub-contractor of Consultant fails or refuses to carry out the provisions of this Agreement or appears to be incompetent or to act in a disorderly or improper manner, Consultant will discharge said employee or sub-contractor from performing services pursuant to provisions of this Agreement.

Antonio Villarruel, Principal/Architects of Consultant, shall be primarily responsible for representing Consultant in performance of this Agreement.

Nebraska Jones, General Services Director, or his/her authorized designee, of the **City of Compton General Services Department**, is hereby designated as the City's Representative for this Project/Agreement.

2. **Duration of Contract.** The Consultant shall commence services requested by the City on issuance of Notification to Proceed from the City to Consultant and continue on an "on-call" basis to perform, in a diligent and professional manner, those services requested and required pursuant to this Agreement. This Agreement shall automatically terminate on exhaustion of the authorized maximum compensation of **One Hundred Thirty-Nine Thousand Nine Hundred Eight Dollars and Zero Cents ($139,980)**, unless this Agreement is extended or otherwise terminated as provided herein.

Consultant will generally adhere to any schedule set forth by the City provided, that City will grant reasonable extensions of time for the performance of the services occasioned by unusually lengthy governmental reviews of Consultant's work product or other unavoidable delays occasioned by unforeseen circumstances; provided, further, that such unavoidable delay will not include strikes, lockouts, work stoppages, or other labor disturbances conducted by, or on behalf of, Consultant's officers or employees.

Consultant acknowledges the importance to City of City's schedule and agrees to put forth its best professional efforts to perform the services in a manner consistent with that schedule. City understands, however, that Consultant's performance must be governed by sound practices. Consultant will work such overtime or engage such personnel and equipment as necessary to maintain the schedule, without additional compensation.

3. **Compensation.** The method of payment for this Contract will be on a fee-for-services basis as specified within Consultant's **"Proposal – Rate Schedule,"** which is incorporated herein. The total price paid the Consultant will include compensation for all work, including travel, materials, supplies, vendor services, expenses and subcontracted work. No additional compensation will be paid to the Consultant, unless there is a change in the scope of the work or the scope of the project. In the instance of a change in the scope of work or scope of the project, adjustment to the total compensation will be negotiated between the Consultant and the City. Adjustment in the total compensation will not be effective until authorized and approved in writing by the Parties.

It is understood and agreed between the Parties that the maximum compensation authorized for the services provided by the Consultant during the term of this Agreement shall be limited to a not-to-exceed amount of One Hundred Thirty-Nine Thousand Nine Hundred Eight Dollars and Zero Cents **($139,980)**.

Progress payments may be made in arrears based on the percentage of work and deliverables completed by the Consultant. If Consultant fails to submit the required deliverable items according to schedule or as required by the Agreement, except for those amounts that are due and not reasonably in dispute, the City shall have the right to delay payment and/or terminate this Agreement in accordance with the provisions noted herein.

Invoices shall be submitted no later than 45 calendar days after the performance of work for which the Consultant is billing. Invoices shall detail the work performed on each task as applicable. Invoices shall be delivered or mailed to the **City Manager's Office** at the following address: City of Compton, 205 South Willowbrook Avenue, Compton, California 90220.

In the event of termination, the Consultant shall be entitled to compensation for the undisputed reasonable value of services performed to the effective date of termination, including any non-cancellable obligations incurred prior to termination; provided, however, that the City may condition payment of such compensation upon the Consultant's delivery to the City of any and all City property, documents, reports, records, materials and work product associated with the performance of this Agreement.

4. Ownership of Materials. All product produced by Consultant or its agents, employees, and subcontractors pursuant to this Agreement (the "Work Product") is the property of City. In the event this Agreement is terminated, all Work Product produced by Consultant or its agents, employees and subcontractors pursuant to this Agreement will be delivered to City pursuant to the termination clause of this Agreement.

The Work Product may be used by City and its agents, employees, representatives, and assigns, in whole or in part, or in modified form, for all purposes City may deem advisable, without further employment of or payment of any compensation to Consultant; provided, however, that if this Agreement is terminated for any reason prior to completion of the Project and if under such circumstances City uses, or engages the services of and directs another consultant to use the Work Product, City agrees to hold Consultant harmless from any and all liability, costs, and expenses relative to claims arising out of matters and/or events which occur subsequent to the termination of this Agreement as a result of causes other than the fault or negligence of Consultant, or anyone for whose acts it is responsible, in preparation of the Work Product. Consultant will not be responsible for deficiencies attributable to modifications of the Work Product performed by others, or that arise from use of the Documents in connection with a project or site other than that shown in the Work Product.

5. Independent Contractor Status. Consultant, its officers, employees, subcontractors, agents and volunteers (collectively hereinafter the "Consultant"), is a wholly independent Consultant and not an officer, employee, subcontractor or agent of the City of Compton, and is not authorized to act on behalf of the City. Neither the City nor any of its officers, employees, agents or volunteers shall have any control over the conduct of the Consultant, except as expressly set forth in this Contract. Consultant expressly warrants that while engaged in carrying out and complying with any terms and conditions of this Contract that Consultant shall not at any time or in any manner, represent that Consultant is in any manner officers, employees, agents or volunteers, joint venture or partner of the City. Consultant shall obtain no rights to retirement, health care or any other benefit that accrue to City officials, officers, or employees. Consultant expressly waives any claim to such rights. Consultant will not be eligible for any employee benefits, nor will City make deductions from any amounts payable to Consultant of taxes or insurance. All payroll and employment taxes, insurance, and benefits shall be the sole responsibility of Consultant. Consultant retains the right to provide services for others during the term of this Contract.

The payment(s) made to Consultant pursuant to the Agreement will be the full and complete compensation to which Consultant is entitled. City will not make any federal or state tax withholdings on behalf of Consultant or its agents, employees or subcontractors. City will not pay any workers' compensation insurance, retirement contributions or unemployment contributions on behalf of Consultant or its employees or subcontractors. Consultant agrees to indemnify and pay City within thirty (30) days for any tax, retirement contribution, social security, overtime payment, unemployment payment or workers'

compensation payment which City may be required to make on behalf of Consultant or any agent, employee, or Consultant of Consultant for work done under this Agreement. At the City's election, City may deduct the amounts paid pursuant to this Section, from any balance owing to Consultant.

6. Successors, Assignment and Delegation. City and the Consultant each binds themselves, their partners, successors, assigns and legal representatives to the other hereto and to partners, successors, assigns and legal representatives of such other party in respect to all covenants, agreements and obligations contained in this Agreement.

The expertise and experience of Consultant are material considerations for this Agreement. Consultant shall not assign or transfer any interest in this Agreement or the performance of any of Consultant's obligations under this Agreement without the prior written consent of the City. Any attempted assignment or transfer of any of Consultant's rights, duties or obligations arising under this Agreement shall be null and void.

7. Nondiscriminatory Employment Practices. During the performance of this Agreement, the Consultant agrees not to discriminate against any employee or applicant for employment because of race, sex, creed, color, religion, age, sexual orientation, marital status, national origin, political affiliation, handicap or belief in accordance with requirements of City, State or Federal laws and regulations. Consultant will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, sex, creed, color, religion, age, sexual orientation, marital status, national origin, political affiliation, handicap or belief in accordance with requirements of City, State or Federal laws and regulations. Such actions shall include, but not be limited to the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoffs or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Consultant agrees to post in conspicuous places, available to employees, applicants and subcontractors for employment, notices setting forth the provisions of this non-discrimination clause.

In the event of the Consultant's non-compliance with the non-discrimination clause of this Agreement, this Agreement may be immediately canceled, terminated or suspended in whole or in part.

8. Subcontracting. Consultant's services are unique and personal. Except as may be specified in Consultant's Proposal and agreed to by the City, Consultant will not subcontract any portion of the services without prior written approval of City Manager or his/her designee. If Consultant subcontracts any of the services, Consultant will be fully responsible to City for the negligent acts, errors and omissions of Consultant's subcontractor and of the persons either directly or indirectly employed by the subcontractor, as Consultant is for the negligent acts and omissions of persons directly employed by Consultant. Nothing contained in this Agreement will create any contractual relationship between any subcontractor of Consultant and City. Consultant will be responsible for payment of subcontractors. Consultant will bind every subcontractor and every subcontractor of a subcontractor by the terms of this Agreement applicable to Consultant's work unless specifically noted to the contrary in the subcontract and approved in writing by City.

9. Other Consultants. The City reserves the right to employ other consultants in connection with the services.

10. Indemnification. Consultant shall indemnify and save harmless the City, its officials, officers, employees, agents and volunteers (collectively hereinafter the "City"), against any and all damages to property or injuries to or death of any person or persons, including property and employees or agents of the City and shall indemnify and save the City from any and all liability and expense including reimbursement of reasonable defense costs and legal fees, and claims, demands, suits, actions or proceedings of any kind or nature, including Workers' Compensation claims, of or by anyone whomsoever to the extent resulting from or arising out of the negligent, reckless or willful misconduct for the Consultant, its officers, employees, sub-consultants, subcontractors or agents in the performance of the duties undertaken by Consultant pursuant to this Agreement.

This indemnification and hold harmless obligation does not extend to claims arising out of the negligence or willful misconduct of the City.

11. Insurance. Without limiting the Consultant's indemnification of the City, Consultant shall obtain and maintain, at its cost and expense, for the duration of the Agreement and any and all amendments, insurance against claims for injuries to persons or damage to property which may arise out of or in connection with performance of the services by Consultant or Consultant's agents, representatives, employees or subcontractors. The insurance will be obtained from an insurance carrier admitted and authorized to do business in the State of California. Such evidence shall specifically identify this Agreement and shall contain express conditions that the City is to be given written notice at least thirty (30) days in advance of any termination or implementation of a reduction of limits or material change of insurance coverage as specified herein. Failure on the part of the Consultant to procure or maintain insurance shall constitute a material breach upon which the City may immediately terminate this Agreement. All insurance required hereunder shall be primary with respect to any insurance maintained by the City.

Coverage's and Limits. Consultant will maintain the types of coverage's and minimum limits indicated below, unless the Risk Manager or City Manager, in consultation with the City Attorney approves a lower amount. These minimum amounts of coverage will not constitute any limitations or cap on Consultant's indemnification obligations under this Agreement. City, its officers, agents, volunteers and employees make no representation that the limits of the insurance specified to be carried by Consultant pursuant to this Agreement are adequate to protect Consultant. The coverage will contain no special limitations on the scope of its protection to the below-designated insured's except for Workers Compensation and errors and omissions insurance. Consultant will obtain occurrence coverage, excluding Professional Liability, which will be written as claims-made coverage. If Consultant believes that any required insurance coverage is inadequate, Consultant will obtain such additional insurance coverage, as Consultant deems adequate, at Consultant's sole expense.

11.1 Commercial General Liability Insurance. $1,000,000 combined single-limit per occurrence for bodily injury, personal injury and property damage. If the submitted policies contain aggregate limits, general aggregate limits will apply separately to the work under this Agreement or the general aggregate will be twice the required per occurrence limit.

11.2 Workers' Compensation and Employer's Liability. Workers' Compensation limits as required by the California Labor Code and Employer's Liability limits of $1,000,000 per accident for bodily injury. Workers' Compensation and Employer's Liability insurance will not be required if Consultant has no employees and provides, to City's satisfaction, a declaration stating this.

11.3 Professional Liability. Errors and omissions liability appropriate to Consultant's profession with limits of not less than $1,000,000 per claim. The coverage shall also provide an extended two (2) year reporting period commencing upon termination or cancellation of this Agreement.

Endorsements. For Commercial General Liability Insurance, Consultant will ensure that the policies are endorsed to name the City of Compton and its respective elected and appointed officers, officials, employees, agents and volunteers as "additional insured's" with respect to liability arising out of the activities of the Consultant. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City. ***Prior to City's execution of this Agreement, Consultant will furnish certificates of insurance and endorsements to City.***

Waiver of Subrogation. The policies shall contain a waiver of subrogation for the benefit of City.

12. Permits and Licenses. Consultant, at its own expense, during the term of this Agreement, shall obtain and maintain all appropriate business and professional permits, licenses and certificates that may be required in connection with the performance of services by the Consultant. Upon execution of this Agreement, the Consultant shall show evidence of a business license permit in conformance with *Section 9-1.2* of the *Compton Municipal Code*.

13. Maintenance of Records. Consultant will maintain complete and accurate records with respect to costs incurred under this Agreement. All records will be clearly identifiable. Consultant will allow a representative of City during normal business hours to examine, audit, and make transcripts or copies of records and any other documents created pursuant to this Agreement. Consultant will allow inspection of all work, data, documents, proceedings, and activities related to the Agreement for a period of three (3) years, or longer if required by law, from the date of final payment under this Agreement.

14. Warranties. Consultant represents (i) that Consultant has no obligations, legal or otherwise, inconsistent with the terms of this Agreement or with Consultant's undertaking this relationship with City, (ii) will exercise the professional standard of care in the performance of the services called for by this Agreement not violate any applicable law, rule or regulation or any proprietary or other right of any third party, (iii) that Consultant will not use in the performance of his responsibilities under this Agreement any confidential information or trade secrets of any other person or entity and (iv) that Consultant has not knowingly entered into or will enter into any agreement (whether oral or written) in conflict with this Agreement.

15. General Compliance with Laws. Consultant will keep fully informed of federal, state and local laws and ordinances and regulations which in any manner affect those employed by Consultant, or in any way affect the performance of the services by Consultant. Consultant will at all times observe and comply with these laws, ordinances, and regulations and will be responsible for the compliance of the services with all applicable laws, ordinances and regulations. In the event the Consultant encounters any conflict between such laws and ordinances, Consultant shall notify the City in writing and the parties agree to work cooperatively to resolve the conflict.

16. Termination. In the event of the Consultant's failure to prosecute, deliver, or perform the services, after giving written notice of default and two (2) days to correct the same, then, in addition to any other remedies, City may terminate this Agreement for nonperformance by notifying Consultant in writing. Consultant has five (5) business days to deliver any documents owned by City and all work in progress to City address contained in this Agreement. City will make a determination of fact based upon the work product delivered to City and of the percentage of work that Consultant has performed which is usable and of worth to City in having the Agreement completed. Based upon that finding City will determine the final payment of the Agreement. In the event City elects to terminate, City will have the right to immediate possession of all Work Product and work in progress prepared by Consultant, whether located at the project site, at Consultant's place of business, or at the offices of a sub-consultant.

The City's obligation is payable only from funds appropriated for the purpose of this Agreement. All funds for payments after the end of the current fiscal year are subject to the City's legislative appropriation for this purpose. In the event this Agreement extends into succeeding fiscal year periods and the City Council does not allocate sufficient funds for the next succeeding fiscal year payments, this Agreement shall terminate immediately upon written notice from the City.

Either Party, upon tendering ten (10) calendar days written notice to the other Party, may terminate this Agreement for convenience. In this event and upon request of City, Consultant will assemble the work product without charge and put it in order for proper filing and closing and deliver it to City. Consultant will be paid for work performed to the termination date; however, the total will not exceed the lump sum fee payable under this Agreement. City will make the final determination as to the portions of tasks completed and the compensation to be made.

17. Force Majeure. In the event that performance by either party is rendered impossible (permanently or temporarily) due to acts of war, acts of terrorism, fires, floods, epidemics, quarantine restrictions, or other natural occurrences, strikes, work slowdowns, lockouts (other than lockout by Consultant), or other similar acts to those described above or other causes beyond the reasonable control of such party, and without fault or negligence, said event shall excuse performance by such party, or in the case of temporary impossibility, shall excuse performance only for a period commensurate with the period of impossibility. Notwithstanding the foregoing, City shall have the right to terminate this

Agreement upon any event that renders performance impossible. In such case, City shall be responsible for payment of compensation for the reasonable value of services rendered to the point at which this Agreement is terminated, but in no event to exceed the total lump sum fee payable under this Agreement.

18. Covenants Against Contingent Fees. Consultant warrants that Consultant has not employed or retained any company or person, other than a bona fide employee working for Consultant, to solicit or secure this Agreement, and that Consultant has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift, or any other consideration contingent upon, or resulting from, the award or making of this Agreement. For breach or violation of this warranty, City will have the right to terminate this Agreement for nonperformance, or, in its discretion, to deduct from the Agreement price or consideration, or otherwise recover, the full amount of the fee, commission, percentage, brokerage fees, gift, or contingent fee.

19. Certifications. The Contractor, under penalty of perjury, certifies that, except as noted below, he/she/it or any other person associated therewith in the capacity of owner, partner, director, officer, manager:

.a Is not currently under suspension, debarment, voluntary exclusion, or determination of ineligibility by any Federal, State or local agency; and

.b Has not been suspended, debarred, voluntarily excluded or determined ineligible by any Federal, State or local agency within the past 3 years; and

.c Does not have a proposed debarment pending; and

.d Has not been indicted, convicted, or had a civil judgment rendered against him/her/it by a court of competent jurisdiction in any matter involving fraud or official misconduct in connection with obtaining, attempting to obtain, or performing a public (Federal, state or local) transaction or contract under a public transaction; violation of Federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property within the past 3 years; and

.e Are not presently indicted or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in the preceding paragraph; and

.f Have not had one or more public transactions (Federal, State or local) terminated for cause or default within the past 3 years.

If there are any exceptions to this certification, insert the exceptions in the following space.

[Supply exceptions on separate page]

For any exception noted above, indicate below to whom it applies, initiating agency, and dates of action.

[Attach separate page]

These certifications are a material representation of fact upon which reliance was placed when this transaction was made or entered into. The above certifications are part of this Contract. Signing this Contract on the signature portion thereof shall also constitute signature of the above Certifications.

_____ _____
Antonio Villarruel, Principal-in-charge **Date**

20. Jurisdiction, Venue and Governing Law. Any action at law or in equity brought by either of the Parties for the purpose of enforcing a right or rights provided for by this Agreement will be tried in a court of competent jurisdiction in the County of Los Angeles, State of California, and the Parties waive all

provisions of law providing for a change of venue in these proceedings to any other county. This agreement will be governed by the laws of the State of California.

21. Testimony. Consultant will testify at City's request if litigation is brought against City in connection with Consultant's services under this agreement. Unless the action is brought by Consultant, or is based upon Consultant's actual or alleged negligence or other wrongdoing, City, upon prior written agreement with Consultant will compensate Consultant for time spent in preparation for testimony, testimony, and travel at Consultant's standard hourly rates at the time of actual testimony.

22. Waivers. The waiver by either Party of any breach or violation of any term, covenant, or condition of this Agreement or of any applicable law will not be deemed to be a waiver of such term, covenant, condition or law or of any subsequent breach or violation of same or of any other term, covenant, condition or law. The acceptance by either Party of any fee or other payment which may become due under this Agreement will not be deemed to be a waiver of any preceding breach or violation by the other Party of any term, covenant, or condition of this Agreement or any applicable law.

23. Authority. The individuals executing this Agreement and the instruments referenced in it on behalf of Consultant each represent and warrant that they have the legal power, right and actual authority to bind Consultant to the terms and conditions of this Agreement.

24. Severability. If any term, provision, condition or covenant of this Agreement or its application to any party or circumstances shall be held, to any extent, invalid or unenforceable, the remainder of this Agreement, or the application of the term, provision, condition or covenant to persons or circumstances other than those as to whom or which it is held invalid or unenforceable, shall not be affected, and shall be valid and enforceable to the fullest extent permitted by law.

25. Confidentiality. All documents, reports, information, data, and exhibits prepared or assembled by Consultant in connection with the performance of the Services pursuant to the Agreement are confidential until released by the City to the public, and the Consultant will not make any of these documents or information available to any individual or organization not employed by the Consultant or the City without the written consent of the City before any such release.

26. Amendments. This Agreement may be modified or amended only be written document executed by both Consultant and City's City Manager and approved as to form by the City Attorney. Such document shall expressly state that it is intended by the parties to amend the terms and conditions of this Agreement.

27. Entire Agreement. This Agreement, together with any other written document referred to or contemplated by it embody the entire Agreement and understanding between the parties relating to the subject matter of it. The City Manager is authorized, in consultation with the City Attorney, to agree to non-material amendments to this Agreement. Neither this Agreement nor any of its provisions may be amended, modified, waived or discharged except in a writing signed by both parties.

28. Notices. Any notices required or permitted under this Agreement shall be effective when delivered in person; and effective one (1) business day after delivery by facsimile transmission; and effective five (5) days after mailing by U.S. Mail, postage prepaid and properly addressed as follows:

To Consultant:	**Villarruel Architects, Inc.** **16140 Valerio Street, Suite B** **Van Nuys, California 91406** **Attn: Antonia Villarruel, Principal/Architect** **(818) 756-0425**
To City:	**City of Compton** **205 South Willowbrook Avenue** **Compton, California 90220** **Attn: Nebraska Jones, General Services Director** **(310) 605-5519**

In the event of any change of address, the moving party is obligated to notify the other party of the change of address in writing. Each party may amend, supplement and update the notice list to add, delete or replace any listed individuals; however, the amendment must be in writing.

30. Miscellaneous. No provision of this Agreement is to be interpreted for or against either party because that party or that party's legal representative drafted such provision.

Should either party hereto, or any representative, successor or assign of either party hereto, resort to litigation to enforce the provisions of this Agreement, the party or parties prevailing in such litigation shall be entitled, in addition to such other relief as may be granted, to recover its or their reasonable attorney's fees and costs in such litigation from the party or parties against whom enforcement is sought.

IN WITNESS WHEREOF, CONSULTANT has executed this Agreement, and the **CITY**, by its City Manager, who is authorized to do so, has executed this Agreement.

Villarruel Architects, Inc.
CONTRACTOR

Dated: _____ **By _____**
Antonio Villarruel, Principal-in-charge

CTY OF COMPTON
Recommended for Approval by:

By _____ **Dated: _____**
Nebraska Jones
General Services Department

Approved by:

Dated: _____ **By _____**
Willie A. Hopkins, City Manager

Approved as to form:

By _____ **Dated: _____**
Eric J. Perrodin, City Attorney

ATTEST:

Dated: _____ **By _____**
Vernell McDaniel, City Clerk

City of Compton

Jackie Robinson Stadium Renovation

Architectural / Engineering Services Proposal

Villarruel Architects, Inc.
16140 Valerio Street, Suite B
Van Nuys, CA 91406
P (818) 756-0426
F (818) 782-4116

1	COVER LETTER
2	PROJECT UNDERSTANDING & APPROACH
3	QUALIFICATION & EXPERIENCE
4	PROJECT WORK PLAN & SCHEDULE
5	APPENDICES

VILLARRUEL
ARCHITECTS, INC.
ARCHITECTURE + PLANNING + INTERIORS

ANTONIO VILLARRUEL, PRINCIPAL

June 26, 2024

Mr. Nebraska Jones
Director General Services
City of Compton
205 S. Willowbrook Ave
Compton, CA 90220

Re: RFP – Jackie Robinson Stadium Renovation

Mr. Jones,

Villarruel Architects, Inc. is most pleased to respond to your Request for Proposal for Architectural and Engineering services for your proposed renovation of the Jackie Robinson Stadium. Our company is an architectural and planning firm with experienced staff specializing in the design of public facilities, new construction, tenant improvements, modernizations, renovations, repair and expansions, commercial kitchen renovations and ADA accessibility improvements. Our Company information is:

Villarruel Architects, Inc.
16140 Valerio Street, Suite B
Van Nuys, CA 91406
Phone (818) 756-0425
Fax (818) 782-4116
Contact: Antonio Villarruel – email: av@av-arch.com

We have recent experience with similar projects having completed various site improvements and modernization projects including ADA accessibility projects for the Compton Unified School District, Oakland Unified School District, Bassett Unified School District, and for the Oxnard Union High School District.

We are currently working with Jema Estrella and David Albright on a tenant improvement project in the HRS department so we are very intimate with the workings of the existing building including the electrical, fire life safety, mechanical and plumbing systems. We are currently working with Rik Hobbie at the City of Downey Building and Safety Department to get our plans approved. This recent history and City contacts will enable us to hit the ground running once authorized to start the design.

We offer the LACOE the following:

- Experience working with the City of Compton Building and Safety and General Services.
- Experience with all aspects of tenant improvement projects including architectural, electrical, mechanical, plumbing, fire alarm, handicap accessibility, and underground utilities upgrades.
- The principle and consultants for the project have sufficient knowledge of statues and regulations required for your proposed project.
- Experienced staff presently available to properly manage and staff this project, which will allow us to complete your expansion within specified time and budget requirements.
- The principle in charge Antonio Villarruel has sufficient knowledge of statues and regulations for this Project.

We intend to use the following consultants if selected for the project.

Mechanical, Electrical, Plumbing
The American Engineers
Anaheim, CA

Structural Engineer
Mtz Structural Engineers
Valley Village. Ca

Communication Engineer
Extron USA West
Anaheim, CA

We acknowledge the receipt of additional documents posted on the City of Compton Website
We attest that the information provide in this FRP is true and correct.

We hope to be of service to the City of Compton on this important project and look forward to your further consideration of **Villarruel Architects, Inc** to provide the architectural and engineering services you require. We have enclosed response to your Solicitation in the order that you requested.

Respectfully submitted,

VILLARRUEL ARCHITECTS, INC.

Antonio Villarruel
Principal
California Licensed Architect: C25143

COMPANY INFORMATION

Antonio Villarruel, a California Licensed Architect started Villarruel Architects in 1997 as a sole proprietor working with mostly smaller type projects. Over the years the size and complexity of the projects and clientele have grown to include major projects for private and public clients across all of California. On July 1, 2003 Villarruel Architects, Inc. a Professional S Corporation was formed to better serve our expanding business. Today we are a Los Angeles Certified (MBE) Minority Business Enterprise and (SLB) Small Local Business, State of California Certified (SBE) Small Business Enterprise, and Small Business Enterprise certification status with numerous public agencies in California.

Villarruel Architects, Inc. is an Architectural, Planning and Interiors Company who employs a quality team of experts with experience in design, new construction, modernization and retrofits. Our project team has extensive experience and history with all state agencies involved with construction including the Planning Departments, Building and Safety, Fire Departments, Health Departments, Zoning, Transportation, California Department of Education (CDE)), Division of the State Architect (DSA), California Children Services (CCS) and Office of Public School Construction (OPSC) to list a few.

THE FIRM:

Legal Name of Firm:	**Villarruel Architects, Inc.**
Principal:	Antonio Villarruel, Architect
Office:	16140 Valerio Street, Suite B Van Nuys, Ca 91406
Business Phone:	(818) 756-0425
Fax Number:	(818) 782-4116
Website:	www.av-arch.com
Type of Firm:	Corporation
Total Staff	6
Federal Tax ID	56--2548229

Villarruel Architects, Inc has assembled the following personnel to perform the architectural services required by this project. Antonio Villarruel will be the prime architect and coordinator of the team and owner-provided contractors and engineers. Our teams of Professionals are highly qualified to perform the scope of work and level of service required by your projects. All of the members of our design team have extensive experience in school renovations, new construction, and site work rehabilitation, handicap accessibility, kitchen, bleachers and child care centers.

At Villarruel Architects we offer seasoned professionals with proven leadership and production capabilities that have the ability to take a project from conception to completion. We have been doing the type of work that the City of Montebello requires for many years. Our team of professionals have the talent and resources to provide all integrated services for a project of this scope, from conception through planning and design, construction drawing preparation, cost estimating, to construction administration and final closeout. Each project undertaken by the company is built upon the philosophy of providing quality service that fulfills the needs of our Client. Mr. Villarruel has an excellent reputation with numerous Public Agencies, School District Clients, and Private Clients throughout the region and has been rewarded with a high level of repeat work.

This reputation is the foundation of Villarruel Architects, Inc. Please review our website for more information on our firm.

PROJECT TEAM

Principal-in-Charge: Antonio Villarruel, Architect C25143

Team: **Team Staffing**

Elham Mohammadi
Eric Altizer
Jennifer Koo
Tony Villarruel Jr.
Elizabeth Gutierrez

Antonio Villarruel, Architect
Principal-in-charge

Antonio will act as principal-in-charge and will lead the team. He will oversee the administration of contracts, project quality, and client service and satisfaction. He will also act as a liaison between the client and the project team, and review and monitor project schedules, budget, and project requirements. Antonio has been the Architect of Record on numerous projects for various school districts throughout California.

Antonio will be the primary contact for this project, and will be in direct control of the daily activity and implement strategies for the project team. Antonio's duties will include client and agency meetings, reviewing of existing data and conditions, defining strategies for reports and submittals, and coordinating the overall process on behalf of the client.

Antonio has managed numerous educational, commercial, and institutional projects and is currently active with various projects for the Los Angeles County Office of Education, Oakland Unified School District, Moorpark Community College, Oxnard Union High School District, and has recently completed various projects for Compton Unified School District.

Years of Experience:	40 years
Certification:	California Architect License No. C25143
	Oregon Architect License No.
	Washington Architect License No.
Degree:	Bachelor Degree in Architecture, Cal Poly Pomona 1982

Elham Mohammadi, Assoc. AIA

Ms. Mohammadi is the Project Manager for two current sport field projects for the Bassett Unified School District. Ms. Mohammadi is managing our team of consultants in preparation of the A/E drawings.

Ms. Mohammadi will assist the team with quality control of construction documents, project quality, and client service and satisfaction. He will also act as a liaison between the project teams and lead architect, review and monitor project schedules, budget, and project requirements.

Ms. Mohammadi is involved in all levels of management with the design and production of projects. Her expertise in product and contract management has proved to be both timely and cost effective for both owners and vendors. In addition, he is involved in the processing of projects with County, City and Public Utility Agencies for infrastructure services.

Years of Experience:	11 years
Years Associated with Firm:	1 year
Degree:	Bachelor in Architecture, AZAD University 2013

Jennifer Koo, Assoc. AIA
Drafting Support

Jennifer will assist the project team during the programming and design phase of the project. Jennifer was involved with the Caldwell Special Education project and was the lead contact for the California Children Services during the programming phase. She has over ten years of professional experience with Villarruel architects and is involved with all phases of design and planning. She brings particular skill and focus to efficient and thoroughly functional plan layout and space utilization and proven ability to produce visually exciting and aesthetically pleasing designs.

Years of Experience:	25 years
Years Associated with Firm:	10 years
Degree:	Bachelor Degree in Architecture, USC 1994

Eric Altizer, Assoc. AIA
Drafting Support

Eric has a strong background in public projects, commercial and custom residential projects. He has expertise in all phase's construction including preliminary design, design development, construction documents, government approvals, and construction administration.

Years of Experience:	25 years
Years Associated with Firm:	20 years
Degree:	Master's Degree in Architecture, SCIARC 1991

Antonio (Tony) Villarruel, Jr.
Drafting Support

Tony has a wide range of experience with commercial and institutional projects, including DSA processing. He has extensive background with CAD drawing production, building design and technical support.

Years of Experience:	20 years
Years Associated with Firm:	20 years
Degree:	Industrial Design, Academy of Art University, San Francisco 2006

Elizabeth Gutierrez
Administrative Staff / Notary

Elizabeth is an experienced architectural project secretary. She will act as the primary support technician for data transcription, application preparation, format designations, project reporting and correspondence.

Years of Experience:	10 years
Years Associated with Firm:	20 years
Degree:	Business Administration, LA Valley College 2010
Certification:	California Notary Public

CLIENT REFERENCES

City of Compton

Mr. Robert Burnett
Director of General Services Department – Retired
(951) 217-8013

Mr. Nebraska Jones
Director of General Services Department
(310) 605-5519

Ms. Triphenia Simmons
Assistance City Manager
(310) 605-5585

Ms. Amal Sedrak
Director of Public Works Department
(310) 605-5514

List of Note Worthy Projects:
Martin Luther King Transit Center
Neighborhood Center Accessible Restrooms
City Hall Council Chamber Addition
City Hall Communication Center Tenant Improvement

Compton Unified School District

Mr. Nate Holt
Director Facilities and Planning 2016 to the present
(562) 889-5182

Mr. Alvin Jenkins - Retired
Director Facilities and Planning 2003 to 2016
(951) 264-3946

List of Note Worthy Projects:
Dominguez High School Cafeteria Fire Damage
Centennial High School Tennis Courts
Centennial High School Girls Softball Field
Roosevelt Middle School Tennis Courts
Roosevelt Middle School Running Track
Roosevelt Middle School Running Track Lighting
Roosevelt Middle School Modernization
Dominguez High School Tennis Courts

Moorpark Community College

Mr. John Sinutko
Director of Facilities & Construction
(805) 378-1454

List of Note Worthy Projects:
Moorpark Community College Physical Education Building and Site Work

Oxnard Union High School District

Mr. Lou Cunningham
Director of Facilities - Retired
(805) 861-0543

List of Note Worthy Projects:
Oxnard High School Stadium Snack Bar
Rio Mesa High School Aquatic Center
Oxnard High School Science Labs

Please feel free to contact any of these Client References for additional comments.

SCOPE OF WORK

We have reviewed your request for a proposal and present below our evaluation of the Scope of Work and proposed services anticipated to complete the project. The scope of the project is to provide professional architectural services, as outlined below, for a complete the Jackie Robinson Stadium Renovation in Compton, California.

In our evaluation of the proposed project, we have made several assumptions that have been noted in italics below.

Scope of Professional Architectural Services to include:

I. Project Programming

During this phase we will work in direct conjunction with the Client to define the project's goals, the activities to be accommodated and all special requirements and considerations. We approach this phase in two parts:

1) *Data collection and analysis* in which specific requirements are listed and interrelated. This data will be presented and organized into a written and graphic format. The graphic portions may consist of bubble diagrams, adjacency matrices, circulation flows and design concepts to convey essential ideas.

2) *Obtain and interpret the project vision and aspirations* as reflected by the Client. This phase of the programming stage will develop in written form the project goals and objectives. This includes the design vision of the project as well as other *quality* characteristics including *performance, value, image, flexibility, time and budget.*

In order to define these elements, we will conduct extensive meetings with the Client on a weekly or as-needed basis. We have allowed for up to three (3) meetings during this phase. During this phase, we will also conduct the following tasks;

1) Meet with the Client to review design characteristics and define the use for the main lobby, locker rooms, gym rooms, offices and interior and exterior finishes. We have allowed for one (1) meeting in order to determine finishes.

2) Perform an investigation of key requirements and regulations of governing agencies. We will identify and list major applicable code elements, regulations and constraints.

3) Develop a preliminary project schedule based on input from all parties.

4) Assist owner and construction manager in the development of an estimated probably cost of construction for budgeting purposes at this phase.

5) Meet with individual users or department managers to define specific programming requirements. We have allowed for up to two (2) additional meetings during this phase.

II. Space Planning

The space-planning phase can also be considered the schematic design phase. During this timeframe we will be developing not only the interior spaces but the overall building massing as well. Before any interior or exterior design can begin, we must first look at a few preliminary stages of analysis:

1) *Program Analysis*: We first begin by extracting design information from the previously completed program. Many of the diagrams, matrices and sketches that were developed during the program phase will be used in the design of this project.

2) *Site Analysis*: Our next step involves an analysis of the proposed site. Many designers and architects overlook this critical step in the design process. Many buildings are poorly suited to their site and in turn impose a hardship on the occupants and the owners. We will analyze important site data and organize this information into a graphical record. This record may portray relevant physical, cultural, and regulatory factors including zoning and code analysis information.

3) *Schedule and Cost Analysis:* As a project team, we will look at the overall project schedule and overall major scheduling issues such as project phasing, planning approval process and the sequence of design decisions. The overall project budget will be reviewed in order to understand its implications for the building design. We will determine, as a project team, the proper use of funds for the design portions of the building as well as for the basic system selections.

Design of the proposed building and interior areas can now begin with a thorough understanding of the above requirements. We will combine all the relevant data and design goals established by the owner and project team and prepare the design concepts. The design concept will take various forms in addition to the preliminary space plan, including the selection of geometric forms, overall building massing variations, and organizational elements for the interior layouts. We will be developing the following documents for review and comments:

1) *Preliminary Space Plan*: This document consist of a plan concept that will delineate interior walls and associated rooms, partition areas, corridors, doors, windows, and equipment. The plan will convey the programming elements of circulation flows, adjacencies and other requirements established during the programming phase.

2) *Furniture / Work-Station Plans*: This will be a separate overlay document which will depict the preliminary work station organization and furniture layout as discussed with the project team.

3) *Equipment Layout*: A detailed list of all production equipment and their specific requirements will be developed with the assistance of the Client and internal teams and consultants. After all proposed and potential future equipment is accounted for, we will assist the owner in the development of a proposed layout and workflow patterns for equipment. We will work closely with internal teams and consultants to plan an efficient and productive processing and production area.

Note: It is assumed that proper equipment to mitigate potential environmental impacts or concerns has been included in the preliminary equipment list.

4) *Exterior Elevations*: This document depicts the proposed exterior building expansion geometry, vertical or horizontal building massing, fenestration patterns and proposed colors. This document will be required for the clearance from the City Planning Department.

5) *Meetings:* We will conduct multiple meetings with the Client and the rest of the project team to review the preliminary concept plans. At subsequent meetings, these preliminary plans will depict minor changes and revisions as necessary to meet the need and functionality of the program. We have allowed for up to two (2) design review meetings prior to written approval of space plan by the Client.

III. Detailed Pricing Document

After obtaining approval from the Client on the schematic design package, we will proceed with the development of a pricing package. The pricing package will eventually be forwarded to prospective contractors and design-build contractors for project pricing.

The pricing package may contain the following items:

1) *Preliminary Outline Specification*, which will indicate the major systems and material choices for the building as well as providing information necessary to communicate the appearance and function of the building.

2) *Preliminary Area Analysis*, which will provide an additional level of detail for pricing. This document will contain information broken down by major trade or systems, such as foundations, structure, exterior closure, interior partitions and finishes, plumbing, mechanical, electrical, site work, furniture and equipment.

3) *Architectural Details*, which convey the design aspects and finished look of the project. In addition, and specialty details will be conveys at this stage of the project.

Please note that in an effort to minimize overall time and costs for the project, this phase may be deleted in whole or in part and we may logically proceed into the construction document phase.

IV. Construction Documents

After approval and amendments or revisions to the pricing documents as required by the Client and the local planning department, we will begin the construction documents. The Client may choose to begin construction documents prior to obtaining local planning department approval.

The construction documents will consist of the written and graphical information used to communicate the design and administer the project. Typically, construction documents include, drawings, specifications, contract forms and conditions and bidding requirements. We will be developing all the drawings and specifications as described below and assisting the owner's representative in the development of contract forms and bidding requirements.

1) Provide structural engineering plans and calculations. A soils engineer as hired by the Client shall prepare a report for the proposed addition and structural engineer's use.

2) Provide civil engineering services including a detailed grading , paving and drainage plan, details and specifications.

3) Provide complete architectural drawings; including floor plans, building sections, interior and exterior elevations, detailed site plan, reflected ceiling plans, enlarged detailed plans, finish, window and door schedules, and architectural details.

4) Provide coordination services and act as project lead with design / build contractors for electrical and mechanical systems. Since the design / build firms have not been specified yet, our services will be extensive in this phase in order to ensure a fully coordinated building.

5) Provide electronic media to building contractors or other defined consultants for incorporation of their system designs as required.

6) Provide telephone layout and electrical lighting, power layout plans and specialty electrical requirements for design / build contractor.

7) Process construction documents through the local agency building department for review.

8) Prepare and revise documents according to plan check corrections as received from the local building department.

We have made a few assumption in delineating our deliverables as stated above. We have assumed that the proposed site for this project is in as previously approved business park or associated site development with major utilities provided in street. In addition, if detailed entitlements are required by the local agency, including reports such as traffic studies, noise, environmental or others, they shall be prepared by the owner or owner hired consultants.

V. Bidding Assistance

As part of the project team, we will participate and attend pre-bid meetings during the detailed pricing document stage and construction document stage. We have allowed for up to two (2) meetings total during these stages bidding. In addition, we will perform the following services, which we feel are beneficial to the overall success of the project:

1) Assist in determining and qualifying an appropriate number of qualified general contractors to bid the construction scope

2) Review the construction contract to minimize risk and liabilities to you, and adjust elements that will keep the construction time schedules on track.

3) Meet with the successful contractor to review the plans, schedules, and scope, to promote common understanding of the work and mitigate time-consuming alterations, or potential field management issues.

4) Coordinate with the contractor on matters of the construction contract, construction schedules, bonds, format for payments, project start, and permit acquisition.

5) Meet with MS Aerospace to obtain written approval of the construction documents.

VI. Construction Contract Administration

Our professional service extends into the field with contract administration services. Since this project will have multiple design / build firms working on this project, it is essential that the architect is involved in order to perform the following tasks:

1) Observe the construction work for conformance to the drawings and specifications. This includes attending periodic visits to the site as well as weekly site meetings.

2) Process show drawings, product data and samples as provided by the contractors.

3) Review and respond to request for information (RFI's) from contractor.

4) Review results of construction test, inspections and field reports.

5) Evaluate contractors request for payment.

6) Handle and coordinate request for changes during construction.

7) Administer the completion and close-out process for the owner.

We will remain in close contact with both the owner and contractors during the construction process. We will provide the owner or owner's representative, with weekly project reports and *copies of all correspondence between architect and contractor(s).*

DESIGN PHILOSOPHY & PROCESS

Numerous studies have proven that decaying environmental conditions can affect the health and morale of workers in California. Our nation has come to realize that we must upgrade and modernize our facilities so that America's workers have the resources necessary to meet the global challenges of the 21st century.

We have found that interaction to determine Client objective invaluable in creating successful projects that meet the needs of the community. The following are invaluable contributions that the architect must always frame client's time for in his solutions:

- Ability to use constructive feedback as well as hindsight to refine and improve the deign process.
- The process of design is evolutionary and the ability to communicate, interact and listen by the architect is a key element in creating that meets the need of the 21st century.
- Understanding that the economic feasibility and its effect can be a positive influence.

Every successful design must reach beyond simply solving the program and its problem; the positive images and environment created for the workers greatly affects their ability to learn, as well as, their sense of pride and support for their place of work.

Architecture, like all the arts, can create positive attitudes that can inspire, stimulate and excite generations to come.

- Individual buildings and groups of buildings while consistently designed, must also relate harmoniously to one another and also to the surroundings material and manmade environment.
- Regionalism in architecture and its traditions can also provide a positive cultural contribution to the image of the community.

A successful building must reach beyond simply solving today's problems. It must project a "timeless quality both socially and aesthetically". Its architecture must be compatible with the vast, but more over project a new image for the 21st century and be designed with the flexibility to adjust to even the new millennium's new pressures and evolutionary changes in the workforce.

QUALITY CONTROL / COST ASSURANCE PROCEDURES

Our history of successful projects is due primarily to careful attention to quality control. The best way to avoid change orders is to prepare construction documents that are clear and unambiguous. Our highest priority is to protect the Client's limited resources and insure the highest value product at the best competitive price. During construction, we foster a team approach with the contractor and promote communication to eliminate problems before they begin.

Villarruel Architects, Inc. utilizes formal value engineering on many of its projects. In this process a general contractor is brought in as a part of the design team early in the process. Design Development plans and the contractor review specifications, as systems, material and details are being selected. During the process dialogue and feedback are introduced which address the latest trends in new products, methods and bidding conditions. This relationship continues throughout construction drawing development to assure that the most logical and cost effective methods become part of the document package.

Life cycle costing is another method to evaluate long-term payback in relation to initial cost. **Villarruel Architects, Inc**. generally utilizes consultants who specialize in this area. Examples of system where life cycle costing is effective include energy efficient products, such as, heating/cooling systems, energy management, lighting controls, and thermal efficiency.

Bid alternates can be an effective method to control uncertainties in current bidding conditions. Deductive or additive alternatives allow the Client to eliminate or add various components to achieve an end result as close as possible to the project budget. Our firm employs a qualified cost estimating consultant to control plan development within specified budget. This consultant also assists in the segregation of alternates including alternate estimates.

DESIGN CONSIDERATIONS

The actualization of a successful school project, resolves around the development of a synergistic team of participants active for the life of the project. From such a source a successful project can be realized. This begins with program development.

A key to successful programming and planning efforts is an interactive process, which form the "Program Refinement" phase. It is a clear step-by-step process to engage full participation and understanding by all in attendance. Each step is explicitly defined to establish a frame of reference, which maximizes and efficient and effective process. This process frees the mind so that the creative energies can be directed to appropriate areas. The informal work sessions focus on the project, its goals and its concept options. Thus, the process operates as a major information gathering technique, clarifying the communications process and focusing the decision making process.

The Program Refinement sessions will generate the documentation, which will be written design specification to serve as a basis for conceptual and schematic design. The sessions may involve administrators, faculty, support staff, board members, parents, and the community. Such a diversity of participants generates examination of all aspects of the project from philosophy of the educational program to building services that affect design and operation, to the quality of life within the project. It is our belief that goals are established as a master plan and that specific curriculum design is developed, as the project opening becomes a reality. Additionally, curricular offerings that require special spaces of environment are identified early in the planning process. From this process, the development of the design information is brought together through the skill of the design professionals and the project team to provide the actualization of the program. Additional data regarding building codes, accessibility codes, sustainability, energy efficiency, cost analysis, technology, potential for future growth and systems efficiencies are addressed as the project transitions through construction documents.

Attention to detail in the construction process results in compliance with both the overall project goal as well as insuring an efficient method of addressing construction related issues. The management of the schedule and attention to budgets are key elements that have significant impact on final project quality.

Functional design is a high priority for **Villarruel Architects, Inc**. All of our modernization and new construction projects follow a well-defined procedure to develop an educational program and schematic design based on a series of focused meetings, interviews and site assessments. Modernizations present a particular challenge in functional design. In existing parks, space is usually at a premium. The re-working of existing space to create improved or redefined functionality is an exciting and rewarding process. Planning for the 21st century often involves new design criteria for such things as infrastructure, expanded play areas to accommodate growth, improved security and safety, and redesigned parking and loading facilities, to mention a few.

The incorporation of pre-determined design or District Standards is a regular part of the programming and schematic design phase. During programming, we interview City personnel to obtain as much pre-existing design standards as possible. After that we work with the City to evaluate the standards and suggest where the district can take advantage of implementing the use of new standard, which may benefit the Community.

APPROACH TO CONSTRUCTION ADMINISTRATION

Villarruel Architects, Inc services extend into the field and with contract administration services. Since these projects will require construction administration, it is essential that the architect be involved in order to perform the following task;

- Coordinate with the contractor on matters of the construction contract, construction schedules, bonds, format for payment, and project start.
- Observe the construction work for conformance to drawings and specifications. This includes attending periodic site visits as well as attending the construction meetings.
- Review and process shop drawings, product data and samples as required by the plans and specifications and provided by the contractor.
- Review and respond to request for information (RFI) from contractor.
- Review results of construction test, inspections and field reports.
- Obtain all required signature on change orders, ASI, and construction change directives.
- Evaluate contractors request for payment and certify the amount for payment.
- Handle and coordinate request for changes during the construction.
- Assist with proper close-out of the construction including preparation of the punch list, final walk-through, review as-built drawings, review contractors prepared maintenance manual, review that all conditional and unconditional waivers are in order, review request for final payment.

Villarruel Architects, Inc. has experience working with construction management firms who assist our Clients during construction. We have worked closely with GKK Construction Works, C.W. Driver, and most recently with Heery International. Through our combined efforts we have minimized change orders and project delays. We look forward to working with you, and your construction management company.

CHANGE ORDER HISTORY

Villarruel Architects, Inc has a long history of designing projects that are extremely close to our cost estimate amounts. Our history of successful projects is due primarily to careful attention to quality control of drawing and specifications. The best method to avoid change orders is to prepare construction documents that are clear and concise. Our utmost priority is to protect the City's limited resources and insure the highest value product at the best competitive price.

During the preparation of construction documents we schedule and meet regularly with the team to resolve design questions and issues and to coordinate systems with the consultants. We record these meetings, identify new issues and assign action responsibility for resolution. At approximately 75% complete we begin a redi-check type overview of plans and specifications. Through this process we are committed to provide the best construction documents possible.

Construction change orders in the normal design-bid-build process are typically generated by one of three parties on the ream. Changes arising from new scope of work on behalf of the owner are often generated by a change in the architectural program, emerging technology or similar event.

Change order requests generated by the general contractor may surface for a variety of reasons. Our strategy for dealing with these requests is centered on a team approach and early detection issues. We have been successful on our projects of keeping design error change orders well below 10% by value engineering, trade-offs, teamwork and innovative methods of problem solving.

In keeping with our policy of direct and concise communication, we will accept change orders from the general contractor only. Villarruel Architects, Inc expects all change order requests to be delivered with necessary back-up information in order for proper review of the request. If there is justification for the request, we notify the City and make our recommendation. If agreed to and approved by the city the architect will generated the paperwork for approval by the parties involved.

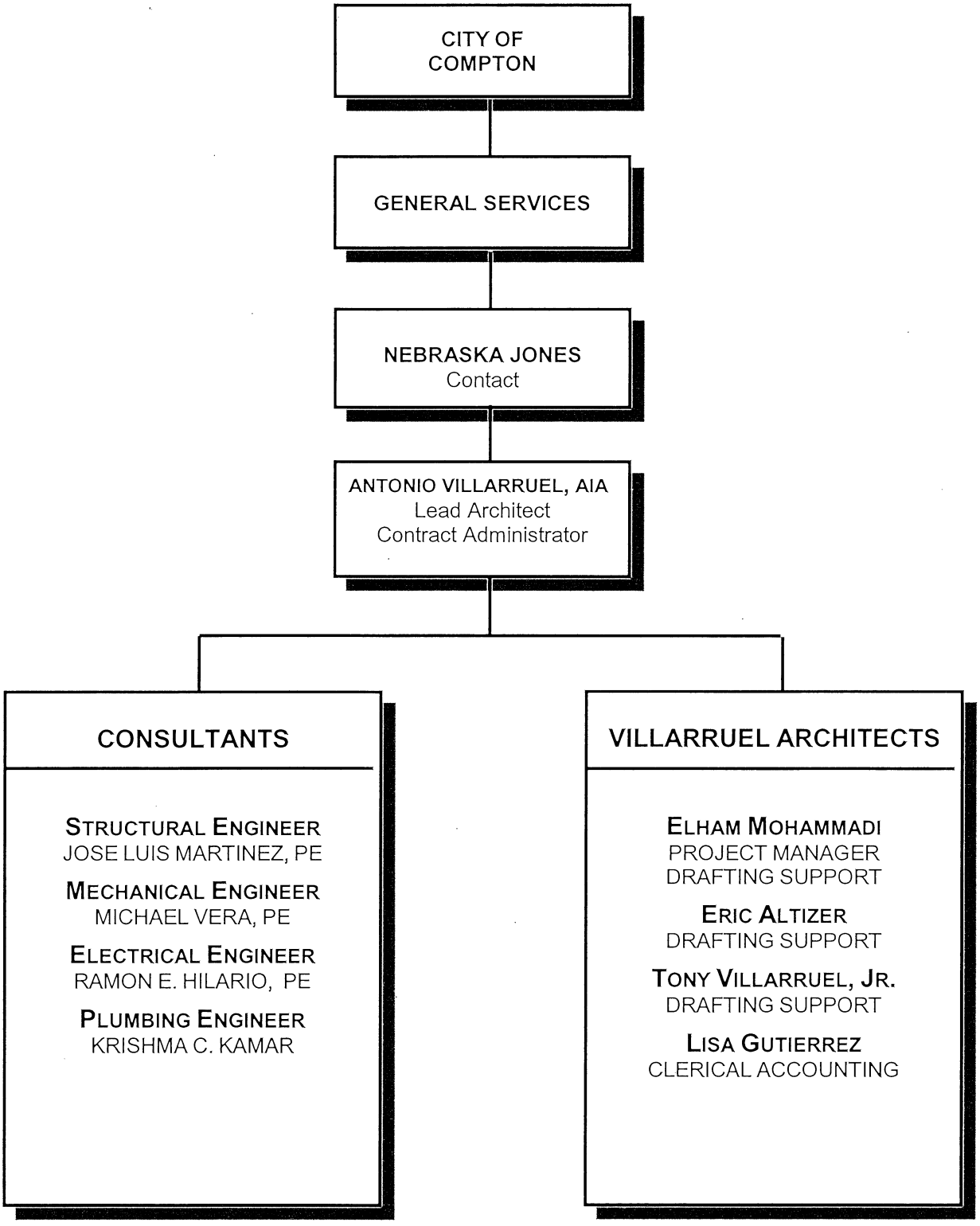
QUALIFICATION and EXPERIENCE

Villarruel Architects offer seasoned professionals with proven leadership and production capabilities that have the ability to take a project from conception to completion, We have been working with various public Agencies for over twenty (20) years. Our team of professional has the talent and resources to provide all integrated services for a project of this scope; from conception through planning and design, construction drawing preparation and cost estimating, to construction administration. Each project undertaken by the firm is built upon our philosophy of providing quality service that fulfills the need of our client. Villarruel Architects has an excellent reputation with numerous public agencies throughout the region and has been rewarded over the years with a high level of repeat clientele. Recent experience in designing playfields are the improvements at various school site for the Compton Unified School District. We worked under the direction of Mr. Alvin Jenkins from 2003 thru 2015 and for Mr. Nate Holt from 2016 to the present. Antonio Villarruel and his team performed all programming and site design for each project. The Scope of work entailed designing playfield for soccer and football, tennis courts, baseball and softball, running track and field lighting. We designed new accessible parking and path of travel, new underground utilities, new irrigation and drought tolerate planting. We believe we are uniquely qualified for your project because of our knowledge in all aspects of site and building improvements.

Summary of Architectural and Landscaping Projects completed by **Villarruel Architects, Inc.**

PROJECT NAME AND LOCATION	OWNERS NAME, CONTACT PERSON TELEPHONE	COMPLETION DATE KEY PERSON	PROJECT COST
Chadpak Warehouse Storage Building **City of Van Nuys**	Mr. Lee Garson CEO (818) 312-0129	Construction Completed 2022 Antonio Villarruel Architect of Record	$ 1,000,000. Private Funding
Dominguez High School Cafeteria Fire Damage **Compton Unified School District**	Mr. Nate Holt Director Facilities Planning (562) 889-5182	Construction Completed 2024 Antonio Villarruel Architect of Record	$ 1,000,000. State ERP Funding
Dominguez High School Tennis Courts **Compton Unified School District**	Mr. Nate Holt Director Facilities Planning (562) 889-5182	Construction Completed 2019 Antonio Villarruel Architect of Record	$ 1,200,000. State ERP Funding
Centennial High School Tennis Courts **Compton Unified School District**	Mr. Nate Holt Director Facilities Planning (562) 889-5182	Construction Completed 2017 Antonio Villarruel Architect of Record	$ 727,000. State ERP Funding
Roosevelt Middle School Tennis Courts **Compton Unified School District**	Mr. Alvin Jenkins - Retired Director Facilities Planning (951) 264-3946	Construction Completed 2015 Antonio Villarruel Architect of Record	$ 250,000. Local Funding
Roosevelt Middle School Running Track **Compton Unified School District**	Mr. Alvin Jenkins - Retired Director Facilities Planning (951) 264-3946	Construction Completed 2016 Antonio Villarruel Architect of Record	$ 2,000,000. Local Funding
Longfellow Elementary School Playfields **Compton Unified School District**	Mr. Alvin Jenkins - Retired Director Facilities Planning (951) 264-3946	Construction Completed 2016 Antonio Villarruel Architect of Record	$ 740,000. State ERP Funding
City Hall Council Chamber Addition New Construction **City of Compton**	Mr. Robert Burnett - Retired Mr. Nebraska Jones Director General Services (951) 217-8013 Mr. Burnett (310) 605-5519 Mr. Jones	Construction Completed 2010 Antonio Villarruel Architect of Record	$500,000 Local Funding
Oxnard High School Stadium Snack Bar **Oxnard Union High School District**	Mr. Louis Cunningham Director Facilities Planning (805) 861-0543 Retired	Construction Completed 2005 Antonio Villarruel Architect of Record	$ 500,000. Local Funding
Rio Mesa High School Aquatic Center **Oxnard Union High School District**	Mr. Louis Cunningham Director Facilities Planning (805) 861-0543 Retired	Construction Completed 2004 Antonio Villarruel Architect of Record	$ 2,500,000. Local Funding

PROPOSED TEAM ORGANIZAION CHART



CONSULTING ENGINEERS

We intend to use the following Consultants if selected for the project. Resume's attached

STRUCTURAL ENGINEER
Jose Luis Martinez, CE
Mtz Structural Engineers.
5806 Coldwater Canyon Ave, Unit 4
Valley Village, CA 91607
(310) 728-9820

MECHANICAL ENGINEER
Michael Vera, PE
Krishma C. Kumar, PE
The American Engineers, Inc.
760 N. Euclid St. Suite 206
Anaheim, CA 92801
(310) 760-6020

ELECTRICAL ENGINEER
Ramon E. Hilario, PE
The American Engineers, Inc.
760 N. Euclid St. Suite 206
Anaheim, CA 92801
(310) 760-6020

COMMUNICATION ENGINEER
Gil Castro, PE
Extron USA West
1025 E. Ball Road
Anaheim, CA 92805
(714) 491-1500

Villarruel Architects, Inc. has confirmed the design expertise and project experience of a team of consulting professionals necessary to achieve your project goals. Although this is our preferred team for the project, contractual arrangements and fee negotiations have not been made at this time. Consultant availability and the need to maximize the client's benefit versus project fees may necessitate changes in the following proposed project team.

WORK PLAN OUTLINE

Site Inspection/Program Refinement:

- Define City of Compton team structure
- Review the project requirements and visions
- Establish the project goals and objectives
- Discuss administration, faculty, staff and community needs plus relevant issues.
- Establish a project schedule (programming through occupancy)
- Review and utilize any existing City documents relevant to the existing parking and grounds.

Deliverables:

- Written statement of goals and objectives
- Definition of committees
- Tentative project schedule
- Definition of desired adjacencies, where modifications are feasible
- Conceptual architectural drawings
- Written report of structural and life safety analysis

Design Phase:

- Kick off meeting with consultant team
- Review of alternative project systems
- Access, Structural Safety, Fire Marshal requirements
- Design Development review

Deliverables:

- Preliminary architectural drawings
- Preliminary probable construction costs

Construction Documents:

- Confirmation of program elements
- Construction document: Review 50%, 90%
- Construction specifications – Project Manual if required

Deliverables:

- Construction Documents
- Estimate of probable construction cost

Bidding and Approvals:

- Building Permit submittal and review
- Plan modifications
- Public Works Submittal
- Park and Recreation Submittal
- Fire Department Submittal

Deliverables:

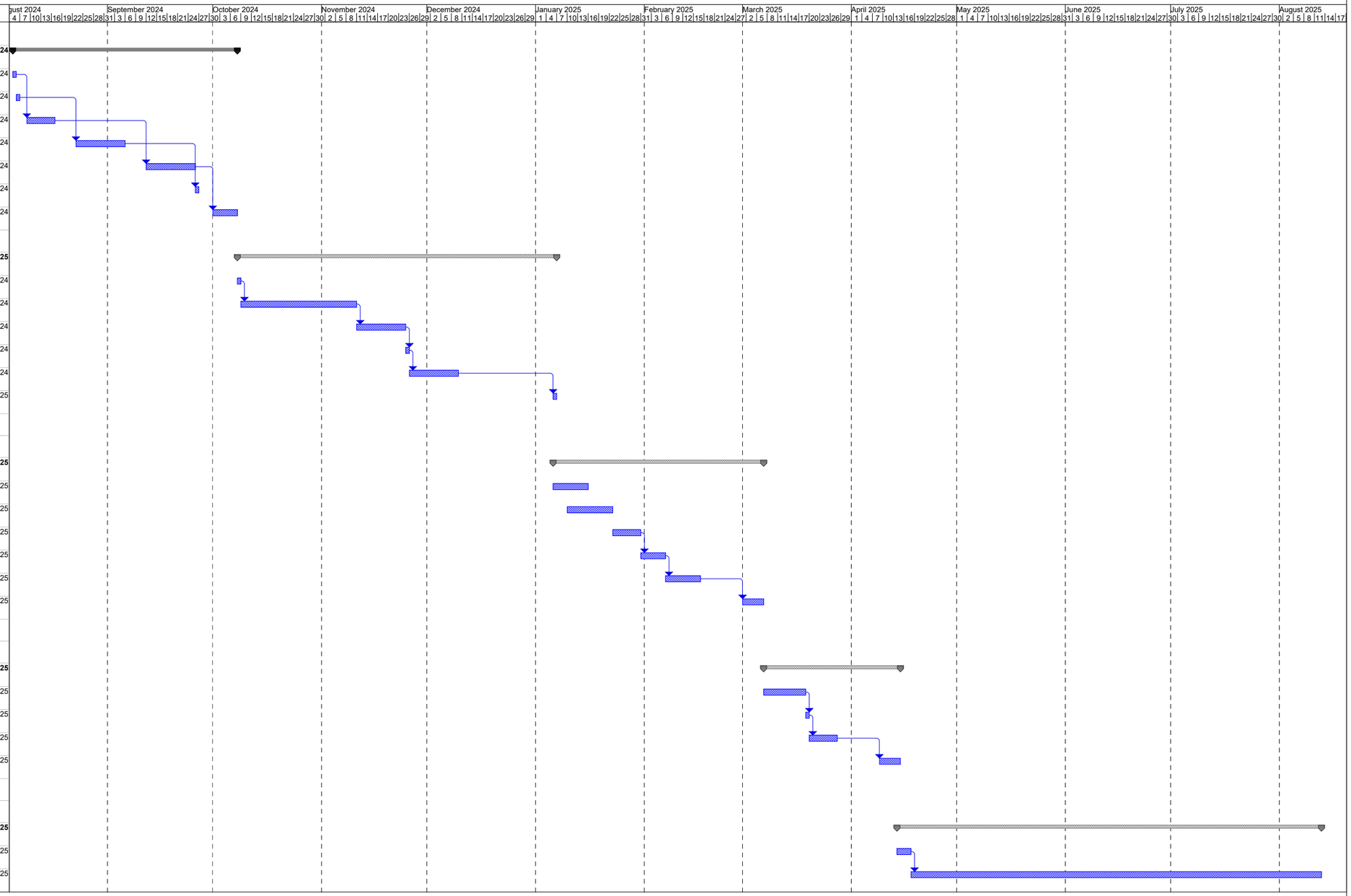
- Final plans and specifications
- City approval
- Public Works approval
- Park and Recreation approval

Contract Administration / Project Closeout:

- Pre-construction team meeting
- Project contract administration
- Project closeout and occupancy
- Final documentation
- Submit As-Built documents to City of Compton

CITY OF COMPTON
JACKIE ROBINSON STADIUM RENOVATION

ID	Task Name	Duration	Start	Finish
1				
2	**RESEARCH & DESIGN**	**64 days**	**Mon 8/5/24**	**Mon 10/7/24**
3	NOTICE TO PROCEED	1 day	Mon 8/5/24	Mon 8/5/24
4	KICK OFF MEETING	1 day	Tue 8/6/24	Tue 8/6/24
5	RESEARCH EXISTING DOCUMENTS	8 days	Fri 8/9/24	Fri 8/16/24
6	PROJECT PROGRAMMING	14 days	Fri 8/23/24	Thu 9/5/24
7	PREPARE CONCEPTUAL DESIGNS	14 days	Thu 9/12/24	Wed 9/25/24
8	PRELIM DESIGN MEETING WITH CLIENT	1 day	Thu 9/26/24	Thu 9/26/24
9	REVISE PRELIM DESIGNS	7 days	Tue 10/1/24	Mon 10/7/24
10				
11	**CONSTRUCTION DRAWINGS**	**91 days**	**Tue 10/8/24**	**Mon 1/6/25**
12	CONSTRUCTION DRAWING KICK OFF MEETING	1 day	Tue 10/8/24	Tue 10/8/24
13	CONSTRUCTION DRAWINGS 50% PROGRESS	33 days	Wed 10/9/24	Sun 11/10/24
14	CONSTRUCTION DRAWINGS 75% PROGRESS	14 days	Mon 11/11/24	Sun 11/24/24
15	REVIEW MEETING WITH CONSULTANTS	1 day	Mon 11/25/24	Mon 11/25/24
16	CONSTRUCTION DRAWINGS 95% PROGRESS	14 days	Tue 11/26/24	Mon 12/9/24
17	PLAN CHECK SUBMITTAL TO BLDG. & SAFETY	1 day	Mon 1/6/25	Mon 1/6/25
18				
19				
20	**BUILDING & SAFETY / PLANNING PROCESSING**	**60 days**	**Mon 1/6/25**	**Thu 3/6/25**
21	PLANNING DEPT REVIEW PERIOD	10 days	Mon 1/6/25	Wed 1/15/25
22	BLDG. & SAFETY REVIEW PERIOD	13 days	Fri 1/10/25	Wed 1/22/25
23	ARCHITECT PLAN CHECK CORRECTIONS	8 days	Thu 1/23/25	Thu 1/30/25
24	SECOND PLAN CHECK SUBMITTAL	7 days	Fri 1/31/25	Thu 2/6/25
25	BLDG. & SAFETY SECOND REVIEW PERIOD	10 days	Fri 2/7/25	Sun 2/16/25
26	PULL BUILDING PERMIT	6 days	Sat 3/1/25	Thu 3/6/25
27				
28				
29	**BIDDING**	**39 days**	**Fri 3/7/25**	**Mon 4/14/25**
30	ADVERTISE AND BID	12 days	Fri 3/7/25	Tue 3/18/25
31	JOB WALK	1 day	Wed 3/19/25	Wed 3/19/25
32	BIDS DUE	8 days	Thu 3/20/25	Thu 3/27/25
33	CONTRACTOR SELECTION	6 days	Wed 4/9/25	Mon 4/14/25
34				
35				
36	**CONSTRUCTION**	**121 days**	**Mon 4/14/25**	**Tue 8/12/25**
37	MOBILIZATION	4 days	Mon 4/14/25	Thu 4/17/25
38	CONSTRUCTION	117 days	Fri 4/18/25	Tue 8/12/25



VILLARRUEL ARCHITECTS, INC.
CITY OF COMPTON

Task
Split
Milestone
Summary
Rolled Up Task
Rolled Up Split
Rolled Up Milestone
Rolled Up Progress
External Tasks
Project Summary
External Milestone
Inactive Milestone
Inactive Summary
Manual Task
Duration-only
Manual Summary Rollup
Manual Summary
Start-only
Finish-only
External Tasks
External Milestone
Progress
Deadline

L&A

QUALITY CONTROL / COST ASSURANCE PROCEDURES

Our history of successful projects is due primarily to careful attention to quality control. The best way to avoid change orders is to prepare construction documents that are clear and unambiguous. Our highest priority is to protect the Client's limited resources and insure the highest value product at the best competitive price. During construction, we foster a team approach with the contractor and promote communication to eliminate problems before they begin.

Villarruel Architects, Inc. utilizes formal value engineering on many of its projects. In this process a general contractor is brought in as a part of the design team early in the process. Design Development plans and the contractor review specifications, as systems, material and details are being selected. During the process dialogue and feedback are introduced which address the latest trends in new products, methods and bidding conditions. This relationship continues throughout construction drawing development to assure that the most logical and cost effective methods become part of the document package.

Life cycle costing is another method to evaluate long-term payback in relation to initial cost. **Villarruel Architects, Inc.** generally utilizes consultants who specialize in this area. Examples of system where life cycle costing is effective include energy efficient products, such as, heating/cooling systems, energy management, lighting controls, and thermal efficiency.

Bid alternates can be an effective method to control uncertainties in current bidding conditions. Deductive or additive alternatives allow the Client to eliminate or add various components to achieve an end result as close as possible to the project budget. Our firm employs a qualified cost estimating consultant to control plan development within specified budget. This consultant also assists in the segregation of alternates including alternate estimates.

ANTONIO VILLARRUEL, AIA

Principal Resume

License: Architect,
State of California, C-25143
State of Idaho, AR-986807
State of Oregon, ARI-6754
State of Washington, 11635
LEED Certification - Pending

Education:
California State Polytechnic University, Pomona, CA
Bachelor of Architecture, 1982

Professional Experience:

Mr. Villarruel's experience in professional architecture and land planning began in 1980. Antonio's experience has focused on the planning and production phases of the design process, remaining actively involved during the construction process. Antonio specializes in issues of cost control, effective contract management. He has broad experience in constructability and code compliance issues, and has worked closely with all levels of State and Local governing agencies.

Relevant Experience:

City of Compton	Police Department Communication Center 2011
City of Compton	City Hall Council Chamber Addition 2009
City of Compton	Martin Luther King Jr. Transit Center 2006
Compton Unified School District:	Dominguez High School Tennis Courts 2019
Compton Unified School District:	Centennial High School Tennis Courts 2017
Compton Unified School District:	Centennial High School Girls' Softball Field 2007
Compton Unified School District:	Roosevelt Middle School Tennis Courts 2015
Compton Unified School District:	Roosevelt Middle School Running Track 2016
Compton Unified School District:	Emerson Elementary School Playfield 2015
Compton Unified School District:	Longfellow Elementary School Playfield 2016
Los Angeles Co. Office of Education	Caldwell Special Education MTU Center 2005 - 2010
Moorpark Community College:	Physical Education Office Building 2007-2008
Oakland Unified School District	Fremont High School Modernization Phase 3, 2008-2010
Oakland Unified School District:	Fremont HS Mandela High School Science Labs 2006
Oakland Unified School District:	Fremont HS Architecture High School Science Labs 2005
Oakland Unified School District:	Fremont HS Modernization Phase 2, 2004
Oakland Unified School District:	Fremont High School Modernization Phase 1, 2003-2004
Oxnard Union High School District:	Camarillo HS Stadium Snack Bar Replacement 2010-2011
Oxnard Union High School District:	Hueneme HS Stadium Bleachers 2010
Oxnard Union High School District:	Channel Island, Pacifica, Oxnard HS Science Labs 2007
Oxnard Union High School District:	Oxnard HS Stadium Snack Bar 2006
Oxnard Union High School District:	Rio Mesa HS Aquatic Center 2005
Ocean View School District	Ocean View School Cafeteria Renovation 2006
Ocean View School District:	Ocean View School Modernization 2000 - 2003
Ocean View School District:	Tierra Vista School Modernization 2000 - 2002
Ocean View School District:	Laguna Vista School Modernization 2000 - 2002

Professional Affiliations:

Member: Coalition for Adequate School Housing (CASH)
Member: Latino Engineers Architects Developers Society (LEADS)
Member: Society of American Registered Architects (SARA)
Member: Earthquake Disaster Volunteer (FEMA)

MTZ Structural Engineering Experience:

Most of my experience has been in the Los Angeles metropolitan area but I've also engineered projects in other California cities such as, New Port Beach, Avalon, Ojai, Palm Springs Santa Barbara, Los Gatos, Jupiter Florida and once a vacation compound in Negril Jamaica. My experience ranges from large residential projects with full basements with conventional retaining wall. Many of these hillsides projects were built on site with complex soil condition requiring grade beam and friction pile foundations and some also requiring soldier pile retaining systems to support hillsides on some sites with more complex soil conditions. My experience also includes engineering commercial buildings such as stand alone restaurants, office buildings, and private institutional structures (multi story private school buildings). Additional experience also includes seismic retrofitting of existing unreinforced brick and concrete buildings, retrofitting failing commercial buildings and structural remodel of existing commercial buildings.

Following are lists of my former employers, architects, and contractors I have worked with prior starting my own firm. I have also included is small list of my current clients.

Jose Luis Martinez - Education:

- California State University Northridge

Past employers:

- Steven Mezey & Assoc. 5 yrs.
- King Beinioff Steinman King Structural Engineering 2 yrs.
- Parker Resnick Structural Engineering 10 yrs.
- C.W. Howe Partners 1 1/2 yrs.

Notable architectural firms and constructions companies whom worked with during my employment at Parker Resnick Structural Engineering

- W3 Architects
- Roto Architecture (Firemen's Memorial in Hollywood, Los Gatos House & Cliffside House in Malibu)
- Koning Eizenberg Architects (Oakwood Elementary Gymnasium and multipurpose room Studio City)
- Erlich Architects
- Eric Parlee Architect
- Fred Fisher and Partners (Gulfstream Seafood Restaurant in Newport Beach)
- Luis Ortega Interiors
- Mack Architects
- OJMR Architects (Lutheran School classroom Building in Westchester)
- Kerry Joyce
- Wylie Carter Architects
- Graft Architects (Neue Sentimental Films Los Angeles offices in Marina Del Rey)
- KAA Design
- McCoy Construction
- Holtz Construction

Current client list;

- Villarruel Architects, Inc
- Zeise Architecture
- A. Thomas Torres Design
- Raymond A. Keller Architect
- GB Design Stuart Beriman
- Luis Ortega Interiors
- Equinox Architecture Inc
- Knibb Design
- Schmidt Architecture
- Prats Inc. Design Build
- F & B Residential Design Company
- Heltzer Construction

References;

- **Tom Torres** at A. Tomas Torres Design
- **Andrea Van den Eikof** at Appleton Partners (Santa Monica Office)
- **Warren Wolff Wagner or Deva Berg** of W3 Architects.
- **Antonio Villarruel** of Villarruel Architects, Inc

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
Michael Vera, PE	**Mechanical Engineer**	**11**	**4**

15. FIRM NAME AND LOCATION *(City and State)*

The American Engineers (Anaheim, CA)

16. EDUCATION *(DEGREE AND SPECIALIZATION)*	17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*
Bachelor of Science in Mechanical Engineering **Technological University of the Philippines** **Scholar of the Department of Science and Technology**	**California, Mechanical, M-41571**

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*: DPSS S.Central, HVAC Equipment Replacement, Los Angeles, CA

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2019 | CONSTRUCTION *(If applicable)*: 2021-2023

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — [X] Check if project performed with current firm

Upgrade of the 200 Tons Chilled Water System with new equipment and improved efficiency above the code requirement for the LA County Department of Public Social Services South Central building.

SPECIFIC ROLE: Mechanical Engineer

b.

(1) TITLE AND LOCATION *(City and State)*: ACWM Office Building Total Renovation, South Gate, CA 90280

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2020 | CONSTRUCTION *(If applicable)*: 2022-2024

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — [X] Check if project performed with current firm

Tenant improvement of the approximately 23,000 SF Office Warehouse building. About 18,000 SF are renovated into new offices and laboratories for the LA County Agricultural Commission Weights and Measures.

SPECIFIC ROLE: Mechanical Engineer

c.

(1) TITLE AND LOCATION *(City and State)*: Multi-Family Residential Building New Construction, 936 S. Westlake Ave. Los Angeles CA 90006.

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2022 | CONSTRUCTION *(If applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — [X] Check if project performed with current firm

New construction of a Mixed-use (Tower A) & Multi-residential podium (Tower B) type building with a total of approximately two hundred and forty (240) apartment units in a 60,000 square feet (sq.ft.) lot. It has a total floor area of ± 198,046 sq. ft. with ± 90 studios, ± 120 one-bedrooms, and ± 30 two-bedroom unit types.

SPECIFIC ROLE: Mechanical Engineer

d.

(1) TITLE AND LOCATION *(City and State)*: New Construction 8 -Story Mixed-Use Building, San Pedro, CA

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2019 | CONSTRUCTION *(If applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFICROLE — [X] Check if project performed with current firm

Consisting of 3 floors of Commercial/Parking and 5 floors of Residential apartment with 99 units. The residential units are composed of 24 studios, 47 one-bedroom, 21 two bedrooms, and 7 three bedrooms. The approximate total floor area of the building is 150,000 SF.

SPECIFIC ROLE: Mechanical Engineer

e.

(1) TITLE AND LOCATION *(City and State)*: Renovation of County of LA El Segundo Yard

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2020 | CONSTRUCTION *(If applicable)*: 2022

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — [X] Check if project performed with current firm

Installation of Hydrogen Fueling Equipment at existing Gasoline Stations. Provides electrical and mechanical piping plans from the fueling stations to the equipment compound that holds the H2 storage and compression equipment. Installs Compressed Natural Gas (CNG) Fueling Faculty for Heavy-Duty Vehicles which includes electrical and mechanical Piping plans for the equipment and fueling Stations.

SPECIFIC ROLE: Mechanical Engineer

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
Krishma C.V. Kumar, PE	**Mechanical Engineer**	**52**	**9**

15. FIRM NAME AND LOCATION *(City and State)*

The American Engineers (Anaheim, CA)

16. EDUCATION *(DEGREE AND SPECIALIZATION)*	17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*
MS Mechanical Engineering, Brigham Young University, UT **HVAC and Plumbing**	**California, Mechanical, M-22176**

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

▪Listed in Marquis Whos Who- 2019 edition

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*: DPSS S.Central, HVAC Equipment Replacement, Los Angeles, CA

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2019 | CONSTRUCTION *(If applicable)*: 2021-2023

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — [X] Check if project performed with current firm

Upgrade of the 200 Tons Chilled Water System with new equipment and improved efficiency above the code requirement for the LA County Department of Public Social Services South Central building.

SPECIFIC ROLE: Mechanical Engineer

b.

(1) TITLE AND LOCATION *(City and State)*: ACWM Office Tenant Improvement, South Gate, CA 90280

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2020 | CONSTRUCTION *(If applicable)*: 2022-2024

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — [X] Check if project performed with current firm

Tenant improvement of the approximately 23,000 SF Office Warehouse building. About 18,000 SF are renovated into new offices and laboratories for the LA County Agricultural Commission Weights and Measures.

SPECIFIC ROLE: Mechanical Engineer

c.

(1) TITLE AND LOCATION *(City and State)*: Constructibility Review, 9002 South Fremont Avenue, Alhambra, CA 91803

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2020 | CONSTRUCTION *(If applicable)*:

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — [X] Check if project performed with current firm

The project is the design review of the Plumbing and Electrical construction document done by the County of Los Angeles. The work is to replace each sink, faucet, urinals, and water closet with hardwires electronic flush and battery back-up in each toilet of the entire building.

SPECIFIC ROLE: Mechanical Engineer

d.

(1) TITLE AND LOCATION *(City and State)*: Animal Shelter HVAC Replacement, 1258 Garfield Ave., Downey, CA

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2020 | CONSTRUCTION *(If applicable)*: 2021

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — [X] Check if project performed with current firm

The project is the replacement of existing HVAC units at the Animal Shelter's main office building of the County of Los Angeles. The total area of the project is 1800 SF. The scope of work is the evaluation and preparation of Construction Documents for the installation of the new HVAC system that will comply with the 2019 California Mechanical and Energy Codes.

