

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

04/15/2025

5:30 PM – PUBLIC MEETING

**205 S. WILLOWBROOK AVE
COMPTON, CA 90220**

OPENING

ROLL CALL

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

PRESENTATIONS

1. CERTIFICATE PRESENTATION RECOGNIZING JESSE GONZALES, COMPTON WALMART STORE MANAGER - Mayor Emma Sharif

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..

WATER DEPARTMENT

2. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO AMEND THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA (MWD) RESIDENTIAL WATER CONSERVATION FUNDING AGREEMENT NO. 70030
3. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO AMEND THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA (MWD) WATER CONSERVATION FUNDING AGREEMENT NO. 66642

REGULAR AGENDA

UNFINISHED BUSINESS

4. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ACCEPTING THE PROPOSAL FROM VALLEY VISTA SERVICES, INC. FOR CITYWIDE ILLEGAL DUMPING CLEAN-UP, REMOVAL, AND HAUL-AWAY SERVICES, TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A ONE-YEAR SERVICE AGREEMENT WITH TWO (2) ONE-YEAR EXTENSION OPTIONS FOR THREE HUNDRED SIXTY-SEVEN THOUSAND TWO HUNDRED SEVENTY DOLLARS (\$367,270.00) ANNUALLY AND TO ESTABLISH A PURCHASE ORDER IN AN AMOUNT NOT TO EXCEED ONE HUNDRED TWENTY-TWO THOUSAND FOUR HUNDRED TWENTY-THREE DOLLARS AND THIRTY-TWO CENTS (\$122,423.32), FOR THE REMAINDER OF FISCAL YEAR 2024-2025
5. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO SUSPEND THE ISSUANCE OF FIRWORKS PERMITS

NEW BUSINESS

6. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ACCEPTING THE PROPOSAL FROM YUNEX, LLC FOR CITYWIDE TRAFFIC SIGNAL AND STREET LIGHT MAINTENANCE AND EMERGENCY RESPONSE SERVICES, TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A THREE (3) YEAR SERVICE AGREEMENT WITH TWO (2) TWO-YEAR EXTENSION OPTIONS FOR ONE MILLION TWO HUNDRED THOUSAND DOLLARS (\$1,200,000) ANNUALLY, AND TO ESTABLISH A PURCHASE ORDER FOR AN AMOUNT OF THREE HUNDRED FIFTY THOUSAND DOLLARS (350,000) FOR THE REMAINDER OF FISCAL YEAR 2024-2025
7. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A THREE (3) YEAR AGREEMENT WITH AND ISSUE A PURCHASE ORDER TO THE CITY OF VERNON CALIFORNIA FOR THE LEASE OF CENTRAL BASIN GROUNDWATER PUMPING RIGHTS FOR FISCAL YEARS 2025-2026, 2026-2027 AND 2027-2028

(\$720,000.00)

8. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A LEASE AGREEMENT BETWEEN COMPTON CHAMBER OF COMMERCE TO PROVIDE SPACE AT THE CITY-OWNED PROPERTY LOCATED AT (700 NORTH BULLIS ROAD)

COUNCIL COMMENTS

ADJOURNMENT

NEXT REGULAR MEETING: 4/22/2025 5:30 PM

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

April 15, 2025

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 AMEND THE METROPOLITAN
WATER DISTRICT OF SOUTHERN CALIFORNIA (MWD) RESIDENTIAL
WATER CONSERVATION FUNDING AGREEMENT NO. 70030**

SUMMARY

Adoption of this resolution will authorize the City Manager to amend the Metropolitan Water District of Southern California (MWD) residential water conservation funding agreement No. 70030 extending the term for an additional 10-years (i.e. July 1, 2025 through June 30, 2035).

BACKGROUND

The Metropolitan Water District of Southern CA (MWD) established water conservation programs to promote water-use efficiency in residential, industrial, and institutional sectors through incentives and technical support. The program is part of MWD's broader efforts to manage water resources sustainability in a region that frequently faces drought conditions and water supply changes. This program aims to reduce water consumption by encouraging the adoption of water-saving practices among residential water users. The program provides financial incentives for qualified water-efficient devices installed by member agencies customers for accomplished installations, compliant with MWD's program.

MWD created a ten-year funding agreement in 2006 for member agencies, in which cities such as Cerritos, Downey, Lakewood, and Lynwood may offer water conservation incentives through the water conservation program which promotes cost reductions for local businesses and institutions.

STATEMENT OF THE ISSUE

On November 14, 2006, the Mayor and Council approved Resolution No. 22,152 authorizing the City Manager to enter into an agreement with MWD for residential water conservation funding. In 2015, the City amended the agreement to extend the term, which is set to expire on June 30, 2025.

The City of Compton has actively participated in this program, and staff is requesting authorization to amend the contract to extend the term for an additional 10 years (i.e. July 1, 2025 through June 30, 2035).

Staff is recommending the amendment with Metropolitan Water District’s residential water conservation funding, which will enable sustainable water management practices, promote economic resilience among local residents, and contribute to regional water conservation goals.

ALTERNATIVES

Staff has evaluated potential alternatives to the proposed amendment; however, no other viable alternatives are currently available.

FISCAL IMPACT

The amendment is expected to be budget-neutral, with funding for program incentive continuing to be provided through MWD’s allocation. Administrative cost associated with implementing the change will be absorbed within existing departmental resources.

RECOMMENDATION

Staff recommends Mayor and Council approval of the proposed amendment and adoption of the resolution authorizing the amendment with Metropolitan Water District’s residential water conservation funding agreement No. 70030 for an additional 10-year term (i.e., July 1, 2025, through June 30, 2035).

**JOSE GARFIAS
INTERIM GENERAL MANAGER
MUNICIPAL WATER DEPARTMENT**

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 AMEND THE METROPOLITAN
WATER DISTRICT OF SOUTHERN CALIFORNIA (MWD) RESIDENTIAL
WATER CONSERVATION FUNDING AGREEMENT NO. 70030**

WHEREAS, the City of Compton is a member of the Metropolitan Water District of Southern California (MWD); and

WHEREAS, Metropolitan Water District of Southern CA (MWD) established the water conservation program to promote water-use efficiency in residential, industrial, and institutional sectors through incentives and technical support; and

WHEREAS, the program provides financial incentives for qualified water-efficient devices installed by member agencies customers for accomplished installations, compliant with MWD's program; and

WHEREAS on November 14, 2006, the Mayor and Council approved Resolution No. 22,152 authorizing the City Manager to enter into an agreement with MWD for the water conservation funding program; and

WHEREAS, in 2015, the City amended the agreement to extend the term, which is set to expire on June 30, 2025; and

WHEREAS, the City of Compton has actively participated in this program and staff is requesting authorization to amend the contract to extend the term for an additional 10 years (i.e. July 1, 2025 through June 30, 2035); and

WHEREAS, the amendment is expected to be budget-neutral, with funding for program incentive continuing to be provided through MWD's allocation; and administrative cost associated with implementing the change will be absorbed within existing departmental resources; and

WHEREAS, staff recommends Mayor and Council approval of the proposed amendment and adopt this resolution authorizing the amendment with Metropolitan Water District's water conservation funding agreement No. 70030 for an additional 10-year term (i.e. July 1, 2025 through June 30, 2035).

**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 amend agreement No. 70030 with Metropolitan Water District of Southern California (MWD) water conservation funding agreement to extend the term for an additional 10-years (i.e. July 1, 2025 through June 30, 2035).

SECTION 2. The City Manager is authorized to amend the funding agreement if necessary during the 10-year term.

SECTION 3. That a certified copy of this resolution shall be filed in the offices of the City Manager, City Attorney, City Controller, City Clerk, and 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 _____, 2025.

EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

ATTEST:

SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

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

I, Satra D. Zurita, 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 _____, 2025.

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

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

SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

THIRD AMENDMENT

FY 2025-2035

WATER CONSERVATION FUNDING AGREEMENT NO. 70030

BETWEEN

THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

AND

CITY OF COMPTON

This amendment to Agreement No. 70030, hereinafter referred to as Third Amendment, is between The Metropolitan Water District of Southern California, a public agency of the State of California, organized and existing under The Metropolitan Water District Act of the State of California, hereinafter referred to as Metropolitan, and City of Compton, a member agency of Metropolitan, hereinafter referred to as City of Compton. Metropolitan and City of Compton may be collectively referred to as “Parties” and individually as “Party.”

Recitals

A. There is now in effect between the Parties a Water Conservation Funding Agreement dated January 3, 2007, as amended by the First Amendment, and as amended by the Second Amendment, hereinafter referred to as Agreement.

B. The Parties desire to amend the Agreement with this Third Amendment to extend the term of the Agreement from June 30, 2025, to June 30, 2035, subject to annual budget approval by Metropolitan’s Board of Directors.

C. The Parties also desire to update the project description, agreement administrators, and notice requirements.

NOW, THEREFORE, in consideration of the mutual covenants contained in the Agreement, including all previous amendments to the Agreement and this Third Amendment, the Parties agree as follows:

Terms of Agreement

1. The following sections in the Agreement are hereby amended and shall now read as follows:

a. “Section 1: Project Description

This Agreement encompasses multiple conservation programs which provide incentives to consumers and may subsidize City of Compton’s non-regional

programs. Addenda to this Agreement will be issued for changes involving Board approved items, grant funding, and changes to incentive programs including funding and incentive levels.”

- b. “2.1 This Agreement will be effective on January 3, 2007, or upon execution of this Agreement by all Parties, whichever is later, and shall terminate on June 30, 2035 (Term). Continuance of this Agreement will be subject to annual budget approval by Metropolitan’s Board, in its sole discretion. This Agreement will immediately terminate if Metropolitan’s Board does not fund the Program.”
- c. “3.1 Mr. Marcelo Alvarez is appointed Agreement Administrator for Metropolitan for the purpose of administering this Agreement and making any decisions in connection therewith on behalf of Metropolitan. Mrs. Erika Arteaga is appointed Agreement Administrator for City of Compton for the purpose of administering this Agreement and making any decisions in connection therewith on behalf of City of Compton. The designated Agreement Administrators may be changed by providing written notice to the other Party as outlined in Section 4.”
- d. “4.1 Any communication required to administer this Agreement shall be in writing and will be deemed received upon personal delivery or 48 hours after deposit in any United States mail depository, first class postage prepaid, and addressed to the Party for whom intended, as follows:

If to Metropolitan: The Metropolitan Water District of Southern California
Post Office Box 54153
Los Angeles, CA 90054-0153
Attention: Mr. Marcelo Alvarez

If to Member Agency: City of Compton
Municipal Water Department
205 S. Willowbrook Avenue
Compton, CA 90220
ATTENTION: Mr. Jose Garfias, Interim General Manager

With Copy to: City of Compton
City Manager’s Office
205 S. Willowbrook Avenue
Compton, CA 90220
ATTENTION: Willie A. Hopkins, City Manager

Either Party may change such address by giving notice to the other Party as provided herein.”

- e. “6.1 Incentives are generally limited by Board policy to \$195 per acre-foot of water saved, up to the full cost of the device. If at any time during this Agreement Metropolitan determines that the cost of any particular device falls below the incentive level, Metropolitan shall adjust the incentive accordingly per Board policy. Metropolitan Board approval is required for any specified incentives at a rate higher than \$195 per acre-foot of water saved.”
- f. “6.4 If Metropolitan secures additional funding from outside sources for one or more items, an addendum will be issued from Metropolitan. Metropolitan will notify City of Compton of outside funding status and should outside funding run out, Metropolitan’s funding commitment will revert to the current Board approved amount. Metropolitan may issue allocations or deploy other administrative actions to ensure that grant limits are not overspent. The funding amounts listed on Exhibit A are subject to being modified from time to time via addenda. City of Compton shall be responsible for all costs in excess of those listed on Exhibit A of the Addenda.”
- g. “8.1 City of Compton shall provide Metropolitan invoices for all items installed, distributed, vouchered and/or rebated by City of Compton or its agent as required and outlined in the applicable addendum.”
- h. “9.2 Metropolitan and City of Compton agree to provide access to their and their authorized representatives’ books, documents, papers, computer files and records that are directly pertinent to this Agreement for the purpose of making Program evaluation, audit, examination, excerpts, and transcriptions. Metropolitan and City of Compton will retain all required records for applications or work performed by the City of Compton for a period beginning on the date the incentive is first awarded for a given application and respective project and ending seven years later.”

2. The following Sections in the Agreement are hereby deleted in their entirety: 5.7, 6.2, 7.1, 7.2, 7.3, 10.1, 10.2, 10.3, 10.4, 10.5, and 10.6.

3. The word “addendums” is hereby replaced by the word “addenda” throughout the entire Agreement.

4. This Third Amendment modifies the Agreement only as expressly set forth above. This Third Amendment does not further modify, alter, or amend the Agreement in any other way whatsoever. All other Agreement terms and conditions not expressly set forth above remain unchanged.

5. The Parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this Third Amendment.

6. The persons executing this Third Amendment on behalf of the Parties here warrant that (i) such Party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Third Amendment on behalf of said Party, (iii) by so executing this Third Amendment such Party is formally bound to the provisions of this Third Amendment, and (iv) the entering into this Third Amendment does not violate any provision of any other Agreement to which said Party is bound.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the Parties hereto have executed this Third Amendment on the date and year last written below (Effective Date).

CITY OF COMPTON

THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA

Deven N. Upadhyay
General Manager

By

By

Jose Garfias

Deven N. Upadhyay

Interim Water Department Manager

General Manager

Date

Date

By

Willie A. Hopkins

City Manager

Date

APPROVED AS TO FORM:

APPROVED AS TO FORM:

Marcia L. Scully
General Counsel

By

By

Alondra Espinosa

Legal Division

Deputy General Counsel

Date

Date

ATTEST:

Satra D. Zurita

City Clerk

Date: _____

April 15, 2025

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 AMEND THE METROPOLITAN
WATER DISTRICT OF SOUTHERN CALIFORNIA (MWD) WATER
CONSERVATION FUNDING AGREEMENT NO. 66642**

SUMMARY

Adoption of this resolution will authorize the City Manager to amend the Metropolitan Water District of Southern California (MWD) Commercial/Industrial/Institutional (CII) water conservation funding agreement No. 66642, extending the term for an additional 10 years (i.e. July 1, 2025 through June 30, 2035).

BACKGROUND

The Metropolitan Water District of Southern CA (MWD) established the Commercial/Industrial/Institutional (CII) program to promote water-use efficiency in commercial, industrial, and institutional sectors through incentives and technical support. The program is part of MWD's broader efforts to manage water resources sustainability in a region that frequently faces drought conditions and water supply changes. This program aims to reduce water consumption by encouraging the adoption of water-saving practices among large water users. The program provides financial incentives for qualified water-efficient devices installed by member agencies' customers for accomplished installations, compliant with MWD's program.

MWD created a ten-year funding agreement in 2006 for member agencies, in which cities such as Cerritos, Downey, Lakewood, and Lynwood may offer water conservation incentives through the CII program, which promotes cost reductions for local businesses and institutions.

STATEMENT OF THE ISSUE

On September 19, 2006, the Mayor and Council approved Resolution No. 22,091 authorizing the City Manager to enter into an agreement with MWD for the CII water

conservation funding. In 2015, the City amended the agreement to extend the term, which is set to expire on June 30, 2025.

The City of Compton has actively participated in this program, and staff is requesting authorization to amend the contract to extend the term for an additional 10 years (i.e. July 1, 2025 through June 30, 2035).

Staff is recommending the amendment with Metropolitan Water District's CII water conservation funding, which will enable sustainable water management practices, promote economic resilience among local businesses, and contribute to regional water conservation goals.

ALTERNATIVES

Staff has evaluated potential alternatives to the proposed amendment; however, no other viable alternatives are currently available.

FISCAL IMPACT

The amendment is expected to be budget-neutral, with funding for program incentive continuing to be provided through MWD's allocation. Administrative cost associated with implementing the change will be absorbed within existing departmental resources.

RECOMMENDATION

Staff recommends Mayor and Council approval of the proposed amendment and adoption of this resolution authorizing the amendment with Metropolitan Water District's CII water conservation funding agreement for an additional 10-year term (i.e. July 1, 2025 through June 30, 2035).

**JOSE GARFIAS
INTERIM GENERAL MANAGER
MUNICIPAL WATER DEPARTMENT**

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 AMEND AGREEMENT NO. 66642
WITH METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA
(MWD) COMMERCIAL INDUSTRIAL INSTITUTIONAL (CII) WATER
CONSERVATION PROGRAM**

WHEREAS, the City of Compton is a member of the Metropolitan Water District of Southern California (MWD); and

WHEREAS, Metropolitan Water District of Southern CA (MWD) established the Commercial/Industrial/Institutional (CII) program to promote water-use efficiency in commercial, industrial, and institutional sectors through incentives and technical support; and

WHEREAS, the program provides financial incentives for qualified water-efficient devices installed by member agencies' customers for accomplished installations, compliant with MWD's program; and

WHEREAS on September 19, 2006, the Mayor and Council approved Resolution No. 22,091 authorizing the City Manager to enter into an agreement with MWD for the CII Water Conservation item funding; and

WHEREAS, in 2015, the City amended the agreement to extend the term, which is set to expire on June 30, 2025; and

WHEREAS, the City of Compton has actively participated in this program and staff is requesting authorization to amend the contract to extend the term for an additional 10 years (i.e. July 1, 2025 through June 30, 2035).; and

WHEREAS, the amendment is expected to be budget-neutral, with funding for program incentive continuing to be provided through MWD's allocation; and administrative cost associated with implementing the change will be absorbed within existing departmental resources; and

WHEREAS, staff recommends Mayor and Council approval of the proposed amendment and adopt this resolution authorizing the amendment with Metropolitan Water District's CII Water Conservation item funding for an additional 10-year term (i.e. July 1, 2025 through June 30, 2035).

**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 amend agreement No. 66642 with Metropolitan Water District of Southern California (MWD) Commercial/Industrial/Institutional water conservation item funding agreement to extend the term for an additional 10 years (i.e., July 1, 2025 through June 30, 2035).

SECTION 2. The City Manager is authorized to amend the funding agreement if necessary during the 10-year term.

SECTION 3. That a certified copy of this resolution shall be filed in the offices of the City Manager, City Attorney, City Controller, City Clerk, and 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 _____, 2025.

EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

ATTEST:

SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

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

I, Satra D. Zurita, 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 _____, 2025.

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

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

SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

FOURTH AMENDMENT

FY 2025-2035

COMMERCIAL/INDUSTRIAL/INSTITUTIONAL

WATER CONSERVATION FUNDING AGREEMENT NO. 66642

BETWEEN

THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

AND

CITY OF COMPTON

This amendment to Agreement No. 66642, hereinafter referred to as Fourth Amendment, is between The Metropolitan Water District of Southern California, a public agency of the State of California, organized and existing under The Metropolitan Water District Act of the State of California, hereinafter referred to as Metropolitan, and the City of Compton, a member agency of Metropolitan, hereinafter referred to as Member Agency. Metropolitan and Member Agency may be collectively referred to as “Parties” and individually as “Party.”

Recitals

A. There is now in effect between the Parties a Water Conservation Funding Agreement dated October 30, 2006, as amended by the First Amendment, and as amended by the Second Amendment, and as amended by the Third Amendment, hereinafter referred to as Agreement.

B. The Parties desire to amend the Agreement with this Fourth Amendment to extend the term of the Agreement from June 30, 2025, to June 30, 2035, subject to annual budget approval by Metropolitan’s Board of Directors.

C. The Parties also desire to update the agreement administrators and notice requirements and clarify the inclusion of all incentive programs.

NOW, THEREFORE, in consideration of the mutual covenants contained in the Agreement, including all previous amendments to the Agreement and this Fourth Amendment, the Parties agree as follows:

Terms of Agreement

1. The following Sections in the Agreement are hereby amended and shall now read as follows:

- a. "1.1 This Agreement will be effective on October 30, 2006, and shall terminate on June 30, 2035 (Term). Continuance of this Agreement will be subject to annual budget approval by Metropolitan's Board, in its sole discretion. This Agreement will immediately terminate if Metropolitan's Board does not fund the Program."
- b. "2.1 Mr. Marcelo Alvarez is appointed Agreement Administrator for Metropolitan for the purpose of administering this Agreement and making any decisions in connection therewith on behalf of Metropolitan. Concerns regarding the Program should be addressed to Mr. Alvarez."
- c. "2.2 Mrs. Erika Arteaga, is appointed Agreement Administrator for Member Agency for the purpose of administering this Agreement and making any decisions in connection therewith on behalf of Member Agency."
- d. "6.1 Member Agency elects to participate in Metropolitan's Program to provide financial incentives for water-efficient devices and other incentive programs within its service area. This Agreement and/or successive Agreement Addendums identify the specific incentive amounts that are in effect in the individual Member Agency's service territory."

e. "Section 8: Notice

8.1 Any communication required to administer this Agreement shall be in writing and will be deemed received upon personal delivery or 48 hours after deposit in any United States mail depository, first class postage prepaid, and addressed to the Party for whom intended, as follows:

If to Metropolitan: The Metropolitan Water District of Southern California
Post Office Box 54153
Los Angeles, CA 90054-0153
Attention: Mr. Marcelo Alvarez

If to Member Agency: City of Compton
Municipal Water Department
205 S. Willowbrook Avenue
Compton, CA 90220
ATTENTION: Mr. Jose Garfias, Interim General Manager

With Copy to: City of Compton
City Manager's Office
205 S. Willowbrook Avenue
Compton, CA 90220

ATTENTION: Willie A. Hopkins, City Manager

Either Party may change such address or Agreement Administrators by giving notice to the other Party as provided herein.”

f. “Section 10: Evaluation, Audit, and Record Retention

10.1 Metropolitan and Member Agency agree to provide access to their and their authorized representatives’ books, documents, papers, computer files and records that are directly pertinent to this Agreement for the purpose of making Program evaluation, audit, examination, excerpts, and transcriptions. Metropolitan and Member Agency will retain all required records for applications or work performed by the Member Agency for a period beginning on the date the incentive is first awarded for a given application and respective project and ending seven years later.”