SPECIFIC ROLE: Mechanical Engineer

e.

(1) TITLE AND LOCATION *(City and State)*: Renovation of County of LA El Segundo Yard

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2020 | CONSTRUCTION *(If applicable)*: 2022

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — [X] Check if project performed with current firm

Parking lot shall be resurfaced and new ADA parking space shall be installed. At Building #2, a new crew room will have new LED lighting, new conference table seats, TV with Video conferencing, new Cabinets and sinks, New Lockers, 4 work stations, new ADA restrooms, new HVAC, new finishes, new window, 2 new offices, and reroofing. At Building #3, there shall be 2 workstations, new HVAC, new doors and new lights. Building #3 improvements cover 368 SF part of the whole building and Building #2 improvements cover 1,641 SF part of the whole building.

SPECIFIC ROLE: Mechanical Engineer

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
Ramon Edrick Hilario, PE	**Electrical Engineer**	**31**	**10**

15. FIRM NAME AND LOCATION *(City and State)*

The American Engineers (Anaheim, CA)

16. EDUCATION *(DEGREE AND SPECIALIZATION)*	17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*
Bachelor of Science in Electrical Engineering **Power and Fire Alarm**	**California, Electrical, E-20282**

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*: DPSS S.Central, HVAC Equipment Replacement, Los Angeles, CA, 90059

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2019 | CONSTRUCTION *(If applicable)*: 2021-2023

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — [X] Check if project performed with current firm

Upgrade of the 200 Tons Chilled Water System with new equipment and improved efficiency above the code requirement for the LA County Department of Public Social Services South Central building.

SPECIFIC ROLE: Electrical Engineer

b.

(1) TITLE AND LOCATION *(City and State)*: LA County DPW District 4 Office Sewer and Storm Drain Feasibility Study, Alhambra, CA

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2020 | CONSTRUCTION *(If applicable)*: N/A

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — [X] Check if project performed with current firm

Provide comprehensive evaluation to which extent repair and replacement is needed of the existing Storm Drain and Sanitary Sewer piping systems of the 12 stories Public Works Headquarters Building at 900 Fremont Ave, Alhambra, CA 91803

SPECIFIC ROLE: Electrical Engineer

c.

(1) TITLE AND LOCATION *(City and State)*: ACWM Agricultural Commissioner/Weights and Measures Office TI, South Gate, CA 90280

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2020 | CONSTRUCTION *(If applicable)*: 2022-2024

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — [X] Check if project performed with current firm

Tenant improvement of the approximately 23,000 SF Office Warehouse building. About 18,000 SF are renovated into new offices and laboratories for the LA County Agricultural Commission Weights and Measures.

SPECIFIC ROLE: Electrical Engineer

d.

(1) TITLE AND LOCATION *(City and State)*: 95th and Normandie Pocket Park ConstructionTI, South Gate, CA 90280

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2021 | CONSTRUCTION *(If applicable)*: 2023

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — [X] Check if project performed with current firm

A new development project of a 5000 SF lot which includes 1000 SF mobile programming and recreation, a playground, benches and picnic tables, storage, a shed, and a parking area.

SPECIFIC ROLE: Electrical Engineer

e.

(1) TITLE AND LOCATION *(City and State)*: Renovation of County of LA El Segundo Yard

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2020 | CONSTRUCTION *(If applicable)*: 2022

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — [X] Check if project performed with current firm

Parking lot shall be resurfaced and new ADA parking space shall be installed. At Building #2, a new crew room will have new LED lighting, new conference table seats, TV with Video conferencing, new Cabinets and sinks, New Lockers, 4 work stations, new ADA restrooms, new HVAC, new finishes, new window, 2 new offices, and reroofing. At Building #3, there shall be 2 workstations, new HVAC, new doors and new lights. Building #3 improvements cover 368 SF part of the whole building and Building #2 improvements cover 1,641 SF part of the whole building.

SPECIFIC ROLE: Electrical Engineer

City of Compton
GENERAL SERVICES DEPARTMENT

Office (310) 605-5519
Fax. (310) 609-1753

February 17, 2011

To Whom It May Concern:

This letter of reference is written on behalf of Villarruel Architects, Inc. The City of Compton has worked with this Architectural firm on a variety of construction projects. Villarruel Architects, Inc. has provided design, construction documents, and oversight for our new handicap accessible restroom in the Council Chamber, renovation of the Martin Luther King Transit Center, and our new communication center.

This firm has met our demanding needs promptly and professionally. They are very effective at working with contractors and the plan check approval is quick. I am very pleased with the design and aesthetics of each project.

I highly recommend Villarruel Architects, Inc. for future projects, since they have completed our projects on time and have proven dependable, reliable, and professional.

If you have any questions, please feel free to call me at (310) 605-5519.

Sincerely,

Robert Burnett
General Services Director

COMPTON CITY HALL
205 South Willowbrook Avenue Compton, California 90220

COMPTON UNIFIED SCHOOL DISTRICT
BUSINESS & ADMINISTRATIVE SERVICES

Facilities, Maintenance, Operations, &
Transportation Department (FMOT)
417 Alondra Blvd
Compton, CA 90220
Telephone: (310) 639-4321 Ext. 55350
Fax: (310) 631-9871

March 31, 2022

Re: Letter of Recommendation, Villarruel Architects, Inc

To Whom It May Concern:

I am very pleased to write a letter of recommendation for Villarruel Architects Inc.

I have had the pleasure and opportunity to work alongside and with Antonio Villarruel and his team on several design and construction projects over the past 4 years. As a firm Villarruel Architect Inc. was select as one of 5 architectural firms for the Compton Unified School District's construction program. As the Owner/Principal I have witnessed and observed Antonio's leadership capabilities and on hand approach for all construction projects and assistance with the District's closeout of non-certified construction projects.

Villarruel Architects consistently demonstrates a high degree of professionalism daily, as well as in-depth knowledge of all aspects of the Division of State Architect's processes, guidelines, and rules. Villarruel Architects extensive knowledge within the field of school, construction, planning and how to align them with a District's program are an asset to any school district.

From my perspective, the qualifications for a school district architect, is quality services, and firms that have worked successfully on completions of construction projects closeout. These characteristics described above constitutes the qualities for an effective firm. Therefore, it is my strongest recommendation to support Villarruel Architects, Inc. for your school district's architectural services for current/future construction and bond program Projects.

Sincerely,

Nathaniel C. Holt
Chief Facilities Officer and Bond Program Manager
Compton Unified School District

Compton City Hall Council Chamber Addition

Compton, CA

A brand new Mens and Womens Restroom Building Addition for the Compton City Hall Council Chamber in the City of Compton, CA

Description:
This project called for the design and construction of a brand new Men's and Women's ADA Accessible Restroom addition adjacent to the existing City Hall Council Chamber Building. Villarruel Architects, Inc. was hired to design the addition to work with the buildings existing architectural and structural components. One major design issue was to design the restroom to function with the existing structural slab and subterranean parking garage below. Included in the project scope was the need for a Men's Restroom with (2) lavatories, (2) toilets/stalls & (3) urinals as well as a Women's Restroom with (2) lavatories & (4) toilets/stalls, and finally a storage/janitors closet. The complexities of this site as well as tying the new scope into the existing program elements and creating a new opening through an existing 18" thick stone wall have helped to bring functionality back to this exisiting Compton City Hall Council Chamber Facility located in the City of Compton, CA.

Client:
City of Compton

Project Data:

Date:	2009
Size:	703 S.F.
Cost:	$450,000

Architect:
Antonio Villarruel, AIA

VILLARRUEL
ARCHITECTS, INC.
ARCHITECTURE + PLANNING + INTERIORS

ANTONIO VILLARRUEL, PRINCIPAL

MLK Transit Center

Compton, CA

A Building Renovation of the Martin Luther King Jr. Transit Center in the City of Compton, CA

Description:
The project called for an extensive interior and exterior renovation to the existing Martin Luther King Jr. Transit Center for the City of Compton, CA. Villarruel Architects, Inc. was selected to provide design and construction management services to complete the improvements required by the City's General Services Department. The existing building functions as a multi-tenant facility containing the Metro Blue Line, Greyhound office, Compton Chamber of Commerce and various other tenants. Renovations were done to the restrooms, lighting, tile finishes, new fire and intrusion alarm system, interior wall re-configurations, landscaping, complete parking lot restriping including accessible path of travel, and interior and exterior painting throughout.

Client:
City of Compton

Project Data:

Date:	2006
Size:	12,000 S.F.
Cost:	$1,000,000

Architect:
Antonio Villarruel, AIA

VILLARRUEL
ARCHITECTS, INC.
ARCHITECTURE + PLANNING + INTERIORS

ANTONIO VILLARRUEL, PRINCIPAL

Ocean View Junior High School Kitchen

Oxnard, CA

A new Kitchen, Serving Area, Washroom and Site Improvements at Ocean View Junior High School in the City of Oxnard, CA

Description:
This project called for the creative re-use of existing space towards the development of a new food preparation zone and support areas. Villarruel Architects, Inc. was called upon to provide plans and details for the construction of a new buffet style serving area which was previously being used as a serving window type service. The new kitchen area received brand new equipment and a custom ventilation hood as well as various other miscellaneous site improvements. The services rendered by Villarruel Architects, Inc. have given the faculty a new modernized and up-to-date kitchen while efficiently tapping into the existing infrastructure of Ocean View Junior High School in Oxnard, CA.

Client:
4200 Olds Road
Oxnard, CA 93033

Project Data:

Date:		2006
Size:	*kitchen*	1,185 S.F.
	service	565 S.F.
Cost:		$500,000

Architect:
Antonio Villarruel, AIA

VILLARRUEL
ARCHITECTS, INC.
ARCHITECTURE + PLANNING + INTERIORS

ANTONIO VILLARRUEL, PRINCIPAL

Rio Mesa High School

Oxnard, CA

New Outdoor High School Swimming Facility w/ Associated Restroom / Locker / Storage Building for Rio Mesa High School

Description:
This project for a new Outdoor High School Swimming Facility with Associated Restroom / Locker / Storage Building, designed by Villarruel Architects, Inc. including a new 4,000 square foot building including Boy's and Girl's restrooms w/ showers as well as Boy's and Girl's locker rooms. The new building also includes associated equipment rooms and storage rooms as well as ample space for pool filtering equipment. A new 25 yard wide x 35 meter long competition grade swimming pool with surrounding 30 foot wide deck with 5 rows of bleachers was also a part of the project scope. The project required Ventura County Environmental Health approval because the school was on a septic system that needed to be phased out and the school connected to the new City Sewer. This new state of the art Swimming Facility has given a home to the competitive Rio Mesa High School Swim Team of Oxnard, CA.

Client:
Oxnard Union High School District
309 South K Street
Oxnard, CA 93030

Project Data:

Date:		2004
Size:	*(bldg)*	4,000 Sq. Feet
	(pool)	25 yard x 35 meter
Cost:		$2,500,000

Architect:
Antonio Villarruel, AIA

Pool Designer:
Aquatic Design Group

VILLARRUEL
ARCHITECTS, INC.
ARCHITECTURE + PLANNING + INTERIORS

ANTONIO VILLARRUEL, PRINCIPAL

Chadpak Warehouse

Van Nuys, CA

Villarruel Architects, Inc. was selected to assist in the reconstruction of Chadpak warehouse in Van Nuys, CA.

Description:
In December 2018 an arsonist burned down a building constructed in 1988 housing Chadpak Co. a leading supplier of visual display packaging material. Villarruel Architects was contacted to assist the owners in the reconstruction of the building. The existing building was 4,370 SF. Through some creative design we were able to increase the size of the new building to 5,367 SF. The new building is based on the 2016 building and green code so is very energy efficient.

Client:
Chadpak

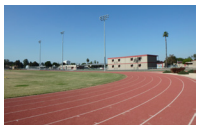
Project Data:

Date:	2022
Size:	5,367 S.F.
Cost:	$1,000,000

Architect:
Antonio Villarruel, AIA

VILLARRUEL ARCHITECTS, INC.
ARCHITECTURE + PLANNING + INTERIORS

ANTONIO VILLARRUEL, PRINCIPAL



Roosevelt Middle School Sports Field

Compton, CA

Villarruel Architects, Inc. was selected to design a running track, soccer field and field lights at Roosevelt Middle School for the Compton Unified School District.

Description:
The Compton Unified School District selected Villarruel Architects, Inc to design a new 400 meter running track at Roosevelt Middle School. The new running track was design to meet CIF standards. The new running track was constructed with synthetic surfacing, new perimeter fencing, drains, drinking fountain, Tifway 419 sod, drought tolerant landscaping, accessible gates and school coordinated colors. Six 80 foot tall MUSCO LED field lights were installed. Also included was 5 row aluminum bleachers and perimeter concrete paving. The soccer and football team of Roosevelt Middle School now have new regulation size running track and athletic field that they can be proud to call home.

Client:
Compton Unified School District

Project Data:

Date:	2016
Size:	165,000 S.F.
Cost:	$2,000,000

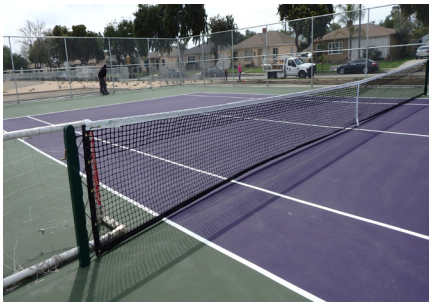
Architect:
Antonio Villarruel, AIA

VILLARRUEL
ARCHITECTS, INC.
ARCHITECTURE + PLANNING + INTERIORS

ANTONIO VILLARRUEL, PRINCIPAL

Roosevelt Middle School Tennis Courts

Compton, CA



Villarruel Architects, Inc. was selected to design a 2 new tennis courts at Roosevelt Middle School for the Compton Unified School District.

Description:
The Compton Unified School District selected Villarruel Architects, Inc to design 2 new tennis courts at Roosevelt Middle School. The middle school was lacking in tennis courts. The new tennis courts were design to meet CIF standards. The new tennis courts received new perimeter fencing, drains, drinking fountain, player benches, accessible gates and color coordinated paint. Also included was 5 row aluminum bleachers and perimeter concrete paving. The Tennis team of Roosevelt Middle School now have new regulation size tennis courts that they can be proud to call home.

Client:
Compton Unified School District

Project Data:

Date:	2015
Size:	20,000 S.F.
Cost:	$250,000

Architect:
Antonio Villarruel, AIA

VILLARRUEL
ARCHITECTS, INC.
ARCHITECTURE + PLANNING + INTERIORS

ANTONIO VILLARRUEL, PRINCIPAL

VILLARRUEL
ARCHITECTS, INC.
ARCHITECTURE + PLANNING + INTERIORS
ANTONIO VILLARRUEL, PRINCIPAL

June 26, 2024

Nebraska Jones
City of Compton
Department of General Services
205 South Willowbrook Ave
Compton, CA 90220

Re: *Fee Proposal for Design Services at Jackie Robinson Stadium Renovation*

Project No.: 2024-14

Mr. Jones,

We have reviewed your proposed project and present below our evaluation of the scope of work and fees anticipated to complete the project. Our understanding of the scope of work is to provide Architectural and Engineering services for the renovation of Jackie Robinson Stadium per the RFP dated May 8, 2024. The architect's basic service shall include services necessary for the development of complete design drawings and specifications, together with construction administration and field observation of actual construction of the project, in accordance with this proposal, the City's contract and general conditions for construction. Items not specified in the RFP are not included.

Based on the above, we present below our evaluation of the Scope of Work and Fees anticipated to complete the project. We will perform services as follows.

I. SCOPE OF WORK:

A. RESEARCH and PRELIMINARY DESIGN

1. Meet with client to discuss project issues and assess project needs, objectives and deadlines for the proposed scope of work.
2. Visit the site and document in more detail existing site, stadium, electrical, plumbing, mechanical and irrigation conditions to identify items that may affect the project scope.
3. Research and obtain existing as-built documents on file with the Client.
4. Research and obtain existing as-built documents on file with previous consultants.
5. *Research, obtain and plot underground utility information received from the Client.*
6. Coordinate existing light pole locations with the Client.
7. Prepare preliminary site plan including building locations, existing and proposed site improvements, ADA walkways, parking, and other site layout issues.
8. Prepare preliminary facility improvement design drawings.
9. Submit preliminary designs to the Client for review.
10. Meetings as necessary with Client.
11. Make corrections to the preliminary plans as required by the client.

B. CONSTRUCTION DOCUMENTS

1. Prepare architectural and engineering plans and details as noted in Appendix A for review and processing. Construction documents will include:

   a) Prepare architectural site plan and details identifying the location of the proposed building improvement including documenting Disable Assess facilities, path of travel and handicap parking as required by ADA.

   b) Prepare plans and details to renovate the existing home team locker room.

   c) Prepare plans and details to renovate the existing visiting team locker room.

   d) Prepare plans and details to renovate the existing restrooms 3, 4, 11 and 12.

   e) Prepare plans and details to renovate the Management Office, Storage Room and Utility Closet.

   f) Prepare architectural plans and details to renovate the existing snack bar / concession stand and submit to the Health Department for review.

   g) Prepare plans and details to renovate the Press box and provide new sound system equipment.

   h) Provide electrical engineering services for power distribution and lighting to the locker rooms, restrooms, snack bar / concession stand, management office, storage room and utility closet.

   i) Provide electrical engineering services to add new walkway lighting on the existing light poles. New light poles are not included.

   j) Provide low voltage design for new sound equipment in the press box. New speakers will be wall mounted. New poles for speakers are not included.

   k) Provide plumbing plans and details for the new team locker rooms, restrooms, and snack bar / concession stand.

   l) Provide Mechanical ventilation plans and details for the new team locker rooms, restrooms, and snack bar / concession stand.

2. Make submittal and attend meetings, as required, for Building and Safety plan check.

3. Make submittal and attend meetings, as required, for Health Department plan check.

C. BIDDING

1. Prepare a project manual consisting of construction specifications in book form. Front end documents shall be provided by the City.

2. Assist the City with attending one (1) public job walk.

3. Prepare addenda as required to all plan holders.

4. Review contactor bids for selection of the lowest qualified bid.

D. LIMITED CONTRACT ADMINISTRATION / CLOSEOUT

1. Perform construction observation services for 120 calendar days:

   a) Attend one (1) pre-construction meeting with the contractor, DSA inspector and the Client's representative at the beginning of project.

   b) Attend a maximum of eight (8) site meetings during the construction to verify general conformance with the contract documents.

   c) Coordinate with City inspector during the course of the construction.

d) Review submittals and respond to RFI's.

e) Review and certify contractors pay application.

f) Attend one (1) punch list walk at completion of project.

g) Attend one (1) final field inspection to verify completion of punch list.

h) Assist the Client to gather and submit to the Client closeout documents including warranties, guaranties, manuals, as-builds', etc.

E. REIMBURSABLES

1. Cost for reproduction, printing, mail, delivery, etc.

II. FEE:

A. Our fee for the services described above will be **$139,980.** and broken down as follows:

IIA	Research and Preliminary Design	$23,460.00
IIB	Construction Documents	80,000.00
IIB	Bidding Assistance	$6,360.00
IIC	Construction Administration / Close-out	$28,160.00
IIE	Reimbursables	$2,000.00

B. Construction observation services beyond the 120 calendar days shall be an additional cost of $4,000. Per Month.

C. In the event the Scope of Work changes for any reason, we will notify you of that change and any additional services that will be required as a result. Any such additional services approved by you will be billed on a time and material basis based upon our current Hourly Rate Schedule attached hereon.

III. EXCLUSIONS:

A. The following items will not be included in the Scope of Services, but may be available *under separate contract*:

1. Permits or agency fees.
2. Public Presentations, color renderings, etc.
3. On or off-site Civil Engineering, Land and Topographic Survey services.
4. Parking Lot improvements. Solar Panel and Disable Parking Improvements.
5. Fire Sprinkler design, calculations, or approvals.
6. Scoreboard.
7. Landscape and irrigation.
8. Improvements to the baseball and softball fields.
9. Improvements to the existing field lights.
10. New Bleachers.
11. Upgrade to existing water, electrical, or gas services to the site.
12. Recordation of utilities, covenants, development agreements.
13. Soils or geotechnical engineering services.
14. Storage or abatement of hazardous or toxic materials encountered.
15. Traffic, noise, utility, environmental, or other studies/ reports not detailed above.

B. All outside costs, services, and expenses, including without limitation, blueprinting, reproductions, deliveries, travel, etc. will be billed through us at a rate of cost plus fifteen percent (15%).

IV. SPECIAL REQUIREMENTS:

A. If the basic services covered by this letter have not been completed within twenty four (24) months of the date of this letter, through no fault of ours, extended time for completion and fees charged will be subject to renegotiation.

B. The attached General Conditions and Hourly Rate Schedule are incorporated herein.

C. We require that you provide requested information and direction in a timely manner. Failure to do so will cause adjustments in the time it takes to complete our response, approvals, and/or administrative processes, and may delay the completion of the work.

D. We may rely upon interpretations by your consultants or other parties for the results of borings, surveys, or other tests or explorations in the performance of the Work. We shall not be responsible for incomplete or faulty tests or for variances in soil and other conditions at the site.

E. We will require accurate plans setting forth the location of all property lines, buildings and structures and their components, subterranean structures and utilities. We will rely on the accuracy of documents acquired from you or your other consultants. We will not be responsible for omissions or incorrect data, or for damage to subterranean structures or utilities resulting from our reliance upon those plans or from nondisclosure of their existence or location.

F. All instruments of service including but not limited to, field samples and data, field notes, laboratory tests and data, drawings, specifications, calculations, estimates, and other documents prepared by us or our consultants in connection with the Project are, and shall remain our property until final payment is received and posted.

G. We require that you provide requested information and direction in a timely manner. Failure to do so will cause adjustments in the time it takes to complete documents, approvals, and/or administrative processes, and may delay the completion of the work.

H. The Architect shall not have control over or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures, of for safety precautions and programs in connection with the Work, since these are solely the Contractors responsibility under the Contract for Construction. The Architect shall not be responsible for the Contractor's schedule or failure to carry out the Work in accordance with the Contract Documents. The Architect shall not have control over or charge of acts or omissions of the Contractor, Subcontractors, or their agents or employees, or of any other person performing portions of the Work.

I. In consideration of the risks and rewards involved in this Project, The Client and Contractor agrees, to the maximum extent permitted by law, to indemnify and hold harmless the Architect from any damages, liabilities or cost, including reasonable attorney fees and defense costs, arising or allegedly arising from any negligent acts, errors or omissions by any prior consultant employed by the Client on this Project and from any claims of copyright or patent infringement by the architect arising from the use of any document prepared or provided by the Client or by the architect of the Client. The Client warrants that any document provided to the architect by the Client, Contractor or prior architect may be relied upon as having the rights to provide such documents free of any claims of copyright or patent infringement or violation of any other party's rights in intellectual property.

The proposal described in this letter will expire if not executed 60 days from the date of this letter. If this proposal meets with your approval, please sign where noted below, and return one original copy of this letter to us. This will then constitute an Agreement between us for the performance of the work.

Thank you for the opportunity to present this proposal for your consideration. If you should have any questions concerning these matters, please contact us at your earliest convenience.

Respectfully submitted,
VILLARRUEL ARCHITECTS, INC.

Antonio Villarruel, AIA
Principal
License Number: C25143

I acknowledge having read this Fee Proposal and agree to its terms and conditions. I hereby authorize you to commence work on this project.

Client – City of Compton

Date _____

By _____

Its _____

Enclosure: General Conditions
Hourly Rate Schedule

VILLARRUEL ARCHITECTS LABOR HOURS

PROJECT TITLE:
City of Compton
Jackie Robinson Stadium Renovation

DATE: 26-Jun-24

DESCRIPTION	FEE ESTIMATE TOTAL		
	HOURS	COST	TYPE

SUMMARY

PROJECT DESCRIPTION:

1. TASK A: DESIGN DRAWINGS	634	$	103,460
2. TASK B: *BID / CONSTRUCTION*	146	$	34,520
REIMBURSABLES		$	2,000
GRAND TOTAL:	**780**	**$**	**139,980**

1. TASK A DESIGN DRAWING FEE BREAKDOWN SUMMARY

Architect Fee	$57,300
Structural Fee	$9,120
Electrical Fee	$12,960
Mechanical Fee	$18,240
Communication Engineer	$5,840
	$103,460

2. TASK B BID / CONSTRUCTION ADMIN FEE BREAKDOWN SUMMARY

Architect Fee	$19,360
Structural Fee	$3,160
Electrical Fee	$4,120
Mechanical Fee	$4,120
Communicationl Engineer	$3,760
	$34,520

VILLARRUEL ARCHITECTS, INC.

PROJECT TITLE:
City of Compton
Jackie Robinson Stadium Renovation

DESIGN DRAWING SERVICES

PAGE: 2 of 3

DATE: 26-Jun-24

LABOR HOURS - TASK A

		ESTIMATED MAN-HOURS							TOTALS			
	Activity / Description	Principal Architect	Principal Engneer	Project Manager	Senior Engr.	Staff Designe	CADD Drafter	Tech. Typist	Labor Hours Sub-Tot	Labor Cost Sub-Tot	Reimbursable Cost for all Consultants Estimate	ESTIMATED TOTAL COST
	Hrly. Rate>	250	240	190	190	150	120	85				
	ARCHITECTURAL:											
1.	Field investigation	7	0	4	0	0	0	0	11	2,510	0	2,510
2.	Research Existing Documents	7	0	4	0	0	0	0	11	2,510	0	2,510
3.	Design Review Meetings	7	0	4	0	0	0	0	11	2,510	0	2,510
4.	Design and Planning Drawings:	7	0	24	0	24	40	0	95	14,710	0	14,710
5.	Architectural Drawings:	2	0	24	0	24	114	8	172	23,020	0	23,020
6.	Specifications	7	0	8	0	0	0	8	23	3,950	0	3,950
7.	Cost Estimates: Prelim & Final	7	0	4	0	0	0	8	19	3,190	0	3,190
8.	Plan Check	2	0	8	0	0	24	0	34	4,900	0	4,900
	STRUCTURAL:											
1.	Field investigation	0	4	0	0	0	0	0	4	960	0	960
2.	Research Existing Documents	0	4	0	0	0	0	0	4	960	0	960
3.	Design Review Meetings	0	4	0	0	0	0	0	4	960	0	960
4.	Structural Calculations	0	4	0	0	0	0	0	4	960	0	960
5.	Structural Drawings:	0	4	0	0	0	20	0	24	3,360	0	3,360
6.	Specifications	0	0	0	0	0	0	0	0	0	0	0
7.	Cost Estimates: Prelim & Final	0	0	0	0	0	0	0	0	0	0	0
8.	Plan Check	0	4	0	0	0	8	0	12	1,920	0	1,920

	ELECTRICAL ENGINEERING:											
1.	Field investigation	0	4	0	0	0	0	0	4	960	0	960
2.	Research Existing Documents	0	4	0	0	0	0	0	4	960	0	960
3.	Design Review Meetings	0	4	0	0	0	0	0	4	960	0	960
4.	Title 24 Energy Calculations	0	4	0	0	0	0	0	4	960	0	960
5.	Power and Lighting Drawin	0	4	0	0	0	36	0	40	5,280	0	5,280
7.	Specifications	0	4	0	0	0	0	0	4	960	0	960
8.	Cost Estimates: Prelim & Final	0	4	0	0	0	0	0	4	960	0	960
9.	Plan Check	0	4	0	0	0	8	0	12	1,920	0	1,920
	MECHANICAL ENGINEERING:											
1.	Field investigation	0	4	0	0	0	0	0	4	960	0	960
2.	Research existing documents	0	4	0	0	0	0	0	4	960	0	960
3.	Design Review Meetings	0	4	0	0	0	0	0	4	960	0	960
4.	Title 24 Energy Calculations	0	4	0	0	0	0	0	4	960	0	960
5.	HVAC Drawings:	0	4	0	0	0	36	0	40	5,280	0	5,280
6.	Plumbing Drawings	0	4	0	0	0	36	0	40	5,280	0	5,280
7.	Specifications	0	4	0	0	0	0	0	4	960	0	960
8.	Cost Estimates: Prelim & Final	0	4	0	0	0	0	0	4	960	0	960
9.	Plan Check	0	4	0	0	0	8	0	12	1,920	0	1,920
	COMMUNICATION ENGINEERING:											
1.	Field investigation	2	0	0	0	0	0	0	2	500	0	500
2.	Research Existing Documents	2	0	0	0	0	0	0	2	500	0	500
3.	Design Review Meetings	2	0	0	0	0	0	0	2	500	0	500
4.	Drawings:	2	0	0	0	0	24	0	0	3,380	0	3,380
5.	Specifications	0	0	0	0	0	8	0	8	960	0	960
6.	Cost Estimates: Prelim & Final	0	0	0	0	0	0	0	0	0	0	0
7.	Plan Check	0	8	0	0	8	8	0	0	0	0	0
	Sub-Total Task A	54	100	80	0	56	370	24	**634**	103,460	0	**103,460**

VILLARRUEL ARCHITECTS, INC.

PROJECT TITLE:
City of Compton
Jackie Robinson Stadium Renovation

BID AND CONSTRUCTION ADMINISRATION SERVICES

DATE: 26-Jun-24

TASK B

Activity / Description	ESTIMATED MAN-HOURS							TOTALS			
	Principal Architect	Principal Engineer	Project Manager	Senior Engr.	Staff Designer	CADD Drafter	Tech. Typist	Labor Hours Sub-Tot	Labor Cost Sub-Tot	Other Direct Costs	ESTIMATED TOTAL COST
Hrly. Rate>	250	240	190	190	150	120	85				
ARCHITECTURAL:											
1. Bidding Stage	4	0	4	0	0	0	4	12	1,760	0	1,760
2. Construction Support Services	40	0	40	0	0	0	0	80	17,600	0	17,600
STRUCTURAL:											
1. Bidding Stage	0	2	0	4	0	0	0	6	1,240	0	1,240
2. Construction Support Services	0	8	0	0	0	0	0	8	1,920	0	1,920
ELECTRICAL:											
1. Bidding Stage	0	2	0	4	0	0	0	6	1,240	0	1,240
2. Construction Support Services	0	12	0	0	0	0	0	12	2,880	0	2,880
MECHANICAL:											
1. Bidding Stage	0	2	0	4	0	0	0	6	1,240	0	1,240
2. Construction Support Services	0	12	0	0	0	0	0	12	2,880	0	2,880
COMMUNICATION:											
1. Bidding Stage	2	0	2	0	0	0	0	4	880	0	880
2. Construction Support Services	0	12	0	0	0	0	0	0	2,880	0	2,880
Sub-Total Engineering	46	50	46	12	0	0	4	146	34,520	0	34,520

VILLARRUEL ARCHITECTS, INC.

16140 Valerio Street, Suite B
Van Nuys, CA 91406
Office (818) 756-0425
Fax (818) 782-4116

RATE SCHEDULE

January 1, 2024 to December 31, 2024

Architecture / Planning / Interiors	Hourly Rate
Principal	$ 250
Project Architect	$ 200
Construction Manager	$ 155
Project Manager	$ 125
Designer	$ 120
Draftsperson	$ 100
Clerical/Accounting	$ 75

Consulting Engineers	Hourly Rate
Structural Engineer	$ 225
Civil Engineer	$ 220
Electrical Engineer	$ 185
Mechanical Engineer	$ 180
Landscape Architect	$ 180
Project Engineer	$ 150
Draftsperson	$ 100
Clerical/Accounting	$ 75

A 15% mark-up will be charged on all outside costs which are not part of this contract.

NOTE: Rates are subject to change.

GENERAL CONDITIONS

ARTICLE 1 - Client Responsibilities The Client shall provide the following:

A. A right-of-entry onto the subject site for the employees, consultants, subcontractors and other agents of Villarruel Architects, Inc (hereinafter "AV"), along with all necessary equipment to complete the Work.

B. A Preliminary Title Report on the subject site property.

C. A designation of the representative authorized to act on his behalf.

ARTICLE 2 - Invoicing and Payment

A. You will be **billed bi-monthly** for services performed and expenses incurred during the previous 15 days, and PAYMENT is due upon receipt of invoice. The invoice shall be deemed delinquent 30 days from the date of the invoice.

1. A service charge on unpaid accounts will be billed at the compounded rate of 1-1/2 percent per Month (18 percent per annum) commencing on the 31st day following the date of the invoice.
2. Any invoice not paid within 30 days will be grounds for stop work. If work is stopped due to non payment AV will be entitled to a restart fee to be determined by mutual agreement.

ARTICLE 3 - Professional Standard; Liability

A. AV will endeavor to perform the Work in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions and in the same locality. No other warranty, express or implied, is made.

B. AV is not responsible for delays on a project due to review of plans by the plan check departments required or requested by various administrative agencies. Client agrees that AV does not have control over the speed of the plan check of federal, state, county, and/or local agencies, and that more than one plan check submission to an agency over the course of the design process is a common feature of the industry, and does not demonstrate, and is not evidence of, negligence or a lack of diligence on the part of AV.

C. In the event the Client makes a claim against AV, the Client shall be limited in the amount which he may recover as damages to the amount of fees which AV has collected from the Client or $ 100,000. whichever is less. The term "damages" includes, but is not limited to, any type of damages that are or could be awarded by any court or arbitration panel, such as, by way of general example, tort damages, contract damages, strict liability damages, liquidated damages, and/or punitive damages. Client will make no claim against AV more than three (3) years after the Work has been substantially completed.

D. Client agrees to indemnify and hold AV harmless from and against all claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of, or in connection with: (i) the acts of the Client, negligent or otherwise, in connection with the Project; (ii) the performance of (or failure to perform) the Work or the Project by any person or entity, other than AV, with whom Client contracts; (iii) a deviation from any contract document prepared by AV; (iv) any contract document not approved by AV; or (v) a failure to follow any written recommendation of AV.

E. AV shall not be responsible, and assumes no liability for, the performance of the Work or the Project by any consultant retained by AV or whose services are coordinated by AV.

F. AV shall not be responsible, and assumes no liability for, the performance of the Work or the Project by any consultant retained by the Client whose services are not coordinated by AV.

G. Notwithstanding anything to the contrary set forth herein, it is hereby agreed, with respect to any claims and liability of AV hereunder and under any specific agreement that:

1. The sole and exclusive remedy shall be against AV (not its officers or shareholders) and its corporate assets;
2. No officer, shareholder, director, or employee of AV shall be sued or named as a party in any suit or action;
3. No judgment shall be taken against any officer, shareholder, director, or employee of AV; and
4. No writ of execution will ever by levied against the assets of any officer, shareholder, director, employee of AV.
5. The covenants and agreements contained in this Section are enforceable by AV and also by any of AV's officers, shareholders or employees.

ARTICLE 4 – Dispute Resolution

A. In an effort to resolve any conflicts that arise during the design and construction of the project of following the completion of the project, the Client and AV agree that all disputes between them arising out of or relating to this Agreement or the project shall be submitted to nonbinding mediation unless the parties mutually agree otherwise.

B. The Client and AV further agree to include a similar mediation provision in all agreements with independent contractors and consultants retained for the project and to require all independent contractors and consultants also to include similar mediation provision in all agreements with their subcontractors, subconsultants, suppliers, and fabricators, thereby providing for mediation as the primary method for dispute resolution between the parties to all those agreements.

C. In the event the parties to this agreement are unable to reach a settlement of any dispute involving fee arising out of this agreement or related to the services under this agreement, in accordance with item A. and B. above then such dispute will be settled by Trial by Jury.

ARTICLE 5 - Insurance

A. AV shall at all times during the term of this Agreement maintain errors and omission insurance and such coverage under public liability and property damage insurance policies which AV deems to be adequate.

B. Certificates for all such policies of insurance shall be provided to the Client upon request in writing.

C. The Client shall require as one of the terms of its agreement with any construction manager, general contractor, subcontractor or trade contractor with respect to the Project (hereinafter collectively the "Contractor") that the Contractor obtain and maintain throughout the term of this Agreement and the performance of the Project comprehensive general liability insurance with broad form property damage coverage and a contractual liability endorsement. The Contractor shall name AV an additional named insured on said policies.

ARTICLE 6 - Termination or Suspension

A. This Agreement may be terminated by either party upon not less than seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof. Such termination may not be effective if that substantial failure has been remedied before expiration of the period specified in the written notice.

B. Failure of the Client to make payments to AV in accordance with this Agreement shall be considered substantial nonperformance and cause for termination.

C. In the event of termination, AV shall be paid for services performed to the termination notice date plus reasonable termination expenses.

D. In the event the Client suspends the services of AV for more than the three (3) months AV may elect to terminate this Agreement by written notice to Client. In such an event AV shall complete a report on the services performed to the date of suspension. The expenses of termination shall include all direct costs of AV in completing such analyses, records and reports. In the event AV elects to complete the Work after such a suspension, all specified time frames and fees for the completion of the Work shall be redetermined by AV, at AV's sole discretion.

ARTICLE 7 - Miscellaneous

A. In the event legal action is pursued by either party concerning this Project, the prevailing party in such legal action shall be entitled to recover all reasonable cost incurred including staff cost, court cost, attorneys' fees and all other related expenses incurred in such litigation.

B. Neither the Client nor AV shall delegate, assign or transfer any of his duties or interest in this Agreement without the written consent of the other party.

C. If this Client is a corporation or public entity, the individual or individuals who sign this Agreement on behalf of the Client warrant that they are duly authorized agents of the Client. The Client binds himself, his partners, successors, executors, administrators and permitted assigns to this Agreement in respect to all its terms and actions.

D. This Agreement shall be governed and Professional Services shall be performed in compliance with the laws of the State of California and applicable governmental regulations, building codes and ordinances in effect at the date of this Agreement.

E. This Agreement represents the entire agreement between the parties and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by a written instrument signed by both Client and AV.

F. The services provided by AV are provided solely for the benefit of Client and nothing in this Agreement shall create a contractual relationship with or cause of action in favor of a third party against either the Client or AV.

G. AV and its consultants shall have no responsibility for the discovery, presence, handling, removal or disposal of or exposure of persons to hazardous materials in any form at the Project site, including but not limited to asbestos, asbestos products, polychlorinated biphenyl (PCB) or other toxic substances.

H. AV shall not be responsible for the determination or verification of the condition of any existing structure or equipment. If, after the plans and specifications are prepared, it appears from the uncovering of parts or portions of an existing structure that the plans and specifications must be altered to conform to previously hidden conditions, all such work shall be performed by AV as additional services.

I. Prompt written notice shall be given by the Client to AV if the Client becomes aware of any fault or defect in the Project or nonconformance with the contract documents prepared by AV.

J. Contract modifications require the agreement of all parties to the contract. Any hand written change, amendment, revision, or modification to our contract without our approval will render it null and void.

ARTICLE 8 - Copyrights

A. AV retains ownership of the intellectual property but licenses the client to use paper drawings to construct the project, and to expand or alter the project in the future, using the "instruments of service" (e.g. the drawings) that the architect created. AV retains all copyrights for architectural works whether the project is built or not. The Instruments of Service shall not be used by the owner for future additions or alterations to this Project or for other projects, without the prior written agreement of AV. Any unauthorized use of the Instruments of Service shall be at the Owner's sole risk and without liability to the AV and its consultants. No one can sell or license the right to build anything based on these designs or build the structure without the architect's permission. Sharing of these drawings with other design professional is forbidden.

B. AV retains all rights to Computer Aided Design (CAD) files. CAD files will not be released to the Client or there Consultant. Client is entitled to pdf files only.

End of General Conditions

September 24, 2024

TO: **MAYOR AND CITY COUNCIL MEMBERS**

FROM: **WILLIE A. HOPKINS JR.**
CITY MANAGER

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING THE CITY WIDE SALARY SCHEDULE FOR ALL CITY OF COMPTON EMPLOYEES AND RESCINDING RESOLUTION 26,012**

SUMMARY

The City Council is requested to approve amendments to the salary schedule to correct discrepancies, introduce new positions, and update classifications, and rescind Resolution 26,012. These changes will ensure accuracy and reflect the current organizational structure and compensation practices.

BACKGROUND

The salary schedule needs revisions to address errors and incorporate new roles. Additionally, Resolution 26,012, which previously established the salary schedule, needs to be rescinded to implement these necessary changes effectively. The proposed amendments include adjustments to salary ranges and classifications for several positions to maintain fairness and alignment with job responsibilities.

STATEMENT OF ISSUE

The current salary schedule includes:

- Errors in salary ranges for existing positions.
- The need for new positions to be added to the schedule.
- Updates required for the classifications of certain roles.
- The specific changes needed are:

    1. Addition of the Public Information Officer, Code Enforcement Officer II, Purchasing Officer, and Purchasing Manager.
    2. Correction of salary range for the City Council Assistant.
    3. Adjustment of the Code Enforcement Officer’s salary range.
    4. Addition of the Community Center Supervisor.
    5. Removal of Human Resources Director and City Controller from Chief Executive to Confidential.

Rescinding Resolution 26,012: The current Resolution 26,012, which established the prior salary schedule, will be rescinded to accommodate these changes and reflect the updated classifications and salary ranges.

FISCAL IMPACT

The proposed amendments are expected to be accommodated within the current budget. Any additional costs resulting from these changes will be managed through adjustments in other budget areas as necessary. There is no anticipated need for additional funding beyond the existing budget.

RECOMMENDATION

Staff recommends that the City Council adopt the attached Resolution.

DONALD J. GRADY
HUMAN RESOURCES DIRECTOR

APPROVED FOR FORWARDING:

WILLIE A. HOPKINS JR.
CITY MANAGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING THE CITY-WIDE SALARY SCHEDULE FOR ALL CITY OF COMPTON EMPLOYEES.

WHEREAS, the City of Compton recognizes the need to amend the salary schedule to correct discrepancies and accurately reflect current staffing and compensation practices; and

WHEREAS, it is necessary to add the position of Public Information Officer to the salary schedule, classified under Confidential with a salary range of 189 A;

WHEREAS, the salary range for the Purchasing Officer, currently classified under Supervisory, requires correction to Range 152 A; and

WHEREAS, the salary range for the Purchasing Manager, currently classified under Executive, requires correction to Range 185 A; and

WHEREAS, it is necessary to add the position of Code Enforcement Officer II to the salary schedule, classified under Supervisory with a salary range of 141 A; and

WHEREAS, the salary range for the Code Enforcement Officer requires adjustment from Range 119 A to Range 131 A; and

WHEREAS, it is necessary to add the position of Community Center Supervisor to the salary schedule, classified under Supervisory with a salary range of 99 A; and

WHEREAS, the salary range for the City Council Assistant requires adjustment from Range 117 A to Range 123 A; and

WHEREAS, the Human Resources Director and City Controller need to be reclassified from Chief Executive to Confidential; and

WHEREAS, the salaries for the above adjustments are already included in the City's 2024-2025 Fiscal Year budget; therefore, no anticipated fiscal impact will result from approving this requested action.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That the City Council of the City of Compton does hereby approve the adoption to the Salary Plan for all represented and unrepresented employees within the City of Compton, a copy of which is attached hereto and incorporated herein by reference.

Section 2. That the City Manager is hereby directed to execute and implement the adoption of this the Salary Plan.

Section 3. That a certified copy of this Resolution shall be filed in the offices of the City Manager, City Attorney, City Clerk, City Controller, and the Human Resources.

Section 4. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2024.

_____
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF COMPTON)

I, Vernell McDaniel, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on this _____ day of _____, 2024.

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCILMEMBERS-
NOES: COUNCILMEMBERS-
ABSTAIN: COUNCILMEMBERS-
ABSENT: COUNCILMEMBERS-

_____
CITY CLERK OF THE CITY OF COMPTON

CITY OF COMPTON

SALARY SCHEDULE - A

EFFECTIVE 07/01/2021

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Five-Step Salary Ranges

Published 3/26/2024

ELECTED OFFICIALS
SALARY COMPENSATION
(As of 07/21)

CITY CLERK	CITY TREASURER	CITY TREASURER
$ 5,163.34	Base Compensation	$ 5,163.34
$ 1,100.00	U C D C	$ 1,100.00
$ 966.00	(Records Manager) (Tax & License Director)	$ 966.00
$ 1,000.00	Public Finance Authority	$ 1,000.00
$ 1,000.00	Housing Development Commission	$ 1,000.00
$ 9,229.34	***TOTAL MONTHLY SALARY***	$ 9,229.34

CITY ATTORNEY		
$ 4,786.53	Base Compensation	
$ 6,666.67	U C D C	
$ 434.00	Legal Advisor to Boards & Commissions	
$ 954.00	Risk Management	
$ 400.49	Public Finance Authority	
$ 1,000.00	Housing Development Commission	
$ 14,241.69	***TOTAL MONTHLY SALARY***	

MAYOR		CITY COUNCIL
$ 600.00	Elected Official	$ 600.00
$ 600.00	***TOTAL MONTHLY SALARY***	$ 600.00

CHIEF EXECUTIVE EMPLOYEE
Unclassified

CLASSIFICATION TITLE	7/1/2021	7/1/2022	7/1/2023
Assistant City Manager (Unclassified)	233	249 A	249 A
City Manager	250	250	250

A F S C M E
CHIEF EXECUTIVE EMPLOYEES

CLASSIFICATION TITLE	SALARY EFFECTIVE DATE		
	7/1/2021	7/1/2022	7/1/2023
Budget Officer	175	175 A	177 A
Chief Building Official	220	220 A	222 A
Chief of Staff	200	200 A	202 A
City Engineer	220	220 A	222 A
Community Improvement Services Director	187	187 A	189 A
Community Services Director	200	200 A	202 A
Deputy Director of Public Works and Municipal Utilities	192	192 A	194 A
Director of Community Development	221	221 A	223 A
Director of Public Works and Municipal Utilities	192	192 A	194 A
Director of Economic and Grants Management Services	200	200 A	202 A
Director of Employment and Training Services	180	180 A	182 A
Director of General Services	192	192 A	194 A
Director of Information Systems	182	182 A	184 A
Director of Municipal Law Enforcment Services	178	178 A	180 A
Director of Parks and Recreation	204	204 A	206 A
Director of Planning and Economic Development	203	203 A	205 A
Director of Recreation	192	192 A	194 A
Director of Redevelopment	188	188 A	190 A
Fire Chief	225	225 A	227 A
Housing Director	188	188 A	190 A
Human Resources Director	212	212 A	214 A
Municipal Services Director	200	200 A	202 A
Planning Director	184	184 A	186 A
Police Chief	242	242 A	244 A

Special Services Supervisor	149	149 A	151 A
Street Superintendent	176	176 A	178 A
Superintendent of Recreation	150	150 A	152 A
Water Department General Manager	220	220 A	222 A

A F S C M E
EXECUTIVE EMPLOYEES

CLASSIFICATION TITLE			
	7/1/2021	7/1/2022	7/1/2023
Assistant City Engineer	178	178 A	180 A
Assistant Director of Employment and Training Services	153	153 A	155 A
Assistant Police Chief	203	203 A	205 A
Assistant Water Department General Manager	166	166 A	168 A
Cable and Public Affairs Manager	178	178 A	180 A
Chief Deputy City Attorney	203	203 A	205 A
Chief Deputy City Clerk	149	149 A	151 A
Chief Deputy City Treasurer	149	149 A	151 A
Community Development and Planning Coordinator	166	166 A	168 A
Data Processing Division Supervisor	179	179 A	181 A
Deputy City Attorney I	158	158 A	160 A
Deputy City Attorney II	173	173 A	175 A
Deputy City Attorney III	188	188 A	190 A
Deputy City Controller	176	176 A	178 A
Deputy Director of General Services	153	153 A	155 A
Deputy Director of Redevelopment	178	178 A	180 A
Deputy Director of Public Works & Municipal Utilities	190	190 A	192 A
Deputy Fire Chief	197	197 A	199 A
Deputy Housing Director	156	156 A	158 A
Deputy Planning Director	169	169 A	171 A
Fire Battalion Chief	186	186 A	188 A
Grants Compliance Manager	167	167 A	169 A
Grants Manager	167	167 A	169 A
Housing Manager	166	166 A	168 A
Housing Services Supervisor	146	146 A	148 A

Human Resources Analyst	156	156 A	158 A
Internal Auditor	159	159 A	161 A
Legal Analyst/Police Inspector	185	185 A	187 A
Planning Manager	168	168 A	170 A
Police Records Supervisor	171	171 A	173 A
Purchasing Manager	183	183 A	185 A
Redevelopment Manager	168	168 A	170 A
Risk Manager	194	194 A	196 A
Special Assistant to the City Manager	154	154 A	156 A
Special Services Manager	178	178 A	180 A
Superintendent of Parks	150	150 A	152 A
Workers Compensation Claims Adminstrator	177	177 A	179 A

CONFIDENTIAL EMPLOYEES

CLASSIFICATION TITLE			
	7/1/2021	7/1/2022	7/1/2023
City Controller	229	229 A	231 A
Council Liaison Officer	115	121 A	123 A
Deputy Director of Human Resources	176	176 A	178 A
Human Resources Director	212	212 A	214 A
Human Resource Specialist	130	130 A	132 A
Labor Relations Analyst	150	150 A	152 A
Labor Relations Officer	142	142 A	144 A
Legal Secretary	118	118 A	120 A
Police Legal Advisor	183	183 A	185 A
Public Information Officer			189 A
Secretary to the City Manager	128	128 A	130 A
Secretary to the Mayor and Council	123	123 A	125 A

IRE FIGHTERS ASSOCIATIOI

CLASSIFICATION TITLE			
	7/1/2021	7/1/2022	7/1/2023
Fire Captain	178	178 A	182 A
Fire Engineer	162	162 A	166 A
Fire Fighter	146	146 A	150 A

HOURLY AND SEASONAL EMPLOYEES

CLASSIFICATION TITLE	HOURLY PAY RATE EFFECTIVE DATE		
	7/1/2021	7/1/2022	7/1/2023
Accounts Payable Supervisor	118	118 A	120 A
Administrative Clerk	76	76 A	78 A
Administrative Clerk/City Clerk's Office	72	72 A	74 A
Administrative Intern, Jr.	$17.55	64 A	67 A
Adminstrative Intern, Sr	$20.44	80 A	80 A
Ambulance Operator	26	55 A	67 A
Audio Engineer	106	106 A	106 A
Cashier*	$17.61	65 A	67 A
Chief of Survey Party	117	117 A	117 A
City Council Assistant	$26.95	115 A	117 A
Community Services Officer	82	82 A	82 A
Community Service Worker*	$15.00	55 A	67 A
Construction Manager	$38.85	145 A	145 A
Construction Worker Trainee*	$15.00	55 A	67 A
Construction Worker I	$19.22	74 A	74 A
Construction Worker II	$25.63	103 A	103 A
Crossing Guard	$20.34	79 A	79 A
Custodian Superintendent	133	133 A	135 A
Equipment Operator, Grade I	78	78 A	78 A
Field Coordinator	$32.05	125 A	125 A
File Clerk	$17.92	66 A	67 A
Fire Prevention Assistant (Res# 23,686 approved 01/22/13)	$21.93	87 A	87 A
Firefighter Trainee	78	78 A	82 A

Helping for Posting Notices	$17.55	66 A	67 A
Jailer	96	96 A	96 A
Laboratory Assistant	46	55 A	67 A
Lifeguard	$23.40	94 A	94 A
Locker Room Attendant	$17.61	66 A	67 A
Maintenance Assistant	$17.71	66 A	67 A
Maintenance Laborer Trainee	$17.63	66 A	67 A
Management Aide - 40 Hours	$19.74	76 A	76 A
Management Aide - 36 Hours	$21.94	87 A	87 A
Management Analyst	$36.57	139 A	139 A
Management Assistant - 40 Hours	$26.33	106 A	106 A
Management Assistant - 36 Hours	$29.26	117 A	117 A
Matron	64	64 A	67 A
Neighborhood Preservation Coordinator	133	133 A	133 A
Network Administrator	$46.09	162 A	162 A
Network Administrator, Assistant	$38.90	147 A	147 A
Network PC Specialist	$26.14	105 A	105 A
Police Records Technician	81	81 A	81 A
Police Records Technician, Senior	91	91 A	91 A
Police Records Technician, Supervising	105	105 A	105 A
Police Recruit	113	113 A	113 A
Police Subpoena/Timekeeping Technician	93	93 A	93 A
Production Aide I	$15.86	55 A	67 A
Production Aide II	$19.22	74 A	74 A
Program Manager	$53.33	177 A	177 A
Project Administrative/Public Affairs Officer	$32.21	126 A	126 A
Project Construction Inspector	$33.50	130 A	130 A
Property Management Specialist	133	133 A	133 A
Property Officer	88	88 A	88 A
Public Access Coordinator	$19.22	76 A	76 A
Public and Community Affairs Officer	142	142 A	144 A

Purchasing Officer	142	142 A	144 A
Receiving/Delivery Clerk	$17.63	66 A	67 A
Receptionist Clerk	$18.28	68 A	68 A
Recreation Activities Specialist	$18.99	72 A	72 A
Recreation Aide	$17.95	67 A	67 A
Recreation and Commnunity Services Supervisor	123	123 A	123 A
Redevelopment Construction Manager	161	161 A	161 A
Registered Sanitarian	133	133 A	133 A
Rehabilitation Inspector, Senior	132	132 A	132 A
Reporgraphics Services Manager	142	142 A	142 A
Resident Construction Engineer	$37.03	140 A	140 A
Secretary to the Mayor	$30.55	121 A	123 A
Software Application Specialist	$27.30	109 A	109 A
Special Project Coordinator	$19.65	76 A	76 A
Special Services Aide	$16.52	58 A	67 A
Special Services Aide Trainee	$17.55	64 A	67 A
Superintendent of Parks	144	144 A	146 A
Swim Pool Manageer	$25.15	101 A	101 A
Swim Pool Manager, Assistant	$18.59	70 A	70 A
Systems Analyst	130	130 A	130 A
Televillage Client Service Representative	88	88 A	88 A
Televillage Facilities Director	129	129 A	129 A
Volunteer Program Coordinator	$16.93	61 A	67 A
Volunteer Program Manager	$30.35	120 A	120 A
Windows NT Administrator	$32.79	128 A	128 A
Youth Services Coordinator	92	92 A	92 A
Youth Services Intern, Junior*	$15.00	55 A	67 A
Youth Services Intern, Senior	$16.52	58 A	67 A

AFSCME
(NON-SUPERVISORY)

CLASSIFICATION TITLE	SALARY RANGE EFFECTIVE DATE		
	7/1/2021	7/1/2022	7/1/2023
Account Clerk I	82	82 A	84 A
Account Clerk II	96	96 A	98 A
Accountant I	138	138 A	140 A
Accountant II	154	154 A	156 A
Accounting Specialist	104	104 A	106 A
Administrative Analyst I	120	120 A	122 A
Administrative Analyst II	138	138 A	140 A
Administrative Assistant	112	112 A	114 A
Administrative Specialist	104	104 A	106 A
Assistant Building Inspector	103	103 A	105 A
Assistant Civil Engineer	133	133 A	135 A
Assistant Planner	137	137 A	139 A
Associate Planner	151	151 A	153 A
Benefits Coordinator	138	138 A	140 A
Building and Permit Technician	86	86 A	88 A
Building Inspector I	128	128 A	130 A
Business License Inspector	129	129 A	131 A
Cable TV Production Specialist	121	121 A	123 A
Case Manager	107	107 A	109 A
Cashier/Clerk	73	73 A	75 A
Claims Technician	104	104 A	106 A
Code Enforcement Aide	64	64 A	66 A
Code Enforcement Officer I	129	129 A	131 A
Collections Officer I	117	117 A	119 A
Collections Officer II	147	147 A	149 A

Community Liaison Officer	98	98 A	100 A
Community Outreach Specialist	96	96 A	98 A
Computer Operator	108	108 A	110 A
Customer Service Representative	108	108 A	110 A
Data Entry Operator Clerk	94	94 A	96 A
Data Entry Operator Clerk, Senior	108	108 A	110 A
Draftsperson Assistant	85	85 A	87 A
Eligibility and Occupancy Interviewer	88	88 A	90 A
Employment and Training Program Specialist	94	94 A	96 A
Employment and Training Program Specialist, Sr.	124	124 A	126 A
Engineering Clerk	83	83 A	85 A
Family Self-Sufficiency Project Coordinator	128	128 A	130 A
Financial Counselor	100	100 A	102 A
Graphics Designer	109	109 A	111 A
Housing Eligibility Specialist	126	126 A	128 A
Housing Rehabilitation Inspector	129	129 A	131 A
Housing Rehabilitation Specialist	126	126 A	128 A
Identification Technician	90	90 A	92 A
Information Systems Analyst	105	105 A	107 A
Keypunch Operator	78	78 A	80 A
Leased Housing Assistant	110	110 A	112 A
Leased Housing Specialist	126	126 A	128 A
Legal Assistant	120	120 A	122 A
Legal Technician	104	104 A	106 A
Office Aide	49	49 A	51 A
Office Assistant I	65	65 A	67 A
Office Assistant II	76	76 A	78 A
Office Assistant III	86	86 A	88 A
Para-Transit Dispatcher	67	67 A	69 A
Para-Transit Driver	67	67 A	69 A
PBX Operator/Clerk I	64	64 A	66 A

PBX Operator/Clerk II	81	81 A	83 A
Personnel Technician	104	104 A	106 A
Planning Technician	115	115 A	117 A
Printing and Duplicating Technician	81	81 A	83 A
Program Development Coordinator	110	110 A	112 A
Program Development Specialist	137	137 A	139 A
Project Coordinator	110	110 A	112 A
Property Inspector	105	105 A	107 A
Public Affairs Specialist	111	111 A	113 A
Purchasing Agent	114	114 A	116 A
Recreation Leader	89	89 A	91 A
Recreation Leader/Senior Citizens Program	89	89 A	91 A
Redevelopment Aide	58	58 A	60 A
Redevelopment Assistant	90	90 A	92 A
Redevelopment Technician I	121	121 A	123 A
Redevelopment Technician II	137	137 A	139 A
Rehabilitation Assistant	100	100 A	102 A
Relocation Specialist	95	95 A	97 A
Reprographics Equipment Operator I	85	85 A	87 A
Reprographics Equipment Operator II	103	103 A	105 A
Statistical Clerk	74	74 A	76 A
Substance Abuse Counselor	111	111 A	113 A
Tenant Relations Assistant	104	104 A	106 A
Tenant Relations Specialist	110	110 A	112 A
Training and Services Assistant	82	82 A	84 A
Training and Services Coordinator	124	124 A	126 A
Utility Billing Specialist	108	108 A	110 A
Video Production Specialist	76	76 A	78 A

A F S C M E
(SUPERVISORY)

CLASSIFICATION TITLE	Effective Date		
	7/1/2021	7/1/2022	7/1/2023
Accounting Supervisor	166	166 A	168 A
Assistant Recycling Coordinator	127	127 A	129 A
Associate Civil Engineer	143	143 A	145 A
Associate Traffic Engineer	134	134 A	136 A
Building Inspector II	140	140 A	142 A
Building Maintenance Supervisor	149	149 A	151 A
Business Licensing Supervisor	140	140 A	142 A
Cable Production Supervisor	137	137 A	139 A
Claims Examiner	138	138 A	140 A
Code Enforcement Manager	177	177 A	179 A
Code Enforcement Officer II	139	139A	141A
Community Center Supervisor	97	97 A	99 A
Community Development Block Grant Coordinator	153	153 A	155 A
Community Development Specialist	141	141 A	143 A
Computer Technician	139	139 A	141 A
Construction and Maintenance Supervisor	158	158 A	160 A
Contract Administrator	158	158 A	160 A
Contract Compliance Officer	133	133 A	135 A
Cross Connection Control Investigator	137	137 A	139 A
Custodian Foreman	129	129 A	131 A
Customer Services Supervisor	133	133 A	135 A
Data Processing Equipment Supervisor	124	124 A	126 A

Deputy City Clerk	133	133 A	135 A
Deputy City Treasurer	133	133 A	135 A
Development Services Coordinator	145	145 A	147 A
Economic Development Specialist	138	138 A	140 A
Emergency Management Coordinator	153	153 A	155 A
Equipment Maintenance Supervisor	146	146 A	148 A
Executive Assistant	133	133 A	135 A
Financial Analyst	151	151 A	153 A
Fire Protection Specialist I	128	128 A	130 A
Fire Protection Specialist II	143	143 A	145 A
Fiscal Coordinator	138	138 A	140 A
Grants Coordinator	138	138 A	140 A
Help Desk Technician	112	112 A	114 A
Housing Rehabilitation Supervisor	147	147 A	149 A
Housing Services Supervisor	146	146 A	148 A
Information Systems Engineer/Administrator	176	176 A	178 A
Legislative Analyst	139	139 A	141 A
Liability Claims Coordinator	152	152 A	154 A
Maintenance Superintendent	147	147 A	149 A
Mechanic Foreman	129	129 A	131 A
Neighborhood Center Manager	126	126 A	128 A
Paralegal	146	146 A	148 A
Parks Maintenance Supervisor	144	144 A	146 A
Payroll Services Supervisor	139	139 A	141 A
Printing Services Supervisor	149	149 A	151 A
Programmer Analyst	138	138 A	140 A
Project Manager	160	160 A	162 A
Purchasing Officer	150	150 A	152 A
Recreation Supervisor	128	128 A	130 A
Recycling Coordinator	139	139 A	141 A
Security Services Supervisor	139	139 A	141 A

Senior Administrative Analyst	151	151 A	153 A
Senior Building Inspector	166	166 A	168 A
Senior Civil Engineer	165	165 A	167 A
Senior Community Development Specialist	156	156 A	158 A
Senior Economic Development	153	153 A	155 A
Senior Personnel Technician	124	124 A	126 A
Senior Planner	166	166 A	168 A
Senior Program Development Specialist	158	158 A	160 A
Senior Rehabilitation Loan Officer	140	140 A	142 A
Special Events Coordinator	112	112 A	114 A
Street Foreman	128	128 A	130 A
Street Maintenance Supervisor	144	144 A	146 A
Systems Coordinator	158	158 A	160 A
Traffic and Lighting Foreman	142	142 A	144 A
Traffic Engineer	158	158 A	160 A
Water Construction and Maintenance Supervisor	151	151 A	153 A
Water Operations and Division Supervisor	158	158 A	160 A
Water Production and Distribution Supervisor	158	158 A	160 A

S E I U
MAINTENANCE & TRADES UNIT

CLASSIFICATION TITLE	SALARY RANGE EFFECTIVE DATE		
	7/1/2021	7/1/2022	7/1/2023
Air Conditioning Mechanic	125	125 A	127 A
Air Conditioning Serviceworker	101	101 A	103 A
Anti-Graffiti Painter	94	94 A	96 A
Assistant Electrician	101	101 A	103 A
Automotive Serviceworker	73	73 A	75 A
Automotive Service Leadworker	83	83 A	85 A
Carpenter	136	136 A	138 A
Concrete Crew Leadworker	101	101 A	103 A
Concrete Maintenance Worker	85	85 A	87 A
Concrete Repairworker	91	91 A	93 A
Custodian	80	80 A	82 A
Custodian Leadworker	108	108 A	110 A
Electrical Inspector	111	111 A	113 A
Electrical Maintenance Worker	88	88 A	90 A
Electrician	136	136 A	138 A
Engineering Aide	93	93 A	95 A
Equipment Operator, Grade I	79	79 A	81 A
Equipment Operator, Grade II	87	87 A	89 A
Equipment Operator, Grade III	101	101 A	103 A
Facilities Maintenance Worker I	91	91 A	93 A
Facilities Maintenance Worker II	101	101 A	103 A
Facilities Maintenance Worker III	115	115 A	117 A
Greenskeeper	93	93 A	95 A
Heavy Equipment Mechanic	128	128 A	130 A
Helicopter Mechanic	137	137 A	139 A

Laborer	69	69 A	71 A
Maintenance Assistant	49	49 A	51 A
Maintenance Worker I	95	95 A	97 A
Maintenance Worker II	107	107 A	109 A
Maintenance Leadworker	119	119 A	121 A
Mechanic	107	107 A	109 A
Mechanic Assistant	93	93 A	95 A
Mechanic Leadworker	113	113 A	115 A
Meter Reader II	121	121 A	123 A
Meter Repair Worker I	79	79 A	81 A
Meter Repair Worker II	87	87 A	89 A
Painter Crew Leadworker	101	101 A	103 A
Painter	94	94 A	96 A
Painter II	114	114 A	116 A
Park Gardener/Caretaker	73	73 A	75 A
Park Gardener/Caretaker, Trainee	58	58 A	60 A
Parks Maintenance Worker I	95	95 A	97 A
Parks Maintenance Worker II	107	107 A	109 A
Parks Maintenance Leadworker	119	119 A	121 A
Plumber	136	136 A	138 A
Public Works Inspector	111	111 A	113 A
Public Works Inspector, Assistant	93	93 A	95 A
Pump Operator	128	128 A	130 A
Senior Engineering Aide	108	108 A	110 A
Senior Park Gardener/Caretaker	83	83 A	85 A
Senior Pump Operator	143	143 A	145 A
Senior Maintenance Crew Lead Worker	101	101 A	103 A
Senior Maintenance Worker	83	83 A	85 A
Small Engine Mechanic	93	93 A	95 A
Sprinkler Systems Serviceworker	91	91 A	93 A
Storekeeper	101	101 A	103 A

Street Maintenance Leadworker	101	101 A	103 A
Street Sub-Foreman	83	83 A	85 A
Street Sweeper Operator	97	97 A	99 A
Traffic Painter	87	87 A	89 A
Traffic Painter Helper	74	74 A	76 A
Traffic Sign Maintenance Worker	132	132 A	134 A
Traffic Signal Technician	132	132 A	134 A
Tree Trimmer	89	89 A	91 A
Tree Trimmer Leadworker	101	101 A	103 A
Wastewater Technician	127	127 A	129 A
Water Serviceworker, Grade I	115	115 A	117 A
Water Serviceworker, Grade II	128	128 A	130 A
Water Serviceworker, Grade III	143	143 A	145 A

S E I U
PUBLIC SAFETY AUXILIARY UNIT

CLASSIFICATION TITLE	SALARY RANGE EFFECTIVE DATE		
	7/1/2021	7/1/2022	7/1/2023
Lead Parking Control Officer	98	98 A	100 A
Lead Security Officer	125	125 A	127 A
Parking Control Officer	93	93 A	95 A
Security Officer	120	120 A	122 A
Security Services Coordinator	139	139 A	141 A

CITY OF COMPTON
SALARY RANGES "A"

	STEP A	STEP B	STEP C	STEP D	STEP E
RANGE #	ANNUAL MONTHLY BI-WEEKLY HOURLY	ANNUAL MONTHLY BI-WEEKLY HOURLY	ANNUAL MONTHLY BI-WEEKLY HOURLY	ANNUAL MONTHLY BI-WEEKLY HOURLY	ANNUAL MONTHLY BI-WEEKLY HOURLY
1	$16,860.30 $1,405.03 $648.47 $8.1059	$17,531.10 $1,460.93 $674.27 $8.4284	$18,227.70 $1,518.98 $701.06 $8.7633	$18,950.10 $1,579.18 $728.85 $9.1106	$19,698.30 $1,641.53 $757.63 $9.4703
2	$17,028.00 $1,419.00 $654.92 $8.1866	$17,698.80 $1,474.90 $680.72 $8.5091	$18,408.30 $1,534.03 $708.02 $8.8502	$19,130.70 $1,594.23 $735.79 $9.1975	$19,891.80 $1,657.65 $765.07 $9.5634
3	$17,195.70 $1,432.98 $661.37 $8.2672	$17,879.40 $1,489.95 $687.59 $8.5959	$18,588.90 $1,549.08 $714.96 $8.9370	$19,324.20 $1,610.35 $743.23 $9.2905	$20,098.20 $1,674.85 $773.01 $9.6626
4	$17,363.40 $1,446.95 $667.82 $8.3478	$18,047.10 $1,503.93 $694.12 $8.6765	$18,769.50 $1,564.13 $721.91 $9.0238	$19,504.80 $1,625.40 $750.19 $9.3773	$20,291.70 $1,690.98 $780.45 $9.7556
5	$17,531.10 $1,460.93 $674.27 $8.4284	$18,227.70 $1,518.98 $701.06 $8.7633	$18,950.10 $1,579.18 $728.85 $9.1106	$19,698.30 $1,641.53 $757.63 $9.4700	$20,485.20 $1,707.10 $787.89 $9.8486
6	$17,698.80 $1,474.90 $680.72 $8.5091	$18,408.30 $1,534.03 $708.02 $8.8502	$19,130.70 $1,594.23 $735.79 $9.1975	$19,891.80 $1,657.65 $765.07 $9.5634	$20,691.60 $1,724.30 $795.83 $9.9478
7	$17,879.40 $1,489.95 $687.59 $8.5959	$18,588.90 $1,549.08 $714.96 $8.9370	$19,324.20 $1,610.35 $743.23 $9.2905	$20,098.20 $1,674.85 $773.01 $9.6626	$20,898.00 $1,741.50 $803.77 $10.0472
8	$18,047.10 $1,503.93 $694.12 $8.6765	$18,769.50 $1,564.13 $721.91 $9.0238	$19,504.80 $1,625.40 $750.19 $9.3773	$20,291.70 $1,690.98 $780.45 $9.7556	$21,104.40 $1,758.70 $811.63 $10.1464

9	$18,227.70 $1,518.98 $701.06 $8.7633	$18,950.10 $1,579.18 $728.85 $9.1106	$19,698.30 $1,641.53 $757.63 $9.4703	$20,485.20 $1,707.10 $787.89 $9.8486	$21,310.80 $1,775.90 $819.64 $10.2456
10	$18,408.30 $1,534.03 $708.02 $8.8502	$19,130.70 $1,594.23 $735.79 $9.1975	$19,891.80 $1,657.65 $765.07 $9.5634	$20,691.60 $1,724.30 $795.83 $9.9478	$21,517.20 $1,793.10 $827.59 $10.3448
11	$18,588.90 $1,549.08 $714.96 $8.9370	$19,324.20 $1,610.35 $743.23 $9.2905	$20,098.20 $1,674.85 $773.01 $9.6626	$20,898.00 $1,741.50 $803.77 $10.0472	$21,736.50 $1,811.38 $836.02 $10.4503
12	$18,769.50 $1,564.13 $721.91 $9.0238	$19,504.80 $1,625.40 $750.19 $9.3773	$20,291.70 $1,690.98 $780.45 $9.7556	$21,104.40 $1,758.70 $811.71 $10.1464	$21,942.90 $1,828.58 $843.96 $10.5495
13	$18,950.10 $1,579.18 $728.85 $9.1106	$19,698.30 $1,641.53 $757.63 $9.4703	$20,485.20 $1,707.10 $787.89 $9.8486	$21,310.80 $1,775.90 $819.64 $10.2456	$22,162.20 $1,846.85 $852.40 $10.6549
14	$19,130.70 $1,594.23 $735.79 $9.1975	$19,891.80 $1,657.65 $765.07 $9.5634	$20,691.60 $1,724.30 $795.83 $9.9478	$21,517.20 $1,793.10 $827.59 $10.3449	$22,381.50 $1,865.13 $860.83 $10.7603
15	$19,324.20 $1,610.35 $743.23 $9.2905	$20,098.20 $1,674.85 $773.01 $9.6626	$20,898.00 $1,741.50 $803.77 $10.0472	$21,736.50 $1,811.38 $836.02 $10.4502	$22,600.80 $1,883.40 $869.27 $10.8658
16	$19,504.80 $1,625.40 $750.19 $9.3773	$20,291.70 $1,690.98 $780.45 $9.7556	$21,104.40 $1,758.70 $811.71 $10.1464	$21,942.90 $1,828.58 $843.96 $10.5495	$22,820.10 $1,901.68 $877.69 $10.9712
17	$19,698.30 $1,641.53 $757.63 $9.4703	$20,485.20 $1,707.10 $787.89 $9.8486	$21,310.80 $1,775.90 $819.64 $10.2456	$22,162.20 $1,846.85 $852.40 $10.6549	$23,052.30 $1,921.03 $886.63 $11.0829
18	$19,891.80 $1,657.65 $765.07 $9.5634	$20,691.60 $1,724.30 $795.83 $9.9478	$21,517.20 $1,793.10 $827.59 $10.3448	$22,381.50 $1,865.13 $860.83 $10.7603	$23,271.60 $1,939.30 $895.07 $11.1883
19	$20,098.20 $1,674.85	$20,898.00 $1,741.50	$21,736.50 $1,811.38	$22,600.80 $1,883.40	$23,503.80 $1,958.65

19	*$773.01* *$9.6626*	*$803.77* *$10.0472*	*$836.02* *$10.4502*	*$869.27* *$10.8658*	*$903.99* *$11.2999*
20	*$20,291.70* *$1,690.98* *$780.45* *$9.7556*	*$21,104.40* *$1,758.70* *$811.71* *$10.1464*	*$21,942.90* *$1,828.58* *$843.96* *$10.5495*	*$22,820.10* *$1,901.68* *$877.69* *$10.9712*	*$23,736.00* *$1,978.00* *$912.92* *$11.4116*
21	*$20,485.20* *$1,707.10* *$787.89* *$9.8486*	*$21,310.80* *$1,775.90* *$819.64* *$10.2456*	*$22,162.20* *$1,846.85* *$852.40* *$10.6549*	*$23,052.30* *$1,921.03* *$886.63* *$11.0829*	*$23,968.20* *$1,997.35* *$921.86* *$11.5231*
22	*$20,691.60* *$1,724.30* *$795.83* *$9.9478*	*$21,517.20* *$1,793.10* *$827.59* *$10.3449*	*$22,381.50* *$1,865.13* *$860.83* *$10.7603*	*$23,271.60* *$1,939.30* *$895.07* *$11.1883*	*$24,200.40* *$2,016.70* *$930.57* *$11.6348*
23	*$20,898.00* *$1,741.50* *$803.77* *$10.0472*	*$21,736.50* *$1,811.38* *$836.02* *$10.4502*	*$22,600.80* *$1,883.40* *$869.27* *$10.8658*	*$23,503.80* *$1,958.65* *$903.99* *$11.2999*	*$24,445.50* *$2,037.13* *$940.22* *$11.7527*
24	*$21,104.40* *$1,758.70* *$811.71* *$10.1464*	*$21,942.90* *$1,828.58* *$843.96* *$10.5495*	*$22,820.10* *$1,901.68* *$877.69* *$10.9712*	*$23,736.00* *$1,978.00* *$912.92* *$11.4116*	*$24,677.70* *$2,056.48* *$949.14* *$11.8642*
25	*$21,310.80* *$1,775.90* *$819.64* *$10.2456*	*$22,162.20* *$1,846.85* *$852.40* *$10.6549*	*$23,052.30* *$1,921.03* *$886.63* *$11.0829*	*$23,968.20* *$1,997.35* *$921.86* *$11.5231*	*$24,922.80* *$2,076.90* *$958.57* *$11.9822*
26	*$21,517.20* *$1,793.10* *$827.59* *$10.3448*	*$22,381.50* *$1,865.13* *$860.83* *$10.7603*	*$23,271.60* *$1,939.30* *$895.07* *$11.1883*	*$24,200.40* *$2,016.70* *$930.79* *$11.6348*	*$25,167.90* *$2,097.33* *$967.99* *$12.1000*
27	*$21,736.50* *$1,811.38* *$836.02* *$10.4502*	*$22,600.80* *$1,883.40* *$869.27* *$10.8658*	*$23,503.80* *$1,958.65* *$903.99* *$11.2999*	*$24,445.50* *$2,037.13* *$940.22* *$11.7527*	*$25,425.90* *$2,118.83* *$977.92* *$12.2240*
28	*$21,942.90* *$1,828.58* *$843.96* *$10.5495*	*$22,820.10* *$1,901.68* *$877.69* *$10.9712*	*$23,736.00* *$1,978.00* *$912.92* *$11.4116*	*$24,677.70* *$2,056.48* *$949.14* *$11.8642*	*$25,671.00* *$2,139.25* *$987.34* *$12.3419*
29	*$22,162.20* *$1,846.85* *$852.40* *$10.6549*	*$23,052.30* *$1,921.03* *$886.63* *$11.0829*	*$23,968.20* *$1,997.35* *$921.86* *$11.5231*	*$24,922.80* *$2,076.90* *$958.57* *$11.9822*	*$25,916.10* *$2,159.68* *$996.77* *$12.4597*

30	$22,381.50 $1,865.13 $860.83 $10.7603	$23,271.60 $1,939.30 $895.07 $11.1883	$24,200.40 $2,016.70 $930.79 $11.6348	$25,167.90 $2,097.33 $967.99 $12.1000	$26,174.10 $2,181.18 $1,006.69 $12.5837
31	$22,600.80 $1,883.40 $869.27 $10.8658	$23,503.80 $1,958.65 $903.99 $11.2999	$24,445.50 $2,037.13 $940.22 $11.7527	$25,425.90 $2,118.83 $977.92 $12.2240	$26,445.00 $2,203.75 $1,017.11 $12.7139
32	$22,820.10 $1,901.68 $877.69 $10.9712	$23,736.00 $1,978.00 $912.92 $11.4116	$24,677.70 $2,056.48 $949.14 $11.8642	$25,671.00 $2,139.25 $987.34 $12.3419	$26,690.10 $2,224.18 $1,026.54 $12.8317
33	$23,052.30 $1,921.03 $886.63 $11.0829	$23,968.20 $1,997.35 $921.86 $11.5231	$24,922.80 $2,076.90 $958.57 $11.9822	$25,916.10 $2,159.68 $996.77 $12.4597	$26,948.10 $2,245.68 $1,036.46 $12.9558
34	$23,271.60 $1,939.30 $895.07 $11.1883	$24,200.40 $2,016.70 $930.79 $11.6348	$25,167.90 $2,097.33 $967.99 $12.1000	$26,174.10 $2,181.18 $1,006.69 $12.5837	$27,219.00 $2,268.25 $1,046.89 $13.0861
35	$23,503.80 $1,958.65 $903.99 $11.2999	$24,445.50 $2,037.13 $940.22 $11.7527	$25,425.90 $2,118.83 $977.92 $12.2240	$26,445.00 $2,203.75 $1,017.11 $12.7139	$27,502.80 $2,291.90 $1,057.80 $13.2225
36	$23,736.00 $1,978.00 $912.92 $11.4116	$24,677.70 $2,056.48 $949.14 $11.8642	$25,671.00 $2,139.25 $987.34 $12.3419	$26,690.10 $2,224.18 $1,026.54 $12.8317	$27,760.80 $2,313.40 $1,067.72 $13.3466
37	$23,968.20 $1,997.35 $921.86 $11.5231	$24,922.80 $2,076.90 $958.57 $11.9822	$25,916.10 $2,159.68 $996.77 $12.4597	$26,948.10 $2,245.68 $1,036.46 $12.9558	$28,031.70 $2,335.98 $1,078.15 $13.4767
38	$24,200.40 $2,016.70 $930.79 $11.6348	$25,167.90 $2,097.33 $967.99 $12.1000	$26,174.10 $2,181.18 $1,006.69 $12.5837	$27,219.00 $2,268.25 $1,046.89 $13.0861	$28,315.50 $2,359.63 $1,089.06 $13.6133
39	$24,445.50 $2,037.13 $940.22 $11.7527	$25,425.90 $2,118.83 $977.92 $12.2240	$26,445.00 $2,203.75 $1,017.11 $12.7139	$27,502.80 $2,291.90 $1,057.80 $13.2225	$28,599.30 $2,383.28 $1,100.33 $13.7497
40	$24,677.70 $2,056.48	$25,671.00 $2,139.25	$26,690.10 $2,224.18	$27,760.80 $2,313.40	$28,870.20 $2,405.85

40	*$949.14* *$11.8642*	*$987.34* *$12.3419*	*$1,026.54* *$12.8210*	*$1,067.72* *$13.3466*	*$1,110.39* *$13.8799*
41	*$24,922.80* *$2,076.90* *$958.57* *$11.9822*	*$25,916.10* *$2,159.68* *$996.77* *$12.4597*	*$26,948.10* *$2,245.68* *$1,036.46* *$12.9558*	*$28,031.70* *$2,335.98* *$1,078.14* *$13.4767*	*$29,154.00* *$2,429.50* *$1,121.23* *$14.0164*
42	*$25,167.90* *$2,097.33* *$967.99* *$12.1000*	*$26,174.10* *$2,181.18* *$1,006.69* *$12.5837*	*$27,219.00* *$2,268.25* *$1,046.89* *$13.0861*	*$28,315.50* *$2,359.63* *$1,089.06* *$13.6133*	*$29,450.70* *$2,454.23* *$1,132.72* *$14.1590*
43	*$25,425.90* *$2,118.83* *$977.92* *$12.2240*	*$26,445.00* *$2,203.75* *$1,017.11* *$12.7139*	*$27,502.80* *$2,291.90* *$1,057.80* *$13.2225*	*$28,599.30* *$2,383.28* *$1,099.97* *$13.7497*	*$29,747.40* *$2,478.95* *$1,144.13* *$14.3016*
44	*$25,671.00* *$2,139.25* *$987.34* *$12.3419*	*$26,690.10* *$2,224.18* *$1,026.54* *$12.8317*	*$27,760.80* *$2,313.40* *$1,067.72* *$13.3466*	*$28,870.20* *$2,405.85* *$1,110.39* *$13.8799*	*$30,031.20* *$2,502.60* *$1,155.04* *$14.4381*
45	*$25,916.10* *$2,159.68* *$1,045.15* *$12.4597*	*$26,948.10* *$2,245.68* *$1,036.46* *$12.9558*	*$28,031.70* *$2,335.98* *$1,078.15* *$13.4767*	*$29,154.00* *$2,429.50* *$1,121.31* *$14.0164*	*$30,315.00* *$2,526.25* *$1,165.97* *$14.5745*
46	*$26,174.10* *$2,181.18* *$1,006.69* *$12.5837*	*$27,219.00* *$2,268.25* *$1,046.89* *$13.0861*	*$28,315.50* *$2,359.63* *$1,089.06* *$13.6133*	*$29,450.70* *$2,454.23* *$1,131.98* *$14.1590*	*$30,624.60* *$2,552.05* *$1,177.87* *$14.7234*
47	*$26,445.00* *$2,203.75* *$1,017.11* *$12.7139*	*$27,502.80* *$2,291.90* *$1,057.80* *$13.2225*	*$28,599.30* *$2,383.28* *$1,109.65* *$13.7497*	*$29,747.40* *$2,478.95* *$1,144.13* *$14.3016*	*$30,934.20* *$2,577.85* *$1,189.78* *$14.8722*
48	*$26,690.10* *$2,224.18* *$1,026.54* *$12.8210*	*$27,760.80* *$2,313.40* *$1,067.72* *$13.3466*	*$28,870.20* *$2,405.85* *$1,110.39* *$13.8799*	*$30,031.20* *$2,502.60* *$1,155.04* *$14.4381*	*$31,230.90* *$2,602.58* *$1,206.15* *$15.0148*
49	*$26,948.10* *$2,245.68* *$1,036.46* *$12.9558*	*$28,031.70* *$2,335.98* *$1,078.15* *$13.4767*	*$29,154.00* *$2,429.50* *$1,121.31* *$14.0164*	*$30,315.00* *$2,526.25* *$1,165.97* *$14.5745*	*$31,527.60* *$2,627.30* *$1,212.60* *$15.1575*
50	*$27,219.00* *$2,268.25* *$1,046.89* *$13.0861*	*$28,315.50* *$2,359.63* *$1,089.06* *$13.6133*	*$29,450.70* *$2,454.23* *$1,132.72* *$14.1590*	*$30,624.60* *$2,552.05* *$1,177.87* *$14.7234*	*$31,850.10* *$2,654.18* *$1,225.01* *$15.3125*

51	$27,502.80 $2,291.90 $1,057.80 $13.2225	$28,599.30 $2,383.28 $1,099.97 $13.7497	$29,747.40 $2,478.95 $1,144.13 $14.3016	$30,934.20 $2,577.85 $1,189.78 $14.8722	$32,172.60 $2,681.05 $1,237.41 $15.4676
52	$27,760.80 $2,313.40 $1,067.72 $13.3466	$28,870.20 $2,405.85 $1,110.39 $13.8799	$30,031.20 $2,502.60 $1,155.04 $14.4381	$31,230.90 $2,602.58 $1,206.15 $15.0148	$32,482.20 $2,706.85 $1,249.31 $15.6164
53	$28,031.70 $2,335.98 $1,078.14 $13.4767	$29,154.00 $2,429.50 $1,121.31 $14.0164	$30,315.00 $2,526.25 $1,165.97 $14.5745	$31,527.60 $2,627.30 $1,209.38 $15.1575	$32,791.80 $2,732.65 $1,261.22 $15.7653
54	$28,315.50 $2,359.63 $1,089.06 $13.6133	$29,450.70 $2,454.23 $1,132.72 $14.1590	$30,624.60 $2,552.05 $1,177.87 $14.7234	$31,850.10 $2,654.18 $1,225.01 $15.3125	$33,127.20 $2,760.60 $1,274.12 $15.9266
55	$28,599.30 $2,383.28 $1,099.97 $13.7497	$29,747.40 $2,478.95 $1,144.13 $14.3016	$30,934.20 $2,577.85 $1,189.78 $14.8722	$32,172.60 $2,681.05 $1,237.41 $15.4676	$33,462.60 $2,788.55 $1,287.02 $16.0878
56	$28,870.20 $2,405.85 $1,110.39 $13.8799	$30,031.20 $2,502.60 $1,155.04 $14.4381	$31,230.90 $2,602.58 $1,206.15 $15.0148	$32,482.20 $2,706.85 $1,249.31 $15.6164	$33,785.10 $2,815.43 $1,299.43 $16.2428
57	$29,154.00 $2,429.50 $1,120.24 $14.0164	$30,315.00 $2,526.25 $1,165.97 $14.5745	$31,527.60 $2,627.30 $1,212.60 $15.1575	$32,791.80 $2,732.65 $1,261.22 $15.7653	$34,107.60 $2,842.30 $1,311.83 $16.3978
58	$29,450.70 $2,454.23 $1,132.72 $14.1590	$30,624.60 $2,552.05 $1,177.87 $14.7234	$31,850.10 $2,654.18 $1,225.01 $15.3125	$33,127.20 $2,760.60 $1,274.12 $15.9266	$34,455.90 $2,871.33 $1,325.23 $16.5653
59	$29,747.40 $2,478.95 $1,144.13 $14.3016	$30,934.20 $2,577.85 $1,189.78 $14.8722	$32,172.60 $2,681.05 $1,237.41 $15.4676	$33,462.60 $2,788.55 $1,287.02 $16.0878	$34,804.20 $2,900.35 $1,338.62 $16.7328
60	$30,031.20 $2,502.60 $1,155.04 $14.4381	$31,230.90 $2,602.58 $1,206.15 $15.0148	$32,482.20 $2,706.85 $1,249.31 $15.6164	$33,785.10 $2,815.43 $1,299.43 $16.2428	$35,139.60 $2,928.30 $1,351.52 $16.8941
61	$30,315.00 $2,526.25	$31,527.60 $2,627.30	$32,791.80 $2,732.65	$34,107.60 $2,842.30	$35,475.00 $2,956.25

61	*$1,165.97* *$14.5744*	*$1,212.60* *$15.1575*	*$1,261.22* *$15.7652*	*$1,311.83* *$16.3978*	*$1,364.42* *$17.0552*
62	*$30,624.60* *$2,552.05* *$1,177.87* *$14.7233*	*$31,850.10* *$2,654.18* *$1,225.01* *$15.3125*	*$33,127.20* *$2,760.60* *$1,274.12* *$15.9264*	*$34,455.90* *$2,871.33* *$1,325.23* *$16.5653*	*$35,836.20* *$2,986.35* *$1,378.31* *$17.2289*
63	*$30,934.20* *$2,577.85* *$1,189.78* *$14.8722*	*$32,172.60* *$2,681.05* *$1,237.41* *$15.4676*	*$33,462.60* *$2,788.55* *$1,287.02* *$16.0878*	*$34,804.20* *$2,900.35* *$1,338.62* *$16.7327*	*$36,197.40* *$3,016.45* *$1,392.21* *$17.4025*
64	*$31,230.90* *$2,602.58* *$1,201.18* *$15.0148*	*$32,482.20* *$2,706.85* *$1,249.31* *$15.6164*	*$33,785.10* *$2,815.43* *$1,299.43* *$16.2428*	*$35,139.60* *$2,928.30* *$1,351.52* *$16.8939*	*$36,545.70* *$3,045.48* *$1,405.61* *$17.5700*
65	*$31,527.60* *$2,627.30* *$1,212.60* *$15.1575*	*$32,791.80* *$2,732.65* *$1,261.22* *$15.7652*	*$34,107.60* *$2,842.30* *$1,311.83* *$16.3978*	*$35,475.00* *$2,956.25* *$1,364.42* *$17.0552*	*$36,894.00* *$3,074.50* *$1,419.00* *$17.7375*
66	*$31,850.10* *$2,654.18* *$1,225.01* *$15.3125*	*$33,127.20* *$2,760.60* *$1,274.12* *$15.9264*	*$34,455.90* *$2,871.33* *$1,325.23* *$16.5653*	*$35,836.20* *$2,986.35* *$1,378.31* *$17.2289*	*$37,268.10* *$3,105.68* *$1,433.38* *$17.9173*
67	*$32,172.60* *$2,681.05* *$1,237.41* *$15.4676*	*$33,462.60* *$2,788.55* *$1,287.02* *$16.0878*	*$34,804.20* *$2,900.35* *$1,338.62* *$16.7327*	*$36,197.40* *$3,016.45* *$1,392.21* *$17.4025*	*$37,642.20* *$3,136.85* *$1,447.78* *$18.0972*
68	*$32,482.20* *$2,706.85* *$1,249.31* *$15.6164*	*$33,785.10* *$2,815.43* *$1,299.43* *$16.2428*	*$35,139.60* *$2,928.30* *$1,351.52* *$16.8939*	*$36,545.70* *$3,045.48* *$1,405.61* *$17.5700*	*$38,003.40* *$3,166.95* *$1,461.67* *$18.2708*
69	*$32,791.80* *$2,732.65* *$1,261.22* *$15.7652*	*$34,107.60* *$2,842.30* *$1,311.83* *$16.3978*	*$35,475.00* *$2,956.25* *$1,364.42* *$17.0552*	*$36,894.00* *$3,074.50* *$1,419.00* *$17.7375*	*$38,364.60* *$3,197.05* *$1,475.57* *$18.4444*
70	*$33,127.20* *$2,760.60* *$1,274.12* *$15.9264*	*$34,455.90* *$2,871.33* *$1,325.23* *$16.5653*	*$35,836.20* *$2,986.35* *$1,378.31* *$17.2289*	*$37,268.10* *$3,105.68* *$1,433.38* *$17.9173*	*$38,751.60* *$3,229.30* *$1,490.44* *$18.6305*
71	*$33,462.60* *$2,788.55* *$1,287.02* *$16.0878*	*$34,804.20* *$2,900.35* *$1,338.62* *$16.7327*	*$36,197.40* *$3,016.45* *$1,392.21* *$17.4025*	*$37,642.20* *$3,136.85* *$1,447.78* *$18.0972*	*$39,151.50* *$3,262.63* *$1,505.83* *$18.8228*

72	$33,785.10 $2,815.43 $1,299.43 $16.2428	$35,139.60 $2,928.30 $1,351.52 $16.8939	$36,545.70 $3,045.48 $1,405.61 $17.5700	$38,003.40 $3,166.95 $1,461.67 $18.2708	$39,525.60 $3,293.80 $1,520.21 $19.0027
73	$34,107.60 $2,842.30 $1,311.83 $16.3978	$35,475.00 $2,956.25 $1,364.42 $17.0552	$36,894.00 $3,074.50 $1,419.00 $17.7375	$38,364.60 $3,197.05 $1,475.57 $18.4444	$39,899.70 $3,324.98 $1,534.61 $19.1825
74	$34,455.90 $2,871.33 $1,325.23 $16.5653	$35,836.20 $2,986.35 $1,378.31 $17.2289	$37,268.10 $3,105.68 $1,433.38 $17.9173	$38,751.60 $3,229.30 $1,490.44 $18.6305	$40,299.60 $3,358.30 $1,549.99 $19.3752
75	$34,804.20 $2,900.35 $1,338.62 $16.7327	$36,197.40 $3,016.45 $1,392.21 $17.4025	$37,642.20 $3,136.85 $1,447.78 $18.0972	$39,151.50 $3,262.63 $1,505.83 $18.8228	$40,712.40 $3,392.70 $1,565.87 $19.5732
76	$35,139.60 $2,928.30 $1,351.52 $16.8939	$36,545.70 $3,045.48 $1,405.61 $17.5700	$38,003.40 $3,166.95 $1,461.67 $18.2708	$39,525.60 $3,293.80 $1,520.21 $19.0027	$41,099.40 $3,424.95 $1,580.25 $19.7593
77	$35,475.00 $2,956.25 $1,364.42 $17.0552	$36,894.00 $3,074.50 $1,419.00 $17.7375	$38,364.60 $3,197.05 $1,475.57 $18.4444	$39,899.70 $3,324.98 $1,534.61 $19.1825	$41,499.30 $3,458.28 $1,596.13 $19.9516
78	$35,836.20 $2,986.35 $1,378.31 $17.2289	$37,268.10 $3,105.68 $1,433.38 $17.9173	$38,751.60 $3,229.30 $1,490.44 $18.6305	$40,299.60 $3,358.30 $1,549.99 $19.3752	$41,912.10 $3,492.68 $1,612.01 $20.1500
79	$36,197.40 $3,016.45 $1,392.21 $17.4025	$37,642.20 $3,136.85 $1,447.78 $18.0972	$39,151.50 $3,262.63 $1,505.83 $18.8225	$40,712.40 $3,392.70 $1,565.87 $19.5732	$42,337.80 $3,528.15 $1,628.38 $20.3547
80	$36,545.70 $3,045.48 $1,405.61 $17.5700	$38,003.40 $3,166.95 $1,461.67 $18.2708	$39,525.60 $3,293.80 $1,520.21 $18.9382	$41,099.40 $3,424.95 $1,580.74 $19.7593	$42,750.60 $3,562.55 $1,644.26 $20.5531
81	$36,894.00 $3,074.50 $1,419.00 $17.7375	$38,364.60 $3,197.05 $1,475.57 $18.4444	$39,899.70 $3,324.98 $1,534.61 $19.1825	$41,499.30 $3,458.28 $1,596.13 $19.9516	$43,163.40 $3,596.95 $1,660.13 $20.7516
82	$37,268.10 $3,105.68	$38,751.60 $3,229.30	$40,299.60 $3,358.30	$41,912.10 $3,492.68	$43,589.10 $3,632.43

82	*$1,433.38* *$17.9173*	*$1,490.44* *$18.6305*	*$1,549.99* *$19.3752*	*$1,612.01* *$20.1500*	*$1,676.51* *$20.9563*
83	*$37,642.20* *$3,136.85* *$1,447.78* *$18.0972*	*$39,151.50* *$3,262.63* *$1,505.83* *$18.8228*	*$40,712.40* *$3,392.70* *$1,565.87* *$19.5732*	*$42,337.80* *$3,528.15* *$1,628.38* *$20.3547*	*$44,027.70* *$3,668.98* *$1,693.37* *$21.1671*
84	*$38,003.40* *$3,166.95* *$1,461.67* *$18.2708*	*$39,525.60* *$3,293.80* *$1,520.21* *$19.0027*	*$41,099.40* *$3,424.95* *$1,580.74* *$19.7593*	*$42,750.60* *$3,562.55* *$1,644.26* *$20.5531*	*$44,453.40* *$3,704.45* *$1,709.74* *$21.3718*
85	*$38,364.60* *$3,197.05* *$1,475.57* *$18.4444*	*$39,899.70* *$3,324.98* *$1,534.61* *$19.1825*	*$41,499.30* *$3,458.28* *$1,596.13* *$19.9516*	*$43,163.40* *$3,596.95* *$1,660.13* *$20.7516*	*$44,892.00* *$3,741.00* *$1,726.61* *$21.5827*
86	*$38,751.60* *$3,229.30* *$1,490.44* *$18.6305*	*$40,299.60* *$3,358.30* *$1,549.99* *$19.3752*	*$41,912.10* *$3,492.68* *$1,612.01* *$20.1500*	*$43,589.10* *$3,632.43* *$1,676.51* *$20.9563*	*$45,343.50* *$3,778.63* *$1,743.98* *$21.7997*
87	*$39,151.50* *$3,262.63* *$1,505.83* *$18.8228*	*$40,712.40* *$3,392.70* *$1,565.87* *$19.3797*	*$42,337.80* *$3,528.15* *$1,628.38* *$20.3547*	*$44,027.70* *$3,668.98* *$1,693.37* *$21.1671*	*$45,795.00* *$3,816.25* *$1,761.34* *$22.0168*
88	*$39,525.60* *$3,293.80* *$1,520.21* *$19.0027*	*$41,099.40* *$3,424.95* *$1,580.74* *$19.7593*	*$42,750.60* *$3,562.55* *$1,644.26* *$20.5531*	*$44,453.40* *$3,704.45* *$1,709.74* *$21.3718*	*$46,233.60* *$3,852.80* *$1,778.21* *$22.2277*
89	*$39,899.70* *$3,324.98* *$1,534.61* *$19.1825*	*$41,499.30* *$3,458.28* *$1,596.13* *$19.9516*	*$43,163.40* *$3,596.95* *$1,660.13* *$20.7516*	*$44,892.00* *$3,741.00* *$1,726.61* *$21.5827*	*$46,685.10* *$3,890.43* *$1,795.58* *$22.4447*
90	*$40,299.60* *$3,358.30* *$1,549.99* *$19.3752*	*$41,912.10* *$3,492.68* *$1,612.01* *$20.1500*	*$43,589.10* *$3,632.43* *$1,676.51* *$20.9563*	*$45,343.50* *$3,778.63* *$1,743.98* *$21.7997*	*$47,149.50* *$3,929.13* *$1,813.44* *$22.6680*
91	*$40,712.40* *$3,392.70* *$1,565.87* *$19.5732*	*$42,337.80* *$3,528.15* *$1,628.38* *$20.3547*	*$44,027.70* *$3,668.98* *$1,693.37* *$21.1671*	*$45,795.00* *$3,816.25* *$1,761.34* *$22.0168*	*$47,626.80* *$3,968.90* *$1,831.80* *$22.8975*
92	*$41,099.40* *$3,424.95* *$1,580.74* *$19.7593*	*$42,750.60* *$3,562.55* *$1,644.26* *$20.5531*	*$44,453.40* *$3,704.45* *$1,709.74* *$21.3718*	*$46,233.60* *$3,852.80* *$1,778.21* *$22.2277*	*$48,091.20* *$4,007.60* *$1,849.67* *$23.1207*

93	$41,499.30 $3,458.28 $1,596.13 $19.9516	$43,163.40 $3,596.95 $1,660.13 $20.7516	$44,892.00 $3,741.00 $1,726.61 $21.5827	$46,685.10 $3,890.43 $1,795.58 $22.4447	$48,555.60 $4,046.30 $1,867.52 $23.3439
94	$41,912.10 $3,492.68 $1,612.01 $20.1500	$43,589.10 $3,632.43 $1,676.51 $20.9563	$45,343.50 $3,778.63 $1,743.98 $21.7997	$47,149.50 $3,929.13 $1,813.44 $22.6680	$49,045.80 $4,087.15 $1,886.38 $23.5797
95	$42,337.80 $3,528.15 $1,628.38 $20.3547	$44,027.70 $3,668.98 $1,693.37 $21.1671	$45,795.00 $3,816.25 $1,761.34 $22.0168	$47,626.80 $3,968.90 $1,831.80 $22.8975	$49,536.00 $4,128.00 $1,905.23 $23.8153
96	$42,750.60 $3,562.55 $1,644.26 $20.5531	$44,453.40 $3,704.45 $1,709.74 $21.3718	$46,233.60 $3,852.80 $1,778.21 $22.2277	$48,091.20 $4,007.60 $1,849.67 $23.1207	$50,013.30 $4,167.78 $1,923.58 $24.0448
97	$43,163.40 $3,596.95 $1,660.13 $20.7516	$44,892.00 $3,741.00 $1,726.61 $21.5827	$46,685.10 $3,890.43 $1,795.58 $22.4447	$48,555.60 $4,046.30 $1,867.52 $23.3439	$50,503.50 $4,208.63 $1,942.44 $24.2805
98	$43,589.10 $3,632.43 $1,676.51 $20.9563	$45,343.50 $3,778.63 $1,743.98 $21.7997	$47,149.50 $3,929.13 $1,813.44 $22.6680	$49,045.80 $4,087.15 $1,886.38 $23.5797	$51,006.60 $4,250.55 $1,961.79 $24.5224
99	$44,027.70 $3,668.98 $1,693.37 $21.1671	$45,795.00 $3,816.25 $1,761.34 $22.0168	$47,626.80 $3,968.90 $1,831.80 $22.8975	$49,536.00 $4,128.00 $1,905.23 $23.8153	$51,522.60 $4,293.55 $1,981.63 $24.7705
100	$44,453.40 $3,704.45 $1,709.74 $21.3718	$46,233.60 $3,852.80 $1,778.21 $22.2277	$48,091.20 $4,007.60 $1,849.67 $23.1207	$50,013.30 $4,167.78 $1,923.58 $24.0448	$52,025.70 $4,335.48 $2,000.98 $25.0123
101	$44,892.00 $3,741.00 $1,726.61 $21.5827	$46,685.10 $3,890.43 $1,795.58 $22.4447	$48,555.60 $4,046.30 $1,867.52 $23.3439	$50,503.50 $4,208.63 $1,942.44 $24.2805	$52,528.80 $4,377.40 $2,020.33 $25.2542
102	$45,343.50 $3,778.63 $1,743.98 $21.7997	$47,149.50 $3,929.13 $1,813.44 $22.6680	$49,045.80 $4,087.15 $1,886.38 $23.5797	$51,006.60 $4,250.55 $1,961.79 $24.5224	$53,057.70 $4,421.48 $2,040.68 $25.5085
103	$45,795.00 $3,816.25	$47,626.80 $3,968.90	$49,536.00 $4,128.00	$51,522.60 $4,293.55	$53,586.60 $4,465.55

103	$1,761.34 $22.0168	$1,831.80 $22.8975	$1,905.23 $23.8153	$1,981.63 $24.7705	$2,061.02 $25.7627
104	$46,233.60 $3,852.80 $1,778.21 $22.2277	$48,091.20 $4,007.60 $1,849.67 $23.1207	$50,013.30 $4,167.78 $1,923.58 $24.0448	$52,025.70 $4,335.48 $2,000.98 $25.0123	$54,102.60 $4,508.55 $2,080.87 $26.0108
105	$46,685.10 $3,890.43 $1,795.58 $22.4447	$48,555.60 $4,046.30 $1,867.52 $23.3439	$50,503.50 $4,208.63 $1,942.44 $24.2805	$52,528.80 $4,377.40 $2,020.33 $25.2542	$54,631.50 $4,552.63 $2,101.22 $26.2650
106	$47,149.50 $3,929.13 $1,813.44 $22.6680	$49,045.80 $4,087.15 $1,886.38 $23.5797	$51,006.60 $4,250.55 $1,961.79 $24.5224	$53,057.70 $4,421.48 $2,040.68 $25.5085	$55,173.30 $4,597.78 $2,122.05 $26.5256
107	$47,626.80 $3,968.90 $1,831.80 $22.8975	$49,536.00 $4,128.00 $1,905.23 $23.8153	$51,522.60 $4,293.55 $1,981.63 $24.7705	$53,586.60 $4,465.55 $2,061.02 $25.7627	$55,728.00 $4,644.00 $2,143.39 $26.7922
108	$48,091.20 $4,007.60 $1,849.67 $23.1207	$50,013.30 $4,167.78 $1,923.58 $24.0771	$52,025.70 $4,335.48 $2,000.98 $25.0123	$54,102.60 $4,508.55 $2,080.87 $26.0108	$56,282.70 $4,690.23 $2,164.73 $27.0589
109	$48,555.60 $4,046.30 $1,867.52 $23.3439	$50,503.50 $4,208.63 $1,942.44 $24.2805	$52,528.80 $4,377.40 $2,020.33 $25.2542	$54,631.50 $4,552.63 $2,101.22 $26.2650	$56,850.30 $4,737.53 $2,186.38 $27.3319
110	$49,045.80 $4,087.15 $1,886.38 $23.5797	$51,006.60 $4,250.55 $1,961.79 $24.5224	$53,057.70 $4,421.48 $2,040.68 $25.5085	$55,173.30 $4,597.78 $2,122.05 $26.5265	$57,417.90 $4,784.83 $2,208.38 $27.6047
111	$49,536.00 $4,128.00 $1,905.23 $23.8153	$51,522.60 $4,293.55 $1,981.63 $24.7705	$53,586.60 $4,465.55 $2,061.02 $25.7627	$55,728.00 $4,644.00 $2,143.39 $26.7922	$57,985.50 $4,832.13 $2,230.22 $27.8775
112	$50,013.30 $4,167.78 $1,923.58 $24.0448	$52,025.70 $4,335.48 $2,000.98 $25.0123	$54,102.60 $4,508.55 $2,080.87 $26.0108	$56,282.70 $4,690.23 $2,164.72 $27.0589	$58,566.00 $4,880.50 $2,252.53 $28.1567
113	$50,503.50 $4,208.63 $1,942.44 $24.2805	$52,528.80 $4,377.40 $2,020.33 $25.2542	$54,631.50 $4,552.63 $2,101.22 $26.2650	$56,850.30 $4,737.53 $2,186.38 $27.3319	$59,159.40 $4,929.95 $2,275.37 $28.4419

114	$51,006.60 $4,250.55 $1,961.79 $24.5224	$53,057.70 $4,421.48 $2,040.68 $25.5085	$55,173.30 $4,597.78 $2,122.05 $26.5265	$57,417.90 $4,784.83 $2,208.38 $27.6047	$59,752.80 $4,979.40 $2,298.19 $28.7272
115	$51,522.60 $4,293.55 $1,981.63 $24.7705	$53,586.60 $4,465.55 $2,061.02 $25.7627	$55,728.00 $4,644.00 $2,143.39 $26.7922	$57,985.50 $4,832.13 $2,230.22 $27.8775	$60,346.20 $5,028.85 $2,321.01 $29.0125
116	$52,025.70 $4,335.48 $2,000.98 $25.0123	$54,102.60 $4,508.55 $2,080.87 $26.0108	$56,282.70 $4,690.23 $2,164.72 $27.0589	$58,566.00 $4,880.50 $2,252.53 $28.1567	$60,952.50 $5,079.38 $2,236.83 $29.3041
117	$52,528.80 $4,377.40 $2,020.33 $25.2542	$54,631.50 $4,552.63 $2,101.22 $26.2650	$56,850.30 $4,737.53 $2,186.38 $27.3319	$59,159.40 $4,929.95 $2,275.37 $28.4419	$61,558.80 $5,129.90 $2,367.64 $29.5955
118	$53,057.70 $4,421.48 $2,040.68 $25.5085	$55,173.30 $4,597.78 $2,122.05 $26.5265	$57,417.90 $4,784.83 $2,208.38 $27.6047	$59,752.80 $4,979.40 $2,298.19 $28.7272	$62,178.00 $5,181.50 $2,391.47 $29.8932
119	$53,586.60 $4,465.55 $2,061.02 $25.7627	$55,728.00 $4,644.00 $2,143.39 $26.7922	$57,985.50 $4,832.13 $2,230.22 $27.8775	$60,346.20 $5,028.85 $2,321.01 $29.0125	$62,797.20 $5,233.10 $2,415.28 $30.1909
120	$54,102.60 $4,508.55 $2,080.87 $26.0108	$56,282.70 $4,690.23 $2,164.72 $27.0589	$58,566.00 $4,880.50 $2,252.53 $28.1567	$60,952.50 $5,079.38 $2,344.33 $29.3041	$63,429.30 $5,285.78 $2,439.58 $30.4948
121	$54,644.40 $4,553.70 $2,101.22 $26.2650	$56,850.30 $4,737.53 $2,186.55 $27.3319	$59,159.40 $4,929.95 $2,275.37 $28.4420	$61,558.80 $5,129.90 $2,367.64 $29.5956	$64,061.40 $5,338.45 $2,463.90 $30.7988
122	$55,173.30 $4,597.78 $2,122.05 $26.5256	$57,417.90 $4,784.83 $2,208.38 $27.6047	$59,752.80 $4,979.40 $2,298.19 $28.7273	$62,178.00 $5,181.50 $2,391.47 $29.8933	$64,706.40 $5,392.20 $2,488.71 $31.1089
123	$55,728.00 $4,644.00 $2,143.39 $26.7922	$57,985.50 $4,832.13 $2,230.22 $27.8777	$60,346.20 $5,028.85 $2,321.01 $29.0125	$62,797.20 $5,233.10 $2,415.28 $30.1909	$65,351.40 $5,445.95 $2,513.51 $31.4189
124	$56,282.70 $4,690.23	$58,566.00 $4,880.50	$60,952.50 $5,079.38	$63,429.30 $5,285.78	$66,009.30 $5,500.78

124	$2,164.73 $27.0589	$2,252.53 $28.1567	$2,344.33 $29.3041	$2,439.58 $30.4948	$2,538.82 $31.7353
125	$56,850.30 $4,737.53 $2,186.55 $27.3319	$59,159.40 $4,929.95 $2,275.37 $28.4420	$61,558.80 $5,129.90 $2,367.64 $29.5956	$64,061.40 $5,338.45 $2,463.90 $30.7988	$66,667.20 $5,555.60 $2,564.12 $32.0516
126	$57,417.90 $4,784.83 $2,208.38 $27.6047	$59,752.80 $4,979.40 $2,298.19 $28.7273	$62,178.00 $5,181.50 $2,391.47 $29.8933	$64,706.40 $5,392.20 $2,488.71 $31.1089	$67,338.00 $5,611.50 $2,589.92 $32.3741
127	$57,985.50 $4,832.13 $2,230.22 $27.8777	$60,346.20 $5,028.85 $2,321.01 $29.0125	$62,797.20 $5,233.10 $2,415.28 $30.1909	$65,351.40 $5,445.95 $2,513.51 $31.4189	$68,008.80 $5,667.40 $2,615.72 $32.6966
128	$58,566.00 $4,880.50 $2,252.53 $28.1567	$60,952.50 $5,079.38 $2,344.33 $29.3041	$63,429.30 $5,285.78 $2,439.58 $30.4948	$66,009.30 $5,500.78 $2,538.82 $31.7353	$68,692.50 $5,724.38 $2,642.02 $33.0253
129	$59,159.40 $4,929.95 $2,275.37 $28.4420	$61,558.80 $5,129.90 $2,367.64 $29.5956	$64,061.40 $5,338.45 $2,463.90 $30.7988	$66,667.20 $5,555.60 $2,564.12 $32.0516	$69,376.20 $5,781.35 $2,668.31 $33.3539
130	$59,752.80 $4,979.40 $2,298.19 $28.7273	$62,178.00 $5,181.50 $2,391.47 $29.8933	$64,706.40 $5,392.20 $2,488.71 $31.1089	$67,338.00 $5,611.50 $2,589.92 $32.3741	$70,072.80 $5,839.40 $2,695.11 $33.6889
131	$60,346.20 $5,028.85 $2,321.01 $29.0125	$62,797.20 $5,233.10 $2,415.28 $30.1909	$65,351.40 $5,445.95 $2,513.51 $31.4189	$68,008.80 $5,667.40 $2,615.72 $32.6966	$70,769.40 $5,897.45 $2,721.90 $34.0238
132	$60,952.50 $5,079.38 $2,344.33 $29.3041	$63,429.30 $5,285.78 $2,439.58 $30.4948	$66,009.30 $5,500.78 $2,538.82 $31.7353	$68,692.50 $5,724.38 $2,642.02 $33.0253	$71,478.90 $5,956.58 $2,749.18 $34.3648
133	$61,558.80 $5,129.90 $2,367.64 $29.5956	$64,061.40 $5,338.45 $2,463.90 $30.7988	$66,667.20 $5,555.60 $2,564.12 $32.0516	$69,376.20 $5,781.35 $2,668.31 $33.3539	$72,188.40 $6,015.70 $2,776.48 $34.7059
134	$62,178.00 $5,181.50 $2,391.47 $29.8933	$64,706.40 $5,392.20 $2,488.71 $31.1089	$67,338.00 $5,611.50 $2,589.92 $32.3741	$70,072.80 $5,839.40 $2,695.11 $33.6889	$72,910.80 $6,075.90 $2,804.27 $35.0533

135	$62,797.20 $5,233.10 $2,630.28 $30.1909	$65,351.40 $5,445.95 $2,513.51 $31.4189	$68,008.80 $5,667.40 $2,615.72 $32.6966	$70,769.40 $5,897.45 $2,721.90 $34.0238	$73,646.10 $6,137.18 $2,832.54 $35.4067
136	$63,429.30 $5,285.78 $2,439.58 $30.4948	$66,009.30 $5,500.78 $2,538.82 $31.7353	$68,692.50 $5,724.38 $2,642.02 $33.0253	$71,478.90 $5,956.58 $2,749.18 $34.3648	$74,381.40 $6,198.45 $2,860.82 $35.7603
137	$64,061.40 $5,338.45 $2,463.90 $30.7988	$66,667.20 $5,555.60 $2,564.12 $32.0516	$69,376.20 $5,781.35 $2,668.31 $33.3539	$72,188.40 $6,015.70 $2,776.48 $34.7059	$75,129.60 $6,260.80 $2,889.60 $36.1200
138	$64,706.40 $5,392.20 $2,488.71 $31.1089	$67,338.00 $5,611.50 $2,589.92 $32.3741	$70,072.80 $5,839.40 $2,695.11 $33.6889	$72,910.80 $6,075.90 $2,804.27 $35.0533	$75,877.80 $6,323.15 $2,918.38 $36.4797
139	$65,351.40 $5,445.95 $2,513.51 $31.4189	$68,008.80 $5,667.40 $2,615.72 $32.6966	$70,769.40 $5,897.45 $2,721.90 $34.0238	$73,646.10 $6,137.18 $2,832.54 $35.4067	$76,638.90 $6,386.58 $2,947.65 $36.8456
140	$66,009.30 $5,500.78 $2,538.82 $31.7353	$68,692.50 $5,724.38 $2,642.02 $33.0253	$71,478.90 $5,956.58 $2,749.18 $34.3648	$74,381.40 $6,198.45 $2,860.82 $35.7603	$77,400.00 $6,450.00 $2,976.92 $37.2116
141	$66,667.20 $5,555.60 $2,564.12 $32.0516	$69,376.20 $5,781.35 $2,668.31 $33.3539	$72,188.40 $6,015.70 $2,776.48 $34.7059	$75,129.60 $6,260.80 $2,889.60 $36.1200	$78,174.00 $6,514.50 $3,006.69 $37.5836
142	$67,338.00 $5,611.50 $2,589.92 $32.3741	$70,072.80 $5,839.40 $2,695.11 $33.6889	$72,910.80 $6,075.90 $2,804.27 $35.0533	$75,877.80 $6,323.15 $2,918.38 $36.4797	$78,960.90 $6,580.08 $3,036.96 $37.9620
143	$68,008.80 $5,667.40 $2,615.72 $32.6966	$70,769.40 $5,897.45 $2,721.90 $34.0238	$73,646.10 $6,137.18 $2,832.54 $35.4067	$76,638.90 $6,386.58 $2,947.65 $36.8456	$79,747.80 $6,645.65 $3,067.22 $38.3403
144	$68,692.50 $5,724.38 $2,642.02 $33.0253	$71,478.90 $5,956.58 $2,749.18 $34.3648	$74,381.40 $6,198.45 $2,860.82 $35.7603	$77,400.00 $6,450.00 $2,976.92 $37.2116	$80,547.60 $6,712.30 $3,097.99 $38.7248
145	$69,376.20 $5,781.35	$72,188.40 $6,015.70	$75,129.60 $6,260.80	$78,174.00 $6,514.50	$81,347.40 $6,778.95

145	*$2,668.31* *$33.3539*	*$2,776.48* *$34.7059*	*$2,889.60* *$36.1200*	*$3,006.69* *$37.5836*	*$3,128.74* *$39.1094*
146	*$70,072.80* *$5,839.40* *$2,695.11* *$33.6889*	*$72,910.80* *$6,075.90* *$2,804.27* *$35.0533*	*$75,877.80* *$6,323.15* *$2,918.38* *$36.4797*	*$78,960.90* *$6,580.08* *$3,036.96* *$37.9620*	*$82,160.10* *$6,846.68* *$3,160.01* *$39.5000*
147	*$70,769.40* *$5,897.45* *$2,721.90* *$34.0238*	*$73,646.10* *$6,137.18* *$2,832.54* *$35.4067*	*$76,638.90* *$6,386.58* *$2,947.65* *$36.8456*	*$79,747.80* *$6,645.65* *$3,067.22* *$38.3403*	*$82,985.70* *$6,915.48* *$3,191.76* *$39.8970*
148	*$71,478.90* *$5,956.58* *$2,749.18* *$34.3648*	*$74,381.40* *$6,198.45* *$2,860.82* *$35.7603*	*$77,400.00* *$6,450.00* *$2,976.92* *$37.2116*	*$80,547.60* *$6,712.30* *$3,097.99* *$38.7248*	*$83,811.30* *$6,984.28* *$3,223.52* *$40.2939*
149	*$72,188.40* *$6,015.70* *$2,776.48* *$34.7059*	*$75,129.60* *$6,260.80* *$2,889.60* *$36.1200*	*$78,174.00* *$6,514.50* *$3,006.69* *$37.5836*	*$81,347.40* *$6,778.95* *$3,128.74* *$39.1094*	*$84,649.80* *$7,054.15* *$3,255.77* *$40.6970*
150	*$72,910.80* *$6,075.90* *$2,804.27* *$35.0533*	*$75,877.80* *$6,323.15* *$2,918.38* *$36.4797*	*$78,960.90* *$6,580.08* *$3,036.96* *$37.9620*	*$82,160.10* *$6,846.68* *$3,160.01* *$39.5000*	*$85,501.20* *$7,125.10* *$3,288.51* *$41.1064*
151	*$73,646.10* *$6,137.18* *$2,832.54* *$35.4067*	*$76,638.90* *$6,386.58* *$2,947.65* *$36.8456*	*$79,747.80* *$6,645.65* *$3,067.22* *$38.3403*	*$82,985.70* *$6,915.48* *$3,191.76* *$39.8970*	*$86,352.60* *$7,196.05* *$3,321.26* *$41.5156*
152	*$74,381.40* *$6,198.45* *$2,860.82* *$35.7603*	*$77,400.00* *$6,450.00* *$2,976.92* *$37.2116*	*$80,547.60* *$6,712.30* *$3,097.99* *$38.7248*	*$83,811.30* *$6,984.28* *$3,223.52* *$40.2939*	*$87,216.90* *$7,268.08* *$3,354.49* *$41.9312*
153	*$75,129.60* *$6,260.80* *$2,889.60* *$36.1200*	*$78,174.00* *$6,514.50* *$3,006.69* *$37.5836*	*$81,347.40* *$6,778.95* *$3,128.74* *$39.1094*	*$84,649.80* *$7,054.15* *$3,255.77* *$40.6970*	*$88,094.10* *$7,341.18* *$3,388.24* *$42.3530*
154	*$75,877.80* *$6,323.15* *$2,918.38* *$36.4797*	*$78,960.90* *$6,580.08* *$3,036.96* *$37.9620*	*$82,160.10* *$6,846.68* *$3,160.01* *$39.5000*	*$85,501.20* *$7,125.10* *$3,288.51* *$41.1064*	*$88,971.30* *$7,414.28* *$3,421.97* *$42.7747*
155	*$76,638.90* *$6,386.58* *$2,947.65* *$36.8456*	*$79,747.80* *$6,645.65* *$3,067.22* *$38.3403*	*$82,985.70* *$6,915.48* *$3,191.76* *$39.8970*	*$86,352.60* *$7,196.05* *$3,321.26* *$41.5156*	*$89,861.40* *$7,488.45* *$3,456.21* *$43.2026*

156	$77,400.00 $6,450.00 $2,976.92 $37.2116	$80,547.60 $6,712.30 $3,097.99 $38.7248	$83,811.30 $6,984.28 $3,223.52 $40.2939	$87,216.90 $7,268.08 $3,354.49 $41.9312	$90,751.50 $7,562.63 $3,490.44 $43.6305
157	$78,174.00 $6,514.50 $3,006.69 $37.5836	$81,347.40 $6,778.95 $3,128.74 $39.1094	$84,649.80 $7,054.15 $3,255.77 $40.6970	$88,094.10 $7,341.18 $3,388.24 $42.3530	$91,654.50 $7,637.88 $3,525.17 $44.0647
158	$78,960.90 $6,580.08 $3,036.96 $37.9620	$82,160.10 $6,846.68 $3,160.01 $39.5000	$85,501.20 $7,125.10 $3,288.51 $41.1064	$88,971.30 $7,414.28 $3,421.97 $42.7747	$92,570.40 $7,714.20 $3,560.40 $44.5050
159	$79,747.80 $6,645.65 $3,067.22 $38.3403	$82,985.70 $6,915.48 $3,191.76 $39.8970	$86,352.60 $7,196.05 $3,321.26 $41.5156	$89,861.40 $7,488.45 $3,456.21 $43.2026	$93,499.20 $7,791.60 $3,596.12 $44.9516
160	$80,547.60 $6,712.30 $3,097.99 $38.7248	$83,811.30 $6,984.28 $3,223.52 $40.2939	$87,216.90 $7,268.08 $3,354.49 $41.9312	$90,751.50 $7,562.63 $3,490.44 $43.6305	$94,428.00 $7,869.00 $3,627.54 $45.3981
161	$81,347.40 $6,778.95 $3,128.74 $39.1094	$84,649.80 $7,054.15 $3,255.77 $40.6970	$88,094.10 $7,341.18 $3,388.24 $42.3530	$91,654.50 $7,637.88 $3,525.17 $44.0647	$95,369.70 $7,947.48 $3,668.06 $45.8508
162	$82,160.10 $6,846.68 $3,160.01 $39.5000	$85,501.20 $7,125.10 $3,288.51 $41.1064	$88,971.30 $7,414.28 $3,421.97 $42.7747	$92,570.40 $7,714.20 $3,560.40 $44.5050	$96,324.30 $8,027.03 $3,704.78 $46.3097
163	$82,985.70 $6,915.48 $3,191.76 $39.8970	$86,352.60 $7,196.05 $3,321.26 $41.5156	$89,861.40 $7,488.45 $3,456.21 $43.2026	$93,499.20 $7,791.60 $3,596.12 $44.9516	$97,291.80 $8,107.65 $3,741.99 $46.7749
164	$83,811.30 $6,984.28 $3,223.52 $40.2939	$87,216.90 $7,268.08 $3,354.49 $41.9312	$90,751.50 $7,562.63 $3,490.44 $43.6305	$94,428.00 $7,869.00 $3,627.54 $45.3981	$98,259.30 $8,188.28 $3,779.21 $47.2400
165	$84,649.80 $7,054.15 $3,255.77 $40.6970	$88,094.10 $7,341.18 $3,388.24 $42.3530	$91,654.50 $7,637.88 $3,525.17 $44.0647	$95,369.70 $7,947.48 $3,668.06 $45.8508	$99,239.70 $8,269.98 $3,816.92 $47.7114
166	$85,501.20 $7,125.10	$88,971.30 $7,414.28	$92,570.40 $7,714.20	$96,324.30 $8,027.03	$100,233.00 $8,352.75

166	*$3,288.51* *$41.1064*	*$3,421.97* *$42.7747*	*$3,560.40* *$44.5050*	*$3,704.78* *$46.3097*	*$3,855.11* *$48.1889*
167	*$86,352.60* *$7,196.05* *$3,321.26* *$41.5156*	*$89,861.40* *$7,488.45* *$3,456.21* *$43.2026*	*$93,499.20* *$7,791.60* *$3,596.12* *$44.9516*	*$97,291.80* *$8,107.65* *$3,741.99* *$46.7749*	*$101,239.20* *$8,436.60* *$3,893.81* *$48.6727*
168	*$87,216.90* *$7,268.08* *$3,354.49* *$41.9312*	*$90,751.50* *$7,562.63* *$3,490.44* *$43.6305*	*$94,428.00* *$7,869.00* *$3,627.54* *$45.3981*	*$98,259.30* *$8,188.28* *$3,779.21* *$47.2400*	*$102,245.40* *$8,520.45* *$3,932.51* *$49.1564*
169	*$88,094.10* *$7,341.18* *$3,388.24* *$42.3530*	*$91,654.50* *$7,637.88* *$3,525.17* *$44.0647*	*$95,369.70* *$7,947.48* *$3,668.06* *$45.8508*	*$99,239.70* *$8,269.98* *$3,816.92* *$47.7114*	*$103,264.50* *$8,605.38* *$3,971.72* *$49.6464*
170	*$88,971.30* *$7,414.28* *$3,421.97* *$42.7747*	*$92,570.40* *$7,714.20* *$3,564.70* *$44.5050*	*$96,324.30* *$8,027.03* *$3,704.78* *$46.3097*	*$100,233.00* *$8,352.75* *$3,855.11* *$48.1889*	*$104,296.50* *$8,691.38* *$4,011.41* *$50.1425*
171	*$89,861.40* *$7,488.45* *$3,456.21* *$43.2026*	*$93,499.20* *$7,791.60* *$3,596.12* *$44.9516*	*$97,291.80* *$8,107.65* *$3,741.99* *$46.7749*	*$101,239.20* *$8,436.60* *$3,893.81* *$48.6630*	*$105,341.40* *$8,778.45* *$4,051.59* *$50.6449*
172	*$90,751.50* *$7,562.63* *$3,490.44* *$43.6305*	*$94,428.00* *$7,869.00* *$3,627.54* *$45.3981*	*$98,259.30* *$8,188.28* *$3,779.21* *$47.2400*	*$102,245.40* *$8,520.45* *$3,932.51* *$49.1564*	*$106,399.20* *$8,866.60* *$4,092.28* *$51.1534*
173	*$91,654.50* *$7,637.88* *$3,525.17* *$44.0647*	*$95,369.70* *$7,947.48* *$3,668.06* *$45.8508*	*$99,239.70* *$8,269.98* *$3,816.92* *$47.7114*	*$103,264.50* *$8,605.38* *$3,971.72* *$49.6464*	*$107,457.00* *$8,954.75* *$4,132.97* *$51.6620*
174	*$92,570.40* *$7,714.20* *$3,560.40* *$44.5050*	*$96,324.30* *$8,027.03* *$3,704.78* *$46.3097*	*$100,233.00* *$8,352.75* *$3,855.11* *$48.1889*	*$104,296.50* *$8,691.38* *$4,011.41* *$50.1425*	*$108,527.70* *$9,043.98* *$4,174.14* *$52.1767*
175	*$93,499.20* *$7,791.60* *$3,596.12* *$44.9516*	*$97,291.80* *$8,107.65* *$3,741.99* *$46.7749*	*$101,239.20* *$8,436.60* *$3,893.81* *$48.6727*	*$105,341.40* *$8,778.45* *$4,051.59* *$50.6449*	*$109,611.30* *$9,134.28* *$4,215.82* *$52.6978*
176	*$94,428.00* *$7,869.00* *$3,627.54* *$45.3981*	*$98,259.30* *$8,188.28* *$3,779.21* *$47.2400*	*$102,245.40* *$8,520.45* *$3,932.51* *$49.1564*	*$106,399.20* *$8,866.60* *$4,092.28* *$51.1534*	*$110,707.80* *$9,225.65* *$4,257.99* *$53.2249*

177	$95,369.70 $7,947.48 $3,668.06 $45.8508	$99,239.70 $8,269.98 $3,816.92 $47.7114	$103,264.50 $8,605.38 $3,971.72 $49.6464	$107,457.00 $8,954.75 $4,132.97 $51.6620	$111,817.20 $9,318.10 $4,300.67 $53.7583
178	$96,324.30 $8,027.03 $3,704.78 $46.3097	$100,233.00 $8,352.75 $3,854.04 $48.1889	$104,296.50 $8,691.38 $4,011.41 $50.1425	$108,527.70 $9,043.98 $4,174.14 $52.1767	$112,939.50 $9,411.63 $4,343.83 $54.2978
179	$97,291.80 $8,107.65 $3,741.99 $46.7749	$101,239.20 $8,436.60 $3,893.81 $48.6727	$105,341.40 $8,778.45 $4,051.59 $50.6449	$109,611.30 $9,134.28 $4,215.82 $52.6978	$114,074.70 $9,506.23 $4,387.48 $54.8436
180	$98,259.30 $8,188.28 $3,779.21 $47.2400	$102,245.40 $8,520.45 $3,932.51 $49.1564	$106,399.20 $8,866.60 $4,092.28 $51.1534	$110,707.80 $9,225.65 $4,257.99 $53.2249	$115,209.90 $9,600.83 $4,431.15 $55.3894
181	$99,239.70 $8,269.98 $3,816.92 $47.7114	$103,264.50 $8,605.38 $3,971.72 $49.6464	$107,457.00 $8,954.75 $4,132.97 $51.6620	$111,817.20 $9,318.10 $4,300.67 $53.7583	$116,358.00 $9,696.50 $4,475.31 $55.9414
182	$100,233.00 $8,352.75 $3,855.11 $48.1889	$104,296.50 $8,691.38 $4,011.41 $50.1425	$108,527.70 $9,043.98 $4,174.14 $52.1767	$112,939.50 $9,411.63 $4,343.83 $54.2978	$117,519.00 $9,793.25 $4,519.97 $56.4995
183	$101,239.20 $8,436.60 $3,893.81 $48.6727	$105,341.40 $8,778.45 $4,051.59 $50.6449	$109,611.30 $9,134.28 $4,215.82 $52.6978	$114,074.70 $9,506.23 $4,387.48 $54.8436	$118,692.90 $9,891.08 $4,565.12 $57.0639
184	$102,245.40 $8,520.45 $3,932.51 $49.1564	$106,399.20 $8,866.60 $4,092.28 $51.1534	$110,707.80 $9,225.65 $4,257.99 $53.2249	$115,209.90 $9,600.83 $4,431.15 $55.3894	$119,879.70 $9,989.98 $4,610.76 $57.6345
185	$103,264.50 $8,605.38 $3,971.72 $49.6464	$107,457.00 $8,954.75 $4,132.97 $51.6599	$111,817.20 $9,318.10 $4,300.67 $53.7583	$116,358.00 $9,696.50 $4,475.31 $55.9414	$121,079.40 $10,089.95 $4,656.90 $58.2113
186	$104,296.50 $8,691.38 $4,011.41 $50.1425	$108,527.70 $9,043.98 $4,174.14 $52.1767	$112,939.50 $9,411.63 $4,343.83 $54.2978	$117,519.00 $9,793.25 $4,519.97 $56.4995	$122,292.00 $10,191.00 $4,703.53 $58.7942
187	$105,341.40 $8,778.45	$109,611.30 $9,134.28	$114,074.70 $9,506.23	$118,692.90 $9,891.08	$123,517.50 $10,293.13

187	$4,051.59 $50.6449	$4,215.82 $52.6978	$4,387.48 $54.8436	$4,565.12 $57.0639	$4,750.67 $59.3834
188	$106,399.20 $8,866.60 $4,092.28 $51.1534	$110,707.80 $9,225.65 $4,257.99 $53.2249	$115,209.90 $9,600.83 $4,431.15 $55.3894	$119,879.70 $9,989.98 $4,610.76 $57.6345	$124,755.90 $10,396.33 $4,798.31 $59.9788
189	$107,457.00 $8,954.75 $4,132.97 $51.6620	$111,817.20 $9,318.10 $4,300.67 $53.7583	$116,358.00 $9,696.50 $4,475.31 $55.9414	$121,079.40 $10,089.95 $4,656.90 $58.2113	$126,007.20 $10,500.60 $4,846.43 $60.5803
190	$108,527.70 $9,043.98 $4,174.14 $52.1768	$112,939.50 $9,411.63 $4,343.83 $54.2978	$117,519.00 $9,793.25 $4,519.96 $56.4995	$122,292.00 $10,191.00 $4,703.54 $58.7942	$127,271.40 $10,605.95 $4,895.05 $61.1882
191	$109,611.30 $9,134.28 $4,215.82 $52.6977	$114,074.70 $9,506.23 $4,387.49 $54.8436	$118,692.90 $9,891.08 $4,565.11 $57.0639	$123,517.50 $10,293.13 $4,750.67 $59.3834	$128,548.50 $10,712.38 $4,944.17 $61.8022
192	$110,707.80 $9,225.65 $4,257.99 $53.2249	$115,209.90 $9,600.83 $4,431.15 $55.3894	$119,879.70 $9,989.98 $4,610.76 $57.6345	$124,755.90 $10,396.33 $4,798.30 $59.9788	$129,838.50 $10,819.88 $4,993.79 $62.4224
193	$111,817.20 $9,318.10 $4,300.66 $53.7583	$116,358.00 $9,696.50 $4,475.31 $55.9413	$121,079.40 $10,089.95 $4,656.90 $58.2113	$126,007.20 $10,500.60 $4,846.43 $60.5804	$131,141.40 $10,928.45 $5,043.90 $63.0488
194	$112,939.50 $9,411.63 $4,343.83 $54.2978	$117,519.00 $9,793.25 $4,519.96 $56.4995	$122,292.00 $10,191.00 $4,703.54 $58.7942	$127,271.40 $10,605.95 $4,895.05 $61.1882	$132,457.20 $11,038.10 $5,094.51 $63.6813
195	$114,074.70 $9,506.23 $4,387.49 $54.8436	$118,692.90 $9,891.08 $4,565.11 $57.0639	$123,517.50 $10,293.13 $4,750.67 $59.3834	$128,548.50 $10,712.38 $4,944.17 $61.8022	$133,785.90 $11,148.83 $5,145.61 $64.3201
196	$115,209.90 $9,600.83 $4,431.15 $55.3894	$119,879.70 $9,989.98 $4,610.76 $57.6345	$124,755.90 $10,396.33 $4,798.30 $59.9788	$129,838.50 $10,819.88 $4,993.79 $62.4224	$135,127.50 $11,260.63 $5,197.21 $64.9651
197	$116,358.00 $9,696.50 $4,475.31 $55.9413	$121,079.40 $10,089.95 $4,656.90 $58.2113	$126,007.20 $10,500.60 $4,846.43 $60.5804	$131,141.40 $10,928.45 $5,043.90 $63.0488	$136,482.00 $11,373.50 $5,249.31 $65.6163

198	$117,519.00 $9,793.25 $4,519.96 $56.4995	$122,292.00 $10,191.00 $4,703.54 $58.7942	$127,271.40 $10,605.95 $4,895.05 $61.1882	$132,457.20 $11,038.10 $5,094.51 $63.6813	$137,849.40 $11,487.45 $5,301.90 $66.2738
199	$118,692.90 $9,891.08 $4,565.11 $57.0639	$123,517.50 $10,293.13 $4,750.67 $59.3834	$128,548.50 $10,712.38 $4,944.17 $61.8022	$133,785.90 $11,148.83 $5,145.61 $64.3201	$139,229.70 $11,602.48 $5,354.99 $66.9374
200	$119,879.70 $9,989.98 $4,610.76 $57.6345	$124,755.90 $10,396.33 $4,798.30 $59.9788	$129,838.50 $10,819.88 $4,993.79 $62.4224	$135,127.50 $11,260.63 $5,197.21 $64.9651	$140,622.90 $11,718.58 $5,408.57 $67.6072
201	$121,079.40 $10,089.95 $4,656.90 $58.2113	$126,007.20 $10,500.60 $4,846.43 $60.5804	$131,141.40 $10,928.45 $5,043.90 $63.0488	$136,482.00 $11,373.50 $5,249.31 $65.6163	$142,029.00 $11,835.75 $5,462.65 $68.2832
202	$122,292.00 $10,191.00 $4,703.54 $58.7942	$127,271.40 $10,605.95 $4,895.05 $61.1882	$132,457.20 $11,038.10 $5,094.51 $63.6813	$137,849.40 $11,487.45 $5,301.90 $66.2738	$143,448.00 $11,954.00 $5,517.23 $68.9654
203	$123,517.50 $10,293.13 $4,750.67 $59.3834	$128,548.50 $10,712.38 $4,944.17 $61.8022	$133,785.90 $11,148.83 $5,145.61 $64.3201	$139,229.70 $11,602.48 $5,354.99 $66.9374	$144,879.90 $12,073.33 $5,572.30 $69.6538
204	$124,755.90 $10,396.33 $4,798.30 $59.9788	$129,838.50 $10,819.88 $4,993.79 $62.4224	$135,127.50 $11,260.63 $5,197.21 $64.9651	$140,622.90 $11,718.58 $5,408.57 $67.6072	$146,324.70 $12,193.73 $5,627.87 $70.3484
205	$126,007.20 $10,500.60 $4,846.43 $60.5804	$131,141.40 $10,928.45 $5,043.90 $63.0488	$136,482.00 $11,373.50 $5,249.31 $65.6163	$142,029.00 $11,835.75 $5,462.65 $68.2832	$147,782.40 $12,315.20 $5,683.94 $71.0492
206	$127,271.40 $10,605.95 $4,895.05 $61.1882	$132,457.20 $11,038.10 $5,094.51 $63.6813	$137,849.40 $11,487.45 $5,301.90 $66.2738	$143,448.00 $11,954.00 $5,517.23 $68.9654	$149,265.90 $12,438.83 $5,741.00 $71.7625
207	$128,548.50 $10,712.38 $4,944.17 $61.8022	$133,785.90 $11,148.83 $5,145.61 $64.3201	$139,229.70 $11,602.48 $5,354.99 $66.9374	$144,879.90 $12,073.33 $5,572.30 $69.6538	$150,762.30 $12,563.53 $5,798.55 $72.4819
208	$129,838.50 $10,819.88	$135,127.50 $11,260.63	$140,622.90 $11,718.58	$146,324.70 $12,193.73	$152,271.60 $12,689.30

208	*$4,993.79* *$62.4224*	*$5,197.21* *$64.9651*	*$5,408.57* *$67.6072*	*$5,627.87* *$70.3484*	*$5,856.60* *$73.2075*
209	*$131,141.40* *$10,928.45* *$5,043.90* *$63.0488*	*$136,482.00* *$11,373.50* *$5,249.31* *$65.6163*	*$142,029.00* *$11,835.75* *$5,462.65* *$68.2832*	*$147,782.40* *$12,315.20* *$5,683.94* *$71.0492*	*$153,793.80* *$12,816.15* *$5,915.15* *$73.9393*
210	*$132,457.20* *$11,038.10* *$5,094.51* *$63.6813*	*$137,849.40* *$11,487.45* *$5,301.90* *$66.2738*	*$143,448.00* *$11,954.00* *$5,517.23* *$68.9654*	*$149,265.90* *$12,438.83* *$5,741.00* *$71.7625*	*$155,328.90* *$12,944.08* *$5,974.19* *$74.6774*
211	*$133,785.90* *$11,148.83* *$5,145.61* *$64.3201*	*$139,229.70* *$11,602.48* *$5,354.99* *$66.9374*	*$144,879.90* *$12,073.33* *$5,572.30* *$69.6538*	*$150,762.30* *$12,563.53* *$5,798.55* *$72.4819*	*$156,876.90* *$13,073.08* *$6,033.73* *$75.4216*
212	*$135,127.50* *$11,260.63* *$5,197.21* *$64.9651*	*$140,622.90* *$11,718.58* *$5,408.57* *$67.6072*	*$146,324.70* *$12,193.73* *$5,627.87* *$70.3484*	*$152,271.60* *$12,689.30* *$5,856.60* *$73.2075*	*$158,450.70* *$13,204.23* *$6,094.26* *$76.1782*
213	*$136,482.00* *$11,373.50* *$5,249.31* *$65.6163*	*$142,029.00* *$11,835.75* *$5,462.65* *$68.2832*	*$147,782.40* *$12,315.20* *$5,683.94* *$71.0492*	*$153,793.80* *$12,816.15* *$5,915.15* *$73.9393*	*$160,037.40* *$13,336.45* *$6,155.28* *$76.9411*
214	*$137,849.40* *$11,487.45* *$5,301.90* *$66.2738*	*$143,448.00* *$11,954.00* *$5,517.23* *$68.9654*	*$149,265.90* *$12,438.83* *$5,741.00* *$71.7625*	*$155,328.90* *$12,944.08* *$5,974.19* *$74.6774*	*$161,637.00* *$13,469.75* *$6,216.81* *$77.7101*
215	*$139,229.70* *$11,602.48* *$5,354.99* *$66.9374*	*$144,879.90* *$12,073.33* *$5,572.30* *$69.6538*	*$150,762.30* *$12,563.53* *$5,798.55* *$72.4819*	*$156,876.90* *$13,073.08* *$6,033.73* *$75.4216*	*$163,249.50* *$13,604.13* *$6,278.83* *$78.4853*
216	*$140,622.90* *$11,718.58* *$5,408.57* *$67.6072*	*$146,324.70* *$12,193.73* *$5,627.87* *$70.3484*	*$152,271.60* *$12,689.30* *$5,856.60* *$73.2075*	*$158,450.70* *$13,204.23* *$6,094.26* *$76.1782*	*$164,887.80* *$13,740.65* *$6,341.84* *$79.2730*
217	*$142,029.00* *$11,835.75* *$5,462.65* *$68.2832*	*$147,782.40* *$12,315.20* *$5,683.94* *$71.0492*	*$153,793.80* *$12,816.15* *$5,915.15* *$73.9393*	*$160,037.40* *$13,336.45* *$6,155.28* *$76.9411*	*$166,539.00* *$13,878.25* *$6,405.35* *$80.0668*
218	*$143,448.00* *$11,954.00* *$5,517.23* *$68.9654*	*$149,265.90* *$12,438.83* *$5,741.00* *$71.7625*	*$155,328.90* *$12,944.08* *$5,974.19* *$74.6774*	*$161,637.00* *$13,469.75* *$6,216.81* *$77.7101*	*$168,203.10* *$14,016.93* *$6,469.35* *$80.8669*

219	$144,879.90 $12,073.33 $5,572.30 $69.6538	$150,762.30 $12,563.53 $5,798.55 $72.4819	$156,876.90 $13,073.08 $6,033.73 $75.4216	$163,249.50 $13,604.13 $6,278.83 $78.4853	$169,880.10 $14,156.68 $6,533.85 $81.6731
220	$146,324.70 $12,193.73 $5,627.87 $70.3484	$152,271.60 $12,689.30 $5,856.60 $73.2075	$158,450.70 $13,204.23 $6,094.26 $76.1782	$164,887.80 $13,740.65 $6,341.84 $79.2730	$171,582.90 $14,298.58 $6,599.34 $82.4918
221	$147,782.40 $12,315.20 $5,683.94 $71.0492	$153,793.80 $12,816.15 $5,915.15 $73.9393	$160,037.40 $13,336.45 $6,155.28 $76.9411	$166,539.00 $13,878.25 $6,405.35 $80.0668	$173,298.60 $14,441.55 $6,665.33 $83.3166
222	$149,265.90 $12,438.83 $5,741.00 $71.7625	$155,328.90 $12,944.08 $5,974.19 $74.6774	$161,637.00 $13,469.75 $6,216.81 $77.7101	$168,203.10 $14,016.93 $6,469.35 $80.8669	$175,027.20 $14,585.60 $6,731.82 $84.1477
223	$150,762.30 $12,563.53 $5,798.55 $72.4819	$156,876.90 $13,073.08 $6,033.73 $75.4216	$163,249.50 $13,604.13 $6,278.83 $78.4853	$169,880.10 $14,156.68 $6,533.85 $81.6731	$176,781.60 $14,731.80 $6,799.29 $84.9912
224	$152,271.60 $12,689.30 $5,856.60 $73.2075	$158,450.70 $13,204.23 $6,094.26 $76.1782	$164,887.80 $13,740.65 $6,341.84 $79.2730	$171,582.90 $14,298.58 $6,599.34 $82.4918	$178,548.90 $14,879.08 $6,867.27 $85.8408
225	$153,793.80 $12,816.15 $5,915.15 $73.9393	$160,037.40 $13,336.45 $6,155.28 $76.9411	$166,539.00 $13,878.25 $6,405.35 $80.0668	$173,298.60 $14,441.55 $6,665.33 $83.3166	$180,329.10 $15,027.43 $6,935.73 $86.6967
226	$155,328.90 $12,944.08 $5,974.19 $74.6774	$161,637.00 $13,469.75 $6,216.81 $77.7101	$168,203.10 $14,016.93 $6,469.35 $80.8669	$175,027.20 $14,585.60 $6,731.82 $84.1477	$182,135.10 $15,177.93 $7,005.20 $87.5650
227	$156,876.90 $13,073.08 $6,033.73 $75.4216	$163,249.50 $13,604.13 $6,278.83 $78.4853	$169,880.10 $14,156.68 $6,533.85 $81.6731	$176,781.60 $14,731.80 $6,799.29 $84.9912	$183,954.00 $15,329.50 $7,075.15 $88.4394
228	$158,450.70 $13,204.23 $6,094.26 $76.1782	$164,887.80 $13,740.65 $6,341.84 $79.2730	$171,582.90 $14,298.58 $6,599.34 $82.4918	$178,548.90 $14,879.08 $6,867.27 $85.8408	$185,798.70 $15,483.23 $7,146.10 $89.3263
229	$160,037.40 $13,336.45	$166,539.00 $13,878.25	$173,298.60 $14,441.55	$180,329.10 $15,027.43	$187,656.30 $15,638.03

229	*$6,155.28* *$76.9411*	*$6,405.35* *$80.0668*	*$6,665.33* *$83.3166*	*$6,935.73* *$86.6967*	*$7,217.55* *$90.2194*
230	*$161,637.00* *$13,469.75* *$6,216.81* *$77.7101*	*$168,203.10* *$14,016.93* *$6,469.35* *$80.8669*	*$175,027.20* *$14,585.60* *$6,731.82* *$84.1477*	*$182,135.10* *$15,177.93* *$7,005.20* *$87.5650*	*$189,526.80* *$15,793.90* *$7,289.49* *$91.1187*
231	*$163,249.50* *$13,604.13* *$6,278.83* *$78.4853*	*$169,880.10* *$14,156.68* *$6,533.85* *$81.6731*	*$176,781.60* *$14,731.80* *$6,799.29* *$84.9912*	*$183,954.00* *$15,329.50* *$7,075.15* *$88.4394*	*$191,423.10* *$15,951.93* *$7,362.43* *$92.0303*
232	*$164,887.80* *$13,740.65* *$6,341.84* *$79.2730*	*$171,582.90* *$14,298.58* *$6,599.34* *$82.4918*	*$178,548.90* *$14,879.08* *$6,867.27* *$85.8408*	*$185,798.70* *$15,483.23* *$7,146.10* *$89.3263*	*$193,332.30* *$16,111.03* *$7,435.86* *$92.9482*
233	*$166,539.00* *$13,878.25* *$6,405.35* *$80.0668*	*$173,298.60* *$14,441.55* *$6,665.33* *$83.3166*	*$180,329.10* *$15,027.43* *$6,935.73* *$86.6967*	*$187,656.30* *$15,638.03* *$7,217.55* *$90.2194*	*$195,267.30* *$16,272.28* *$7,510.28* *$93.8785*
234	*$168,203.10* *$14,016.93* *$6,469.35* *$80.8669*	*$175,027.20* *$14,585.60* *$6,731.82* *$84.1477*	*$182,135.10* *$15,177.93* *$7,005.20* *$87.5650*	*$189,526.80* *$15,793.90* *$7,289.49* *$91.1187*	*$197,215.20* *$16,434.60* *$7,585.20* *$94.8150*
235	*$169,880.10* *$14,156.68* *$6,533.85* *$81.6731*	*$176,781.60* *$14,731.80* *$6,799.29* *$84.9912*	*$183,954.00* *$15,329.50* *$7,075.15* *$88.4394*	*$191,423.10* *$15,951.93* *$7,362.43* *$92.0303*	*$199,188.90* *$16,599.08* *$7,661.11* *$95.7639*
236	*$171,582.90* *$14,298.58* *$6,599.34* *$82.4918*	*$178,548.90* *$14,879.08* *$6,867.27* *$85.8408*	*$185,798.70* *$15,483.23* *$7,146.10* *$89.3263*	*$193,332.30* *$16,111.03* *$7,435.86* *$92.9482*	*$201,175.50* *$16,764.63* *$7,737.52* *$96.7190*
237	*$173,298.60* *$14,441.55* *$6,665.33* *$83.3166*	*$180,329.10* *$15,027.43* *$6,935.73* *$86.6967*	*$187,656.30* *$15,638.03* *$7,217.55* *$90.2194*	*$195,267.30* *$16,272.28* *$7,510.28* *$93.8785*	*$203,187.90* *$16,932.33* *$7,814.92* *$97.6865*
238	*$175,027.20* *$14,585.60* *$6,731.82* *$84.1477*	*$182,135.10* *$15,177.93* *$7,005.20* *$87.5650*	*$189,526.80* *$15,793.90* *$7,289.49* *$91.1187*	*$197,215.20* *$16,434.60* *$7,585.20* *$94.8150*	*$205,226.10* *$17,102.18* *$7,893.31* *$98.6664*
239	*$176,781.60* *$14,731.80* *$6,799.29* *$84.9912*	*$183,954.00* *$15,329.50* *$7,075.15* *$88.4394*	*$191,423.10* *$15,951.93* *$7,362.43* *$92.0303*	*$199,188.90* *$16,599.08* *$7,661.11* *$95.7639*	*$207,277.20* *$17,273.10* *$7,972.20* *$99.6525*

240	$178,548.90 $14,879.08 $6,867.27 $85.8408	$185,798.70 $15,483.23 $7,146.10 $89.3263	$193,332.30 $16,111.03 $7,435.86 $92.9482	$201,175.50 $16,764.63 $7,737.52 $96.7190	$209,354.10 $17,446.18 $8,052.08 $100.6510
241	$180,329.10 $15,027.43 $6,935.73 $86.6967	$187,656.30 $15,638.03 $7,217.55 $90.2194	$195,267.30 $16,272.28 $7,510.28 $93.8785	$203,187.90 $16,932.33 $7,814.92 $97.6865	$211,443.90 $17,620.33 $8,132.46 $101.6557
242	$182,135.10 $15,177.93 $7,005.20 $87.5650	$189,526.80 $15,793.90 $7,289.49 $91.1187	$197,215.20 $16,434.60 $7,585.20 $94.8150	$205,226.10 $17,102.18 $7,893.31 $98.6664	$213,559.50 $17,796.63 $8,213.83 $102.6728
243	$183,954.00 $15,329.50 $7,075.15 $88.4394	$191,423.10 $15,951.93 $7,362.43 $92.0303	$199,188.90 $16,599.08 $7,661.11 $95.7639	$207,277.20 $17,273.10 $7,972.20 $99.6525	$215,700.90 $17,975.08 $8,296.19 $103.7024
244	$185,798.70 $15,483.23 $7,146.10 $89.3263	$193,332.30 $16,111.03 $7,435.86 $92.9482	$201,175.50 $16,764.63 $7,737.52 $96.7190	$209,354.10 $17,446.18 $8,052.08 $100.6510	$217,855.20 $18,154.60 $8,379.05 $104.7381
245	$187,656.30 $15,638.03 $7,217.55 $90.2194	$195,267.30 $16,272.28 $7,510.28 $93.8785	$203,187.90 $16,932.33 $7,814.92 $97.6865	$211,443.90 $17,620.33 $8,132.46 $101.6557	$220,035.30 $18,336.28 $8,462.90 $105.7862
246	$189,526.80 $15,793.90 $7,289.49 $91.1187	$197,215.20 $16,434.60 $7,585.20 $94.8150	$205,226.10 $17,102.18 $7,893.31 $98.6664	$213,559.50 $17,796.63 $8,213.83 $102.6728	$222,241.20 $18,520.10 $8,547.74 $106.8467
247	$191,423.10 $15,951.93 $7,362.43 $92.0303	$199,188.90 $16,599.08 $7,661.11 $95.7639	$207,277.20 $17,273.10 $7,972.20 $99.6525	$215,700.90 $17,975.08 $8,296.19 $103.7024	$224,460.00 $18,705.00 $8,633.08 $107.9135
248	$193,332.30 $16,111.03 $7,435.86 $92.9482	$201,175.50 $16,764.63 $7,737.52 $96.7190	$209,354.10 $17,446.18 $8,052.08 $100.6510	$217,855.20 $18,154.60 $8,379.05 $104.7381	$226,704.60 $18,892.05 $8,719.41 $108.9926
249	$194,330.00 $16,194.17 $7,474.23 $93.4279	$202,430.00 $16,869.17 $7,785.77 $97.3221	$210,860.00 $17,571.67 $8,110.00 $101.3750	$219,650.00 $18,304.17 $8,448.08 $105.6010	$228,800.00 $19,066.67 $8,800.00 $110.0000
250	$220,840.00 $18,403.33	$230,040.00 $19,170.00	$239,620.00 $19,968.33	$250,000.00 $20,833.33	$260,000.00 $21,666.67

250	*$8,493.85* *$106.1731*	*$8,847.69* *$110.5962*	*$9,216.15* *$115.2019*	*$9,615.38* *$120.1923*	*$10,000.00* *$125.0000*

September 24, 2024

TO: **MAYOR AND COUNCIL MEMBERS**

FROM: **CITY MANAGER**

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON APPROVING FIRST QUARTER BUDGET AMENDMENTS TO THE 2024-2025 FISCAL YEAR BUDGET AND TRANSFERRING FUNDS BETWEEN VARIOUS ACCOUNTS**

SUMMARY

The proposed amendment to the Fiscal Year 2024-2025 Adopted Budget for the City of Compton provides for adjustments to the budget to address programming across departments and funds.

BACKGROUND

The Compton City Council adopted Resolution No. 26,068 which approved the Fiscal Year 2024-2025 Budget on June 25, 2024, during its regular Council Meeting. The budget is defined as a “living document” in that it is subject to multiple changes in a given year to address the changing needs of the city. As such, funding is needed to be reallocated or added to various departments to fund the respective programming.

For instance, the City Council approved reallocating funding from previous Community Development Block Grant Action Plans during it’s meeting on September 3, 2024. In order to utilize those funds, they must be approved to be added to the current budget, so that reallocation is captured in this proposed amendment along with other modifications for the City Council’s consideration.

STATEMENT OF THE ISSUE:

The following additions and/or reallocations are proposed in the proposed budget amendment:

GRANTS MANAGEMENT

Transfer Fund Balance from CDBG-CV, HUD-ARP and JAG funds to cover salary and benefit cost for the Grants Department staff as follows:

CDBG-CV FUND

Increase Revenue:		
2822-000-000-3582	HUD-CDBG CV	$10,695
Increase Expenditures:		
2822-540-CV0-4101	Salaries	$8,500
2822-540-CV0-4194	Life Insurance	$103
2822-540-CV0-4195	Dental Insurance	$320
2822-540-CV0-4196	Vision Insurance	$254
2822-540-CV0-4197	Unemployment Insurance	$732
2822-540-CV0-4198	State Disability Insurance	$189
2822-540-CV0-4199	Medi-Cal Contribution	$597
	Total	**$10,695**

HUD - ARP HOMELESS FUND

Increase Revenue:		
2823-000-000-3583	HUD Revenue	$102,758
Increase Expenditures:		
2823-540-000-4101	Salaries	$80,628
2823-540-000-4194	Life Insurance	$1,109
2823-540-000-4195	Dental Insurance	$3,184
2823-540-000-4196	Vision Insurance	$1,564
2823-540-000-4197	Unemployment Insurance	$7,935
2823-540-000-4198	State Disability Insurance	$1,989
2823-540-000-4199	Medi-Cal Contribution	$6,349
	Total	**$102,758**

JAG 2020 FUND

Increase Revenue:		
1083-000-000-3565	Other Federal Grants	$93,688
Increase Expenditures:		
1083-540-000-4101	Salaries	$9,369
1083-540-000-4266	Contract Services	$84,319
	Total	**$93,688**

CDBG FUND

Increase Revenue		
2800-000-000-3583	HUD Revenue	**$139,958**
Increase Expenditures:		
2800-84E-162-4238	Recreation – Park Improvement	$62,436
2800-670-F04-4101	Code Enforcement - Salaries	$77,522
	Total	**$139,958**

Move funding from Business Façade to Housing Rehabilitation Program.