2. The following Sections are hereby added to the Agreement:

- a. “1.4 This Agreement encompasses multiple conservation programs which provide incentives to consumers and may subsidize Member Agency’s non-regional programs. Addenda to this Agreement will be issued for changes involving Board approved items, grant funding, and changes to incentive programs including funding and incentive levels.”
- b. “5.6 Incentives are generally limited by Board policy to \$195 per acre-foot of water saved, up to the full cost of the device. If at any time during this Agreement Metropolitan determines that the cost of any particular device falls below the incentive level, Metropolitan shall adjust the incentive accordingly per Board policy. Metropolitan Board approval is required for any specified incentives at a rate higher than \$195 per acre-foot of water saved.”
- c. “5.7 Member Agency shall provide Metropolitan invoices for all items installed, distributed, vouchered and/or rebated by Member Agency or its agent as required and outlined in the applicable addendum.”
- d. “5.8 “If Metropolitan secures additional funding from outside sources for one or more items, an addendum will be issued from Metropolitan. Metropolitan will notify Member Agency of outside funding status and should outside funding run out, Metropolitan’s funding commitment will revert to the current Board approved amount. Metropolitan may issue allocations or deploy other administrative actions to ensure that grant limits are not overspent. The funding amounts listed on Exhibit A

are subject to being modified from time to time via addenda. Member Agency shall be responsible for all costs in excess of those listed on Exhibit A of the Addenda.”

3. The following Sections in the Agreement are hereby deleted in their entirety: 4.1, 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, and 7.7.

4. This Fourth Amendment modifies the Agreement only as expressly set forth above. This Fourth Amendment does not modify, alter, or amend the Agreement in any other way whatsoever. All other Agreement terms and conditions not expressly set forth above remain unchanged.

5. The Parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this Fourth Amendment.

6. The persons executing this Fourth Amendment on behalf of the Parties here warrant that (i) such Party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Fourth Amendment on behalf of said Party, (iii) by so executing this Fourth Amendment such Party is formally bound to the provisions of this Fourth Amendment, and (iv) the entering into this Fourth Amendment does not violate any provision of any other Agreement to which said Party is bound.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the Parties hereto have executed this Fourth Amendment on the date and year last written below (Effective Date).

CITY OF COMPTON

THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA

Deven N. Upadhyay
General Manager

By _____

By _____

Jose Garfias _____

Deven N. Upadhyay _____

Interim Water Department Manager _____

General Manager _____

Date _____

Date _____

By _____

Willie A. Hopkins

City Manager _____

Date _____

APPROVED AS TO FORM:

APPROVED AS TO FORM:

Marcia L. Scully
General Counsel

By _____

By _____

Legal Division _____

Alondra Espinosa _____

Deputy General Counsel _____

Date _____

Date _____

ATTEST:

Satra D. Zurita
City Clerk

Date: _____

March 18, 2025

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: PUBLIC WORKS STREET MAINTENANCE DEPARTMENT

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ACCEPTING THE PROPOSAL FROM VALLEY VISTA SERVICES, INC. FOR CITYWIDE ILLEGAL DUMPING CLEAN-UP, REMOVAL, AND HAUL-AWAY SERVICES, TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A ONE-YEAR SERVICE AGREEMENT WITH TWO (2) ONE-YEAR EXTENSION OPTIONS FOR THREE HUNDRED SIXTY-SEVEN THOUSAND TWO HUNDRED SEVENTY DOLLARS (\$367,270.00) ANNUALLY AND TO ESTABLISH A PURCHASE ORDER IN AN AMOUNT NOT TO EXCEED ONE HUNDRED TWENTY-TWO THOUSAND FOUR HUNDRED TWENTY-THREE DOLLARS AND THIRTY-TWO CENTS (\$122,423.32)

SUMMARY

A resolution of the City Council of the City of Compton accepting the proposal from Valley Vista Services, Inc. for citywide illegal dumping clean-up, removal, and haul away services. The resolution authorizes the City Manager to enter into a one-year service agreement with two (2) one-year extension options for Three Hundred Sixty-Seven Thousand Two Hundred Seventy Dollars (\$367,270.00) annually. Additionally, the resolution establishes a purchase order with Valley Vista Services, Inc. in an amount not to exceed One Hundred Twenty-Two Thousand Four Hundred Twenty-Three Dollars and Thirty-Two Cents (\$122,423.32) to cover services rendered through the end of this fiscal year.

BACKGROUND

Illegal dumping is a significant issue with far-reaching social, health, environmental and economic consequences. Like many other communities, the City of Compton faces the considerable burden caused by illegal dumping. Common sites for such activity include vacant lots, alleyways, parkways and unlocked dumpsters. Frequently dumped items include appliances, tires, household waste, furniture, electronics, hazardous waste construction materials. These illegal dump sites often attract further dumping, compounding the problem.

To tackle the issue, the City of Compton has implemented several initiatives:

1. Engaging a private contractor to handle illegal dumping clean-up.
2. Assigning dedicated City crews to assist with clean-up efforts.
3. Promoting rapid reporting through the City App.

These efforts aim to address the problem effectively and reduce its impact on the community.

STATEMENT OF THE ISSUE

The Public Works Street Maintenance Department (Department) is responsible for managing illegally dumped waste. To address this issue, the Department advertised a Request for Proposal (RFP) for Citywide Illegal Dumping Clean-up, Removal, and Haul Away services on October 30, 2024, through the Bulletin newspaper, Planet Bids and on the City's website.

As a result of the Request for Proposal, six (6) illegal dumping contractors submitted their proposals by the stipulated deadline of November 25, 2024.

Illegal Dumping Contractor Submitters

1. Eagle Eye Demolition, Inc.
2. California Recycle Team
3. **Valley Vista Services, Inc.**
4. Screamin Eagle Services
5. D & B Property Maintenance
6. Servpro Global DRT

All six (6) illegal dumping contractors:

- Submitted their proposals on time
- Submitted their bid price sheets
- Met some or all of the minimum requirements for illegal dumping services

Schedule of Compensation:

Eagle Eye Demolition, Inc.	\$200,000 / annually
California Recycle Team	\$219,600 / annually
Valley Vista Services, Inc.	\$367,270 / annually
Screamin Eagle Services	\$450,000 / annually
D & B Property Maintenance	Annual cost not specified
Servpro Global DRT	Annual cost not specified

In accordance with the RFP, contractors are required to provide illegal dumping abatement services at, but not limited to, the following sites:

Alleys in all Districts
Alameda Corridors and Gazebos

Alondra Parkways
Atlantic Drive
Bullis Road Parkways
Central Avenue Medians
Compton Boulevard Parkways
El Segundo Boulevard Medians/Parkways
Greenleaf Boulevard Parkways
Long Beach Boulevard and Medians
Parmalee Parkways
Rosecrans Avenue Medians/Parkways
Sam Littleton Parkways
Santa Fe Avenue and Medians
Walnut Street and Medians
Industrial Areas
Willowbrook Avenue
Wilmington Parkways and Asphalt Medians

The award of illegal dumping clean-up is not awarded to the lowest bidder but to the lowest most responsive bidder that meets the needs of the City. Accordingly, the RFP Review Panel selected Valley Vista Services, Inc. as the most responsive bidder. Valley Vista Services, Inc. demonstrated through the review process, the ability to manage the City of Compton's Illegal Dumping Clean-up, Removal, and Haul Away services.

Valley Vista Services, Inc. will also provide the following contract enhancements:

1. A toll-free 800 line for customer service.
2. Monthly reporting of illegal dumping activities.
3. A dedicated email address monitored by the Project Manager, Area Supervisor and Customer Service Department.
4. Computerized tracking system for service requests.
5. On demand emergency services.
6. Any future employees and/or drivers hired to replace current staff will first be offered to qualified candidates residing in the City of Compton.
7. Assist with and participate in the City of Compton's Dump Day and community events. If roll-offs and disposal are requested within the participation of these events, it may be a billable service.

Valley Vista Services, Inc. has been delivering high-quality solid waste and recycling collection services to the greater Los Angeles area since 1957. The company is dedicated to enhancing quality of life through proper and efficient waste management while building strong relationships through exceptional service, community involvement and innovative waste disposal and recycling programs.

FISCAL IMPACT

The Department has allocated funds in the Fiscal Year 2024-2025 Budget totaling One Hundred Twenty-Two Thousand Four Hundred Twenty-Three Dollars and Thirty-Two Cents (\$122,423.32) in Account No. 1004-720-000-4266. These funds will cover services rendered through the end of this fiscal year. Additionally, funds will be allocated in future fiscal year budgets to continue these services.

ALTERNATIVE

No other alternative is being proposed.

RECOMMENDATION

Staff recommends the City Council accepts the bid submitted by Valley Vista Services, Inc. and authorize the City Manager to enter into a one-year service agreement with two (2) one-year options for extension for Three Hundred Sixty-Seven Thousand Two Hundred Seventy Dollars (\$367,270.00) annually and to establish a purchase order with Valley Vista Services, Inc. in an amount not to exceed One Hundred Twenty-Two Thousand Four Hundred Twenty-Three Dollars and Thirty-Two Cents (\$122,423.32).

DAMION TIMMONS
STREET SUPERINTENDENT

APPROVED FOR FORWARDING:

WILLIE A HOPKINS, JR.
CITY MANAGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ACCEPTING THE PROPOSAL FROM VALLEY VISTA SERVICES, INC. FOR CITYWIDE ILLEGAL DUMPING CLEAN-UP, REMOVAL, AND HAUL-AWAY SERVICES, TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A ONE-YEAR SERVICE AGREEMENT WITH TWO (2) ONE-YEAR EXTENSION OPTIONS FOR THREE HUNDRED SIXTY-SEVEN THOUSAND TWO HUNDRED SEVENTY DOLLARS (\$367,270.00) ANNUALLY AND TO ESTABLISH A PURCHASE ORDER IN AN AMOUNT NOT TO EXCEED ONE HUNDRED TWENTY-TWO THOUSAND FOUR HUNDRED TWENTY-THREE DOLLARS AND THIRTY-TWO CENTS (\$122,423.32), FOR THE REMAINDER OF FISCAL YEAR 2024-2025

WHEREAS, illegal dumping is a significant issue with far-reaching social, health, environmental, and economic consequences; and

WHEREAS, like other communities, the City of Compton faces the considerable burden caused by illegal dumping; and

WHEREAS, the most common sites for illegal dumping include vacant lots, alleyways, parkways, and unlocked dumpsters; and

WHEREAS, to tackle the issue, the City of Compton has implemented several initiatives; (1) Engaging a private contractor to handle illegal dumping clean-up, (2) Assigning dedicated City crews to assist with clean-up efforts, and (3) Promoting rapid reporting through the City App; and

WHEREAS, the Public Works Street Maintenance Department advertised a Request for Proposal (RFP) for Citywide Illegal Dumping Clean-up, Removal, and Haul- Away services on October 30, 2024, through the Bulletin newspaper, Planet Bids and on the City’s website; and

WHEREAS, as a result of the Request for Proposal, six (6) illegal dumping contractors submitted their proposals by the stipulated deadline of November 25, 2024:

<u>Illegal Dumping Contractor Submitters</u>	
1. Eagle Eye Demolition, Inc.	\$200,000 / annually
2. California Recycle Team	\$219,600 / annually
3. Valley Vista Services, Inc.	\$367,270 / annually
4. Screamin Eagle Services	\$450,000 / annually
5. D & B Property Maintenance	Annual cost not specified
6. Servpro Global DRT	Annual cost not specified

WHEREAS, the RFP (Citywide Illegal Dumping Clean-up, Removal, and Haul-Away Services) Review Panel, selected Valley Vista Services, Inc. as the lowest, most responsive bidder in response to the RFP, the company demonstrates the ability to manage the City of Compton Illegal Dumping Clean-up, Removal, and Haul-Away services; and

WHEREAS, the award of illegal dumping clean-up is not awarded to the lowest bidder but to the lowest, most responsive bidder that meets the needs of the City; and

WHEREAS, staff recommends the City Council accepts the bid submitted by Valley Vista Services, Inc. and authorize the City Manager to enter into a one-year service agreement with two (2) one-year options for extension and to establish a purchase order for citywide illegal dumping clean-up, removal, and haul away services; and

WHEREAS, funds for this expenditure are available in the Department’s Fiscal Year 2024-2025 Budget in Account No.1004-720-000-4266.

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

Section 1. That the proposal from Valley Vista Services, Inc. is hereby accepted and all other proposals are rejected.

Section 2. That the City Manager is hereby authorized to enter into a one-year service contract (i.e. March 1, 2025 – February 28, 2026) with two (2) one-year extension options for Valley Vista Services, Inc. for the management of the Citywide Illegal Dumping, Removal, and Haul-Away Services.

Section 3. That a purchase order is authorized to be established for Valley Vista Services, Inc. in the not-to-exceed amount of One Hundred Twenty-Two Thousand Four Hundred Twenty-Three Dollars and Thirty-Two Cents (\$122,423.32).

Section 4. That funds for this expenditure are available in the Department’s Fiscal Year 2024-2025 Budget in Account No. 1004-720-000-4266. Additionally, funds will be allocated in future fiscal year budgets for these services.

Section 5. That a copy of this Resolution shall be filed in the offices of the City Clerk, City Attorney, City Manager, City Controller and the Public Works Street Maintenance Department.

Section 6. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2025.

EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

ATTEST:

SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

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

I, Satra D. Zurita, 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 _____, 2025.

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

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

SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

**ABATEMENT SERVICES AGREEMENT
BETWEEN
VALLEY VISTA SERVICES, INC.
AND
CITY OF COMPTON**

This **AGREEMENT** is made 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 **VALLEY VISTA SERVICES, INC.** (hereinafter referred to as "**CONTRACTOR**") located at 17445 E Railroad Street, City of Industry, CA 91748.

AGREEMENT:

That the **CITY** and **CONTRACTOR**, for the consideration, terms and conditions herein described, mutually agree as follows:

1. SERVICES TO BE PERFORMED BY CONTRACTOR:

CONTRACTOR shall perform, in a professional manner, everything required to be performed, shall provide and furnish all the labor, materials, necessary tools, expendable equipment and all utility and transportation services for providing Citywide Illegal Dumping Clean-Up, Removal and Haul-Away Services. More specifically, Contractor shall provide and perform the following services at/on all City owned alleyways and rights-of-way within the City and other locations as requested by the City:

- For special or additional services - Respond to the designated work site within one (1) business day from request for services and approval of the cost proposal by the City of Compton
- Respond to emergency calls within four (4) hours of contact
- Trash and debris removal services including tipping services
- Alley Clean-up in all Districts
- Weed Abatement
- Roadside Clean-up
- Right-of-way Clean-up services
- Furniture and other bulk item removal
- Provide before and after digital photographs, within indication of date(s) taken and location of area(s) where services are performed
- Completion of requested and approved services within the time specified by the City of Compton, be available to provide and perform requested services seven (7) days a week, including during and after business hours, weekends, and holidays, as needed
- Should abatement services performed by the Contractor require any lane closures or traffic control requirements, the Contractor shall coordinate directly with the City's Public Works Street Maintenance Department before performing the affected services. Abatement services requiring traffic control shall occur only during off-peak traffic times.

The Contractor is also required to provide the following enhancements:

1. A toll-free 800 line for customer service.
2. Provide monthly reporting of illegal dumping activities.
3. A dedicated email address monitored by the Project Manager, Area Supervisor and Customer Service Department.

City-Wide Illegal Dumping Services
Valley Vista Services, Inc.
Resolution No. _____

4. Computerized tracking system for service requests.
5. On demand emergency services.
6. Any future employees and/or drivers hired to replace current staff will first be offered to qualified candidates residing in The City of Compton.
7. Assist with and participate in the City of Compton's Dump Day and community events. If roll-offs and disposal are requested within the participation of these events, it may be a billable service.

ILLEGAL DUMPING HOTSPOTS BY DISTRICT

Including but not limited to:

District 1 (addressed the 1st Week of the month)

1. North of Culver & Rosecrans
2. 1st alley West of Wilmington (between 137th to 132nd)

District 2 (addressed the 2nd Week of the month)

1. Alley East of Alameda (btwn Banning and El Segundo - Homeless Encampment)
2. Alley North of Compton Blvd (btwn Harris and Locust)
3. Saunders Alley South of Rosecrans & Bradfield
4. 1st Alley east Bullis North of Orchard
5. Alley east of Locust (btwn Orchard and McMillan)
6. 1st Alley West of San Vicente & Gibson (North)
7. 1st Alley West of San Vicente & Gibson (South)
8. E. Lindsley & Gibson Ave
9. 1st Alley East of Oaks & Santa Fe (btwn Pine and Oaks)

District 3 (addressed the 3rd Week of the month)

1. Alley East of Acacia (btwn Cypress and Myrrh)
2. Alley South of Alondra (between Aprilia and CVC Alley)
3. Alley Behind CVS at Alondra and Central

District 4 (addressed the 4th Week of the month)

1. Reeve St. & Alameda
2. Washington & Greenleaf
3. Alley East of Long Beach (Between Caldwell and Greenleaf (Cuzco Alley)
4. Alley North of Pannes and Alondra
5. Alley South of Pannes and Alondra
6. 1st Alley South of Compton (btwn Rose and Alameda)

City-Wide Illegal Dumping Services
Valley Vista Services, Inc.
Resolution No. _____

7. Alley North of Palmer (btwn Santa Fe and Poinsettia)
8. Alley South of Palmer (btwn Santa Fe and Poinsettia)

Parkways

1. Under Rosecrans Bridge East of Alameda
2. Euclid between Alameda and Santa Fe
3. Banning between Alameda and Santa Fe
4. Eastside of Mona between Mealy and Winona
5. Private Property- Vacant Lot at Northwest corner of Willowbrook and Rosecrans
6. Under Rosecrans Bridge West of Alameda
7. Southeast corner of Indigo and Tamarind
8. Private Property – Vacant Lot at Compton and Barron
9. Cedar and Kemp
10. Eastside of Grandee between El Segundo and Stockwell
11. Northside of El Segundo between Compton and Wilmington
12. Slater between El Segundo and 127th Street
13. Northside of Greenleaf between Central and Wilmington
14. Atlantic between Caldwell and Atlantic Drive
15. Washington Caldwell Alley
16. Parmelee behind Centennial High School

Alleys

1. East of Alameda between Banning and El Segundo (Encampment)
2. Dixon and Alameda
3. East of Acacia between Cypress and Myrrh
4. Reeve and Alameda
5. 1st alley West of Wilmington between 137th Street and 132nd Street
6. North of Alondra between Aprilia and Keene
7. South of Alondra between Aprilia and CVC alley
8. Behind CVS at Alondra and Central
9. North of Culver and Rosecrans
10. Washington and Greenleaf
11. East of Long Beach between Caldwell and Greenleaf (Cuzco Alley)
12. North of Pannes and Alondra
13. South of Pannes and Alondra
14. North of Compton between Harris and Locust
15. Saunders Alley South of Rosecrans and Bradfield
16. 1st alley East of Bullis North of Orchard
17. East of Locust between Orchard and McMillan
18. 1st alley West of San Vicente and Gibson (North)
19. 1st alley West of San Vicente and Gibson (South)
20. East Lindsey and Gibson

21. 1st alley South of Compton between Rose and Alameda
22. North of Palmer between Santa Fe and Poinsettia
23. South of Palmer between Santa Fe and Poinsettia
24. 1st alley East of Oaks and Santa Fe (between Pine and Oaks)

2. COMPENSATION:

The method of payment for the services rendered pursuant to this Agreement shall be based on a fee-for-service basis, billable at the unit price rates specified within the **CONTRACTOR's** Proposal. It is understood and agreed between the parties that the maximum compensation payable for the services to be provided by the **CONTRACTOR** during a twelve (12) month period for each year of this Agreement shall not exceed Three Hundred Sixty-Seven Thousand Two Hundred Seventy Dollars (\$367,270.00).

The total sum paid to the **CONTRACTOR** will include compensation for all work, including travel, materials, supplies, vendor services, expenses, and subcontracted work. No additional compensation will be paid to the **CONTRACTOR** unless there is a change in the scope of the services or the scope of the project. In the instance of a change in the scope of services or scope of the project, adjustment to the compensation may be negotiated between the **CONTRACTOR** and the **CITY**. Adjustment in the compensation will not be effective until authorized and approved by contract amendment.

Progress payments may be made in arrears based on the percentage of work and deliverables completed by the **CONTRACTOR**. If **CONTRACTOR** fails to perform the required services according to schedule or other provisions of this Agreement, the **CITY** shall have the right to delay payment and/or terminate this Agreement in accordance with the provisions noted herein.

CONTRACTOR shall be reimbursed within thirty (30) days, or as promptly as fiscal procedures may permit, upon receipt by the **CITY** of itemized and detailed invoices for services completed. 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 Street Superintendent, Public Works Street Maintenance Department at the following address: **City of Compton, 205 South Willowbrook Avenue, Compton, California 90220.**

The **CONTRACTOR** is required to comply with all federal, state and local laws and ordinances applicable to the work.

In the event of termination, the **CONTRACTOR** shall be entitled to compensation for the undisputed reasonable value of services performed to the effective date of termination; provided, however, that the **CITY** may condition payment of such compensation upon the **CONTRACTOR'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.

3. SAFETY:

3.1 Contractor shall have overall responsibility for safety precautions and programs in the performance of the services.

3.2 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 location where services are rendered ("Site");

. **b** Materials and equipment stored on the Site or off the Site at locations for use in the performance of the work; and

. **c** The assigned project Site and all property located at the Site, whether or not said property or structures are part of the project or involved in the work.

3.3 Contractor shall designate an individual at the Site of the assigned project in the absence of the Contractor who shall act as the Contractor's designated safety representative with a duty to prevent accidents.

3.4 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 the Contractor or anyone for whose acts the Contractor may be liable, shall be promptly remedied by the Contractor at the Contractor's cost and without reimbursement by the City as a cost of work, or in any other manner.

3.5 If the City deems any part of the work or Site unsafe, the City may require the Contractor, without assuming responsibility for the Contractor's safety program, to immediately stop the performance of the work or take corrective measures. Neither the City's order nor the Contractor's action in response thereto shall be the basis for adjustment in the contract price or contract time.

3.6 Contractor shall immediately notify the City of any illegal dumping of hazardous materials and other emergency public safety issues observed at the Sites where services are performed.