Increase Expenditures		
2800-540-N45-4291	Loan Program	$250,000
Decrease Expenditures		
2800-540-N43-4291	Loan Program	$250,000

Utilize unallocated CDBG funding from prior years (2017-2023) into new projects approved by City Council on September 3, 2024.

Increase Revenue		
2800-000-000-3583	HUD Revenue	$883,138
Increase Expenditures		
2800-540-M47-4266	Crime Awareness/Prevention	$150,669
2800-540-M65-4288	Food Bank	$25,000
2800-540-M91-4262	Neighborhood Clean Up	$140,000
2800-540-N28-4266	Meals on Wheels	$223,563
2800-540-N46-4266	Youth Services	$203,944
2800-540-N48-4266	Wilson Park Project	$77,527
2800-540-N49-4266	Code Enforcement	$62436
	Total	**$883,188**

RECREATION

Allocate Measure A funding for park improvement projects.

Increase Revenue:		
2688-000-000-3579	Other County Grants	$2,000,000
Increase Expenditures:		
2688-840-000-4266	Contract Services	$2,000,000

CONTROLLER & CLERK'S OFFICE

Reduce overstated Workers' Compensation expenditure and transfer funds to Controller's and Clerk's office for contracts.

Decrease Expenditure:		
1001-610-000-4963	Worker's Compensation	$1,000,000
Increase Expenditures:		
1001-650-000-4222	Software	$305,000
1001-650-000-4262	Other Professional Svc	$200,000
1001-650-000-4266	Contract Services	$345,000
1001-470-000-4266	Contract Services	$150,000
	Total	**$1,000,000**

COMMUNITY DEVELOPMENT:

Transfer Revenue from Local Housing Authority Revenue Balance to cover the cost of the Housing Advisory Board as follows:

Increase Revenue:		
2820-000-000-3583	HUD Revenue	$3,000
Increase Expenditures:		
2820-780-000-4159	Housing Advisory	$3,000

SUCCESSOR AGENCY

Increase Revenue:		
3092-000-000-3920	Contributions – Other Funds	$4,490,738
Increase Expenditures:		
3092-910-000-4282	Interest Expense	$2,865,738
3092-910-000-4297	Debt Service Payment	$1,625,000
	Total	**$4,490,738**

Increase Revenue:		
3093-000-000-3920	Contributions – Other Funds	$5,751,926
Increase Expenditures:		
3093-910-000-4297	Debt Service Payment	$5,650,000
3093-910-000-4282	Interest Expense	$101,926
	Total	**$5,751,926**

PUBLIC WORKS – STREET MAINTENANCE:

Transfer Fund Balance from AB 2766 Rideshare (AQMD) and Equipment Rental (Fleet) Funds to cover the cost of upgrading the City's Fleet as follows:

AQMD FUND

Increase Revenue:		
2625-000-000-3596	Other State Grants	$1,000,000
Increase Expenditures:		
2625-720-000-4333	Automotive Equipment	$1,000,000

FLEET FUND

Increase Revenue:		
Utilization of Fleet Fund Balance		$2,500,000
Increase Expenditures:		
6000-720-000-4333	Automotive Equipment	$2,500,000

PUBLIC WORKS – STREET MAINTENANCE:

Transfer Fund Balance from AB 2766 Rideshare (AQMD) and Equipment Rental (Fleet) Funds to cover the cost of upgrading the City's Fleet as follows:

AQMD FUND

Increase Revenue:		
2625-000-000-3596	Other State Grants	$1,000,000
Increase Expenditures:		
2625-720-000-4333	Automotive Equipment	$1,000,000

FLEET FUND

Increase Revenue:		
Utilization of Fleet Fund Balance		$2,500,000
Increase Expenditures:		
6000-720-000-4333	Automotive Equipment	$2,500,000

WATER DEPARTMENT

Provide previously approved ARPA funding for municipal water infrastructure upgrades.

ARPA FUND

Increase Revenue:		
Utilization of Fund Balance		$5,200,000
Increase Expenditures:		
2810-880-001-4266		$3,900,000
2810-860-009-4266		$1,300,000
	Total	**$5,200,000**

FINANCIAL IMPACT

The overall impact to the Fiscal Year 2024-2025 Budget is an increase of $11,933,237 bringing the total budget for the fiscal year to $265,988,309.

RECOMMENDATION

Staff recommends that the Council approve the proposed amendment to the Fiscal Year 2024-2025 Budget.

WILLIE A. HOPKINS, JR.
CITY MANAGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON APPROVING FIRST QUARTER BUDGET AMENDMENTS TO THE 2024-2025 FISCAL YEAR BUDGET AND TRANSFERRING FUNDS BETWEEN VARIOUS ACCOUNTS

WHEREAS, pursuant to Resolution No. 26,068, the Council of the City of Compton adopted the Fiscal Year 2024-2025 Budget on June 25, 2024; and

WHEREAS, the City Manager is recommending amending the 2024-2025 budget to provide additional funding to increase and/or expand services provided to the City of Compton. The following are the proposed changes; and

WHEREAS, the proposed budget amendments provide additional funding increasing the total revenue and expenditure balances projected for the Fiscal Year 2024-2025 Budget to Two Hundred Sixty Million Seven Hundred Eighty-Eight Thousand Three Hundred and Nine Dollars ($260,788,309). The proposed changes focus on utilizing additional funding to expand the services provided to the City of Compton across departments and funds; and

WHEREAS, all changes are to take effect on the adoption date of this resolution.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the City Manager is hereby authorized to make the following budget amendments to the Fiscal Year 2024-2025 Adopted Budget:

GRANTS MANAGEMENT

Transfer Fund Balance from CDBG-CV, HUD-ARP and JAG funds to cover salary and benefit cost for the Grants Department staff as follows:

CDBG-CV FUND

Increase Revenue:		
2822-000-000-3582	HUD-CDBG CV	$10,695
Increase Expenditures:		
2822-540-CV0-4101	Salaries	$8,500
2822-540-CV0-4194	Life Insurance	$103
2822-540-CV0-4195	Dental Insurance	$320
2822-540-CV0-4196	Vision Insurance	$254
2822-540-CV0-4197	Unemployment Insurance	$732
2822-540-CV0-4198	State Disability Insurance	$189
2822-540-CV0-4199	Medi-Cal Contribution	$597
	Total	**$10,695**

HUD - ARP HOMELESS FUND

Increase Revenue:		
2823-000-000-3583	HUD Revenue	$102,758
Increase Expenditures:		
2823-540-000-4101	Salaries	$80,628
2823-540-000-4194	Life Insurance	$1,109
2823-540-000-4195	Dental Insurance	$3,184
2823-540-000-4196	Vision Insurance	$1,564
2823-540-000-4197	Unemployment Insurance	$7,935
2823-540-000-4198	State Disability Insurance	$1,989
2823-540-000-4199	Medi-Cal Contribution	$6,349
	Total	**$102,758**

JAG 2020 FUND
Increase Revenue:

1083-000-000-3565	Other Federal Grants	$93,688

Increase Expenditures:

1083-540-000-4101	Salaries	$9,369
1083-540-000-4266	Contract Services	$84,319
	Total	**$93,688**

CDBG FUND
Increase Revenue

2800-000-000-3583	HUD Revenue	**$139,958**

Increase Expenditures:

2800-84E-162-4238	Recreation – Park Improvement	$62,436
2800-670-F04-4101	Code Enforcement - Salaries	$77,522
	Total	**$139,958**

Move funding from Bus Façade to Housing Rehabilitation Program.
Increase Expenditures

2800-540-N45-4291	Loan Program	$250,000

Decrease Expenditures

2800-540-N43-4291	Loan Program	$250,000

Utilize unallocated CDBG funding from prior years (2017-2023) into new projects approved by City Council on September 3, 2024.

Increase Revenue

2800-000-000-3583	HUD Revenue	$883,138

Increase Expenditures

2800-540-M47-4266	Crime Awareness/Prevention	$150,669
2800-540-M65-4288	Food Bank	$25,000
2800-540-M91-4262	Neighborhood Clean Up	$140,000
2800-540-N28-4266	Meals on Wheels	$223,563
2800-540-N46-4266	Youth Services	$203,944
2800-540-N48-4266	Wilson Park Project	$77,527
2800-540-N49-4266	Code Enforcement	$62436
	Total	**$883,188**

RECREATION

Allocate Measure A funding for park improvement projects.

Increase Revenue:

2688-000-000-3579	Other County Grants	$2,000,000

Increase Expenditures:

2688-840-000-4266	Contract Services	$2,000,000

CONTROLLER & CLERK'S OFFICE

Reduce overstated Workers' Compensation expenditure and transfer funds to Controller's and Clerk's office for contracts.

Decrease Expenditure:		
1001-610-000-4963	Worker's Compensation	$1,000,000
Increase Expenditures:		
1001-650-000-4222	Software	$305,000
1001-650-000-4262	Other Professional Svc	$200,000
1001-650-000-4266	Contract Services	$345,000
1001-470-000-4266	Contract Services	$150,000
	Total	**$1,000,000**

COMMUNITY DEVELOPMENT:

Transfer Revenue from Local Housing Authority Revenue Balance to cover the cost of the Housing Advisory Board as follows:

Increase Revenue:		
2820-000-000-3583	HUD Revenue	$3,000
Increase Expenditures:		
2820-780-000-4159	Housing Advisory	$3,000

SUCCESSOR AGENCY

Increase Revenue:		
3092-000-000-3920	Contributions – Other Funds	$4,490,738
Increase Expenditures:		
3092-910-000-4282	Interest Expense	$2,865,738
3092-910-000-4297	Debt Service Payment	$1,625,000
	Total	**$4,490,738**
Increase Revenue:		
3093-000-000-3920	Contributions – Other Funds	$5,751,926
Increase Expenditures:		
3093-910-000-4297	Debt Service Payment	$5,650,000
3093-910-000-4282	Interest Expense	$101,926
	Total	**$5,751,926**

PUBLIC WORKS – STREET MAINTENANCE:

Transfer Fund Balance from AB 2766 Rideshare (AQMD) and Equipment Rental (Fleet) Funds to cover the cost of upgrading the City's Fleet as follows:

AQMD FUND		
Increase Revenue:		
2625-000-000-3596	Other State Grants	$1,000,000
Increase Expenditures:		
2625-720-000-4333	Automotive Equipment	$1,000,000
FLEET FUND		
Increase Revenue:		
Utilization of Fleet Fund Balance		$2,500,000

Increase Expenditures:

6000-720-000-4333	Automotive Equipment	$2,500,000

WATER DEPARTMENT

Provide previously approved ARPA funding for municipal water infrastructure upgrades.

ARPA FUND
Increase Revenue:

Utilization of Fund Balance	$5,200,000

Increase Expenditures:

2810-880-001-4266	$3,900,000
2810-860-009-4266	$1,300,000
Total	**$5,200,000**

SECTION 2. That all changes are to take effect on the adoption date of this resolution.

SECTION 3. That a certified copy of this Resolution shall be filed in the Offices of the City Clerk, City Attorney, City Manager and City Controller.

SECTION 4. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2024.

_____
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Vernell McDaniel, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council, signed by the Mayor, and attested by the City Clerk at a regular meeting thereof held on the _____ day of _____, 2024.

That said Resolution was adopted by the following vote:

AYES: COUNCIL MEMBERS-
NOES: COUNCIL MEMBERS-
ABSENT: COUNCIL MEMBERS-
ABSTAINS: COUNCIL MEMBERS-

CITY CLERK OF THE CITY OF COMPTON

September 24, 2024

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: CITY MANAGER

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING THE 2024-2025 FISCAL YEAR BUDGET TO APPROPRIATE FUNDS AND AUTHORIZE THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH AND ESTABLISH A PURCHASE ORDER FOR VCH PROSPERITY CONSULTING DBA COMPTON WELLNESS COLLECTIVE AND NIMBLE THOUGHTS COUNSELING FOR YOUTH AND FAMILY COUNSELING SERVICES IN THE AMOUNT OF ($203,944)

SUMMARY

Adoption of this resolution will amend the 2024-2025 Fiscal Year budget to transfer funds and authorize the City Manager to enter into a professional service agreement with and establish a purchase order in the amount of Two Hundred Three Thousand Nine Hundred Forty-Four Dollars ($203,944) for mental health services for youth and families living in the City of Compton.

BACKGROUND

Because the Community Development Block Grant (CDBG) funds from prior years 2017-2023 have not been spent, staff proposed that they be reallocated to fund other CDBG eligible activities/programs for low-and moderate-income people throughout the City of Compton. The City's objective is to select a professional licensed therapist to assist the City of Compton with its mental health program for at-risk youth and their family. In February 2024, the city's HUD representative sent the Grants Compliance Manager an email siting "*There is something that was asked to bring to the city's attention by Management. The city didn't spend any of its 2021 CDBG funds which resulted in it being in noncompliance with the 70% low/mod overall spending requirement".* With reallocating old CDBG funds and spending them on eligible activities/programs, this effort would better position the city to be in compliance with HUD statutory requirements.

On August 14, 2024, the Grants Division advertised for Youth and Family Counseling Services. An essential component of this RFP was to obtain the services of a qualified and licensed therapist with a wealth of experience working with municipalities and at-risk youth ages 13-19. The selected consultants must be licensed with the Board of Behavior Sciences with significant experiences

working with the culture of at-risk youth. On August 29, 2024, the City received five (5) proposals that were reviewed and ranked by staff. The five (5) firms were selected based on their responsiveness, qualifications, costs, work experience and professional expertise. The following five (5) proposal are as follow:

Firm	**Amount**	**Service Proposed**
Compton Wellness	$225.000	Mental Health Services
Healing Hearts	$225.00	Mental Health Services
Kanisha Helping Others	$275.00	Mental Health Services
St. John's Community	$117.40	Mental Health Services
Nimble Thoughts Counseling	$175.00	Mental Health Services

The scope of work for Youth and Family services described within the RFP shall include all of the following, but not limited to:

- **Knowledge -** Minimum of 10 plus years of experience working with at-risk youth, a licensed LCSW or LMFT individual, training and experience working with different modalities and access to comprehensive mental health services
- **Reference** – Submitters that have demonstrated a positive relationship with municipal agencies and/or mental health division within a public agency
- **Pricing** – Based upon the reasonable hourly rates of personnel identified to carry out services

SELECTION PROCESS

Pursuant to the Request for Proposals, it was requested that consultants respond with their qualifications, scope of service, etc., in one package and their fee in a sealed, separate cover. The proposal review committee reviewed the material in the Request for Proposal (RFP) submitted by the consultants and ranked the most qualified proposals.

The selection of the most qualified consultants for youth and family services was on the basis of demonstrated competence and professional qualifications. Qualification Based Selection ("QBS") is where selection is based on the most appropriate provider of professional services; fees are not an initial consideration nor a primary consideration for selection; however, staff will evaluate the price to ensure there is a comparability and consistency to the other proposals. The evaluation process used by the selection committee for ranking the proposal was based upon the completeness of the proposal, consultant's demonstrated understanding of the scope of services, quality of similar work previously performed by the firm, personnel assigned, resources required to perform the required services, and the proposed schedule of work. Fees are not considered until after the selection of the most qualified firms.

The review committee determined the proposal submitted by VCH Prosperity Consulting DBA Compton Wellness and Nimble Thoughts Counseling was deemed the most qualified firms to provide the needed mental health services for this RFP for the following reasons:

- Both firms' key members have over 20 years of extensive mental health experience working with at-risk youth and families
- Both firms' lead clinicians has direct experience working with underserved population and at-risk youth throughout Los Angeles County
- Both firms' lead clinicians is skilled in developing and leading mental health initiatives that address community-specific needs

STATEMENT OF ISSUE

Staff request authorization for the City Manager to enter into a service agreement with VCH Prosperity Consulting and Nimble Thoughts Counseling for youth and family counseling services for the City of Compton.

In addition, the Municipal Code Section 4-11.7 states the exception to competitive bidding requirements include, "d. Any contract for professional services; such as, but not limited to attorneys, physicians, architects, engineers, consultants, accountants, specialized printers or other individuals or organizations possessing a high degree of professional, unique, specialized or technical skill or expertise. Selection of professional services providers shall be on the basis of demonstrated competence and professional qualifications necessary for the satisfactory performance of the services required at a fair and reasonable price."

FINANCIAL IMPACT

The General Fund will not be negatively impacted by the increase in revenue and expenses.

The Grants Management Division Fiscal Year 2024 – 2025 budget shall be amended and funds shall be appropriated as follow:

INCREASE REVENUE APPROPRIATION IN:

Account No:	Description:	Amount
2800-540-F46-3583	HUD Revenue	$101,344
2800-540-K46-3583	HUD Revenue	$10,000

INCREASE EXPENDITURE APPROPRIATION IN:

Account No:	Description:	Amount
2800-540-F46-4266	Contract Services	$101,344
2800-540-K46-4266	Contract Services	$10,000

INCREASE REVENUE APPROPRIATION IN:

Account No:	**Description:**	**Amount**
2800-540-L46-3583	HUD Revenue	$60,000
2800-540-K46-3583	HUD Revenue	$22,600
2800-540-L46-3583	HUD Revenue	$10,000

INCREASE EXPENDITURE APPROPRIATION IN:

Account No:	**Description:**	**Amount**
2800-540-L46-4266	Contract Services	$60,000
2800-540-K46-4266	Contract Services	$22,600
2800-540-L46-4266	Contract Services	$10,000

The purchase orders will be allocated to the respective consultants as follows:

Consultant	**Account Description**	**Amount**
Nimble Thoughts Counseling	Youth Services, Contract Services	$111,344.00
VCH Prosperity Consulting DBA Compton Wellness	Youth Services, Contract Services	$92,600.00
Total		**$203,944.00**

RECOMMENDATION

Staff recommends that the attached Resolution be adopted.

TURMEL WOODS
GRANTS COMPLIANCE MANAGER

APPROVED FOR FORWARD

WILLIE A. HOPKINS JR.
CITY MANAGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING THE 2024-2025 FISCAL YEAR BUDGET TO APPROPRIATE FUNDS AND AUTHORIZE THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH AND ESTABLISH A PURCHASE ORDER FOR VCH PROPSERITY CONSULTING DBA COMPTON WELLNESS COLLECTIVE AND NIMBLE THOUGHTS COUNSELING FOR YOUTH AND FAMILY COUNSELING SERVICES IN THE AMOUNT OF ($203,944)

WHEREAS, because the Community Development Block Grant (CDBG) funds from prior years 2017-2023 have not been spent, staff proposed that they be reallocated to fund other CDBG eligible activities/programs for low-and moderate-income people throughout the City of Compton; and

WHEREAS, February 2024, the city's HUD representative sent the Grants Compliance Manager an email siting "*There is something that was asked to bring to the city's attention by Management. The city didn't spend any of its 2021 CDBG funds which resulted in it being in noncompliance with the 70% low/mod overall spending requirement"*; and

WHEREAS, with reallocating old CDBG funds and spending them on eligible activities/programs, this effort would better position the city to be in compliance with HUD statutory requirements; and

WHEREAS, on August 14, 2024, the Grants Division advertised for Youth and Family Counseling Services. An essential component of this RFP was to obtain the services of a qualified and licensed therapist with a wealth of experience working with municipalities and at-risk youth ages 13-19. The selected consultants must be licensed with the Board of Behavior Sciences with significant experiences working with the culture of at-risk youth; and

WHEREAS, on August 29, 2024, the City received five (5) proposals that were reviewed and ranked by staff. The five (5) firms were selected based on their responsiveness, qualifications, costs, work experience and professional expertise. The following five (5) proposal are as follow:

Firm	**Amount**	**Service Proposed**
Compton Wellness	$225.000	Mental Health Services
Healing Hearts	$225.00	Mental Health Services
Kanisha Helping Others	$275.00	Mental Health Services
St. John's Community	$117.40	Mental Health Services
Nimble Thoughts Counseling	$175.00	Mental Health Services

WHEREAS, the scope of work for Youth and Family services described within the RFP shall include all of the following, but not limited to:

- **Knowledge -** Minimum of 10 plus years of experience working with at-risk youth, a licensed LCSW or LMFT individual, training and experience working with different modalities and access to comprehensive mental health services
- **Reference** – Submitters that have demonstrated a positive relationship with municipal agencies and/or mental health division within a public agency

Pricing – Based upon the reasonable hourly rates of personnel identified to carry out services; and

WHEREAS, the evaluation process used by the selection committee for ranking the proposal was based upon the completeness of the proposal, consultant's demonstrated understanding of the scope of services, quality of similar work previously performed by the firm, personnel assigned, resources required to perform the required

services, and the proposed schedule of work. Fees are not considered until after the selection of the most qualified firms; and

WHEREAS, in addition, the municipal code has an exemption for not selecting lowest/most response bidder if it's for professional services such as medical, being that behavior health is considered medical staff selected the best fit

WHEREAS, the review committee determined the proposal submitted by VCH Prosperity Consulting DBA Compton Wellness and Nimble Thoughts Counseling was deemed the most qualified firms to provide the needed mental health services for this RFP for the following reasons:

- Both firms' key members have over 20 years of extensive mental health experience working with at-risk youth and families
- Both firms' lead clinicians has direct experience working with underserved population and at-risk youth throughout Los Angeles County
- Both firms' lead clinicians is skilled in developing and leading mental health initiatives that address community-specific needs; and

WHEREAS, funds are available in the Grants Management Division and the Fiscal Year 2024-2025 budget will need to be amended as follows:

The Grants Management Division Fiscal Year 2024 – 2025 budget shall be amended and funds shall be appropriated as follow:

INCREASE REVENUE APPROPRIATION IN:

Account No:	**Description:**	**Amount**
2800-540-F46-3583	HUD Revenue	$101,344
2800-540-K46-3583	HUD Revenue	$10,000

INCREASE EXPENDITURE APPROPRIATION IN:

Account No:	**Description:**	**Amount**
2800-540-F46-4266	Contract Services	$101,344
2800-540-K46-4266	Contract Services	$10,000

INCREASE REVENUE APPROPRIATION IN:

Account No:	**Description:**	**Amount**
2800-540-L46-3583	HUD Revenue	$60,000
2800-540-K46-3583	HUD Revenue	$22,600
2800-540-L46-3583	HUD Revenue	$10,000

INCREASE EXPENDITURE APPROPRIATION IN:

Account No:	**Description:**	**Amount**
2800-540-L46-4266	Contract Services	$60,000
2800-540-K46-4266	Contract Services	$22,600
2800-540-L46-4266	Contract Services	$10,000

The purchase orders will be allocated to the respective consultants as follows:

Consultant	**Account Description**	**Amount**
Nimble Thoughts Counseling	Youth Services, Contract Services	$111,344.00

VCH Prosperity Consulting DBA Compton Wellness	Youth Services, Contract Services	$92,600.00
Total		**$203,944.00**

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That both proposals from VCH Prosperity Consulting DBA Compton Wellness and Nimble Thoughts Counseling in the amount of $203,944 is hereby accepted.

SECTION 2. That the City Manager is authorized to amend the Grants Department FY2024-2025 Budget as follows:

INCREASE REVENUE APPROPRIATION IN:

Account No:	Description:	Amount
2800-540-F46-3583	HUD Revenue	$101,344
2800-540-K46-3583	HUD Revenue	$10,000

INCREASE EXPENDITURE APPROPRIATION IN:

Account No:	Description:	Amount
2800-540-F46-4266	Contract Services	$101,344
2800-540-K46-4266	Contract Services	$10,000

INCREASE REVENUE APPROPRIATION IN:

Account No:	Description:	Amount
2800-540-L46-3583	HUD Revenue	$60,000
2800-540-K46-3583	HUD Revenue	$22,600
2800-540-L46-3583	HUD Revenue	$10,000

INCREASE EXPENDITURE APPROPRIATION IN:

Account No:	Description:	Amount
2800-540-L46-4266	Contract Services	$60,000
2800-540-K46-4266	Contract Services	$22,600
2800-540-L46-4266	Contract Services	$10,000

SECTION 3. That the City Manager hereby is authorized to issue a purchase order to VCH Prosperity Consulting DBA Compton Wellness and Nimble Thoughts Counseling in an amount not to exceed Two Hundred Three Thousand Nine Hundred Forty-Four Dollars ($203,944) for the youth and family services from the account numbers as follows.

Consultant	Account Description	Amount
Nimble Thoughts Counseling	Youth Services, Contract Services	$111,344.00
VCH Prosperity Consulting DBA Compton Wellness	Youth Services, Contract Services	$92,600.00
Total		**$203,944.00**

SECTION 4. That a copy of this Resolution shall be forwarded to the offices of the City Manager, City Clerk, City Controller and the Community Improvement Services Department.

SECTION 5. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____ 2024.

_____
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Vernell McDaniel, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on the _____ day of _____, 2024.

That said Resolution was adopted by the following vote, to wit:

AYES: **COUNCIL MEMBERS-**
NOES: **COUNCIL MEMBERS-**
ABSENT: **COUNCIL MEMBERS-**
ABSTAIN: **COUNCIL MEMBERS-**

_____
CITY CLERK OF THE CITY OF COMPTON

City of Compton
Request For Proposal
Youth and Family Counseling Program

Compton Youth and Family Counseling Program
Healing Hearts
August 29th, 2024

Healing Hearts Personnel

Eka Childs, LMFT, Founder

Eka has been in the human services field for over 14 years, primarily providing support to adults, youth, and families from marginalized communities. "As a Trauma-Informed therapist, I support clients who are dealing with past traumas and/or other disheartening experiences and desire to rebuild confidence. I always start from a brave look at their unique strengths to develop and implement coping strategies that work. My role during the therapeutic process is to be eclectic in my approach to aid clients in meeting their desired goals/outcomes of radical acceptance. I advocate to break the stigma and bring awareness to emotional wellbeing & mental illness/instabilities particularly within communities of color."

Dominique Elston, LMFT, Contractor

"Pushing away your needs and not taking time for yourself can lead to long-term issues for your mind and body. I believe it shouldn't be so hard to live a better life. I specialize in LGBTQ+ Affirmative Psychotherapy and believe healing is a journey, not a destination! I specialize in helping individuals, couples, and families face their trauma and navigate relationships. I help clients to move through past and present relationship stressors, rebuild connections, set boundaries, and learn coping skills. I help you put a plan in place to help you move forward, and we celebrate your successes. Helping people live a better life is my passion. It might mean learning to set boundaries, working through trauma, or life transition or helping you change a pattern of behavior that is keeping you stuck. My goal is to help you feel better so you can live the life you've always dreamed of! "

Sharia Mason, LMFT, Contractor

Sharia has over 11 years of experience providing community mental health services to children/youth/adult individuals and their families through direct service and advocacy.

Experience

Healing Hearts and its contractors provide individual therapy to youth/adults, conjoint therapy to families/ couples and group therapy to various populations by using Holistic and Evidence based practices for the purposes of enhancing client empowerment throughout their healing processes. Each of our personnel has had over 10 years of significant experience alongside community agencies providing services to at-risk youth and their families through in-home, community, and residential supportive services (i.e. counseling & case management).

Reference(s)- Eka Childs

Meisha Thrasher, Founder at growURpotential

Email: meisha@growURpotential.org

Text | Call: 323-327-5121

640 S San Vicente Blvd Suite 253 Los Angeles CA 90048

Program Director

growURpotential, Los Angeles, CA

1/2023-present

- Provide operational support to Registered Associate Marriage and Family Therapists (AMFT) or Registered Associate Clinical Social Workers (ACSW) who volunteer or hold employment with the agency to also support the export and manipulation of transaction data and to also support the Directors of the agency with assigned supportive tasks.

Clinical Therapist

growURpotential, Los Angeles, CA

1/2021-present

- Providing individual, couples, and family/group therapy virtually to a unique set of programs and marginalized communities that support mental health as part of a Clinical Training Program.

Reference(s)- Dominique Elston

1. Meg Taylor/ megheditaylor14@gmail.com/ 818-391-8806

2. Amy Evans/Amyd.evans@yahoo.com/ 586-212-0433

3. Brittnie Robeldo/brittanie_616@yahoo.com/562-415-7055

Private Practice, Long Beach, CA 2021-Present

Licensed Mental Health Psychotherapist/ Clinical Supervisor

- Deliver effective individual, couples, and family psychotherapy. • Provided coaching sessions for groups and organizations to provide comprehensive assessments and treatment plans.
- Supports the career growth and professional development of current associates (Maple Counseling Center, Wellness Together).
- Weekly collaboration with nutritionists and psychiatrists to execute treatment plans. Specializations: Addiction Medicine, LGBTQ+, Anxiety, PTSD, Depression.

UCLA Extension and Antioch University, Los Angeles, CA 2022 –

Present Adjunct Professor (Diversity in Psychology, Diversity in Behavioral

Health, Assessment of Addictive Disorders, Assessment

ofPsychopathology)

- Provides exposure to the fundamentals of cross-cultural counseling of substance-abusing and dependent individuals through diversity, providing objective and subjective feedback regarding student performance, advising students regarding academic matters to improve successful course completion, participating in scheduled faculty meetings and in services, the ability to provide healthcare training, as well as clinical techniques, combining diversity with addiction studies. Developed an asynchronous online course for Cultural Diversity in Psychology.

Reference(s)- Sharia Mason

Rhyana Relerford, Clinical Supervisor

September 2023- Present

Los Angeles County Department of Mental Health

Rhyana Relerford is a Clinical Supervisor with the DMH Prevention Division- School Based Community Access Point (SBCAP) Program. She can speak to my professional conduct, work ethic and experience in providing community and school based mental health services to underserved populations. rrelerford@dmh.lacounty.gov

Tracy Wedgeworth, Supervisor

February 2017-September 2023

Los Angeles County Department of Children & Family Services

Tracy Wedgeworth is a Supervising Children's Social Worker and can attest to my extensive experience providing direct services including participating on multidisciplinary teams and advocating on behalf of families involved in the child welfare system. wedgwt@dcfs.lacounty.gov

Antoinette Bell, Supervisor

January 2014-February 2017

Los Angeles County Department of Children & Family Services

Antoinette Bell is a Supervising Children's Social Worker and can attest to my professional experience in providing services to best meet the needs of the clients by demonstrating exceptional assessment skills, providing psychoeducation and collaborating with other public agencies including law enforcement, dependency court and mental health providers. bella@dcfs.lacounty.gov

Pricing

- Hourly Rates of all personnel is $175 an hour for individuals and $225 an hour for couples/families/groups.

, LMFT# 137410

I, Eka Childs, LMFT & Founder of Healing Hearts confirm that this submission is valid for ninety (90) days.

Eka Childs LMFT# 137410
21405 Bloomfield Ave. unit C
Lakewood, CA 90715
310-365-7667
ekachilds09@gmail.com

Work Experience

Project Lead
growURpotential, Los Angeles, CA
1/2023-present

* Provide operational support to Registered Associate Marriage and Family Therapists (AMFT) or Registered Associate Clinical Social Workers (ACSW) who volunteer or hold employment with the agency to also support the export and manipulation of transaction data and to also support the Directors of the agency with assigned supportive tasks.

Clinical Therapist
growURpotential, Los Angeles, CA
1/2021-present

*Providing individual, couples, and family/group therapy virtually to a unique set of programs and marginalized communities that support mental health as part of a Clinical Training Program.

MAT Therapist
SHIELDS FOR Families, Long Beach, CA
6/2019-3/2020

* Multidisciplinary Assessment Team clinician contracted with the LA County Department of Mental Health
* Completion of a multidisciplinary assessment within 45 days for children ages 0-17 who have been recently detained by the LA County Department of Children and Family Services (DCFS) from their primary caregiver's care
* Attend family/staff engagement meetings as well as Child and Family Team meetings within 45 days of completing the assessment
* Complete Summary of Findings Report of the child and present the report to MAT team within 45 days along with current and previous caregivers, LA County DCFS Continuing Services Worker (CSW)
* Documents activities on the Child & Adolescent Assessment and/or Infancy, Childhood, & Relationship Enrichment Initial Assessment
* Maintain 65% monthly productivity
* Attend weekly triadic and bi-weekly individual supervision to review cases

Program Manager
Athena TAY Homes of Homes for Life Foundation, Los Angeles, CA
2/2016-6/2019

Supervision of all program staff and daily program operations

* Assisting with recruiting and hiring for open positions
* Monitor performance of program staff in accordance with HFLF, Department of Mental Health (DMH) And Los Angeles Homeless Services Authority (LAHSA) standards
* Screening and intake of residents to maintain a full occupancy Monitoring and tracking Medi-Cal and Housing Stability Program record and discharge planning

* Maintenance of progress notes, client records, reporting bi-weekly billable units of service with accuracy and in a timely manner, handling and tracking of food and activity monies
* Provide clear communication to the HFLF Head of Services and Executive Director regarding staffing and program issues
* Involvement with community outreach and in-service training and education in the community and ensuring that program staff have adequate training opportunities
* Development of on and off-site support programs and activities including individual therapies, group meetings, community volunteer and vocational opportunities to improve the quality of life, self-esteem, and stability of residents
* Organize relevant educational programs for clients and coordinate residents/
* Attendance at educational programs and monitor and evaluate residents' use of educational programs, residents' progress, and the educational programs' effectiveness
* Consult with local program providers, mental health departments, and community agencies, and intervene on behalf of residents as necessary
* Secure residents' benefits to pay for programs and resolve benefit eligibility and payment issues, as needed
* Coordinate one-on-one with residents to develop meaningful, goal-directed, individualized program plans, assisting residents with developing sense of responsibility and skills to ensure successful transition into permanent housing
* Oversee random drug testing of residents and ensure that related logbook is properly maintained

Behavioral Therapist

Assessment Consultation & Treatment , Arcadia, CA

8/2014-5/2015

* Provide home-based behavioral therapy and counseling to children, adolescents, and their families.
* Interventions are intended to improve the client's social, emotional, and communication skills as well as dually diagnosed clients.
* Diagnosis & assessment

Supportive Services Coordinator

Athena TAY Homes of Homes for Life Foundation, San Gabriel, CA

3/2014-2/2016

* Provide mental health services to Transitional Age Youth (TAY) ages 18-20 who present with persistent moderate to severe mental illnesses in residential and community settings.
* Assist clients in problem-solving issues arising from group home and apartment complex residency.
* Use of a psycho-educational model for medication and symptom management, case management, community involvement, and rehabilitative skills development to promote a supportive living environment.
* Provided training for staff and trainees beginning employment and internships in the program by scheduling availability for shadowing, documentation, intake, and case consultation.
* Completes DMH documentation which includes Adult Full Assessments and progress notes in GIRP format.

In-Home Outreach Counselor
Helpline Youth Counseling Inc., Norwalk, CA
08/2012-3/2014

* A weekly, one-hour home visit for which all family members must be present providing comprehensive assessment, case management, linkages to services, counseling, monitoring of child safety and participation in services, and crisis intervention.
* Multidisciplinary Case Planning Committee (MCPC) meetings, which take place every 60-75 days to develop a service plan and monitor progress in the program, the referring DCFS Children's Social Worker and Family Preservation Program staff.
* Refer and link clients to needed services offered by the agency and other service providers in the area to enhance family dynamics and provide support (i.e., parenting, anger management, domestic violence, financial assistance)
* Provided training for staff and trainees beginning employment and internships in the program by scheduling availability for shadowing, assisted with intake, and case consultation.

Therapeutic Behavior Specialist
Optimist Youth Homes and Family Services, Los Angeles, CA
08/2011-08/2012

* Intensive one to one service (behavioral mental health interventions) with adolescents in a Rate Classification Level 12 facility
* Manage challenging behaviors utilizing short term interventions
* Design, structure, model, and support one to one interventions to modify target behaviors of concern or teach alternative behaviors to self manage.
* Prevention of placement in a Rate Classification Level 12 or higher, group home, or psychiatric hospital.
* Submission of weekly billing log and progress notes written in GBIRP format and Client Care Coordination Plan under the direction of Department of Mental Health clinicians

Youth Care Counselor
Optimist Youth Homes and Family Services, Los Angeles, CA
04/2010-08/2011

* Provide well-being services to at risk/delinquent adolescent youth
* Provide basic nurturing, custody, control, and consistency of routine for the residents.
* Supervise and protect residents from community violence and relapse prevention
* Transport residents to appointments (i.e., doctor's, court appearances, interviews)
* Work with Social Workers and supervisors in monitoring resident progress and participation in individual and multi-family group therapy
* Conducted various ART (Aggression Replacement Training) groups; intervention designed to alter the behavior of chronically aggressive adolescents in absence of residential therapists

Volunteer/Internship Experience

Marriage and Family Therapist Trainee

04/2012-10/2012 Helpline Youth Counseling, Norwalk, CA

School Based Counseling Intern for Whittier City School District

* 30 minutes, once a week counseling session with elementary school students outside of the classroom designed to modify problematic behaviors affecting academic success
* Conducted thorough in person intake assessments with parents and client to gather information about student in addition to information given by referring teacher or principal
* Submission of weekly progress notes written in SIROP format

C.A.R.E. (Child Abuse Reduction Education) Counseling Intern

* 60 minutes once a week counseling session with children, adolescents, and/or adults for individual/family therapy as mandated by DCFS
* Conducted thorough in person intake assessments to gather additional information about client's reasoning for attending therapy if mandated or voluntary
* Submission of weekly progress notes written in SIROP format

Visions Learning Center

* Conducted 50 minute once a week group counseling sessions during school hours with at- risk adolescents on probation.
* Group topics included: independent living skills, anger management, and social skills

Teacher's Assistant

01/2009-03/2009 Peabody Charter Elementary School, Santa Barbara, CA

* Aided a Kindergarten classroom ages 3-5 during the early mornings and late afternoons three times a week.
* Assisted lead teacher with paperwork, agenda, and classroom events/activities, academic activities (i.e., reading, spelling, comprehension and mathematics)
* Observed social interaction between students to determine seating/grouping arrangements
* Kept log of students' attendance as well as their completion of homework and afterschool art projects. Used log to report progress to coordinators, parents and teachers.
* Conducted afterschool recreational activities (i.e., arts & crafts, dance)

Education

03/2010-11/2012 University of Phoenix, Southern California, Gardena, CA

* Master of Science in Counseling with an emphasis in Marriage and Family Therapy
* Degree Conferred November 2012

09/2005 - 06/2009 University of California Santa Barbara, Santa Barbara, CA

* Bachelor of Arts in -Sociology; Minor- Educational Studies and Pre-Applied Psychology
* Degree Conferred September 2009

	Technology Skills * Proficient use of PC based computers, Microsoft (i.e., Word, Excel, Powerpoint, Outlook) and Windows applications * Moderate use of Apple/Macintosh software. * Proficient use of Chronicle, Exym and Welligent programs * Typing Speed: 51 WPM

Dominique Elston

dominiquemelston@gmail.com • (310) 743-9236
Los Angeles, CA

Summary: Highly skilled, motivated licensed mental health professional with strength in patient advocacy, transformational leadership, improving overall operations to achieve excellent patient care, and employee recognition. Recognized leader with a history of building, mentoring, coaching, and motivating behavioral health professionals to exceed all goals.

Education

Master of Science in Clinical Psychology (Marriage and Family Therapy)
Antioch University
Los Angeles, CA
2015

Bachelor of Liberal Arts in Communication, Minor in Psychology
Alabama State University
Montgomery, AL
2010

Certifications

Registered BBS Supervisor
California, 2022

LGBTQ+ Affirmative Specialist
Antioch University, 2015

Diversity Training Specialist
Antioch University, 2015

Professional Training

Motivational Interviewing Training

Trauma Informed Care Training

CSEC (Commercial Sexual Exploitation of Children) Training

KIPU Advanced Training

DMH Trained

Canvas Trained

Qualifications Summary

- Adapt at providing comprehensive training content, effective trauma treatment plans for adolescents and adults in individual, family and group psychotherapy settings
- Developed evidence-based treatments for Substance Abuse Programming, LGBTQIA programs, and Sex Offender Programs in Residential Treatment Center, Partial Hospitalization, and Intensive Outpatient Programming for Adolescents and Adults
- Develop therapy protocols and treatment plans for clinicians; Proven success facilitating training and ongoing development courses regarding effective therapy techniques and approaches that included unserved youth getting mental health services throughout the state of CA
- Experience developing and leading various continuing education workshops for counselors, therapists, and managerial staff as well as ongoing consultation; consistently helping companies with new business development initiatives
- Designed and developed curriculum to meet culturally sensitive populations and developing lesson plans; Effective oral and written communication skills

Career Experience

Private Practice, Long Beach, CA **2021-Present**
Licensed Mental Health Psychotherapist/ Clinical Supervisor

Deliver effective individual, couples, and family psychotherapy. Provided coaching sessions for groups and organizations to provide comprehensive assessments and treatment plans. Supports the career growth and professional development to current associates (Maple Counseling Center, Wellness Together). Weekly collaborate with nutritionist and psychiatrists to execute treatment plans. Specializations: Addiction Medicine, LGBTQ+, Anxiety, PTSD, Depression,

UCLA Extension and Antioch University, Los Angeles, CA **2022 – Present**
Adjunct Professor (Diversity in Psychology, Diversity in Behavioral Health, Assessment of Addictive Disorders, Assessment of Psychopathology)

Provides exposure to the fundamentals of cross-cultural counseling of substance-abusing and dependent individuals through diversity, providing objective and subjective feedback regarding student performance, advising students regarding academic matters to improve successful course completion, participating in scheduled faculty meetings and in services, the ability to provide healthcare training, as well as clinical techniques, combining diversity with addiction studies. Developed asynchronous online course for Cultural Diversity in Psychology.

Discovery Mood and Anxiety Center, Long Beach, CA **2019-2021**
Regional Program Director

Played key role in management and execution of all admissions, documentation training, clinical chart audits, and supervisions of daily activities. Facilitated educational groups and developed service training for therapists and counseling staff. Identified weekly treatment goals and created specific goals for individual clients through the facilitation of regular group therapy sessions. Built relationships with various insurance companies to provide appropriate clinical information utilized to obtain continual stay in residential treatment. Created and lead continuing education workshops for counselors and therapists. Directed treatment planning meetings, treatment reviews, goals setting groups, management meetings, and clinical retreats.

Optimist Youth and Family Services, Los Angeles, CA **2013 - 2019**
Clinical Supervisor

Spearheaded the effective supervision of probation adolescent group homes, including conducting mental health assessments, leading weekly individual, family, and group psychotherapy sessions, developing individualized treatment plans, and working with juvenile sex offenders. Trained in assisting substance abuse, gang intervention, and CSEC (Commercial Sexual Exploitation of Children) clients. Facilitated preventative mental wellness classes and workshops.

- Advanced knowledge of Los Angeles County DMH, Federal, and State laws; Served as key liaison to outside agencies, including probation, DCFS, and the Department of Mental Health
- Successfully trained and provided ongoing development to clinical staff, managerial staff, and board members

Sharia Mason

Carson, CA

Work Experience

Mental Health Clinician II

Los Angeles County Department of Mental Health-Los Angeles, CA

September 2023 to Present

Provides psychoeducation regarding mental health services and programs via community tabling events, informative workshops, trainings and/or other activities

Functions as a liaison between client and family, including providing linkage to community based mental health resources to best address their overall needs and optimize functioning in home, school and community settings.

School Based Community Access Point (SBCAP) academic initiative created with the purpose of working with school districts and identified local school campuses to expand mental health access and resources including prevention and supportive services for students and their families, in order to enhance individual and community wellbeing.

Creates written and/or visual psychoeducational material including tipsheets, PowerPoint presentations

Attends monthly and/or quarterly service area meetings, collaborative mental health team meetings, clinician meetings and other workgroup assignments

Medical Social Worker

College Hospital Cerritos-Cerritos, CA

Present

Completes psychosocial assessments participates in treatment planning

Arranges and coordinates discharge and aftercare planning to meet the needs of the patient

Facilitates individual, group and family sessions

Children's Social Worker III

L.A. County Department of Children and Family Services-Carson, CA

January 2013 to September 2023

Investigates emergency response referrals including home visits to parents, guardians and children alleging any form of childhood abuse, parental negligence, abuse, and/or incapacity and assesses current and future risk of harm of the child(ren) in the home to determine appropriate course of action

Demonstrates time management and organizational skills within a high intensity, fast-paced work environment, including timely completion of initial interviews, case notes, safety assessments and submission of court reports; facilitating Child & Family Team meetings, attending relevant trainings and participating in client-focused services (i.e. Individualized Education Plan)

Works independently and collaboratively with clients and community partners in an effort to provide linkages and other necessary services in an effort to reunify children with their biological parents and/or secure permanency with appropriate relatives, NREFMs and foster-adopt families

Primary Therapist

Eating Recovery Center Pathlight Mood and Anxiety Center-Remote

October 2021 to May 2022

Complete weekly individual and group therapy sessions (virtual) with children and adolescents diagnosed with varied eating disorders with co-occurring anxiety, depression, OCD, mood and other trauma related disorders.

Complete biopsychosocial and suicide assessments for each client

Identify treatment goals and create individualized treatment and/or behavior plans in collaboration with the client's treatment team (nurse, dietician, outpatient therapist).

Complete weekly client progress notes; update treatment plan as necessary; create aftercare plan and discharge summary for each client

Assess for appropriate level of care; weekly treatment team meetings with interdisciplinary team; weekly clinical supervision

Education

Master of Science in Counseling: Marriage, Family & Child Therapy

University of Phoenix-Southern California Campus - Gardena, CA

August 2009 to June 2012

Bachelor of Arts in Psychology

University of the Pacific - Stockton, CA

August 2005 to May 2009

Skills

- Dialectical Behavior Therapy
- Individual / Group Counseling
- Crisis Management
- Group Therapy
- Social Work
- Case Management
- Child Protective Services
- Social work
- Child protective services
- Child & family counseling
- Behavioral therapy

Certifications and Licenses

Licensed Marriage Family Therapist

August 2020 to August 2024

Issued by Board of Behavioral Sciences on 08/26/2020

LMFT

August 2020 to August 2024

"COMPTON YOUTH AND FAMILY COUNSELING PROGRAM"

RFP SUBMISSION BY:

KANISHA M. MCREYNOLDS, LMFT, 53357

KANISHA HELPING OTHERS MARRIAGE & FAMILY THERAPY, INC.

August 28, 2024

Kanisha Helping Others Marriage & Family Therapy, Inc. was created out of my passion to help those in need. My becoming a therapist derived from attending family therapy and being amazed at how much I learned about my father in those sessions. Because of that experience, I knew I wanted to do whatever I could to help keep families together. My parents celebrated 57 years of marriage this past April. My father grew up in Watts with seven siblings and a single mother. My mother arrived in the U.S. from Panama at age nine after being separated from her mother for several years. They have both given me and my siblings the unwavering love and support they craved as children and adults.

Personnel

I am a Licensed Marriage and Family Therapist with the California Board of Behavioral Sciences. I have a multitude of experience in working with at risk youth and their family system. My therapeutic style provides a safe, judge free environment that allows for healing and growth. A goal I set for all individuals, is to understand that being in control, is expressed, in how one responds to any given situation.

Experience

I have over 10 years of experience in supporting at-risk youth and their families. Prior to being licensed, I worked at Angel's Flight, a shelter for runaway and homeless youth. Listening to their stories and dreams allowed me to be present for them and give them hope. I used the opportunity to guide them to make better choices that would keep them safe while trying to get their needs met. I'm grateful to of had the opportunity to be a Wraparound Therapist working at a mental health agency in the city of Compton. My caseload consisted of foster and probation youth as well as blended families. The mission was to promote mental wellness and resilience through evidence-based practices and compassionate care. I understand the importance of meeting my clients where they are in their healing journey. While there is no one size fit all approach, I'm mindful of being culturally sensitive to ensure I'm providing a trauma free environment to elevate individuals and families mentally and emotionally. I learned quickly that I had to acquire their trust as I was not their first, second, third or fourth therapist. Often times it was challenging, but it also grew me as a therapist. I accepted the challenge and maintained consistency and that was my way in. I've purchased graduation clothes for clients, to help clients understand early in life the importance of celebrating themselves, and identifying their wins. I've provided dining experiences to help clients know, all dining out experiences don't involve a drive-thru. I've played tennis with clients and taken them to the driving range so they can experience a positive outlet while acquiring self-regulation. Introducing clients to something outside of what they know helps to evolve a clients' mind. I pride myself on "not" being a text book therapist because grad school did not prepare me to work in the community with the population I served. It was a hands-on experience working individually and in team settings. Being called out on crisis situations at 2am, going to detention centers to maintain consistency, showing up when not expected, visiting clients in hospital settings or attending their trial at court, is not taught. I soon learned, the actions I was taking, was me being obedient to my higher calling.

I work with parents to not only build a solid foundation within their marriage/partnership, but also to provide mental and emotional support to their child/children. In addition, I bring awareness, that they are the template of what a healthy relationship should resemble. I work with single parent homes in the same fashion, creating a foundation of respect toward one voice instead of two. I've worked with many families that are categorized as, a lower socioeconomic population. I understand the importance of being able to provide resources to obtain food, toiletries, and even pay bills. Building rapport with

families, ensuring they don't feel judged is gravely important. It's imperative they feel safe in order to be receptive to the information being conveyed.

I'm able to conduct assessments, create treatment plans as well as identifying a plan to minimize and hopefully eliminate crisis. Family therapy is necessary to either establish or re-establish a foundation in which family members can trust and grow together. Building healthy relationships, improving their communication and sometimes creating their voice within the family system, can be a positive outcome of family therapy. As a certified Yoga Instructor, I utilize this skill to teach breathwork to regulate the nervous system.

I've conducted 52-week, court ordered, parenting and anger management groups. I was a Director of Quality Assurance & HIPAA Officer. I wrote policy and procedures to ensure compliance with mental health services being provided according to the Department of Mental Health (DMH). I lead a trauma informed program to ensure staff were able to maintain mental and emotional regulation and not be subjected to compassion fatigue or secondary trauma. I've provided therapy for victims of crime as well as transitional age youth that lost their foster placement. I have acquired a skillset to help those in need, it is not only my passion but my God given purpose.

Outcome measures are used in the beginning of treatment to create a baseline and then administered every 3-6 months to assess for progress or lack of. At 3 months, services are reviewed to assess for any needed adjustments in the treatment plan. A discussion takes place acknowledging to maintain as is, add adjunctive services or titrate up or down. Clients are instrumental in creating their treatment plan to ensure they are setting attainable goals.

References

Attached

Pricing

Individual Session $250/ 50 minutes

Family Session $275/ 60 minutes

Group (minimum 3 people) $150/pp 75 minutes

This submission is authorized by Kanisha McReynolds, LMFT, Owner of Kanisha Helping Others Marriage & Family Therapy, Inc. and is valid for ninety (90) days from date of signature

Kanisha McReynolds

8/28/2024

Kanisha McReynolds, LMFT, 53357
Kanisha Helping Others Marriage & Family Therapy, Inc.
Kanisha@khomft.com
Khomft.com
310/849-4877

Date

August 27, 2024

To Whom It May Concern:

It is my pleasure to recommend Kanisha McReynolds for your therapy contract opportunity. I have known Kanisha since 2009 when I met her as a colleague at StarView Community Services, and it has truly been an honor to work alongside her, learn from her, and witness her inspiring effectiveness as a clinician. She is an incredibly skilled therapist who applies constructive interventions with a robust understanding of human behavior and the impact of trauma. While working with her at StarView in a Wraparound program serving at-risk youth and their families, Kanisha was a natural leader on the team, and the go-to person, especially when there were difficult client cases that nobody else was able to make progress with. For as long as I have known her, Kanisha has always been highly recommended, regarded, and respected by peers, and by her clients and their families.

The experience and ability Kanisha has to effectively work with diverse populations and navigate human complexities is such an asset. Kanisha has an amazing gift for quickly establishing safe, trusting, positive rapport with clients and balancing clear, direct, productive feedback with compassion and thoughtfulness. I also really respect how Kanisha is consistently committed to professional development, and has extensive knowledge and competency in a wide variety of therapeutic orientations to be able to provide support that is individually tailored to the unique needs of each client and family.

I feel incredibly grateful to know Kanisha, and have witnessed first-hand how people's lives significantly change for the better from working with her. I confidently recommend Kanisha and have no doubt that if selected for this contract, she will, as she always has, provide exceptional therapeutic quality care to the clients and families served.

If I can provide further validation of my assured recommendation of Kanisha, please do not hesitate to reach out to me.

Sincerely,

Laura Omar, LCSW
Licensed Clinical Social Worker
310-809-0355

Yesenia Carmona, LCSW
Psychiatric Social Worker II
Department of Mental Health
323-807-5743
Ycarmona80@gmail.com
August 28, 2024

I am writing to highly recommend Kanisha McReynolds for the position. I have had the pleasure of collaborating with Kanisha for over eleven years while at Star View Behavioral Health, where she served as a therapist servicing at-risk youth and families. We have worked in partnership on additional community events and projects throughout the years and have developed a friendship for over seventeen years.

During our time together, Kanisha consistently demonstrated exceptional qualities, such as compassion, professionalism, and leadership. Kanisha's ability to connect with at risk youth is amazing. Within the program she earned the reputation from her colleagues of having that natural talent when working with "the hardest to reach, most defiant youth, complex and emotionally reactive" youth and families. Kanisha could recognize the hurt and trauma that these youths had experienced as the root of the problem.

She played a crucial role as a community mental health therapist and highlighted the need for culturally guided interventions that addressed the communities that we served. Kanisha noticed that several of her foster youth had been placed and pulled from homes and had not established bonding relationships with their caregivers. The understanding of hygiene education and financial means to address concerns were not available. Kanisha's noticed that many youths wore their hoodies or other objects on their heads to hide their unkept hair. Kanisha understood the impact of self-esteem and identity that hair represents within the African American and Latino communities. She played a vital role in the program development of "Hair Therapy". She established standards to address cultural competency and humility when working with our youths and gathered evidenced based data. This approach was phenomenally successful and positively impacted the youth behavior and ability to process trauma.

One of the most impressive aspects of Kanisha's performance is her ability to build rapport by establishing boundaries, structure, and reliability with at risk youth. Seeing her interact with them is inspirational and validating. For example, to maintain continuity of care, Kanisha would continue to provide support if there was a change in foster home or if the child had been reunified with their family. I witnessed how her clients demonstrated significant improvements and walked with self-respect when they entered the office. When

I Identified the difference in behavior, often the youth would have a response such as, "I feel good. I have to act right. I have to remember people are trying to help me." To hear a child identify their change in behaviors and challenge their previous distorted thoughts is motivating. The seeds that Kanisha planted in these young minds bloomed frequently. I also witnessed an adolescent that had such extreme and dangerous behaviors end up at a lock down facility. This youth had already given up on herself. As this client worked with Kanisha, trauma informed care was needed to build a relationship and trust. After some time of dedicated processing, ongoing achievements and support, this client was off to college with a sense of self-worth and a desire to help the next generation just as Kanisha supported her.

In addition to her professional skills, Kanisha is also a collaborator which makes her a pleasure to work with. There were instances in which we responded to crisis situations and there was never a doubt in mind that she would not step up and ensure not only the youth and her safety but also my own. As a colleague it has been a privilege to work alongside someone that is considerate, compassionate, and has that willingness to learn and teach others. She greatly contributed to our team's success and consistently set standards high for herself.

I am confident that Kanisha McReynolds will be an asset to your program, and I wholeheartedly recommend her for this opportunity. Please feel free to contact me at 323-807-5743 or ycarmona80@gmail.com if you have any questions or need further information.

Sincerely,

Yesenia Carmona, LCSW

8/27/24

To Whom It May Concern:

As a colleague, I am writing this letter of recommendation in support of Kanisha McReynolds' Request for Proposal Application. Kanisha has been a key player for the community within the mental health realm for the past 3 decades including her work as a Clinician for Stars Behavioral Health Group, serving as a Director of Compliance for Amanecer Community Counseling and more recently, since 2020, as an Owner/Clinician of her private practice. Since 2007, I have worked with Kanisha in a variety of capacities within my roles as Clinician, Supervisor, Director, for Stars Behavioral Health Group, a manager for Amanecer Community Counseling and Beacon Health Options, a County Program Manager II while working for the Department of Mental Health and within Private Practice. Kanisha has worked closely with me on multiple projects, client care, facilitation of behavioral health interventions in addition to being a referral resource.

In the period that I have interacted with Kanisha, she not only came across as a very professionally competent person, but also a very friendly and compassionate colleague. Kanisha always sought out additional training and flourished with the consumers/members she served excelling with providing top notch care to at-risk youth and their families. Working within the realm of child welfare, probation and school services she had stellar outcomes and spearheaded data driven interventions to equip at-risk youth the skills they needed to improve their functioning and quality of life. Kanisha demonstrated such extraordinary success in the realms of community linkage, individual and family services, and overall behavioral health services. Kanisha's presence in advocacy and her passion for teaching and supporting others was seen throughout her entire body of work within the mental health field. Her contribution to outreach and engaging new clients was always exemplary. Her dedication, hard-work and sincerity have enabled her to be a quick respond to intakes as well as crisis situations. Kanisha has been pivotal as a linkage resource for clients needing services within the community from a cultural competent perspective. From behavioral health services, administrative task and crisis management she was always more than willing to take on additional responsibility, when the call of duty so warranted. Kanisha helped me organize events by engaging with various clients from different cultural backgrounds to collaboratively come together and create a consumer driven event.

Kanisha's intangible qualities of collaborative communication, adaptability, cultural attunement and general people skills made her consumers/members and coworkers feel welcome and supported throughout their progress to wellness. In closing, I was privileged in having the

opportunity to work with Kanisha and am privileged to be able to continue to collaborate with her and her company, and I feel honored to provide my full endorsement in her nomination. Thank you in advance for taking the time to read about this candidate and I know Kanisha is worthy of being awarded to continue to serve the community of Compton. Should you have any questions, I invite you to contact me 310-435-3933.

Best Regards,

Andrew Preston LMFT

Kanisha M. McReynolds

Licensed Marriage & Family Therapist

AREAS OF EXPERTISE

Consulting

Leadership

Mindfulness

Teamwork

Mentor

PRO. SKILLS

Certified Yoga Instructor

Certified Notary Public

Certified Mental Health First Aid Trainer

Trained – EMDR, Gottman Method Couples

Certified:

- Trauma Focus Cognitive Behavioral Therapy
- Motivational Interviewing
- Seeking Safety
- Dialectical Behavior

PER. SKILLS

Effective Communicator

Time Management

Ambitious

CONTACT

Kanisha M. McReynolds
21151 S. Western Ave.
Suite 252, Torrance, CA 90501
T: 310/849-4877
E kanisha@khomft.com
Website: KHOMFT.com

PERSONAL SUMMARY

A professional and competent mental health therapist who provides ethical therapeutic treatment. Someone who is passionate to help others acquire and maintain mental and emotional stability. Kanisha prides herself on continuously growing within her field and creating career advancement opportunities, where she can use the skills she has previously gained to maximum effect. Kanisha meets her clients where they are in the moment, understanding that everyone's journey is different and should be respected. She has the capability needed to add success within your organization.

CAREER HISTORY

Kanisha Helping Others MFT, Inc. – Torrance, CA

MARRIAGE & FAMILY THERAPIST 2016 – Present

Responsible for making sure ethical practices are administered and organization is maintained.

Duties:

- Conduct mental health assessment, establish diagnosis and treatment plan.
- Provide weekly/bi-weekly; family, couples, individual adult and child/adolescent therapy sessions to enhance life functioning due to trauma/childhood trauma, overthinking, anxiety, depression, anger, domestic violence, and stress.
- Document using process notes.

Amanecer Community Counseling Service – Downtown Los Angeles

DIRECTOR QUALITY ASSURANCE/HIPAA OFFICER 2014 - 2020

Ensure adherence to Amanecer CCS and Department of Mental Health (DMH) policy and procedures.

Duties:

- Write and revise agency policy and procedures, conduct internal audits.
- Manage quality assurance dept., clinical training department, outreach specialist and support staff.
- Senior leadership team representative, make team decisions to benefit the agency, clients, and team members, facilitate monthly trauma informed care and wellness committee meetings to decrease secondary trauma to team members.
- Attend DMH quality assurance and improvement meetings to ensure compliance between Amanecer and DMH.

****Coalition of Mental Health Professionals – Los Angeles, CA***

MENTAL HEALTH THERAPIST, INTERN 2009 - 2010

Starview Children & Family Services – Compton, CA

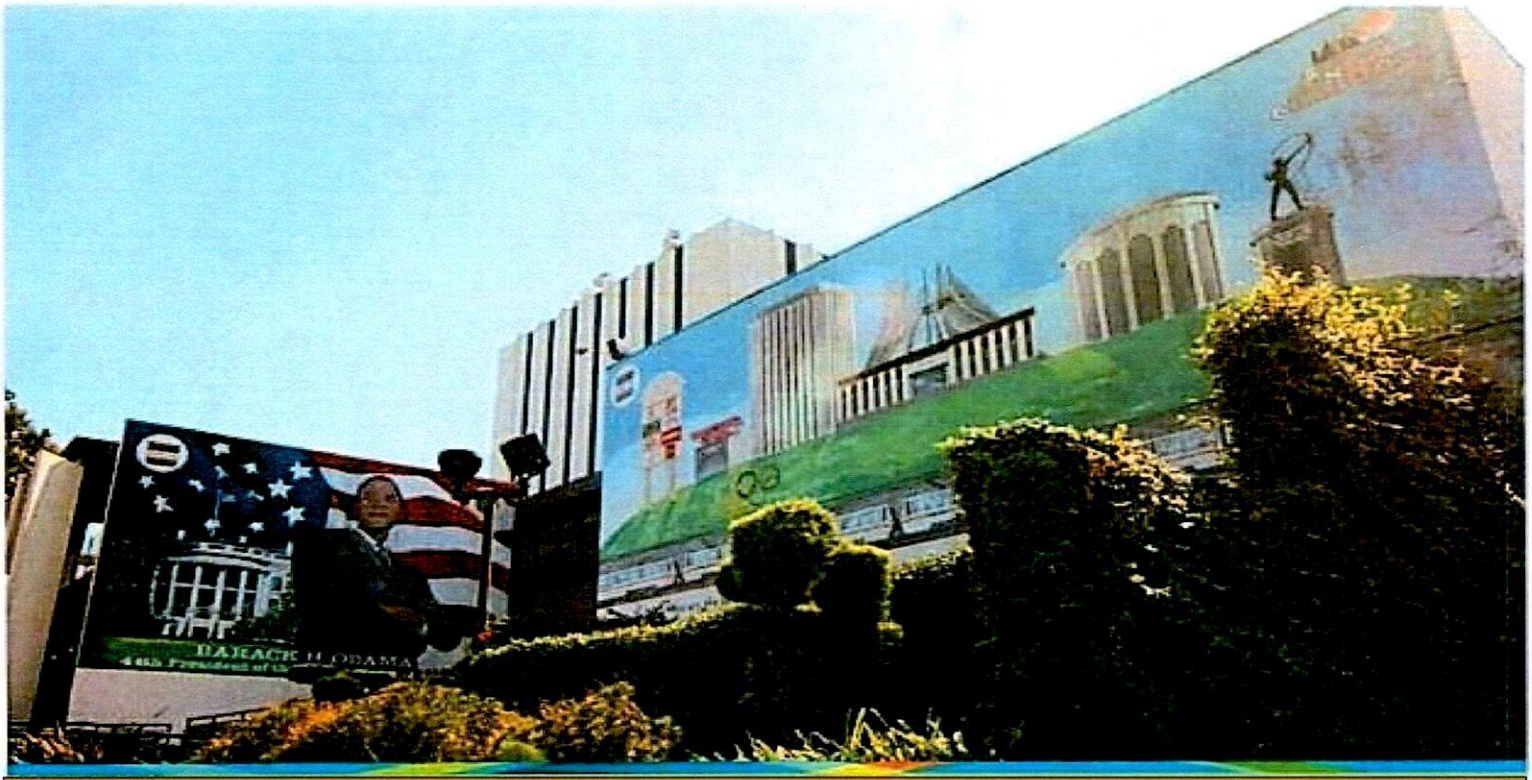
MENTAL HEALTH THERAPIST, INTERN WRAPAROUND 2007 – 2014

Conduct assessments, establish diagnosis and treatment plan, document accordingly. Provide, individual child/adolescent, adult, family, *52-week court ordered anger management and parenting classes. Extensive work with foster and probation youth.

ACADEMIC QUALIFICATIONS

California State University Dominguez Hills		***Dates***
MS	Marriage & Family Therapy	2007
BS	Human Services	2004
West Los Angeles Community College		2000
AA	Liberal Studies	
Alexander Hamilton High School		1988

NIMBLE THOUGHTS COUNSELING
CONSULTING SERVICES



REQUEST FOR PROPOSALS

GRANT YOUTH AND FAMILY COUNSELING

Compton, CA

August 28, 2024

Turmel Woods, Grants Compliance Manager

City of Compton

City Clerk's Office

205 South Willowbrook Avenue

Compton, California 90220

RE: Youth and Family Counseling Program Grant Proposal

Dear Mr. Woods,

On behalf of Nimble Thoughts Counseling and Consulting Services, LLC (NTCCS), I am pleased to submit this proposal for the Youth and Family Counseling Program grant. NTCCS is committed to providing high-quality mental health services to underserved communities and at-risk youth populations. We are excited about the opportunity to collaborate with the City of Compton to expand our services and reach more families in need.

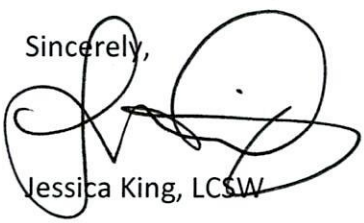
As mental health practitioners, our team at NTCCS brings a wealth of experience and expertise to the table. We specialize in evidence-based treatment modalities, including Cognitive Behavioral Therapy (CBT), Dialectical Behavior Therapy (DBT), and Trauma-Focused Cognitive Behavioral Therapy (TF-CBT). Our programs are tailored to meet the unique needs of our clients, ensuring they receive the support and care necessary to achieve positive outcomes. Our goal is to empower individuals and families, helping them build resilience and thrive within their communities.

We are confident that our partnership with the City of Compton will make a significant impact on the lives of youth and families in the area. We look forward to the opportunity to serve the community and deliver the quality mental health services that NTCCS is known for.

Please do not hesitate to contact me should you require any further information or have any questions regarding our proposal. I can be reached via email at jking@nimblethoughtsccs.com or by phone at (562) 502-1913.

Thank you for your time and consideration. We look forward to the possibility of working together to support the well-being of Compton's youth and families.

Sincerely,



Jessica King, LCSW

CEO, Nimble Thoughts Counseling and Consulting Services, LLC

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OPERATING PHILOSOPHY

At NTCCS, our mission is to create transformative change in underserved communities, with a special focus on at-risk youth and their families. Over the past 17 years, staff have developed a deep understanding of the unique challenges these populations face, and we are committed to providing high-quality, culturally responsive mental health services that empower individuals and families to thrive.

Our philosophy is centered on the belief that every person has the potential for growth and recovery, no matter their circumstances. To actualize the belief, we employ a range of evidence-based treatment modalities that are proven to be effective in addressing the complex needs of our clients. Our staff are extensively trained in the most current and impactful approaches, ensuring that our interventions are both relevant and effective.

Cognitive Behavioral Therapy (CBT) forms the cornerstone of our therapeutic practice, helping clients to identify and reframe negative thought patterns, develop healthier behaviors, and build resilience. Through CBT, we guide individuals in understanding the connection between their thoughts, emotions, and actions, empowering them to make positive changes in their lives.

Dialectical Behavior Therapy (DBT) is another critical component of our approach, particularly for those struggling with intense emotions, self-harm, or relational difficulties. DBT equips clients with skills in emotional regulation, distress tolerance, interpersonal effectiveness, and mindfulness, enabling them to manage their emotions more effectively and improve their relationships.

Trauma-Focused Cognitive Behavioral Therapy (TF-CBT) is integral to our work with individuals who have experienced trauma, particularly children and adolescents. This modality helps clients process and resolve trauma-related symptoms by integrating trauma-sensitive interventions with traditional CBT techniques. We recognize the profound impact of trauma on mental health and are dedicated to providing a safe and supportive environment for healing.

At NTCCS, we understand that evidence-based practices are most effective when they are delivered with cultural competence and sensitivity. We tailor our interventions to meet the unique needs of each client, taking into account their cultural background, personal experiences, and specific circumstances. Our multidisciplinary team collaborates closely to ensure that our services are not only evidence-based but also client-centered, fostering an atmosphere of trust, respect, and empowerment.

In every interaction, we strive to build a therapeutic alliance that supports our clients in their journey towards healing and growth. We are committed to staying at the forefront of mental health practice by continually updating our knowledge and skills, ensuring that we provide the highest standard of care to the communities we serve. We believe in the power of evidence-based treatment to change lives, and we are dedicated to making that change a reality for the youth and families of Compton.

PROJECT TEAM EXPERIENCE

Proposed Project Personnel

NTCCS has identified the following staff who will participate in the daily grant administration for the City of Compton's grant for youth and family counseling should NTCCS be selected as the contractor.

Identified personnel for this project bring over 35 years of combined experience in serving at-risk youth and working in underserved populations while utilizing evidence-based practices.

Jessica King, LCSW – Lead Clinician and CEO of NTCCS

Jessica King will serve as the Lead Clinician for this initiative. With 20 years of direct experience working with underserved populations and at-risk youth throughout Los Angeles County, Jessica brings a wealth of expertise and leadership to the project. As the CEO of NTCCS, she has a proven track record in developing and implementing programs that address the unique needs of vulnerable communities. Notably, Jessica created and piloted a successful self-esteem workshop for teenage girls at Alain LeRoy Locke College Preparatory Academy, which has become a model for similar interventions. Jessica successfully piloted a 14-week curriculum-based group program in the South Bay area, specifically targeting the communities of Long Beach, Downey, and Cerritos. The program focused on skills building and emotional management for both parents and children, providing participants with practical tools to enhance family dynamics and personal well-being. Through structured sessions, Jessica facilitated the development of key competencies in emotional regulation, communication, and conflict resolution, leading to measurable improvements in the participants' ability to navigate challenges. Her expertise in program implementation and her specialization in Full-Service Partnerships (FSP) programs dealing with the severe and persistent mentally further underscore her capability to lead this project to success.

Jordan Le Blanc, LCSW –Clinician

Jordan Le Blanc will serve as a Clinician for the project. With 11 years of experience working with at-risk youth across Los Angeles and Orange County, Jordan is highly skilled in delivering mental health services to vulnerable populations. His extensive experience as a Licensed Clinical Social Worker (LCSW) and his affiliation with NTCCS have equipped him with the expertise to provide comprehensive, evidence-based care to the youth and families served by this project. In his previous role as a Community Projects Organizer in Compton and Long Beach, Jordan provided crucial linkage to resources for youth, helping them develop coping skills and access the support they needed to thrive. His deep understanding of the challenges faced by at-risk populations and his commitment to their well-being make him an invaluable asset to the team. Jordan's work in community engagement and resource development further strengthens his ability to contribute to the success of this initiative.

Octaviano Angulo – Case Management Lead

Octaviano Angulo will take on the role of Case Management Lead, bringing 5 years of experience in working with underserved populations. His background includes significant work with youth as an After School Aid, where he supported at-risk students, particularly those from monolingual Spanish-speaking homes, with educational assistance and social development. Octaviano's experience extends to working with monolingual Spanish-speaking adults who face severe and persistent mental illness, homelessness, and substance use issues within a Full-Service Partnership (FSP) program. His ability to connect with and support individuals facing complex challenges, coupled with his expertise in case management, positions him as a key member of the project team. Octaviano's focus on skill-building and his dedication to empowering clients will be instrumental in achieving NTCCS project's goals.

REFERENCES

Green Dot Charter Schools – Los Angeles County, California

Contact Name: Bridgette Andell, LCSW

Email:	B.Andell@greendotschools.org
Address:	325 E. 111th Street, Los Angeles, CA 90061
Phone Number:	(323) 420-2100
Services Provided:	NTCCS provided group counseling and individual therapy services. NTCCS developed self-esteem workshops for students developing coping skills and building resilience.

The Guidance Center – Long Beach, California

Contact Name:	Michele Uglesich, LCSW
Email:	muglesich@theguidancecenter.org
Address:	1301 Pine Avenue, Long Beach, CA 90813
Phone Number:	(562) 595-1159
Services Provided:	NTCCS provided group counseling and individual therapy services. NTCCS developed family workshops focused on building resiliency and fostering effective communication. NTCCS consulted on various community projects.

County of Riverside – Riverside, California

Contact Name:	Heather Sylvester, LCSW
Email:	hsylvester@rivco.org
Address:	2085 Rustin Avenue, Riverside, CA 92507
Phone Number:	(951) 406-5128
Services Provided:	NTCCS provides group counseling, individual therapy, and consultation services. NTCCS consulted and trained Riverside County staff on Full-Service Partnership programmatic implementation.

PROJECT APPROACH

The "Level Up" program is designed to empower at-risk youth and their families across the City of Compton by providing them with essential life skills that are crucial for personal and social success. This 4-part weekly workshop series will focus on four critical life domains: identifying triggers, effective communication anger management, and self-care. By addressing these areas, the program aims to equip participants with the tools they need to navigate life's challenges, improve their interpersonal relationships, and enhance their overall well-being.

1. **Identifying Triggers**: Participants will learn to recognize and understand their emotional and behavioral triggers. This workshop will focus on self-awareness, helping individuals identify the situations and stressors that lead to negative outcomes. By gaining this insight, participants can begin to take control of their reactions and make more informed choices.
2. **Effective Communication**: Communication is a key factor in building healthy relationships and resolving conflicts. This workshop will teach participants how to express themselves clearly and assertively while also listening and responding empathically. By enhancing their communication skills, participants will be better equipped to handle difficulty conversations and build stronger connections with others.
3. **Anger Management**: Unmanaged anger can lead to destructive behavior and stained relationships. This workshop will provide participants with strategies to manager their anger effectively, helping them to respond to frustrating situations in a more constructive manner. Techniques such as deep breathing, mindfulness, and cognitive restructuring will be introduced to help participants maintain control over their emotions.
4. **Self-Care**: The final workshop in the series will focus on the importance of self-care as a foundation for mental and emotional well-being. Participants will explore various self-care practices, including physical activity, relaxation techniques, and healthy lifestyle choices. This workshop will emphasize the importance of taking care of oneself in order to better care for others and achieve long-term personal goals.

NTCCS hopes to offer the "Level Up" program in the City of Compton. Recognizing the diverse language needs of the community, all workshops will be provided in both English and Spanish, ensuring that language is not a barrier to participation. Each session will be led by experienced staff from NTCCS, who bring a wealth of knowledge in working with at-risk populations. The program will culminate in a graduation ceremony, celebrating the achievements of participants and reinforcing the skills they have gained.

FEE PROPOSAL

NTCCS proposes the following hourly rates to provide grant administration services:

Employee	Title	Rate
Jessica King	Lead Clinician	$175
Jordan LeBlanc	Senior Clinician	$125
Octaviano Angulo	Case Management Lead/Project Consultant	$125

In lieu of hourly billing, NTCCS is open to negotiation of a flat monthly fee based on total services anticipated to be delivered over the City of Compton's program year.

JESSICA KING. LCSW

Professional Experience

May 2022 – Present
County of Riverside
Behavioral Health Services Supervisor

- **Supervise Multidisciplinary Teams:** Lead, plan, and coordinate the work of a diverse staff providing behavioral health treatment, social services, and rehabilitation programs to clients, as well as consultation and educational services to public and private agencies and the broader community.
- **Optimize Program Effectiveness:** Assess and evaluate unit activities, procedures, and methodologies to ensure alignment with program goals and objectives. Recommend and implement necessary changes to enhance service delivery, policies, and procedures.
- **Manage Staff Performance:** Oversee personnel performance, providing constructive feedback and taking appropriate actions as needed. Participate in the hiring process by interviewing and recommending new staff members.
- **Facilitate Staff Development:** Guide staff on departmental philosophies, goals, and procedures through casework conferences, regular staff meetings, and work reviews. Contribute to the development and coordination of in-service training and professional development programs.
- **Address Complex Cases:** Make or review decisions on challenging consumer assessments and casework matters, ensuring appropriate interventions and resolutions.
- **Collaborate with Community Partners:** Work closely with public, private, and community organizations to foster cooperation and achieve program objectives for mentally and emotionally disabled individuals. Participate in behavioral health conferences, local committees, and contribute to regional or countywide community needs assessments and program planning initiatives.
- **Oversee Budget and Reporting:** Assist in the preparation of annual budget requirements and monitor expenditures to ensure compliance with funding provisions. Prepare reports and correspondence related to workload statistics, casework, and unit operations.

October 2018 – Present
Nimble Thoughts Counseling and Consulting Services
CEO / Licensed Clinical Social Worker (LCSW)

- **Provide Comprehensive Clinical Services:** Deliver individual, couples, and family therapy in a private practice setting, addressing a wide range of mental health concerns, including anxiety, depression, trauma, and relationship issues.
- **Utilize Evidence-Based Treatment Modalities:** Implement Cognitive Behavioral Therapy (CBT), Dialectical Behavior Therapy (DBT), and Trauma-Focused Cognitive Behavioral Therapy (TF-CBT) to create tailored therapeutic interventions. These approaches are designed to help clients modify dysfunctional behaviors, improve emotional regulation, and process traumatic experiences.
- **Assess, Diagnose, and Develop Treatment Plans:** Conduct thorough assessments using the DSM-5 to accurately diagnose mental health conditions. Develop and implement individualized treatment plans that focus on measurable goals and outcomes, ensuring each client receives targeted and effective care.

- **Facilitate Holistic Support:** Link clients to essential community services and resources, such as psychiatric care, housing assistance, and educational support, to address social determinants of health and promote overall well-being.
- **Engage in Case Consultation and Collaboration:** Participate in regular case consultation meetings with multidisciplinary teams, including psychiatrists, social workers, and case managers, to coordinate care and optimize treatment outcomes for complex cases.
- **Deliver Community Counseling Services:** Provide counseling services to underserved populations within the community, focusing on increasing access to mental health care for those facing systemic barriers.
- **Offer Expert Consultation to Community Agencies:** Provide consultation services to community agencies, advising on program development, mental health best practices, and strategies for effectively supporting vulnerable populations.

April 2021 – May 2022
Casa De La Familia
Santa Ana, CA
Clinical Supervisor

- **Administrative and Clinical Leadership:** Collaborated with management to oversee administrative tasks, facilitate trainings, and identify team needs, ensuring smooth operation of clinical programs.
- **Documentation and Compliance Oversight:** Reviewed and maintained compliance for clinical documentation, including assessments, treatment plans, and progress notes, to meet program standards.
- **Supervision and Training:** Provided both group and individual supervision on an ongoing basis, ensuring clinicians meet documentation deadlines and productivity requirements. Developed and implemented clinical training programs for staff.
- **Regulatory Compliance:** Ensured compliance with Board of Behavioral Sciences (BBS) requirements as a Clinical Supervisor, maintaining high standards of clinical practice.
- **Program Development:** Developed a traineeship program in partnership with local universities and participated in the selection and interviewing process for prospective Associates/Interns.

January 2018 – June 2021
Mental Health America of Los Angeles
Long Beach, CA
Director of Mobile Homeless Services

- **Program Leadership and Oversight:** Led and provided strategic direction to Homeless Full-Service Partnership and Integrated Mobile Health Teams, overseeing program operations and ensuring alignment with organizational goals.
- **Budget and Compliance Management:** Monitored and analyzed program budgets and billing goals, ensuring financial sustainability and compliance with funding requirements. Conducted routine quality assurance checks on client files.
- **Interagency Collaboration:** Served as the primary liaison between Mental Health America of Los Angeles and partner agencies such as DMH, LAHSA, and The Children's Clinic, fostering strong collaborative relationships.

- **Client and Staff Management:** Monitored client progress, enrollment, and disenrollment through the Service Record Tracking System. Provided clinical supervision, emotional support, and resources for social service staff to enhance client care.
- **Clinical Framework Development:** Led team meetings to develop treatment plans, discuss client care in detail, and address any ethical or legal concerns. Ensured staff productivity and effective interaction with clients.

June 2013 – December 2017
The Children's Clinic
Long Beach, CA
Behavioral Health Department Lead Provider

- **Program and Budget Oversight:** Managed program budgets and billing goals, ensuring financial health and program effectiveness. Conducted quality assurance checks on client files to maintain high standards of care.
- **Crisis Intervention and Support:** Assisted providers in delivering crisis intervention services, offering support to patients and families in need. Facilitated appropriate linkage to community resources for patients and families.
- **Team Leadership and Development:** Provided clinical guidance and emotional support to staff, leading team meetings to develop treatment plans and ensure comprehensive client care. Monitored staff productivity and addressed any ethical or legal concerns.
- **Community Engagement:** Represented The Children's Clinic at monthly community meetings, promoting the clinic's services and building relationships with community agencies and providers.

August 2010 – May 2013
Community Family Guidance Center
Cerritos/Downey, CA
Outpatient Mental Health Therapist

- **Client-Focused Therapy:** Provided weekly mental health services to individual clients and families, conducting comprehensive bio-psychosocial assessments and developing tailored treatment plans.
- **Advocacy and Support:** Attended Individualized Education Program (IEP) meetings, advocating for clients' mental health needs and ensuring they receive appropriate educational support.
- **Group Facilitation and Training:** Co-facilitated the 14-week Strengthening Families program, focusing on enhancing social skills and family communication. Trained in Evidence-Based Practices, including Strengthening Families and Cognitive Behavioral Therapy (CBT).
- **Documentation and Compliance:** Experienced in handling Department of Mental Health (DMH) paperwork, ensuring compliance with regulatory standards and accurate record-keeping.

June 2003 – August 2007
Juvenile Camp Glenn Rockey
San Dimas, CA
Counselor

- **Counseling and Behavioral Support:** Provided individual and group counseling services to at-risk youth boys in a detention camp setting, addressing their emotional and behavioral needs to facilitate positive development.
- **Therapeutic Interventions:** Conducted after-school therapy sessions, helping youth process their experiences, develop coping strategies, and work through personal challenges.
- **Collaboration and Holistic Development:** Worked closely with camp staff and educational professionals to support the comprehensive development of each youth, focusing on both academic and personal growth.
- **Individualized Treatment Planning:** Developed and implemented personalized treatment plans aimed at promoting behavior change, resilience, and personal growth, tailored to the unique needs of each youth.
- **Goal Setting and Reintegration:** Assisted youth in setting achievable personal goals, fostering the skills necessary for successful reintegration into their communities upon release.

Education

2007 – 2010
University of Southern California
Los Angeles, CA
Master of Social Work

2003 – 2007
California Polytechnic State University, Pomona
Pomona, CA
Bachelor of Arts in Psychology

Skills and Abilities

- Program Administration
- Reporting and Monitoring
- Staff Management
- Program Development and Implementation

JORDAN LEBLANC, LCSW

Professional Experience

July 2021 – Present
Los Angeles Unified School District
Psychiatric Social Worker

- **Program Participation**: Serve as a member of the Black Student Achievement Program (BSAP).
- **Intervention Services**: Provide trauma-informed and culturally responsive interventions using a multi-tiered approach to address social-emotional and educational barriers.
- **Safety Planning**: Facilitate re-entry meetings and safety planning with students, administrators, and families.

- **Assessment and Safety**: Conduct suicide risk and threat assessments to ensure student and school community safety.
- **Parent and Community Engagement**: Organize parent meetings to provide culturally relevant information for Black students and families.
- **Workshop and Training Coordination**: Plan and coordinate workshops, trainings, and interventions for students, faculty, and families.
- **Safe Environment Restoration**: Restore and maintain safe relationships and learning environments on campus.
- **Resource Linkage**: Provide linkage to community-based resources and services.

January 2024 – Present
Rula Mental Health
Therapist

- **Clinical Therapy**: Serve as a Clinical Therapist within a private practice setting, providing individual, couples, and family therapy.
- **Assessment and Diagnosis**: Assess and diagnose clients using DSM-5 criteria.
- **Resource Linkage**: Link clients to services and resources as needed.
- **Case Consultation**: Participate in case consultation meetings.

January 2020 – July 2021
Los Angeles Unified School District
Pupil Service and Attendance Counselor

- **Youth Source Partnership**: Served as a member of the Youth Source city partnership program.
- **Economic and Educational Support**: Collaborated with Los Angeles City Economic Workforce Development Department to assist Transitional Aged Youth with employment and academic services.
- **Educational Assessment**: Conducted educational assessments with students and families across Los Angeles County.
- **Outreach and Recruitment**: Facilitated outreach and recruitment with local district counselors, community partners, and self-referred students.
- **Resource Assistance**: Assisted students in accessing resources to overcome barriers to professional and educational growth.
- **Case Management**: Provided ongoing case management to re-engage students in traditional or alternative educational systems.

December 2018 – January 2020
The Guidance Center
Clinical Therapist

- **Mental Health Services**: Provided mental health services under Los Angeles County Department of Mental Health standards.
- **Individual and Family Therapy**: Facilitated individual and family mental health services.
- **Assessment and Treatment Planning**: Conducted biopsychosocial assessments to gather developmental milestones and social history information. Developed treatment plans and goals for medical necessity of mental health services.
- **Evidence-Based Practices**: Trained in evidence-based practices (MAP, CBT, Motivational Interviewing).
- **Interdisciplinary Collaboration**: Participated in interdisciplinary meetings to assist clients in meeting their goals.
- **Documentation**: Maintained electronic medical records.
- **Clinical Supervision**: Attended weekly individual and group supervision sessions for clinical development.

June 2018 – July 2019
Canyon Ridge Hospital
Group Therapist

- **Group Facilitation**: Facilitated group sessions in an inpatient psychiatric setting for adolescent to geriatric populations.
- **Therapeutic Support**: Assisted seriously emotionally disturbed and gravely disabled patients in discussing triggers, exploring coping skills, and preparing for discharge.
- **Family Meetings**: Conducted family meetings to mediate disagreements and encourage discussion around discharge planning.
- **Staff Coordination**: Initiated meetings with medical staff to ensure best practices for patient care.

September 2017 – December 2018
The Children's Clinic
Medical Social Worker

- **Interdisciplinary Teamwork**: Served in a community health federally qualified healthcare center, working with medical providers, community organizations, and service agencies.
- **Behavioral Health Referrals**: Received behavioral health referrals from medical providers to address patient barriers.
- **Case Management**: Provided case management services and warm-hand-offs for patients in mental health crises.
- **Documentation and Coordination**: Maintained patient clinical records and facilitated calls with Mental Evaluation Teams.
- **Assessment and Counseling**: Conducted biopsychosocial assessments and provided mental health counseling services.

September 2013 – September 2017
Success in Challenges, Inc.
Youth Organizer

- **Civic Engagement**: Increased civic engagement and advocacy among youth aged 11-20 at city, county, state, and national levels.
- **Policy Advocacy**: Worked within a city-wide coalition to end zero-tolerance discipline policies in Long Beach Unified School District.
- **Community Education**: Established community partnerships and educated students and community members on local legislation.
- **Outreach and Recruitment**: Strategized outreach and recruitment for program youth.
- **Social Media and Communication**: Managed organizational social media accounts and engaged with community members.
- **Intervention and Training**: Provided one-on-one and group interventions, trained Core Leaders in base building and campaign participation.
- **Meeting Coordination**: Coordinated meetings, arranged transportation, created agendas, and planned lessons.
- **Elected Officials Engagement**: Organized meetings with elected officials to address community needs.

November 2013 – May 2015
Success in Challenges, Inc.
Program Leader

- **Afterschool Program Leadership**: Led an afterschool program component within a low-income housing project for K-12 students.
- **Academic and Social Support**: Provided academic support and curated age-appropriate activities centered around social-emotional learning.
- **Community Engagement**: Engaged with community members to create a safe space for youth.
- **Resource Connection**: Connected community resources outside of the housing project and organized field trips to expose youth to community learning activities.

September 2013 – September 2015
Loving Life Group Home
Child Care Worker

- **Resident Safety and Support**: Conducted resident safety checks and held discussions with residents in group and individual settings to explore goals and progress.
- **Daily Living Oversight**: Documented daily reports and oversaw daily living activities for residents.

Publications

- LeBlanc, J. (2017). *Helping African American Middle School Students Transition to High School with The New Normal Project: A Grant Proposal*. California State University, Long Beach. Master's Thesis Collection, School of Social Work.

Education

2015 – 2017
California State University, Long Beach
Long Beach, CA
Master of Social Work

2011 – 2013
California State University, Dominguez Hills
Dominguez Hills, CA
Bachelor of Science in Criminal Justice Administration

2009 – 2011
Chaffey College
Rancho Cucamonga, CA
Associate of Science in Behavioral Science

OCTAVIANO ANGULO

Professional Experience

May 2019 – Present
County of Riverside
Behavioral Health Specialist, Full-Service Partnership (FSP)

- **Comprehensive Case Management**: Provide comprehensive case management services for clients within the FSP team.
- **Individualized Service Plans**: Develop and implement individualized service plans to address client needs and goals.
- **Multidisciplinary Coordination**: Coordinate with multidisciplinary team members, including doctors, nurses, and mental health clinicians.
- **Resource Facilitation**: Facilitate client access to community resources and support services.
- **Progress Monitoring**: Monitor and evaluate client progress, adjusting service plans as necessary.
- **Case Reviews and Team Meetings**: Conduct regular case reviews and contribute to team meetings to ensure effective service delivery.

October 2014 – May 2019
Alain LeRoy Locke College Preparatory Academy
After School Aid

- **Activity Facilitation**: Organized and facilitated social and recreational activities for students.
- **Homework Support**: Assisted with homework support and academic enrichment programs.
- **Positive Interaction Promotion**: Promoted positive social interactions and conflict resolution among students.
- **Coordination**: Coordinated with teachers and parents to support student development and engagement.
- **Safe Environment Maintenance**: Maintained a safe and supportive environment for students during after-school hours.

Education

2015 – 2019
California State University, Los Angeles
Los Angeles, CA
Bachelor of Arts in Psychology

Skills and Abilities

- Program Implementation
- Bilingual in Spanish

City of Compton: Youth and Family Group Counseling Program
Proposal Submission by St. John's Community Health
August 29, 2024

PERSONNEL

Deborah Bradley, LMFP, Ph.D., Director of St. John's Community Health's (SJCH) Integrated Behavioral Health (IBH) program, will serve as Project Manager. Dr. Bradley has 26 years' experience providing behavioral health services at a wide range of community agencies serving youth and their families in diverse, low-income communities. She has worked for public agencies, including the Los Angeles County Department of Mental Health and the Los Angeles County Department of Children and Family Services, as well as private non-profit agencies. Dr. Bradley's professional history encompasses direct service provision, including individual, family, and group counseling; clinical supervision; curriculum development and instruction; research; programmatic and financial management; and community networking and engagement. She has extensive experience developing and implementing policies and procedures, providing clinical supervision to associate behavioral health clinicians, and managing teams of multi-disciplinary IBH staff working at multiple locations. She is certified in a wide range of evidence-based practices, including Cognitive Behavioral Therapy (CBT), Trauma Focused CBT, and Multi-Systemic Therapy. She has served as Guest Lecturer in the Psychology Department at Pepperdine University and California State University-Dominguez, and as Adjunct Professor at Alliant University. (Resumé attached)

IBH Clinical Supervisor Marissa Perez, LCSW, has 24 years' experience providing behavioral health services to under-served populations in Southern California. She has extensive experience in assessment and diagnosis and in individual and group therapy for children, youth, couples, and families. She has worked in non-profit organizations, county clinics and private institutions. She has expertise in a range of evidence-based practices, including Cognitive Behavioral Therapy and Dialectical Behavioral Therapy, to address mental health and substance use issues prevalent among the communities that SJCH serves.. (Resumé attached)

EXPERIENCE

Agency Overview

St. John's Community Health's (SJCH) mission is to improve community health and reduce health disparities by delivering high quality, comprehensive services and impacting health and social policy. The agency's vision is to be a catalyst for health equity and a leader in establishing systems of care, prevention strategies and public policies that promote social justice and community health improvement. SJCH was founded in 1964 as a small, voluntary pediatric medical clinic to alleviate significant health problems resulting from systemic racism and poverty in Downtown and South/Central Los Angeles. In 2003, the agency attained Federally Qualified Health Center status, providing medical and dental care to patients of all ages, SJCH now operates a network of 28 health centers in Los Angeles, San Bernardino and Riverside Counties. These sites include standalone facilities, school-based health centers, mobile units, co-locations with affordable housing developments, and a Drop-In Center for people experiencing homelessness. In 2023, the agency provided comprehensive primary medical, dental, behavioral health, and support services to 96,083 unique patients through 586,257 visits. SJCH's patient

base is 77% Latino and 13% Black; the majority (93%) live at or below 200% of the Federal Poverty Level. In addition to serving the general population, SJCH is designated as a Homeless Health Care Provider and Public Housing Health Care Provider.

Since its inception, SJCH has worked to address the social determinants of health that impact the health of the communities it serves. At every site, Benefit Counselors screen and enroll uninsured patients into health insurance. SJCH's Programs Department provides specialized assessment, care coordination, case management, and linkage to additional services (e.g. legal, food, housing, and employment assistance) for specific populations, including: people experiencing/at risk for homelessness; people exiting incarceration (reentry); survivors of domestic violence; people at risk for or living with HIV or Hepatitis C; people who use drugs; and transgender or gender non-conforming individuals. SJCH takes a team-based approach to care in order to holistically address patients' needs by assessing and addressing their medical, dental, mental health and social service needs to maximize their well-being.

Behavioral Health Services

In 2005, in response to feedback from South Los Angeles residents and service providers, SJCH launched its "Let's Talk About It/Hablamos" community support groups to address stress, depression, and anxiety around social and economic issues such as spousal abuse, isolation, unemployment / underemployment, and substance use. This model enabled staff and participants to address the stigma attached to seeking mental health services and to provide a culturally relevant environment for people to talk about issues. The groups were promoted through SJCH's clinics and in the community. At the request of the Los Angeles Unified School District, SJCH implemented student group therapy sessions on campuses, receiving positive evaluations from students and school personnel. As the groups spread, the demand for individual counseling services grew. Consequently, in 2010, SJCH launched its IBH Program to expand screening and treatment for behavioral health (mental health and substance use) conditions. Treatment services included individual therapy, self-management groups for diabetics, psycho-educational workshop groups focusing on specific issues, case management and crisis intervention. With support from the federal Health Resources and Services Administration, in 2016 SJCH expanded its substance use disorder services through the addition of a multidisciplinary behavioral health team and initiation of a Medication Assisted Treatment program for opioid use disorder. As the agency has diversified and grown, so too has its IBH program. The following IBH services are provided by a multi-disciplinary team of medical providers, psychiatrists, psychologists, licensed clinical social workers and marriage and family therapists, recovery/peer support counselors and case managers: consultation for initial referral, assessment and goal-setting; individual and family counseling; psychotherapy support groups; psychiatry for psychotropic medication management; psychological assessments; substance use disorder counseling and recovery support; medication-assisted treatment for opioid and alcohol addiction; crisis intervention; and case management. In 2023, SJCH provided mental health services to 5,077 patients and substance use disorder services to 3,879 patients.

Experience Specific to Compton and Requested Services

SJCH has been providing primary healthcare and support services to Compton residents for 25 years, beginning with its first site in 1999. The agency now operates five health centers in Compton that serve 30,000 residents annually. During the past twelve months (July 2023-2024),

a total of 10,378 Compton residents received behavioral health services, specifically. SJCH's first and largest site, the Compton W.M. Keck Foundation Health Center, is located at N. Wilmington Avenue and 132nd Street. The other sites are the Lynne Gillies Pediatric Health Center; Dominguez High School School-Based Health Center; Compton College Student Health Center; and East Compton Health Center at Casa Dominguez (an affordable housing development). In neighboring Willowbrook, SJCH opened a new site at the Jaqueline Avant Children & Family Center building on the campus of MLK Community Hospital in 2023. This full-service health center also houses SJCH's Center for Autism and Developmental Disorders (CADD), which provides services for children with special needs and their families in collaboration with partner agency Special Needs Network. The CADD was developed to address inequities in diagnosis and treatment of low-income Latino and Black children for developmental disorders. It provides psychological assessment and diagnosis, applied behavioral analysis therapy, social skills intervention, education and support for parents, case management and advocacy. In 2025, with funding from the California Department of Health Care Services' Behavioral Health Continuum Infrastructure Program, SJCH will open its the Compton Behavioral Health Wellness & Treatment Center. This facility will significantly expand regional capacity to provide comprehensive IBH services to children, youth and their families by 3,000+ patients annually.

As indicated above, SJCH's began its behavioral health services using a group counseling modality. SJCH currently runs twelve counseling groups in Los Angeles and Compton and is planning on adding groups to meet growing community demand. Support from the City of Compton would enable SJCH to establish additional groups tailored to the needs of Compton youth and families. SJCH's current groups are organized around the following issues:

- Healthy Relationships: addressing and preventing intimate partner and/or domestic violence)
- Parent/Child and Family Communication
- Parenting
- Supporting Success at Schools
- Substance use disorder
- Reentry: addressing the challenges and opportunities that occur when re-entering the community from incarceration
- Anxiety and Depression
- T Time: support for Transgender Health Program patients
- Living with HIV
- In collaboration with CUSD and LAUSD, SJCH is about to launch the evidence-based Blues Program with high school students in late September, which teaches emotional resilience and reduces low mood and anxious thoughts through CBT coping strategies

The above groups are facilitated or co-facilitated by an LCSW or LMFT. Some groups are structured according to a specific curriculum (e.g., Blues Program) or a blend of evidence-based models, including: Cognitive Behavioral Therapy (CBT), Trauma-Focused CBT, Mindfulness, Seeking Safety, Solution-Focused Therapy, and Narrative Therapy. The above groups address a wide range of issues and life stressors, including anxiety, depression, addiction, grief and loss, life transitions, academic transitions, communication between children and parents, peer pressure, and healthy vs abusive relationships. The objectives of each group are to raise awareness and understanding of behavioral health issues through psycho-education; enable

participants to develop healthier coping skills; and enhance functioning in all areas of participants' lives. Upon their request and/or the recommendation of the clinical facilitator, as appropriate, participants are also linked to additional IBH services available at SJCH (or available at partner agencies) as well as medical, dental, case management and support services.

With respect to the requirements of the RFP, SJCH will, if awarded a contract, assign a licensed individual (LCSW or LMFT) to provide group counseling to youth and families who has: ten or more years of experience working with at-risk youth, training and experience working with different IBH modalities and ten or more years' experience providing groups in a community setting. SJCH will maintain the confidentiality of all youth and family members referred for counseling; provide group counseling services in a convenient and timely manner; and provide access to comprehensive, inclusive and culturally appropriate on-site mental health counseling for youth and families in Compton.

REFERENCES

1. Ms. JaMaiia Bond, Senior Director – Child Welfare and Attendance, Compton Unified School District; 310-604-6523; jbond@compton.k12.ca.us.

SJCH has had a Memorandum of Understanding in place with the Compton Unified School District since 2013 to provide healthcare services to CUSD students and families and to operate its school-based health center at Dominguez High School. SJCH and CUSD have collaborated to dock the agency's "Compton Healthy" mobile unit at campuses throughout the district for physicals and immunizations; partnered to provide COVID outreach, education and vaccination for Compton residents; developed IBH internships for CUSD students to build an IBH workforce pipeline; and to launch the Blues Program cognitive behavioral therapy groups with high school students which will begin September 2024.

2. Keith Curry, President and Chief Executive Officer, Compton College; 310-900-1600 ext. 2000; kcurry@compton.edu.

3. Lydell K. Willis, Director of Student Basic Needs and Success, Compton College; 310-900-1600 ext. 2538; lwillis@compton.edu.

SJCH has had a MOU in place with Compton College since 2018 to operate its school-based health center and to collaborate on healthcare initiatives and events to raise awareness among students and their families of health issues and services. SJCH and Compton College also collaborated during the pandemic on COVID outreach, education and vaccination.

4. Dr. Ron Tanimura, Student Medical Services & Medi-Cal Programs, Office of the Chief Medical Director, Los Angeles Unified School District; 213-241-2684; rht0055@lausd.net.
SJCH has current Operating Agreements with LAUSD to operate the following School-Based Health Centers and Wellness Centers: Lincoln High School (since 2005); YES Academy/Hyde Park Elementary (since 2005); Washington Prep High School (since 2013); Manual Arts High School (since 2014); Sylvia Mendez High School (since 2022); and Roosevelt High School (since 2022). SJCH and LAUSD also collaborated during the pandemic to provide COVID outreach, education and vaccination to students and their families.

PRICING (15%)

The proposed hourly rate for SJCH to provide youth and family group counseling and coordinated linkage to additional supports and services is calculated as follows:

Personnel		**Hourly Rate**
Clinical Licensed Social Worker		$55.29
IBH Program Coordinator		$33.65
Fringe Benefits (20%)		$17.79
	Sub-Total	$106.73
Overhead calculated at 10%		$10.67
	Total	**$117.40**

SIGNATURE

By signing this application, I certify that the information provided therein is true, complete and accurate to the best of my knowledge. I also provide the required assurances that this submission is valid for ninety days and agree to comply with any resulting terms if I accept an award.

James Mangia, MPH, President and Chief Executive Officer,
St. John's Community Health

Signature

8/29/2024

Date

DEBORAH C. BRADLEY, LMFT, Ph.D.
P.O. Box 470850 • Los Angeles, CA 90047
(323) 273-6485 • dcatbradley7@gmail.com

Career Profile: Multi-disciplined, organized, and conscientious professional with exceptional experience and skills in mental health, training and development, research, finance, management, community networking and engagement, and 25 plus years of service to diverse populations.

EDUCATION

Chapman University, College of Educational Studies, Orange, CA
Ph.D. in **Education, Cultural and Curricular Studies;** Defense – 4/25/16; Awarded – 8/31/16
Research Interests: Advocacy, Resiliency, Empowerment, Youth in Foster Care

Pepperdine University, Graduate School of Education and Psychology, Culver City, CA
Master of Arts, Clinical **Psychology, Marriage and Family Therapy,** May 2008
Master of Arts, Psychology, May 2007

University of Phoenix, Gardena, CA
Master of Arts, **Organizational Management**, June 2003

LICENSES AND CERTIFICATIONS

Certification-Curriculum Instruction & Design
Certified Anger Management Facilitator
Licensed Marriage and Family Therapist (MFC-83989)

SUMMARY: CLINICAL EXPERIENCE/COMMUNITY LEADERSHIP (18 plus years)

- Successfully built and integrated new **Behavioral Health** program into a **medical** organization, provided clinical oversight, and developed policies and procedures to efficiently guide work flow for 25 clinics throughout California
- Responsible for daily operations of multiple community and re-integration programs including CSBG (Community Services Block Grant); GROW (General Relief Opportunities for Work); AB109 and SB82; Wraparound/IFCCS Services (intensive field based mental health services)
- Provided clinical oversight for Family Preservation program
- Supervised line staff including psychologist, therapists, associates and care coordinators
- Prepared and managed budgets, reports, and correspondence for multiple programs
- Facilitated multi-disciplinary team meetings to find solutions and leverage clients' strengths for success.
- Experience working with a variety of children and adult programs including Up-Front Assessment; Wrap-Around; FCCS; Intensive-Family Based; Drug-Medi-Cal; Emergency Outreach Bureau (EOB); and Jericho Re-entry Program; provided direct, intensive outpatient and crisis services to clients and their families
- Completed applications for involuntary holds (5150)
- Regularly collaborated with various treatment teams: Medical Doctors, Psychologists, Psychiatrists, Medical Case Workers, Vocational Counselors, Probation Officers, Law Enforcement, community groups and other public and county agencies to problem solve and remove barriers to re-entry and/or treatment related to trauma, homelessness, addiction, and/or unemployment
- Collaborated with treatment teams to find resources and link clients to housing, employment opportunities, food resources, addiction treatment, etc.
- Worked in group and individual settings with clients diagnosed with Co-Occurring Disorders

- Employed creative and "out of the box" approaches to meet needs and empower families
- Received commendations for successful work with families, including publication in CII's 2010 annual report – "Whatever It Takes"
- Successfully transitioned clients in a discontinued program to new providers and ensured uninterrupted clinical care.

SUMMARY: TEACHING/TRAINING/MANAGEMENT EXPERIENCES (23 plus years)

- Guest Lecturer, Psychology – Pepperdine University; California State University-Dominquez Hills (2015)
- Adjunct Professor, Psychology – Alliant University, Spring, 2015; Spring, 2016
- Assessed and identified varying training/development needs of clients, students and staff
- Collaborated with management and other subject matter experts (SMEs) in the community and local governmental agencies to develop and deliver training based on identified needs of audience
- Identified ways to improve program effectiveness and maintain fidelity to contractual obligations
- Developed and utilized evaluation tools such as surveys, observations, questionnaires, interviews, focus groups, etc. to measure effectiveness of multiple programs/projects
- Scheduled and conducted learning and development activities utilizing role-plays, simulations, team exercises, group discussions, videos, lectures, team observations/feedback, and individual assignments
- Provided career development planning and support to staff, trainees, and clients
- Mentored trainees and staff resulting in higher retention, increased team development and engagement
- Developed policies and procedures to enhance effectiveness of multiple programs
- Coordinated logistics (room set-up, SMEs participation, parking, etc.) in preparation for classes
- Maintained records of instructional materials, training activities, levels of participation and attendance
- Prepared reports and managed budgets in excess of $100 million

CLINICAL EXPERIENCE and COMMUNITY LEADERSHIP

FPA Women's Health, Los Angeles, CA 12/20 - Present
Director, Behavioral Health (BH) Program

- Successfully built program from a vision to a productive department serving 25 medical clinics in multiple counties throughout California
- Effectively integrated BH protocols and services into medical care and practice
- Developed charting protocols, consents, and other forms consistent with BH regulatory compliance guidelines
- Plans, organizes, directs, and evaluates all BH program activities
- Manages referrals from all 25 clinics, problem solves and serves as consultant in all clinical matters
- Effectively facilitates continued care coordination of clients, virtually and in-person
- Utilizes trauma-informed approach to serve women affected by various forms of trauma
- Collects and monitors BH and Adverse Childhood Experiences (ACEs) data to inform practice
- Communicates effectively and clearly in oral and written forms with both administrative and medical team members to explain complex BH terminology and concepts and to help manage client care
- Hires, trains, and supervises MFT associates and trainees from local colleges
- Creates and maintains partnerships with community agencies
- Establishes and maintains strong and effective work relationships with others
- Assesses and identifies program needs, analyzes and interprets data to improve effectiveness of program
- Prepares and presents special reports for leadership and medical clinic staff

Project Impact, Lynwood, CA (Flexible, Part-time) 11/08 - 06/2020
Director, Community Wellness and Education Programs 03/09 - 06/2020
Clinical Administrator, Family Preservation Program 05/19 - 06/2020

- Provided clinical oversight for multiple programs
- Directed mentoring, tutoring, parent education, anger management, domestic violence and counseling services for youth and adults
- Supervised staff, trainees, interns from local colleges
- Created and maintained partnerships with government agencies, faith-based organizations, and schools
- Assessed and identified program needs, analyzed and interpreted data to improve effectiveness of programs
- Developed policies and procedures to maintain effectiveness of training programs
- Evaluated, planned and developed curriculum and outreach activities to meet needs of families
- Developed H.O.P.E. (Helping Others Pursue Excellence) Program as a fee-based model to deliver services to children and families

Upfront Assessor (12/08-03/09)

- **Directly collaborated with DCFS** to provide assessment for mental health, substance abuse, and domestic violence in families with children at risk for detention.
- Promoted to Director, Community Programs

Star View Community Services, Compton, CA 04/18 - 05/2019
Wrap Around/IFCCS Supervisor, Spa 6

- Managed a team of six professionals/paraprofessionals in delivering services to children and families
- Provided clinical training, guidance, and coaching to staff
- Collaborated with multiple government agencies to ensure efficient and ongoing client care for families

Didi Hirsch Mental Health Services, Inglewood, CA 01/17 - 8/2017
Program Coordinator/Clinical Supervisor, AB109/SB82 Adult Re-entry Services **(Program discontinued by management due to ongoing concerns about risks and safety in the population)**

- Coordinated and managed assigned programs, ensuring compliance with program standards, contracts, policies, procedures and guidelines.
- Engaged clients in services and helped to facilitate linkages to community resources
- Maintained partnerships and collaboration with multiple agencies such as DMH, Probation, and local Police
- Inputted data and tracked measurable outcomes to ensure they met program objectives
- Supervised line staff including psychologist, therapists and care coordinators
- Provided clinical training, guidance, and coaching to staff
- Assigned and reviewed progress of assignments, conducted performance appraisals
- Developed higher levels of expertise in staff members by encouraging further education, participation in seminars and providing learning opportunities within the program.
- Guided staff and interns in the development of their work plans, their assigned duties, responsibilities, and scope of authority; consulted with staff on problems relative to clients.
- Attended, participated in, led and/or facilitated routinely scheduled team meetings as requested or required for the program, division, or Agency
- Monitored and measured client progress against treatment plans and stated goals

- Reviewed chart documentation and status reports prepared by therapists to ensure all legal, contractual, and revenue-generating reports met or exceeded required Agency and regulatory agencies' standards.
- Ensured client documentation was accurate and submitted within the established timeframe
- Worked with staff, Department of Mental Health, and agency management to successfully transitioned clients in AB109/SB82 programs to new providers
- Successfully retained all staff and help transitioned them to new positions

Department of Mental Health, Los Angeles, CA
Mental Health Clinician-II, Emergency Outreach Bureau 03/16- 12/2016

- Partnered with Los Angeles Police Officers to provide crisis intervention services throughout Los Angeles
- Completed applications for involuntary holds (5150); LPS Designated
- Facilitated clients' linkage to ongoing psychiatric, mental health and social services

Shields for Families, Los Angeles, CA 04/13- 3/2016
Therapist - Drug Medi-Cal Program; Eden; Jericho Vocational Services Program

- Provided assessment, intervention and field-based services to clients
- Delivered individual and group clinical and educational services to re-entry adult population and individuals with Co-Occurring Disorders
- Worked with vocational counselors to overcome and remove barriers related to trauma, homelessness, addiction, and/or unemployment.

- Participated in regular team meetings to problem-solve and leverage clients' strengths for success.
- Developed curriculum and activities to support group learning

Children's Institute, Inc., Torrance, CA 02/10- 06/12
Therapist, Wrap Around Program, Intensive Family-Based Services

- Collaborated with DCFS, Probation, DMH, schools and community resource groups to identify and meet needs of children and families
- Received commendations for successful work with families, including publication in CII's 2010 annual report – "Whatever It Takes"

Star View Community Services, Compton, CA 04/08- 07/09
MST Clinician

- Trained and skilled in Multi Systemic Therapy (**MST**) – Evidence-Based Program
- Provided direct and intense clinical and/or therapeutic services to clients and their families
- Employed creative and "out of the box" approaches to meet needs and empower families

Excel Family Intervention Programs, FFA, Los Angeles, CA 12/02- 12/08
Foster Care Social Worker (08/07- 12/08)**, Volunteer**

- Solution focused and systemic approach to case management for children in foster care
- Actively employed strength-based versus deficit-based approach to family care
- Partnered with DCFS, government agencies, schools and community organizations to identify and meet the needs of families involved in the foster care system

FINANCIAL MANAGEMENT and STAFF DEVELOPMENT EXPERIENCE

Wells Fargo, Los Angeles, CA 07/98- 12/06
Vice President/Operations Manager/Project Manager, Regional Training Programs

- Successfully merged two regional training programs resulting in increased operational efficiency
- Built an infrastructure to maintain newly created processes for learning
- Developed policies and procedures to enhance effectiveness of training programs
- Prepared and managed budgets, reports, and correspondence for the training program
- Scheduled and conducted learning and development classes utilizing role-plays, simulations, team exercises, group discussions, videos, lectures, team observations/feedback, and individual assignments
- Designed and managed specialized curriculum and materials to enhance content and delivery, add value to the learning experience, and improve absorption of course materials
- Coordinated logistics (room set-up, SMEs participation, parking, etc.) in preparation for classes
- Developed and utilized evaluation tools to measure effectiveness of training materials
- Maintained records of training activities, levels of participation and attendance
- Developed and maintained library of materials utilized within the training program
- Provided career development planning and support to staff and trainees
- Mentored trainees and staff resulting in higher retention and team member engagement

Vice President/Sales Development Consultant 3

- Designed and managed curriculum to enhance content and delivery
- Scheduled and conducted learning and development classes utilizing multiple tools for learning
- Provided career development planning and support to staff and trainees
- Mentored trainees, bankers and staff resulting in higher retention and team member engagement

Vice President/Branch Manager

- Managed three offices with combined staff of 40, aggregate deposit base over $100 million
- Routinely assessed needs of the department and staff to identify areas of strengths and challenges
- Facilitated group trainings to promote learning, share ideas, and improve job related activities, behaviors and performance
- Provided career development planning and support to staff
- Mentored staff resulting in higher retention and team member engagement
- Promoted to Sales Development Consultant, Regional Training Programs

PROFESSIONAL ASSOCIATIONS and AWARDS

Member: Compton/Watts Faith Based Collaborative; Chairlady, Education Committee (2008-2009)
Member: Los Angeles County Community Child Welfare Coalition

Award: **Diversity Champion,** Wells Fargo Bank, 2003
Award: **Shining Star,** Star View Community Services, March, 2009
Award: **Department of Children and Family Services (DCFS) Deputy Director Award for Outstanding Service,** October, 2009

Commendation from LA County for Outstanding Dedication to Young People, August, 2010

Marissa A. Perez, MSW, LCSW

prohealer.mp@gmail.com

Summary

Licensed Clinical Social Worker. 24 years of service to the diverse community of Los Angeles. Clinical Supervisor of Associate Clinical Social Workers, Field Placement supervisor of MSW/ MFT interns. Experience in assessment and diagnosis, individual and group therapy for children, youth and adults, couples, and families. Focus on evidence-based practices (CBT/DBT) facilitating dialectical and cognitive behavioral therapy. Groups for substance abuse and trauma. Enthusiastic team member and independent practitioner.

Professional Experience

Behavioral Health Clinical Supervisor Nov 2020-to present.
St. John's Community Health Center

°Individual and Group Supervision ACSW, AMFT
°Field Placement Supervisor MSW interns
°Individual and group therapy.
°Triage and patients' flow coordinator

Health Project Coordinator Sep 2016-Oct 2020
NGO Europe Peace Foundation, Madrid, Spain

°Supervise Health Projects in countries devastated by armed conflicts and natural disasters.
°Monitor health stations to administer vaccines, medicines, first aid and provide post-trauma counseling.
°Promote and conduct fundraising initiatives

Certified Bilingual Psychotherapist Aug 2014-Aug 2016
South Bay Kaiser Permanente Clinic. Lomita, CA USA

°individual, family, group and couples' therapy.

Bilingual Psychiatric Social Worker Dec 2005-Sep 2014
Los Angeles County Department of Mental Health. Long Beach, CA, USA

° Crisis Team Member
° Triage and Referrals
° Individual, group, and family therapy
° Field Placement Supervisor of MSW students.

Supervisor & Consultant for the Social Work Department/ Social worker. Sep 2003-Sep 2005
San Pedro ADHC. San Pedro, CA, USA

° Team Supervisor
° Case management
° Individual and group therapy
° Field Placement Preceptor for MSW students

Community Referrals Specialist/ Community Educator Aug 1997-Aug 2020
Coalition for Humane Immigrant Rights of Los Angeles (CHIRLA), LA, CA USA

° Intake, education, and referrals on immigration laws
° PR Participation in press conferences and community forums.
° Translate educational materials into Spanish and Russian languages

Education

Master's in social welfare. University of California, Berkeley, USA 2000-2002
Bachelor's degree in economics. University of Havana, Cuba 1985-1987
3 years of bachelor's degree in political economics/ exchange program State University Mikhail Lomonosov. Moscow, Russia 1982-1985
1-year Russian Language, Brothers Pais Language College, Havana, Cuba, 1981-1982
2 years of bachelor's degree in philosophy. University of Havana, Cuba, 1979-1981
Languages: Spanish, English, Russian.

Proposal Submission for

Mental Health and Socio-Emotional Wellness Counseling Program

for Youth and Families

Submitted to:

City of Compton

Grants Management Division

205 South Willowbrook Avenue

Compton, CA 90220

Submitted by:

VCH Prosperity Consulting dba Compton Wellness Collective

Veronica Clanton-Higgins, MSW, ACSW, CEO & Project Manager

hello@prosperwithvch.com

310.704.8950

I. Introduction

The Compton Wellness Collective, a social impact initiative of VCH Prosperity Consulting, is pleased to submit this proposal in response to the City of Compton's Request for Proposals for Mental Health Counseling services for youth and their families. Our organization is deeply committed to addressing the mental health and socio-emotional wellness needs of underserved communities, with a special focus on Black and Brown individuals in Compton. We believe in the power of collective care and are dedicated to creating a future where every individual can thrive, regardless of their circumstances.

The Compton Wellness Collective is uniquely positioned to deliver high-quality mental health and socio-emotional wellness counseling services for Compton residents. Our deep roots in the community, combined with our professional expertise and commitment to mental health equity, make us an ideal partner for the City of Compton in addressing the mental health and socio-emotional needs of its residents. With the recent opening of our community wellness center at 363 West Compton Blvd, we are in an even greater position to provide support to residents.

- **Mission Statement**
  "To empower underserved communities with knowledge, skills, and resources, fostering holistic emotional and mental well-being among community residents. Through education,

We actively organize comprehensive community wellness events, including the Day of Wellness, Hygiene Drive for Compton Unified Students, Community Mental Health Expo, and the Selah Grief Project.

Personnel Key Experience

1. Veronica Clanton-Higgins, MSW, ACSW: As the Project Manager, has over 15 years of experience in clinical social work, focusing on disenfranchised populations and underserved communities. She is skilled in developing and leading mental health initiatives that address community-specific needs.
2. Cynthia Barnes, LMFT: Provides individual and couples therapy, crisis intervention, and treatment plan development, focusing on guiding clients through their healing process with an emphasis on holistic care.
3. Dr. Paula Miley, LMFT, DSW: Specializes in social justice-focused interventions, queer-affirming, and gender therapeutic services. A dedicated leader in holistic healing services, leveraging trauma-informed methodology to promote resilience as resistance to identity-based oppression
4. Dr. Meghan Shamburger, LMFT, DMFT: An expert in marriage and family therapy, with a particular focus on healing intergenerational trauma within families and providing emotional support to struggling students.
5. Ayana Shepherd, LCSW: Group counselor specializing in emotional regulation and peer support for youth, also providing comprehensive case management services.
6. Yoselin Surella Sanchez, BS: Bridges cultural and language barriers through her role as a case manager and group facilitator, ensuring that all participants receive the support they need.
7. Ayisha Winn, LCSW: Offers individual, couples, and family therapy, using evidence-based interventions to address clients' emotional and mental health needs with compassion and cultural sensitivity.
8. Krystyl Wright, LCSW: Extensive experience in clinical supervision and program development that ensures the delivery of high-quality mental health services that advance social and emotional equity.

IV. References

1. Yetunde Price Resource Center

- Services Provided: Curated Mental Health programming, such as support groups, wellness workshops, and psycho-educational programming. These initiatives were designed to bridge the gap in mental health care by utilizing individuals reflective of the community, thereby reducing barriers to care and fostering a culturally sensitive environment. Through partnering with YPRC we were committed to empowering residents by offering accessible mental health support tailored to the unique needs of Compton's diverse population. Though the center closed its doors on June 30, 2024, the collaborative impact on the community continues to resonate through the lives it touched.
- Contact: Juan Trenado, Executive Director

- Case Management: $30 per hour
- Project Management: $45 per hour

These rates are reflective of the expertise and specialized services provided by our team and are in alignment with industry standards.

Statement of Validity and Authorization

I, Veronica Clanton-Higgins, MSW, ACSW, CEO/Founder of VCH Prosperity Consulting, doing business as Compton Wellness Collective, hereby confirm that I am authorized to bind the firm. By my signature below, I affirm that the terms and conditions outlined in this submission are valid and irrevocable for a period of ninety (90) days from the date of submission.

Signed,

Veronica Clanton-Higgins, MSW, ACSW

CEO/Founder

VCH Prosperity Consulting dba Compton Wellness Collective

Date: 8/28/2024

Contact

Phone
310.704.8950

Email
hello@prosperwithvch.com

Education

2021-Present
PhD, Clinical Sexology
Modern Sex Therapy Institute

2014
Masters, Social Work
University of Southern California

2010
BA, Sociology/Psychology
California State University, Dominguez Hills

Expertise

- Clinical Practice
- Training and Program Development
- Consultation and Coaching
- Research and Project Facilitation
- Grant Writing and Compliance

Volunteer Work

- **Associate Director**/Compton Advocates Coalition
- **Board Member**/Compton G.irls Club
- **Commissioner** / 64th District Women's Commission
- **Mentor** / Women of Concerned Black Men of Los Angeles
- **Founder & Mentor, The Girls Leadership Academy** / Compton Unified School District

Veronica Clanton-Higgins

Mental Health Therapist & Consultant
Registered Associate Clinical Social Worker

Skilled professional with excellent interpersonal and communication abilities. Proficient in creating and facilitating professional development programs focused on mental health and wellness. Effective at differentiating instruction to cater to the diverse needs of students, professional interns, and staff across all levels. A creative problem solver, adept at conflict resolution, and morale improvement. Possesses a deep understanding of human behavior in social settings and excels in cultural competency to address the unique needs of diverse populations.

Experience

2021-Present
Chapman University I Orange ,CA

Therapist/Counselor

- Provide individual assessments, counseling, and referrals for a diverse range of personal and social adjustment concerns.
- Assess severity of psychopathology, develop treatment plans, and manage cases through individual and group counseling, triage, and crisis intervention.
- Administer, score, and interpret psychological inventories; conduct workshops and educational forums in collaboration with other departments.
- Maintain client records according to legal and ethical guidelines; consult with psychiatrists, faculty, and administration when necessary.

2016-Present
VCH Prosperity Consulting,LLC I Compton, CA

Mental Health Consultant/Socio-Emotional Coach

- Develop and deliver socio-emotional wellness courses/programs for individuals and organizations.
- Provide personalized personal and professional development coaching.
- Collaborate with local agencies to conduct culturally relevant workshops and support groups.
- Specialize in psychoeducation on mindfulness-based coping skills.
- Offer mental health consultation services for corporations and non-profit organizations.

2017 - 2020
SHIELDS for Families I Los Angeles,CA

Clinical Training Program Administrator /Intern Program Coordinator

- Facilitated and designed training courses/programs for mental health and substance abuse staff.
- Coordinated and oversaw evidence-based externship, clinical internship, and substance abuse training programs.
- Directed development and implementation of professional education activities for staff.
- Conducted in-house trainer training and assessed training needs with management.
- Participated in program/agency staff meetings and community agency meetings/trainings.
- Engaged in continuous professional development to enhance competencies.

Teaching Experience

Pacific Oaks College| Pasadena,CA

Adjunct Professor, Marriage & Family Therapy Program (2019-2021

- Instruct courses such as Practicum, Psychopathology of Adults, Culture, Trauma, and Attachment.
- Develop and implement lesson plans aligned with student learning objectives.

CYNTHIA D. BARNES, AMFT

844 E Turmont Street
Carson, CA 90746

(310) 920-8787
therapy@anotherchancewc.com

EXPERIENCE

Western Institute for Social Research (WISR) — Berkeley, CA
MFT Program Faculty — ***04/24 – Present***

- Meet weekly with MFT students one on one
- Facilitate seminars to MFT program students
- Evaluate MFT students learning and progress

Another Chance Wellness and Consulting — Carson, CA
Psychotherapist in Private Practice — ***03/22 – Present***

- Provide individual and couples therapy to adults
- Provide intake assessments and crisis intervention for individuals and couples

SSG/Occupational Therapy Training Program — Torrance, CA
Clinical Therapist — ***04/21 – 05/23***

- Provide individual, group therapy and case management services to at-risk youth and adults
- Participate in inter-disciplinary clinical team in the development of individual treatment plans and goals
- Collaborate with family, teachers, probation officers, and caregivers in the community
- Provide psychiatric assessments to at-risk youth and adults
- Participate in the crisis line phone rotation and provide face to face intervention when needed

The Effective Therapy Group — Torrance, CA
Associate Marriage and Family Therapist — ***05/17– 4/21***

- Provided crisis intervention, intake assessment, direct psychotherapy treatment, develop treatment plans, and guide the treatment process.
- Worked with children, adolescents, and adults using various modalities including individual, child, couple, and family therapy.
- Experience working with EAP and substance abuse clients.
- Participated in group and individual supervision each week.

SHIELDS for Families — Los Angeles, CA
Child Welfare Administrator — ***07/18 – 12/19***

- Responsible for the oversight of SHIELDS Child Welfare Programs; Achieving Change Together/Partnership for Families (ACT/PFF) and Ask, Seek, Knock/Prevention and Aftercare Services (ASK/PAS) programs with related mandatory and enhanced services including child welfare assessments, intake and ongoing services to address abuse and neglect including safety, risk and family stability focused interventions; activities aimed at the prevention of child abuse and neglect; visitation; and adolescent/youth services in collaboration with community partners.
- Provide supervision to Child Welfare Program Managers, Supervisors, and Clinical Coordinators.
- Responsible for contract compliance and coordination of sub-contracted and community partners.
- Participate in Disproportionality Task Force and Continuous Quality Improvement (CQI) meetings for the Safe Children and Strong Families service delivery model.
- Responsible for building and maintaining strong, collaborative partnerships with other divisions of the Agency, Community Agencies, and Los Angeles County Department of Family and Children Services (DCFS).
- Establish long term goals and objectives and predicts financial and manpower resources needed to carry out mandated and enhanced programs.
- Develop programs that focus on integrated service delivery, family engagement and measurable outcomes that improve the lives of children, youth, and families in our county.
- Develop systemic methods of implementing program planning including developing quality assurance controls, monitoring workflow and assigning work to ensure that all mandatory services are provided timely and in a quality manner.
- Provide in office and field base crisis intervention, intake assessment, individual, family and group therapy to adults, children and families with a history of mental illness.

Program Manager (ACT/PFF Program) — ***07/17 – 07/18***

- Oversee day-to-day program operations, including supervision of SHIELDS agency staff and collaborative staff, assignment of work and providing professional development opportunities.
- Participate in activities related to personnel issues, such as, recruiting, interviewing, hiring, evaluation, conflict resolution and discipline.
- Complete all required forms and reports as required by the funding agency and SHIELDS.
- Develop relationships, and provide linkage between the program, other SHIELDS programs, the community, and outside agencies, and represents the program at outside functions.
- Assure that program stays within budgetary limitations including monitoring program spending, and the development of expense planning.
- Facilitate and coordinate collaborative meetings, staff meeting, staff trainings, and case conference.
- Provide crisis intervention, intake assessment, individual, family and group therapy to adults, children and families with a history of mental illness.

Twin Town Treatment Centers — Torrance, CA

Marriage and Family Therapist – Trainee (Internship/Practicum) — ***07/16 – 05/17***

- Provided direct psychotherapy treatment, performed client psychosocial assessments, developed treatment plans and guided the treatment process, developed exit plans, provided psychological and emotional support to clients, assessed and monitored condition of client to evaluate success of treatment and adapted interventions as needed, and participated in primary care and multi-family group addiction counseling sessions.
- Worked with children, adolescents, and adults using various modalities including individual, child, couple, family, and group therapy.
- Completed all required administrative activity, including clinical record keeping and case management.
- Actively utilized clinical supervision to develop and enhance intervention skills and strategies.
- Worked collaboratively with other Twin Town Treatment Center counselors and support staff.
- Participated in group and individual supervision each week.
- Assessed and monitored client condition to evaluate success of treatment and adapt interventions as needed.
- Developed and maintained therapist/interventionist skills through seminars, workshops, or other forms of training/education related to working with children, adolescents, and adults.
- Assisted with facilitating program groups.

Goodwill, Serving the People of Southern Los Angeles County — Long Beach, CA

Program Manager — ***04/16 – 06/17***

- Responsible for the logistical day to day operations of the Workforce Development training programs.
- Responsible for developing and maintaining on-going evaluation of training programs.
- Determine future program needs within the division.
- Assist in preparing employment training curriculums, training assessments, and reports.
- Participate in writing grants and requests for proposals.
- Complete all necessary program reports and other documents.
- Coordinates, facilitates, and evaluates training for staff.
- Provide performance reviews, consultation, and technical assistance for staff.
- Provide training, technical assistance, and follow-up for staff to maintain accurate and timely data.
- Conduct staff meetings and in-service trainings.
- Conduct periodic chart audits on Onsite Program participant files.
- Coordinate logistical assignments and completion of job duties for all staff.

Quality Assurance Specialist — ***06/15 – 04/16***

- Project manage, implement, and develop new job training programs.
- Conduct research and data mining to determine trends and need for new training programs.
- Provide ongoing evaluation and review of training program curriculum to determine program efficiency and standards.
- Assess, develop, and implement programs to meet the community needs by way of a community needs assessment.
- Provide technical assistance and training for workforce development staff regarding implementation of quality assurance guidelines.
- Responsible for conducting file audits, maintaining division records, files, reports, charts, performance measurement tools, and review participant data and reporting of program measurement outcomes.
- Coordinate and participate in periodic monitoring and evaluation of grant/contract requirements
- Monitor data input and quality of the GoodTrak database system to maintain Commission on Accreditation of Rehabilitation Facilities (CARF) requirements.

- Work closely with the City of Long Beach, Continuum of Care (CoC), to ensure accuracy of data input and quality in the Homeless Management Information System (HMIS).
- Experience in assisting adults with developmental disabilities within the Supported Employment Program from the Department of Rehabilitation and Harbor Regional Center.
- Perform Employment Services Coordinator functions of vacant positions for onsite training programs.
- Act as interim supervisor for the workforce development onsite training programs in the absence of a program manager.

Senior Employment Services Coordinator ***08/10 – 06/15***

- Provided mentoring and supervision of new incoming Employment Service Coordinators.
- Provided staff training on topics that include, but are not limited to, case notes, data input, job retention strategies, employer outreach strategies, etc.
- Act as an intermediary between the Employment Service Coordinators and management.
- Managed caseloads for vacant Employment Service Coordinators.
- Provided comprehensive career services to high school seniors in the Long Beach Unified School District and Long Beach Career Preparatory Academy – Healthcare.
- Responsible for recruitment, supervision/coordination, case management, and job development of participants and third party vendors/partners in the Healthcare Training Program for Certified Nurse Assistant, Certified Home Health Aide, and all Allied Healthcare.
- Experience establishing contractual partnerships and Memos of Understandings with various healthcare and non-healthcare employers along with educational institutions.
- Established and supervised externship sites for the Allied Healthcare training programs.
- Provided job coaching and conduct employment readiness assessments.
- Developed individual service/placement plans with participants along with referring them to other appropriate community resources if needed.
- Referred participants to appropriate Goodwill Works employment and career development training.
- Conducted employer outreach and develop appropriate job openings for participants.
- Approved supportive services that benefit the employment plan of participants.
- Responsible for post-employment needs of participants and follow-up measurements for up to five years retention services.
- Worked with participants who have experienced barriers to employment, such as homelessness, a disability, little or no professional/work experience, no high school diploma or GED, a criminal record, and a lack of childcare and transportation.

EDUCATION

University of Phoenix

Master of Science in Counseling/Marriage, Family, and Child Therapy	2017
Master of Business Administration	2011
Bachelor of Science in Criminal Justice Administration	2007

LICENSES

CA Board of Behavioral Sciences LMFT #132025	2022 – Present
CA Board of Behavioral Sciences AMFT #100147	2017 – 2022
Realtor/Sales Associate - DRE License #01376075	2003 – Present

BOARD AFFLIATIONS

LB/SB CAMFT Chapter – Pre-Licensed Director	2023 – Present
The Sugar Bear Foundation – Treasurer	2016 – Present

AFFLIATIONS/CERTIFICATES

HOVRS (Home Observation Visiting Rating Scales)	2019
Motivational Interviewing	2018
Reflective Practice Supervision	2018
Seeking Safety	2018
Brazelton TouchPoint	2017
Certified Clinical Trauma Specialist	2017
Anger Management Provider Certification	2016
40 Hour Domestic Violence Certification	2016
Mental Health First Aid Certificate of Completion	2014
Project Management Essentials Certificate of Completion	2013
Grant Writing and Administration Certificate of Completion	2012

Dr. Paula R. Miley, DSW, LMFT
Encino, CA • 818-975-0638 • paula@somatichealerscollective.com

Somatic Healers Collective, Executive Director

A dedicated leader in holistic healing services, leveraging trauma-informed methodology to promote resilience as resistance to identity-based oppression. Clinical Supervisor with a focus on race-based stress and trauma, queer-affirming, and gender therapeutics services. A fierce advocate for under-resourced communities, at-promise youth, adults, and the BIPOC LGBTQIA+ communities. Proven track record in mental health education, conflict resolution, intersectionality of diversity initiatives, organizational strength-based training, conflict resolution, community engagement, and cultivating key partnerships.

Areas of Expertise

- Community Outreach
- Mental Health Educator
- Race-Based Stress & Trauma
- Minority Stress Healing
- Resilience as Resistance
- Training & Development
- Community Resilience Skills Training
- Youth Mental Health First Aid
- Crisis Response & Counseling
- IPV Advocacy
- Partnership Development
- Trauma-Informed Therapy & Yoga

EXPERIENCE HIGHLIGHTS

Key Accomplishments 2002-Present:

- Licensed Marriage and Family Therapist, current clinical supervisor, and private practice clinician from 2014 to present. Provided in-field crisis counseling services as an unpaid domestic violence advocate for Project Peacemakers from 2002-2007.
- Conducted in-depth racial equity training for the California Transportation Committee
- Facilitated group processing and training to build employee capacity to engage in "Difficult Dialogues" at the Los Angeles Federation of Labor in the aftermath of a breach of trust within the organization.
- Co-created, co-facilitated, and supervised the "Mental Health and Wellness for the Back Country" for the CCC Back Country Trails Program
- Supervised and co-created curriculum for the "Virtual Life Skills and Mental Wellness Individual Coaching Program for Corpsmember Success," a multi-year program for the California Conservation Corps (CCC). The CCC government department enrolls California residents between 18 and 25.
- Co-Created, facilitated, and supervised "Mental Health and Wellness for Backcountry Trails" for the Eastern Sierra Conservation Corps
- Pioneered curriculum, training, and workshops for Yetunde Price Resource Center in Compton, CA. Facilitated instruction regarding Vicarious Trauma, Stress Burnout, Best Practices to Repair Vicarious Trauma, and Somatic Trauma Healing
- Facilitated group sessions in support of BIPOC employee wellness during racial justice uprisings at 211.Org
- Created program and curriculum for Embodied Youth Amplifying Mental Health (E.Y.A.M.), a peer support program for LGBTQIA+ youth
- Co-authored educational curriculum on Racial Equity Training, Compassion Fatigue, Vicarious Trauma, Signs and Symptoms of a Mental Health Crisis, and Coping During COVID-19
- Diversity workshops, Being Seen: LGBTQIA+ Inclusivity using an intersectional identities approach and training on LGBTQIA+ affirming best practices for mental health providers and secondary school staff

Meghan Shamburger

Licensed Marriage and Family Therapist

#130929

3701 Long Beach Blvd. Long Beach, Ca

C: 562-9368221 E: contactme@megthemft.com

EDUCATION

2024 **Doctorate** in Marriage and Family Therapy , Hope International University

2018 **Masters,** Hope International University, Anaheim, CA

Marriage and Family Therapy

2015 **Bachelors**, Hope International University, Fullerton, Ca

Psychology

CLINICAL EXPERIENCE

1/2021- Present **Self Employed- Private Practice -Licensed Marriage and Family Therapist**

- Provides counseling services for individuals, couples and families
- Specializes in trauma and couples therapy
- Provides counseling services for premarital counseling

9/2019- 12/2020 **Associate MFT Breakthrough Counseling Services Tustin, Ca**

- Provides counseling services for individuals, couples and families
- Specializes in trauma and couples therapy
- Under the supervision of Terez Cage-Henson

9/2019- 8/2020 **School and Family Therapist, Optimal Christian Academy, Compton, Ca**

- Provides counseling for students who have been referred by staff or parents.
- Provides family therapy when necessary for students who are having emotional struggles at home.
- Provides couples counseling for parents using either the Gottman approach to therapy or Emotion Focused Therapy
- Completes notes for each session.

Solution Focused Therapy, Narrative Therapy, Internal Family Systems, and Person Centered Therapy. **Gained experience treating the following diagnosis**: Bipolar Disorder, Borderline Personality Disorder, General Anxiety Disorder, Major Depressive Disorder, Schizoaffective Disorder, Paranoid Schizophrenia, Sexual Abuse Survivors, Domestic Violence, Low Self Esteem, Couples after an affair and in turmoil, Anger Management, and Parenting Classes.

7/2008 – Current **Youth Counselor, Optimal Christian Academy, Compton, CA**

Organize boy and girl "talk" events, provide mediation for peer problem solving, planned workshops to promote healthy self-esteem, established leadership program for youth, bible study leader

1/2013 – Current **Volunteer, Hub City Autism Network, Compton, CA**

Aid in organizing informational events, parent meet ups, and Christmas toy drives, provide support for families with autistic children

5/2013-8/2013 **Counselor and Retreat Assistant, The Ruby Project, Fulleton, CA**

Retreat planning, donation seeking, counselor in workshops for young girls, and recruitment

TEACHING EXPERIENCE

7/2023- Present Professor – Masters of Marriage and Family Therapy Program

Hope International University, Fullerton, Ca

- PSY5230-2 Disaster , Trauma, and Abuse Response
- PSY5240 Family Violence: Detection, Intervention, and Treatment
- PSY6125 Multicultural Perspectives (Online Teaching)
- PSY6180 Psychopathology
- PSY6800-III Supervised Practicum - Internal Family Systems

1028 South Dwight Avenue
Compton, CA 90220

Phone (310) 386-7823
ayanashepherd@yahoo.com

Ayana Shepherd, LCSW

Education

2010 – 2013 California State University, Dominguez Hills Carson, CA
Master of Social Work

1996 - 2001 San Diego State University San Diego, CA
Bachelors of Arts in English
Minor in Child and Family Development

Awards/ Certifications

- Licensed Clinical Social Worker #115714
- 2023 Graduate of The National Leadership Institute
- Lobby Day 2013 Presenter (to over 1000 social workers) on AB 252: Social Work Title Protection
- 2012 – 2013 CSUDH Graduate Association of Social Work, Board Member

Work Experience

5/2024- Present **South Central Los Angeles Regional Center**
Chief of Case Management

- Facilitate training, supervision, guidance and support to 7 Program managers and their staff
- Develop and Implicit Policy and Procedure
- Provide New Hire Training
- Review and approve Person Centered Plans, POS's and Special Incident Reports
- Provide Conflict Resolution

1/2022- 5/2024 **South Central Los Angeles Regional Center**
Program Manager

- Facilitate training, supervision, guidance and support to 15 Staff
- Provide New Hire Training
- Review and approve Person Centered Plans, POS's and Special Incident Report
- Provide Conflict Resolution

08/2015 – Present **Orange County Office of Education**
DSP Instructor

- Provide comprehensive instruction on the core components and best practices of working with individuals that receive services and supports via Regional Centers in both day program settings and residential facilities
- Provide training to assist with medication administration
- Maintain and foster a learning environment

5/2020- 12/2021 **South Central Los Angeles Regional Center**
Team Leader

- Support Two Program Managers and 24 Service Coordinators

Yoselin Sanchez

Compton, CA
yssyoyo28@gmail.com
+1 562 298 9390

Authorized to work in the US for any employer

Work Experience

Community Health Worker (CHW)

St. Vincent Preventative Family Care-Los Angeles, CA
July 2024 to Present

- Obtain assistance for the member by referring them to community support resources, arranging appointments, and collaborating with other agencies county wide
- Monitor and evaluate member progress along with assessments, care plans, goals, interventions, and modifications as needed.
- Communicate and coordinate services with the member and their care team — including their Primary Care Physician (PCP), specialists, medical providers, and ancillary providers — to meet medical and psychosocial needs.
- Provide clients with housing stabilization services — including classes focused on money management, life skills, transportation access, understanding their lease, self-advocacy, and other topics that meet their needs.
- Participate in outreach efforts to reach clients experiencing homelessness.
- Cultivate relationships with landlords and other housing providers to build a portfolio of housing options for clients.

Certified Life Coach

Love Yoyo, LLC-Compton, CA
September 2023 to Present

- Help individuals transform their lives through one-on-one coaching.

Yoga Instructor

Love Yoyo, LLC-Compton, CA
September 2022 to Present

- Offer services as a Yoga Instructor for business, organization, or individual sessions.
- Specialties include Somatic Yoga, Restorative Yoga, and Guided Meditation.
- Available in English and Spanish.
- Inclusive to all age groups

Lead Case Manager

Community Medical Wellness Centers-Long Beach, CA
February 2023 to March 2024

- Provide Enhanced Case Management for 60 patients with a hands on approach meeting pts where they are
- Complete Health Assessments, Health Action Plans, Intake/Resource Forms through EClinicalWorks
- Developed training materials and trained new employees
- Attended educational/resourceful webinars weekly

- Spanish - Fluent

Links

http://linkedin.com/in/yosan

Certifications and Licenses

Certified Life Coach
September 2022 to Present

Driver's License

Assessments

Work style: Reliability — Proficient
January 2023

Tendency to be reliable, dependable, and act with integrity at work
Full results: Proficient

Attention to detail — Proficient
january 2023

Identifying differences in materials, following instructions, and detecting details among distracting information
Full results: Proficient

Customer focus & orientation — Proficient
January 2023

Responding to customer situations with sensitivity
Full results: Proficient

Customer service — Proficient
January 2023

Identifying and resolving common customer issues
Full results: Proficient

Food service: Customer situations — Proficient
June 2024

Identifying and addressing customer needs in a food service setting
Full results: Proficient

Sales skills — Proficient
June 2024

Influencing and negotiating with customers
Full results: Proficient

• Assisted with enrollment of community resources such as Medical, Welfare, General Relief, Social Security Income or Disability, etc.

Intern, Center

Latino Community Health-Long Beach, CA

2015 to 2016

• Assisted in the development of educational workshops for HIV, Hepatitis C, alcohol, and substance use for 300+ participants in a project named Cheers to Life! funded by Substance Abuse and Mental Health Services Administration (SAMHSA)

• Utilized social media as a platform to promote health workshops and facilitate community outreach for participant involvement and retention.

• Directed tabling events to inform the public about services.

• Collaborated with various on and off-campus resources.

• Performed receptionist duties, created flyers, buttons, and resource binders.

• Completed training in Social and Behavioral Responsible Conduct of Research through the Collaborative Institutional Training Initiative.

Cashier

Staples-Compton, CA

2013 to 2016

• Delivered exceptional customer service in a customer centric environment.

• Operated POS systems and UPC Inventory Tracking Systems

• Contributed to the increase in sales and enrollment in Rewards Membership Program.

• Performed front end responsibilities to maintain a clean and organized environment.

• Assisted in multiple departments: Inventory Control, Loss Prevention, Office Supply, Copy & Print, and training of new cashier employees.

• Worked effectively as a team to exceed regional/national store demands.

Tutor

Staples-Los Angeles, CA

2013 to 2015

Enriched students' (Elementary to Middle School age) lives through one-on-one tutoring, coaching and mentoring with self-developed curriculums, differentiated learning, and instructional technology to help students comprehend learning objectives, improve individual assessment scores, and meet curriculum objectives aligning with state and common core learning standards.

Education

Bachelor of Arts in Sociology

California State University

2017

Skills

• Bilingual: English / Spanish

• Team builder with effective organization and time management skills

• Experience working with diverse populations from different cultural and socioeconomic backgrounds

• Effective communication, writing, and computer skills.

• Motivational interviewing

Ayisha Winn, LCSW
(310) 404-5031
Ayishawinn1@gmail.com
Licensed Clinical Social Worker - 85603

Summary

Licensed Clinical Social Worker with 11 years of experience providing individual, couples, and family therapy to diverse populations. Skilled in conducting mental health assessments, developing treatment plans, and utilizing evidence-based interventions to address clients' emotional and mental health needs. Committed to providing compassionate and culturally sensitive care.

Areas of Expertise

Developing and Utilization of Coping Skills/Techniques, Cognitive Behavioral Therapy, Brief Solution Focused Therapy, Mindfulness Techniques, Anxiety Related Disorders, Depression/Trauma, Self-Harm, Relational Issues, Eating Disorders, Body Image and Self-Esteem Issues.

PROFESSIONAL EXPERIENCE

Private Practice Therapist | State of California | 11/2022 - Present
- Provide individual and couples therapy to adults (18+).
- Conduct mental health assessments and develop individualized treatment plans.
- Utilize various therapeutic interventions to address clients' needs.
- Maintain accurate and timely clinical documentation.

Licensed Clinical Social Worker | Heredia Therapy Group | 01/2020 - 11/2022
- Conducted mental health assessments and individual therapy with children, adolescents, and adults.
- Developed comprehensive treatment plans and completed billing/clinical documentation.
- Conducted suicide/self-harm assessments and safety plans.

LCSW | KCS Health Center, Behavioral Health | 08/2019 - 03/2021
- Provided diagnostic mental health assessments, crisis interventions, and case management.
- Developed treatment plans, monitored progress, and facilitated medication coordination.
- Worked closely with consulting psychiatrist on challenging cases.

LCSW | Vista Community Clinic, Behavioral Health | 11/2018 - 05/2019
- Conducted intakes and biopsychosocial assessments.
- Provided individual and family therapy (face-to-face and via teletherapy).
- Consulted and collaborated with physicians and medical staff.

Clinical Therapist | V.I.P. Violence Intervention Program | 09/2016 - 11/2018
- Conducted biopsychosocial assessments and provided immediate guidance & therapy for clients in crisis.
- Provided psychotherapy to children, adolescents, and families involved in the foster care system.
- Conducted suicide/self-harm assessments and safety plans.

Krystyl Wright, LCSW Los Angeles | 323-873-4542 | kdwright@usc.edu

Combining an extensive clinical background, a passion for advocacy, and strategic thought leadership for the advancement of supporting organizations and building capacity.

PROFESSIONAL PROFILE

Clinical psychotherapist and corporate wellness advocate offering over 15+ years of experience assisting with the growth of social & emotional equity while increasing overall wellbeing in work /life balance.

Obtained noted success in supervising and restructuring programs to have a greater effect with client engagement. Proven ability to assist clients through personalized treatment and counseling plans that are focused on research-based methodologies. Effective communicator with a track record of anticipating needs, implementing programs, evaluating results and using outcomes to plan for further improvement. Tenured in facilitating and coordinating patient care while working in conjunction with multidisciplinary teams. Creative thinker, particularly strong at taking projects full cycle from inception to completion, while employing process improvement, strategic recommendations, and developing successful strategies. Proactive leader with refined business acumen and exemplary people skills, able to facilitate a team approach to achieve organizational objectives, increase productivity and enhance employee morale.

Areas of Key Impact

Client Advocacy | Social Services | Social Work | Behavior Intervention | Crisis Intervention | Digital Marketing Counseling | Leadership | Case Management | Testing | Treatment Plans | Resource Allocation | Project Management Training & Development | Supervision | Evaluation | Mentoring & Training | Strategic Planning | Community Outreach

Outpatient | Behavioral Violence Prevention | Substance Abuse | CMS | Fundraising | HIPPA | CPR | Confidentiality Identifying Solutions | Improving Processes & Efficiency | Cross Functional Collaboration | Program Development

EDUCATION

Masters of Social Work – University of Southern California, Los Angeles, CA **2012**
Bachelors of Arts, Sociology – Humboldt State University, Humboldt, CA **2007**

HIGHLIGHTS

✔ Demonstrate sensitivity to understanding the diverse socioeconomic and cultural population, and used tact and diplomacy to provide workable solutions to maintain parent engagement and student success.

• Facilitate clinical didactics and lead weekly DBT consultation team including phone coaching , skills group , and utilizing digital tools to measure treatment outcomes.

• Train, and develop new staff, facilitate training for technical competency and professional development to improve communication between multidisciplinary teams.

• Conducted quarterly evaluations, and created digital marketing and innovative community outreach and engagement initiatives designed to communicate the vision, values, and mission of the program.

Clinical Therapist (DBT)| Tessie Cleveland Community Services Corporation 7/2012 – 7/2016
|Performed evaluations and biopsychosocial assessment (to determine medical necessity).

| Utilize Shared Core Practice model to deliver services that incorporate the guiding principles of: engaging, teaming, assessment, planning and intervention, and tracking and adapting.

| Assist clients, families and significant others in understanding mental problems, their reactions to the problems, accepting the need for treatment, working toward the solution of the problem and stresses interfering with treatment or overall functioning, modifying unrealistic attitudes and strengthening clients and families' efforts toward satisfactory adjustments.

| Participated in multi-disciplinary team conferences to discuss and evaluate the nature of the client's problem, evaluate the client's progress, and to develop disposition plans.

| Maintain confidential records and set follow all HIPPA regulations

| Monitor, support and assist the client in developing or maintaining skills to access, utilize and achieve the client's treatment plan including medical, dental, psychological and psychiatric services; guidance in money management, and the use of education, socialization, rehabilitation and other social services.

***Reference Available Upon Request**

September 24, 2024

TO: **HONORABLE MAYOR AND COUNCIL MEMBERS**

FROM: **TURMEL WOODS, GRANTS COMPLIANCE MANAGER**
GRANTS MANAGEMENT DIVISION

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING THE 2024-2025 FISCAL YEAR BUDGET TO APPROPRIATE FUNDS AND AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER TO SAFE LIFE DEFENSE AND AXON ENTERPRISE INC. FOR THE PURCHASE OF CONCEALABLE VEST AND TASERS FOR CODE ENFORCEMENT PERSONNEL UNIFORMS ($62,435.82)**

SUMMARY

Adoption of the attached resolution will authorize the City Manager to amend the City's FY2024-2025 Budget, establish a purchase order in the amount of Sixty-Two Thousand Four Hundred Thirty-Five Dollars and Eighty-Two Cents ($62,435.82) to Safe Life Defense & Axon Enterprise, Inc. for the purchase of forty (40) Concealable Vest and ten (10) Taser-7 energy devices with cartridges, batteries, holsters, technical support, staff instructor training, training equipment and a warranty from Axon Enterprises, Inc.

BACKGROUND

In 2017 CDBG funds were used with Code Enforcement to patrol and cite code violations citywide. However, the activity was never completed and the Grants Division still has funds that need to be expended by September 30, 2024. Upon further research staff discovered that the remaining funds could purchase vest and tasers for Code Enforcement personnel to complete their required uniform appearance. Community Improvement Services Department is comprised of Code Enforcement, Business Licensing, Parking, and Security Officers and the staff is equipped with various officer safety/defensive tools. Staff is increasingly being confronted by aggressive, non-compliant members of the public who verbally threaten harm or actually assault them. The Taser-7 will provide a non-lethal alternative for staff in high-risk situations to subdue actively aggressive, non-compliant, assaultive and/or dangerous subjects.

The Taser-7 is highly recommended for all on-duty uniformed officers and are a critical part of any Department's continuing effort to provide public safety services to the community. The Taser-7 systems from Axon Enterprises, Inc. will provide staff with the most technologically advanced devices and will increase staff safety by providing a method that is less likely to cause significant injury and/or damage to others. Axon is the

manufacturer of Taser 7 and is the only seller. It is critical to maintain usage of Taser 7 to maintain consistency and compatibility with other City equipment and other local law enforcement standards and to maintain current training costs. Axon is also the sole distributor and retailer of all Taser brand products in the State of CA. If Axon could not provide the product, then City would have to accept additional costs to adapt to a new type of taser.

STATEMENT OF ISSUE

The Community Improvement Services Department obtained three (3) price quotes for the purchase of Concealable Vest and Axon Enterprise Inc. is a sole source for the non-lethal electrical devices. This purchase includes forty (40) Concealable Vest and ten (10) Taser-7 units with certification and training with the following results:

VENDOR	AMOUNT
Safe Life Defense	**$24,487.24**
Blade Runner	**$27,999.60**
Galls	**$25,199.60**

VENDOR	AMOUNT
Axon Enterprise, Inc.	**$37,948.58**

After review, staff determined that Safe Life Defense and Axon Enterprises, Inc. submitted the most comprehensive and responsible price quote which includes the Concealable Vest and taser devices, cartridges, batteries, holsters, technical support, replacement cartridges, training cartridges, city-staff instructor training and a warranty from Axon Enterprises, Inc.

FINANCIAL IMPACT

The cost for this purchase is not to exceed Sixty-Two Thousand Four Hundred Thirty-Five Dollars and Eighty-Two Cents ($62,435.82). The General Fund will not be negatively impacted by the increase of HUD revenue, that the Grants Management Division fiscal year 2024-2025 budget shall increase and expenditures shall increase as follow:

INCREASE REVENUE APPROPRIATION FROM:

Account No:	Description:	Amount
2800-670-F04-3583	HUD Revenue	$24,487.24

INCREASE EXPENDITURE APPROPRIATION TO:

Account No:	**Description:**	**Amount**
2800-670-F04-4266	Contract Services	$24,487.24

INCREASE REVENUE APPROPRIATION FROM:

Account No:	**Description:**	**Amount**
2800-670-F04-3582	HUD Revenue	$37,984.58

INCREASE EXPENDITURE APPROPRIATION TO:

Account No:	**Description:**	**Amount**
2800-670-F04-4266	Contract Services	$37,984.58

RECOMMENDATION

Staff recommends that Council approve the attached Resolution.

TURMEL WOODS, GRANTS COMPLAINCE MANAGER
GRANTS MANAGEMENT DIVISION

APPROVED FOR FORWARDING:

WILLIE A. HOPKINS JR.
CITY MANAGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING THE 2024-2025 FISCAL YEAR BUDGET TO APPROPRIATE FUNDS AND AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER TO SAFE LIFE DEFENSE AND AXON ENTERPRISE INC. FOR THE PURCHASE OF CONCEALABLE VEST AND TASERS FOR CODE ENFORCEMENT PERSONNEL UNIFORMS ($62,435.82)

WHEREAS, the Community Improvement Services Department is comprised of Code Enforcement, Business Licensing, Parking, and Security Officers and the staff is equipped with various officer safety/defensive tools; and

WHEREAS, staff is increasingly being confronted by aggressive, non-compliant members of the public who verbally threaten harm or actually assault them. The Concealable Vest and Taser-7 will provide a non-lethal alternative for staff in high-risk situations to subdue actively aggressive, non-compliant, assaultive and/or dangerous subjects; and

WHEREAS, The Concealable Vest and Taser-7 is highly recommended for all on-duty uniformed officers and are a critical part of Code Enforcement personnel continuing effort to provide public safety services to the community. The Taser-7 systems from Axon Enterprises, Inc. will provide staff with the most technologically advanced devices and will increase staff safety by providing a method that is less likely to cause significant injury and/or damage to others. Axon is the manufacturer of Taser 7 and is the only seller. It is critical to maintain usage of Taser 7 to maintain consistency and compatibility with other City equipment and other local law enforcement standards and to maintain current training costs. Axon is also the sole distributor and retailer of all Taser brand products in the State of CA. If Axon could not provide the product, then City would have to accept additional costs to adapt to a new type of taser.; and

WHEREAS, the Community Improvement Services Department obtained three (3) price quotes for the purchase of Concealable Vest and Axon Enterprise Inc. is a sole source for the non-lethal electrical devices. This purchase includes forty (40) Concealable Vest and ten (10) Taser-7 units with certification and training with the following results:

VENDOR	**AMOUNT**
Safe Life Defense	**$24,487.24**
Blade Runner	**$27,999.60**
Galls	**$25,199.60**

VENDOR	**AMOUNT**
Axon Enterprise, Inc.	**$37,948.58**

WHEREAS, after review, staff determined that Safe Life Defense and Axon Enterprises, Inc. submitted the most comprehensive and responsible price quote which includes the Concealable Vest and taser devices, cartridges, batteries, holsters, technical support, replacement cartridges, training cartridges, city-staff instructor training and a warranty from Axon Enterprises, Inc.