4. TERM OF AGREEMENT:

The term of this Agreement shall be for a period of one year, beginning March 1, 2025 through February 28, 2026, with the option of two (2) one-year extensions, unless terminated earlier as provided herein.

5. INDEPENDENT CONTRACTOR STATUS:

CONTRACTOR, its officers, employees, subcontractors, agents, and volunteers (collectively hereinafter the "Contractor"), is a wholly independent Contractor and not an officer, employee, subcontractor, or agent of the **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 Agreement. **CONTRACTOR** expressly warrants that while engaged in carrying out and complying with any terms and conditions of this Agreement 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.

6. SUCCESSORS, ASSIGNMENT AND DELEGATION:

CITY and the **CONTRACTOR** each binds themselves, their partners, successors, assigns and legal representatives to the other party hereto and to partners, successors, assigns and legal representatives of such other party in respect to all covenants, agreements and obligations contained in the Contract Documents. Neither party to the Agreement shall assign the Contract or sublet it in whole or part without the written consent of the other, nor shall the **CONTRACTOR** assign any monies due or to become due to it hereunder, without the previous written consent of the **CITY**. Any attempted assignment of this Contract without the written consent of both parties is void.

7. NONDISCRIMINATORY EMPLOYMENT PRACTICES:

During the performance of this Agreement, the **CONTRACTOR** 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. **CONTRACTOR** will take affirmative action to ensure that applicants are employed and that employees are treated fairly 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 **CONTRACTOR** 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 **Contractor'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. INDEMNIFICATION:

CONTRACTOR 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 defend, indemnify and save the **CITY** from any and all liability and expense including 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 the negligent or intentional acts or omissions for **CONTRACTOR**, its officers, employees, subcontractors or agents on account of the performance or character of this work.

This indemnification and hold harmless obligation do not extend to claims arising out of the sole negligence or willful misconduct of the **CITY**.

9. INSURANCE:

A. CONTRACTOR, by executing this Agreement, hereby certifies:

(1) *"I am aware of the provisions of Section 3700 of the Labor Code which requires every employer to be insured against liability for Worker's Compensation or to undertake self-insurance in accordance with the provisions of that Code and I will comply with such provisions before commencing the performance of the work of this Contract."*

(2) **CONTRACTOR** further agrees to require all subcontractors to carry Worker's Compensation Insurance as required by the Labor Code of the State of California.

B. Without limiting **CONTRACTOR's** indemnification of the **CITY**, **CONTRACTOR** shall provide and maintain at its own expense during the term of this Agreement the following program(s) of insurance covering its operations hereunder. Evidence of such insurance, which shall be provided by insurer(s) satisfactory to the **CITY's** Risk Manager, shall be delivered to the **CITY**. Such evidence shall 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, including at least ten (10) day notice of any non-payment of premium(s). ***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 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:

1. General Liability. **CONTRACTOR** shall provide and maintain at its own expense during the term of this 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 (\$1,000,000.00)** per occurrence. The coverage shall be written on an occurrence basis. Claims made coverage is not acceptable.

2. Workers' Compensation Insurance. **CONTRACTOR** 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 **CONTRACTOR** and all risks to such persons under the Agreement.

3. Automotive Liability. A program of 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. Insurance Endorsements. The liability insurance policy(ies) shall be endorsed with the following language:

. **a** 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 **CONTRACTOR**.

. **b** The insurer waives all rights of subrogation against the **CITY**.

. **c** Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the **CITY**.

. **d** Identity of the insured(s).

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 Agreement. The **CONTRACTOR** is advised that the **CITY does not** carry Contractor's Risk insurance, and the Contractor shall obtain its own coverage. **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 the proper protection of the work. **CONTRACTOR** shall ensure any and all contracts with its Trade Contractors performing services under this Agreement meet the insurance requirements of this Agreement.

10. PERMITS AND LICENSES:

CONTRACTOR, 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 **CONTRACTOR**.

Upon execution of this Agreement, the **CONTRACTOR** shall show evidence of a business license permit in conformance with *Section 9-1.2 of the Compton Municipal Code*.

11. WARRANTIES:

CONTRACTOR warrants that it has not employed or retained any company or persons, other than a bona fide employee working solely for the **CONTRACTOR**, to solicit or secure this Agreement and that it has not paid or agreed to pay any company or person other than a bona fide employee working solely for the **CONTRACTOR**, any fee, commission, percentage, brokerage fee, gift or contingent fee. For breach or violation of this warranty, the **CITY** has the right to annul this Agreement without liability; pay only for the value of the work actually performed, or in its discretion to deduct from the contract price or consideration, or otherwise recover the full amount of such commission, percentage, brokerage or contingent fee.

12. FEDERAL AND STATE WITHHOLDING TAXES:

CONTRACTOR shall be responsible for paying when due all federal and state income withholding taxes for all earnings under this Agreement. **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.

13. COMPLIANCE WITH LAW:

All services rendered hereunder shall be provided in accordance with the requirements of relevant local, State and Federal laws, including compliance with the Air Quality Management District (AQMD) standards and orders.

14. 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.

15. TERMINATION:

Notwithstanding any other provision of this Agreement, this Agreement may be terminated as follows:

A. The **CONTRACTOR** becomes insolvent; that is, it has ceased to pay its debts in the ordinary course of business or cannot pay its debts as they become due, whether or not it has committed an act of bankruptcy, and whether or not insolvent within the meaning of the federal Bankruptcy law, then, the **CITY** may, without prejudice to any other right or remedy and after giving the **CONTRACTOR** seven (7) days written notice, terminate this Agreement.

B. The **CONTRACTOR** persistently or repeatedly refuses or fails, except in cases for which extensions of time are provided, to supply enough properly skilled workers, property or material, or if he fails to make prompt payment to subcontractors or for materials or labor, or he persistently disregards laws, ordinances, rules, regulations or orders of any public authority having jurisdiction, then, the **CITY** may, without prejudice to any other right or remedy and after giving the **CONTRACTOR** seven (7) days written notice, terminate this Agreement.

C. The **CONTRACTOR** fails to perform or breaches any material obligation under this Agreement, then, the **CITY** may, without prejudice to any other right or remedy and after giving the **CONTRACTOR** seven (7) days written notice, terminate this Agreement.

D. The **CITY** may terminate this Agreement at any time by giving thirty (30) days written notice of termination to **CONTRACTOR**. If the **CITY** gives such notice of termination, **CONTRACTOR** shall cease immediately all work in progress, unless otherwise directed by the

CITY. Upon termination **CONTRACTOR** shall furnish to the **CITY** a final invoice for work performed.

16. AMENDMENTS:

This Agreement may be modified or amended only be written document executed by both **CONTRACTOR** 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.

17. GOVERNING LAW AND SEVERABILITY:

This Agreement shall be governed by and construed under the laws of the State of California. 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 un-excised portion, can be reasonably interpreted to give effect to the intentions of the parties.

18. CONTRACTOR's BOOKS AND RECORDS:

CONTRACTOR shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to work,

services, expenditures, and disbursements charges to the **CITY** for the period and to the extent required by laws relating to audits of public agencies and their expenditures.

CONTRACTOR shall maintain all documents and records that demonstrate performance under this Agreement for the period and to the extent required by laws relating to audits of public agencies and their expenditures.

Any records or documents required to be maintained pursuant to this Agreement shall be made available for inspection or audit, at any time during regular business hours, upon written request by the **CITY** or a designated representative. Copies of such documents shall be provided to the **CITY** for inspection when it is practical to do so. Otherwise, unless an alternative is mutually agreed upon, the records shall be available at **CONTRACTOR's** address indicated for receipt of notices in this Agreement.

19. EXAMINATION AND AUDIT:

This Contract shall be subject to examination and audit by the State Auditor of the State of California and any duly authorized representative of the federal government, at the request of the **CITY**, or as part of any audit of the **CITY**, for a period of three (3) years, or longer if required by law, after final payment under this Agreement.

20. EXTENT OF AGREEMENT:

This Agreement constitutes the entire understanding and agreement of the parties. This Agreement integrates all of the terms and conditions mentioned herein or incidental hereto and supersedes all negotiations or previous agreements between the parties with respect to all and any part of the subject matter hereof. Nothing contained in this Agreement shall create any contractual relations between any subcontractor and the **CITY**.

Incorporated herein and made a part hereof are the **CITY's "Request for Proposal for Citywide Illegal Dumping, Clean-up, Removal and Haul Away Services for the City of Compton"** and the **CONTRACTOR's Proposal for "Citywide Illegal Dumping, Clean-up, Removal and Haul Away Services"** (dated December 19, 2024).

21. 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 three (3) business days after mailing by U.S. Mail, postage prepaid and properly addressed as follows:

TO CONTRACTOR:

**Valley Vista Services, Inc.
17445 E Railroad Street
City of Industry, CA 91748
Attn: David M Perez, President/CEO
(626) 855-5555**

TO CITY:

**CITY OF COMPTON
205 South Willowbrook Avenue
Compton, California 90220
Attn: Public Works Street Superintendent
(310) 605-5691
(dtimmons@comptoncity.org)**

NOTE: A copy of any notice provided to the Director of Public Works shall also be provided to: City Manager, 205 South Willowbrook Avenue, Compton, California 90220.

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.

22. CERTIFICATIONS:

CERTIFICATIONS OF CONTRACTOR

I, David M Perez, **HEREBY CERTIFY** that I am the President/CEO, and duly authorized representative of the **CONTRACTOR** firm of **VALLEY VISTA SERVICES, INC.**, and that, except as hereby expressly stated, neither I nor the above firm that I represent have:

(a) 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 agreement; nor

(b) 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 agreement; nor

(c) 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 agreement.

DEBARMENT AND SUSPENSION CERTIFICATION

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

- is not currently under suspension, debarment, voluntary exclusion, or determination of ineligibility by any Federal, State or local agency; and
- has not been suspended, debarred, voluntarily excluded or determined ineligible by any Federal, State or local agency within the past 3 years; and
- does not have a proposed debarment pending; and
- has not been indicted, convicted, or had a civil judgment rendered against he/she/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

City-Wide Illegal Dumping Services
Valley Vista Services, Inc.
Resolution No. _____

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

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction.

The above certifications are part of this contract. Signing this agreement on the signature portion thereof shall also constitute signature of the above Certifications.

David M Perez, President/CEO

(Date)

23. MISCELLANEOUS:

CONTRACTOR and **CITY** acknowledge that the terms of this Agreement have 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.

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

City-Wide Illegal Dumping Services
Valley Vista Services, Inc.
Resolution No. _____

**VALLEY VISTA SERVICES, INC.
CONTRACTOR**

Dated: _____

By _____
David M Perez, President/CEO

**CITY OF COMPTON
Recommended for Approval:**

By _____
**Damion Timmons, Street Superintendent
Public Works Street Maintenance Department**

Dated: _____

Approved by:

Dated: _____

By _____
Willie A Hopkins Jr., City Manager

Approved as to form:

By _____
Eric J. Perrodin, City Attorney

Dated: _____

ATTEST:

Dated: _____

By _____
Satra Zurita, City Clerk

**PROPOSAL FOR CITYWIDE ILLEGAL DUMPING CLEANUP, REMOVAL AND
HAUL AWAY SERVICES**



VALLEY VISTA SERVICES, INC.

17445 E. Railroad Street
City of Industry, CA 91748

Contact:

Manuel D. Perez, Business Development Manager
manny@myvvs.com
(626) 855-5532

December 19, 2024

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Valley Vista Services

Waste Disposal and Recycling

17445 East Railroad Street • City of Industry, California 91748 • (626) 961-6291 • Fax (626) 961-1105

December 19, 2024

City of Compton
Office of the City Clerk
205 S. Willowbrook Avenue
Compton, CA 90220

SUBJECT: LETTER OF TRANSMITTAL FOR REQUEST FOR PROPOSALS REGARDING ILLEGAL DUMPING, REMOVAL AND HAUL AWAY SERVICES

To Whom it May Concern:

Valley Vista Services, Inc. (VVS) is pleased to present this Proposal for the removal of trash, litter and abandoned items from the public right of way, inclusive of medians and parkways, throughout the City of Compton ("City.") VVS has been providing high quality residential, commercial, and industrial disposal and recycling services in Southern California since 1957. Owned and operated locally by the Perez family, VVS continuously strives to provide the best quality and dependable service to our community partners.

VVS provides residential service to over 80,000 homes and multi-family accounts. VVS also provides commercial service to both our commercial and industrial business customers, totaling over 28,000 accounts. Further, VVS currently provides the requested illegal dumping removal and haul away services for the City of El Monte, and the LA County unincorporated communities of East Los Angeles, Hacienda Heights, Valinda/Basset/San Jose Hills and three (3) LA County Commercial Franchise Areas.

VVS is a medium-sized company employing over 400 personnel. We are financially sound and fully capable of meeting the requirements of the Request for Proposals (RFP) dated October 30, 2024 and its one addendum. We are qualified and experienced in every service level described in the RFP. We openly invite City staff to visit our offices and state of the art facilities in the City of Industry to view and inspect the efficient and top-quality service we provide to our community partners.

VVS's facilities are located at 17445 E. Railroad Street in the City of Industry. Our corporate yard is a 20-acre campus housing our fleet of collection vehicles, a 50,000 square foot barrel distribution warehouse, CNG fueling station, our fully automated truck washing system, truck maintenance and repair facility, bin, and container maintenance facility, and a 150,000 square foot solid waste transfer and material recovery facility. The proposed services will be operated out of our satellite yard located in South Gate, approximately 7 miles from Compton's city center.

Vehicle and equipment quality and maintenance are one of our top priorities at VVS. Daily washing of all vehicles through a fully automated pressure washing system is only one way VVS demonstrates its commitment to quality. Our South Gate facility is equipped with a 15,000 square foot truck maintenance facility, which is back stopped by our 35,000 square foot truck maintenance facility located in the City of Industry. Our fully equipped staff can perform any possible mechanical service on our entire fleet. Additionally, VVS maintains a parts department with over 10,000 parts including complete engine and drive trains for immediate repair or replacement, assuring uninterrupted service.

Our solid waste transfer and materials recovery facility Grand Central Recycling, Inc. (GCR) is designed to meet the current and future needs of the communities we serve. The 150,000 square foot solid waste facility is comprised of two divisions, one for the transfer of solid waste to landfills, and the other for the recovery of materials and diversion from landfills. The material recovery division is the processing arm of the facility, responsible for the sorting of abandoned waste for optimum diversion. All materials recovered at GCR are weighed and recorded for local and state reporting.

The enclosed proposal not only demonstrates our qualifications to serve the City of Compton, but it also demonstrates our commitment to the environment through responsible business practices and aggressive recycling programs. Whether it be our materials recovery program at GCR, onsite programs, educational outreach, and the use of clean burning fuels, VVS is not just another waste hauling firm. The VVS team and family owners are committed to our community partners and through our involvement in local chambers of commerce, Boys & Girls Club, Kiwanis Club, Lions Club, sports clubs, school organizations and generous contributions to outreach programs and charities that enrich the lives of the families and communities we serve.

VVS stands ready to serve the City of Compton and its residents, businesses and property owners. The combination of our abilities and experience seems tailor-made for this RFP. If chosen, VVS is ready and able to take all actions necessary to ensure a smooth commencement of services required by this RFP and its addenda.

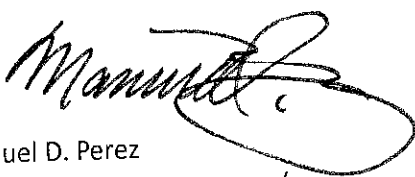
VVS has authorized Mr. David M. Perez and/or Mr. Manuel D. Perez to make representations and commitments on behalf of VVS as it relates to this Proposal. Manuel D. Perez will serve as the **Project Manager** for this agreement. Their contact information is as follows:

David M. Perez, President/CEO
dmperez@valleyvistaservices.com
(626) 855-5555

Manuel "Manny" Perez, Business Dev. Manager
manny@myvvs.com
(626) 855-5532

I, Manuel D. Perez, hereby certify that I am the Deputy Corporate Secretary of VVS and authorized to commit VVS to the contents of this proposal.

Sincerely,


Manuel D. Perez
Deputy Corporate Secretary/
Business Development Manager

Cc David M. Perez, President/CEO
Christopher Perez, CFO

4. Company Information

VVS is a California corporation incorporated on January 7, 1994. VVS is a wholly owned subsidiary of Zerep Management Corporation, which is a California corporation owned and managed by the Perez Family. VVS's principal place of business and corporate offices are located at 17445 E Railroad Street in the City of Industry. Services proposed herein are planned to be operated out of our satellite location at 8973 Kendall Avenue in South Gate. Over 400 employees are employed by the firm and approximately 30 operate out of the South Gate facility.

Attached is a copy of the company's California Secretary of State filing, and the independent auditor's letter to the company board dated June 13, 2024, detailing the 2023 Financial Statement Audit findings.

- a. Entity Legal Name: VALLEY VISTA SERVICES, INC.
- b. Street Address: 17445 E Railroad Street
- c. City, State, ZIP: City of Industry, CA 91748
- d. FEIN: 95-4460181
- e. CA Business License: PRO157410



BA20242031115



STATE OF CALIFORNIA
Office of the Secretary of State
STATEMENT OF INFORMATION
CORPORATION

California Secretary of State
1500 11th Street
Sacramento, California 95814
(916) 657-5448

For Office Use Only

-FILED-

File No.: BA20242031115

Date Filed: 11/18/2024

B3202-5950 11/18/2024 5:46 PM Received by California Secretary of State

Entity Details		AMERICAN PALLETS SOLUTION, INC.	
Corporation Name		3632657	
Entity No.		CALIFORNIA	
Formed In			
Street Address of Principal Office of Corporation		204 8TH AVE.	
Principal Address		LA PUENTE, CA 91746	
Mailing Address of Corporation		204 8TH AVE.	
Mailing Address		LA PUENTE, CA 91746	
Attention			
Street Address of California Office of Corporation		204 8TH. AVE.	
Street Address of California Office		LA PUENTE, CA 91746	
Officers			
Officer Name	Officer Address	Position(s)	
ANDREA CASTREJON	642 W PHILLIPS ST. ONTARIO, CA 91762	Chief Executive Officer	
EDUARDO MARQUEZ	204 8TH AVE. LA PUENTE, CA 91746	Secretary, Chief Financial Officer	
Additional Officers			
Officer Name	Officer Address	Position	Stated Position
None Entered			
Directors			
Director Name	Director Address		
ANDREA CASTREJON	642 W PHILLIPS ST. ONTARIO, CA 91762		
The number of vacancies on Board of Directors is: 0			
Agent for Service of Process		ANDREA CASTREJON	
Agent Name		642 W PHILLIPS ST.	
Agent Address		ONTARIO, CA 91762	
Type of Business		WOOD PALLET REPAIR	
Type of Business			
Email Notifications		Yes, I opt-in to receive entity notifications via email.	
Opt-in Email Notifications			
Labor Judgment			

No Officer or Director of this Corporation has an outstanding final judgment issued by the Division of Labor Standards Enforcement or a court of law, for which no appeal therefrom is pending, for the violation of any wage order or provision of the Labor Code.

Electronic Signature

☒ By signing, I affirm that the information herein is true and correct and that I am authorized by California law to sign.

Andrea Castrejon

Signature

11/18/2024

Date

B3202-5951 11/18/2024 5:46 PM Received by California Secretary of State

ZEREP MANAGEMENT CORPORATION AND SUBSIDIARIES

AUDITED FINANCIAL STATEMENTS

DECEMBER 31, 2023

Rogers,
Clem Company

SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, D.C. 20549



1067 PARK VIEW DRIVE • COVINA, CA 91724-3748 • (626) 858-6100 • WWW.ROGERSCLEM.COM

Independent Auditors' Report

To the Board of Directors
Zerep Management Corporation and Subsidiaries
City of Industry, California

Opinion

We have audited the accompanying financial statements of Zerep Management Corporation and Subsidiaries (a California corporation), which comprise the consolidated balance sheet as of December 31, 2023, and the related consolidated statements of income, stockholders' equity and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the consolidate financial statements referred to above present fairly, in all material respects, the financial position of Zerep Management Corporation and Subsidiaries as of December 31, 2023, and the results of its operations and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Zerep Management Corporation and Subsidiaries and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Zerep Management Corporation and Subsidiaries' ability to continue as a going concern within one year after the date that the consolidated financial statements are available to be issued.



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Auditors' Responsibility for the Audit of the Financial Statements

Our objectives are to obtain a reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement made by a reasonable user based on the consolidated financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Zerep Management Corporation and Subsidiaries' internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the consolidated financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Zerep Management Corporation and Subsidiaries' ability to continue as a going concern for a reasonable period of time.



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We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Rogers, Clem & Company

ROGERS, CLEM & COMPANY

June 13, 2024
Covina, California

5. Experience

a. Background

VVS brings over 65 years of solid waste management and disposal experience to the City of Compton and its residents. In the following section, VVS will demonstrate that the experience gained over the course of the last six decades is invaluable to the City.

Serving over 80,000 residential customers with a 3-barrel automated system makes VVS one of the largest and most experienced locally based hauling companies for this type of service. Furthermore, VVS serves the City of El Monte and the Unincorporated Communities of Basset/Valinda/San Jose Hills, Hacienda Heights, and East Los Angeles by patrolling, reporting, and removing illegally abandoned items from public rights of ways, City property, alleys and major thoroughfares.