WHEREAS, The cost for this purchase is not to exceed Sixty-Two Thousand Four Hundred Thirty-Five Dollars and Eighty-Two Cents ($62,435.82). The General Fund will not be negatively impacted by the increase of HUD revenue, that the Grants Management Division fiscal year 2024-2025 budget shall increase and expenditures shall increase as follow:

INCREASE REVENUE APPROPRIATION FROM:

Account No:	**Description:**	**Amount**
2800-670-F04-3583	HUD Revenue	$24,487.24

INCREASE EXPENDITURE APPROPRIATION TO:

Account No:	**Description:**	**Amount**
2800-670-F04-4266	Contract Services	$24,487.24

INCREASE REVENUE APPROPRIATION FROM:

Account No:	**Description:**	**Amount**
2800-670-F04-3582	HUD Revenue	$37,984.58

INCREASE EXPENDITURE APPROPRIATION TO:

Account No:	**Description:**	**Amount**
2800-670-F04-4266	Contract Services	$37,984.58

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the quote from Safe Life Defense and Axon Enterprises, Inc. in the amount of $62,435.82 is hereby accepted.

SECTION 2. That the City Manager is authorize to amend the FY2024-2025 Grant's Department Budget as follows:

INCREASE REVENUE APPROPRIATION FROM:

Account No:	**Description:**	**Amount**
2800-670-F04-3583	HUD Revenue	$24,487.24

INCREASE EXPENDITURE APPROPRIATION TO:

Account No:	**Description:**	**Amount**
2800-670-F04-4266	Contract Services	$24,487.24

INCREASE REVENUE APPROPRIATION FROM:

Account No:	**Description:**	**Amount**
2800-670-F04-3582	HUD Revenue	$37,984.58

INCREASE EXPENDITURE APPROPRIATION TO:

Account No:	**Description:**	**Amount**
2800-670-F04-4266	Contract Services	$37,984.58

SECTION 3. That the City Manager hereby is authorized to issue a purchase order to Safe Life defense and Axon Enterprises, Inc. in an amount not to exceed Sixty-Two Thousand Four Hundred Thirty-Five Dollars and Eighty-Two Cents ($62,435.82) for the purchase of forty (40) Concealable Vest & ten (10) Taser-7 energy devices with

cartridges, batteries, holsters, technical support, staff instructor training, training equipment and a warranty.

SECTION 4. That funds for this expenditure will be available in the Grants Management Division 2024-2025 Fiscal Year Budget in Account No. 2800-540-F04-4269.

SECTION 5. That a copy of this Resolution shall be forwarded to the offices of the City Manager, City Clerk, City Controller and the Community Improvement Services Department.

SECTION 6. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____ 2024.

_____
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Vernell McDaniel, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on the _____ day of _____, 2024.

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCIL MEMBERS-
NOES: COUNCIL MEMBERS-
ABSENT: COUNCIL MEMBERS-
ABSTAIN: COUNCIL MEMBERS-

_____
CITY CLERK OF THE CITY OF COMPTON

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Concealable HG2 Multi-Threat Vest Level IIIA/HG2

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or 4 payments of **$148.50** with ZIP

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Blade Runner

BLADE RUNNER LIGHTWEIGHT STABPROOF / BULLETPROOF VEST – THREAT LEVEL II

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Excellent

WHY BULLETPROOF ZONE

At Bulletproof Zone, we are passionate about protecting and saving lives. We've partnered with the best brands under a strict set of guidelines and offer the highest quality body armor and safety equipment available on the market.

Whether you are a professional already familiar with body armor, or a normal civilian just looking to protect yourself, our gear and equipment will provide you with the protection and security you can trust.

Any questions or concerns? Please call us at (408)-909-4938 or email us at support@bulletproofzone.com and a member of our professional support team will be in touch with you as soon as possible.

BLADE RUNNER LIGHTWEIGHT STABPROOF / BULLETPROOF VEST – THREAT LEVEL II

Product Details | Shipping and Returns | Price Match | Why Bulletproof Zone?

*****Please allow for 2-5 weeks for delivery!!**

Due to the nature of this product, ALL SALES ARE FINAL.

This superb lightweight and extremely comfortable under shirt bulletproof vest offers hand gun protection to NIJ level II which will stop rounds from all handguns up to and including .357 magnum.

The unique material used to construct this vest will also offer the wearer protection from knives, sharpened instruments, picks and bottles up to 16 joules and 100% of slashes. Learn more about the types of body armor and how they can protect you.

The protection level can be increased by adding any one of Bladerunner's hard armour plates - level III and level III+ HERE.

The four point adjustments and the weight of under 1.3KG (depending on size) make this extremely discreet and comfortable to wear day in and day out, all day long, if required

More information on the NIJ protection levels below:

NIJ Standard - 0108.01 BALLISTIC RESISTANT PROTECTIVE MATERIALS

ARMOR TYPE	WEAPON	TEST AMMUNITION	NOMINAL BULLET MASS	SUGGESTED BARREL LENGTH	REQUIRED BULLET VELOCITY	REQUIRED HITS PER ARMOR SPECIMEN
I		22 LRHV Lead 38 Special RN Lead	2.6 g 40 gr 10.2 g 158 gr	15 to 16.5 cm 6 to 6.5 in 15 to 16.5 cm 6 to 6.5 in	320 ± 12 m/s 1050 ± 40 ft/s 259 ± 15 m/s 850 ± 50 ft/s	5 5
II-A		357 Magnum JSP 9 mm FMJ	10.2 g 158 gr 8.0 g 124 gr	10 to 12 cm 4 to 4.75 in 10 to 12 cm 4 to 4.75 in	381 ± 15 m/s 1250 ± 50 ft/s 332 ± 12 m/s 1090 ± 40 ft/s	5 5
II		357 Magnum JSP 9 mm FMJ	10.2 g 158 gr 8.0 g 124 gr	15 to 16.5 cm 6 to 6.5 in 10 to 12 cm 4 to 4.75 in	425 ± 15 m/s 1395 ± 50 ft/s 358 ± 12 m/s 1175 ± 40 ft/s	5 5
III-A		44 Magnum Lead SWC Gas Checked 9 mm FMJ	15.55 g 240 gr 8.0 g 124 gr	14 to 16 cm 5.5 to 6.25 in 24 to 26 cm 9.5 to 10.25 in	426 ± 15 m/s 1400 ± 50 ft/s 426 ± 15 m/s 1400 ± 50 ft/s	5 5
III		7.62 mm 308 Winchester FMJ	9.7 g 150 gr	56 cm 22 in	838 ± 15 m/s	5
IV		30-06 AP	10.8 g 166 gr	56 cm 22 in	838 ± 15 m/s 2850 ± 50 ft/s	1

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CUSTOMER REVIEWS

★★★★★ 5.00 out of 5
Based on 1 review
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★★★★★	1
★★★★☆	0
★★★☆☆	0
★★☆☆☆	0
★☆☆☆☆	0

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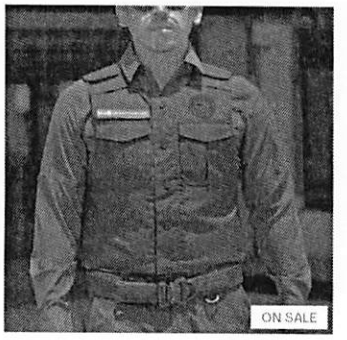

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Galls / Item# BP433 / Mfg# SEII B

Galls SE Body Armor Threat Level II NIJ Number CII-3

11 Reviews | 13 Questions, 25 Answers

$629.99

or 4 interest-free payments of **$157.50** with sezzle ⓘ

Item Not Available for Sale Online

Due to technical considerations, this item is available for phone purchases only. To ensure maximum order speed and accuracy, please call 844.464.2557 to order.

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DETAILS

GALLS SE BODY ARMOR THREAT LEVEL II NIJ NUMBER CII-3

Please note – all sales are final 48 hours after purchase. Please contact customer service 866.673.7643 for any questions.

This high performance package is Special Threats tested to the US Fragmentation testing protocol: 2, 4, 16 and 64 grain projectiles. 100% Aramid body armor package is made from Twaron ballistic material.

SPECS

- *Complies with NIJ 0101.06 armor standards*
- Extended coverage
- Poly-cotton carrier is designed to deliver extra comfort, additional flexibility and less weight
- Six-point removable strapping system with adjustable hook-and-loop fasteners
- Carrier has front and back plate pockets to fit 5" x 8" and 8" x 10" trauma plates
- Carrier has shirt tails to help hold the armor accessory into position
- Waterproof ballistic panel cover
- Neoprene shoulder straps provide added comfort
- 1.13 lb/sq foot
- For carrier: hand wash, hang to dry
- Made in USA

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Price and reviews

DENNIS W. purchased Aug 23, 2019

Replacement vest for work.

Lance K. purchased Feb 27, 2018

Good experience with a previous Galls brand vest

JOHN P.B. purchased Jul 22, 2018

good reviews, reasonable pricing, and NIJ approved.

Marquis S. purchased Feb 22, 2018

GET 20% OFF!

Axon Enterprise, Inc.
17800 N 85th St.
Scottsdale, Arizona 85255
United States
VAT: 86-0741227
Domestic: (800) 978-2737
International: +1.800.978.2737

Q-554481-45526.643DB

Issued: 08/22/2024

Quote Expiration: 09/01/2024

Estimated Contract Start Date: 01/01/2025

Account Number: 509751
Payment Terms: N30
Delivery Method:

SHIP TO	BILL TO
404 N. Alameda Ave 404 N Alameda St Compton, CA 90221-2604 USA	Compton Code Enforcement - CA 404 N Alameda St Compton CA 90221-2604 USA Email:

SALES REPRESENTATIVE	PRIMARY CONTACT
Thom Ruseva-Mahan Phone: +1 4804148450 Email: tmahan@axon.com Fax: +1 4809993359	Lupita Duran Phone: Email: lgd@comptoncity.org Fax:

Quote Summary

Program Length	19 Months
TOTAL COST	$34,474.10
ESTIMATED TOTAL W/ TAX	$37,948.58

Discount Summary

Average Savings Per Year	$18,754.80
TOTAL SAVINGS	$29,695.10

Payment Summary

Date	Subtotal	Tax	Total
Dec 2024	$17,237.05	$1,737.23	$18,974.28
Jul 2025	$17,237.05	$1,737.25	$18,974.30
Total	**$34,474.10**	**$3,474.48**	**$37,948.58**

Quote Unbundled Price:	**$64,169.20**
Quote List Price:	**$34,476.00**
Quote Subtotal:	**$34,474.10**

Pricing

All deliverables are detailed in Delivery Schedules section lower in proposal

Item	Description	Qty	Term	Unbundled	List Price	Net Price	Subtotal	Tax	Total
Program									
20245	TRUE UP - TASER 7 CERTIFICATION PLAN TRUE UP	10	41		$51.00	$51.00	$20,910.00	$2,143.28	$23,053.28
C00008	BUNDLE - TASER 7 CERTIFICATION	10	19	$227.68	$71.40	$71.39	$13,564.10	$1,331.20	$14,895.30
Total							**$34,474.10**	**$3,474.48**	**$37,948.58**

Delivery Schedule

Hardware

Bundle	Item	Description	QTY	Shipping Location	Estimated Delivery Date
BUNDLE - TASER 7 CERTIFICATION	20008	AXON TASER 7 - HANDLE - HIGH VIS GRN LASER CLASS 3R YLW	10	1	12/01/2024
BUNDLE - TASER 7 CERTIFICATION	20018	AXON TASER - BATTERY PACK - TACTICAL	12	1	12/01/2024
BUNDLE - TASER 7 CERTIFICATION	20050	AXON TASER - HOOK-AND-LOOP TRAINING (HALT) SUIT	1	1	12/01/2024
BUNDLE - TASER 7 CERTIFICATION	20160	AXON TASER 7 - HOLSTER - SAFARILAND RH+CART CARRIER	10	1	12/01/2024
BUNDLE - TASER 7 CERTIFICATION	22175	AXON TASER 7 - CARTRIDGE - LIVE STANDOFF (3.5-DEGREE) NS	20	1	12/01/2024
BUNDLE - TASER 7 CERTIFICATION	22175	AXON TASER 7 - CARTRIDGE - LIVE STANDOFF (3.5-DEGREE) NS	30	1	12/01/2024
BUNDLE - TASER 7 CERTIFICATION	22176	AXON TASER 7 - CARTRIDGE - LIVE CLOSE QUART (12-DEGREE) NS	20	1	12/01/2024
BUNDLE - TASER 7 CERTIFICATION	22176	AXON TASER 7 - CARTRIDGE - LIVE CLOSE QUART (12-DEGREE) NS	30	1	12/01/2024
BUNDLE - TASER 7 CERTIFICATION	22177	AXON TASER 7 - CARTRIDGE - HALT STANDOFF NS	20	1	12/01/2024
BUNDLE - TASER 7 CERTIFICATION	22178	AXON TASER 7 - CARTRIDGE - HALT CLOSE QUART NS	20	1	12/01/2024
BUNDLE - TASER 7 CERTIFICATION	22179	AXON TASER 7 - CARTRIDGE - INERT STANDOFF (3.5-DEGREE) NS	10	1	12/01/2024
BUNDLE - TASER 7 CERTIFICATION	22181	AXON TASER 7 - CARTRIDGE - INERT CLOSE QUART (12-DEGREE) NS	10	1	12/01/2024
BUNDLE - TASER 7 CERTIFICATION	70033	AXON - DOCK WALL MOUNT - BRACKET ASSY	1	1	12/01/2024
BUNDLE - TASER 7 CERTIFICATION	71019	AXON BODY - DOCK POWERCORD - NORTH AMERICA	1	1	12/01/2024
BUNDLE - TASER 7 CERTIFICATION	74200	AXON TASER - DOCK - SIX BAY PLUS CORE	1	1	12/01/2024
BUNDLE - TASER 7 CERTIFICATION	80087	AXON TASER - TARGET - CONDUCTIVE PROFESSIONAL RUGGEDIZED	1	1	12/01/2024
BUNDLE - TASER 7 CERTIFICATION	80090	AXON TASER - TARGET FRAME - PROFESSIONAL 27.5 IN X 75 IN	1	1	12/01/2024
BUNDLE - TASER 7 CERTIFICATION	22175	AXON TASER 7 - CARTRIDGE - LIVE STANDOFF (3.5-DEGREE) NS	20	1	12/01/2025
BUNDLE - TASER 7 CERTIFICATION	22176	AXON TASER 7 - CARTRIDGE - LIVE CLOSE QUART (12-DEGREE) NS	20	1	12/01/2025

Hardware

Bundle	Item	Description	QTY	Shipping Location	Estimated Delivery Date
BUNDLE - TASER 7 CERTIFICATION	22175	AXON TASER 7 - CARTRIDGE - LIVE STANDOFF (3.5-DEGREE) NS	20	1	06/01/2026
BUNDLE - TASER 7 CERTIFICATION	22175	AXON TASER 7 - CARTRIDGE - LIVE STANDOFF (3.5-DEGREE) NS	20	1	06/01/2026
BUNDLE - TASER 7 CERTIFICATION	22175	AXON TASER 7 - CARTRIDGE - LIVE STANDOFF (3.5-DEGREE) NS	20	1	06/01/2026
BUNDLE - TASER 7 CERTIFICATION	22176	AXON TASER 7 - CARTRIDGE - LIVE CLOSE QUART (12-DEGREE) NS	20	1	06/01/2026
BUNDLE - TASER 7 CERTIFICATION	22176	AXON TASER 7 - CARTRIDGE - LIVE CLOSE QUART (12-DEGREE) NS	20	1	06/01/2026
BUNDLE - TASER 7 CERTIFICATION	22176	AXON TASER 7 - CARTRIDGE - LIVE CLOSE QUART (12-DEGREE) NS	20	1	06/01/2026
BUNDLE - TASER 7 CERTIFICATION	22177	AXON TASER 7 - CARTRIDGE - HALT STANDOFF NS	20	1	06/01/2026
BUNDLE - TASER 7 CERTIFICATION	22178	AXON TASER 7 - CARTRIDGE - HALT CLOSE QUART NS	20	1	06/01/2026

Software

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
BUNDLE - TASER 7 CERTIFICATION	20248	AXON TASER - EVIDENCE.COM LICENSE	10	01/01/2025	07/31/2026
BUNDLE - TASER 7 CERTIFICATION	20248	AXON TASER - EVIDENCE.COM LICENSE	1	01/01/2025	07/31/2026

Services

Bundle	Item	Description	QTY
BUNDLE - TASER 7 CERTIFICATION	101193	AXON TASER - ON DEMAND CERTIFICATION	1
BUNDLE - TASER 7 CERTIFICATION	20246	AXON TASER 7 - REPLACEMENT ACCESS PROGRAM - DUTY CARTRIDGE	10

Warranties

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
BUNDLE - TASER 7 CERTIFICATION	80374	AXON TASER - EXT WARRANTY - BATTERY PACK T7/T10	12	12/01/2025	07/31/2026
BUNDLE - TASER 7 CERTIFICATION	80395	AXON TASER 7 - EXT WARRANTY - HANDLE	10	12/01/2025	07/31/2026
BUNDLE - TASER 7 CERTIFICATION	80396	AXON TASER - EXT WARRANTY - DOCK SIX BAY T7/T10	1	12/01/2025	07/31/2026

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4/19/2024

To: United States state, local and municipal law enforcement agencies

Re: Sole Source Letter for Axon Enterprise, Inc.'s TASER Energy Weapons

A sole source justification exists because the following goods and services required to satisfy the agency's needs are only manufactured and available for purchase from Axon Enterprise. Axon is also the sole distributor and retailer of all TASER brand products in the States of AL, AR, CA, CT, DE, FL, GA, HI, IA IL, IN, KS, KY, LA, MA, MD, ME, MI, MN, MO, MS, NC, ND, NE, NH, NJ, NY, OK, OR, PA, RI, SC, SD, TN, VA, VI, VT, WI, WV, and the District of Columbia and Guam.

TASER Energy Weapon Descriptions

TASER 10 Energy Weapon

- Multi-shot energy weapon
- Detachable magazine holding 10 TASER 10 Cartridges
- 45-foot (13.7-meter) range
- High-efficiency flashlight
- Green LASER sight
- Central Information Display (CID): Displays mission critical data such as remaining battery energy, burst time, and cartridge status.
- Weapon logs
- TASER Weapons Dock connected to Axon Evidence (Evidence.com) services
- Onboard self-diagnostic and system status monitoring and reporting
- Real-time clock updated when the battery pack is plugged into the TASER Weapons Dock
- Ambidextrous selector switch
- Can be configured by the agency to alert Axon camera systems
- The trigger activates a single cycle (approximately five seconds). Holding the trigger down will continue the discharge beyond the standard cycle (unless configured by the agency to stop at five seconds). The energy weapon cycle can be stopped by placing the safety switch in the down (SAFE) position.
- Compatible with TASER 10 Cartridges only

TASER 7 Energy Weapon

- Multiple-shot energy weapon
- High-efficiency flashlight
- Close Quarter and Standoff cartridges
- Green LASER and dual red LASERs that adjust for cartridge angle
- Arc switch enables drive-stun with or without a TASER 7 Cartridge installed
- Central Information Display (CID): Displays mission critical data such as remaining battery energy, burst time, and cartridge status.
- Weapon logs
- TASER Weapons Dock connected to Axon Evidence (Evidence.com) services
- Onboard self-diagnostic and system status monitoring and reporting
- Real-time clock updated when the battery pack is plugged into the TASER Weapons Dock
- Ambidextrous safety switch

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- Can be configured by the agency to alert Axon camera systems
- The trigger activates a single cycle (approximately five seconds). Holding the trigger down will continue the discharge beyond the standard cycle (unless configured by the agency to stop at five seconds). The energy weapon cycle can be stopped by placing the safety switch in the down (SAFE) position.
- Compatible with TASER 7 Cartridges only

TASER 7 CQ Energy Weapon

- Multiple-shot energy weapon for agencies that deploy energy weapons mostly at close quarters (CQ)
- High-efficiency flashlight
- Close Quarter cartridges
- Arc switch enables drive-stun with or without a TASER 7 Cartridge installed
- Central Information Display (CID): Displays mission critical data such as remaining battery energy, burst time, and cartridge status.
- Weapon logs
- TASER Weapons Dock connected to Axon Evidence (Evidence.com) services
- Onboard self-diagnostic and system status monitoring and reporting
- Real-time clock updated when the battery pack is plugged into the TASER Weapons Dock
- Ambidextrous safety switch
- Can be configured by the agency to alert Axon camera systems
- The trigger activates a single cycle (approximately five seconds). Holding the trigger down will continue the discharge beyond the standard cycle (unless configured by the agency to stop at five seconds). The energy weapon cycle can be stopped by placing the safety switch in the down (SAFE) position.
- Compatible with 12-degree TASER 7 Cartridges only

X2 Energy Weapon

- Multiple-shot energy weapon
- High efficiency flashlight
- Static dual LASERs (used for target acquisition)
- ARC switch enables drive-stun with or without a Smart Cartridge installed
- Central Information Display (CID): Displays mission-critical data such as remaining battery energy, burst time, operating mode, and user menu to change settings and view data on a yellow-on-black display
- The Trilogy log system records information from a variety of sensors into three data logs: Event log, Pulse log, and Engineering log. Data can be downloaded using a universal serial bus (USB) data interface module connected to a personal computer (PC). Data may be transferred to Axon Evidence (Evidence.com) services.
- Real-time clock with back-up battery
- Onboard self-diagnostic and system status monitoring and reporting
- Ambidextrous safety switch
- Capable of audio/video recording with optional TASER CAM HD recorder
- The trigger activates a single cycle (approximately 5 seconds). Holding the trigger down will continue the discharge beyond the standard cycle (except when used with an APPM or TASER CAM HD AS). The energy weapon cycle can be stopped by placing the safety switch in the down (SAFE) position.

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- Compatible with TASER Smart Cartridges only

X26P Energy Weapon

- High efficiency flashlight
- Red LASER (used for target acquisition)
- Central Information Display (CID): Displays data such as calculated remaining energy, burst time, and notifications
- The Trilogy log system records information from a variety of sensors into three data logs: Event log, Pulse log, and Engineering log. Data can be downloaded using a universal serial bus (USB) data interface module connected to a personal computer (PC). Data may be transferred to Axon Evidence (Evidence.com) services.
- Real-time clock with back-up battery
- Onboard self-diagnostic and system status monitoring and reporting
- Ambidextrous safety switch
- Capable of audio/video recording with optional TASER CAM HD recorder
- The trigger activates a single cycle (approximately five seconds). Holding the trigger down will continue the discharge beyond the standard cycle (except when used with an APPM or TASER CAM HD AS). The energy weapon cycle can be stopped by placing the safety switch in the down (SAFE) position.
- Compatible with TASER standard series cartridges

Axon Signal Performance Power Magazine (SPPM)

- Battery pack for the X2 and X26P energy weapons
- Shifting the safety switch from the down (SAFE) to the up (ARMED) positions sends a signal from the SPPM. Upon processing the signal, an Axon system equipped with Axon Signal technology transitions from the BUFFERING to EVENT mode.

TASER Brand Energy Weapon Model Numbers

1. Energy Weapons:
   - TASER 10 Models: 100390, 100391
   - TASER 7 Models: 20008, 20009, 20010, and 20011
   - TASER 7 CQ Models 20213, 20214
   - TASER X2 Models: 22002 and 22003
   - TASER X26P Models: 11002 and 11003

2. Optional Extended Warranties for energy weapons:
   - TASER 7 – 4-year extended warranty, item number 20040
   - X2 – 4-year extended warranty, item number 22014
   - X26P – 2-year extended warranty, item number 11008
   - X26P – 4-year extended warranty, item number 11004

3. TASER 10 Magazines
   - TASER 10 live duty magazine (black), item number 100393
   - TASER 10 Hook and Loop Training (HALT) magazine (blue), item number 100394
   - TASER 10 live training magazine (purple), item number 100395
   - TASER 10 inert training magazine (red), item number 100396

4. TASER 10 Cartridges (compatible with the TASER 10, required for this energy weapon to

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function in the probe deployment mode)
- TASER 10 live cartridge, item number 100399
- TASER 10 HALT cartridge, item number 10400
- TASER 10 inert cartridge, item number 100401

5. TASER 7 Cartridges (compatible with the TASER 7; required for this energy weapon to function in the probe deployment mode)
   - Standoff cartridge, 3.5 degrees, Model 22175
   - Close Quarter cartridge, 12 degrees, Model 22176
   - Hook and Loop Training (HALT) cartridge, 3.5 degrees, Model 22177
   - Hook and Loop Training (HALT) cartridge, 12 degrees, Model 22178
   - Inert cartridge, 3.5 degrees, Model 22179
   - Inert cartridge, 12 degrees, Model 22181

6. TASER standard cartridges (compatible with the X26P; required for this energy weapon to function in the probe deployment mode):
   - 15-foot Model: 22188
   - 21-foot Model: 22189
   - 21-foot non-conductive Model: 44205
   - 25-foot Model: 22190

7. TASER Smart cartridges (compatible with the X2; required for this energy weapon to function in the probe deployment mode):
   - 15-foot Model: 22184
   - 25-foot Model: 22185
   - 25-foot inert simulation Model: 22155
   - 25-foot non-conductive Model: 22157

8. Power Modules (Battery Packs) for TASER 7 and TASER 10 energy weapons:
   - Tactical battery pack Model 20018
   - Compact battery pack Model 22019
   - Non-Rechargeable battery pack Model 22020
   - Disconnect battery pack Model 20027

9. TASER CAM HD recorder Model: 26810 (full HD video and audio) and TASER CAM HD with AS (automatic shut-down feature) Model: 26820. The TASER CAM HD is compatible with both the X26P and X2 energy weapons.
   - TASER CAM HD replacement battery Model: 26764
   - TASER CAM HD Download Kit Model: 26762
   - TASER CAM HD optional 4-year extended warranty, item number 26763

10. Power Modules (Battery Packs) for X26P and X2 energy weapons:
    - Performance Power Magazine (PPM) Model: 22010
    - Tactical Performance Power Magazine (TPPM) Model: 22012
    - Automatic Shut-Down Performance Power Magazine (APPM) Model: 22011
    - eXtended Performance Power Magazine (XPPM) Model: 11010
    - eXtended Automatic Shut-Down Performance Power Magazine (XAPPM) Model: 11015
    - Axon Signal Performance Power Magazine (SPPM) Model: 70116

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11. TASER Weapons Dock, used with TASER 7 and TASER 10 battery packs:
    - TASER Weapons Dock Core and Multi-bay Module: 74200
    - TASER Weapons Dock Core and Single-bay Module: 74201
    - TASER Weapons Dock Single Bay Dataport: 74208

12. TASER Dataport Download Kits:
    - Dataport Download Kit for the X2 and X26P Model: 22013

13. TASER Blast Door Repair Kit Model 44019 and TASER Blast Door Replenishment Kit Model 44023

14. Energy Weapon Holsters:
    - Right-hand TASER 10 holster by Safariland Model: 100611
    - Left-hand TASER 10 holster by Safariland Model: 100613
    - Right-hand TASER 10 holster by Blade-Tech Model: 100614
    - Left-hand TASER 10 holster by Blade-Tech Model: 100615
    - Right-hand TASER 10 holster by BLACKHAWK Model: 100616
    - Left-hand TASER 10 holster by BLACKHAWK Model: 100617
    - Ambidextrous TASER 10 holster by So-Tech Model: 100621
    - Right-hand TASER 7 holster by Safariland Model: 20063
    - Left-hand TASER 7 holster by Safariland Model: 20068
    - Right-hand TASER 7 holster with cartridge carrier by Safariland Model: 20160
    - Left-hand TASER 7 holster by with cartridge carrier by Safariland Model: 20161
    - Right-Hand TASER 7 holster by BLACKHAWK Model: 20062
    - Left-Hand TASER 7 holster by BLACKHAWK Model: 20067
    - Right-hand X2 holster by BLACKHAWK Model: 22501
    - Left-hand X2 holster by BLACKHAWK Model: 22504
    - Right-hand X26P holster by BLACKHAWK Model: 11501
    - Left-hand X26P holster by BLACKHAWK Model: 11504

15. Enhanced HALT Suit Model: 100623

16. TASER Simulation Suit II Model: 44550

17. HALT Suit Model: 20050

18. TASER 7 conductive target Model: 80087

19. TASER 7 Target Frame Model: 80090

TASER 7 Warranties

1. Tactical Battery Pack Model 20041

2. TASER 7 Dock and Core Warranty Model: 20042

3. TASER 7 Single Bay Dock and Core Warranty Model: 20047

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TASER Product Packages

1. **Officer Safety Plan:** Includes an X2 or X26P energy weapon, Axon camera and Dock upgrade, and Axon Evidence (Evidence.com) license and storage. See your Sales Representative for further details and Model numbers.

2. **Officer Safety Plan 7**: Includes a TASER 7 energy weapon, Axon Body 3 camera, Axon Dock, Axon Camera and Dock upgrade, Axon Evidence (Evidence.com) licenses and storage, Axon Aware, and Axon Records Core.

3. **Officer Safety Plan 7 Plus**: Includes a TASER 7 energy weapon, Axon Body 3 camera, Axon Evidence (Evidence.com) licenses and storage, Axon Records Core, Axon Aware +, Axon Auto-Tagging Services, Axon Performance, Axon Citizen for Communities, Axon Redaction Assistant, and Axon Signal Sidearm.

4. **Officer Safety Plan 7 Plus Premium**: Includes a TASER 7 energy weapon, Axon Body 3 camera, Axon Evidence (Evidence.com) licenses and storage, Axon Records Core, Axon Aware +, Axon Auto-Tagging Services, Axon Performance, Axon Citizen for Communities, Axon Redaction Assistant, Axon Signal Sidearm, Axon Auto-Transcribe, Axon VR Training, and unlimited first-party and unlimited third-party storage.

5. **TASER 7 Basic:** Pays for TASER 7 program in installments over 5 years including access to Axon Evidence services for energy weapon program management.

6. **TASER Assurance Plan (TAP):** Hardware extended warranty coverage, Spare Products, and Upgrade Models available for the X2 and X26P energy weapons, and the TASER CAM HD recorder. (The TAP is available only through Axon Enterprise, Inc.)

7. **TASER 7 Certification:** Pays for TASER 7 program in installments over 5 years including access to Evidence.com for energy weapon program management, annual training cartridges, unlimited duty cartridges and online training content.

8. **TASER Certification Add-On:** Allows the agency to pay an annual fee to receive an annual allotment of training cartridges, unlimited duty cartridges and online training content.

9. **TASER 7 Certification with Virtual Reality (VR):** Pays for the TASER 7 program in installments over 5 years including access to Evidence.com for energy weapon program management, annual training cartridges, unlimited duty cartridges, online training content, and VR training.

10. **TASER 60:** Pay for X2 and X26P energy weapons and Spare Products in installments over 5 years.

11. **Unlimited Cartridge Plan:** Allows agency pay an annual fee to receive annual training cartridges, unlimited duty cartridges and unlimited batteries for the X2 and X26P.

12. **TASER 60 Unlimited:** Pay for X2 and X26P energy weapons and Spare Products in installments over 5 years and receive unlimited cartridges and batteries.

13. **TASER 7 Close Quarters Dock Plan:** Pays for TASER 7 Close Quarters Plan over a 5-year period in installments including access to Evidence.com for energy weapon program

17800 N 85TH STREET
SCOTTSDALE, ARIZONA 85255

AXON.COM

management, rechargeable batteries, annual cartridge shipments, unlimited duty cartridges, and access to online training.

14. **Axon Core:** Pays for the TASER 7 CQ, TASER Dock, weapon Axon Evidence license, training and duty cartridges, Axon Body 3 camera, Professional Axon Evidence license, unlimited storage, camera hardware upgrade every 2.5 years, Axon Respond, Axon Signal Sidearm, and auto tagging.
15. **Axon Core+**: Pays for the TASER 7 energy weapon, TASER Dock, weapon Axon Evidence license, training and duty cartridges, Axon Body 3 camera, Professional Axon Evidence license, unlimited storage, camera hardware upgrade every 2.5 years, Axon Respond, Axon Signal Sidearm, and auto tagging.
16. **Corrections Officer Safety Plan**: Includes a TASER 7 energy weapon, Axon Body 3 Camera, Axon Dock, Axon Camera and Dock Upgrade, Axon Evidence Licenses and unlimited Axon storage.
17. **Corrections Post OSP**: Includes one TASER 7 energy weapon for every two licenses, one Axon Body 3 Camera for every two licenses, Axon Dock, Axon Camera and Dock Upgrade, Axon Evidence Licenses and unlimited Axon storage for each license.

SOLE AUTHORIZED DISTRIBUTOR FOR TASER BRAND ENERGY WEAPON PRODUCTS MISSISSIPPI	SOLE AUTHORIZED REPAIR FACILITY FOR TASER BRAND ENERGY WEAPON PRODUCTS
Axon Enterprise, Inc. **17800 N. 85th Street, Scottsdale, AZ 85255** **Phone: 800-978-2737** **Fax: 480-991-0791**	**Axon Enterprise, Inc.** **17800 N. 85th Street, Scottsdale, AZ 85255** **Phone: 800-978-2737** **Fax: 480-991-0791**

Please contact your local Axon sales representative or call us at 1-800-978-2737 with any questions.

Sincerely,

Josh Isner
Chief Operating Officer
Axon Enterprise, Inc.

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September 24, 2024

TO: HONORABLE MAYOR AND COUNCIL MEMBERS

FROM: NEBRASKA JONES, DIRECTOR
GENERAL SERVICES DEPARTMENT

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A TWELVE (12) MONTH AGREEMENT WITH SYLVIA NUNN ANGELS FOR THE LEASE OF CITY-OWNED PROPERTY LOCATED AT 202 NORTH LONG BEACH BOULEVARD

SUMMARY

The City Council will consider a request by the Sylvia Nunn Angels ("Nunn") organization to authorize the City Manager to enter into a twelve (12) month (i.e. October 1, 2024, through September 30, 2025) agreement for the lease of approximately 1,983 square feet of indoor space and 3,018 of outdoor space at City-owned property, located at 202 North Long Beach Boulevard, Compton, CA 90221.

BACKGROUND

The City of Compton owns certain real property located at 202 North Long Beach Boulevard, Compton, California 90221. Pursuant to guidance of the City Council, in November 2012, the City Manager implemented a City-wide leasing policy which mandates that City-owned facilities and/or property *shall not* be leased without first obtaining proper authorization from the City Council (i.e. an adopted resolution) and execution of a written lease agreement [City of Compton Standard Operating Manual, Policy 4.17(A)]. In addition to other matters, the Policy specifies that lease rates shall be based on the square footage of the area(s) subject to the exclusive use/occupation of the Lessee and that the standard leasing rate in a City-owned facility shall be ***at least* One Dollar ($1.00) *per square foot for indoor space and Fifty Cents ($0.50) per square foot for outdoor space or vacant property.***

In addition to this required minimum base rental rate, the leasing policy addresses recovery of the costs incurred by the City for the provision of the following services: utilities (e.g. gas, electricity, water, trash, etc.), maintenance and repairs, custodial services and City security. However, the leasing policy does provide that a Tenant that will have exclusive use/occupation of the entire City facility and/or property ***shall be solely responsible for all utilities, janitorial, security, and minor, routine interior and exterior maintenance of the facility or property***, with the City responsible for structural and major repairs and maintenance.

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STATEMENT OF ISSUE

According to the prospective Tenant, Nunn has been utilizing a grassroots approach to changing the social environment for youth living in Compton and all surrounding areas since 2012. Nunn provides support to vulnerable families through multiple programs offered by dedicated community partners, community members, volunteer staff, and an established network of professionals around Los Angeles County.

Nunn functions as a non-profit organization that provides youth with the opportunity to develop their life skills, establish positive relationships within their community, and become self-confident, self-disciplined, and hard-working. They contribute to leadership development, improved communication skills, organization skills, and time management. Key services include parental support, teen and adult counseling, gang prevention/interventions, food programs, housing support referrals, and volunteer opportunities.

On October 8, 2019, the City Council adopted Resolution No. 25,133, which authorized a one (1) year lease agreement with Sylvia Nunn Angels ("Nunn") to provide sole occupation of the City-owned building. Pursuant to Council discretion and authority, the rental amount for the lease term was reduced to One Dollar ($1.00) per year.

Nunn seeks City Council approval to continue leasing the building for twelve (12) months (i.e., October 1, 2024, through September 30, 2025). The proposed lease agreement will provide Nunn with exclusive use of the following space at 202 N. Long Beach Boulevard, Compton, California 90221:

Exclusive Indoor Square Footage	1,983 square feet
Exclusive Outdoor Square Footage	3,018 square feet
Total Exclusive Square Footage	**5,001 square feet**

FINANCIAL IMPACT

Unless the Council decides to waive the minimum lease rental rate requirements of Policy 4.17(A)(1) of the City Leasing Policy, the estimated fiscal impact of this proposed action will be a net gain to the General Fund of a base monthly lease rental rate of **Three Thousand Four Hundred Ninety-Two Dollars and Zero Cents ($3,492.00) per month** for the term of the lease for an annual amount of Forty-One Thousand Nine Hundred Four Dollars and Zero Cents ($41,904.00)**.**

ALTERNATIVE

The Council has discretion to choose among a number of options:

1. Authorize the City Manager to enter into a lease agreement with Sylvia Nunn Angels for the twelve (12) month term requested (or offer a lesser term) as follows:

   a. For the minimally recommended City policy rates of $1.00 per square foot for indoor space [i.e. 1,983 Sq. Ft.] and $0.50 per square foot for outdoor space [i.e. 3,018 Sq. Ft.] of $3,492.00 per month.

   b. For some other monthly rental rate.
   _____ per month, or _____ per year.

2. Deny the request to enter into a lease agreement for this location by Sylvia Nunn Angels.

RECOMMENDATION

Staff recommends adherence to the current Standard Operating Manual, Policy 4.17(A) at this time. However, the decision to increase lease rental amounts and/or waive other requirements of the City's Leasing Policy is at the discretion of the City Council.

NEBRASKA JONES
GENERAL SERVICES DEPARTMENT

APPROVED FOR FORWARDING:

WILLIE A. HOPKINS, JR.
CITY MANAGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A TWELVE (12) MONTH AGREEMENT WITH SYLVIA NUNN ANGELS FOR THE LEASE OF CITY-OWNED PROPERTY LOCATED AT 202 NORTH LONG BEACH BOULEVARD

WHEREAS, the City of Compton owns certain real property located at 202 North Long Beach Boulevard, Compton, CA 90221; and

WHEREAS, pursuant to guidance of the City Council, in November 2012, the City Manager implemented a City-wide leasing policy [Standard Operating Manual, Policy 4.17(A)], which mandates that City-owned facilities and/or property shall not be leased without first obtaining proper authorization from the City Council (i.e. an adopted resolution) and execution of a written lease agreement; and

WHEREAS, the Policy specifies that lease rates shall be based on the square footage of the area(s) subject to the exclusive use/occupation of the Lessee and that the standard leasing rate for a City-owned facility shall be *at least* One Dollar ($1.00) *per square foot for indoor space and Fifty Cents ($0.50) per square foot for outdoor or vacant property*; and

WHEREAS, in addition to this required minimum base rental rate, the leasing policy addresses recovery of the costs incurred by the City for the provision of the following services: utilities (e.g. gas, electricity, water, trash, etc.), maintenance and repairs, custodial services and City security. However, the leasing policy does provide that a Tenant that will have exclusive use/occupation of the entire City facility and/or property *shall be solely responsible for all utilities, janitorial, security, and minor interior and exterior maintenance of the facility or property*; and

WHEREAS, on October 8, 2019, the City Council adopted Resolution No. 25,133, which authorized a 1-year lease agreement with Sylvia Nunn Angels to provide sole occupation of the City-owned building and pursuant to Council discretion and authority, the rental amount for the lease term was reduced to One Dollar ($1.00) per year; and

WHEREAS, the lease agreement with Sylvia Nunn Angels has expired, and they seek City Council approval to enter into a Twelve (12) month lease agreement (i.e. October 1, 2024, through September 30, 2025), for exclusive occupation of the City-owned building located at 202 North Long Beach Boulevard, Compton, California 90221 for the purpose of administrative office and support services for their organization; and

Exclusive Indoor Square Footage	1,983 square feet
Exclusive Outdoor Square Footage	3,018 square feet
Total Exclusive Square Footage	**5,001 square feet**

WHEREAS, the City Council has the discretion of authorizing a lease agreement with Sylvia Nunn Angels and choose among a number of options:

1. Authorize the City Manager to enter into a lease agreement with Sylvia Nunn Angels for a twelve (12) month term requested (or offer a lesser term) as follows:

   a. For the minimally recommended City policy rates of $1.00 per square foot for indoor space [i.e. 1,983 Sq. Ft.] and $0.50 per square foot for outdoor space [i.e. 3,018 Sq. Ft.] of $3,492.00 per month.

   b. For some other monthly rental rate.
   _____ per month, or _____ per year.

2. Deny the request to enter into a lease agreement for this location by Sylvia Nunn Angels.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That the City Manager, upon the approval of the City Attorney, is authorized to enter into a twelve (12) month lease agreement, effective October 1, 2024, through September 30, 2025, with Sylvia Nunn Angels for the exclusive use of approximately 3,440 square feet of space within the City-owned building located at 202 North Long Beach Boulevard, Compton, California 90221 for purposes of administrative offices and support services.

Section 2. That Sylvia Nunn Angels shall be responsible for all utilities, janitorial, security, and minor and routine interior and exterior maintenance of the facility or property, and the rental rate for the twelve (12) month of the lease agreement shall be:

a. For the minimally recommended City policy rates of $1.00 per square foot for indoor space [i.e. 1,983 Sq. Ft.] and $0.50 per square foot for outdoor space [i.e. 3,018 Sq. Ft.] of $3,492.00 per month.

   Total cost - **Three Thousand Four Hundred Ninety-Two Dollars and Zero Cents ($3,492.00) per month**, or Forty-One Thousand Nine Hundred Four Dollars and Zero Cents ($41,904.00) annually.

a. For some other monthly rental rate.

   _____ per month, or _____ per year.

Section 3. That Account No. 1001-000-000-3420 has been established to receive all facility lease payments.

Section 4. That a certified copy of this Resolution shall be filed in the offices of the City Manager, City Clerk, City Controller, General Services, Community Improvement–Security Division, and the City Attorney.

Section 5. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2024.

_____
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF COMPTON)

I, Vernell McDaniel, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on the _____ day of _____, 2024.

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCIL MEMBERS-
NOES: COUNCIL MEMBERS-
ABSTAIN: COUNCIL MEMBERS-
ABSENT: COUNCIL MEMBERS-

_____
CITY CLERK OF THE CITY OF COMPTON

LEASE AGREEMENT BETWEEN
CITY OF COMPTON
AND
SYLVIA NUNN ANGELS

This **LEASE AGREEMENT** is entered into by and between the **CITY OF COMPTON,** a municipal corporation of the State of California (hereinafter referred to as **"OWNER")** and **SYLVIA NUNN ANGELS** (hereinafter referred to as **"LESSEE"**), collectively, the "Parties."

RECITALS:

WHEREAS, the City of Compton (**"Owner"**), has under its jurisdiction certain real property located at **202 North Long Beach Boulevard, Compton, California 90221**; and

WHEREAS, on **_____,** the City Council adopted **Resolution No. _____** which authorized the City Manager to enter into a lease agreement with the **Sylvia Nunn Ange**ls ("Lessee") for a period of twelve (12) months, commencing October 1, 2024, through September 30, 2025, and

NOW, THEREFORE, Owner and Lessee, for the consideration, terms and conditions herein described, mutually agree as follows:

WITNESSETH:

Section 1. Premises. The Owner, for and in consideration of the performance of the covenants and agreements hereinafter contained to be kept and performed by the Lessee and upon the following terms and conditions, hereby leases to the Lessee, and the Lessee hereby hires and takes of and from the Owner, those certain Premises situated in the City of Compton, County of Los Angeles, State of California, more particularly described as:

Compton Facility
202 North Long Beach Boulevard
Compton, California 90221

[The "Site"]

Lessee shall lease approximately 1,983 square feet of indoor office space and 3,018 of outdoor space at the location.

Total Exclusive Square Footage 5,001 square feet

[The "Premises"]

The Premises are leased in "AS IS" condition and Lessee acknowledges that it has inspected and accepts the Premises in their present condition as suitable for the purpose for which the Premises are leased. Taking of possession by Lessee shall be conclusive to establish that the Premises are in good and satisfactory condition when possession is taken. Owner makes no warranties or representation as to the suitability of the Premises for Lessee's intended use, including without limitation, as to zoning, visibility, traffic count or any other factors.

Section 2. **Term.** This Lease shall be for a term of twelve (12) months, commencing October 1, 2024, and shall terminate on September 30, 2025, unless extended or terminated as otherwise provided herein. This Lease shall supersede any previous Leases and/or agreements, written or oral.

Section 3. **Rent.** During the Lease term, the Lessee shall pay to Owner as rent for said Premises hereof the total sum of **Three Thousand Four Hundred Ninety-Two Dollars and Zero Cents ($3,492.00) per month**, based on a rental rate of $1.00 per square foot for indoor space [i.e. 1,983 Sq. Ft.] and $0.50 per square foot for outdoor space [i.e. 3,018 Sq. Ft.] of exclusive use. Lease payments shall be due in advance on the first day of each and every month of the term hereof. Any lease payment not received by the Owner by the tenth (10th) day of the month will be deemed late, and a late fee (penalty) in the amount of **Five Percent (5%)** will be charged.

Payments shall be remitted to:

General Services Department
205 South Willowbrook Avenue
Compton, California 90220
Attn: Director
Payable to: City of Compton
[Please identify your Lease Site on the payment]

[Lease Site: 202 N. Long Beach Blvd.]

Section 4. **Use of Premises.** Lessee is entitled to use the Premises during normal building business days/hours (Mondays through Fridays, 7:00 a.m. to 6:00 p.m.), for the following purpose(s) only:

Administrative Offices and Support Services

Lessee shall not use the Premises for any other purposes without the prior written consent of the Owner. Lessee shall not use the Premises for residential purposes, for any commercial purposes not stated herein, or for any campaign activity as defined in California Government Code section 8314. Lessee shall not use the Premises for the storage of unusable equipment or property or for the

rental or storage of any type of equipment not integral to the purposes of the program.

Section 5. Delivery of Premises. If Owner, for any reason, cannot deliver the Premises described above to Lessee at the commencement of the term hereof, Owner shall not be deemed to be in default hereunder, nor shall Owner be liable to Lessee for any loss or damage resulting directly or indirectly arising out of or resulting from such failure and Lessee at Lessee's option, may declare this Agreement to be null and void.

Section 6. Utilities and Other Services. Unless otherwise agreed by Owner in writing, Lessee shall, at its sole cost and expense, make arrangements for and pay for all utilities used by Lessee at or upon the Premises, including but not limited to electric, gas, water, sewer, trash disposal and any other utility charges in connection with the Lessee's use of the leased Premises and security. Prior written approval shall be required for the installation of any utility and/or service that will involve physical alteration of the Premises. Lessee shall reimburse Owner for the cost of repairing any and all damages to the Premises caused directly or indirectly by Lessee's utility or service provider, or its equipment.

Owner shall in no way be liable or responsible for any loss, damage, or expense that Lessee may sustain or incur by reason of any change, failure, interference, disruption, or defect in the supply or character of the utilities and services supplied to Premises and/or Site unless directly caused by the active negligence or willful misconduct of the Owner.

Section 7. Assignment and Subletting. Lessee agrees not to sublet the whole or part of the Premises, assign the Lease, nor permit the use of the Premises by anyone other than the Lessee, its employees, business invitees, customers, and patrons without in each case first securing the written consent of the Owner. Any attempted assignment or subletting of this Lease without the written consent of the Owner constitutes fraud, and this Agreement shall be null and void.

Section 8. Alterations and Additions. Lessee shall not make any alterations or construct any additions or improvements in or on the Site and/or the Premises until the Owner has been provided with said plans and specifications for the project. Once the Owner has been provided with said plans and specifications, Owner shall have a fifteen (15) day minimum review period before granting Lessee approval or disapproval of the project in writing. Lessee shall, at the time of the request, specify if they desire to retain ownership and/or possession of the alteration, addition, or improvement subject to plan review by Owner at Lessee's expense.

Owner agrees that except for structural alterations, the Lessee may remove, during or at the expiration or other termination of the term of this Lease,

or of any extension or holdover period thereof, as the case may be, personal property placed or installed in or upon the Site and/or the Premises by the Lessee or under its authority. Any personal property, improvements or additions not removed by Lessee within thirty (30) days after the end of the term, or any extension or holdover period thereof, shall automatically become the property of Owner.

Lessee shall repair any damage to the Site and/or the Premises caused by Lessee's installation and/or removal of its personal property, alterations, improvements or additions.

Lessee shall, at its sole cost and expense, be allowed to place its typical signage on the Building on the Site upon the Owner's advance written approval.

Section 9. Repairs and Maintenance. Owner shall not be responsible to make any repairs or alterations to the Premises, and Lessee assumes any and all cost and liability for the repair and maintenance of the Premises leased herein, unless such repairs, alterations or maintenance are due to Owner's negligence or willful misconduct. Lessee agrees to repair any damage caused by Lessee, its employees, contractors, agents or invitees, negligently or otherwise, at its own expense, and maintain the Premises leased and to return said Premises to Owner in as good order, repair and condition as the same were in at the commencement of this Lease. Lessee must obtain prior written approval from the Owner prior to commencing any repairs to the leased Premises.

Lessee shall continue to maintain said Premises in good repair and tenable condition and in compliance with all health, safety and sanitation laws, ordinances and regulations of the State of California and local authorities throughout the term of the Lease.

Lessee agrees to keep Premises in good order and condition at their sole cost and expense. Lessee shall be responsible for the general maintenance and upkeep, custodial, janitorial, landscaping installation and maintenance, security, non-structural repair, and all other non-structural upkeep of the Premises that it occupies. All work done by Lessee on the Premises shall be done in a lawful manner and in conformity with all applicable laws, ordinances and regulations The Premises shall be kept free from any and all liens and charges on account of labor or materials used in contribution to any work thereon.

Unless otherwise required by law or expressly provided for within this Lease Agreement, Owner shall have no liability to Lessee for any condition on the Premises leased herein and Lessee agrees that it has inspected the same, knows the condition and takes this Lease with the Premises in its present condition. Lessee agrees to hold the Owner harmless from any and all liability arising out of or in connection with the use for the Premises leased here by the Lessee, its agents, employees business invitees, customers and patrons, except

to the extent any such liability is attributable to Owner's negligence or willful misconduct.

Section 10. Insurance. Lessee shall furnish certificates of insurance, along with endorsements, issued to Owner substantiating the fact that it has taken out the specified insurance for the term covered by this Lease, or any extension or holdover period thereof, with an insurance carrier acceptable to the Owner under forms satisfactory to the Owner. Each certificate shall bear an endorsement precluding cancellation or reduction in coverage of any policy covered by such certificate except upon at least thirty (30) days prior written notice to Owner. It is agreed that Owner shall not be liable for the payment of any premiums or assessments on the insurance required.

Lessee shall present evidence of required insurance and certificate of endorsement to Owner no later than the commencement date of this Lease and each and every lease year thereafter. The Lessee shall not occupy the Premises until the Owner has received and approved the required certification. ***Failure on the part of the Lessee to procure or maintain insurance shall constitute a material breach upon which the Owner may immediately terminate this Lease Agreement.***

All insurance required hereunder shall be primary with respect to any insurance maintained by the City and shall not call on the City's program for contributions. Program(s) of insurance shall include:

a. **General Liability.** Lessee shall provide and maintain at its own expense during the term of this Lease Agreement a policy of Commercial General Liability Insurance, inclusive of personal injury liability and broad form property damage coverage, in an amount not less than **One Million Dollars ($1,000,000)** per occurrence. The coverage shall be written on an occurrence basis. Claims made coverage is not acceptable.

b. **Workers' Compensation Insurance.** Lessee shall provide and maintain at its own expense during the term of this Agreement a program of Workers' Compensation Insurance and Employer's Liability Insurance in an amount and form to meet all applicable requirements of the State Labor Code and which specifically covers all persons providing services by or on behalf of the Lessee and all risks to such persons under the Agreement.

c. **Fire and Casualty Insurance.** Lessee shall maintain fire insurance on such party's own equipment and property or to adequately self-insure the same. Lessee shall provide, or cause to be provided, and maintained at its sole cost property insurance in the amount of the value of the improvements on the Premises on a replacement cost basis. The property insurance shall insure against the perils of fire (with extended coverage), theft, vandalism, malicious mischief, collapse, flood, earthquake, windstorm and physical loss or damage.

Owner will not keep improvements which are constructed or installed and owned by Lessee under the provisions of this Lease insured against fire or casualty, and Lessee will make no claim of any nature against Owner by reason of any damage to the business or property of Lessee in the event of damage or destruction by fire or other cause, arising other than from or out of negligence or willful misconduct of agents or employees of the Owner in the course of their employment.

d. **Insurance Endorsements.** The liability insurance policy(ies) shall be endorsed with the following language:

(1) The City of Compton and its respective elected and appointed officers, officials, employees, agents and volunteers are to be named and covered as "additional insureds" with respect to liability arising out of the activities of the Lessee.

(2) The insurer waives all rights of subrogation against the City.

(3) Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City.

(4) Identify the leased Premises covered by the policy(ies) and the identity of the insured(s).

e. **Contractor's Insurance Requirements.** Lessee shall require that any contractors and subcontractors used to perform improvements/repairs to the building structure and Premises as provided in Sections 8 and 9 of this Lease Agreement to provide and maintain during the entire period of performing improvements/repairs the following programs of insurance:

(1) A policy of Commercial General Liability Insurance, inclusive of personal injury liability and broad form property damage coverage, in an amount not less than **One Million Dollars ($1,000,000.00)** per occurrence and **Two Million Dollars ($2,000,000.00)** general aggregate. The coverage shall be written on an occurrence basis. Claims made coverage is not acceptable.

(2) A program of Workers' Compensation Insurance and Employer's Liability Insurance in an amount and form to meet all applicable requirements of the State Labor Code and which specifically covers all persons providing services by or on behalf of the contractor and all risks to such persons.

(3) A program of Automobile Liability Insurance with a limit of liability of not less than One Million Dollars ($1,000,000.00) for each accident. Such insurance shall include coverage for all "owned", "hired" and "non-owned" vehicles, or coverage for "any auto".

(4) The Contractor(s) liability insurance policy(ies) shall be endorsed with the following language: The City and its respective elected and appointed officers, officials, employees, agents and volunteers are to be named and covered as "additional insureds" with respect to liability arising out of the activities of the contractor.

Insurance coverage specified herein constitutes the minimum requirements and said requirements shall in no way lessen or limit the liability of the Lessee and/or its contractors and subcontractors under the terms of the Lease Agreement. Lessee shall procure and maintain, at its own costs and expense, any additional kinds and amounts of insurance that, in its own judgment, may be necessary relating to Lessee's use of the Premises and improvement/repairs made to the Premises.

Section 11. Losses. Owner shall not be responsible for losses or damage to personal property, equipment or materials of Lessee. Owner will not keep improvements which are constructed or installed and owned by Lessee under the provisions of this Lease insured against fire or casualty, and Lessee will make no claim of any nature against Owner by reason of any damage to the business or property of Lessee in the event of damage or destruction by fire or other cause, arising other than from or out of the gross negligence or willful misconduct of agents or employees of the Owner in the course of their employment.

Section 12. Damage or Destruction.

a. Termination of Lease. If the entire Premises or any material portion thereof are damaged or destroyed by earthquake or other violent action of the elements, or by fire or other casualty such that it is difficult or impossible for Lessee to continue operating its business thereon, then either Owner or Lessee may cancel this Lease as of the date of damage or destruction by delivering written notice to the other within thirty (30) days following the damage or destruction. If the Lease is cancelled, Lessee shall surrender the Premises and shall not be obligated for any further rental payment and Owner shall refund any unearned rent paid in advance by Lessee, calculated at a daily rate based on the regular monthly rental.

Repair of Premises. In the event of any lesser damage by casualty (other than that caused by or do the actions/inactions of the Lessee), Owner shall, at Owner's cost and expense, promptly repair the same to the extent Owner's insurance proceeds are made available to Owner therefor and provided that (a) such repairs, in Owner's reasonable good faith opinion, can be commenced within thirty (30) days of the event which necessitated the repair and restoration, unless it is not reasonably possible to commence repair and restoration within thirty (30) days from the date of such damage or destruction (without payment of overtime or other premiums) and (b) the cost of such repairs, in Owner's reasonable good faith opinion, will not exceed 50% of the then replacement cost

of the Site. If Owner is not required to repair such damage or destruction, then Owner shall, within 30 days from the date of such damage or destruction, either (i) notify Lessee in writing of Owner's election to repair such damage or destruction, in which event Owner shall promptly repair the same, or (ii) notify Lessee in writing of Owner's election to immediately terminate this Lease, in which event this Lease is terminated effective as of the date of such damage or destruction. Lessee may terminate this Lease effective as of the date of any such damage or destruction if Lessee reasonably determines in its good faith opinion that such damage or destruction substantially impairs the satisfactory operation of the Lessee's operations by notifying Owner in writing of Lessee's election to terminate not later than 30 days after the date of such damage or destruction.

Loss Caused by Lessee. If the Premises are wholly or partially damaged or destroyed as a result of the gross negligence or willful misconduct or omission of Lessee, Lessee shall forthwith diligently undertake to repair or restore all such damage destruction at Lessee's sole cost and expense. This Lease shall continue in full force and effect without any abatement or reduction in rent or other payments owed by Lessee, and this obligation of Lessee to repair or restore the Premises shall survive the cancellation of this Lease.

Exclusive Remedy. This Section 12 shall be Lessee's sole and exclusive remedy in the event of damage or destruction of the Premises, and Lessee waives and releases Lessee's rights under California Civil Code Section 1932 and 1933(4).

No damages, compensation or claim shall be payable by Owner for any inconvenience, any interruption or cessation of Lessee's business, or any annoyance, arising from any damage or destruction of all or any portion of the Premises.

Section 13. Hazard Materials. Lessee shall not use any Hazardous Materials in/or on Site or the Premises, except as necessary in the ordinary course of business and in full compliance with all Environmental Laws. Lessee will promptly notify Owner of any release or presence of any Hazardous Material in/on the Premises of which Lessee becomes aware.

a. Remediation. If Hazardous Materials are released at the Site and/or Premises by Lessee, its agents, employees, or contractors, then Lessee is solely responsible for the removal and/or remediation of any Hazardous Materials to the extent required by governmental authorities in compliance with applicable Environmental Laws.

b. Indemnification. Lessee shall indemnify and hold Owner harmless from and against any and all claims, actions, suits, proceedings, loss, liabilities, damages, fines, costs, or expense (including reasonable attorneys' fees, consultants' fees, investigation and laboratory fees, court costs, and litigation expenses), which arise from the presence of Hazardous

Materials at the Site and/or Premises released by Lessee or its agents, employees, or contractors.

Section 14. Default. Lessee shall pay said rent to the Owner without deduction, default or delay. In the event of the failure of Lessee to do so, or in the event of a breach of any other terms, covenants or conditions herein contained on the part of Lessee to be kept and performed and if such default continues for a period of thirty (30) days after receipt of written notice from Owner to Lessee of such default, this Lease may be terminated. Owner may not terminate the Lease if (a) Lessee cures the default within the thirty (30) day period after notice of default is given, or (b) the default cannot reasonably be cured within thirty (30) days after notice of default is given, but Lessee reasonably commences to cure the default within the thirty (30) day period and diligently and in good faith continues to cure the default. In the event of termination of this Lease, it shall be lawful for Owner to reenter into and upon the Premises and every part thereof and to remove and store at Lessee's expense all property therefrom and to repossess and occupy the Premises. In addition thereto, Owner shall have such other rights or remedies as may be provided for by law.

Section 15. Holding Over. In case Lessee holds over beyond the term herein provided with the consent, express or implied, of the Owner, such tenancy shall be from month-to-month only, subject to the same terms and conditions of this Lease, but shall not be a renewal hereof. Such month-to-month tenancy shall be terminable on thirty (30) days written notice by either party to the other party.

Section 16. Cancellation Provision. Notwithstanding any other provisions contained herein, either party shall have the right to cancel this Lease, without cause, at anytime, upon thirty (30) days prior written notice to the other party.

Section 17. Owner's Access. Lessee agrees to permit the Owner or Owner's authorized agents, upon reasonable advance notice, free access to the Premises at all reasonable times for the purpose of inspection of the Premises or for making necessary alterations, improvements or major repairs.

Section 18. Discrimination. The Lessee herein covenants by and for itself, its heirs, executors, administrator, and assigns, and all persons claiming under or through it that this Lease is made, accepted and subject to the following conditions:

That there shall be no discrimination against or segregation of any person or group of persons, on account of race, color, creed, religion, sex, marital status, national origin, or ancestry, the leasing, subleasing, transferring, use, occupancy, tenure, enjoyment of the Premises herein leased nor shall the Lessee itself, or any person claiming under or through it, establish or permit any such practice or practices of discrimination or segregation with referenced to the selection,

location, number, use of occupancy, of Lessees or vendees in the Premises herein leased.

Section 19. Indemnification. Lessee shall indemnify and save harmless the Owner, its officials, officers, employees, agents and volunteers (collectively hereafter the "Owner"), against any and all damages to property or injuries to or death of any person or persons, and shall defend, indemnify and save the Owner from any and all liability and expense, including reasonable defense costs and legal fees, and claims, demands, suits, actions or proceedings of any kind or nature, including Workers' Compensation claims, of or by anyone whomsoever in any way resulting from or arising out of Lessee's, its employees, contractors, agents or invitees negligent or intentional acts in or on the Premises, or from conduct of Lessee, its employees, contractors, agents or invitees practice or business from any activity, work or things done.

This indemnification and hold harmless obligation does not extend to claims arising out of the sole negligence or willful misconduct of the Owner.

Section 20. Partnership Disclaimer. Lessee and any and all agents of Lessee shall act in an independent capacity and not as officers or employees of the Owner. Nothing herein contained shall be construed as constituting the parties herein as partners.

Section 21. Vacating Premises. Lessee shall, on the last day of said term or sooner termination of this Lease, peaceably and quietly leave, surrender and yield up to the Owner, the Premises in good order, condition and repair, reasonable use and wear thereof and damage by acts of nature, excepted.

Section 22. Compliance with Laws. Lessee shall at its sole cost and expense, comply with all the laws and requirements of all municipal, county, state and federal authorities now in force, or which may hereafter be in force pertaining to the Premises and use of the Premises as provided by this Lease.

Section 23. Easements and Right of Way. This Lease is subject to all existing easements and right of way. Owner further reserves the right to grant additional public utility easements as may be necessary and Lessee hereby consents to the granting of any such easements. The public utility will be required to reimburse Lessee for any damages suffered by Lessee caused by the construction work on the easement area.

Section 24. Parking Access. Unless specifically provided herein, if off-street parking is provided at the Site of the Premises, Lessee, its employees and invitees may have equal access to non-restricted/non-reserved parking spaces provided to all Lessees on a first-come, first-served basis.

Section 25. Relocation. Lessee acknowledges that Lessee, its employees, contractors, subordinates and assigns are not entitled to any Relocation Payment or Relocation Advisory Assistance due to their occupancy of the Premises.

Section 26. Failure to Perform. In the event of the failure, neglect or refusal of Lessee to do, or perform work, or any part thereof, of any act or thing in this Lease provided to be done and performed by Lessee, Owner shall, at its option, have the right to do and perform the same, and Lessee hereby covenants and agrees to pay Owner the costs thereof on demand.

Section 27. Binding on Successors. Each and all of the terms and agreements herein contained shall be binding upon and shall inure to the benefit of the successors in interest of the Owner, and wherever the context permits or requires the successors in interest to the Lessee.

Section 28. Amendments. This Lease Agreement may be modified or amended only be written document executed by both Lessee and Owner's City Manager and approved as to form by the City Attorney. Such document shall expressly state that it is intended by the parties to amend the terms and conditions of this Lease Agreement.

Section 29. Waivers. A waiver by either party to this Agreement of any breach of any terms, covenants or condition contained herein shall not be deemed to be a waiver of any subsequent breach of the same or any other term, covenant or condition contained herein, whether of the same or a different character.

Section 30. Governing Law and Severability. This Agreement shall be governed by and construed under the laws of the State of California. In the event of litigation between the parties, venue in state trial courts shall lie exclusively in the County of Los Angeles.

Should any part of this Agreement be declared by a final decision by a court or tribunal of competent jurisdiction to be unconstitutional, invalid, or beyond the authority of either party to enter into or carry out, such decision shall not affect the validity of the remainder of this Agreement, which shall continue in full force and effect, provided that the remainder of this Agreement, absent the unexcised portion, can be reasonably interpreted to give effect to the intentions of the parties.

Section 31. Notices. All notices, demands, or requests to be given under this Lease Agreement shall be given in writing and conclusively shall be deemed received when: (a) delivered personally or (b) on the fifth (5th) business day after the deposit thereof in the United States mail, postage prepaid, and addressed as hereinafter provided, or (c) one business day after send by facsimile transmission.

To OWNER: **City of Compton**
205 South Willowbrook Avenue
Compton, California 90220
Attn: Director, General Services Department
(310) 605-5519

With copy to: **City of Compton**
205 South Willowbrook Avenue
Compton, California 90220
Attn: City Manager

To LESSEE: **Sylvia Nunn Angels**

Attn: Cynthia Nunn, President
(310) 906-9154

Section 32. Entire Agreement. This Lease and any exhibits or attachments hereto and incorporated herein constitute the entire agreement of Owner and Lessee. There are no agreements, terms, conditions or obligations other than those set forth herein.

This Lease shall supersede all previous communications, representations or agreements, either verbal or written between Owner and Lessee. This agreement may be modified only by written agreement signed by both Owner and Lessee.

IN WITNESS WHEREOF, Lessee has executed this Lease and the Owner, by its City Manager, who is authorized to do so, has executed this Lease.

SYLVIA NUNN ANGELS
LESSEE

By _____ **Dated:** _____
Cynthia Nunn, President

CITY OF COMPTON/OWNER
Recommended for Approval:

By _____ Dated: _____
Nebraska Jones, Director
General Services Department

Approved by:

By _____ Dated: _____
Willie A. Hopkins, Jr., City Manager

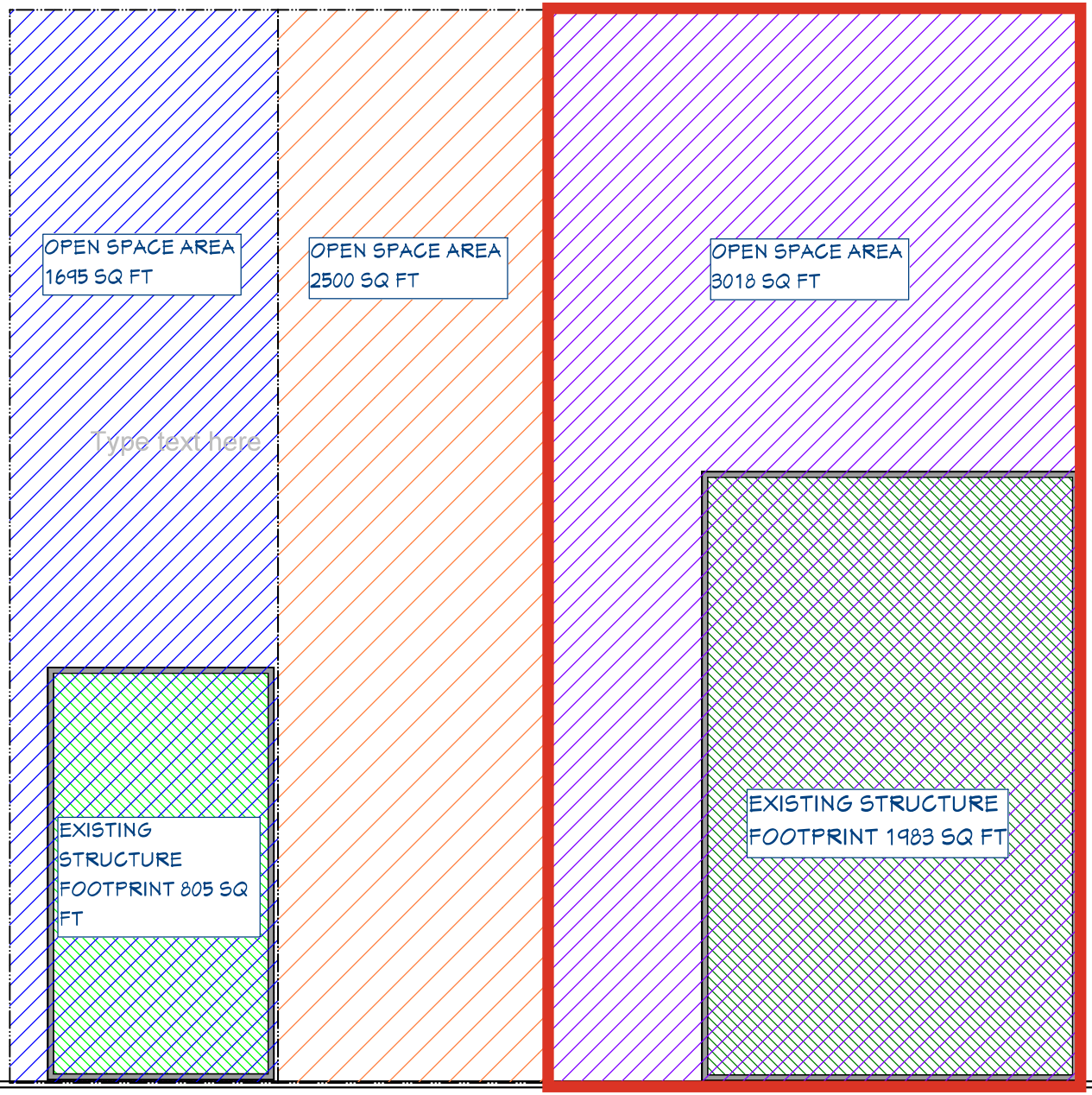
Approved as to form:

By _____ Dated: _____
Eric J. Perrodin, City Attorney

ATTEST:

Dated: _____ By _____
Vernell McDaniel, City Clerk

Syvlia Nunn Angels
202 N. Long Beach Blvd.



CALCULATIONS		
OPTION "A"		
AREA 1	1695	SQ FT
AREA 2	2500	SQ FT
AREA 3	3018	SQ FT
TOTAL	7213	SQ FT
7213 / 2= (EACH)	**3606.5**	**SQ FT**
CALCULATIONS		
OPTION "B"		
AREA 1	1695	SQ FT
AREA 2 (ONE HALF)	1250	SQ FT
TOTAL	**2945**	**SQ FT**
AREA 3	3018	SQ FT
AREA 2 (ONE HALF)	1250	SQ FT
TOTAL	**4268**	**SQ FT**

SHEET NUMBER 1 REVISION #:

FLOOR PLAN

DATE:

DRAWN BY:

Indoor Cost: $1,983.00
Outdoor Cost: $1,509.00
Monthly Lease Payment: $3,492.00

Sylvia Nunn Angels
200 N. Long Beach Blvd.
Compton, Ca. 90221
SNANGELS@yahoo.com

City of Compton

Emma Sharif, Mayor

205 South Willowbrook Avenue

Compton, CA 90220

Dear Mayor Sharif and Compton City Council,

Sylvia Nunn Angels, Inc. (SNA) is requesting that the Compton City Council continues to support the Organization by allowing SNA to occupy the building at 200 N. Long Beach Blvd.

SNA is committed to continuing its work to support, assist, and divert youth from joining gangs as well As support and assist adults with food, clothing, housing assistance, and job leads. SNA has served the Compton Community in this location since 2012 and has had a positive and consistent impact.

Your consideration to continue this mutually beneficial relationship is greatly appreciated.

Sincerely,

Cynthia Nunn

Executive Director/ founder

Sylvia Nunn Angels Inc.

September 24, 2024

TO: HONORABLE MAYOR AND COUNCIL MEMBERS

FROM: NEBRASKA JONES, DIRECTOR
GENERAL SERVICES DEPARTMENT

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A TWELVE (12) MONTH AGREEMENT WITH RESTORATION DIVERSION SERVICES FOR THE LEASE OF CITY-OWNED PROPERTY LOCATED AT 206 NORTH LONG BEACH BOULEVARD

SUMMARY

The City Council will consider a request by the Restoration Diversion Services organization to authorize the City Manager to enter into a twelve (12) month (i.e. October 1, 2024, through September 30, 2025) agreement for the lease of approximately 805 square feet of indoor space and 5,000 of outdoor space at City-owned property, located at 206 North Long Beach Boulevard, Compton, CA 90221.

BACKGROUND

The City of Compton owns certain real property located at 206 North Long Beach Boulevard, Compton, California 90221. Pursuant to guidance of the City Council, in November 2012, the City Manager implemented a City-wide leasing policy which mandates that City-owned facilities and/or property *shall not* be leased without first obtaining proper authorization from the City Council (i.e. an adopted resolution) and execution of a written lease agreement [City of Compton Standard Operating Manual, Policy 4.17(A)]. In addition to other matters, the Policy specifies that lease rates shall be based on the square footage of the area(s) subject to the exclusive use/occupation of the Lessee and that the standard leasing rate in a City-owned facility shall be ***at least* One Dollar ($1.00) *per square foot for indoor space and Fifty Cents ($0.50) per square foot for outdoor space or vacant property.***

In addition to this required minimum base rental rate, the leasing policy addresses recovery of the costs incurred by the City for the provision of the following services: utilities (e.g. gas, electricity, water, trash, etc.), maintenance and repairs, custodial services and City security. However, the leasing policy does provide that a Tenant that will have exclusive use/occupation of the entire City facility and/or property ***shall be solely responsible for all utilities, janitorial, security, and minor, routine interior and exterior maintenance of the facility or property***, with the City responsible for structural and major repairs and maintenance.

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STATEMENT OF ISSUE

According to the prospective Tenant, Restoration Diversion Services, founded in 2009, is a non-profit human services organization committed to serving the community in need by offering services and programs to sex victims ranging from providing snacks, toiletries, condoms, STI's educational resources, GED preparation, a place to shower, and additional resources based on the participants needs. Restoration Diversion Services mission is to provide a drop-in center that offers temporary shelter, long-term housing and other support mechanisms. Restoration Diversion Services collaborates with the Mary Magdalene Project, which is a court-ordered diversion program. The Mary Magdalene Project prostitution program is an 18-session program addressing issues women encounter when departing the prostitution and sex trafficking industries.

On October 22, 2019, the City Council adopted Resolution No. 25,142, which authorized a one (1) year lease agreement with Restoration Diversion Services ("Restoration") to provide sole occupation of the City-owned building at 206 North Long Beach Boulevard, Compton, CA 90221. Pursuant to Council discretion and authority, the rental amount for the lease term was reduced to One Dollar ($1.00) per year.

Restoration Diversion Services seeks City Council approval to continue leasing the building for twelve (12) months (i.e., October 1, 2024, through September 30, 2025). The proposed lease agreement will provide Nunn with exclusive use of the following space at 206 N. Long Beach Boulevard, Compton, California 90221:

Exclusive Indoor Square Footage	805 square feet
Exclusive Outdoor Square Footage	4,195 square feet
Total Exclusive Square Footage	**5,000 square feet**

FINANCIAL IMPACT

Unless the Council decides to waive the minimum lease rate provisions of Policy 4.17(A)(1) of the City Leasing Policy, the estimated fiscal impact of this proposed action will be a net gain to the General Fund of a monthly lease rental rate of **Two Thousand Nine Hundred Two Dollars and Fifty Cents ($2,902.50) per month** for the term of the lease for an annual amount of Thirty-Four Thousand Eight Hundred Thirty Dollars and Zero Cents ($34,830.00)**.**

ALTERNATIVE

The Council has discretion to choose among a number of options:

1. Authorize the City Manager to enter into a lease agreement with Restoration Diversion Services for the twelve (12) month term requested (or offer a lesser term) as follows:

    a. For the minimally recommended City policy rates (i.e. $1.00 per square foot for indoor space [i.e. 805 Sq. Ft.] and $0.50 per square foot for outdoor space [i.e. 5000 Sq. Ft.]) per month.

    b. For some other monthly rental rate.
    _____ per month, or _____ per year.

2. Deny the request to enter into a lease agreement for this location by Restoration Diversion Services.

RECOMMENDATION

Staff recommends adherence to the current Standard Operating Manual, Policy 4.17(A) at this time. However, the decision to increase lease rental amounts and/or waive other requirements of the City's Leasing Policy is at the discretion of the City Council.