The following key municipal solid waste service summaries fully demonstrate that VVS is more than qualified to serve the community:

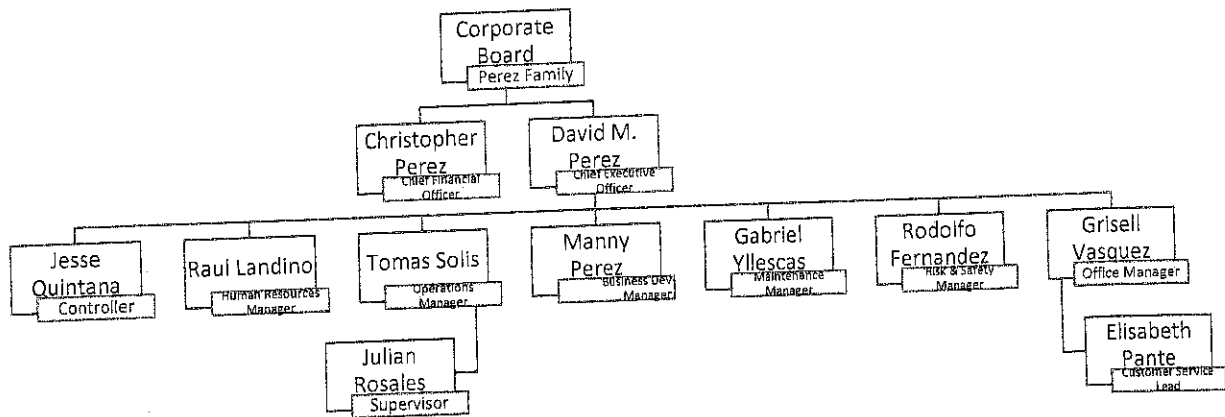
Illegal Dumping/Litter/Alley Clean-ups
Los Angeles County – Basset/Valinda/San Jose Hills
Los Angeles County – Hacienda Heights
Los Angeles County – East Los Angeles (Belvedere GDD)
City of El Monte
Los Angeles County (Commercial) – Puente Hills East San Gabriel Valley Gateway

b. Organization Chart

VVS is a family owned and operated California Corporation. Founded in 1957, VVS has offered residential, commercial and Industrial services for over 65 years.

The Perez family manages all collection, maintenance and day-to-day operations along with the key personnel identified in this proposal. All VVS facilities and corporate offices are located in the City of Industry on our 20-acre campus.

VVS Organization Chart on the following page.



c. Roles and Resumes

i. Principals

David M. Perez – President/Chief Executive Officer

David is a graduate of Don Bosco Technical Institute in Rosemead, California. David is the Vice President of Operations and oversees all contract management, collection, operations, vehicle procurement and repairs, general office administration, billing, recycling, and customer service operations.

David has been overseeing the day-to-day operations at VVS for over 25 years. His hands on involvement ensures the efficient operation and franchise management of our twelve (12) franchise contracts.

David grew up in the solid waste industry and has been serving the family business for over 35 years. His experience in the operations and collection department having operated equipment and years as a route supervisor before moving to the front management office. After five (5) years as operations manager, David was appointed Vice President of Operations before being appointed Board President and Chief Executive Officer.

Christopher Perez – Chief Financial Officer

Christopher is a graduate of the University of Southern California and received his Bachelor's degree in 1993 in Urban Planning and Real Estate Development.

Along with his brother David, Christopher was born and raised in the solid waste industry. His 35 years of service at VVS has played a key role in the expansion and growth of the company's collection and recycling divisions.

Christopher's staff members act as both a sales team and our public education and outreach. Along with the marketing department, Christopher has been the catalyst in the VVS Information Technology Department. Christopher has developed an in-house billing, communication and customer services system based upon the latest hardware and software components presented later in this proposal. This includes the necessary software and hardware upgrades necessary for high-quality reporting for both diversion and finances.

Jesse Quintana – Controller

Jesse has over 35 years of accounting experience. He obtained his bachelor's from Cal State Fullerton and his MBA from Pepperdine University. Jesse has worked for fortune 100 companies such as Northrop, Rockwell International, Emerson Electric and Crane Co. He possesses over 20 years of experience in the waste management industry working for companies such as Consolidated Disposal, Republic Industries, and Calmet Services. In each of these positions, Mr. Quintana served as either Chief Financial Officer or Controller and has been extensively involved in all aspects of administration and financial management. He has also worked in many acquisition and internal growth programs to ensure that transitions are seamless.

ii. Managing Employees

Manny Perez – Business Development Manager (Project Manager)

Mr. Perez, with nearly a decade of waste management experience, is no stranger to municipal maintenance and haul away services. Before and immediately after graduating from Bishop Amat Memorial High School. Mr. Perez worked for Valley Vista Services' municipal maintenance division which was charged with haul away services, graffiti and weed abatement, and public ROW maintenance like curb painting. Manny then went to work as a construction project manager for a steel erector in San Francisco. After gaining experience managing large projects, personnel, and budgets, Manny returned to work at VVS as a managing employee overseeing sales and public bidding.

Grisell Vasquez – Client Services Manager

With over 20 years of customer service experience and training and development, Grisell brings a wealth of expertise to her role. She holds a bachelor's degree in management with a specialization in business psychology from Azusa Pacific University. Starting her career at VVS as a Customer Service Representative in the contact center, Grisell has demonstrated her proficiency in understanding contract requirements and her ability to lead and support her colleagues, resulting in a cohesive and comprehensive approach to customer service.

In her current position, Grisell oversees all customer service communication channels including calls and emails. She collaborates closely with the Customer Service Lead to resolve issues and provides feedback on employee performance and training matters.

Ms. Vasquez is responsible for managing the Sustainability, Community Outreach, Reporting, and Customer Service Departments. Grisell is also responsible for facilitating training seminars for all departments on the use of the expanded and upgraded customer service system and coordinating the company's customer service activities ensuring all departments deliver a premium customer service experience.

Rodolfo (Rudy) Fernandez – Risk & Safety Manager

Rudy has been in the solid waste management industry for over 30 years. Beginning his career in 1992 with a local family-owned business, managing dispatch and operating processes for +130 drivers. Having spent a number of his working years working every position from driver to operations manager, Rudy possesses the knowledge and skills of all field operations, lending insight to his oversight of safety procedures.

Mr. Fernandez is instrumental in expanding and executing our safety programs at VVS. Rudy runs the monthly training meetings, attended by all drivers, route supervisors, mechanics and field personnel, which includes but is not limited to the following programs:

- First Aid
- Right to Know (Hazardous Waste Label Identification)
- Heat Illness Prevention
- Blood Borne Pathogen Training
- Drug and Alcohol Prevention
- OSHA Training
- CPR Training
- Accident Investigation Training

Tomas Solis – Operations Manager

Tomas Solis has over 32 years' experience in the waste industry. After immigrating to the United States from Mexico at the age of 18, Mr. Solis was issued his green card and immediately hopped in a truck as a driver's helper. Mr. Solis quickly made his way up the ranks garnering valuable experience for his promotion to supervisor. After 17 years of dedicated service and a high school education, Mr. Solis decided to pursue higher education. Hired at his next waste hauler as an Operations Manager, he both worked to advance his professional and educational careers, before leaving with the title of Division Vice President, and a B.S. in Business and an MBA. Now Mr. Solis brings his exceptional experience and educational background in Business Administration to the Valley Vista team where his quick problem solving, drive, and mentor skills create a wholistic approach to build worker productivity, satisfaction, and company culture.

Raul Landino – Human Resources Manager

Raul Landino earned his BA in Business Administration and has garnered experience from a 20-year career. He has amassed disciplines such as Accounting, Marketing, and Human Resources and has led teams across the Southwest while representing a Fortune 500 company. He has a proven track record of creating a positive work culture and implementing change to achieve favorable results.

Raul develops and implements HR strategies and initiatives aligned with the overall VVS Core Values and business strategies. He bridges management and employee relations by addressing demands, grievances, or other issues while managing the recruitment and selection process.

iii. Supervising Employee

Julian Rosales – Route Supervisor

Mr. Rosales has over 8 years of progressive waste and recycling experience. Julian excels in building strong customer relationships, managing tight deadlines, and handling diverse conditions. Mr. Rosales is familiar with changing conditions and managing a diverse service area. Julian has experience evaluating performance and progress, making proactive adjustments while planning and scheduling field activities according to set timelines and order of operations. In addition, Mr. Rosales has overseen employee attendance records, handled payroll, and conducted OSHA training to enhance safety and create a working environment that maximizes employee involvement, morale, and engagement.

6. References

a. City of El Monte, CA

VVS has been servicing the City of El Monte since 2005. As part of VVS's Waste Collection Franchise, VVS provides bulky item and abandoned waste monitoring, removal and disposal for the City. VVS currently serves the City with one (1) bulky-item truck staffed by two (2) people. This portion of work is funded by City General Fund Monies and Franchise Fees. The City of El Monte has a population of about 115,000, and approximately 9.65 square miles.

CONTACT: JERRY MORENO
ACTING PUBLIC WORKS DIRECTOR
(626) 580-2058
jmoreno@elmonteca.gov

b. County of Los Angeles, CA

VVS has been providing bulky item and abandoned waste monitoring, along with alley cleanups for the County of Los Angeles beginning in 2007 with Valinda/Basset/San Jose Hills. Currently, VVS provides what the County calls "Task 2" services for Valinda/Basset (2007), Hacienda Heights (2010), and East Los Angeles (2024), with populations and service areas of 61,000 and 7.3 square miles, 54,000 and 11.2 square miles, and 118,000 and 7.46 square miles, respectively.

CONTACT: CLARK AJWANI
LA COUNTY DPW
(626) 458-5163
cajwani@dpw.lacounty.gov

7. Cost

VVS PROPOSES TO PROVIDE ALL REQUESTED WORK FOR A TOTAL NOT TO EXCEED ANNUAL SUM IN THE AMOUNT OF THREE HUNDRED SIXTY-SEVEN THOUSAND TWO HUNDRED SEVENTY DOLLARS (\$367,270.24).

Included in the rates are all costs such as materials, transportation, labor, equipment, administrative costs, dump fees, surcharges and any applicable taxes and fees.

Below is a table of proposed rates:

RATE SCHEDULE	
Service	Rate
Illegal Dumping Clean up, Removal, Hauling, Abatement and regular monitoring throughout City	\$113.31/mile
Disposal and Diversion	\$102.39/ton

Below is a table of proposed equipment:

QTY	Make/Model	Type	Vintage	Fuel	Amortization
1	BATTLE/LET	Rear Loader	New	RNG	7 Years

Below is a table of proposed staffing levels:

Job Title	Quantity	Percent Dedicated
PROW Cleanup/Illegal Dumping		
Route Supervisor	1	50%
Driver	1	100%
Swamper (Driver Helper)	1	100%

a. Subcontractors

No subcontractors are proposed.

b. Procedure

VVS offers a multitude of ways for the City to contact us. VVS offers both a local (626) line and a toll-free (800) line for customers who prefer to call. In addition, VVS offers online accessibility via email. To ensure smooth City access, VVS will be setting up a dedicated email address monitored by the Project Manager, Area Supervisor, and Customer Service Department. Our toll-free number is even prominently displayed on our collection vehicles.

All City service requests are logged as a "service response item" in our computerized tracking system. Once a service response item is opened in our system, VVS assigns a work order number, and forwards the service response item to the area supervisor. All vehicles are equipped with GPS tracking and monitoring, as well as OBC tablets. Using the tablets, VVS can attach photographs and service notes to the Work Order for later reporting to the City as required by the RFP.

Reporting of trash, debris and other abandoned items on private property will be the duty of the entire VVS service team. The route supervisor as well as the driver and swamper will report said items on the City boundaries and private property to the VVS office, where the information will be consolidated before being transmitted to the City.

Targeting the illegal/abandoned collection program for additional diversion will be important to the long-term growth and expansion of diversion programs to meet the requirements of AB 939. VVS will process all bulky items through the Grand Central Recycling Materials Recovery Facility for maximum recycling and diversion credit. All bulky items including furniture, white goods, CED's, E-waste, green waste, U-waste, excess solid waste and others will be processed for the highest possible diversion and recovery volumes possible. Potential recyclable items will be manually processed and segregated from the waste stream prior to transfer to landfill.

c. Emergency Service

VVS and its partner MRF/transfer operator, GCR, are ready to provide emergency collection, processing and transfer services in the event of an emergency.

Firstly, VVS and GCR have emergency backup power generating systems in place so all office operations and fueling services continue to operate during short-term or long-term power outages.

Secondly, VVS has emergency fuel storage capable of keeping the entire fleet in operation for days. This back-up fuel system can be operated on an emergency rationing basis prolonging the fuel supply for up to 5 days.

Lastly, VVS and GCR can continue to collect and store waste onsite in the event of an emergency, GCR has the capability to hold a minimum three times the current daily volume without disposing any waste into local or distant landfills.

In the event of an emergency VVS and GCR are prepared to continue the collection of solid waste and the transfer of waste to distant or local landfills. Our fleet of vehicles and back-up fleet are capable of moving into any area in the county for emergency services or be at the ready to serve neighboring communities.

d. Additional Information

i. Litigation.

VVS has no outstanding litigation in which it is a party relating to its performance of contractual obligations.

ii. Water and Power Conservation Measures

VVS cleans its' fleet using an automated vehicle wash system. This automated vehicle washing system will guarantee that every VVS vehicle servicing the County of Los Angeles will be washed daily, dramatically improving the esthetic of collection vehicles in the community. The entire system was built to use reclaimed water. VVS and The City of Industry are currently working with Rowland Water District in the installation of a purple pipe recycled water service for this installation.

Valley Vista Services is proud to announce that as of October, Industry Public Utilities Commission (IPUC) began providing our City of Industry campus with green power sourced from wind power generated in the California desert through their wheeling agreement(s). VVS is proud to further reduce our dependence on power created from fossil fuels thereby reducing our contribution to GHG emissions.

iii. Determining Routes.

VVS will determine routes to meet the required services listed in the RFP based a field study of the City, including: current observations of the public right of way and current bulky/abandoned item hotspots and locations.

In addition, services requiring traffic control will be coordinated with the City, and scheduled during off-peak hours as required by the RFP.

iv. Training Route Drivers.

VVS drivers will be trained by our Operations Manager and Risk & Safety Manager. Monthly training meetings, attended by all drivers, route supervisors, mechanics and field personnel, which includes but is not limited to the following programs:

- First Aid
- Right to Know (Hazardous Waste Label Identification)
- Heat Illness Prevention
- Blood Borne Pathogen Training
- Drug and Alcohol Prevention
- OSHA Training
- CPR Training
- Accident Investigation Training



VVS LOCAL HIRING COMMITMENT:

Any future employees/drivers that may be hired to replace current employees/drivers will be offered first to those qualified candidates living in the City of Compton. Should a candidate meet the requirements of the available position and be scored equal to other candidates being considered for the same position, the candidate living in the City of Compton will be offered the position first.

v. Commencement Date of Services.

As required in this RFP, VVS is committed to starting all services on or before the requested service commencement which is estimated to be January 2, 2025.

7.

vi. Waste Collector Permit.

A copy of VVS's current Los Angeles County Department of Public Health Waste Collector Permit is on the following page.

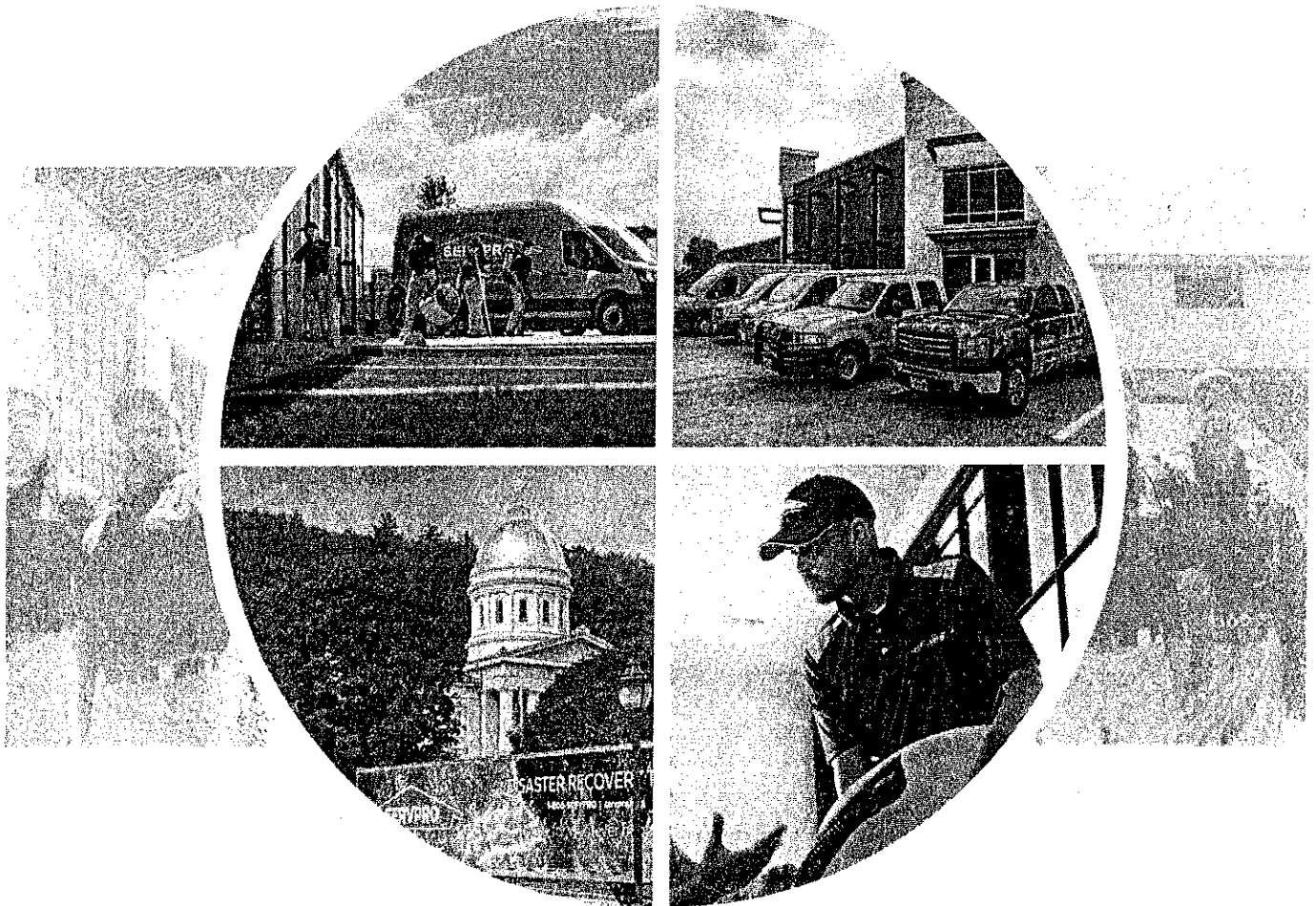
vii. Proposal Price Guarantee.

THIS PROPOSAL SHALL BE VALID AND GOOD FOR NINETY (90) DAYS FROM THE DATE FIRST APPEARING ABOVE.

PROPOSAL

CITY OF COMPTON RFP FOR CITYWIDE ILLEGAL DUMPING CLEAN-UP, REMOVAL AND HAUL AWAY SERVICES

SUBMITTED ON 11/25/2024



SUBMITTED BY SERVPRO GLOBAL DRT (CSLB: 1026761)

Contact: Alan Reed - CEO

Email: alan@spglobaldrt.com

Phone: 310.696.1290

16601 Ventura Blvd. Encino, CA 91436



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TRANSMITTAL LETTER

November 25, 2024

Office of the City Clerk
City of Compton
205 South Willowbrook Avenue
Compton, CA 90220

Attention: RFP: Citywide Illegal Dumping Clean-up, Removal, and Haul Away Services
Dear Selection Committee,

SERVPRO Global Disaster Response Team (SERVPRO Global DRT) is pleased to submit this proposal in response to the City of Compton's Request for Proposal (RFP) for Citywide Illegal Dumping Clean-up, Removal, and Haul Away Services. Our team is fully committed to providing high-quality, efficient, and reliable services to support the City of Compton's Clean Initiative.

With over a decade of experience in large-scale clean-up and environmental remediation projects, SERVPRO Global DRT has established itself as a trusted partner for municipalities and public agencies throughout California. Our capabilities include advanced clean-up technologies, prompt responsiveness, and comprehensive project management, ensuring that the City's goals for community beautification and cleanliness are achieved efficiently and sustainably.

This proposal outlines our qualifications, experience, and approach to delivering exceptional results tailored to the needs of the City of Compton. We affirm that all information provided in this proposal is accurate and that we comply with all terms and conditions outlined in the RFP.

For further discussions or clarifications, please contact me directly:

Alan Reed
President and CEO
SERVPRO Global Disaster Response Team
16601 Ventura Blvd, 4th Floor
Encino, CA 91316
Phone: 310-696-1290
Email: alan@spglobaldrt.com

We thank you for the opportunity to submit our proposal and look forward to the possibility of partnering with the City of Compton to enhance the community's quality of life through this vital initiative.

Sincerely,

Alan Reed

Alan Reed
Chief Executive Officer
SERVPRO Global Disaster Response Team



BACKGROUND OF OUR TEAM AND COMPANY

History and Overview:

SERVPRO Global Disaster Response Team (DRT) is an elite disaster recovery and janitorial service provider with over 10 years of experience. Established as part of the larger SERVPRO franchise network, the company has grown to become one of the most recognized and trusted names in disaster recovery, cleaning, and maintenance services across the United States. SERVPRO Global DRT has earned its distinction as a leading franchisee, providing services across nearly all U.S. zip codes and responding to a wide range of client needs with a guaranteed 2-hour response window. The company takes pride in its ability to provide high-touch, concierge-level service while benefiting from the scale and resources of a national brand.

Size and Reach:

Our team consists of 190 highly trained professionals, including certified technicians, project managers, and support staff. This robust workforce allows us to handle multiple large-scale projects simultaneously without compromising on quality or timeliness. The company has completed over \$1 billion in construction and remediation projects, servicing both small-scale residential jobs and large-scale commercial contracts.

Ownership and Leadership:

- Alan Reed – CEO & Principal
- Manny Corral – COO & Principal
- Darryn Barber – CFO & Principal

These principals have collectively led the firm to notable success, with Alan Reed taking primary leadership on the company's major disaster recovery and janitorial services projects. **Under their leadership, SERVPRO Global DRT was named Franchisee of the Year in 2021, reflecting the team's dedication to service excellence and client satisfaction.**

Conflict of Interest

SERVPRO Global Disaster Response Team (SERVPRO Global DRT) affirms that it has no conflicts of interest as they relate to any specific transaction or engagement with the City of Compton

COMPANY STRUCTURE

SERVPRO Global Disaster Response Team (SERVPRO Global DRT), operating under the fictitious business name "One Silver Serve dba SERVPRO Global DRT," is a corporation registered in the State of California. As part of the renowned SERVPRO franchise network, our company seamlessly blends the personalized service and expertise of a local team with the extensive resources and operational capabilities of a national brand. This strategic alignment enables us to deliver exceptional value and scalability for municipal and public sector projects.

Organizational Structure and Leadership

Our leadership is spearheaded by a trio of seasoned professionals: Alan Reed, CEO & Principal, who provides overarching operational leadership and strategy; Manny Corral, COO & Principal, managing logistics and resource allocation; and Darryn Barber, CFO & Principal, ensuring financial integrity and compliance. Supporting this leadership is a highly trained supervisory team of OSHA-certified project managers and field supervisors, alongside 190 skilled professionals, including technicians and laborers, all dedicated to executing projects efficiently and effectively.

Financial Stability and Integrity

SERVPRO Global DRT has a proven track record of financial stability, underscored by the successful completion of over \$1 billion in projects. Our financial integrity is validated through independent audits and detailed tax records, demonstrating our capability to manage and deliver on large-scale contracts with unwavering reliability.

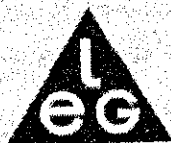
Operational Locations and Infrastructure

Our corporate headquarters is strategically located at 16601 Ventura Blvd, 4th Floor, Encino, CA 91316, with an additional 15,000-square-foot regional warehouse in Van Nuys, CA. This facility serves as our primary hub for equipment storage, dispatch operations, and logistical support, ensuring rapid and efficient deployment to projects within the region.

Licensed Contractors and Personnel

With a robust workforce of 190 professionals, SERVPRO Global DRT employs licensed contractors, technicians, and trained sales agents who bring extensive expertise in environmental remediation, illegal dumping clean-up, and operational management. This ensures we are fully equipped to meet the demands of complex municipal projects while maintaining the highest standards of quality and compliance.

Alan Reed's Resume



**LUCY
ENVIRONMENTAL
GROUP**



Storm Disaster

Alan Reed, CEO

ALAN@SPGLOBDRT.com | (310) 696-1290

Global Disaster Response Team (DRT) - Elite Designation

Professional Profile

Alan is a recognized expert in the restoration of residential and commercial properties impacted by fire, smoke, water damage, asbestos, and mold. His team of highly trained professionals excels in returning properties to their pre-loss condition. SERVPRO Global DRT consistently ranks among the top 10 franchises in the SERVPRO network, with Alan at the helm as a triple Master Certified professional by the IICRC (Institute of Inspection Cleaning and Restoration Certification).

With decades of experience, Alan has worked alongside major commercial property owners, property management firms, insurance carriers, and asset management companies across the United States. He has a deep understanding of the stress, business disruption, and complexity that these events bring. His expertise is highly valued by insurance adjusters, building consultants, and industry professionals, establishing him as a trusted authority in property restoration.

As the licensed General Contractor for SERVPRO Global DRT, Alan holds several specialty licenses and oversees the largest and most successful general contracting operation within the SERVPRO network, which includes over 1,500 franchises. His expertise also extends to hazardous waste removal, transportation, and regulatory compliance, making him a well-rounded leader in the field.

Given his vast experience and respected industry standing, Alan is exceptionally qualified to serve as an expert witness in property damage restoration, insurance claims, and hazardous waste compliance.

Licenses

SERVPRO Global DRT: 1026761
LUCY Environmental Group: 1070095
DOSH Registration Number: 1226
B General Contractor
C10 Electrical
C20 HVAC
C27 Landscaping
C36 Plumbing
HAZ Hazardous Substances Removal
C22 Asbestos Abatement

Certification & Membership

IICRC Master Fire & Smoke Restorer
IICRC Master Water Restorer
IICRC Master Textile Cleaner
HIPAA Masters Training
Level 1 Certified Thermographer
Lead Safe EPA Certified Firm

What we do

Fire remediation
Water remediation
Full-scale reconstruction
Mold and biohazard
Small and large losses
Secured evidence storage

Verticals

Multifamily, Student Housing
Industrial, Commercial Buildings
Hospital, Medical Facilities
Hotel, Hospitality
Restaurant, Retail
Education
Government
Military

APPROACH TO SCOPE OF WORK

Comprehensive Service Delivery Plan

SERVPRO Global Disaster Response Team (SERVPRO Global DRT) brings a proven, systematic approach to addressing trash and debris removal, alley clean-up, weed abatement, roadside clean-up, and right-of-way maintenance services. Our strategy emphasizes efficiency, thoroughness, and sustainability while ensuring the highest standards of cleanliness and environmental compliance.

Immediate Responsiveness

SERVPRO Global DRT guarantees rapid response to service requests, including emergency and after-hours needs. With a 24/7/365 operational model, our team commits to arriving at designated work locations within the required 24-hour timeframe from the initial request. Our dispatch center in Van Nuys, CA, ensures streamlined coordination and immediate mobilization of resources, equipment, and personnel, reducing downtime and ensuring timely project execution.

Tailored Approach to Task Execution

Each assignment begins with a detailed assessment of the designated work site. We document pre-existing conditions with time-stamped digital photographs to establish benchmarks for performance. Our team then deploys specialized tools and eco-friendly cleaning products, such as HEPA vacuums, industrial sweepers, and botanical disinfectants, to address specific site requirements. Our process includes:

- **Trash and Debris Removal:** we will engage in systematic collection and hauling of waste, ensuring compliance with local disposal regulations.
- **Alley Clean-Up:** we will focus on cleaning of high-traffic and neglected areas, including removal of bulk items, organic debris, and hazardous waste.
- **Weed Abatement:** we will use our in-house advanced tools and techniques to eliminate invasive vegetation, promoting safe and aesthetically pleasing spaces.
- **Roadside and Right-of-Way Maintenance:** We will provide detailed clearing and cleaning of roadside medians and parkways, prioritizing traffic safety and visual appeal.

APPROACH TO SCOPE OF WORK

Monitoring and Quality Assurance

To maintain accountability and ensure service excellence, our team implements a robust quality assurance program. This includes regular site inspections, supervisor oversight, and comprehensive reporting to the City. Each completed task is documented with before-and-after photos and detailed performance logs, submitted promptly alongside invoices for City review.

Proactive Communication and Coordination

SERVPRO Global DRT prioritizes seamless collaboration with the City of Compton. We will maintain open communication with the Public Works Street Maintenance Department to coordinate lane closures, traffic control requirements, and any other logistical considerations. Our team will also provide weekly progress updates to ensure alignment with City goals and expectations.

Sustainability and Community Focus

In line with the City's Clean Compton Initiative, we will integrate environmentally sustainable practices into every aspect of our operations. This includes using eco-friendly cleaning agents, recycling collected materials whenever possible, and minimizing environmental impact during clean-up activities. By fostering a clean and safe environment, we directly contribute to the City's efforts to enhance the quality of life for its residents and visitors.

Commitment to Excellence

SERVPRO Global DRT's proven methodology, experienced team, and advanced technology ensure not only responsiveness but also superior outcomes for all aspects of the scope of work. We are confident in our ability to meet and exceed the City of Compton's expectations, delivering visible improvements and fostering community pride through our services.

PRICING PROPOSAL

Pricing Proposal: Comprehensive Service Rates

SERVPRO Global Disaster Response Team (SERVPRO Global DRT) is pleased to present our competitive pricing structure, designed to provide exceptional value while ensuring the highest quality of service for the City of Compton. Below is a detailed breakdown of our rates based on specific service categories:

1. Trash Removal (Alleys):

Our team specializes in efficient and thorough alley clean-up services, including the removal of trash, debris, and hazardous materials. The proposed rate for this service is \$380 per cubic yard, which covers labor, equipment, and proper disposal in compliance with local regulations.

2. Weed Abatement (Parkways):

For effective management of vegetation along parkways, we offer comprehensive weed abatement services at a rate of \$1,000 per 1,000 square feet. This includes removal of invasive weeds, debris clean-up, and eco-friendly treatment to prevent regrowth, ensuring parkways remain visually appealing and safe for public use.

3. Median Cleaning (Roads):

Our thorough median cleaning services include trash and debris removal, vegetation trimming, and surface sanitization, priced at \$220 per mile. This cost-effective rate ensures medians are maintained to enhance roadway aesthetics and safety.

4. Daily Pickups (Thoroughfares):

SERVPRO provides dependable and consistent daily trash pickup services along major thoroughfares. This service is available at a flat rate of \$1,500 per day, covering all necessary personnel, equipment, and logistical support to ensure thoroughfares are kept clean and free of debris.

5. Traffic Control:

For projects requiring temporary traffic management, SERVPRO offers professional traffic control services at a rate of \$130 per hour. This includes certified personnel, signage, and equipment to ensure the safety of both workers and the public during clean-up activities.

PAST EXPERIENCE AND TECHNICAL EXPERTISE

Proven Experience in Similar Projects

SERVPRO Global Disaster Response Team (SERVPRO Global DRT) has a strong track record of successfully executing large-scale clean-up, environmental remediation, and maintenance projects for municipal clients and educational institutions. Below are key projects that exemplify our capabilities and technical expertise:

Beverly Hills High School

- Scope of Work: Comprehensive asbestos and lead abatement, emergency mitigation services (EMS), and content management for a high-traffic educational facility.
- Duration: 2019–2024
- Key Achievements: SERVPRO provided rapid response services during emergencies to minimize disruption to school operations, ensuring regulatory compliance and safety standards were met. This included hazardous material removal and sanitization of affected areas.
- Impact: Enabled the school to maintain operations with minimal interruption, supporting a safe environment for students and staff.

Contact: Ken Haas, Operations Director, khaas@bhusd.org, 310-551-5100

Pajaro Middle School (Pajaro Valley Unified School District)

- Scope of Work: Abatement, emergency mitigation services, content pack-out into storage pods, and final disposal of damaged contents after severe environmental conditions impacted the site.
- Duration: 2022–2023
- Key Achievements: Successfully handled hazardous material abatement while adhering to environmental standards, ensuring student and staff safety.
- Final Cost: \$2,965,984.75 (initial contract value of \$3,461,885.69).
- Impact: Restored the facility to operational standards, minimizing health risks and enabling the school to reopen safely.

Contact: Richard Arrellano, Director of Purchasing, richard.arrellano@pvusd.net, 831-786-2195

TEAM STRUCTURE

SERVPRO Global Disaster Response Team (SERVPRO Global DRT) employs a highly skilled and well-organized management structure designed to execute projects with precision and efficiency. Our leadership team, led by Alan Reed, CEO & Principal, ensures strategic oversight and alignment with project goals. The team structure is built on a combination of self-performance and specialized roles, enabling us to deliver exceptional results while maintaining strict quality control.

Amount of Work Self-Performed

- 100% Self-Performed Work: All tasks, including debris removal, clean-up, hazardous material abatement, and sanitization, will be conducted by SERVPRO's in-house team. This will ensure consistent quality, adherence to standards, and on-time delivery.

Strength of the Proposed Team

- Project Management: Alan Reed will serve as the Project Manager, bringing over two decades of experience in environmental remediation, disaster recovery, and municipal services. Alan is supported by OSHA-certified site supervisors who ensure regulatory compliance and operational excellence.
- Supervisory Staff: A team of on-site supervisors will oversee daily operations, coordinate with City representatives, and manage labor teams to ensure tasks are completed to specification.
- Field Teams: Our 190 trained professionals include technicians with certifications in IICRC, OSHA 10/30, and EPA Lead-Safe practices. Each team member undergoes rigorous training in safety protocols, technical skills, and customer service.

Training and Certification Programs

- All team members participate in ongoing training programs to remain up-to-date with the latest techniques, technologies, and regulatory requirements.
- Certifications include:
 - IICRC Master Certifications (Water, Fire, and Smoke Restoration)
 - OSHA 10/30 Compliance
 - HAZWOPER Certification for managing hazardous conditions
 - EPA Lead-Safe Training
- California contractor's licenses (CSLB: 1026761)
 - B, C10, C20, C27, C36, C39

QUALITY ASSURANCE

Proactive Quality Control and Oversight Plan

SERVPRO Global Disaster Response Team (SERVPRO Global DRT) is committed to delivering exceptional service through a robust quality control and oversight plan. This plan combines diligent daily monitoring, structured reviews, and transparent documentation to ensure all project specifications are met while fostering a collaborative relationship with the City of Compton.

Daily Monitoring and Supervision

Experienced on-site supervisors lead all daily operations, ensuring tasks are performed according to project requirements and industry standards. Supervisors conduct routine inspections, document progress, and monitor the quality of work. Daily reports are prepared to provide detailed records of completed tasks, areas serviced, materials used, and any issues encountered. These reports are shared with project management and the City to maintain alignment and transparency.

Collaborative Weekly Reviews

To ensure continuous improvement, weekly meetings are held with City representatives to discuss progress, address any concerns, and refine strategies for upcoming tasks. These meetings allow for open communication, enabling the City to provide feedback and prioritize specific needs. By analyzing daily reports and supervisor feedback, SERVPRO makes data-driven adjustments to enhance service delivery and operational efficiency.

Comprehensive Documentation

Each service area is meticulously documented with before-and-after photographs, providing clear evidence of the work completed. These photographs are paired with detailed activity logs that outline the tasks performed, ensuring full accountability. All documentation is compiled into a centralized digital log, accessible to the City for ongoing review and reference. This transparency supports informed decision-making and establishes trust in our service.

Real-Time Communication and Responsiveness

SERVPRO maintains open communication channels to address immediate feedback or urgent service requests. Supervisors are equipped to respond promptly to any concerns, ensuring swift resolution and uninterrupted progress. This approach keeps the City informed and reassured that all issues are handled effectively.

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QUALITY ASSURANCE

Safety and Compliance Oversight

Our supervisors conduct regular safety inspections to ensure all personnel adhere to OSHA and project-specific safety standards. These checks mitigate risks and ensure a safe working environment for both our teams and the public. Additionally, all team members are trained and certified in relevant safety protocols to maintain regulatory compliance and project integrity.

Quality Assurance and Performance Metrics

A dedicated quality assurance team oversees the implementation of quality control protocols. This team reviews inspection data, monitors performance metrics, and identifies areas for improvement. Key performance indicators (KPIs), such as task completion rates and resolution times, are used to evaluate success and drive continuous improvement.

Commitment to Excellence

Our proactive quality control measures ensure that every aspect of the project meets or exceeds expectations. By combining diligent monitoring, collaborative reviews, and transparent documentation, SERVPRO delivers consistent, high-quality results. This approach fosters trust, enhances communication, and aligns with the City of Compton's goals, ensuring a successful partnership and a positive impact on the community.

ADDITIONAL REFERENCES



Customer	Name of Contact	Phone Number	Email	Loss Address	Loss City	St	Type	Service Date
SFO (San Francisco Airport) /	Hensel Phelps MSA	650-756-4101	ghenzl@henselphelps.com	780 S. Airport Blvd. Term	San Francisco	CA	Airport	6/27/23
Apartment Management Con	Matt Goetze	619-272-1041	m.goetze@amclic.net	2414 N Tustin Ave	Santa Ana	CA	Apartment/Condos	2/1/23
Apartment Management Con	Mike Martin	(818) 314-9742	mmartin@standardcompanies.co	180 E Monterey Ave	Pomona	CA	Apartment/Condos	12/19/22
Barker Management	Alyssa M. Lopez & Andrew	804-1334 (Andrew) / 213-	amlopez@barkermat.com	3330 Beverly Blvd	Los Angeles	CA	Apartment/Condos	9/17/22
Bayview Estates Club	Stan Lieberfarb	239-571-1029	stan@solidfoundations.com	1301 Chesapeake Ave	Naples	FL	Apartment/Condos	10/4/22
El Dorado Apartments	Reann Larios	562-852-5495	ReannLarios@dislyx.com	555 E. Bonita Ave	San Dimas	CA	Apartment/Condos	5/23/22
Fountain St. Apartments	Linda Filoko	(310) 926-6945	lfiloko@yahoo.com	8261 Fountain St	West Hollywood	CA	Apartment/Condos	2/10/23
Graystone Management	John Jones	(818) 857-5605	jjones@graystone.com	8525 Tobias Ave	Panorama City	CA	Apartment/Condos	11/4/22
HOA Harborside West Owner	Lynda Gardner	239-293-7730	lyndagardner@gmail.com	3410 & 3420 Gulf Shore	Naples	FL	Apartment/Condos	10/1/22
Juniper Associates LLC	Timothy Cahill	310-923-4353	timcahill@juniper.com	165 West Juniper St	Oxnard	CA	Apartment/Condos	12/10/22
KRC Management LLC	Jaime Rodriguez	818-338-4068	jrodriguez@yahoo.com	635 East Belmont	Fresno	CA	Apartment/Condos	10/16/22
L + D Apartments	Adam Heine	917-915-5100	adam.heine@landapart.com	5115 Lankershim Blvd	North Hollywood	CA	Apartment/Condos	8/31/22
Leaf Filter	N/A - Job came in from another SP			9428 Eaton Ave	Chatsworth	CA	Apartment/Condos	7/6/22
Palm Springs Villas #1	Jennie Tidwell	760-325-4257	jtidwell@desertmanagement.com	2875 N Los Felices Rd	Palm Springs	CA	Apartment/Condos	5/29/22
Pointe de De Moines by Vinta	Tyler Frost	509-701-3595	tylerf@pointedemoines.com	22837 Pacific Highway Se	Seattle	WA	Apartment/Condos	1/11/23
Starline Real Estate	Caroline Randall	310-748-9007	carandrr@gmail.com	3825 Bluff Place	San Pedro	CA	Apartment/Condos	8/29/22
Village at Chowchilla	Chris Perez	559-313-0316	cperez@villageatchowchilla.com	297 Meyer Drive	Chowchilla	CA	Apartment/Condos	4/21/22
Pacific Rim Apartments	Grant Shahan	(970) 260-6943	gshahan@themonfricgroup.com	230 S Greville Ave	Inglewood	CA	Assisted Living/Apartment	3/6/23
Step Up on 2nd	Denise Hernandez	510-967-9417	deniseh@stepupon2nd.com	1328 2nd St	Santa Monica	CA	Assisted Living/Commercial	6/12/23
Barnes & Noble (Virginia War	Virginia Wang	415-244-4319	virginia.wang@gmail.com	791 S. Main St 100,	Orange	CA	Book store (building only)	4/29/23
Harvey's Lake Tahoe	David Pye	(775) 586-6574	dpye@harveys.com	18 Highway 50	Stateline	NV	Casino/Hotel	5/5/22
Resort World	Mo Hussein	702-419-8570	mhusein@resortworld.com	3000 S. Las Vegas Blvd	Las Vegas	NV	Casino/Hotel	
DMV - Fairfield	maia@pvcproperties.com	661-510-3611	maia@pvcproperties.com	160 Serrano Dr	Fairfield	CA	Government Building	1/21/22
DMV - Novato	Joel McDonald	707-297-0118	jmcDonald@dmv.ca.gov	935 7th St	Novato	CA	Government Building	1/10/22
DMV - Simi Valley	John Willoughby		jwilloughby@simivalley.org	3855D Alamo St.	Simi Valley	CA	Government Building	8/17/22
DMV-Manteca	Shamel Crowder	916-501-7670	shamel.crowder@dmv.ca.gov	955 Davis St.	Manteca	CA	Government Building	7/7/22
Folsom Lake Properties	Kim Borra	916-960-5775	kborra@folsom.com	323-A East Bidwell St.	Folsom	CA	Government Building	5/3/22
Nylen Properties-Tracy DMV	Maigan Suttman	209-951-5787	maigan@nylenproperties.com	2785 Auto Plaza Dr	Tracy	CA	Government Building	6/28/22
Shafter DMV	Shamel Crowder	916-507-7670	shamel.crowder@dmv.ca.gov	548 Walker St	Shafter	CA	Government Building	1/27/22
LA Fitness	Sara Pamin	805-910-5573	spamin@lafitness.com	6401 Canoga Ave	Woodland Hills	CA	Gym	2/25/23
Cambria Hotel LAX				199 Continental Blvd	El Segundo	CA	Hotel	8/4/22
Double Tree Hotel- Santa Ana	Quinn Su	714-751-2400	quinn.su@hilton.com	7 Hutton Centre Dr	Santa Ana	CA	Hotel	6/22/22
Holiday Inn - Anaheim				612 Wainright Ct.	Lebec	CA	Hotel	10/16/22
Horizon House of Naples	Thomas F. Fleming	1 646 270 7662	thomas.fleming@hilton.com	3951 Gulf Shore Blvd No	Naples	FL	Hotel	9/29/22
Hotel Ziggy	Ed Rosal	(818) 319-8528	erosal@sandiegoedrosal.com	8462 Sunset Blvd	West Hollywood	CA	Hotel	4/1/22
Huntley Hotel Santa Monica Beach				1111 2nd St	Santa Monica	CA	Hotel	12/22/19
Le Meridian	Shawn Holliday	310-309-8091	shawn.holliday@lemeridienhotels.com	530 Pico Blvd	Santa Monica	CA	Hotel	2/27/23
Le Parc Hotel	Karla Roque	310-598-1108	karla.roque@leparchotel.com	733 N W Knoll Dr	West Hollywood	CA	Hotel	1/10/23
Liberty Family Apartments	Rick Reyes	559-575-1450	reyes@libertyapartments.com	548 E Honolulu Street	Lindsay	CA	Hotel	2/7/22
Meadowood Napa Valley	Chris Birdwell	707-531-4788	cbirdwell@meadowoodna.com	900 Meadowood Ln	St Helena	CA	Hotel	3/26/21
Mondrian Hotel	Carl Hubbard	323-428-6311	carl.hubbard@mondrianhotels.com	8440 Sunset Blvd	West Hollywood	CA	Hotel	3/18/23
Montrose Hotel	Tednudj Medrano	323-745-6929	tedmedrano@montrosehotel.com	900 Hammond St	West Hollywood	CA	Hotel	1/11/23
Oakmont Country Club	Craig Cliver	818-542-4270	cliver@oakmontcc.com	3100 Country Club Dr	Glendale	CA	Hotel	6/12/22
Ojai Valley Inn	Vito Serrano	619-653-5959	vserrano@ojai-valleyinn.com	905 Country Club Rd	Ojai	CA	Hotel	12/28/21
Petit Emillage Luxury hotel	Linda Filoko	(310) 926-6945	lfiloko@yahoo.com	8822 Cynthia St	West Hollywood	CA	Hotel	1/20/23
Santa Monica Proper Hotel	Cara Stoffel	818-966-6163	louis.schmied@properhotel.com	709 Wilshire Blvd.	Santa Monica	CA	Hotel	5/11/20
The Chamberlain Hotel	Desiree	310-691-7940	desiree@thechamberlain.com	1000 Westmount Dr	West Hollywood	CA	Hotel	1/11/23
The Shay Hotel	Edwin Aquino	(323) 304-6020	edwin.aquino@destinationhotels.com	8801 Washington Blvd.	Culver City	CA	Hotel	5/23/23
The Westin Pasadena	Slamak Nassirpour	818-800-1708	slamak.nassirpour@westinpasadena.com	191 N. Los Robles Ave	Pasadena	CA	Hotel	1/12/23
West Los Angeles	Jo Kempton	240-660-9414	jkempton@doubletreehotels.com	930 Hilgard Ave	Los Angeles	CA	Hotel	2/28/23
3025 Mansion LLC	Rose Ritchie	(323)376-5952	rosaritchie@hotmail.com	3025 S Figueroa St	Los Angeles	CA	Luxury Student Housing	6/17/23
AB OPERATIONS INC	Arman Boghos		arman_boghos@yahoo.com	10970 Sherman Way	Burbank	CA	Mall/Shopping Center	7/28/22
Abel Krieger & Wilmet	Bob Wilmet	760-346-7413	bob@abwcpa.com	73350 El Paseo	Palm Desert	CA	Mall/Shopping Center	1/9/23
Bogart Construction (Target)	Norm Williams	(562) 608-5255	nwilliams@bogarconstruction.com	800 New Los Angeles Ave	Moorpark	CA	Mall/Shopping Center	6/30/22
CJ Grand Health Spa	May Park	(818) 333-6686	Pamsg96@gmail.com	10211 N Balboa Blvd	Northridge	CA	Mall/Shopping Center	2/10/23
Coble El Paseo Owners Assoc	Bob Wilmet	760-346-7413	bob@abwcpa.com	73350 El Paseo	Palm Desert	CA	Mall/Shopping Center	3/9/23
El Rancho Market Place	Jon Price	(805)944-8452	jon.pricel@elrancho.com	2886 Mission dr	Solvang	CA	Mall/Shopping Center	9/20/22
INC ABMX INVESTMENTS	Angel Mendez	818-388-9078	angelmendez@abmxglobal.net	10970 Sherman Way	Burbank	CA	Mall/Shopping Center	7/22/22
LA OPERA	Greg White	818-427-2601	gwhite@laopera.com	1655 East 14th Street	Los Angeles	CA	Mall/Shopping Center	9/29/22
Lovesac	Freston Townsend	913-387-2883	ftownsend@lovesac.com	24201 Valencia Blvd	Valencia	CA	Mall/Shopping Center	3/17/22
Pasadena ECB Mall LLC	Bernadette Wong	626-226-3781	Wongbernadette@icloud.com	2982 East Colorado Blvd	Pasadena	CA	Mall/Shopping Center	2/15/23
Phenix Salon Suites	Marie Morgan	949-292-7714	marie.morgan@cox.net	763 S Main St	Orange	CA	Mall/Shopping Center	3/26/22
ShopCore Properties	Tony Lucero Jr.	818-568-4295	tlucerojr@shopcore.com	10970 Sherman Way	Burbank	CA	Mall/Shopping Center	10/15/22
VA Administration	Denise Hernandez	510-967-9417	deniseh@va.gov	209 Bonval Ave.	Los Angeles	CA	Medical	7/10/23
Orignity Health Northridge Hos	Damion Davis	818-885-8500	Damion.Davis@OrignityHealth.org	14651 Oxnard Street	Van Nuys	CA	Medical	9/29/20
Northridge Hospital	Damion Davis	(818) 885-8500	Damion.Davis@OrignityHealth.org	18460 Cantara Street	Northridge	CA	Medical	3/18/20
Alta California Medical Group	Kathy Westerdoll	(805) 578-9616	kwesterdoll@altacaremedgroup.com	2925 Sycamore Drive	Simi Valley	CA	Medical	6/17/20
Be Hive of Healing & Happy Kids Dental Planet		(310) 488-4110	info@behiveofhealing.com	5017 Lewis Rd	Agoura Hills	CA	Medical	3/18/22
McGrath Veterinary Clinic	Mayra Payan	(562) 725-5376	mayrapayan@gmail.com	4560 Sherman Oaks Ave	Los Angeles	CA	Medical	12/24/00
Be Hive of Healing	Dr. Habib Sadeghi	310.488.4110	dr.habib@behiveofhealing.com	5017 Lewis Rd	Agoura Hills	CA	Medical Office	3/24/22