NEBRASKA JONES
GENERAL SERVICES DEPARTMENT

APPROVED FOR FORWARDING:

WILLIE A. HOPKINS, JR.
CITY MANAGER

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A TWELVE (12) MONTH AGREEMENT WITH RESTORATION DIVERSION SERVICES FOR THE LEASE OF CITY-OWNED PROPERTY LOCATED AT 206 NORTH LONG BEACH BOULEVARD

WHEREAS, the City of Compton owns certain real property located at 206 North Long Beach Boulevard, Compton, CA 90221; and

WHEREAS, pursuant to guidance of the City Council, in November 2012, the City Manager implemented a City-wide leasing policy [Standard Operating Manual, Policy 4.17(A)], which mandates that City-owned facilities and/or property shall not be leased without first obtaining proper authorization from the City Council (i.e. an adopted resolution) and execution of a written lease agreement; and

WHEREAS, the Policy specifies that lease rates shall be based on the square footage of the area(s) subject to the exclusive use/occupation of the Lessee and that the standard leasing rate for a City-owned facility shall be *at least* One Dollar ($1.00) *per square foot for indoor space and Fifty Cents ($0.50) per square foot for outdoor or vacant property*; and

WHEREAS, in addition to this required minimum base rental rate, the leasing policy addresses recovery of the costs incurred by the City for the provision of the following services: utilities (e.g. gas, electricity, water, trash, etc.), maintenance and repairs, custodial services and City security. However, the leasing policy does provide that a Tenant that will have exclusive use/occupation of the entire City facility and/or property *shall be solely responsible for all utilities, janitorial, security, and minor interior and exterior maintenance of the facility or property*; and

WHEREAS, on October 22, 2019, the City Council adopted Resolution No. 25,142, which authorized a 1-year lease agreement with Restoration Diversion Services to provide sole occupation of the City-owned building and pursuant to Council discretion and authority, the rental amount for the lease term was reduced to One Dollar ($1.00) per year; and

WHEREAS, the lease agreement with Restoration Diversion Services has expired, and they seek City Council approval to enter into a Twelve (12) month lease agreement (i.e. October 1, 2024, through September 30, 2025), for exclusive occupation of the City-owned building located at 206 North Long Beach Boulevard, Compton, California 90221 for the purpose of administrative office and support services for their organization; and

Exclusive Indoor Square Footage	805 square feet
Exclusive Outdoor Square Footage	4,195 square feet
Total Exclusive Square Footage	**5,000 square feet**

WHEREAS, the City Council has the discretion of authorizing a lease agreement with Restoration Diversion Services and choose among a number of options:

1. Authorize the City Manager to enter into a lease agreement with Restoration Diversion Services for a twelve (12) month term requested (or offer a lesser term) as follows:

   a. For the minimally recommended City policy rates (i.e. $1.00 per square foot for indoor space [i.e. 805 Sq. Ft.] and $0.50 per square foot for outdoor space [i.e. 5,000 Sq. Ft.]) of Two Thousand Nine Hundred Two Dollars and Fifty Cents ($2,902.50) per month.

   b. For some other monthly rental rate.
   _____ per month, or _____ per year.

2. Deny the request to enter into a lease agreement for this location by Sylvia Nunn Angels.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That the City Manager, upon the approval of the City Attorney, is authorized to enter into a twelve (12) month lease agreement, effective October 1, 2024, through September 30, 2025, with Restoration Diversion Services for the exclusive use of approximately 5,000 square feet of space within the City-owned building located at 206 North Long Beach Boulevard, Compton, California 90221 for purposes of administrative offices and support services.

Section 2. That Restoration Diversion Services shall be responsible for all utilities, janitorial, security, and minor and routine interior and exterior maintenance of the facility or property, and the rental rate for the twelve (12) month of the lease agreement shall be:

a. For the minimally recommended City policy rates (i.e. $1.00 per square foot for indoor space [i.e. 805 Sq. Ft.] and $0.50 per square foot for outdoor space [i.e. 5,000 Sq. Ft.]) of $2,902.50 per month for the total exclusive location.

   Total cost - **Two Thousand Nine Hundred Two Dollars and Fifty Cents ($2,902.50) per month**, or Thirty-Four Thousand Eight Hundred Thirty Dollars and Zero Cents ($34,830.00) annually**.**

b. For some other monthly rental rate.

   _____ per month, or _____ per year.

Section 3. That Account No. 1001-000-000-3420 has been established to receive all facility lease payments.

Section 4. That a certified copy of this Resolution shall be filed in the offices of the City Manager, City Clerk, City Controller, General Services, Community Improvement–Security Division, and the City Attorney.

Section 5. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2024.

_____
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF COMPTON)

I, Vernell McDaniel, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on the _____ day of _____, 2024.

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCIL MEMBERS-
NOES: COUNCIL MEMBERS-
ABSTAIN: COUNCIL MEMBERS-
ABSENT: COUNCIL MEMBERS-

_____
CITY CLERK OF THE CITY OF COMPTON

LEASE AGREEMENT BETWEEN
CITY OF COMPTON
AND
RESTORATION DIVERSION SERVICES

This **LEASE AGREEMENT** is entered into by and between the **CITY OF COMPTON,** a municipal corporation of the State of California (hereinafter referred to as **"OWNER")** and **RESTORATION DIVERSION SERVICES** (hereinafter referred to as **"LESSEE"**), collectively, the "Parties."

RECITALS:

WHEREAS, the City of Compton (**"Owner"**), has under its jurisdiction certain real property located at **206 North Long Beach Boulevard, Compton, California 90221**; and

WHEREAS, on **_____,** the City Council adopted **Resolution No. _____** which authorized the City Manager to enter into a lease agreement with the **Restoration Diversion Services** ("Lessee") for a period of twelve (12) months, commencing October 1, 2024, through September 30, 2025, and

NOW, THEREFORE, Owner and Lessee, for the consideration, terms and conditions herein described, mutually agree as follows:

WITNESSETH:

Section 1. Premises. The Owner, for and in consideration of the performance of the covenants and agreements hereinafter contained to be kept and performed by the Lessee and upon the following terms and conditions, hereby leases to the Lessee, and the Lessee hereby hires and takes of and from the Owner, those certain Premises situated in the City of Compton, County of Los Angeles, State of California, more particularly described as:

Compton Facility
206 North Long Beach Boulevard
Compton, California 90221

[The "Site"]

Lessee shall lease approximately 805 square feet of indoor office space and 4,195 of outdoor space at the location.

Total Exclusive Square Footage 5,000 square feet

[The "Premises"]

The Premises are leased in "AS IS" condition and Lessee acknowledges that it has inspected and accepts the Premises in their present condition as suitable for the purpose for which the Premises are leased. Taking of possession by Lessee shall be conclusive to establish that the Premises are in good and satisfactory condition when possession is taken. Owner makes no warranties or representation as to the suitability of the Premises for Lessee's intended use, including without limitation, as to zoning, visibility, traffic count or any other factors.

Section 2. **Term.** This Lease shall be for a term of twelve (12) months, commencing October 1, 2024, and shall terminate on September 30, 2025, unless extended or terminated as otherwise provided herein. This Lease shall supersede any previous Leases and/or agreements, written or oral.

Section 3. **Rent.** During the Lease term, the Lessee shall pay to Owner as rent for said Premises hereof the total sum of **Two Thousand Nine Hundred Two Dollars and Fifty Cents ($2,902.50) per month**, based on a rental rate of $1.00 per square foot for indoor space [i.e. 805 Sq. Ft.] and $0.50 per square foot for outdoor space [i.e. 4,195 Sq. Ft.] of exclusive use. Lease payments shall be due in advance on the first day of each and every month of the term hereof. Any lease payment not received by the Owner by the tenth (10th) day of the month will be deemed late, and a late fee (penalty) in the amount of **Five Percent (5%)** will be charged.

Payments shall be remitted to:

General Services Department
205 South Willowbrook Avenue
Compton, California 90220
Attn: Director
Payable to: City of Compton
[Please identify your Lease Site on the payment]

[Lease Site: 206 N. Long Beach Blvd.]

Section 4. **Use of Premises.** Lessee is entitled to use the Premises during normal building business days/hours (Mondays through Fridays, 7:00 a.m. to 6:00 p.m.), for the following purpose(s) only:

Administrative Offices and Support Services

Lessee shall not use the Premises for any other purposes without the prior written consent of the Owner. Lessee shall not use the Premises for residential purposes, for any commercial purposes not stated herein, or for any campaign activity as defined in California Government Code section 8314. Lessee shall not use the Premises for the storage of unusable equipment or property or for the

rental or storage of any type of equipment not integral to the purposes of the program.

Section 5. Delivery of Premises. If Owner, for any reason, cannot deliver the Premises described above to Lessee at the commencement of the term hereof, Owner shall not be deemed to be in default hereunder, nor shall Owner be liable to Lessee for any loss or damage resulting directly or indirectly arising out of or resulting from such failure and Lessee at Lessee's option, may declare this Agreement to be null and void.

Section 6. Utilities and Other Services. Unless otherwise agreed by Owner in writing, Lessee shall, at its sole cost and expense, make arrangements for and pay for all utilities used by Lessee at or upon the Premises, including but not limited to electric, gas, water, sewer, trash disposal and any other utility charges in connection with the Lessee's use of the leased Premises and security. Prior written approval shall be required for the installation of any utility and/or service that will involve physical alteration of the Premises. Lessee shall reimburse Owner for the cost of repairing any and all damages to the Premises caused directly or indirectly by Lessee's utility or service provider, or its equipment.

Owner shall in no way be liable or responsible for any loss, damage, or expense that Lessee may sustain or incur by reason of any change, failure, interference, disruption, or defect in the supply or character of the utilities and services supplied to Premises and/or Site unless directly caused by the active negligence or willful misconduct of the Owner.

Section 7. Assignment and Subletting. Lessee agrees not to sublet the whole or part of the Premises, assign the Lease, nor permit the use of the Premises by anyone other than the Lessee, its employees, business invitees, customers, and patrons without in each case first securing the written consent of the Owner. Any attempted assignment or subletting of this Lease without the written consent of the Owner constitutes fraud, and this Agreement shall be null and void.

Section 8. Alterations and Additions. Lessee shall not make any alterations or construct any additions or improvements in or on the Site and/or the Premises until the Owner has been provided with said plans and specifications for the project. Once the Owner has been provided with said plans and specifications, Owner shall have a fifteen (15) day minimum review period before granting Lessee approval or disapproval of the project in writing. Lessee shall, at the time of the request, specify if they desire to retain ownership and/or possession of the alteration, addition, or improvement subject to plan review by Owner at Lessee's expense.

Owner agrees that except for structural alterations, the Lessee may remove, during or at the expiration or other termination of the term of this Lease,

or of any extension or holdover period thereof, as the case may be, personal property placed or installed in or upon the Site and/or the Premises by the Lessee or under its authority. Any personal property, improvements or additions not removed by Lessee within thirty (30) days after the end of the term, or any extension or holdover period thereof, shall automatically become the property of Owner.

Lessee shall repair any damage to the Site and/or the Premises caused by Lessee's installation and/or removal of its personal property, alterations, improvements or additions.

Lessee shall, at its sole cost and expense, be allowed to place its typical signage on the Building on the Site upon the Owner's advance written approval.

Section 9. Repairs and Maintenance. Owner shall not be responsible to make any repairs or alterations to the Premises, and Lessee assumes any and all cost and liability for the repair and maintenance of the Premises leased herein, unless such repairs, alterations or maintenance are due to Owner's negligence or willful misconduct. Lessee agrees to repair any damage caused by Lessee, its employees, contractors, agents or invitees, negligently or otherwise, at its own expense, and maintain the Premises leased and to return said Premises to Owner in as good order, repair and condition as the same were in at the commencement of this Lease. Lessee must obtain prior written approval from the Owner prior to commencing any repairs to the leased Premises.

Lessee shall continue to maintain said Premises in good repair and tenable condition and in compliance with all health, safety and sanitation laws, ordinances and regulations of the State of California and local authorities throughout the term of the Lease.

Lessee agrees to keep Premises in good order and condition at their sole cost and expense. Lessee shall be responsible for the general maintenance and upkeep, custodial, janitorial, landscaping installation and maintenance, security, non-structural repair, and all other non-structural upkeep of the Premises that it occupies. All work done by Lessee on the Premises shall be done in a lawful manner and in conformity with all applicable laws, ordinances and regulations The Premises shall be kept free from any and all liens and charges on account of labor or materials used in contribution to any work thereon.

Unless otherwise required by law or expressly provided for within this Lease Agreement, Owner shall have no liability to Lessee for any condition on the Premises leased herein and Lessee agrees that it has inspected the same, knows the condition and takes this Lease with the Premises in its present condition. Lessee agrees to hold the Owner harmless from any and all liability arising out of or in connection with the use for the Premises leased here by the Lessee, its agents, employees business invitees, customers and patrons, except

to the extent any such liability is attributable to Owner's negligence or willful misconduct.

Section 10. Insurance. Lessee shall furnish certificates of insurance, along with endorsements, issued to Owner substantiating the fact that it has taken out the specified insurance for the term covered by this Lease, or any extension or holdover period thereof, with an insurance carrier acceptable to the Owner under forms satisfactory to the Owner. Each certificate shall bear an endorsement precluding cancellation or reduction in coverage of any policy covered by such certificate except upon at least thirty (30) days prior written notice to Owner. It is agreed that Owner shall not be liable for the payment of any premiums or assessments on the insurance required.

Lessee shall present evidence of required insurance and certificate of endorsement to Owner no later than the commencement date of this Lease and each and every lease year thereafter. The Lessee shall not occupy the Premises until the Owner has received and approved the required certification. ***Failure on the part of the Lessee to procure or maintain insurance shall constitute a material breach upon which the Owner may immediately terminate this Lease Agreement.***

All insurance required hereunder shall be primary with respect to any insurance maintained by the City and shall not call on the City's program for contributions. Program(s) of insurance shall include:

a. **General Liability.** Lessee shall provide and maintain at its own expense during the term of this Lease Agreement a policy of Commercial General Liability Insurance, inclusive of personal injury liability and broad form property damage coverage, in an amount not less than **One Million Dollars ($1,000,000)** per occurrence. The coverage shall be written on an occurrence basis. Claims made coverage is not acceptable.

b. **Workers' Compensation Insurance.** Lessee shall provide and maintain at its own expense during the term of this Agreement a program of Workers' Compensation Insurance and Employer's Liability Insurance in an amount and form to meet all applicable requirements of the State Labor Code and which specifically covers all persons providing services by or on behalf of the Lessee and all risks to such persons under the Agreement.

c. **Fire and Casualty Insurance.** Lessee shall maintain fire insurance on such party's own equipment and property or to adequately self-insure the same. Lessee shall provide, or cause to be provided, and maintained at its sole cost property insurance in the amount of the value of the improvements on the Premises on a replacement cost basis. The property insurance shall insure against the perils of fire (with extended coverage), theft, vandalism, malicious mischief, collapse, flood, earthquake, windstorm and physical loss or damage.

Owner will not keep improvements which are constructed or installed and owned by Lessee under the provisions of this Lease insured against fire or casualty, and Lessee will make no claim of any nature against Owner by reason of any damage to the business or property of Lessee in the event of damage or destruction by fire or other cause, arising other than from or out of negligence or willful misconduct of agents or employees of the Owner in the course of their employment.

d. **Insurance Endorsements.** The liability insurance policy(ies) shall be endorsed with the following language:

(1) The City of Compton and its respective elected and appointed officers, officials, employees, agents and volunteers are to be named and covered as "additional insureds" with respect to liability arising out of the activities of the Lessee.

(2) The insurer waives all rights of subrogation against the City.

(3) Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City.

(4) Identify the leased Premises covered by the policy(ies) and the identity of the insured(s).

e. **Contractor's Insurance Requirements.** Lessee shall require that any contractors and subcontractors used to perform improvements/repairs to the building structure and Premises as provided in Sections 8 and 9 of this Lease Agreement to provide and maintain during the entire period of performing improvements/repairs the following programs of insurance:

(1) A policy of Commercial General Liability Insurance, inclusive of personal injury liability and broad form property damage coverage, in an amount not less than **One Million Dollars ($1,000,000.00)** per occurrence and **Two Million Dollars ($2,000,000.00)** general aggregate. The coverage shall be written on an occurrence basis. Claims made coverage is not acceptable.

(2) A program of Workers' Compensation Insurance and Employer's Liability Insurance in an amount and form to meet all applicable requirements of the State Labor Code and which specifically covers all persons providing services by or on behalf of the contractor and all risks to such persons.

(3) A program of Automobile Liability Insurance with a limit of liability of not less than One Million Dollars ($1,000,000.00) for each accident. Such insurance shall include coverage for all "owned", "hired" and "non-owned" vehicles, or coverage for "any auto".

(4) The Contractor(s) liability insurance policy(ies) shall be endorsed with the following language: The City and its respective elected and appointed officers, officials, employees, agents and volunteers are to be named and covered as "additional insureds" with respect to liability arising out of the activities of the contractor.

Insurance coverage specified herein constitutes the minimum requirements and said requirements shall in no way lessen or limit the liability of the Lessee and/or its contractors and subcontractors under the terms of the Lease Agreement. Lessee shall procure and maintain, at its own costs and expense, any additional kinds and amounts of insurance that, in its own judgment, may be necessary relating to Lessee's use of the Premises and improvement/repairs made to the Premises.

Section 11. Losses. Owner shall not be responsible for losses or damage to personal property, equipment or materials of Lessee. Owner will not keep improvements which are constructed or installed and owned by Lessee under the provisions of this Lease insured against fire or casualty, and Lessee will make no claim of any nature against Owner by reason of any damage to the business or property of Lessee in the event of damage or destruction by fire or other cause, arising other than from or out of the gross negligence or willful misconduct of agents or employees of the Owner in the course of their employment.

Section 12. Damage or Destruction.

a. Termination of Lease. If the entire Premises or any material portion thereof are damaged or destroyed by earthquake or other violent action of the elements, or by fire or other casualty such that it is difficult or impossible for Lessee to continue operating its business thereon, then either Owner or Lessee may cancel this Lease as of the date of damage or destruction by delivering written notice to the other within thirty (30) days following the damage or destruction. If the Lease is cancelled, Lessee shall surrender the Premises and shall not be obligated for any further rental payment and Owner shall refund any unearned rent paid in advance by Lessee, calculated at a daily rate based on the regular monthly rental.

Repair of Premises. In the event of any lesser damage by casualty (other than that caused by or do the actions/inactions of the Lessee), Owner shall, at Owner's cost and expense, promptly repair the same to the extent Owner's insurance proceeds are made available to Owner therefor and provided that (a) such repairs, in Owner's reasonable good faith opinion, can be commenced within thirty (30) days of the event which necessitated the repair and restoration, unless it is not reasonably possible to commence repair and restoration within thirty (30) days from the date of such damage or destruction (without payment of overtime or other premiums) and (b) the cost of such repairs, in Owner's reasonable good faith opinion, will not exceed 50% of the then replacement cost

of the Site. If Owner is not required to repair such damage or destruction, then Owner shall, within 30 days from the date of such damage or destruction, either (i) notify Lessee in writing of Owner's election to repair such damage or destruction, in which event Owner shall promptly repair the same, or (ii) notify Lessee in writing of Owner's election to immediately terminate this Lease, in which event this Lease is terminated effective as of the date of such damage or destruction. Lessee may terminate this Lease effective as of the date of any such damage or destruction if Lessee reasonably determines in its good faith opinion that such damage or destruction substantially impairs the satisfactory operation of the Lessee's operations by notifying Owner in writing of Lessee's election to terminate not later than 30 days after the date of such damage or destruction.

Loss Caused by Lessee. If the Premises are wholly or partially damaged or destroyed as a result of the gross negligence or willful misconduct or omission of Lessee, Lessee shall forthwith diligently undertake to repair or restore all such damage destruction at Lessee's sole cost and expense. This Lease shall continue in full force and effect without any abatement or reduction in rent or other payments owed by Lessee, and this obligation of Lessee to repair or restore the Premises shall survive the cancellation of this Lease.

Exclusive Remedy. This Section 12 shall be Lessee's sole and exclusive remedy in the event of damage or destruction of the Premises, and Lessee waives and releases Lessee's rights under California Civil Code Section 1932 and 1933(4).

No damages, compensation or claim shall be payable by Owner for any inconvenience, any interruption or cessation of Lessee's business, or any annoyance, arising from any damage or destruction of all or any portion of the Premises.

Section 13. Hazard Materials. Lessee shall not use any Hazardous Materials in/or on Site or the Premises, except as necessary in the ordinary course of business and in full compliance with all Environmental Laws. Lessee will promptly notify Owner of any release or presence of any Hazardous Material in/on the Premises of which Lessee becomes aware.

a. Remediation. If Hazardous Materials are released at the Site and/or Premises by Lessee, its agents, employees, or contractors, then Lessee is solely responsible for the removal and/or remediation of any Hazardous Materials to the extent required by governmental authorities in compliance with applicable Environmental Laws.

b. Indemnification. Lessee shall indemnify and hold Owner harmless from and against any and all claims, actions, suits, proceedings, loss, liabilities, damages, fines, costs, or expense (including reasonable attorneys' fees, consultants' fees, investigation and laboratory fees, court costs, and litigation expenses), which arise from the presence of Hazardous

Materials at the Site and/or Premises released by Lessee or its agents, employees, or contractors.

Section 14. Default. Lessee shall pay said rent to the Owner without deduction, default or delay. In the event of the failure of Lessee to do so, or in the event of a breach of any other terms, covenants or conditions herein contained on the part of Lessee to be kept and performed and if such default continues for a period of thirty (30) days after receipt of written notice from Owner to Lessee of such default, this Lease may be terminated. Owner may not terminate the Lease if (a) Lessee cures the default within the thirty (30) day period after notice of default is given, or (b) the default cannot reasonably be cured within thirty (30) days after notice of default is given, but Lessee reasonably commences to cure the default within the thirty (30) day period and diligently and in good faith continues to cure the default. In the event of termination of this Lease, it shall be lawful for Owner to reenter into and upon the Premises and every part thereof and to remove and store at Lessee's expense all property therefrom and to repossess and occupy the Premises. In addition thereto, Owner shall have such other rights or remedies as may be provided for by law.

Section 15. Holding Over. In case Lessee holds over beyond the term herein provided with the consent, express or implied, of the Owner, such tenancy shall be from month-to-month only, subject to the same terms and conditions of this Lease, but shall not be a renewal hereof. Such month-to-month tenancy shall be terminable on thirty (30) days written notice by either party to the other party.

Section 16. Cancellation Provision. Notwithstanding any other provisions contained herein, either party shall have the right to cancel this Lease, without cause, at anytime, upon thirty (30) days prior written notice to the other party.

Section 17. Owner's Access. Lessee agrees to permit the Owner or Owner's authorized agents, upon reasonable advance notice, free access to the Premises at all reasonable times for the purpose of inspection of the Premises or for making necessary alterations, improvements or major repairs.

Section 18. Discrimination. The Lessee herein covenants by and for itself, its heirs, executors, administrator, and assigns, and all persons claiming under or through it that this Lease is made, accepted and subject to the following conditions:

That there shall be no discrimination against or segregation of any person or group of persons, on account of race, color, creed, religion, sex, marital status, national origin, or ancestry, the leasing, subleasing, transferring, use, occupancy, tenure, enjoyment of the Premises herein leased nor shall the Lessee itself, or any person claiming under or through it, establish or permit any such practice or practices of discrimination or segregation with referenced to the selection,

location, number, use of occupancy, of Lessees or vendees in the Premises herein leased.

Section 19. Indemnification. Lessee shall indemnify and save harmless the Owner, its officials, officers, employees, agents and volunteers (collectively hereafter the "Owner"), against any and all damages to property or injuries to or death of any person or persons, and shall defend, indemnify and save the Owner from any and all liability and expense, including reasonable defense costs and legal fees, and claims, demands, suits, actions or proceedings of any kind or nature, including Workers' Compensation claims, of or by anyone whomsoever in any way resulting from or arising out of Lessee's, its employees, contractors, agents or invitees negligent or intentional acts in or on the Premises, or from conduct of Lessee, its employees, contractors, agents or invitees practice or business from any activity, work or things done.

This indemnification and hold harmless obligation does not extend to claims arising out of the sole negligence or willful misconduct of the Owner.

Section 20. Partnership Disclaimer. Lessee and any and all agents of Lessee shall act in an independent capacity and not as officers or employees of the Owner. Nothing herein contained shall be construed as constituting the parties herein as partners.

Section 21. Vacating Premises. Lessee shall, on the last day of said term or sooner termination of this Lease, peaceably and quietly leave, surrender and yield up to the Owner, the Premises in good order, condition and repair, reasonable use and wear thereof and damage by acts of nature, excepted.

Section 22. Compliance with Laws. Lessee shall at its sole cost and expense, comply with all the laws and requirements of all municipal, county, state and federal authorities now in force, or which may hereafter be in force pertaining to the Premises and use of the Premises as provided by this Lease.

Section 23. Easements and Right of Way. This Lease is subject to all existing easements and right of way. Owner further reserves the right to grant additional public utility easements as may be necessary and Lessee hereby consents to the granting of any such easements. The public utility will be required to reimburse Lessee for any damages suffered by Lessee caused by the construction work on the easement area.

Section 24. Parking Access. Unless specifically provided herein, if off-street parking is provided at the Site of the Premises, Lessee, its employees and invitees may have equal access to non-restricted/non-reserved parking spaces provided to all Lessees on a first-come, first-served basis.

Section 25. Relocation. Lessee acknowledges that Lessee, its employees, contractors, subordinates and assigns are not entitled to any Relocation Payment or Relocation Advisory Assistance due to their occupancy of the Premises.

Section 26. Failure to Perform. In the event of the failure, neglect or refusal of Lessee to do, or perform work, or any part thereof, of any act or thing in this Lease provided to be done and performed by Lessee, Owner shall, at its option, have the right to do and perform the same, and Lessee hereby covenants and agrees to pay Owner the costs thereof on demand.

Section 27. Binding on Successors. Each and all of the terms and agreements herein contained shall be binding upon and shall inure to the benefit of the successors in interest of the Owner, and wherever the context permits or requires the successors in interest to the Lessee.

Section 28. Amendments. This Lease Agreement may be modified or amended only be written document executed by both Lessee and Owner's City Manager and approved as to form by the City Attorney. Such document shall expressly state that it is intended by the parties to amend the terms and conditions of this Lease Agreement.

Section 29. Waivers. A waiver by either party to this Agreement of any breach of any terms, covenants or condition contained herein shall not be deemed to be a waiver of any subsequent breach of the same or any other term, covenant or condition contained herein, whether of the same or a different character.

Section 30. Governing Law and Severability. This Agreement shall be governed by and construed under the laws of the State of California. In the event of litigation between the parties, venue in state trial courts shall lie exclusively in the County of Los Angeles.

Should any part of this Agreement be declared by a final decision by a court or tribunal of competent jurisdiction to be unconstitutional, invalid, or beyond the authority of either party to enter into or carry out, such decision shall not affect the validity of the remainder of this Agreement, which shall continue in full force and effect, provided that the remainder of this Agreement, absent the unexcised portion, can be reasonably interpreted to give effect to the intentions of the parties.

Section 31. Notices. All notices, demands, or requests to be given under this Lease Agreement shall be given in writing and conclusively shall be deemed received when: (a) delivered personally or (b) on the fifth (5th) business day after the deposit thereof in the United States mail, postage prepaid, and addressed as hereinafter provided, or (c) one business day after send by facsimile transmission.

To OWNER: **City of Compton**
205 South Willowbrook Avenue
Compton, California 90220
Attn: Director, General Services Department
(310) 605-5519

With copy to: **City of Compton**
205 South Willowbrook Avenue
Compton, California 90220
Attn: City Manager

To LESSEE: **Restoration Diversion Services**

Attn: Pamela Bryant, President
(310) 906-9154

Section 32. Entire Agreement. This Lease and any exhibits or attachments hereto and incorporated herein constitute the entire agreement of Owner and Lessee. There are no agreements, terms, conditions or obligations other than those set forth herein.

This Lease shall supersede all previous communications, representations or agreements, either verbal or written between Owner and Lessee. This agreement may be modified only by written agreement signed by both Owner and Lessee.

IN WITNESS WHEREOF, Lessee has executed this Lease and the Owner, by its City Manager, who is authorized to do so, has executed this Lease.

RESTORATION DIVERSION SERVICES
LESSEE

By _____ Dated: _____
Pamela Bryant, President

CITY OF COMPTON/OWNER
Recommended for Approval:

By _____ Dated: _____
Nebraska Jones, Director
General Services Department

Approved by:

By _____ Dated: _____
Willie A. Hopkins, Jr., City Manager

Approved as to form:

By _____ Dated: _____
Eric J. Perrodin, City Attorney

ATTEST:

Dated: _____ By _____
Vernell McDaniel, City Clerk

Restoration Diversion Services
206 N. Long Beach Blvd.

CALCULATIONS		
OPTION "A"		
AREA 1	1695	SQ FT
AREA 2	2500	SQ FT
AREA 3	3018	SQ FT
TOTAL	7213	SQ FT
7213 / 2= (EACH)	**3606.5**	**SQ FT**
CALCULATIONS		
OPTION "B"		
AREA 1	1695	SQ FT
AREA 2 (ONE HALF)	1250	SQ FT
TOTAL	**2945**	**SQ FT**
AREA 3	3018	SQ FT
AREA 2 (ONE HALF)	1250	SQ FT
TOTAL	**4268**	**SQ FT**

SHEET NUMBER 1 REVISION #:

FLOOR PLAN

DATE:

DRAWN BY:

Indoor Cost: $805.00
Outdoor Cost: $2,097.50
Monthly Lease Payment: $2,902.50

Restoration Diversion Services, Inc.
208 N. Long Beach Blvd., Compton, CA 90221
restorationdiversion@yahoo.com
Office: (310) 639-1695
Cell: (310) 722-5604

City of Compton
Emma Sharif

Dear Mayor Sharif and Compton City Council,

Restoration Diversion Services, Inc. (RDS) is requesting that the Compton City Council continues to support the organization by allowing RDS to occupy the building at 208 North Long Beach Blvd. and pay $1.00 per year rental.

RDS is committed to continuing its work to support, assist and divert girls, women and men who are victims of sex trafficking. RDS has served the Compton community in this location since 2014 and has had a positive and consistent impact.

Your consideration to continue this mutually beneficial relationship is greatly appreciated.

Sincerely,

Pamela A Bryant

Pamela A Bryant, Executive Director
Restoration Diversion Services, Inc.

September 24, 2024

TO: **MAYOR AND COUNCIL MEMBERS**

FROM: **CITY MANAGER**

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH AND ESTABLISH A PURCHASE ORDER FOR THE COUNTY OF LOS ANGELES DEPARTMENT OF ANIMAL CARE AND CONTROL FOR ANIMAL CARE AND CONTROL SERVICES TO THE CITY OF COMPTON FOR FISCAL YEARS 2024-2025 THROUGH 2028-2029 ($1,253,279.00)**

SUMMARY

Adoption of this resolution will authorize the City Manager to enter into a five (5) year (i.e. July 1, 2024 through June 30, 2029) contract with the County of Los Angeles Department of Animal Care and Control for provision of Animal Care and Control Services to the City and establish a purchase order in the amount of One Million Two Hundred Fifty-Three Thousand Two Hundred Seventy-Nine Dollars ($1,253,279.00) for services rendered during Fiscal Year 2024-2025.

BACKGROUND

The City does not have adequate facilities, equipment, shelters, trained caretakers, veterinary personnel, etc. to handle animal care and control services; thus, for a number of years the City has contracted with the County of Los Angeles, Department of Animal Care and Control in order to provide these services.

Typical services provided by the County include, but are not limited to, dead animal pick-up, capture, impoundment, care of stray animals, licensing and medical services. The County bills the City on a monthly basis for housing services according to costs that the County incurs, with the City receiving offsetting credits for licensing and impounding.

On June 25, 2019, the City Council adopted Resolution No. 25,064, which authorized a five (5) year renewal of the services agreement with the County of Los Angeles Department of Animal Care and Control to provide animal control services for the City for the period of July 1, 2019 to June 30, 2024 (“Agreement”). This agreement expired on June 30, 2024.

STATEMENT OF ISSUE

During Fiscal Year 2023-2024, the Los Angeles County Animal Care and Control division provided kennel services for approximately thirteen thousand (13,000) dogs, cats and other animals, and disposed of seven hundred (700) animals. The Animal Care and Control Department also collected license fees and penalties for more than two thousand (2,000) pets within the City of Compton. Because the City is not equipped nor has the personnel or facilities to provide these needed services to protect the health and welfare of the City and its citizens, staff finds that the renewal of the Agreement is necessary, beneficial and advantageous to the City.

Effective July 1, 2021 The County of Los Angeles revised the recommended billing rates using an equitable methodology that includes recovery of medical costs based on the average length of stay for animals and provided for recovery of costs for public services offered to residents at County animal care centers.

To lessen the financial impact of the new billing methodology on the contract cities, the Department offered a six-year step-up plan to gradually bring the cities services into full cost recovery. The chart below details the six-year step-up plan (Enclosure 1).

SIX-YEAR STEP-UP PLAN			
	FISCAL YEAR	**CITY COST**	**DACC SUBSIDY**
YEAR 1	FY 2021-22	50%	50%
YEAR 2	FY 2022-23	60%	40%
YEAR 3	FY 2023-24	70%	30%
YEAR 4	FY 2024-25	80%	20%
YEAR 5	FY 2025-26	90%	10%
YEAR 6	FY 2026-27	100%	0%

The term of the Agreement with the County of Los Angeles for Animal Services shall be for five (5) years commencing on July 1, 2024 through June 30, 2029. The annual payments projected for services rendered are $1,253,279.00 (One Million Two Hundred Fifty-Three Thousand Two Hundred Seventy-Nine Dollars).

FISCAL IMPACT

Funds in the amount of $1,253,279.00 (One Million Two Hundred Fifty-Three Thousand Two Hundred Seventy-Nine Dollars) have been allocated in the Fiscal Year 2024-2025 Budget in Account No. 1001-670-000-4266 and will be appropriated to the subsequent Fiscal Years 2025-2026, 2026-2027, 2027-2028, and 2028-2029 budget adoptions.

Funding for Fiscal Years 2025-2026 and 2026-2027, will be increased by ten percent (10%) as part of the County's six-year step down plan. Funding for Fiscal Years 2027-2028 and 2028-2029 will be determined based upon services rendered.

ALTERNATIVE

No alternatives offered at this time. By State statute each City must have some type of animal care and control services to protect the health and well-being of the City and its citizens.

RECOMMENDATION

Staff recommends that the attached Resolution to renew the Animal Control Services Agreement between the City of Compton and the County of Los Angeles for Fiscal Years 2024-2029 be adopted by the City Council.

ANTHONY WARD
COMMUNITY IMPROVEMENT SERVICES

APPROVED FOR FORWARDING:

WILLIE A. HOPKINS
CITY MANAGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH AND ESTABLISH A PURCHASE ORDER FOR THE COUNTY OF LOS ANGELES DEPARTMENT OF ANIMAL CARE AND CONTROL FOR ANIMAL CONTROL SERVICES TO THE CITY OF COMPTON FOR FISCAL YEARS 2024-2025 THROUGH 2028-2029 ($1,253,279.00)

WHEREAS, the City has historically contracted with the County of Los Angeles County for provision of animal control services to the City through the County's Department of Animal Care and Control Division. These services are a continuous necessity to protect the health and welfare of the City and its citizens; and

WHEREAS, the City does not have adequate facilities, equipment, shelters, trained caretakers, veterinary personnel, etc. to handle animal care and control services; thus, for a number of years the City has contracted with the County of Los Angeles, Department of Animal Care and Control in order to provide these services; and

WHEREAS, typical services provided by the County include, but are not limited to, dead animal pick-up, capture, impoundment, care of stray animals, licensing and medical services. The County bills the City on a monthly basis for housing services according to costs that the County incurs, with the City receiving offsetting credits for licensing and impounding; and

WHEREAS, on June 25, 2019, the City Council adopted Resolution No. 25,064, which authorized a five (5) year renewal of the services agreement with the County of Los Angeles Department of Animal Care and Control to provide animal control services for the City for the period of July 1, 2019 to June 30, 2024 ("Agreement"). This agreement expired on June 30, 2024; and

WHEREAS, the City is not equipped nor has the personnel or facilities to provide these much-needed services to protect the health and welfare of the City and its citizens, staff finds that the renewal of the Agreement is necessary, beneficial and advantageous to the City; and

WHEREAS, effective July 1, 2021 The County of Los Angeles revised the recommended billing rates using an equitable methodology that includes recovery of medical costs based on the average length of stay for animals and provided for recovery of costs for public services offered to residents at County animal care centers; and

WHEREAS, to lessen the financial impact of the new billing methodology on the contract cities, the Department offered a six-year step-up plan to gradually bring the cities services into full cost recovery. The chart below details the six-year step-up plan; and

SIX-YEAR STEP-UP PLAN			
	FISCAL YEAR	**CITY COST**	**DACC SUBSIDY**
YEAR 1	FY 2021-22	50%	50%
YEAR 2	FY 2022-23	60%	40%
YEAR 3	FY 2023-24	70%	30%
YEAR 4	FY 2024-25	80%	20%
YEAR 5	FY 2025-26	90%	10%
YEAR 6	FY 2026-27	100%	0%

WHEREAS, the term of the Animal Control Services Agreement with the County of Los Angeles shall be for five (5) years commencing on July 1, 2024 through June 30, 2029; and

WHEREAS, funds for this expenditure have been allocated in the Fiscal Year 2019-2020 Budget in Account No. 1001-670-000-4266 and will be appropriated into each of the subsequent Fiscal Years 2025-2026, 2026-2027, 2027-2028, and 2028-2029 budget adoptions and funding for Fiscal Years 2025-2026 and 2026-2027 will be increased by ten percent (10%) as part of the County's six-year step up plan.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the City Manager is hereby authorized enter into a five (5) year (i.e. July 1, 2024 through June 30, 2029) contract with the County of Los Angeles Department of Animal Care and Control for provision of animal care and control services to the City.

SECTION 2. That funds in the amount of $1,253,279.00 (One Million Two Hundred Fifty-Three Thousand Two Hundred Seventy-Nine Dollars) have been allocated in the Fiscal Year 2024-2025 Budget in Account No. 1001-670-000-4266 and will be appropriated into each of the subsequent Fiscal Years 2025-2026, 2026-2027, 2027-2028, and 2028-2029 budget adoptions.

SECTION 3. That a purchase order is authorized to Los Angeles County Department of Animal Care and Control in the amount not-to-exceed of $1,253,279.00 for services rendered during Fiscal Year 2024-2025 (i.e. July 1, 2024 through June 30, 2025) and funding for Fiscal Years 2025-2026 and 2026-2027 will be increased by ten percent (10%) as part of the County's six-year step up plan. Funding for Fiscal Years 2027-2028 and 2028-2029 will be determined based upon services rendered.

SECTION 4. That the certificated copy of this Resolution shall be filed in the Offices of the City Clerk, City Manager, City Controller, City Attorney and Community Improvement Services Department.

SECTION 5. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2024.

_____
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF COMPTON:)

I, Vernell McDaniel, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council, signed by the Mayor and attested to by the City Clerk at a regular meeting thereof held on the _____ day of _____, 2024.

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCIL MEMBERS-
NOES: COUNCIL MEMBERS-
ABSENT: COUNCIL MEMBERS-
ABSTAIN: COUNCIL MEMBERS-

_____
CITY CLERK OF THE CITY OF COMPTON

ATTACHMENT B

CITY-COUNTY MUNICIPAL SERVICES AGREEMENT

COUNTY OF LOS ANGELES
DEPARTMENT OF ANIMAL CARE AND CONTROL

AND

THE CITY OF

FISCAL YEAR 2024-25 SERVICE LEVEL REQUEST

I. Animal Care Center Services

The level of animal care center service that the City requests and the County agrees to, is (select one of the three options below):

☐ Full Service

Primary animal care center: N/A

☐ Animal Care Center Services for Transfer

City's Animal Care Facility contact information:

Agency Name: _____

Telephone: _____

Address: _____

_____

☐ No Animal Care Center Services

II. Field Services

The level of field service that the City requests and the County agrees to, is (select one of the three options below):

☐ Standard Service Plan

☐ Limited Service Plan (check all applicable boxes below)

	Full County Field Services	
	County provides service on following days/times (please identify):	
	Weekend days and holidays (please identify days and hours):	
	Priority County Field Services - Priority 1 Calls Only (As Determined by Department Policy)	
	County provides service on following days/times (please identify):	
	Weekend days and holidays (please identify days and hours):	
	Standby County Field Services (Service Requests only from City Personnel; the City will screen calls from the public)	
	County provides service on following days/times (please identify):	
	Weekend days and holidays (please identify days and hours):	
	Humane Investigations – as needed	☐ **Yes** ☐ **No**
	Administrative Investigations – as needed (LACC Title 10, Chapter 37, Potentially Dangerous/Vicious Dogs)	☐ **Yes** ☐ **No**
	Administrative Compliance **(Post hearing compliance checks will be handled by DACC on City's behalf)**	☐ **Yes** ☐ **No**

City's Animal Control (Field Services) contact information:

Department Name: _____

Telephone: _____

Address: _____

_____

☐ No Field Services

III. Individual Animal Licensing

☐ The City agrees to have the County provide individual animal licensing and has adopted the license fees outlined in Los Angeles County Code.

☐ The City agrees to have the County provide individual animal licensing and has adopted the following license fees (please provide a copy of the applicable ordinance or resolution):

Altered Dog	$	Altered Cat	$
Unaltered Dog	$	Unaltered Cat	$
Senior-owned Altered Dog	$	Senior age is defined as age	
Military Veteran w/ Disability Altered Dog	$		
Delinquency Charge	$ Equal to amount of license	Delinquency charge applies after:	days
Other Special License Fee	$	Description/criteria:	
Field Enforcement Fee* (select one)	◯ $40.00 ◯ $0.00		

*Only applicable when licensing is initiated in the field by Department employees.

Current license fees adopted by the City on _____, 20_____.

☐ No Animal Licensing Services

IV. Outreach and Enforcement Services

Please make a selection for each of the options below. For more information, you can view Attachment A, Description of Services, of your municipal services agreement or reach out to one of the contacts listed on Page 7 of this Service Level Request.

A. Animal Facility Inspection and Licensing (Costs included in overhead—not billed)

☐ The City requests the County to license animal-related facilities (including inspection and grading services) in the City.

☐ No animal facility licensing services--the City will conduct its own program. (Please provide contact information below.)

The City's animal facility program contact information:

Department Name: _____

Telephone: _____

Address: _____

_____

B. Vaccination and Microchip Clinic(s)

☐ The City requests the County to provide or assist in arranging for vaccination clinic(s) in the City, utilizing Department personnel to also license animals during the vaccination clinic(s), at the applicable rate for staff time.

☐ No vaccination or licensing clinic services.

C. Spay/Neuter Trust Fund

☐ Participate in the Spay/Neuter Trust Fund to allow residents access to low-cost spay/neuter services.

☐ No participation in the Spay/Neuter Trust Fund.

V. Enforcement of County Code

☐ The City agrees to the enforcement of Title 10 with no exceptions.

☐ The City agrees to the enforcement of Title 10 with the following pre-approved exception(s): (please mark all that apply)

☐ 10.20.350: Mandatory Spay and Neuter. The City does not require the spay/neuter of:
- ☐ Dogs
- ☐ Cats

☐ 10.20.185: Mandatory Microchipping. The City does not require the microchipping of:
- ☐ Dogs
- ☐ Cats

☐ 10.20.038: Number of dogs and cats. In the City the following number of animals are allowed per household:

Dogs _____ Cats _____ Total of _____ dogs/cats

☐ 10.20.030: Mandatory Cat Licensing. Domestic cats are subject to:
- ☐ Voluntary Cat Licensing
- ☐ No Cat Licensing

☐ 10.28.020: Animal Facility Licensing. The County will not license/inspect animal facilities.

☐ 10.40.060: Excessive Animal Noise Complaints. The City will conduct its own noise enforcement.

City's Animal Noise Complaint contact information:

Department Name: _____

Telephone: _____

Address: _____

_____

E-mail: _____

VI. Requested Additions to Title 10 Enforcement

Please list individual municipal code sections requested to be enforced by the Department. (Please ensure your municipal code contains adequate enforcement authority.)

COUNTY

City Code Section No.	City Code Section Title	Approved	Not Approved

VII. Contact Information

County Primary Contact

Name: Bradley Kim

Title: Contracts and Grants Division Liaison

Address: 5898 Cherry Avenue

Long Beach, CA 90805

Telephone: (562) 379-9722

E-mail: Bkim@animalcare.lacounty.gov

County Alternate Contact

Name: Jeffrey Martinez Flores

Title: Management Analyst

Address: 5898 Cherry Avenue

Long Beach, CA 90805

Telephone: (562) 256-1363

E-mail: Jmartinez-flores@animalcare.lacounty.gov

City Primary Contact

Name: _____

Title: _____

Address: _____

_____

Telephone: (____) _____

E-mail: _____

City Alternate Contact

Name: _____

Title: _____

Address: _____

_____

Telephone: (____) _____

E-mail: _____

Note: A new Service Level Request submission is not needed if a city wishes only to update its contacts. For contact updates, an email notice will suffice.

VIII. Annual/Amended Service Request Approval

For the City:

_____	_____	_____
Authorized City Representative (Printed Name)	Authorized Signature (Signature)	Date
_____	_____	
Title	Telephone Number	

For the County:

Marcia Mayeda _____	_____	_____
Director Dept. of Animal Care and Control	Authorized Signature (Signature)	Date

ATTACHMENT B

CITY-COUNTY MUNICIPAL SERVICES AGREEMENT

COUNTY OF LOS ANGELES
DEPARTMENT OF ANIMAL CARE AND CONTROL

AND

THE CITY OF

Compton

FISCAL YEAR 2023-24 SERVICE LEVEL REQUEST

I. Animal Care Center Services

The level of animal care center service that the City requests and the County agrees to, is (select one of the three options below):

☒ Full Service

Primary animal care center: Downey Animal Care Center

☐ Animal Care Center Services for Transfer

City's Animal Care Facility contact information:

Agency Name: _____

Telephone: _____

Address: _____

_____

☐ No Animal Care Center Services

II. Field Services

The level of field service that the City requests and the County agrees to, is (select one of the three options below):

- ☒ Standard Service Plan
- ☐ Limited Service Plan (check all applicable boxes below)

	Full County Field Services	
	County provides service on following days/times (please identify):	
	Weekend days and holidays (please identify days and hours):	
	Priority County Field Services - Priority 1 Calls Only (As Determined by Department Policy)	
	County provides service on following days/times (please identify):	
	Weekend days and holidays (please identify days and hours):	
	Standby County Field Services (Service Requests only from City Personnel; the City will screen calls from the public)	
	County provides service on following days/times (please identify):	
	Weekend days and holidays (please identify days and hours):	
	Humane Investigations – as needed	☐ **Yes** ☐ **No**
	Administrative Investigations – as needed (LACC Title 10, Chapter 37, Potentially Dangerous/Vicious Dogs)	☐ **Yes** ☐ **No**
	Administrative Compliance (Post hearing compliance checks will be handled by DACC on City's behalf)	☐ **Yes** ☐ **No**

City's Animal Control (Field Services) contact information:

Department Name: _____

Telephone: _____

Address: _____

_____

☐ No Field Services

III. Individual Animal Licensing

- ☒ The City agrees to have the County provide individual animal licensing and has adopted the license fees outlined in Los Angeles County Code.

- ☐ The City agrees to have the County provide individual animal licensing and has adopted the following license fees (please provide a copy of the applicable ordinance or resolution):

Altered Dog	$	Altered Cat	$
Unaltered Dog	$	Unaltered Cat	$
Senior-owned Altered Dog	$	Senior age is defined as age	
Military Veteran w/ Disability Altered Dog	$		
Delinquency Charge	$ Equal to amount of license	Delinquency charge applies after:	days
Other Special License Fee	$	Description/criteria:	
Field Enforcement Fee* (select one)	◯ $40.00 ◯ $0.00		

*Only applicable when licensing is initiated in the field by Department employees.

Current license fees adopted by the City on _____, 20_____.

- ☐ No Animal Licensing Services

IV. Outreach and Enforcement Services

A. Animal Facility Inspection and Licensing (Costs included in overhead—not billed)

☒ The City requests the County to license animal-related facilities (including inspection and grading services) in the City.

☐ No animal facility licensing services--the City will conduct its own program. (Please provide contact information below.)

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- ☐ Cats

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- ☐ No Cat Licensing

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☐ 10.40.060: Excessive Animal Noise Complaints. The City will conduct its own noise enforcement.

City's Animal Noise Complaint contact information:

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Telephone: _____

Address: _____

_____

E-mail: _____

VI. Requested Additions to Title 10 Enforcement

Please list individual municipal code sections requested to be enforced by the Department. (Please ensure your municipal code contains adequate enforcement authority.)

COUNTY

City Code Section No.	City Code Section Title	Approved	Not Approved

VII. Contact Information

County Primary Contact

Name: Bradley Kim

Title: Contracts and Grants Division Liaison

Address: 5898 Cherry Avenue

Long Beach, CA 90805

Telephone: (562) 379-9722

E-mail: Bkim@animalcare.lacounty.gov

County Alternate Contact

Name: Alyssa Perez

Title: Management Analyst

Address: 5898 Cherry Avenue

Long Beach, CA 90805

Telephone: (562) 379-9728

E-mail: aperez2@animalcare.lacounty.gov

City Primary Contact

Name: Anthony Ward

Title: Director

Address: 205 S Willowbrook Ave

Compton, CA 90220

Telephone: (310) 605-6317

E-mail: award@comptoncity.org

City Alternate Contact

Name: Triphenia Simmons

Title: Assistant City Manager

Address: 205 S Willowbrook Ave

Compton, CA 90220

Telephone: (310) -605-6260

E-mail: tsimmons@comptoncity.org

VIII. Annual/Amended Service Request Approval

For the City:

Jerry Groomes		7/27/23
Authorized City Representative (Printed Name)	Authorized Signature (Signature)	Date
City Manager	310-605-5585	
Title	Telephone Number	

For the County:

Marcia Mayeda	Marcia Mayeda	Jul 27, 2023
Director Dept. of Animal Care and Control	Authorized Signature (Signature)	Date

Compton SLR FY23-24

Final Audit Report 2023-07-27

Created:	2023-07-27
By:	Bradley Kim (bkim@animalcare.lacounty.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA5xFpVEsWf2BmlJhO3_4l_ftsutwfR9A8

"Compton SLR FY23-24" History

Document created by Bradley Kim (bkim@animalcare.lacounty.gov)
2023-07-27 - 3:02:55 PM GMT- IP address: 104.129.199.49

Document emailed to Marcia Mayeda (mmayeda@animalcare.lacounty.gov) for signature
2023-07-27 - 3:03:25 PM GMT

Email viewed by Marcia Mayeda (mmayeda@animalcare.lacounty.gov)
2023-07-27 - 7:15:12 PM GMT- IP address: 174.193.55.34

Document e-signed by Marcia Mayeda (mmayeda@animalcare.lacounty.gov)
Signature Date: 2023-07-27 - 7:15:26 PM GMT - Time Source: server- IP address: 174.193.55.34

Agreement completed.
2023-07-27 - 7:15:26 PM GMT

LOS ANGELES COUNTY
ANIMAL CARE & CONTROL | redefining CARE

Marcia Mayeda, Director

June 26, 2024

Jerry Groomes
City Manager
205 South Willowbrook Avenue
Compton, CA 90220

Dear Mr. Groomes:

City-County Municipal Services Agreement and Service Level Request

Thank you for your continued collaboration with the Department of Animal Care and Control (DACC) to ensure the welfare and safety of animals and residents in your city. The current contract for services, known as the City-County Municipal Services Agreement, was approved by the County of Los Angeles Board of Supervisors on February 6, 2024, and has either been renewed or is in the process of being renewed by contract cities. This new agreement is effective from July 1, 2024, through June 30, 2029.

Cities may submit a new Service Level Request (SLR) at any time to request a change in services or update their city's contact information (Attachment B). **Please note that effective July 1, 2024, cities can request revisions to the contact(s) listed on their SLR via email. A new SLR submission will no longer be required.** For reference, we have also enclosed the most current SLR we have on file for your city (Attachment A). To submit a revised SLR, please complete the attached electronic form, obtain your authorized representative's signature, and email it to Brad Kim at BKim@animalcare.lacounty.gov. Any additions or deletions to services will be scheduled for implementation upon agreement of both parties.

If you are unable to complete or sign the SLR electronically, you may use the enclosed blank SLR form. Hard copies should be submitted to:

County of Los Angeles
Department of Animal Care and Control
Attention: Contracts, Grants, and Analytics Division
5898 Cherry Avenue
Long Beach, CA 90805

If you have any questions or concerns or are interested in scheduling a meeting, please contact Brad Kim at BKim@animalcare.lacounty.gov or (562) 379-9722.

Fiscal Year 2024-25 Billing Rates

The billing rates for animal care and control services for Fiscal Year (FY) 2024-25 will be in effect from July 1, 2024, through June 30, 2025. All rates are listed on the first page of the "City-County Municipal Services Billing Rates" document enclosed (Attachment C). An individual cost estimate for FY 2024-25 for your city based on prior service usage is also enclosed (Attachment D).

Step 4 Flat Rate per Impound

For FY 2024-25, DACC will move to Step 4 of the six-year step-up plan, whereby the County will be subsidizing 20% of the animal housing costs for cities and the rate for dog and cat housing will be $697.36 per impound. A daily rate will only apply in cases of "special intake" such as confiscation, quarantine, or investigations involving potentially dangerous or vicious dogs. For these special intake animals, cities will be charged the flat per impound rate of $697.36, plus a daily rate of $87.17 after the eighth day in care. This information is itemized as a separate charge on cities' monthly invoices. Moreover, DACC will strive to keep cities informed of high-profile cases that may lead to animals being placed on legal hold.

The actual cost of providing County animal housing for a cat or dog was recently calculated by the County Auditor-Controller to be $871.70 per impound, or $87.17 per day, based on an average stay of ten days for cats and dogs. Under the step-up plan, Step 4 calculates the cost by multiplying eight days by $87.17, resulting in $697.36 per impound. The County subsidizes $174.34 for each impound.

Per Capita

The per capita charge for full-service cities in FY 2024-25 will be $0.70. This rate is adjusted annually based on the number of public service hours provided to the community in the preceding fiscal year. This annual charge encompasses activities aimed at providing alternatives to animal impoundment such as staff time allocated to counseling, referring to services, or offering other resources to help pets remain with their families and out of animal care centers.

Limited Field Services

Limited Field Services cities are defined as those that have their own City animal control staff and only require DACC to provide back-up field services upon request or on a part-time basis. The FY 2024-25 rate for such services is $234.30 per hour when requested

at least two weeks in advance. This rate factors in the cost of overtime. For services requested outside of scheduled hours or without two-weeks' notice, the same rate will apply with a minimum callout charge of four hours. Limited Field Services cities will also incur charges for the hours Dangerous Dog Investigations Unit (DDIU) officers dedicate to aggressive dog and dog bite investigations upon the city's request. These services will be billed at the standard (non-overtime) hourly rate of $156.20.

Pet Licensing

The Rabies Vaccination Certificate (RVC) tool has played a crucial role in helping DACC identify thousands of pet licenses currently out of compliance. The next step involves the DACC team sending notices to pet owners to provide them with a chance to rectify their fees promptly, thus avoiding penalties. If pet owners do not license their pets, DACC will initiate the issuance of administrative citations to ensure compliance. This new process will empower DACC to enforce compliance effectively. These measures will be communicated to cities prior to implementation.

Grant and Donation Funded Programs

DACC has maintained its commitment to fostering partnerships with animal welfare agencies to secure grants aimed at sustaining and expanding the Pets Are Family (PAF) program. You can learn more about each of our PAF services by viewing our DACC support services page which offers brochures in English, Mandarin, Spanish, Korean, and Vietnamese. Notably, DACC's non-profit partner, the Los Angeles County Animal Care Foundation, has made substantial contributions such as earmarking $250,000 to DACC for broadening access to low-cost spay/neuter services for owned pets and community cats.

Additionally, they have allocated $370,000 to bolster Vet@ThePark clinics in 2024. Vet@ThePark is where DACC brings its mobile veterinary unit to local community parks and provides free veterinary exams, flea medications, vaccines, deworming, microchips, and pet food. These clinics are generally held monthly at County parks or event sites identified by our city partners. If your city is interested in scheduling an event, please reach out to Jeffrey Martinez-Flores at Jmartinez-flores@animalcare.lacounty.gov.

Recommendations to Reduce Animal Service Costs

DACC has several recommendations for cities to potentially reduce their costs related to animal care and control services. Below is a comprehensive list:

- Adopt and increase your own city's cat and/or dog license fees.
- Mandate and enforce cat licensing.
- Mandate spay/neuter of owned pets to reduce the prevalence of pets running loose and being impounded to County animal care centers.

- Mandate microchipping of owned pets to increase the likelihood of pets being returned in the field by animal control officers, thereby eliminating a need for impoundment.
- Contract separately with a waste management provider for dead animal pick-up and disposal services to reduce DACC field hours charged for such calls.
- Enforce animal facility/business licensing; DACC offers business licensing and inspection services at no additional cost.
- Elect to participate in our Spay and Neuter Trust Fund program, enabling your residents to access free and low-cost spay and neuter clinics. This will help control animal population and reduce animal admissions thereby reducing cost associated with animal admissions.
- Elect to participate in our vaccination and microchip clinics, providing your residents with opportunities to attend our free and low-cost vaccination and microchipping services for their pets. Having more pets microchipped can lead to more return to owners in the field and reduced animal admissions.
- Request that DACC pet licensing enforcement officers attend large city events to collect pet license fees, thus increasing pet licensing revenue credited to the city.
- Partner with DACC to engage in canvassing outreach via social media and mailers aimed at boosting licensing compliance and generating additional revenue.

If you would like more information about any of the options listed above, please contact Brad Kim, our Contracts, Grants, and Analytics Division Manager, at (562) 379-9722 or BKim@animalcare.lacounty.gov.

We are deeply grateful for the chance to serve your city's animal care needs. Through collaboration and partnership, we will deliver animal care and control services to your city with utmost efficiency, prioritizing the health and safety of both the community and the animals we serve together.

Sincerely,

Marcia Mayeda

MARCIA MAYEDA
Director

MM:DU:WD:BK:JMF:jl
S:\CONTRACT CITIES\Correspondence\2024-25 Billing Rate Letter to Contract Cities - General 6.25.2024 FINAL.docx

Enclosures

c: Animal Care Board Deputies

COUNTY OF LOS ANGELES
DEPARTMENT OF ANIMAL CARE AND CONTROL
ESTIMATED SERVICE LEVELS SCHEDULE

LOS ANGELES COUNTY ANIMAL CARE & CONTROL | redefining CARE

CITY OF COMPTON

City / Service Description	FY 2023-24 Estimated Costs (Current Year- Year 3) Rate	Unit Type	# Units	* Cost	FY 2024-25 Estimated Costs (Year 4) ** Rate	Unit Type	# Units	* Cost
Shelter Services								
Alternatives to Care Center Admissions	$ 0.75	Per Capita	93,719	$ 70,289	$ 0.70	Per Capita	93,671	$ 65,570
Kennel Housing - Dog & Cat	$ 515.34	Per Impound	1,290	$ 664,789	$ 697.36	Per Impound	1,290	$ 899,594
Kennel Housing - Other Animals	included	Per Impound	55	$ -	Included	Per Impound	55	$ -
Special Intake / Quarantine Housing (Note 1)	$ 73.62	Per Day	461	$ 33,939	$ 87.17	Per Day	461	$ 40,185
Disposal of Dead Animals	included	Each	349	$ -	Included	Each	349	$ -
Private Vet	Varies	Each	176	$ 55,364	Varies	Each	176	$ 55,364
				$ 824,381				$ 1,060,713
Field Services								
Field Services	$ 151.71	Hours	1,368	$ 207,501	$ 156.20	Hours	1,368	$ 213,643
Animal License Field Enforcement Services	$ 106.20	Hours	-	$ -	$ 110.47	Hours	-	$ -
				$ 207,501				$ 213,643
Other								
Liability Insurance (3.5% of total Field Services and Animal License Enforcement)			$ 207,501	$ 7,263			$ 213,643	$ 7,477
Dog/Cat License Processing Fee	$ 5.37	Each	1,052	$ 5,649	$ 5.54	Each	1,052	$ 5,828
				$ 12,912				$ 13,306
Total City Cost (Sheltering, Field, and Other)				**$ 1,044,794**				**$ 1,287,662**
Revenue:								
Fees Collected From Residents				$ (6,125)				$ (6,125)
License/Penalty Fees				$ (28,258)				$ (28,258)
				$ (34,383)				$ (34,383)
Total City Net Cost				**$ 1,010,411**				**$ 1,253,279**

* Service Levels Schedule is an ESTIMATE only for the City's reference, estimated based on 11 months of actual invoices from July 2023 to May 2024 and estimated usage for the remaining 1 month (based on actual usage data from June 2023). City is liable for actual costs.

** Rates are recalculated annually based on prior actual costs; this rate projection was based on the cost of providing services in FY 2023-24. In addition, the allocation of costs for Alternatives to Care Center Admissions are adjusted annually based on actual time spent on each activity type.

Note 1: Special Care/Observation costs are billed at a flat per impound rate. If the animal's stay exceeds the length of stay captured in the flat rate, a daily rate will be charged for any remaining days. Legal Hold animals are held in accordance with applicable statutory guidelines and/or at the sole and absolute discretion of the Department, based on pending or anticipated criminal, civil, or administrative action.

LOS ANGELES COUNTY ANIMAL CARE & CONTROL | redefining CARE

New Billing Methodology

COUNTY OF LOS ANGELES ANIMAL CARE & CONTROL

The New Billing Methodology went into Effect Fiscal Year 2021-22 (July 1, 2021)

CITY OF COMPTON

Overview

- Background
- Managed Intake
- Six-year step-up plan
- Summary of Billing Changes
- Main components of billing:
  - Kenneling (dog & cat)
  - Per Capita (Alternatives to Care Center Admissions)
  - Field Services
- Licensing and Canvassing
- Options to Offset Costs

Background

In 2015, the Los Angeles County Board of Supervisors requested a comprehensive study of the Department of Animal Care and Control's (DACC) cost structure and billing methodology. It was determined that DACC was not charging enough to recover costs and **a new billing methodology was recommended**. These findings were presented to all cities in 2018. In response to cities' concerns over increased rates, a second independent review was conducted and findings were shared in 2020. It was recommended that DACC move forward with the new methodology in Fiscal Year (FY) 2020-21. However, due to the outbreak and its economic impact on the County and cities alike, implementation was delayed to FY2021-22, to take effect July 1, 2021.

MANAGED INTAKE

What is Managed Intake?

A strategy that emphasizes partnerships with the community to provide resources and solutions to reduce the flow animals into animal care centers.

How is it accomplished?

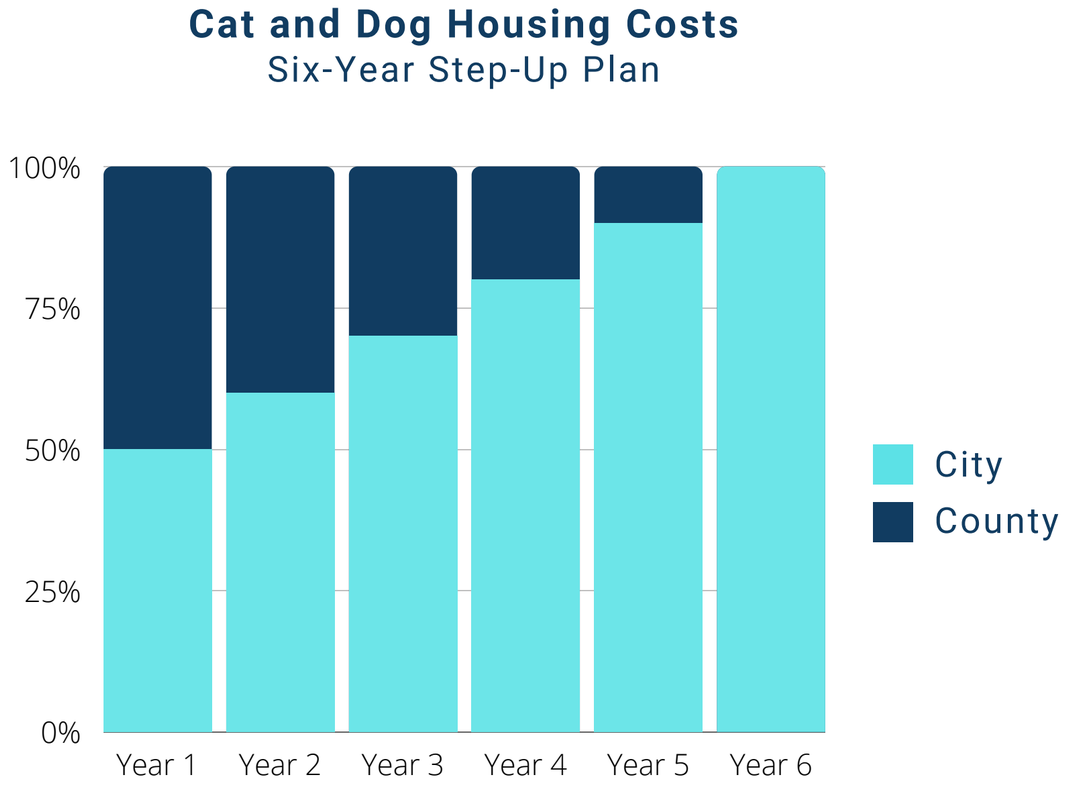
- Community Engagement
- Resources to keep pets and families intact
- Public Safety and Animal Welfare
- Grants and donations

What are the outcomes?

- Long-term over stopgap solutions
- Reduced animal intake and, thus, reduced costs for the cities
- Increased positive outcomes for animals

Six-Year Step-Up Plan

	Fiscal Year	City Cost	DACC Subsidy
YEAR 1	FY2021-22	50%	50%
YEAR 2	FY2022-23	60%	40%
YEAR 3	FY2023-24	70%	30%
YEAR 4	FY2024-25	80%	20%
YEAR 5	FY2025-26	90%	10%
YEAR 6	FY2026-27	100%	0%



Summary of Billing Changes

FLAT PER IMPOUND RATE

Animals no longer billed per day but on a flat impound rate.

ALTERNATIVES TO CARE CENTER ADMISSIONS (FULL-SERVICE CITIES)

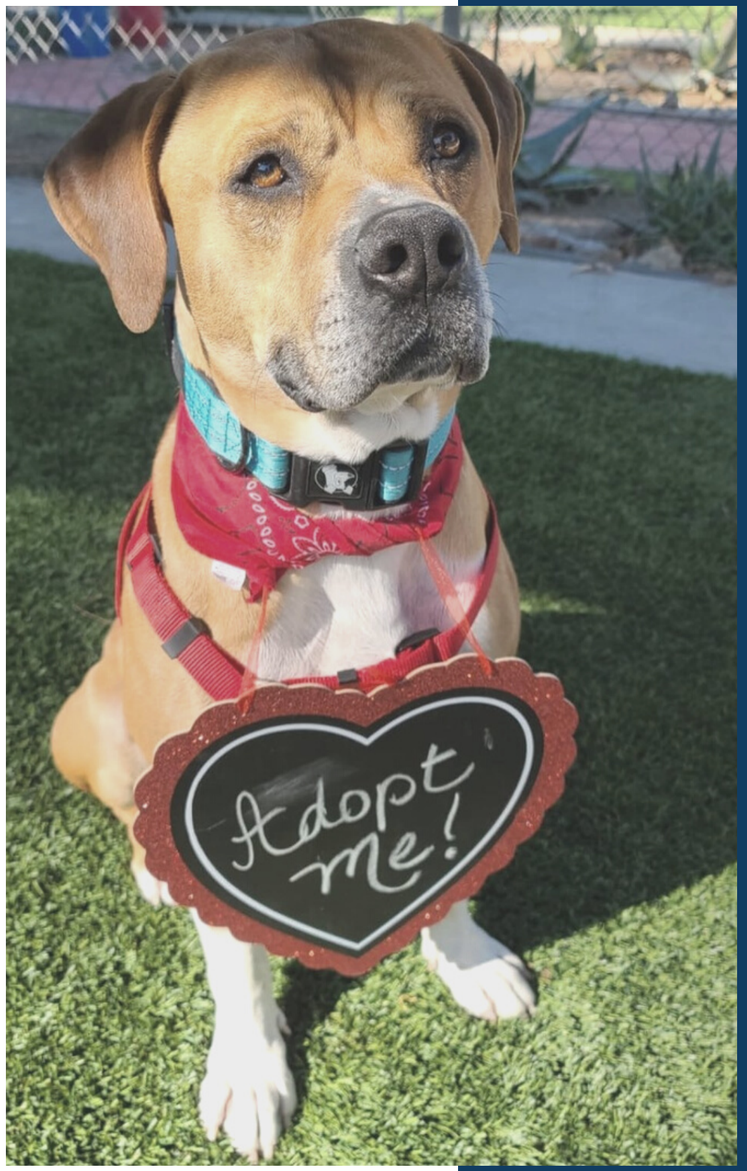
Full-service cities charged a per capita rate to cover uncaptured costs of DACC services.

FIELD SERVICES (LIMITED CITIES)

Limited-service cities charged (1.5) per hour, with a minimum charge of four hours.

CCPU CHARGES (LIMITED CITIES)

Limited Field Service cities charged for hours Critical Case Processing Unit (CCPU) officers spend on investigations at regular per hourly rate.



FLAT PER IMPOUND RATE

- **$244.11** per impound (based on five-day average of $48.82 per day)
  - DACC will subsidize 50% of housing costs in Year 1 since average length of stay is 10 days
- Housing for "other" animals and Dead Animal Disposal no longer an additional charge
- For dogs or cats on legal hold, cities will be charged flat rate of $244.11, plus $48.82 per day for each day over five days
- For next FY (2022-23), cities will be charged based on six-day stay, increasing incrementally each year until the 10-day flat rate is reached

ALTERNATIVES TO CARE CENTER ADMISSIONS (PER CAPITA)

- Formerly "Alternatives to Impoundment"
- **$1.00** per capita annually
- Formula based on City's population
- Covers uncaptured costs of services related to providing Alternatives to Impoundment
  - Includes activities beyond housing
  - **Recalculated annually based on staff time**
- Managed Intake
  - Providing resources to the public to reduce the flow of animals into animal care centers
  - Decreased intake means fewer impound charges

FIELD SERVICES

- Full-Service Cities:
  - Field Service billing model remains unchanged
  - **$139.83** per hour (Field Services)
  - **$96.88** (License Enforcement)
  - Major Case Unit (MCU) hours still charged for both full and limited cities

- Limited-Service Cities:
  - Minimum callout charge of four hours for services outside of scheduled hours or for services requested with less than two-week notice
  - Will be charged for hours Critical Case Processing Unit (CCPU) officers spend on aggressive animal and dog bite investigations
  - **$209.75** per hour (Field Services) - 1.5 hours to capture overtime costs
  - **$96.88** (License Enforcement)

LOS ANGELES COUNTY
ANIMAL CARE & CONTROL | redefining CARE

ORIGINAL

City Name	Invoice Date
Compton	September 25, 2021

INVOICE CHARGES

Description			# of Units		Rates	Charges
HOUSING COSTS FOR THE MONTH OF August 2021						
Kennel Services						
Dogs and Cats	124	Each	1847	Days	$ 244.11	$ 30,269.64
Other Animals	179	Each	4999	Days	included	$ -
Special Intake/Quarantine Housing	6	Each	98	Days	$ 48.82	$ 4,784.36
Dead Animal Disposal			31	Each	included	$ -
Alternatives to Care Center Admissions			97775	Per Capita	$ 1.00	$ 8,147.92
Private Vet Costs			18	Each	varies	$ 2,600.00
Field Services			296.5	Hours	$ 139.83	$ 41,459.60
Animal License Enforcement Services				Hours	$ 96.88	$ -
License Processing Costs			113	Licenses	$ 4.11	$ 464.43
Court Reporter					varies	$ -
Liability Trust Fund (4.5 % Field and Canvassing Services)			4.5%	Monthly		$ 1,865.68
Billing Adjustment					varies	$ -
Administrative Services				Hours	$ 123.17	$ -
					TOTAL COSTS FOR AUGUST	**$ 89,591.63**

CREDITS			Credits
Impound Fees Collected			$ 80.00
Daily Housing Fees Collected			$ 198.00
Private Vet Fees Collected			$ -
Owner Surrender Donation Collected			$ 305.00
Animal License Fees Collected	113	Licenses	$ 2,947.52
Animal Penalty Fees Collected	5	Licenses	$ 152.50
Field Enforcement Fees Collected			$ -
		TOTAL CREDITS FOR AUGUST	**$ 3,683.02**

Due and payable within 30 days after the invoice date. Make check payable to:

County of Los Angeles Department of Animal Care and Control.

If you have any questions regarding the invoice, please call (562) 379-9718.

August 2021 NET CITY COST **$ 85,908.61**

Licensing and Canvassing

- Due to the pandemic, DACC suspended in-person license canvassing in mid-March 2020; this option was removed from the SLR this fiscal year (FY21-22)
- DACC is exploring other methods to increase license compliance
  - Telecanvassing
  - Amnesty Program
  - Updated online platform in June 2020
- Will continue to update cities with plans moving forward

Options for Offsetting Costs

STRATEGIES FOR REDUCING SERVICE COSTS

PET LICENSING

Cities can increase dog license fees and, if not already, mandate and enforce cat licenses

DISPOSAL SERVICES

Contract separately with a waste management provider for dead animal pick-up and disposal

BUSINESS LICENSING

Opting into and enforcing animal facility/business licensing with DACC at no cost to cities

SPAY/NEUTER & MICROCHIPPING

Mandating spay/neuter and microchipping of owned pets to reduce lost pets and unwanted litters

COMMUNITY SERVICES

Opting into low-cost vaccination, microchip, and spay/neuter clinics provided by DACC

*Cities may request changes or opt into new services by submitting a revised Service Level Request (SLR)

Questions

WHITNEY DUONG

Contracts and Grants Division Manager

Whitney Duong is the Contracts and Grants Division Manager, and oversees all operations related to the County of Los Angeles Department of Animal Care and Control's 45 contract cities, Requests for Proposals, Memorandum of Understandings, and grants management. Whitney is the primary contact for all contract cities and liaison for all contract- and grant-related matters.

WDuong@animalcare.lacounty.gov
(562) 379-9719

ALYSSA PEREZ

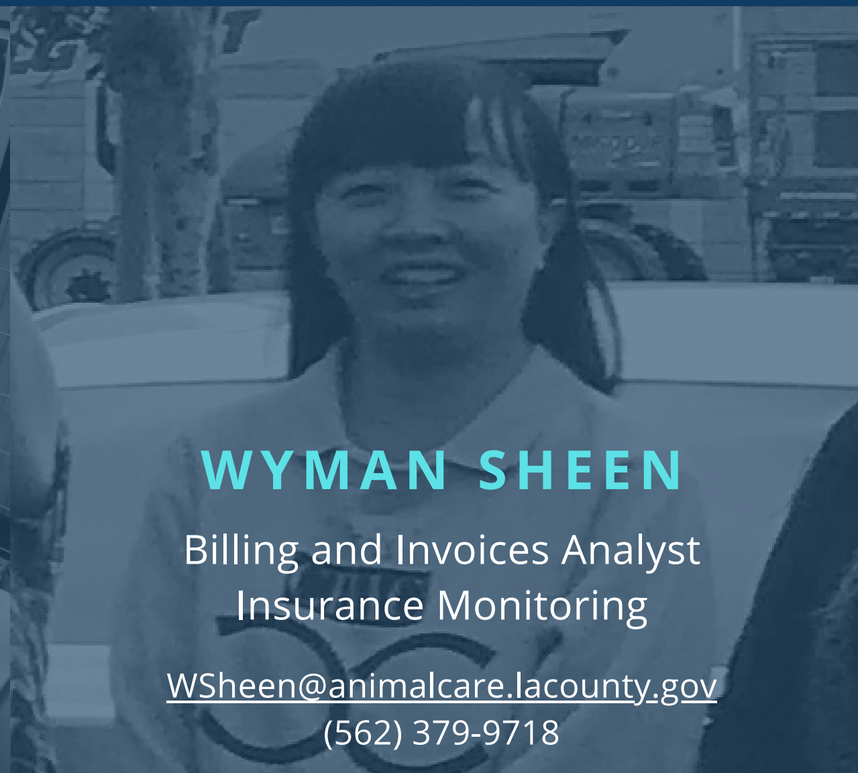
South County Contract Cities
Contracts Management

APerez2@animalcare.lacounty.gov
(562) 379-9728

BRADLEY KIM

North County Contract Cities
Grants Management

BKim@animalcare.lacounty.gov
(562) 379-9722



WYMAN SHEEN

Billing and Invoices Analyst
Insurance Monitoring

WSheen@animalcare.lacounty.gov
(562) 379-9718

September 24, 2024

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: CITY MANAGER

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONSTRUCTION CONTRACT WITH AND ESTABLISH A PURCHASE ORDER FOR HARDY & HARPER, INC. FOR ROAD REPAIR SERVICES CITYWIDE ($2,154,900).

SUMMARY

Adoption of this resolution authorizes the City Manager to enter into a construction contract with Hardy & Harper, Inc. ("Hardy & Harper") for road repair services citywide, establish a purchase order in the amount of One Million Nine Hundred Fifty Nine Thousand Dollars ($1,959,000.00) and authorizes a Project Contingency in the amount of One Hundred Ninety Five Thousand Nine Hundred Dollars ($195,900.00).

BACKGROUND

On July 26, 2024, the City of Compton ("City") performed an update to the Pavement Management Program, which identified approximately 134 miles of "Fair" to "Very Poor" citywide street conditions. These findings indicate that the proper funding of the street network needs to continually be improved upon to sustain or improve the overall Pavement Condition Index. The PCI is a condition rating that ranges from 100 to 0. The PCI average for the City of Compton is 60.8 which is considered "Fair". As a result, preventative maintenance is significantly overdue and presents safety and liability concerns to the City.

The Road Repair Services Project consist of providing road repair services citywide in accordance to the contract specifications and other contract documents. Specifically, the Project will consist of pavement repairs such as grind & overlay rehabilitation methods on specified distressed areas.

On August 7, 2024, the Public Works Engineering Department solicited Notice of Inviting Bids to contractors for the road repair services citywide. The Project was advertised in the Compton Bulletin, Planet Bids and the City's website on August 7th , August 14th , and August 21st , 2024. Bids were received and opened on August 29th, 2024. Five (5) bids were received from the following contractors:

Contractors	Amount
All American Asphalt	$1,997,400
Hardy & Harper, Inc.	$1,959,000
Onyx Paving Company	$2,424,000
Palp Inc. dba Excel Paving	$3,698,000
Terra Pave	$2,229,000

Based upon review of the submitted bid documents, it has been determined that Hardy & Harper submitted the lowest responsive bid.

STATEMENT OF THE ISSUE

The City reserves the right, after opening bids, to reject any or all bids, or to make award to the lowest responsive bidder and reject all other bids. After careful consideration, City staff deemed Hardy & Harper as the lowest responsive bidder.