Proof of Insurance



CERTIFICATE OF LIABILITY INSURANCE



DATE (MM/DD/YYYY)
3/6/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Hanasab Insurance Services, Inc. 625 S Fairfax Avenue Los Angeles CA 90036		CONTACT NAME: Lynn Brewart PHONE: 323-782-8454 (A/C No. Ext): 323-782-8454 FAX: 323-297-4500 E-MAIL: lynn@hanasabinsurance.com ADDRESS:	
INSURED One Silver Serve LLC 16601 Ventura Blvd 4th Floor Encino CA 91436		INSURER(S) AFFORDING COVERAGE License# DE00574 LUCYDEV-01 INSURER A: Capital Specialty Insurance INSURER B: Colony Insurance Company INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 10328 39993	

COVERAGES		CERTIFICATE NUMBER: 917626057		REVISION NUMBER:		
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.						
INSR LTR	TYPE OF INSURANCE	ADDITIONAL SUBROGATION	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ Ded. \$5,000 GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO. JECT ☐ LOC OTHER:		EV2019096206	3/6/2024	3/6/2025	EACH OCCURRENCE \$2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$50,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$2,000,000 GENERAL AGGREGATE \$5,000,000 PRODUCTS - COMPROP AGG \$5,000,000 Policy Aggregate \$5,000,000 COMBINED SINGLE LIMIT (Ea occurrence) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ Hired AUTOS ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS					
A	☒ UMBRELLA LIAB ☒ OCCUR ☒ EXCESS LIAB ☐ CLAIMS-MADE ☒ Ded. ☒ RETENTION \$0		EX2019096306 EXO42679431	3/6/2024 3/6/2024	3/6/2025 3/6/2025	EACH OCCURRENCE \$10,000,000 AGGREGATE \$10,000,000 \$ PER STATUTE ☐ OTH. EA ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Pollution Liability	Y/N ☐ N/A	EV2019096206	3/6/2024	3/6/2025	Aggregate Occurrence \$5,000,000 Each Claim Ded. 2,000,000 2,500
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)						

CERTIFICATE HOLDER 	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

FINANCIAL CAPABILITY



Form **1120-S**

U.S. Income Tax Return for an S Corporation

OMB No. 1545-0047

Department of the Treasury
Internal Revenue Service

Do not file this form unless the corporation has filed or is attaching Form 2553 to elect to be an S corporation.
Go to www.irs.gov/Form1120S for instructions and the latest information.

2022

For calendar year 2022 or tax year beginning

A Selection effective date 09/25/2015	Name ONE SILVER SERVE INC	D Employer identification number **-*****
B Business activity code number (see instructions) 238900	Number, street, and room or suite no. if a P.O. box, see instructions. 16601 VENTURA BLVD. 4TH FLOOR	E Date incorporated 09/25/2015
C Check if Sch. M-3 attached ☐	City or town, state or province, country, and ZIP or foreign postal code ENCINO, CA 91436	F Total assets (see instructions) \$ 3,895,756.

G Is the corporation electing to be an S corporation beginning with this tax year? ☐ Yes ☒ No

H Check if: (1) ☐ Final return (2) ☐ Name change (3) ☐ Address change (4) ☐ Amended return (5) ☐ S election termination

I Enter the number of shareholders who were shareholders during any part of the tax year **3**

J Check if corporation: (1) ☐ Aggregated activities for section 465 at-risk purposes (2) ☐ Grouped activities for section 469 passive activity purposes

Caution: Include only trade or business income and expenses on lines 1a through 21. See the instructions for more information.

Income	1 a Gross receipts or sales	36,170,621.	b Cost of goods sold (attach Form 1125-A)		10	36,170,621.
	2 Cost of goods sold (attach Form 1125-A)		3 Gross profit. Subtract line 2 from line 1a		11	21,496,883.
	3 Gross profit. Subtract line 2 from line 1a		4 Net gain (loss) from Form 4797, line 17 (attach Form 4797)		12	14,673,738.
	4 Net gain (loss) from Form 4797, line 17 (attach Form 4797)		5 Other income (loss) (attach statement)	STATEMENT 1	13	163,078.
	5 Other income (loss) (attach statement)		6 Total income (loss). Add lines 3 through 5		14	14,836,816.
	6 Total income (loss). Add lines 3 through 5		7 Compensation of officers (see instrs. - attach Form 1125-E)		15	2,140,383.
	7 Compensation of officers (see instrs. - attach Form 1125-E)		8 Salaries and wages (less employment credits)	EMPLOYMENT CR 5,600.	16	4,079,343.
	8 Salaries and wages (less employment credits)		9 Repairs and maintenance		17	216,799.
	9 Repairs and maintenance		10 Bad debts		18	613,959.
	10 Bad debts		11 Rents		19	749,308.
	11 Rents		12 Taxes and licenses	STATEMENT 2	20	43,566.
	12 Taxes and licenses		13 Interest (see instructions)		21	522,860.
	13 Interest (see instructions)		14 Depreciation from Form 4562 not claimed on Form 1125-A or elsewhere on return (attach Form 4562)		22	310,719.
	14 Depreciation from Form 4562 not claimed on Form 1125-A or elsewhere on return (attach Form 4562)		15 Depletion (Do not deduct oil and gas depletion.)		23	158,590.
	15 Depletion (Do not deduct oil and gas depletion.)		16 Advertising		24	4,730,556.
	16 Advertising		17 Pension, profit-sharing, etc., plans		25	13,566,083.
	17 Pension, profit-sharing, etc., plans		18 Employee benefit programs		26	1,270,733.
	18 Employee benefit programs		19 Other deductions (attach statement)	STATEMENT 3	27	
	19 Other deductions (attach statement)		20 Total deductions. Add lines 7 through 19			
	20 Total deductions. Add lines 7 through 19		21 Ordinary business income (loss). Subtract line 20 from line 6			
	21 Ordinary business income (loss). Subtract line 20 from line 6		22 a Excess net passive income or LIFO recapture tax (see instructions)	22a		
22 a Excess net passive income or LIFO recapture tax (see instructions)		22 b Tax from Schedule D (Form 1120-S)	22b			
22 b Tax from Schedule D (Form 1120-S)		22 c Add lines 22a and 22b	22c			
22 c Add lines 22a and 22b		23 a 2022 estimated tax payments and 2021 overpayment credited to 2022	23a			
23 a 2022 estimated tax payments and 2021 overpayment credited to 2022		23 b Tax deposited with Form 7004	23b			
23 b Tax deposited with Form 7004		23 c Credit for federal tax paid on fuels (attach Form 4136)	23c			
23 c Credit for federal tax paid on fuels (attach Form 4136)		23 d Add lines 23a through 23c	23d			
23 d Add lines 23a through 23c		24 Estimated tax penalty (see instructions). Check if Form 2220 is attached ☐	24			
24 Estimated tax penalty (see instructions). Check if Form 2220 is attached ☐		25 Amount owed. If line 23d is smaller than the total of lines 22c and 24, enter amount owed	25			
25 Amount owed. If line 23d is smaller than the total of lines 22c and 24, enter amount owed		26 Overpayment. If line 23d is larger than the total of lines 22c and 24, enter amount overpaid	26			
26 Overpayment. If line 23d is larger than the total of lines 22c and 24, enter amount overpaid		27 Enter amount from line 26: Credited to 2023 estimated tax Refunded	27			

Sign Here
Under penalty of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

Signature of officer: _____ Date: _____ Title: PRESIDENT

May the IRS discuss this return with the preparer shown below? See instr.
☒ Yes ☐ No

Preparer's name MARK A. LUCHT, CPA	Preparer's signature _____	Date 08/10/23	PTIN P00112942
Firm's name FOUMBERG, JUNEJA, ROCHER & CO., P.C.	Firm's EIN **-*****	Phone no. (818) 981-6100	
Firm's address 16311 VENTURA BLVD. SUITE #1180 ENCINO, CA 91436			

LHA For Paperwork Reduction Act Notice, see separate instructions. 211701 10-09-22

Form 1120-S (2022)

EAGLE EYE DEMOLITION, INC.

223 W. 45th Street
Los Angeles, CA 90037
909-767-8695
CA Contractor License-1094560—C-21

November 22, 2024

Office of the City Clerk
City of Compton
205 South Willowbrook Avenue
Compton, CA 90220

RE: RFP Citywide Illegal Dumping Clean-up, Removal and Haul Away Services

Dear City of Compton:

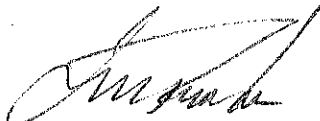
My name is Julio Pineda and I represent Eagle Eye Demolition, Inc. I am responding to your Request for Proposal (RFP- **CITYWIDE ILLEGAL DUMPING CLEAN-UP, REMOVAL AND HAUL AWAY SERVICES**) for general abatement work throughout the City of Compton. I have reviewed the RFP and am confident that we can efficiently meet your abatement needs. We are a California state licensed demolition and land clearing business that specializes in all aspects of new construction site preparation and general rubbish removal and disposal. As such, we are well versed with federal, state, and local laws and ordinances regulating rubbish removal and disposal.

In the accompanying proposal, you will find a brief description of our qualifications and experience assisting other local municipalities deal with emergency and regular maintenance clean-ups. Also included is a list of other important services that you will find useful in maintaining the aesthetics of the City of Compton.

We bring over 40 years of construction experience and along with my crew, have assisted several municipal code enforcement departments resolve blight and illegal dumping cases.

I will be available to oversee each project and can be reached at 909-767-8695. I am also the contact person for any questions related to this RFP.

Respectfully,



Julio Pineda
CEO

**CITY OF COMPTON
PUBLIC WORKS STREET MAINTENANCE DEPARTMENT**

REQUEST FOR PROPOSAL

**CITYWIDE ILLEGAL DUMPING CLEAN-UP, REMOVAL AND
HAUL AWAY SERVICES**

Responding Contractor:

Eagle Eye Demolition, Inc.

223 W. 45th Street
Los Angeles, CA 90037
909-767-8695

Julio Pineda

November 22, 2024

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COMPANY INFORMATION

1.	Company Name	Eagle Eye Demolition, Inc.							
2	Company Address	223 W. 45th St., Los Angeles, CA 90037							
3	Company Mailing Address	1070 Mildred St., La Verne, CA 91750							
4	Name of Principal Officer	Leticia Tovar - President							
5	Web URL	None							
6	Business Entity & Corporation (Corp) Number:	S-Corp- #4846098				Status:	Active		
7	Business contact information <i>Primary contact for this RFP</i>	Name:	Julio Pineda						
		Title:	Chief Executive Officer						
		Email:	juliopineda2@aol.com						
		Telephone:	909-767-8695						
8	License: Demolition & Land Clearing	Type	C-21	No.	1094560	Exp. Date:	7/31/26		
9	Financial Status:	Eagle Eye Demolition, Inc. (EED) was established in February 2022 and although it is a relatively a new business, it maintains solvency and has an "exceptional" credit rating. EED is quickly building assets and has no outstanding debt.							

QUALIFICATIONS AND REFERENCES

Qualifying Experience:

Eagle Eye Demolition, Inc. (EED) was established in February 2022, and brings decades of demolition and construction experience. Julio Pineda is the qualifying officer and holds a C-21 demolition/land clearing license from the California State Contractor's License Board. He has worked in the demolition industry, on and off, for the past 40 years. Throughout that time, Julio has worked with several demolition contractors on federal, state, and local government demolition projects. Some noteworthy projects have included demolition of 400 military homes at China Lake Naval Base, a four-story hospital structure at Port Hueneme Naval Base, 200 residential and commercial structures along I-5 widening project for State of California Department of Transportation, and many other similar projects.

Leticia Tovar provides administrative services for EED and has worked as an administrator for the University of Southern California for the past 38 years. She has promoted up the ranks to become Director of USC Health Plans.

EED employs a combination of hand deconstruction and heavy construction equipment to remove unwanted structures and clear land for new construction projects. EED's environmentally friendly approach includes the recycling of much of the structures it is tasked with removing. EED strives to reach a 90% recycle rate for every project it takes on. This approach requires a great deal of coordinating, but over the years EED has established a network of recyclers to assist with the responsible disposal of the unwanted materials.

For the past two (2) years EED has provided BOARD UP AND AFTER-HOURS SECUREMENT AND NUISANCE ABATEMENT services to the City of San Bernardino and NUISANCE ABATEMENT services to the City of Los Angeles. We work closely with police officers, code enforcement personnel, and fire department personnel when called upon to abate nuisance and/or remove substandard structures that pose immediate danger to public safety. We have also had the opportunity to become familiarized with administrative procedures used by various city finance and procurement departments.

EDD has a fleet of trucks, mechanized equipment, and trained personnel ready to respond to on-call emergency clean-up requests or provide scheduled maintenance services. EDD staff have participated in several large, multi-acre homeless camp clean-ups, hoarder home clean-ups, as well as abandoned lots with overgrown vegetation and illegal dumpsites. EDD supervisor will take "before" and "after" photos to document the work identified in the work order and will contact the city representative in the event a change order may be required. Invoicing will be submitted for each work order that has been completed and will include vendor identifying information as well as corresponding information tying it to a specific work order.

EED staff is experienced in recognizing hazardous materials such as hypodermic needles, pesticides, waste oils, and other items regularly found at illegal dumpsites.

✱ EDD is also registered with Cal-Recycle as a waste tire hauler and can legally haul away and dispose of abandoned waste tires, which are so often found at illegal dumpsites.

In addition to emergency response to board up and securement, nuisance abatement, and substandard structure abatements, EED also provides pool/stagnant water pumping, waste tires disposal, and graffiti abatement services.

References:

Business Reference #1

City of San Bernardino

Jake Romo - Code Enforcement Officer II, romo_ja@sbcity.org, 909-384-5205

On Call board up, Securement and Abatements

Annual Contract Amount: \$200,000.00

Provide emergency response to board up and secure abandoned/substandard structures, provide abatement of trash and debris, demolition of substandard structures.

Business Reference #2

City of San Bernardino

Joshua Stringer - Code Enforcement Officer II, stringer_jo@sbcity.org, 909-384-5050

On Call board up, Securement and Abatements

Annual Contract Amount: \$200,000.00

Provide emergency response to board up and secure abandoned/substandard structures, provide abatement of trash and debris, demolition of substandard structures.

Business Reference #3

City of Los Angeles

Gabriel Herrera - Code Enforcement Inspector II, gabriel.herrera@lacity.org, 213-482-6887

Nuisance abatement

Annual Contract Amount: \$300,000.00

Provide nuisance abatement services, overgrown vegetation & trash abatement, demolition of substandard structures.

Litigation:

EED, nor its members, is presently **not** part of any litigation.

CONFLICT OF INTEREST

EED has no conflict of interest and is not associated with any City of Compton employees.

BIDDER CAPABILITIES

Eagle Eye Demolition, Inc. and its crew have provided nuisance debris abatement to the City of Los Angeles and City of San Bernardino for the past two (2) years. During this time, we have garnered high praise for having timely response, effective communication, efficient crews and equipment, and most of all for providing excellent customer service.

After receiving a work order, we will inspect the job-site to formulate an appropriate response with the right amount of equipment and crew members. We will then complete the clean-up project, carefully adhering to the scope of work and/or contact a City representative if a change order may be required. The onsite supervisor will have been made aware of the scope of work and can reach out to management for clarity if the need should arise.

EED crews are experienced in general trash and debris clean-ups, weed abatement, roadside clean-ups, as well as the dangers associated with traffic during roadside clean-ups, and hazardous materials often found at illegal dumpsites.

EED crews receive in-house training and supervision and therefore can be counted upon to perform the clean-up tasks in a safe and effective manner. Whether a project calls for mechanized equipment or hand clean-ups, crews will have the required tools for the job. At the completion of a clean-up project, before and after photos will be collected to add to the invoice that will be sent to the city representative for final approval.

EED prides itself on doing a complete job the first time, while also maintaining a safe work environment for its crew. By performing at a high level, we have proven to be efficient and reliable, resulting in savings of time and money for our clients. We also provide an array of other services that may be useful to our clients. Other services include: pool/stagnant water pumping, board up of unsecured structures, graffiti abatement, waste tire hauling and disposal, and total demolition of substandard structures.

RIGHT TO WAIVE INFORMALITIES

EED accepts that City of Compton retains the right to request additional information and negotiate with contractors submitting proposals.

COST AND PRICING

EED proposes to provide illegal dumpsite clean-up and nuisance trash removal and disposal services to City of Compton on an “as needed” basis for the period of January 1, 2025 through January 1, 2026 not to exceed an estimated lump sum amount of \$200,000.00 for the one-year period. Additional years of service may be added to the contract upon agreement by both City of Compton and EED.

The services offered and rates are itemized in the following list:

Item Number	Item Description	Unit of Measure	Unit Price
1	Removal of Debris (Non-Vegetation)	Per Cubic Yard	\$95.00
2	Removal of Vegetation	Per Cubic Yard	\$95.00
3	Pool Pumping	Per 10,000 Gallons	\$400.00
4	Removal of Material (Interior of Building)	Per Cubic Yard	\$105.00
5	Tire Removal	Per Tire	\$12.00
6	Carrion/Carcass Removal	<50 lbs.	\$150.00
7	Hauling of Concrete	Per Cubic Yard	\$105.00
8	White Goods (Appliances)	Per Good	\$95.00
9	Minimum Response Charge/Cancellation Fee	Per Response	\$250.00
10	After Hours Call Out Fee	Per Response	\$250.00

**SCREAMIN EAGLE
SERVICES**

November 2024



CITY OF COMPTON

WASTEWATER TREATMENT PLANT
REPAIRS AND MAINTENANCE
SERVICES

PROPOSED BY
ANTHONY WALTON THOMPSON



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Screaming Eagle Services

1506 W. 134th St.
Compton, CA 90222
Ph 310.345.2950
Email: screamineagleservices@gmail.com

11/18/2024

Office of the City Clerk
City of Compton
205 South Willowbrook Avenue
Compton, CA 90220

Dear City Leaders,

Subject: City-Wide Dumping Clean-up and Haul-Away Services Proposal

We are pleased to submit Screaming Eagle Services' proposal for providing illegal dumping and haul-away services to the City of Compton. SES is committed to maintaining clean and safe communities, and our team is fully equipped to handle the removal and disposal of illegally dumped materials in compliance with environmental and safety regulations.

We are confident in our ability to enhance the cleanliness of the city while delivering cost-effective, efficient solutions tailored to your needs.

Please find enclosed the detailed scope of work, service rates, and project timeline for your review. We are happy to further discuss this proposal and answer any questions you may have.

Thank you for considering Screaming Eagle Services for this important work. We look forward to the opportunity to contribute to the beautification and safety of the City of Compton.

Sincerely,

Andrew W. Thompson
CEO
Screaming Eagle Services

OVERVIEW OF THE COMPANY

Certified by the LA County Department of Consumer and Business Affairs as a minority-owned business, Screamin Eagle Services (SES) continues to operate with professionalism and accessibility throughout Southern California. We've developed relationships with reputable companies and municipalities due to the completion of projects beyond a satisfactory level. We can operate with the ability and efficiency of a large corporation while still maintaining a small-town integrity and values, and are dedicated to timely service, within budget. Emphasizing stewardship, we meet our clients' needs with the appropriate solutions and first-class execution. This is all possible due to a great team of maintenance technicians, general laborers, and drivers with excellent backgrounds and strategic training.

Good customer service isn't just a single skill to be cultivated, but a variety of equally important qualities that work in tandem with each other. Our maintenance techs are trained professionals with a vast skill set which includes:

- Effective listening and communication
- Safe multitasking
- Empathy
- Critical thinking
- Strong attention to detail and organization

PROPOSED BY

ANDREW W.
THOMPSON

The Project

Illegal dumping is a major contributor to urban blight, but the impact on local communities does not rest there. Illegal dumping creates serious public safety hazards, risks, and environmental damage. This is why SES is in full alignment with the City's goal to improve the quality of life for all who reside, work, visit, and recreate in the City of Compton. SES remains dedicated to providing efficient and safe clean-up projects throughout our community.

To enhance the aesthetic appeal of the City, the SES team, certified by RailWorks through the Alameda Corridor Transportation Authority, also assists with local railroad clean-ups.

Our organization continues to host free clean-up events throughout the city to increase awareness around cleaner and healthier communities.

MONTHLY BUDGET

BUDGET TOTALS	ESTIMATED	ACTUAL	DIFFERENCE
Income	37,500.00	37,500.00	0.00
Personnel expenses	20,060.00	20,060.00	0.00
Operating expenses	14,580.00	14,580.00	0.00
Total	72,040.00	72,040.00	0.00

MONTHLY BUDGET

INCOME	ESTIMATED	ACTUAL	DIFFERENCE
Net sales	37,500.00	37,500.00	0.00
Total Income	37,500.00	37,500.00	0.00

MONTHLY BUDGET

PERSONNEL EXPENSES	ESTIMATED	ACTUAL	DIFFERENCE
Wages	19,760.00	19,760.00	0.00
Workers Comp Insurance	300.00	300.00	0.00
Total Personnel Expenses	20,060.00	20,060.00	0.00

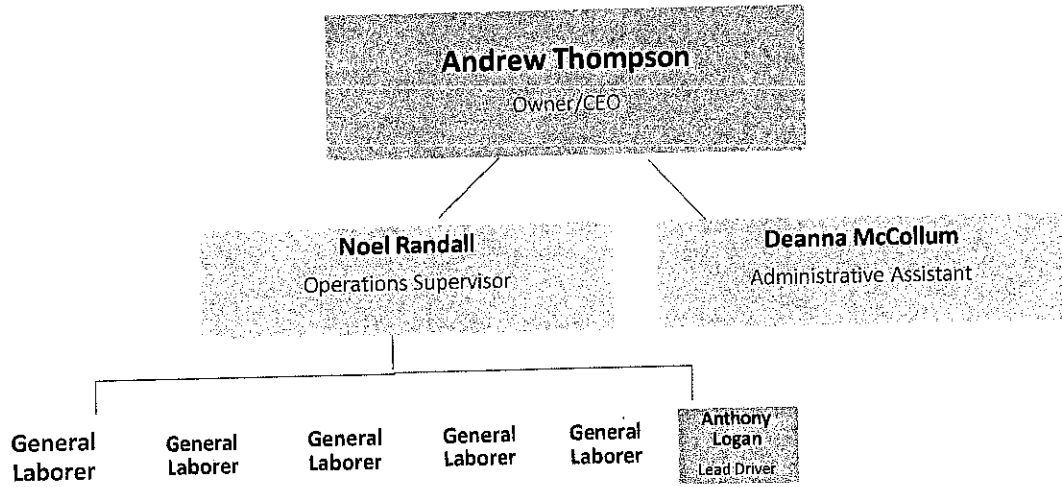
Screamin Eagle Services

MONTHLY BUDGET

OPERATING EXPENSES	ESTIMATED	ACTUAL	DIFFERENCE
Bobcat	1,300.00	1,300.00	0.00
Bob cat maintenance	1,100.00	1,100.00	0.00
Bobcat fuel	900.00	900.00	0.00
Business insurance	700.00	700.00	0.00
Dump Fees	7,000.00	7,000.00	0.00
Uniforms	680.00	680.00	0.00
Tools and Supplies	1,500.00	1,500.00	0.00
Company Vehicle	1,400.00	1,400.00	0.00
Total Operating Expenses	14,580.00	14,580.00	0.00

Screamin Eagle Services

Organization Chart



Andrew Thompson, CEO

1506 W. 134th St.

Compton, CA 90222

Phone: 310-345-2950

Email: harleydrew57@gmail.com

Executive Summary

An organized, detailed-oriented business owner and conscientious self-starter, able to strategize and prioritize effectively to accomplish multiple tasks.

Qualifications & Skills

- Management
 - Budget Management
 - Purchasing
 - LTL Knowledge
 - Computer and Microsoft Office
 - Supervision and training
 - Complex problem solving
 - Excellent time management
 - Power tools, hand tools, Bobcat
 - Heavy Equipment Operator
-

Professional Experience

Owner/CEO 07/01/2012 - Present

Screamin Eagle Services, Compton, CA

Manage OTR drivers, haulers, and office personnel. Maintain all regulatory records, insurance, and maintenance records. Establish long-term customer relationships through prompt and courteous service. Oversee all hiring and training of new employees.

Marketing Manager, 03/07/2012- 06/15/2015

Harley Davidson, Anaheim, CA

Formulate, direct and coordinate marketing activities to promote products and services. Coordinate or participate in promotional activities and trade shows, working with developers, advertisers, and production managers to market new services and products.

Diesel Mechanic, 04/01/2010-02/20/2012

JB Hunt, Los Angeles, CA

Perform service maintenance for diesel trucks, including engines, transmissions, hydraulic systems, and electrical and structural repairs. Utilize best practices for safe and proper application.

Educational Background

Gardena High School,
Gardena, CA High School
Diploma (2003)

Awards and Certification

City Of Compton Certification of Recognition 9/24/2022

Noel Randell

2114 N. Bahama
Los Angeles, CA 90059
Phone: 562-351-2470

Summary

An extremely reliable worker with a strong work ethic and a willingness to learn. I have expertise in junk removal, demolition, landscaping, moving, and machine operation.

Qualifications & Skills

- Dependable and reliable
 - Effective at multi-tasking
 - Motorcycle and auto mechanic
 - Power tools, hand tools, Bobcat
 - Equipment Operator
 - Customer Service
-

Work Experience

Equipment Operator/Laborer

02/15/2019-Present

Screamin Eagle Services

Los Angeles, CA

Perform junk removal, tree cutting, landscape services, and moved furniture. Load trucks and properly secure items to prevent damage during transportation/disposal. Establish and maintain excellent customer relationships. Inspect the truck and operating equipment for defects and safe operating conditions before and after trips.

Subcontractor

09/01/2016 –01/08/2019

Edison

Los Angeles, CA

Install, maintain, and repair electrical distribution and transmission systems, including conduits, cables, wires, and related equipment. Adhere to safety practices and procedures. Climb poles or use truck-mounted buckets to access equipment.

Hauler/Laborer

05/11/2013- 08/01/2016 B&D

Logistics

Los Angeles, CA

Load and unload boxes and furniture. Operated heavy material handling equipment. Moved freight, stock, and other materials to and from storage and production areas.

Educational Background

Centennial High School, Compton, CA
High School Diploma

Terrel Mitchell

806 W. 138th St.
Compton, CA 90222
Phone: 714-905-2403

Professional Summary

A highly motivated manager in materials handling who possess strong analytical skills, strong communication skills, and a desire to learn more. I have outstanding leadership skills and am always willing to take on new challenges.

Qualifications & Skills

- Supervision and Training
 - Customer Service
 - Safety Oriented
 - Strong Analytical Skill
 - Power tools, hand tools, Bobcat
 - Heavy Equipment Operator
-

Work Experience

Manager 01/03/2019-Present

Screamin Eagle Services,

Los Angeles, CA

Supervisor, coordinate, and schedule commercial and residential junk removal. Interact positively with various stakeholders, including clients and peers developing long-term relationships. Supervisor and train staff on operating equipment. Follow and ensure all safety protocols are met. Perform junk removal and demolition while operating heavy equipment. Care for establish lawns by mulching, aerating, and weeding.

Lead Materials Handler 08/12/2015-11/08/2018

Strategic Hauling Services,

Fullerton, CA

Led warehouse improvement initiatives to advance operation efficiencies. Proficient in all areas of daily operations including unloading, receiving, storage, order pulling, and loading. Attended regular labor standard meetings.

Educational Background

Compton High School, Compton, CA
High School Diploma (2005)

Projects and Business References

- Screamin Eagle Services

2020-2024



Screamin Eagle

01 Introduction

02 Contracts

03 Project Photos and Details

01

Introduction

Screamin Eagle Services has served the community of Compton since June 2019. Focusing on the clean-up of the city we love, Screamin Eagle's contract with the City of Compton has provided the opportunity to remove illegal dumping at approximately 20 sites per week across Districts 1-4.

In addition to our previous contract with the City of Compton, Screamin Eagle has a contract with The Bakewell Company (2021-present) and Alameda Corridor Transportation Authority (2021-present).

Our services include the removal of trash, furniture, bulk items, and homeless encampment clean-up. Weed abatement and janitorial services.



02

Screamin Eagle Services Contracts

The Bakewell Company Contract
2020- Present

Alameda Corridor Transportation
Authority
2021-Present

City of Compton Contract
2019-2023

03

Project Before & After Photos



3A:

Compton District 2

Start Date: Dec 8, 2020

End Date: Dec 8, 2020

Equipment used:

- Manual Labor
- Bobcat
- Roll-Off Bin
- Dump Truck



3B:

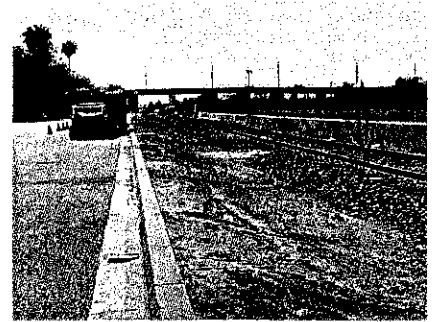
Compton District 2

Start Date: November 10, 2021

End Date: November 10, 2021

Equipment used:

- Manual Labor
- Bobcat
- Roll-Off Bin
- Dump Truck



3C:

Alameda Corridor
Transportation Authority

Start Date: April 18, 2022

End Date: April 18, 2022

Equipment used:

- Manual Labor
- Bobcat
- Roll-Off Bin
- Dump Truck



SCOPE OF WORK

Provide illegal dumping abatement along the following, but not limited to, list of work sites:

- Alleys in all the City Districts
- Alondra Parkways
- Bullis Road Parkways
- Compton Blvd. Parkways
- Greenleaf Parkways
- Parmalee Parkways
- Sam Littleton Parkways
- Walnut Street & Medians
- Willowbrook Ave
- Daily Pickups on Major Thoroughfares
- Alameda Corridor and Gazebos
- Atlantic Drive
- Central Avenue Medians and Parkways
- El Segundo Parkways & Medians
- Long Beach Blvd. and Medians
- Rosecrans Avenue Medians and Parkway
- Santa Fe Avenue and Medians
- Industrial Areas
- Wilmington Parkways and Asphalt Medians

DUTIES AND PROCEDURES

Provide measurement and verification of services with before and after pictures of designated work site(s).

1. In a professional manner, SES will provide and furnish all the labor, materials, necessary tools, expandable equipment and all utility and transportation services for providing clean-up, removal and haul away services, on an "as-needed" basis.
2. SES will continue to provide and perform the following services at/on designated public property as requested by city leadership:
 - i. SES will respond to designation work locations for service within twenty-four (24) hours from the request for service.
 - ii. SES will be available 7-days a week, including holidays
3. SES will produce digital images of the job site before and after the completion of a clean-up which clearly states the date and location. These images will be provided with invoices.
4. SES will coordinate with the City's Department of Public Works/Municipal Utilities Department regarding any necessary lane closures or traffic control, remaining in compliance with local, state, and federal regulations.

DUTIES AND PROCEDURES CONT.

5. Trash, debris, furniture, and other bulk item removal.
6. Weed abatement.
7. Roadside and right-of-way clean-up services
8. Provide other services as requested and approved by the City.
9. SES will perform all abatement services in such a manner that no City property is damaged, including regulatory signs in the right-of-ways.
10. SES will supply all protective clothing and gear, and equipment that is required or needed to perform the work to handle, remove, and dispose of the waste materials and leave a clean site.

HEAVY EQUIPMENT

The contractor shall furnish, at his own expense, all tools, equipment, labor, materials and services necessary for the satisfactory performance of the work set forth in the project specifications.

Insured heavy equipment to be used:

- 1 Utility Box Truck
- 1 Roll-Off Truck
- 4 Roll-Off Bins
- 1 Bobcat
- 6 Crew Members

All equipment operators and drivers are thoroughly and strategically trained.



SES YOUTH LEADERSHIP DAY

2020 NAACP COMPTON CHAPTER HOLIDAY EVENT

Understanding that 2020 had been an uncertain year for many families in our community, Screamin Eagles Services donated toys for young children during the holidays.

PROPOSED RATES

For all services which the contractor is obligated to perform under the terms of this proposal, the owner shall pay to the contractor the full amount within two weeks of receiving an invoice for previously performed work.

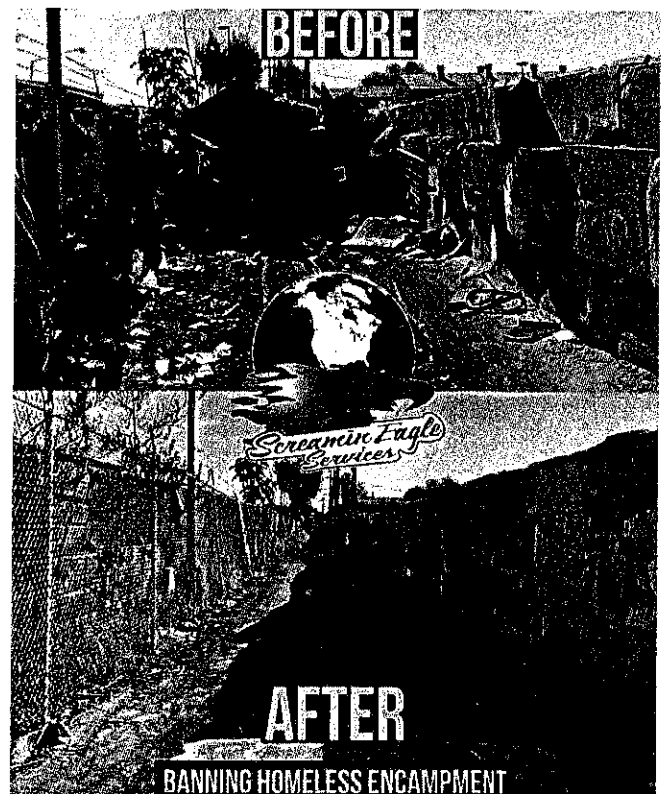
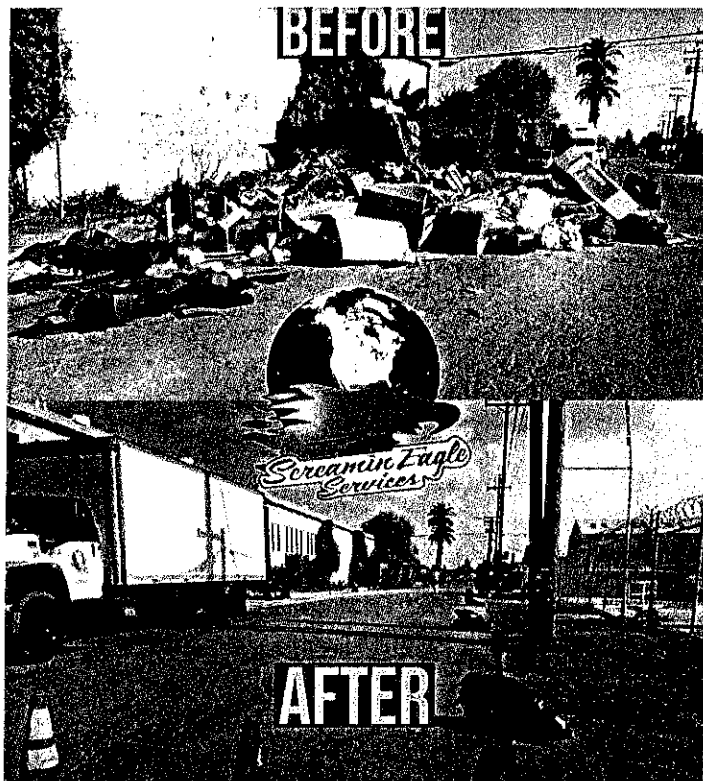
Multi Year Rate

Annual: \$450,000.00*

Monthly: \$37,500.00*

Bi-weekly: \$18,750.00*

Negotiable yet not to exceed rates listed



REFERNECES

Michael Leue, CEO

Alameda Corridor Transportation Authority
mleue@acta.org

Community Relations Deputy Daryll Harkless

LA County Sheriff's Department
Compton Station
(323) 697-9482

Curren Price Jr.

LA City Councilman
City of Los Angeles, District 9
(213) 473-7009

— ” —
Thank you to you and the Screamin' Eagles crew for your work on the extensive clean-up required under Long Beach Lead Railroad Bridge. Everyone present, including ACTA and the City of LA personnel, were thoroughly impressed with your efficiency and willingness to go above and beyond "just acceptable.". There was not one piece of trash or refuse left on the sites on either side of the bridge including all areas under the bridge and even on Dominguez Channel slopes. Congratulations on a job extremely well done and for making ACTA look good as well. We look forward to working with you again soon.

— ” —
MICHAEL LEUE
CEO

ALAMEDA CORRIDOR TRANSPORTATION AUTHORITY



March 10, 2022

TO: ANDREW THOMPSON
SCREAMIN EAGLE SERVICES

FROM: CECIL CHAVERS
ACTING DIRECTOR OF COMMUNITY IMPROVEMENT SERVICES

SUBJECT: APPRECIATION OF BUSINESS

Dear Mr. Thompson,

On behalf of the Community Improvement Services Department, I would like to express our sincerest appreciation for your service as one of our most reliable contractors.

Your company has provided the highest level of beautification to all four (4) City districts by cleaning alleyways, abating homeless encampments and removing trash and debris from all major thoroughfares. Cleanup services are completed quickly, efficiently and with the highest level of customer service.

We look forward to working with you for years to come and hope you will continue to provide such excellent service to us. We could not conduct our business without you.

Thank you,



CECIL CHAVERS

ACTING, DIRECTOR OF COMMUNITY IMPROVEMENT SERVICES

././iv 12.z.
DATE

Dear City Leaders,

Thank you for the opportunity to submit this proposal.

At Screamin Eagle Services, not only do we hope to gain you as a client but to also develop a strong and long-term working relationship as we exceed the expectations of any service you may request. With Screamin Eagle Services, you can rest assured that we are committed to getting the job done, just as desired.

If there is any additional information you may need we can be reached anytime via email or by phone at the contact information below. Please understand that we are equipped and ready with a highly trained team and equipment 24/7, and will respond quickly to any inquiry. Thank you for considering Screamin Eagle Services and we look forward to hearing from you in the very near future.

Andrew Thompson



Andrew W. Thompson
Owner

View our work: Screamineagleservices.com

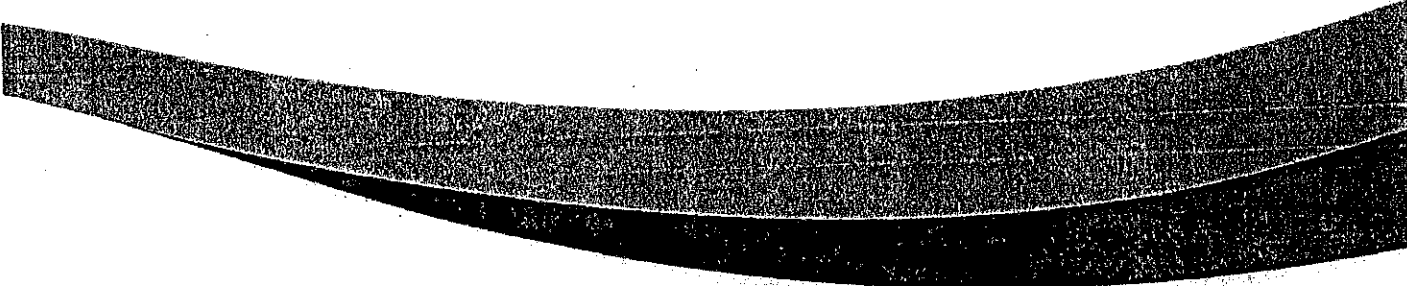
Email: screamineagleservices@gmail.com

Phone: 310. 345. 2950

We're also on [Instagram@screamineagleservices](https://www.instagram.com/screamineagleservices)



CALIFORNIA RECYCLE TEAM



RFP SUBJECT:

***CityWide Illegal dumping clean-up, removal &
haul away services***

CONTRACTOR: CALIFORNIA RECYCLE TEAM
ADDRESS: 13105 YUKON AVENUE, HAWTHORNE, CA 90250
PHONE NUMBER: 424.944.0743
CONTACT: JEANDRA LEBEAUF
DECEMBER 19, 2024



California Recycle Team
13105 Yukon Avenue
Hawthorne, CA 90250

Office of the City Clerk
City of Compton
205 South Willowbrook Avenue
Compton, CA 90220

Subject: RFP: Citywide Illegal Dumping Clean-up, Removal and Haul Away Services

To Whom It May Concern:

I am writing on behalf of **California Recycle Team**. We are committed to delivering environmentally responsible clean-up, removal and haul away services.