Therefore, in order for the City Manager to enter into a construction contract with Hardy & Harper, Inc. ("Hardy & Harper") for road repair services citywide, establish a purchase order in the amount of One Million Nine Hundred Fifty Nine Thousand Dollars ($1,959,000.00) and authorize a Project Contingency in the amount of One Hundred Ninety Five Thousand Nine Hundred Dollars ($195,900.00), City Council's authorization is necessary.

FISCAL IMPACT

Funds in the amount of $2,154,900 are available in the 2024-2025 Fiscal Year Budget in Account No. 1004-610-000-4266 (Measure P).

ALTERNATIVE

Council can reject the bid and instruct staff to re-advertise. However, due to the desire of the City to move forward with this Project in order to improve our street infrastructure, no other alternative is being proposed at this time.

RECOMMENDATION

That the City Council adopt the attached Resolution.

JOHN D. STRICKLAND, JR.
DIRECTOR OF PUBLIC WORKS

APPROVED FOR FORWARDING:

WILLIE A. HOPKINS, JR.
CITY MANAGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONSTRUCTION CONTRACT WITH AND ESTABLISH A PURCHASE ORDER FOR HARDY & HARPER, INC. FOR ROAD REPAIR SERVICES CITYWIDE ($2,154,900).

WHEREAS, Adoption of this resolution authorizes the City Manager to enter into a construction contract with Hardy & Harper, Inc. ("Hardy & Harper") for road repair services citywide, establish a purchase order in the amount of One Million Nine Hundred Fifty Nine Thousand Dollars ($1,959,000.00) and authorize a Project Contingency in the amount of One Hundred Ninety Five Thousand Nine Hundred Dollars ($195,900.00); and

WHEREAS, on July 26, 2024, the City of Compton ("City") performed an update to the Pavement Management Program, which identified approximately 134 miles of "Fair" to "Very Poor" citywide street conditions and these findings indicate that the proper funding of the street network needs to continually be improved upon to sustain or improve the overall Pavement Condition Index; and

WHEREAS, the PCI is a condition rating that ranges from 100 to 0 and the PCI average for the City of Compton is 60.8 which is considered "Fair"; and

WHEREAS, as a result, preventative maintenance is significantly overdue and presents safety and liability concerns to the City; and

WHEREAS, the Road Repair Services Project consist of providing road repair services citywide in accordance to the contract specifications and other contract documents and specifically, the Project will consist of pavement repairs such as grind & overlay rehabilitation methods on specified distressed areas; and

WHEREAS, on August 7, 2024, the Public Works Engineering Department solicited Notice of Inviting Bids to contractors for the road repair services citywide; and

WHEREAS the Project was advertised in the Compton Bulletin, Planet Bids and the City's website on August 7th , August 14th , and August 21st , 2024; and

WHEREAS, bids were received and opened on August 29th, 2024 and five (5) bids were received from the following contractors:

Contractors	**Amount**
All American Asphalt	$1,997,400
Hardy & Harper, Inc.	$1,959,000
Onyx Paving Company	$2,424,000
Palp Inc. dba Excel Paving	$3,698,000
Terra Pave	$2,229,000; and

WHEREAS, based upon review of the submitted bid documents, it has been determined that Hardy & Harper submitted the lowest responsive bid; and

WHEREAS, the City reserves the right, after opening bids, to reject any or all bids, or to make award to the lowest responsive bidder and reject all other bids; and

WHEREAS, after careful consideration, City staff deemed Hardy & Harper as the lowest responsive bidder; and

WHEREAS, staff recommends City Council award the construction contract to Hardy & Harper in the amount of $1,959,000; and

WHEREAS, staff recommends establishing a ten percent (10%) contingency in the amount of $195,900 for any unforeseen costs be authorized for this Project; and

WHEREAS, funds in the amount of $2,154,900 are available in the 2024-2025 Fiscal Year Budget in Account No. 1004-061-000-4266 (Measure P); and

WHEREAS, council can reject the bid and instruct staff to re-advertise. However, due to the desire of the City to move forward with this Project in order to improve our street infrastructure, no other alternative is being proposed at this time; and

WHEREAS, in order for the City Manager to enter into a construction contract with Hardy & Harper, Inc. ("Hardy & Harper") for road repair services citywide, establish a purchase order in the amount of One Million Nine Hundred Fifty Nine Thousand Dollars ($1,959,000.00) and authorize a Project Contingency in the amount of One Hundred Ninety Five Thousand Nine Hundred Dollars ($195,900.00), City Council's authorization is necessary.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the bid of Hardy & Harper, Inc. in the amount of One Million Nine Hundred Fifty Nine Thousand Dollars ($1,959,000) is hereby accepted and all other bids rejected.

SECTION 2. That the City Manager, upon the advice of the City Attorney, is hereby authorized to enter into a construction contract with Hardy & Harper, Inc. for services performed on the Road Repair Services Project.

SECTION 3. That funds in the amount of $2,154,900 are available in the 2024-2025 Fiscal Year budget in Account No. 1004-610-000-4266 (Measure P).

SECTION 4. That a purchase order in the amount of $1,959,000 for construction costs is established for Hardy & Harper, Inc from Account No. 1004-610-000-4266 (Measure P).

SECTION 5. That a Project Contingency amount of One Hundred Ninety Five Thousand Nine Hundred Dollars ($195,900) is hereby authorized.

SECTION 6. That a copy of this Resolution shall be filed in the offices of the City Manager, City Controller, City Clerk, City Attorney and Public Works Engineering Department.

SECTION 7. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2024.

_____
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Vernell McDaniel, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on the _____ day of _____, 2024.

That said Resolution was adopted by the following vote to wit:

AYES: COUNCIL MEMBERS-
NOES: COUNCIL MEMBERS-
ABSENT: COUNCIL MEMBERS-
ABSTAIN: COUNCIL MEMBERS-

_____
CITY CLERK OF THE CITY OF COMPTON

City of Compton
Road Repair Service Project Phase VIII
List of Potential Streets

No.	Street Name	Limits
1.	134th Street	Central Avenue – Parmelee Avenue
2.	134th Street	Salinas Avenue – Bahama Avenue
3.	Piru Street	Central Avenue – Elva Avenue
4.	136th Street	Central Avenue – Elva Avenue
5.	Ezmirlian Street	Long Beach Boulevard – Bullis Road
6.	Bullis Road	Orchard Street – City Limit North
7.	Locust Avenue	Killen Place – McMillan Street
8.	Pine Street	Bullis Road – McMillan Street
9.	McKinley Avenue	Claude Street – Caldwell Street
10.	Tichenor Street	Northwood Avenue – Hillford Avenue
11.	Bennett Street	Harlan Avenue – Grandee Avenue
12.	Harlan Avenue	Bennett Street – 166th Street
13.	Cypress Street	Willow Avenue – Santa Fe Avenue
14.	Cypress Street	Willowbrook Avenue – Tamarind Avenue
15.	Laurel Street	Chester Avenue – Burris Avenue
16.	Caldwell Street	County Line East – End of Cul De Sac

CONSTRUCTION SERVICES CONTRACT
BETWEEN
CITY OF COMPTON
AND
HARDY & HARPER, INC.
[Road Repair Services – City-Wide Road Repair Services Project]

This **CONTRACT** is entered into by and between the **CITY OF COMPTON**, a municipal corporation of the State of California (hereinafter referred to as **"CITY"**) located at 205 South Willowbrook Avenue, Compton, California 90220, and **HARDY & HARPER, INC.** (hereinafter referred to as "**CONTRACTOR"**) located at 32 Rancho Circle, Lake Forest, California 92630.

RECITALS:

A. City is a municipal corporation duly organized and validly existing under the law of the State of California with the power to carry on its business as it is now being conducted under the statutes of the State of California and the Charter of City.

B. Contractor is a corporation duly organized and in good standing in the State of California. Contractor represents that it is duly licensed by the State of California and has the background, knowledge, experience and expertise to perform the obligations set forth in this Contract.

C. City and Contractor enter into this Contract for the purpose of retaining Hardy & Harper, Inc. (Contractor/License No. 215952) to perform that work required pursuant to the "Road Repair Services Project

D. ("Project")**.**

E. Authorization to enter into this Contract is pursuant to Resolution No. _____, adopted by the City Council on _____, 2024.

WHEREFORE, the City and Contractor, for the consideration, terms and conditions herein described, mutually agree as set forth below:

1.0 GENERAL PROVISIONS

1.1 Definitions.

1.1.1 **"Work"** consists of all of the Construction Services, including but not limited to all of the labor, materials and equipment necessary to complete the Project in accordance with the Contract Documents.

1.1.2 **"Contract Documents"** consists of this Contract (including all exhibits and schedules), any amendments and clarifications issued thereto, any "Bid/Unit Price Proposal/Scope of Work" submitted by the Contractor, the plans, general conditions, special provisions, standard and technical specifications, schedules, exhibits, drawings, designation of subcontractors, all required bonds, insurance policies, endorsements, certificates, permits, notices and affidavits, notice to proceed, notice of completion, any Change Orders, the provisions of the Standard Specifications for Public Works Construction ("Greenbook"), latest Edition (except as modified), Standard Specifications of the State of California Department of Transportation (CalTrans), latest Edition (except as modified), Work Area Traffic Control Handbook (WATCH), latest Edition, CalTrans Standard Drawings, latest edition, California Manual on Uniform Traffic Control Devices (CAMUTCD), latest Edition, MUTCD Latest California Supplement, and any and all other documents identified in the Contract Documents which together form the Contract between the City and the Contractor.

1.2 Public Work of Improvement.

City and Contractor acknowledge that City is a political subdivision of the State of California and that construction of the Project is to be funded with public funds.

1.3 Trust and Confidence.

Contractor accepts the obligation of trust and confidence established between it and City by this Contract and shall act in the best interests of City, as its fiduciary, in carrying out Contractor's duties and responsibilities under this Contract, including, without limitation, the furnishing of efficient business administration, sufficient senior level management and other qualified personnel to complete Contractor's obligations under the Contract Documents in an expeditious and economical manner and within the Contract Price and Contract Time.

1.4 Standard of Care.

Contractor shall perform all its obligations under the Contract Documents in accordance with the highest standard of care applicable to the performance of services and Work required by the Contract Documents. In the event portions of the Project are to be performed in accordance with a specific performance standard, the Work shall be performed so as to achieve such standard.

1.5 Compliance with Applicable Laws.

Contractor shall give all notices and comply with all applicable laws and lawful orders of any governmental authorities (including, without limitation, those laws, ordinances, rules, regulations and lawful orders relating to safety, prevailing wage, Hazardous Substances, and equal employment opportunities); pay all local, state and federal taxes; and pay all benefits, insurance, taxes and contributions for Social Security and Unemployment Insurance which are measured by wages, salaries or other remuneration paid to Contractor's employees. Upon City's request, Contractor shall furnish evidence satisfactory to City that any and all of the foregoing obligations have been fulfilled. Without limiting the foregoing, Contractor shall pay all employees on said Work a salary or wage at least equal to the prevailing salary or wage established for such Work as set forth in the wage determinations and wage standards applicable to this Work.

The Contractor must obtain and present all relevant state and local insurance, training and licensing pursuant to services required within this Contract. Contractor shall also comply with the following laws:

1.5.1 Prohibition Against Employment Discrimination. During the performance of this Contract, the Contractor will not discriminate against any employee or applicant for employment because of race, color, gender, marital status, ethnicity, religion, age or medical condition as set forth in the California Labor Code Section 177.6, Government Code, Title VII of the Civil Rights Act and the Civil Rights Act of 1991 and any amendments to the above. Such action shall include, but not be limited to the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoffs or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause. The Contractor will, in all solicitations or advertisements for employees placed by or on behalf of the Contractor; state that all qualified applicants will receive consideration for employment without regard to race, color, gender, marital status, ethnicity, religion, age or medical condition.

In the event of the Contractor's noncompliance with the nondiscrimination clauses of this Contract or with any of such rules, regulations or orders, this Contract may be canceled, terminated or suspended in whole or part and the Contractor may be declared ineligible for further Government contracts and such other sanctions may be imposed and remedies invoked as provided by law.

1.5.2 Clayton Act and Cartwright Act. In accordance with Section 7103 of the California Public Contract Code, in entering into a public works contract or a subcontract to supply goods, services or materials pursuant to a public works contract, the Contractor or subcontractor offers and agrees to assign to the City all rights, and interest in and all causes of action it may have under Section 4 of the Clayton Act or under the Cartwright Act, arising from the purchases of goods, services or materials pursuant to this Contract.

1.5.3 Subletting and Subcontracting. Contractor acknowledges and agrees that it is the City's intent for the provisions of the Subletting and Subcontracting Fair Practices Act (commencing with Section 4100 of the California Public Contract Code) to apply to all phases of the Work.

1.5.4 State Prevailing Wage Requirements. The Contractor's duty to pay prevailing wages can be found under California Labor Code Section 1770 et seq. and the penalties for failure to pay prevailing wages and employ apprentices including forfeitures and debarment can be found in California Labor Code Sections 1775 and 1777.7, as such wage rates are amended from time to time. It is the Contractor's responsibility to ensure payment of prevailing wages and inform all subcontractors that prevailing wage requirements apply to this construction project from commencement of the Contract through completion of the Work.

.a Contractor shall pay all employees on said Work a salary or wage at least equal to the prevailing salary or wage established for such Work as set forth in the wage determinations and wage standards applicable to this Work. Contractor shall forfeit to the City**,** as penalty of not more than **Two Hundred Dollars (200.00)** for each calendar day or portion thereof, for each worker paid (either by him or any subcontractors under him) less than the prevailing rate described above on the Work provided for in this Contract, all in accordance with the State Labor Code and be subject to debarment from future public works projects with the City for a period not to exceed three (3) years. The Contractor shall not require more than eight (8) hours in a day from any person employed by him hereunder, except as provided in the Labor Code. The Contractor shall conform to the State Labor Code and it is agreed that the Contractor shall forfeit to the City, as penalty, the sum of **Twenty Five Dollars ($25.00)** for each worker employed in the execution of this Contract by the Contractor or any subcontractors for each calendar day during which any worker is required or permitted to labor more than eight (8) hours in one day or 40 hours in one week in violation of said article. The Contractor shall indemnify, defend and hold harmless the City, its officials, officers, employees and agents from any and all liability including, but not limited to wages,

overtime pay, liquidated damages, penalties, court costs, and attorneys' fees arising under any wage and hour law including, but not limited to the Federal Fair Labor Standards Act, as amended, for work performed by the Contractor's employees for which the City may be found jointly or solely liable.

1.5.5 Employment of Apprentices. Pursuant to California Labor Code Section 1777.5, Contractor shall file with the appropriate Joint Apprenticeship Training Committee ("JATC"), a DAS-140 form registering to train apprentices. Only those programs approved by the California Apprenticeship Council are applicable to accept DAS-140 registration forms. In addition, contractor is required to make appropriate training contributions as set forth in the prevailing wage determination to each appropriate JATC, or in the alternative, to the California Apprenticeship Council.

.a Contractor shall forfeit to the City**,** as penalty of not more than **One Hundred Dollars ($100.00)** for each calendar day and be subject to debarment from future public works projects with the City for a period not to exceed three (3) years for failure of Contractor to register to train apprentices or failure to pay the appropriate training contribution.

1.5.6 Certified Payrolls. Pursuant to California Labor Code Section 1776, Contractor shall keep weekly payroll records, which shall be certified under penalty of perjury to record the proper payment of prevailing wages for this Project. City shall accept computer printouts (which are then certified) in lieu of the standard form as long as the computer printout provides all of the same information as required on the certified payroll form. Failure of Contractor to provide the certified payrolls within ten (10) days of a written deficiency notice from the City shall result in a penalty of **Twenty Five Dollars ($25.00)** per day per worker for each day of violation. City maintains the right to withhold any and all funds due the Contractor and/or his/her subcontractors in the event that certified payrolls are not maintained and provided to the City upon request.

1.5.7 Employment Eligibility. Contractor verifies that it fully complies with all requirements and restrictions of state and federal law respecting the employment of undocumented aliens, including, but not limited to the Immigration Reform and Control Act of 1986, as may be amended from time to time. Contractor also verifies that it has not committed a violation of any such law within the five (5) years immediately preceding the date of execution of this Contract, and shall not violate any such law at any time during the term of this Contract. To the same extent and under the same conditions as Contractor, Contractor shall require all of its subcontractors performing any work relating to this Project or this Contract to make the verifications and comply with all requirements and restrictions provided herein. The City shall not be responsible for any costs or expenses related to Contractor's compliance with the requirements provided for in this section. Should Contractor employ undocumented aliens for the performance of work covered by this Contract, and should any liability or sanctions be imposed against the City for such use of undocumented aliens, Contractor hereby agrees to and shall reimburse City for the cost of all liabilities or sanctions imposed, together with any and all costs, including attorneys' fees, incurred by City.

1.6 Key Personnel.

1.6.1 Contractor's Representative. Contractor hereby designates **Michael Murray, Vice-President** of Contractor as Contractor's Representative, who shall be deemed to be Contractor's agent with express authority to bind Contractor with respect to all matters requiring Contractor's approval or authorization.

1.6.2 City's Representative. City hereby designates the Director of the Public Works Department, or his/her designee, as City's Representative for this Project.

1.7 Independent Contractor.

Contractor shall be an independent contractor, and neither Contractor, its officers, principals, employees, agents, volunteers and subcontractors (collectively hereinafter the "Contractor"), shall be considered employees or agents of City. Neither the City nor any of its officers, employees, agents or volunteers shall have any control over the conduct of the Contractor, except as expressly set forth in this Contract. Contractor expressly warrants that while engaged in carrying out and complying with any terms and conditions of this Contract that Contractor shall not at any time or in any manner, represent that Contractor is in any manner officers, employees, agents or volunteers of the City. Contractor shall obtain no rights to retirement, health care or any other benefit that accrue to City officials, officers, or employees. Contractor expressly waives any claim to such rights.

1.8 Permits/Licenses.

Contractor verifies that it possesses all required **"Class"** Contractor's License(s) adequate to perform the work herein described and that all subcontractors of Contractor have equivalent licenses for their specific trades. Contractor further verifies that it and its subcontractors are registered with the California Department of Industrial Relations ("DIR") to perform public work under the Labor Code.

Contractor understands and assumes all risk and sole responsibility, without any adjustment to the Contract Price or Contract Time, for obtaining all permits, licenses and approvals that may be necessary for the Project to be completely constructed and ready for occupancy by City.

Prior to or at the time of execution of this Contract, the Contractor shall purchase a business license permit in conformance with *Section 9-1.2* of the *Compton Municipal Code*.

2.0 SCOPE OF SERVICES

2.1 It is the mutual understanding of the parties that all construction services to be performed hereunder shall be performed pursuant to the fee schedule, scope of work, the City Engineer and/or Project Manager, and other requirements contained in the Contract Documents. Contractor agrees to provide and furnish all necessary professionals, managers, supervisors, staff, equipment, materials, laborers, necessary tools, expendable equipment, all utility and transportation services and other facilities required to complete the following Work:

CITY-WIDE ROAD REPAIR SERVICES

The City-Wide Road Repair Services Project is aimed to provide city-wide street pavement services in accordance to the contract specifications and other contract documents. The project will consist of pavement repairs such as slurry seal and grid & overlay remediation methods designated areas throughout the City. The Contract shall provide 40,000 square yards of street preparation, 10,000 tons of asphalt installation, and adjust 12 manholes. The City shall provide the Contractor with street segment(s) and/or location(s) where repairs and work are to be performed. Contractor shall provide staff with the time and costs to complete the work and schedule to perform the requested repairs. After review, the City shall authorize the Contractor to perform the requested repairs and work.

2.2 Management of Construction Work.

In addition to the Construction Work, Contractor shall cooperate with the City, City's Engineer and/or any construction management firm it may utilize as concerns and is incidental to construction projects of the nature and scope of this Project. The services required are not intended in any manner to diminish the overall responsibility of Contractor for the full and final completion of the Construction Work within the time and cost constraints specified in this Contract.

Contractor shall bear all costs associated with this Work, including, but not limited to, all professional, technical, clerical services, materials, tools, equipment, transportation, telephone, etc., used by Contractor in connection with this Work.

3.0 CONTRACT PRICE

3.1 Total Compensation.

As full and complete compensation for the faithful performance of all of the Work hereunder performed by Contractor in accordance with the Contract Documents, City shall pay, and Contractor agrees to accept, a not-to-exceed maximum sum of **One Million Eight Hundred Seventy Nine Thousand Dollars ($1,879,000)** ("Contract Price")**,** subject to adjustments for changes in the Work as may be agreed to in writing by the City and Contractor.

3.2 The Contract Price, unless changed by Change Order, represents the absolute limit of obligation or liability that City may ever have insofar as the cost for full and final completion of the Work, and the total of all payments to Contractor are concerned. Should additional amounts be required to be expended, over and above the Contract Price, to achieve completion of the Work, including project construction, and payment to Contractor, in accordance with this Contract, liability for and payment of such additional amounts shall be the sole responsibility of Contractor and its Contract surety herein, and City shall not be liable for same. Should the final cost of the construction work and Contractor's compensation total less than the Contract Price, or any approved revision thereof, the difference shall inure to the benefit of City and no claim for all or any portion of said difference shall be valid against or payable by City.

3.3 Payments.

Progress payments may be made in arrears based on the percentage of work and deliverables completed by the Contractor. If Contractor fails to submit the required deliverable items according to schedule, the City shall have the right to delay payment and/or terminate this Contract in accordance with the provisions noted herein.

Contractor shall be reimbursed in accordance with the provisions of *California Public Contract Code, Section 20104.50*, upon receipt by the City of itemized invoices for services completed. City will verify the accuracy of the request, correct the charges where appropriate and make payment to the Contractor in an amount equal to the amount of such invoice, as verified or corrected by City. Invoices shall be submitted no later than 45 calendar days after the performance of Work for which the Contractor is billing. Invoices shall be delivered or mailed to the Public Works Director/City Engineer or his/her designee at the following address: **City of Compton, 205 South Willowbrook Avenue, Compton, California 90220.**

3.4 Retention.

Contractor agrees to the withholding of a 5% retention fee by the City**.** Unless there is a dispute, within sixty (60) days after the date of completion of the Work, the retention fee shall be released. If there is a dispute, the City may withhold from the final payment an amount not to exceed 150% of the disputed amount. For purposes of this section, "completion" means any of the following:

- The occupation and use of the improvement by the City after cessation of labor on the Work; or

- The acceptance of the Work by the City; or
- Cessation of labor on the Work of improvement for continuous period of at least 100 days, due to factors beyond the control of the City; or
- Cessation of labor on the Work of improvement for continuous period of at least 30 days if the City files for record a notice of cessation or a notice of completion.

-Or-

Pursuant to *Section 22300 of the Public Contract Code*, this Contract permits the substitution of securities for any monies withheld by a public agency to ensure performance under this Contract. At the request and expense of the Contractor, securities equivalent to the amount withheld shall be deposited with the public agency, or with a state or federally chartered bank as the escrow agent, who shall then pay such monies to the Contractor. Upon satisfactory completion of the Contract, the securities shall be returned to the Contractor.

Securities eligible for investment under this section shall include those listed in *Government Code Section 16430* or bank or savings and loan certificates of deposit. The Contractor shall be the beneficial owner of any securities substituted for monies withheld and shall receive any interest thereon.

In the alternative, under Section 22300, Contractor may request the City to make payment of earned retentions directly to the escrow agent at the expense of Contractor. Also at Contractor's expense, Contractor may direct investment of the payments in securities, and Contractor shall receive interest earned on such investment upon the same conditions as provided for securities deposited by Contractor. Upon satisfactory completion of the Contract, Contractor shall receive from the escrow agent all securities, interest and payments received by escrow agent from the City pursuant to the terms of Section 22300. Contractor shall pay to each subcontractor, not later than 20 days after receipt of such payment, the respective amount of interest earned, net of costs attributed to retention withheld from each subcontractor, on the amount of retention withheld to insure performance of Contractor.

3.5 Contractor's Warranty of Contract Price.

Contractor warrants and represents that the Contract Price, includes without Limitation: (i) all overhead, general and administrative expenses, including without limitation, both on-site and off-site direct job expenses and home office overhead for the Project and all fees and assessments for building and other permits for which Contractor is responsible, licenses and inspections required for the Project, and (ii) includes and assumes that from time to time Contractor will encounter delays, difficult conditions arising from limited access to work areas or other interferences for which responsibility is not otherwise attributable to Contractor and unforeseen conditions at the Site not constituting differing site conditions. Except as otherwise provided in the Contract Documents, Contractor assumes full responsibility for its examination, investigation and understanding of such delays and difficulties which may be encountered, and shall be deemed to have included in its Contract Price a sum to cover the cost and expense associated therewith.

4.0 TIME

4.1 Time of Essence.

Time is of the essence with respect to all time limits set forth in the Contract Documents.

4.2 Term.

4.2.1 Construction Services. Contractor agrees to commence the Work provided for herein within **10 calendar days** after receipt of the **Notification to Proceed** or as otherwise agreed in

writing with the Director of his/her designee, and continue in a diligent, professional and worker-like manner as directed by the City without interruption until the each of the requested segment(s) and/or location(s) identified by the City for repairs and work is completed or within a total of **One Hundred Eighty (180) working days** (this period is inclusive of time to procure needed materials, mobilization, etc.), whichever occurs first, unless this Contract is extended, suspended or terminated as provided herein.

.a Notwithstanding any other provisions of this Contract, Contractor shall not be obligated to perform any work and the City shall not be obligated to accept or pay for any work performed by the Contractor prior to issuance of a Notice to Proceed. The City's knowledge of work being performed prior to issuance of the Notice to Proceed shall not obligate the City to accept or pay for such work. Contractor shall provide all required contract bonds and evidences of insurance prior to commencing work pursuant to this Contract.

4.3 Extensions.

The Contract Time shall not be extended except by a Change Order issued in accordance with the Contract Documents.

4.4 Compensation for Delay.

4.4.1 Sole Remedy. Extensions of time adjusting the Contract Time shall be Contractor's sole and exclusive remedy for delay for reasons beyond its reasonable control.

4.5 Liquidated Damages.

IF CONTRACTOR FAILS TO ACHIEVE SUBSTANTIAL COMPLETION OF THE WORK WITHIN THE PERIODS OF TIME REFERRED TO IN PARAGRAPH 4.2.1 OF THIS CONTRACT (AS ADJUSTED BY CHANGE ORDER FOR EXTENSIONS PERMITTED BY THE CONTRACT DOCUMENTS), CITY WILL INCUR DAMAGES, THE AMOUNT OF WHICH WILL BE DIFFICULT OR IMPOSSIBLE TO ESTABLISH WITH CERTAINTY, INCLUDING BUT NOT LIMITED TO INEFFICIENCY AND DISRUPTION OF CITY'S OPERATIONS. THE PARTIES THEREFORE AGREE THAT FOR EACH DAY PAST THE COMPLETION DATES REFERRED TO IN PARAGRAPH 4.2.1 (AS ADJUSTED BY CHANGE ORDER FOR THE EXTENSIONS PERMITTED BY THE CONTRACT DOCUMENTS) THAT THE WORK IS NOT SUBSTANTIALLY COMPLETE, CONTRACTOR SHALL PAY CITY THE SUM OF ONE THOUSAND DOLLARS ($1,000) FOR EACH CALENDAR DAY DELAYED BEYOND THE TIME PRESCRIBED FOR FINISHING THE WORK AS LIQUIDATED DAMAGES. THIS SUM REPRESENTS A REASONABLE EFFORT TO ESTIMATE FAIR COMPENSATION FOR THE FORESEEABLE LOSSES CITY WILL INCUR ON ACCOUNT OF DELAYS IN SUBSTANTIAL COMPLETION OF THE WORK AND IS NOT A PENALTY. IF LIQUIDATED DAMAGES ARE NOT PAID, THE CITY MAY DEDUCT THE AMOUNT THEREOF FROM ANY MONEY DUE OR THAT MAY BECOME DUE TO THE CONTRACTOR UNDER THIS CONTRACT IN ADDITION TO ANY OTHER REMEDY AVAILABLE TO THE CITY. CONTRACTOR SHALL NOT BE ASSESSED LIQUIDATED DAMAGES IF THE DELAY IS CAUSED BY ACTS OF GOD WHICH COULD NOT REASONABLY HAVE BEEN FORSEEN OR GUARDED AGAINST; STRIKES, BOYCOTTS OR LIKE OBSTRUCTIVE ACTIONS BY CONTRACTOR'S OR IT'S SUBCONTRACTOR'S EMPLOYEES WHICH ARE BEYOND CONTRACTOR'S CONTROL; FAILURE OF CITY TO PERFORM; OR FAILURE OF A PUBLIC UTILITY TO RELOCATE OR REMOVE AN EXISTING UTILITY REQUIRED FOR PERFORMANCE OF THIS CONTRACT. CITY AND CONTRACTOR HEREBY INDICATE THEIR CONTRACT TO THE FOREGOING LIQUIDATED DAMAGES PROVISION:

City of Compton – City Manager	**Contractor – Hardy & Harper, Inc.**

4.6 Construction Schedule.

Contractor shall prepare and submit to City a detailed Construction Baseline Schedule (showing all milestones with critical activities on the Baseline Schedule) for each street segment(s) and/or location(s) identified and requested for repairs and Work prior to commencing construction. No Work shall be started until the Schedule has been approved in writing by the City. The Construction Schedule shall be prepared, utilizing a time-scaled bar chart showing continuous flow from left to right and major milestones which are critical to the completion of the construction of the project and a clearly highlighted critical path. Durations and specific calendar dates shall be clearly and legibly shown for the start and finish of each activity. Activities shall be in sufficient detail to demonstrate a practical plan to complete the construction within the Contract Time.

5.0 CONSTRUCTION PHASE

5.1 General.

5.1.1 Contractor shall completely perform, to City's satisfaction, all of the Work in accordance with this Contract and other Contract Documents.

5.1.2 Unless otherwise provided in the Contract Documents, Contractor shall furnish, or cause to be furnished, and shall pay for all labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation and other facilities and services necessary for proper execution and completion of the Work, whether temporary or permanent and whether or not incorporated or to be incorporated into the Work.

5.1.3 Contractor shall attend meetings with City as frequently as is necessary to the expeditious performance of the Work for the purpose of discussing construction issues which may arise during the Project.

5.2 Supervision of Work.

Contractor shall supervise and direct the Work, using Contractor's best skill and attention. Contractor shall be solely responsible for and have control over all construction means, methods, techniques, sequences and procedures and for coordinating all portions of the Work.

5.3 Permits, Approvals, Licenses and Notices.

Contractor shall obtain and pay for (i) all permits, approvals, licenses and easements; and (ii) government charges and inspection fees pertaining to the construction of the Project.

5.4 Safety.

5.4.1 Contractor shall have overall responsibility for safety precautions and programs in the performance of the Work.

5.4.2 Contractor shall seek to avoid injury, loss or damage to persons or property by taking reasonable steps to protect:

.a Employees and all other persons at the Project sites/locations;

.b Materials and equipment stored on the Project sites/locations or off the Project sites/locations at locations for use in performance of the Work; and

.c The Project and all property located at the Project sites/locations, whether or not said property or structures are part of the Project or involved in the Work.

5.4.3 Contractor shall designate an individual at the Project sites/locations in the employ of Contractor who shall act as Contractor's designated safety representative with a duty to prevent accidents.

5.4.4 Losses not insured under property insurance which may arise from the performance of the Work, to the extent of the negligence attributed to such acts or omissions of Contractor or anyone for whose acts Contractor may be liable, shall be promptly remedied by Contractor at Contractor's cost and without reimbursement by City as a cost of work, or in any other manner.

5.4.5 If City deems any part of the Work or Project sites/locations unsafe, City may require Contractor, without assuming responsibility for Contractor's safety program, to immediately stop performance of the Work or take corrective measures. Neither City's order nor Contractor's action in response thereto shall be the basis for adjustment in the Contract Price or Contract Time.

5.4.6 Should this work involve digging trenches or other excavations that extend deeper than four (4) feet below the surface, the Contractor shall promptly, and before the following conditions are disturbed, notify the City, in writing, of any:

.a Material the Contractor believes may be material that is hazardous waste, as defined in *Section 25117 of the Health and Safety Code that* is required to be removed to a Class I, Class II or Class III disposal Project sites/locations.

.b Subsurface or latent physical conditions at the Project sites/locations differing from those indicated by information about the Project sites/locations made available to bidders prior to deadline for submitting bids.

.c Unknown physical conditions at the Project sites/locations of any unusual nature, different materially from those ordinarily encountered and generally recognized as inherent in work of the character provided for in the Contract.

5.4.7 Contractor represents that in advance of the excavation of any trench deeper than five (5) feet, it shall submit for acceptance by the City or a registered civil or structural engineer, employed by the City, to whom authority to accept has been delegated, in advance of excavation, of a detailed plan showing the design of shoring, bracing, sloping, or other provisions to be made for worker protection from the hazard of caving ground during the excavation of such trench or trenches. If such plan varies from the shoring system standards, the plan shall be prepared by a registered civil or structural engineer.

5.5 Substitutions.

There shall be no substitutions in the Work or procedures or methods specified by the Contract Documents for performing the Work, unless Contractor first receives written approval for such substitution from City.

5.6 Trade Contractors.

5.6.1 If applicable, Contractor shall employ only Trade Contractors who are duly licensed and qualified to perform the Work consistent with the Contract Documents. Each Trade Contractor, of every tier, shall be fully bound to the Contract Documents in the same manner as Contractor is bound to City for all the requirements of the Contract Documents to the extent applicable to the Trade Contractor's portion of the Work.

5.6.2 Contractor assumes responsibility for the proper performance of the Work of Trade Contractors, of every tier, and any acts or omissions in connection with such performance. Contractor shall coordinate the activities of all Trade Contractors, of every tier.

5.7 Separate Contractors.

5.7.1 Contractor agrees to reasonably cooperate with, and coordinate its activities so as not to interfere with, those Separate Contractors performing work at the Project sites/locations, so that the Project can be completed in an orderly and coordinated manner without delay.

5.7.2 If any part of the Work depends upon other work performed by Separate Contractors, Contractor shall, prior to proceeding with that part of the Work, inspect such other work and promptly notify the City of any circumstance or fact that would render such other work unacceptable for the proper performance of the Work. Contractor shall not proceed with such part of the Work without further direction from the City. Contractor shall be liable for losses incurred due to any defects in such other work not so reported by Contractor.

6.0 ACCOUNTING RECORDS

6.1 Access.

Contractor shall keep, and shall include in its contracts with its Trade Contractors, provisions requiring its Trade Contractors to keep, full and detailed accounts in accordance with the requirements of the Contract Documents and exercise such controls as may be necessary for proper financial management of the Work. Such accounting and control systems shall comply with prevailing custom and practice for similar Projects and be satisfactory to City and shall include preservation of such records for a period of four (4) years after final completion of the Work, or for such longer period as may be required by law.

Contractor shall allow, and shall include in its contracts with its Trade Contractors, provisions requiring its Trade Contractors to allow, City or its authorized representative(s) and accountants, within twenty-four (24) hours after requested by City, to inspect, audit or reproduce any and all records relating to the Project. Such records shall include all information, materials and data of every kind and character (hard copy, as well as computer readable data if it exists), that may, in City's judgment, have any bearing on or pertain to any matters, rights, duties or obligations relating to the Project, including without limitation the following: Contracts; purchase orders; leases; contracts; commitments; arrangements; notes; schedules; daily diaries; superintendent reports; drawings; receipts; vouchers; memoranda; accounting records; job cost reports, job cost files (including documentation covering negotiated settlements); backcharge logs; general ledgers; documentation of cash and trade discounts earned, insurance rebates and dividends; any documents customarily maintained by contractors performing work on a cost plus a fee basis; other documents that City otherwise deems necessary to substantiate charges or claims related to the Project.

6.2 Enforcement.

Contractor hereby consents and agrees that any failure by Contractor to provide access to records as provided in this Article 6.0 shall be specifically enforceable by issuance of a preliminary and/or permanent mandatory injunction by a court of competent jurisdiction based on affidavits submitted to such court, without the necessity of oral testimony, to compel Contractor to permit access, inspection, audit and/or reproduction of the records or to require delivery of the records to City for inspection, audit and/or reproduction.

7.0 INDEMNITY, BONDS

7.1 Indemnity.

7.1.1 General Indemnity. To the fullest extent allowed by law, Contractor hereby agrees to defend, indemnify, and hold harmless City, its City Council, boards and commissions, officials, officers, agents, employees, representatives, insurers and volunteers (hereinafter collectively referred to as "City") through legal counsel acceptable to City, from and against any and all Losses arising directly or indirectly from, or in any manner relating to, any of the following: (i) any act or omission (negligent or otherwise) of Contractor, or by its Trade Contractors, of any tier; (ii) performance or nonperformance by Contractor or its Trade Contractors, of any tier, of any of the obligations under this Contract or the other Contract Documents; (iii) the construction activities of Contractor, or its Trade Contractors, of any tier, either on the Site or on other properties; (iv) the payment or nonpayment of money by Contractor, or by any of its Trade Contractors, of any tier; or (v) any personal injury, property damage or economic loss to third persons or entities associated with the performance or nonperformance by Contractor, or any of its Trade Contractors, of any tier; provided, however, that nothing contained herein shall be construed as obligating Contractor to indemnify the City for losses resulting from the City's sole negligence, active negligence or willful misconduct. Contractor shall pay City for any costs incurred in enforcing the defense and/or indemnity obligations under this provision. Nothing in this Section 7.1 shall be construed to give rise to any implied right of indemnity in favor of Contractor against the City.

7.1.2 Survival. The provisions of Paragraph 7.1.1 shall survive complete performance or termination of this Contract.

7.1.3 Severability. The invalidity of any portion of Paragraph 7.1.1 shall not affect or render unenforceable any other portions thereof.

7.2 Bonds.

7.2.1 Bond Forms. Prior to commencing any construction of the Work, and concurrently with the execution of this Contract, Contractor shall file with City good and sufficient "Labor and Material Payment" and "Performance" bonds in the amount of one hundred percent (100%) of the Contract Price for each. Contractor shall take steps to assure that the penal sum of the bonds shall be increased by the amount of any additive adjustments to the Contract Price due to Change Orders. The bonds shall be on forms satisfactory to and approved by City, signed by both Contractor and surety and properly notarized. Should any bond required hereunder or any surety on such bond become or be determined by City to be insufficient, it shall be replaced within ten (10) days by a bond that fully complies with the requirements of this Paragraph 7.2.1. No further payments to Contractor for work performed shall be made or become due until Contractor has fully complied with the requirements of this Section 7.2.

7.2.2 Duration. The payment bond shall remain in effect until sixty (60) days after final completion of the Work and all claims by Contractor and Trade Contractors, of every tier, have been

satisfied. The performance bond provided by Contractor shall remain in effect for the duration of the period of all warranties required by the Contract Documents and shall assure faithful performance of all of Contractor's obligations under the Contract Documents, including, without limitation, all obligations that survive final completion or termination, such as but not limited to Contractor's obligations under its warranties, guarantees and to defend and indemnify City.

7.2.3 Premiums. The premiums for all bonds are included in the Contract Price and shall be paid by Contractor.

7.2.4 Obligees. The performance and payment bonds shall name the City as obligee.

7.2.5 Changes. Change Orders, Field Orders, Modifications, Scope Changes and other Changes in the Work and adjustments to the Contract Price or Contract Time shall in no way release or exonerate Contractor or its sureties from their obligations and notice thereof shall be waived by such sureties.

7.2.6 Communications. City shall have the right to communicate with Contractor's sureties with respect to matters that are related to Contractor's performance of its obligations under the Contract Documents. Such communications shall not create or be interpreted as creating any contractual relationship between City and any such surety.

8.0 INSURANCE

8.1 Insurance Requirements. The Contractor shall not commence Work under this Contract until it has provided evidence satisfactory to the City that it has secured all insurance required under this section. In addition, Contractor shall not allow any subcontractor to commence work on any subcontract until it has secured all insurance required under this Section 8.0.

As a condition precedent to the effectiveness of this Contract for work to be performed hereunder and without limiting the Contractor's indemnification of the City, Contractor shall provide and maintain at its own expense during the term of this Contract the following program(s) of insurance covering its operations hereunder. ***Failure on the part of the Contractor to procure or maintain insurance shall constitute a material breach upon which the City may immediately terminate this Contract.*** Contractor agrees to suspend and cease all operations hereunder during such period of time as the required insurance coverage is not in effect and evidence of insurance has not been furnished to the City. In the event that the Contractor's operations are suspended for failure to maintain required insurance coverage, the Contractor shall not be entitled to an extension of time for completion of the Work because of production lost during suspension.

8.2 Minimum Scope of Insurance. Insurance coverage specified herein constitutes the minimum requirements and said requirements shall in no way lessen or limit the liability of the Contractor under the terms of the Contract. Contractor shall procure and maintain, at its own costs and expense, any additional kinds and amounts of insurance that, in its own judgment, may be necessary for its proper protection of the work.

All insurance required hereunder shall be primary with respect to any insurance maintained by the City and shall not call on the City's program for contributions. Program(s) of insurance shall include:

8.2.1 Commercial General Liability. Insurance which affords coverage at least as broad as Insurance Services Office "occurrence" form CG 00 01 11 88, with minimum limits of at least **One Million Dollars ($1,000,000.00)** per occurrence, and if written with an aggregate, the aggregate shall be double the per occurrence limit. Defense costs shall be paid in addition to the limits. Products and

completed operations coverage shall be maintained for a minimum of two years after completion of the Work.

.a The policy shall contain no endorsements or provisions limiting coverage for (1) explosion, collapse or underground hazard (XCU); (2) products and completed operations; (3) contractual liability; (4) third party action over claims; (5) cross liability exclusion for claims or suits by one insured against another; or (6) contain any exclusions contrary to the Contract.

8.2.2 Automobile Liability. Automobile Liability Insurance with coverage at least as broad as Insurance Services Office Form CA 00 01 06 92 covering "Any Auto" (Symbol 1) with minimum limits of **One Million Dollars ($1,000,000.00)** each accident. If Contractor does not own any company vehicles, the requirement may be satisfied by providing (a) a Personal Automobile Liability policy for the Contractor's own vehicle (as specified in the following paragraph); and (b) a non-owned auto endorsement to the Commercial General Liability policy if Contractor may use vehicles of others (e.g., vehicles of employees). Independent Contractors may not be able to purchase a Business Automobile policy and consideration may be given to accepting a Personal Automobile Liability policy. Requirements should stipulate "Automobile Liability Insurance with a limit of not less than $1,000,000 each accident."

8.2.3 Workers' Compensation. Workers' Compensation Insurance, as required by the State of California and Employer's Liability Insurance, with a limit of not less than **One Million ($1,000,000.00)** per accident for bodily injury and disease. Workers' Compensation and Employer's Liability insurance may not be required if Contractor has no employees and provides, to City's satisfaction, a declaration stating this.

8.3 Endorsements. Required insurance policies shall not be in compliance if they include any limiting provision or endorsement that has not been submitted to the City for approval.

8.3.1 The policy or policies of insurance required by Section 8.2.1 (Commercial General Liability) shall be endorsed to provide the following:

.a Additional Insured: The City, its officials, officers, employees, agents, and volunteers shall be named as ***"additional insured"*** with regard to liability and defense of suits or claims arising out of the performance of the Contract.

.b Additional Insured Endorsements shall not (1) be restricted to "ongoing operations"; (2) exclude "contractual liability"; (3) restrict coverage to "sole" liability of Contractor; or (4) contain any other exclusions contrary to the Contract.

.c Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City, except ten (10) days written notice shall be provided for non-payment of premium.

8.3.2 The policy or policies of insurance required by Section 8.2.2 (Automobile Liability) shall be endorsed to provide the following:

.a Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City, except ten (10) days written notice shall be provided for non-payment of premium.

8.3.3 The policy or policies of insurance required by Section 8.2.3 (Workers' Compensation) shall be endorsed to provide the following:

.a Waiver of Subrogation: A waiver of subrogation stating that the insurer waives all rights of subrogation against the indemnified parties.

.b Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City, except ten (10) days written notice shall be provided for non-payment of premium.

8.4 Waiver of Subrogation. Required insurance coverage's shall not prohibit Contractor from waiving the right of subrogation prior to a loss. Contractor shall waive all subrogation rights against the indemnified parties. Policies shall contain or be endorsed to contain such provisions.

8.5 Deductible. Any deductible or self-insured retention must be approved in writing by the City and shall protect the indemnified parties in the same manner and to the same extent as they would have been protected had the policy or policies not contained a deductible or self-insured retention.

8.6 Evidence of Insurance. ***The Contractor, concurrently with the execution of the Contract, and as a condition precedent to the effectiveness thereof, shall deliver certified copies of the required policies on forms approved by the City.*** The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf. At least fifteen (15) days prior to the expiration of any such policy, evidence of insurance showing that such insurance coverage has been renewed or extended shall be filed with the City. If such coverage is cancelled or reduced, Contractor shall, within ten (10) days after receipt of written notice of such cancellation or reduction of coverage, file with the City evidence of insurance showing that the required insurance has been reinstated or has been provided through another insurance company or companies.

8.7 Acceptability of Insurers. Each such policy shall be from a company or companies with a current A.M. Best's rating of no less than A:VII and authorized to do business in the State of California, or otherwise allowed to place insurance through surplus line brokers under applicable provisions of the California Insurance Code or any federal law.

8.8 Insurance for Subcontractors. All subcontractors shall be included as additional insured's under the Contractor's policies, or the Contractor shall be responsible for causing subcontractors to purchase the appropriate insurance in compliance with the terms of these Insurance Requirements, including adding the City as an ***"additional insured"*** to the subcontractor's policies. Contractor shall submit proof of compliance with this provision upon request of the City.

9.0 CHANGE ORDERS

9.1 Changes. City has the right, in its sole discretion, to make whatever changes it deems necessary or desirable to the Work; no change ordered by City shall entitle Contractor to an adjustment of the Contract Price or Contract Time unless it constitutes a Scope Change.

9.2 Change Orders. A Change Order is a written order signed by City and Contractor, and issued after execution of this Contract, authorizing an adjustment in the Contract Price and/or Contract Time. The Contract Price and Contract Time can be adjusted only by Change Order. No action, conduct, omission, prior failure or course of dealing by City shall act to waive, modify, change or alter the requirement that Change Orders must be in writing signed by City and that such written Change Orders are the exclusive method for effecting any adjustment to the Contract Price and Contract Time.

10.0 CERTIFICATIONS

10.1 Certification of Contractor. I, **Michael Murray**, **HEREBY CERTIFY** that I am the Vice - President, and duly authorized representative of the Contractor firm of **Hardy & Harper, Inc.** and that, except as hereby expressly stated, neither I nor the above firm that I represent have: (i) employed or retained for a commission, percentage, brokerage, contingent fee, or other consideration, any firm or person (other than a bona fide employee working solely for me or the above consultant) to solicit or secure this Contract; nor (ii) agreed, as an express or implied condition for obtaining this Contract, to employ or retain the services of any firm or person in connection with carrying out the Contract; nor (iii) paid, or agreed to pay, to any firm, organization or person (other than a bona fide employee working solely for me or the above consultant) any fee, contribution, donation, or consideration of any kind, for or in connection with, procuring or carrying out this Contract.

10.2 Debarment and Suspension Certification. The Contractor, under penalty of perjury, certifies that, except as noted below, he/she/it or any other person associated therewith in the capacity of owner, partner, director, officer, manager:

10.2.1 Is not currently under suspension, debarment, voluntary exclusion, or determination of ineligibility by any Federal, State or local agency; and

10.2.2 Has not been suspended, debarred, voluntarily excluded or determined ineligible by any Federal, State or local agency within the past 3 years; and

10.2.3 Does not have a proposed debarment pending; and

10.2.4 Has not been indicted, convicted, or had a civil judgment rendered against him/her/it by a court of competent jurisdiction in any matter involving fraud or official misconduct in connection with obtaining, attempting to obtain, or performing a public (Federal, state or local) transaction or contract under a public transaction; violation of Federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property within the past 3 years; and

10.2.5 Are not presently indicted or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in the preceding paragraph; and

10.2.5 Have not had one or more public transactions (Federal, State or local) terminated for cause or default within the past 3 years.

If there are any exceptions to this certification, insert the exceptions in the following space.

[Supply exceptions on separate page]

For any exception noted above, indicate below to whom it applies, initiating agency, and dates of action.

[Attach separate page]

These certifications are a material representation of fact upon which reliance was placed when this transaction was made or entered into. The above certifications are part of this Contract. Signing this Contract on the signature portion thereof shall also constitute signature of the above Certifications.

_____ _____

Michael Murray, Vice-President **(Date)**

11.0 DEFAULT AND TERMINATION

11.1 Default by Contractor.

11.1.1 Notice of Default. Without limitation to any of City's other rights or remedies at law or in equity, City shall have the right to terminate this Contract in the event that Contractor fails or refuses to perform any of the obligations set forth in this Contract or the other Contract Documents, and fails to cure such default in the manner required hereafter.

11.1.2 Opportunity to Cure Default. Contractor shall cure any default in performance of its obligations under the Contract Documents within two (2) business days after receipt of written notice of such default from City; provided, however, that if the breach cannot reasonably be cured within such time then Contractor will commence to cure the breach within two (2) days and will diligently and continuously prosecute such cure to completion within a reasonable time, which shall in no event be later than ten (10) working days after receipt of such written notice.

11.2 City's Rights and Remedies Upon Default.

11.2.1 Remedies Upon Default. In the event that Contractor fails to cure any breach of this Contract within the time periods set forth above, then City may pursue any remedies available under law or equity, including, without limitation, the following:

.a Delete Certain Services. City may, without terminating this Contract, delete certain portions of the Work, reserving to itself all rights to recover losses related thereto.

.b Perform and Withhold. City may, without terminating this Contract, engage others to perform the Work or portion of the Work that has not been performed by Contractor and withhold the cost thereof to City from future payments to Contractor, reserving to itself all rights to recover losses related thereto.

.c Suspend this Contract. City may, without terminating this Contract and reserving to itself all rights to recover losses related thereto, suspend all or any portion of this Contract for as long a period of time as City determines, in its sole discretion, appropriate, in which event City shall have no obligation to adjust the Contract Price or Contract Time, and shall have no liability to Contractor for adjustment to the Contract Price, Contract Time, or for losses, if City directs Contractor to resume Work.

.d Terminate this Contract. City may terminate all or any part of this Contract for cause according to the notice provisions set forth in this Contract, reserving to itself all rights to recover losses related thereto.

.e Invoke the Performance Bond. City may, with or without terminating this Contract and reserving to itself all rights to recover losses related thereto, exercise its rights under the Contractor's performance bond.

11.2.2 Rights Cumulative. All of City's rights and remedies under this Contract is cumulative, and shall be in addition to those rights and remedies available in law or in equity. Designation in the Contract Documents of certain breaches as "material" shall not be construed as implying that other breaches not so designated are not material nor shall such designations be construed as limiting City's right to terminate or the exercise of its other rights or remedies for default to only material breaches. City shall determine whether there has been noncompliance with the Contract Documents so as to warrant

exercise by City of its rights and remedies for default. No termination or action taken by City after termination shall prejudice any other rights or remedies of City provided by law or equity or by the Contract Documents upon such termination; and City may proceed against Contractor to recover all losses suffered by City.

11.2.3 Monies. In the event of a termination or suspension of all or a portion of the Work due to a default by Contractor, City shall have the right, without releasing Contractor or its sureties from liability for failure to fulfill this Contract, to withhold all or a portion of the monies owing or retained until final completion of the Work. Any cost over and above the Contract Price arising from the suspension of operations of this Contract and the completion of the Work shall be paid by Contractor's sureties. Contractor will be paid any surplus monies remaining after all contract disputes have been resolved and finally determined.

11.2.4 Delays by Sureties. Without limitation to any of City's other rights or remedies under the law or in equity, City has the right to suspend the performance by Contractor's sureties in the event of any of the following: (i) failure of the sureties to begin work within a reasonable time in such manner as to ensure full compliance with the Contract Documents within the Contract Time; (ii) abandonment of the Work; (iii) if at any time City is of the opinion the Work is unnecessarily or unreasonably delayed; (iv) willful violation of any terms of this Contract; (v) failure to perform according to this Contract or the other Contract Documents; or (vi) failure to follow instructions of City for performance of the Work within the Contract Time. City will serve notice of such failure upon the sureties and in the event the sureties neglect or refuse to cure the breach within the time specified in such notice, City shall have the power to suspend the operation or any part thereof of Contractor's sureties.

11.2.5 Contractor Obligations. Upon receipt of a notice of termination for default, Contractor shall, unless the notice states otherwise, perform each of the obligations set forth in Paragraph 11.4.1, below.

11.2.6 Damages to City.

.a Reservation of Remedies. City will be entitled to all damages available under the law, and all rights in equity, in the event of Contractor's breach of this Contract or the other Contract Documents.

.b Deductions. If City suffers a loss due to Contractor's nonperformance, then such loss shall be deducted from the amounts withheld. Should the amount withheld exceed the amount deducted, the balance will be paid to Contractor or its designee upon completion of the Project. If the loss incurred by City exceeds the amount withheld, Contractor shall be liable to City for the difference and shall promptly remit same to City.

.c No Release. If, however, City elects to terminate this Contract for cause, all monies due Contractor or retained under the terms of the Contract Documents shall be forfeited to City. Such forfeiture shall not release Contractor or its sureties from liability for failure to fulfill this Contract. Contractor and its sureties will be credited with the amount of monies forfeited toward any greater sum they may be liable for in connection with Contractor's default.

11.3 Suspension by City for Convenience. City may, at any time and from time to time, without cause, order Contractor, in writing, to suspend, delay, or interrupt the Work in whole or in part for such period of time, up to an aggregate of fifty percent (50%) of the Contract Time, as City may determine, with such period of suspension to be computed from the date of the written order. Without limitation to the foregoing, Contractor acknowledges that issuance of a suspension order by City due to circumstances relating to City's compliance with the California Environmental Quality Act is foreseeable and that such suspension order, regardless of its duration, shall not be considered a breach by City of this Contract. Upon

receipt of a suspension order, Contractor shall, at City's expense, comply with its terms and take all reasonable steps to minimize costs allocable to the Work covered by the suspension order during the period of work stoppage. Within the period of the above noted aggregate time, or such extension to that period as is agreed upon by Contractor and City, City shall either cancel the suspension order or it shall have the right, without incurring a liability to Contractor for lost profits or consequential damages, to delete the Work covered by such suspension order by issuing a Change Order.

11.3.1 Resumption. If a suspension order is canceled or expires, Contractor shall resume and continue with the Work. A Change Order will be issued adjusting the Contract Price and/or the Contract Time for additional costs of work and delay necessarily caused by such suspension.

11.3.2 Suspension Order Required. The provisions of this Section 11.3 shall not apply if a suspension order is not issued by City. A suspension order shall not be required to stop the Work as permitted or required under any other provision of the Contract Documents.

11.4 Termination Without Cause. City shall have the option, at its sole discretion and without cause, to terminate this Contract in part or in whole by giving thirty (30) days' written notice to Contractor as provided herein. Contractor agrees to accept such sums as allowed under this Section 11.4 as its sole and exclusive compensation and waives any claim for other compensation or Losses, including, but not limited to, Loss of anticipated profits, Loss of revenue, lost opportunity, or other consequential, direct, indirect, incidental Losses or damages, of any kind.

11.4.1 Contractor Obligations. Upon receipt of notice of termination without cause, Contractor shall, unless the notice directs otherwise, do the following:

.a Immediately discontinue performance to the extent specified in the notice;

.b Place no further orders or subcontracts for materials, equipment, services or facilities, except as may be necessary for completion of such portion of its obligations as is not discontinued;

.c Provide to City a description, in writing no later than two (2) business days after receipt of the notice of termination, complete copies of all subcontracts, purchase orders and contracts that are outstanding, including any change orders, amendments and modifications thereto, status of payments and balance owing, the status of performance and claims by Trade Contractors, together with such other information as City may determine necessary in order to decide whether to accept assignment of, or request Contractor to terminate the subcontract, purchase order or contract;

.d Promptly assign to City those subcontracts, purchase orders or contracts, or portions thereof, that City elects to accept by assignment and cancel, on the most favorable terms reasonably possible, all subcontracts, purchase orders or contracts, or portions thereof, that City does not elect to accept by assignment; and

.e Thereafter continue only such performance as may be necessary to preserve and protect work already completed or in progress and to protect materials and equipment on the Site or in transit thereto.

11.4.2 Final Billing. Following termination without cause and within thirty (30) days after receipt of a complete and timely billing from Contractor seeking payment of sums authorized by this Paragraph 11.4.2, City shall pay to Contractor as its sole and exclusive compensation for performance under this Contract the following:

.a The Contract Price earned and payable as of the date of termination, less sums previously paid to Contractor;

.b Plus, reasonable costs of work of Contractor and Trade Contractors for (i) demobilizing, and (ii) administering the close out of its participation in the Project (including, without limitation, all billing and accounting functions) for a period of no longer than thirty (30) days after receipt of the notice of termination;

11.4.3 Trade Contractors. Contractor shall include provisions in all of its subcontracts, purchase orders and other contracts with its Trade Contractors permitting termination for convenience by Contractor on terms that are consistent with this Contract and that afford no greater rights of recovery against Contractor for termination than are afforded to Contractor.

11.5 Contractor's Rights and Remedies.

11.5.1 Contractor's Remedies. Contractor may terminate this Contract for cause only upon the occurrence of one of the following:

.a The work is stopped for one hundred sixty (160) consecutive days, through no act or fault of Contractor, any Trade Contractor, of any tier, or any employee or agent of any of them, due to issuance of an order of a court or other governmental authority other than City having jurisdiction or due to an act of government, such as a declaration of a national emergency making material unavailable.

.b City fails to make payment of sums that are not in good faith disputed by City and fails to cure such default within (i) ninety (90) days after receipt of notice from Contractor notifying City of the default; and (ii) an additional thirty (30) days notice to City notifying it of its intention to terminate this Contract.

11.5.2 Continuous Performance. Provided that Contractor is paid undisputed sums due under this Contract, Contractor shall not stop, delay or interrupt continuous performance of the Work by reason of any dispute or disContract with City, including, without limitation, any disputes or disContracts over payments of funds that are disputed in good faith by City.

12.0 MISCELLANEOUS PROVISIONS

12.1 Warranties. Contractor warrants and guarantees all equipment, materials, supplies and work furnished on the Project against defective construction or workmanship for a period of one (1) year following completion of the Project, except when a longer guaranty is provided by the supplier or manufacturer of the equipment. The Contractor warrants to the City that all materials and equipment furnished under this Contract will be new unless specified and that all work will be of good quality, free from faults and defects and in conformance with the Contract Documents. All work not conforming to these requirements, including substitutions not properly approved and authorized, may be considered defective. Contractor expressly agrees to act as co-guarantor of such equipment and materials and the Contractor shall supply City with all warranty and guaranty documents relative to equipment and materials incorporated in the Work and guaranteed by their suppliers or manufacturers.

If within one (1) year after the date of completion of the Project, any of the Work is found to be defective or not in accordance with the Contract documents, Contractor shall correct it or cause it to be corrected promptly after receipt of a written notice from the City to do so, at the Contractor’s expense.

This obligation shall survive completion or termination of the Contract. The City shall give notice promptly after discovery of the condition.

12.2 Governing Law. This Contract shall be governed by the laws of the State of California. In the event of litigation between the parties, venue in state trial courts shall lie exclusively in the County of Los Angeles. In the event of litigation in a U.S. District Court, venue shall lie exclusively in the Central District of California, in Los Angeles.

12.3 Waiver of Jury Trial. Contractor voluntarily waives its right to a jury trial of any cause of action, claim, counter-claim or cross-complaint in any action, proceeding or hearing on any matter whatsoever arising out of, or in any way connected with, this Contract, the relationship between City and Contractor, Contractor's performance on the Project, or the enforcement of any remedy under any law, statute or regulation now or hereafter in effect. Contractor shall include this provision for waiver of jury trial right in its contracts with its Trade Contractors who provide work to the Project, waiving the right of a jury trial in any action involving City as a party, whether by joinder, consolidation, counter-claim, cross-complaint or otherwise.

12.4 Severability. Should any part of this Contract be declared by a final decision by a court or tribunal of competent jurisdiction to be unconstitutional, invalid, or beyond the authority of either party to enter into or carry out, such decision shall not affect the validity of the remainder of this Contract, which shall continue in full force and effect, provided that the remainder of this Contract, absent the unexcised portion, can be reasonably interpreted to give effect to the intentions of the parties.

12.5 Successors and Assigns. This Contract shall be binding on successors, assigns and legal representatives of and persons in privity of contract with City or Contractor. Contractor shall not assign, sublet or transfer an interest in this Contract without advance written approval of City. Assignment, subletting or transfer will not release Contractor from any of its obligations to City.

12.6 Interpretation. Contractor and City acknowledge that the terms of this Contract has been mutually negotiated and that such documents shall not be interpreted against either City or Contractor on the basis that either party was responsible for or in control of the drafting of such documents.

12.7 Survival. All provisions of this Contract which by their nature continue beyond the termination or completion of performance under this Contract, including, without limitation, those obligations pertaining indemnification, insurance and confidentiality, shall survive and continue in force after either termination or completion of performance by Contractor.

12.8 Conflict of Interest. The Contractor represents, warrants and agrees that to the best of its knowledge, it does not presently have, nor will it acquire during the term of this Contract, any interest direct or indirect, by Contract, employment or otherwise, or as a partner, joint venturer or shareholder (other than as a shareholder holding a one percent (1%) or less interest in publicly traded companies) or affiliate with any business or business entity that has entered into any Contract, subcontract or arrangement with the City. Upon execution of this Contract and during its term, as appropriate, the Contractor shall disclose in writing to the City, any other Contract or employment during the term of this Contract by any other persons, business or corporation in which employment will or may likely develop a conflict of interest between the City interest and the interests of the third parties.

12.9 City's Quality Assurance Plan. The City shall evaluate Contractor's performance under this Contract. Such evaluation will include assessing Contractor's compliance with all Contract terms and performance standards. Contractor deficiencies which the City determines are severe or continuing and that may place performance of the Contract in jeopardy if not corrected will be reported to the City. The report will include improvement/corrective action measures taken by the City and the Contractor. If

improvement does not occur consistent with the corrective action measures, the City may terminate this Contract or seek other remedies as specified in this Contract.

12.10 Copyrights. No report, maps, or other documents produced in whole or in part under this Contract shall be the subject of an application for copyright by or on behalf of the Contractor. All documents become the property of the City who holds all the rights to said data.

12.11 Confidentiality of Reports. The Contractor shall keep confidential all reports, information and data received, prepared or assembled pursuant to performance hereunder. Such information shall not be made available to any person, firm, corporation or entity without the prior written consent of the City.

12.12 Employees of Contractor. Worker's Compensation: Contractor understands and agrees that all persons furnishing services to the City pursuant to this Contract are, for the purposes of workers' compensation liability, employees solely of Contractor. Contractor shall bear sole responsibility and liability for providing workers' compensation benefits to any person for injury arising from an accident connected with services provided to the City under this Contract.

Professional Conduct: The City does not and will not condone any act, gestures, comments or conduct from the Contractor's employees, agents or subcontractors which may be construed as sexual harassment or any other type of activity or behavior that might be construed as harassment. The City will properly investigate all charges of harassment by residents, employees, agents or subcontractors.

12.13 Patent Rights. The City will hold all the patent rights with respect to any discovery or invention which arises or is developed in the course of, or under this Contractor.

12.14 Waivers. A waiver by either party to this Contract of any breach of any term, covenant or condition contained herein shall not be deemed to be a waiver of any subsequent breach of the same or any other term, covenant or condition contained herein, whether of the same or a different character.

12.15 Federal and State Withholding Taxes. Contractor shall be responsible for paying when due all federal and state income withholding taxes for all earning under this Contract. Contractor agrees to indemnify City for any claims, costs, losses, fees, penalties, interest, or damages suffered by City resulting from Contractor's failure to comply with this provision.

12.16 Entire Contract. The Contract Documents represent the entire and integrated Contract between City and Contractor and supersedes all prior negotiations, representations or Contracts, either written or oral. The Contract Documents may be amended or modified only by Change Order. Nothing contained in the Contract Documents shall be for the benefit of, create any contractual relationship with, or give rise to a cause of action in favor of any third party.

12.17 Water Pollution Control.

12.17.1 Best Management Practices (BMPs). Contractor, without limitation, shall be responsible to provide and implement Best Management Practices to comply with National Pollution Discharge Elimination System ("NPDES") standards and practices. The Contractor shall be responsible, to the fullest extent possible, not to permit any contaminants, including soil, to enter any drainage system. Contractor shall be responsible to maintain equipment so that oil, grease, gasoline, diesel fuel, et al., does not contaminate areas subject to run-off. The Contractor and its surety shall fully indemnify the City for any pollution damage and/or cleaning costs. All construction of off-site and on-site improvements shall adhere to NPDES Best Management Practices to prevent deleterious materials or pollutants from entering the City or County storm drain systems. Best Management Practices shall be defined as any program, technology,

process, site criteria, operating method, measure or device which controls, prevents, removes or reduces pollution. Contractor shall obtain and refer to the California Storm Water Best Management Practice Handbooks, Volume 3 Construction BMP Handbook and the Los Angeles County Department of Public Works Best Management Practices Handbook for Construction Activities.

The City, as permittee, is subject to enforcement actions by the State Water Resources Control Board, Environmental Protection Agency and private citizens. The City may assess the Contractor a penalty of **One thousand Dollars ($1,000.00)** for each calendar day that the Contractor has not fully implemented the BMPs specified for the contract and/or is otherwise in noncompliance with these provisions. In addition, the City will deduct, from the final payment due the contractor, the total amount of any fines levied on the City, plus legal and staff costs, as a result of the Contractor's lack of compliance with these provisions and/or less than complete implementation of the specified BMPs.

12.18 Execution Authority. The person(s) executing this Contract on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Contract on behalf of said party, (iii) by so executing this Contract, such party is formally bound to the provisions of this Contract, and (iv) the entering into this Contract does not violate any provision of any other Contract to which said party is bound. The Contractor shall complete a W9 Form in the form provided by the City.

13.0 NOTICES

13.1 Delivery. All notices, demands or requests to be given under this Contract shall be given in writing and conclusively shall be deemed received when: (a) delivered personally, or (b) on the fifth (5^{th}) day after the deposit thereof in the United States mail, postage prepaid, and addressed as hereinafter provided, or (c) one (1) business day after send by facsimile transmission.

13.2 Addresses. All notices, demands, requests or approvals from Contractor to City shall be addressed to the City at:

City of Compton
205 South Willowbrook Avenue
Compton, California 90220
Attn: Director, Public Works Department
(310) 605-5505
(310) 605-6326 – Fax

with copies to:

City of Compton
205 South Willowbrook Avenue
Compton, California 90220
Attn: City Manager

All notices, demands or requests from City to Contractor shall be addressed to:

Hardy & Harper, Inc.
32 Rancho Circle
Lake Forest, California 92630
Attn: Michael Murray
(714) 444-1851

(714) 444-2801 - Fax

13.3 Change in Address. In the event of any change of address, the moving party is obligated to notify the other party of the change of address in writing. Each party may amend, supplement and update the notice list to add, delete or replace any listed individuals; however, the amendment must be in writing.

IN WITNESS WHEREOF, Contractor has executed this Contract and the City, by its City Manager, who is authorized to do so, has executed this Contract.

HARDY & HARPER, INC.
CONTRACTOR

Dated: _____ **By _____**
Michael Murray, Vice - President

CITY OF COMPTON

Approved by:

Dated: _____ **By _____**
Willie A. Hopkins, Jr, City Manager

Approved as to form:

By _____ **Dated: _____**
Eric J. Perrodin, City Attorney

ATTEST:

Dated: _____ **By _____**
Vernell McDaniel, City Clerk

September 24, 2024

TO: **MAYOR AND CITY COUNCIL MEMBERS**

FROM: **MUNICIPAL WATER DEPARTMENT**

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA (MWD) FOR THE PURCHASE OF IMPORTED WATER FOR FISCAL YEAR 2024-2025 IN THE AMOUNT OF EIGHT HUNDRED THOUSAND DOLLARS ($800,000).**

SUMMARY

Adoption of this resolution will authorize the City Manager to issue a purchase order to the Metropolitan Water District of Southern California (MWD) for the purchase of imported water for fiscal year 2024-2025 in the amount of Eight Hundred Thousand Dollars ($800,000).

BACKGROUND

Southern California doesn't produce enough water locally to meet the demands of its population and economy. The region imports more than half of the water it uses, most of it through Metropolitan Water District of Southern California (MWD).

MWD brings this water to the region from two sources: the Sacramento and San Joaquin rivers, via the State Water Project, and the Colorado River, via the Colorado Aqueduct. These imported supplies provide a foundation of water reliability in Southern California. These critical imported resources cannot easily be replaced, MWD works hard to ensure their continued reliability in the face of climate change.

Metropolitan Water District of Southern California (MWD) services 26 public water agencies — cities, municipal water districts and one county water authority — that then deliver supplies directly or indirectly to 19 million people in Los Angeles, Orange, Riverside, San Bernardino, San Diego and Ventura counties.

MWD has imported water from the Colorado River since 1941 and from Northern California since the early 1970s. MWD is the largest single contractor of the State Water Project and a major supporter of Southern California water conservation and water recycling programs, along with other local water management activities.

The Compton Municipal Water Department (CMWD) delivers approximately 8,000 acre-feet of water on an annual basis to the City of Compton populace. This water delivery is provided through the City and WRD groundwater pumping (5780) acre feet, and

Metropolitan Water District (MWD) imported water (2220) acre feet needed for total water delivery service.

STATEMENT OF THE ISSUE

Annually, the Compton Municipal Water Department achieves its water delivery goals of 8000-acre feet by groundwater pumping of City water wells, securing the groundwater pumping rights through the Water Replenishment District of Southern California (WRD) and (as needed) imported water supplies through the Metropolitan Water District of Southern California (MWD) to prepare for emergency water conditions where water wells can be shut down due to repair and/or maintenance.

Staff has estimated the fees for imported water is Eight Hundred Thousand Dollars ($800,000) for fiscal year 2024-2025.

FISCAL IMPACT

Funds in the amount of Eight Hundred Thousand Dollars ($800,000) have been budgeted for this expenditure in Account Number 5000-850-000-4251 (Water Purchases) in the City of Compton Municipal Water Department's 2024-2025 Fiscal Year Budget.

RECOMMENDATION

Staff recommends that Council adopt this resolution.

JOSE GARFIAS, INTERIM GENERAL MANAGER
MUNICIPAL WATER DEPARTMENT

APPROVED FOR FORWARDING:

WILLIE A. HOPKINS
CITY MANGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA (MWD) TO PURCHASE IMPORTED WATER FOR FISCAL YEAR 2024-2025 FOR EIGHT HUNDRED THOUSAND DOLLARS ($800,000).

WHEREAS, Southern California doesn't produce enough water locally to meet the demands of its population and economy; and

WHEREAS, MWD brings this water to the region from two sources: the Sacramento and San Joaquin rivers, via the State Water Project, and the Colorado River, via the Colorado Aqueduct; and

WHEREAS, these imported supplies provide a foundation of water reliability in Southern California; and

WHEREAS, the goals and objectives of the Compton Municipal Water Department (Department) includes maintaining the City's water infrastructure and providing top tier water service to its customers and in doing so must purchase imported water and water rights; and

WHEREAS, the purchase of imported water from the Metropolitan Water District of Southern California (MWD) will assist the Department in the fulfillment of its goals and objectives; and

WHEREAS, the Department anticipates purchasing 650-acre-feet of imported water for its customers from the MWD for Fiscal Year 2024-2025; and

WHEREAS, despite acquiring additional groundwater rights through lease agreements, the City needs to ensure it has sufficient water to meet its anticipated demands; and

WHEREAS, it is estimated that the cost for MWD imported water for fiscal year 2024-2025 will be Eight Hundred Thousand Dollars ($800,000); and

WHEREAS, funds have been allocated in the Department's Fiscal Year 2024-2025 budget in Account No. 5000-850-000-4252 (Water Purchase).

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That the City Manager is hereby authorized to issue a purchase order to the Metropolitan Water District of Southern California (MWD) in the amount of Eight Hundred Thousand Dollars ($800,000).

Section 2. That funds in the amount of Eight Hundred Thousand Dollars $800,000 is allocated in the Fiscal Year 2024-2025 Budget in the Water Purchase Fund and increase expenditures in Account No. 5000-850-000-4252 (Water Purchases) by Eight Hundred Thousand Dollars $800,000 for this expenditure.

Section 3. That a certified copy of this Resolution shall be filed in the offices of the City Manager, City Controller, City Clerk, City Attorney and the Municipal Water Department.

Section 4. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2024.

_____
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF COMPTON)

I, Vernell McDaniel, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on the _____ day of _____, 2024.

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCIL MEMBERS-
NOES: COUNCIL MEMBERS-
ABSTAIN: COUNCIL MEMBERS-
ABSENT: COUNCIL MEMBERS-

_____
CITY CLERK OF THE CITY OF COMPTON

September 24, 2024

TO: **MAYOR AND CITY COUNCIL MEMBERS**

FROM: **MUNICIPAL WATER DEPARTMENT**

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER TO THE WATER REPLENISHMENT DISTRICT OF SOUTHERN CALIFORNIA (WRD) FOR GROUNDWATER PRODUCTION ASSESSMENT FEES FOR FISCAL YEAR 2024-2025 IN THE AMOUNT OF FIVE MILLION DOLLARS ($5,000,000.)**

SUMMARY

Adoption of this resolution will authorize the City Manager to issue a purchase order to the Water Replenishment District of Southern California (WRD) for groundwater production assessment fees for fiscal year 2024-2025 in the amount of Five Million Dollars ($5,000,000).

BACKGROUND

The Water Replenishment District (WRD) is the largest groundwater agency by population in the state of California, managing and protecting local groundwater resources for four million residents. WRD's service area covers a 420-square-mile region of southern Los Angeles County, the most populated county in the United States. The 43 cities in the service area, including a portion of the City of Los Angeles, and other unincorporated parts of LA County use about 220,000 acre-feet (72 billion gallons) of groundwater annually which accounts for nearly half of the region's water supply needs.

WRD ensures that a reliable supply of high-quality groundwater is available through replenishment with recycled water and stormwater capture. WRD is responsible for monitoring and testing groundwater throughout the region using effective management principles.

The City of Compton Municipal Water Department (CMWD) serves the City’s water demands through two (2) sources; groundwater production and imported water purchased from the Metropolitan Water District (MWD). The CMWD delivers approximately 8,000 acre-feet of water on an annual basis to the City of Compton populace. This water delivery is provided through City groundwater pumping rights and a combination of lease-in groundwater pumping rights (5780) acre feet, and MWD imported water (2220) acre feet needed for total water delivery service.

STATEMENT OF THE ISSUE

Annually, the Compton Municipal Water Department (CMWD) achieves its water delivery goals by groundwater pumping of our own water wells and securing the groundwater pumping rights through the Water Replenishment District of Southern California.

The groundwater pumped by municipal water utilities, water companies and others are imposed a Replenishment Assessment fee (RA) by the WRD for basin and recharge purposes. Funds generated by the RA covers the cost of water purchased to replenish the two (2) largest and most utilized groundwater basins in Southern California.

Staff has estimated that the assessment fees for pumping groundwater is Five Million Dollars ($5,000,000) for fiscal year 2024-2025.

FISCAL IMPACT

Funds in the amount of Five Million Dollars have been budgeted for this expenditure in Account Number 5000-850-000-4251 (Water Purchases) in the City of Compton Municipal Water Department's 2024-2025 Fiscal Year Budget.

RECOMMENDATION

Staff recommends that Council adopt this resolution.

JOSE GARFIAS, INTERIM GENERAL MANAGER
MUNICIPAL WATER DEPARTMENT

APPROVED FOR FORWARDING:

WILLIE A. HOPKINS
CITY MANGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER TO THE WATER REPLENISHMENT DISTRICT OF SOUTHERN CALIFORNIA (WRD) FOR GROUNDWATER PRODUCTION ASSESSMENT FEES FOR FISCAL YEAR 2024-2025 IN THE AMOUNT OF FIVE MILLION DOLLARS ($5,000,000.)

WHEREAS, the Water Replenishment District (WRD) is the largest groundwater agency by population in the state of California, managing and protecting local groundwater resources for four million residents; and

WHEREAS, WRD ensures that a reliable supply of high-quality groundwater is available through replenishment with recycled water and stormwater capture; and

WHEREAS, the Compton Municipal Water Department ("Department") provides for the City's water demands through two (2) sources: groundwater production and imported water purchased from Metropolitan Water District of Southern California (MWD); and

WHEREAS, the Department delivers approximately 8,000 acre-feet of water on an annual basis whereby water delivery is provided through City groundwater pumping rights, a combination of leased-in groundwater pumping rights 5780 acre- feet, and MWD imported water of 2,220 acre-feet needed for the total delivery amount; and

WHEREAS, pumping water from the underground basin through WRD assists the Department in the fulfillment of its goals and objectives; and

WHEREAS, groundwater pumped by municipal water utilities water companies and others are imposed a Replenishment Assessment fee (RA) by WRD for basin recharge purposes and these funds generated from the RA cover the cost of water purchased to replenish the two largest and most utilized groundwater basins in Southern California; and

WHEREAS, it is estimated that the assessment fees for pumping groundwater is Five Million Dollars ($5,000,000) for fiscal year 2024-2025

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That the City Manager is hereby authorized to issue a purchase order to the Water Replenishment District of Southern California (WRD) in the amount of Five Million Dollars ($5,000,000).

Section 2. That Five Million Dollars ($5,000,000) is allocated in the Adopted 2024-2025 Fiscal Year Budget in Account No. 5000-850-000-4251 (Water Purchases) for this expenditure.

Section 3. That copies of this Resolution shall be filed in the offices of the City Manager, City Controller, City Clerk, City Attorney and the Municipal Water Department.

Section 4. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2024.

_____
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF COMPTON)

I, Vernell McDaniel, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on the _____ day of _____, 2024.

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCIL MEMBERS-
NOES: COUNCIL MEMBERS-
ABSTAIN: COUNCIL MEMBERS-
ABSENT: COUNCIL MEMBERS-

_____
CITY CLERK OF THE CITY OF COMPTON