We are reaching out to express our interest in bidding on City of Compton's RFP for **Citywide Illegal Dumping Clean-up, Removal and Haul Away Services**. Our team is built from a diverse group of qualified professionals, with a focus on providing fair employment opportunities for individuals with developmental disabilities. In particular, we help create work opportunities for individuals with intellectual disabilities

To facilitate communication and formalize any future business arrangements, please feel free to contact VyEtta Carter, our designated point of contact for this initiative. She will be happy to discuss how our services align with your needs and provide any additional information you may require. You can reach her directly at 424.396.7542 or Vy.c@SecureShredd.com.

Additionally, this letter serves as authorization for VyEtta Carter to represent California Recycle Team in discussions, negotiations, and contract agreements regarding this proposal.

We would be honored to work with City of Compton and look forward to the opportunity to demonstrate the value of our services.

Thank you for considering our proposal. We look forward to serving you.

Sincerely,

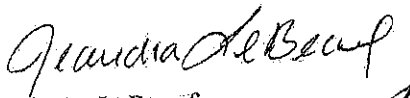

Jeandra LeBeauf
Warehouse Support Coordinator?

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Cost and Pricing	Page 10

COMPANY INFORMATION

Company Name: California Recycle Team

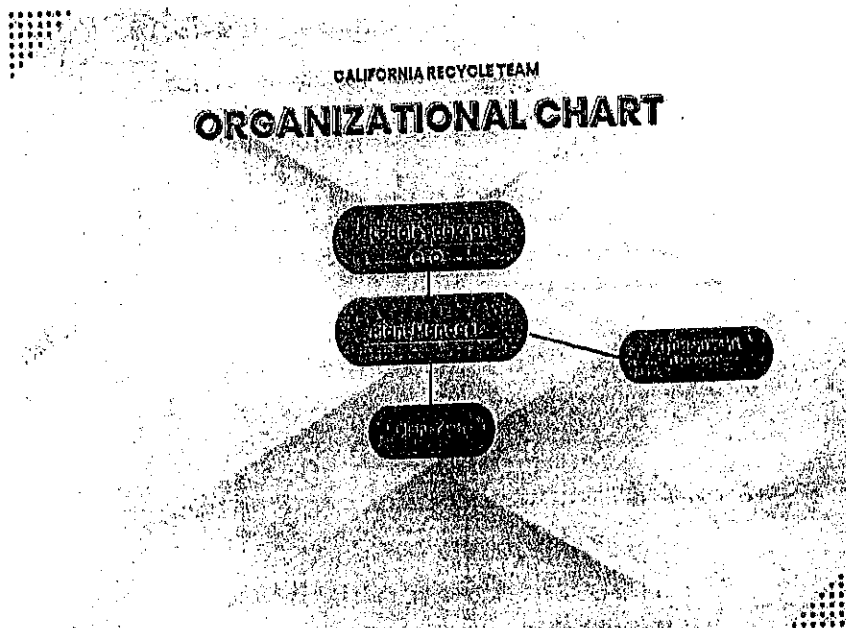
Business Structure: S-Corporation

State of Incorporation: California

Office Locations:

Corporate Office: 5601 W. Slauson Avenue, Suite 130, Culver City, CA 90230

Warehouse: 13105 Yukon Avenue, Hawthorne, CA 90250



Statement of Financial Integrity

At California Recycle Team, we recognize that maintaining financial integrity is the cornerstone of our commitment to our clients, stakeholders, and employees. We operate with full transparency, accountability, and responsibility to ensure the sound management of our financial resources.

We affirm the following principles:

1. **Accuracy and Accountability:**
All financial statements and records are prepared in accordance with generally accepted accounting principles (GAAP) and are subject to regular internal and external audits.
2. **Compliance:**
California Recycle Team complies with all applicable laws, regulations, and reporting standards to ensure the ethical handling of financial transactions.
3. **Internal Controls:**
We maintain robust internal financial controls to prevent fraud, misstatement, and misuse of funds. These systems are regularly reviewed and updated to align with best practices.
4. **Transparency:**
California Recycle Team is committed to open communication regarding its financial health, ensuring stakeholders have access to reliable and timely information.
5. **Ethical Financial Conduct:**
Our team upholds the highest standards of honesty and integrity in all financial dealings, reflecting our unwavering commitment to ethical business practices.

By adhering to these principles, California Recycle Team continues to build trust and deliver sustainable value to our customers and partners while ensuring long-term financial stability.

QUALIFICATIONS & REFERENCES

1. Qualifying Experience

VyEtta L. Carter, Plant Manager, June 2021 to present

The Plant Manager oversees all aspects of municipal clean-up service operations, ensuring efficient, environmentally compliant, and cost-effective execution of contracts. This senior leadership role involves managing relationships with municipal clients, supervising project teams, and driving strategic growth while upholding company standards.

Key Responsibilities:

- Serve as the primary liaison between the company and municipal clients, ensuring contract compliance and addressing client needs.
- Oversee the planning, implementation, and monitoring of clean-up projects, including waste management, recycling, and street cleaning initiatives.
- Lead a multidisciplinary team, fostering collaboration, productivity, and adherence to safety and environmental regulations.
- Develop and manage budgets, ensuring profitability and resource optimization.
- Monitor operational performance and report progress to senior executives and stakeholders.
- Identify opportunities for service expansion and process improvement, driving strategic growth.

Qualifications:

- Proven leadership experience in municipal services, waste management, or a related field.
- Strong knowledge of environmental regulations, municipal contracts, and project management.
- Excellent communication, problem-solving, and client relationship management skills.
- Bachelor's degree in business administration, Environmental Science, or a related discipline (master's preferred).

Lydia Hudson, Assistant Plant Manager, March 2019 to present

The Assistant Plant Manager supports the Managing Principal Representative in overseeing municipal clean-up service operations, ensuring projects are executed efficiently, safely, and in compliance with environmental regulations. This role involves assisting with day-to-day operations, client communications, team supervision, and project management.

Key Responsibilities:

- Assist in managing municipal clean-up contracts, ensuring service delivery meets client expectations and contractual requirements.
- Support project planning, scheduling, and implementation, including waste removal, recycling, and street cleaning operations.
- Act as a point of contact for municipal clients, addressing concerns and providing updates on project progress.
- Supervise and coordinate with field teams to ensure compliance with safety and environmental standards.
- Monitor budgets, resource allocation, and performance metrics, providing regular reports to senior leadership.
- Identify areas for operational improvement and assist in implementing best practices.

Qualifications:

- Experience in municipal services, waste management, or operations management preferred.
- Strong organizational, communication, and problem-solving skills.
- Knowledge of environmental regulations and safety protocols is an asset.
- Bachelor's degree in a related field or equivalent work experience.

2. References

REFERENCE 1		
Name of Firm: City of Inglewood		
Street Address: One Manchester Blvd		
City: Inglewood	State: CA	Zip: 90301
Contact Person: Ana Arias-Lopez		Phone Number: 310.412.5333
		Email: aarias-lopez@cityofinglewood.org
Dates of Service: November 2019 to Current		

Scope of Work:

Rapid Response Litter Removal

1. The services will include on-call contact to contractor to remove litter and debris within 2 hours to 24-hours of being notified of the event/occurrence. By implementing this program, the City will be able to reduce the amount of illegally disposed of waste and debris on roadsides, thoroughfares and vacant lots and thereby enhance community beautification and neighborhood aesthetics.
2. The City will oversee and manage contractor's activities related to response and removal of illegally dumped items and wanton debris. Contractor will respond to location and remove items immediately. Items will be picked up and delivered to the City's Service Center for removal by our franchise waste hauler.
3. City staff will manage oversight of rapid removal program and assign task as deemed essential for the success of this program.
4. Assigned contractor shall own and operate vehicles and staff to cover City for the purpose of rapid removal of waste and debris. Contractor will provide required insurance needed for service agreement.
5. Illegally abandoned waste/debris shall not include hazardous materials or waste that require special handling.

★ Community Clean Up Events

1. Contractor will assist with four community clean up events. The events shall be coordinated in such a manner to facilitate recycling of e-waste, white goods, gently used items such as clothing, bicycles, books and other related items. Contractors responsibilities include: event teardown/cleanup, pick up any trash and/or debris left on the grounds after event conclusion, removal any event signage, flyers, etc. related to the day's activities and will sweep area after event conclusion. Advertising and notifications of clean up events shall be the responsibility of the City. Vendors such as Goodwill or Salvation Army will be on hand at the event to remove the donated items.

REFERENCE 2		
Name of Firm: City of Torrance		
Street Address: 3031 Torrance Blvd		
City: Torrance	State: CA	Zip: 90503
Contact Person: Public Works Director		Phone Number: 310.328.5310
		Email:
Dates of Service: April 4, 2018 – April 3, 2019		

Scope of Work:

- Collection, recycling and disposal of illegal dumped items within Torrance City Limits

REFERENCE 3		
Name of Firm: Republic Services		
Street Address: 14905 S. San Pedro Ave		
City: Gardena	State: CA	Zip: 90247
Contact Person: Dawn Harris-Benton		Phone Number: 310.436.7339
		Email: DHarris@republicservices.com

Litigation: N/A

H. Conflict of Interest – NONE

I. Bidder Capabilities

- Collection, recycling and disposal of illegal dumped items on an "on-call" basis as determined by the City of Compton

K. Cost and Pricing

Abatement clean-up services not to exceed \$18,300/monthly or \$219,600.00/annually.

\$ 275,000

DQ

DAB



Property Maintenance

Mail body: Info

Address: 1200 Arizona St. Suite A1 Redlands Ca 92374

Owners: Devon Moseley Johnson

Blake Vazmendes

Email: devonmojo@db-propertymaintenance.com

Phone: 760-219-4058

909-522-6644

(Sent from cell phone, please excuse any mistakes)

Warm Regards,

Blake Vazmendes
Cell (909)-522-6644

CHECK OUT OUR WEBSITE!

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City of Compton
Line Items for Project CITYWIDE ILLE
Issued on 10/30/2024
Bid Due on November 25, 2024 6:46
Exported on 11/14/2024

Item Num	Section	Item Code
1	Section 1	

ILLEGAL DUMPING CLEAN-UP, REMOVAL AND HAUL AWAY SERVICES (2024-003)

5 PM (PST)

Item Description

Request For Proposal - Citywide Illegal Dumping Clean-up, Removal and Haul Away Services

8' wide, 12' long, 6' tall dump trailer (includes labor and dump fees)

4' wide, 6' long, 4' tall Truck bed (includes labor and dump fees)

Steam Pressure washing / Sanitizing (One Commercial Pressure washer & technician, includes all materials)

Water reclaim and dumping (includes labor and dump fees)

Unit of Measure	Quantity	Reference	Unit Price
1	1		
1/4 load	1		\$595
1/2 load	1		\$695
3/4 load	1		\$895
Full load	1		\$995
1/4 load	1		\$200
1/2 load	1		\$250
3/4 load	1		\$300
Full load	1		\$350
Call-Out/1 hr	1		\$500
2 hours	1		\$650
3 hours	1		\$800
4 hours	1		\$950
Call-out	1		\$1,000

April 8, 2025

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: CITY MANAGER

**RE: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
AUTHORIZING THE CITY MANAGER TO SUSPEND THE ISSUANCE
OF FIREWORKS PERMITS**

SUMMARY

The City Council will consider adopting a resolution authorizing the City Manager to suspend the issuance of fireworks permits.

BACKGROUND

The suspension of fireworks permits is recommended due to heightened public safety concerns, increased fire risks, and significant community complaints. Recent trends indicate a rise in unpermitted and unsafe fireworks usage, which has strained emergency response resources and contributed to an uptick in fire-related incidents and noise-related disturbances, particularly affecting veterans, pets and vulnerable populations.

Additionally, in light of the recent wild fires in the region, which caused widespread damage and highlighted the vulnerability of local neighborhoods to fire, it is in the City's best interest to take precautionary action. Suspending permits allows the City to better protect residents, property and the environment.

The City is exploring alternative, safer celebrations and community education regarding the dangers associated with fireworks.

STATEMENT OF ISSUE

Due to ongoing public safety concerns, the increasing frequency and severity of wildfires, and heightened fire risk the City is considering the suspension of fireworks permits. This action is intended to protect life and property, reduce strain on emergency response resources, and support long-term efforts to enhance community safety and environmental protection.

The City Council, as the governing body of the City of Compton, is authorized to provide for the health, safety and welfare of persons and property within its boundaries. The attached Resolution would impose a suspension on the issuance of any and all permits for the sale of fireworks within the City.

FISCAL IMPACT

No fiscal impact.

ALTERNATIVE

The City Council can decide not to adopt the attached Resolution and continue to authorize the issuance of permits for the sale of fireworks within the City.

RECOMMENDATION

Staff recommends that the City Council adopt the attached Resolution.

**WILLIE HOPKINS
CITY MANAGER**

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
AUTHOURIZING THE CITY MANAGER TO SUSPEND THE ISSUANCE
OF FIREWORKS PERMITS

WHEREAS, the suspension of fireworks permits is recommended due to heightened public safety concerns, increased fire risks, and significant community complaints; and

WHEREAS, recent trends indicate a rise in unpermitted and unsafe fireworks usage, which has strained emergency response resources and contributed to an uptick in fire related incidents and noise-related disturbances, particularly affecting veterans, pets and vulnerable populations; and

WHEREAS, the recent wildfires in the region, which caused widespread damage and highlighted the vulnerability of local neighborhoods to fire; and

WHEREAS, the City Council, as the governing body of the City of Compton, is authorized to provide for the health, safety and welfare of persons and property within its boundaries; and

WHEREAS, the City Council finds and declares that it is in the best interest of the City to suspend the issuance of fireworks permits.

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

Section 1. The City Manager is authorized to suspend the issuance of fireworks permits.

Section 2. That a certified copy of this Resolution shall be filed in the offices of the City Clerk, City Manager and Fire Department.

Section 3. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2025.

EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

ATTEST:

SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

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

I, Satra D. Zurita, 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 _____, 2025.

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

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

SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

April 15, 2025

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: PUBLIC WORKS STREET MAINTENANCE DEPARTMENT

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ACCEPTING THE PROPOSAL FROM YUNEX, LLC FOR CITYWIDE TRAFFIC SIGNAL AND STREET LIGHT MAINTENANCE AND EMERGENCY RESPONSE SERVICES, TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A THREE (3) YEAR SERVICE AGREEMENT WITH TWO (2) TWO-YEAR EXTENSION OPTIONS FOR ONE MILLION TWO HUNDRED THOUSAND DOLLARS (\$1,200,000) ANNUALLY, AND TO ESTABLISH A PURCHASE ORDER FOR AN AMOUNT OF THREE HUNDRED FIFTY THOUSAND DOLLARS (\$350,000) FOR THE REMAINDER OF FISCAL YEAR 2024-2025

SUMMARY

A resolution of the City Council of the City of Compton accepting the proposal from Yunex, LLC for Citywide Traffic Signal and Street Light Maintenance and Emergency Response Services. This resolution authorizes the City Manager to enter into a three (3) year service agreement with two (2) two-year extension options for One Million Two Hundred Thousand Dollars (\$1,200,000) annually. Additionally, the resolution establishes a purchase order with Yunex, LLC in the amount of Three Hundred Fifty Thousand Dollars (\$350,000), for services rendered through the conclusion of this fiscal year.

BACKGROUND

The City of Compton owns, operates and maintains 111 traffic signals, equipped with various types of traffic signal controllers, as well as approximately 1,400 street lights. The Public Works Street Maintenance Department (Department) is responsible for the upkeep and maintenance of both the City's traffic signals and street lighting. The maintenance of traffic signals and street lights is critical. Traffic signals and street lights are essential for maintaining public safety, traffic flow and overall well-being for city residents and visitors.

Currently, the City lacks the capacity to efficiently maintain its traffic signals and street lighting without external support. Additional labor, materials and equipment are required to upgrade the aging infrastructure and bring the maintenance of signalized intersections and street lights up to current standards. Over the past year, the City has only received preventative maintenance and emergency services for traffic signals and street lighting. It is crucial to establish a vendor for these essential services to ensure the safety of the community.

STATEMENT OF ISSUE

The Department advertised a Request for Proposal (RFP) for Citywide Traffic Signal and Street Light Maintenance and Emergency Response Services on November 20, 2024, through the Bulletin newspaper, Planet Bids and the City's website.

As a result of the Request for Proposal, two (2) qualified electrical contracting firms submitted a proposal by the stipulated deadline of December 18, 2024.

Traffic Signal and Street Light Maintenance Submitters

1. Yunex Traffic, LLC
2. Bear Electrical Solutions, LLC

The electrical contracting firms:

- Submitted their proposal on time
- Submitted their bid price sheet
- Met some or all of the minimum requirements for traffic signal and street light maintenance

Schedule of Compensation:

Yunex, LLC

Traffic Signal Maintenance	\$88.00	Each per month
USA Dig Alert Services	\$165.00	Each per occurrence
Transportation System Electrician	\$169.00	Hourly rate
Transportation System Technician	\$169.00	Hourly rate
Transportation System Apprentice	\$121.00	Hourly rate
Foreman	\$180.00	Hourly rate
Groundsman	\$121.00	Hourly rate

Bear Electrical Solutions, LLC

Traffic Signal Maintenance	\$87.00	Each per month
USA Dig Alert Services	\$104.00	Each per occurrence
Transportation System Electrician	\$125.00	Hourly rate
Transportation System Technician	\$100.00	Hourly rate
Transportation System Apprentice	\$90.00	Hourly rate
Foreman	Not specified	Hourly rate
Groundsman	Not specified	Hourly rate

The Street Superintendent and staff carefully evaluated each proposal to evaluate staffing, equipment and services. After a thorough review, the panel determined that

Yunex, LLC is the most responsive and responsible bidder for providing citywide traffic signal and street light maintenance and emergency response services. The selection of the most responsive qualified firm was based on the completeness of the proposals, demonstrated understanding of the scope of services, cost, the quality of similar work previously completed, responsiveness to the RFP requirements and familiarity with the City.

Yunex, LLC is dedicated to meeting and exceeding the challenging public safety requirements associated with the industry. Yunex has been in the traffic signal maintenance industry worldwide for over 50 years. Locally, Yunex has been in business for over 40 years servicing numerous contracts throughout California.

Yunex, LLC currently services over 10,000 traffic intersections and 400,000 streetlights under long-term maintenance agreements nationwide and has acceptably serviced the City of Compton for the past several years.

FISCAL IMPACT

The cost for citywide traffic signal and street light maintenance services over the three (3) year term (May 1, 2025 – April 30, 2028) is One Million Two Hundred Thousand Dollars (\$1,200,000) annually. A purchase order will be established for Three Hundred Fifty Thousand Dollars (\$350,000) to cover services rendered through the conclusion of this fiscal year.

Funds for this expenditure are allocated in the Fiscal Year 2024-2025 Budget in the following accounts:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
2502-720-000-4266	Contract Services	\$350,000.00

ALTERNATIVE

No other alternative is being proposed.

RECOMMENDATION

Staff recommends the City Council accepts the bid submitted by Yunex, LLC and authorize the City Manager to enter into a three (3) year service agreement with two (2) two-year extension options for Citywide traffic Signal and Street Light Maintenance and Emergency Response Services.

Staff Report – Resolution Approving Agreement and Purchase Order
Citywide Traffic Signal and Street Light Maintenance Services – Yunex, LLC
April 15, 2025, page 4

MARCUS HARRIS
INTERIM STREET SUPERINTENDENT

APPROVED FOR FORWARDING

WILLIE A HOPKINS, JR.
CITY MANAGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ACCEPTING THE PROPOSAL FROM YUNEX, LLC FOR CITYWIDE TRAFFIC SIGNAL AND STREET LIGHT MAINTENANCE AND EMERGENCY RESPONSE SERVICES, TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A THREE (3) YEAR SERVICE AGREEMENT WITH TWO (2) TWO-YEAR EXTENSION OPTIONS FOR ONE MILLION TWO HUNDRED THOUSAND DOLLARS (\$1,200,000) ANNUALLY, AND TO ESTABLISH A PURCHASE ORDER FOR AN AMOUNT OF THREE HUNDRED FIFTY THOUSAND DOLLARS (\$350,000) FOR THE REMAINDER OF FISCAL YEAR 2024-2025

WHEREAS, the City owns, operates and maintains one hundred and eleven (111) traffic signals with a variety of traffic signal controllers, and approximately 1,400 street lights; and

WHEREAS, the Public Works Street Maintenance Department (Department) is responsible for the upkeep and maintenance of both the City’s traffic signals and street lighting; and

WHEREAS, the Department advertised a Request for Proposal (RFP) for Citywide Traffic Signal and Street Light Maintenance and Emergency Response Services on November 20, 2024, in the Bulletin newspaper, Planet Bids and the City’s website; and

WHEREAS, as a result of the Request for Proposal, two (2) electrical contracting firms submitted a proposal by the stipulated deadline of December 18, 2024, as follows:

Schedule of Compensation:

Yunex, LLC

Traffic Signal Maintenance	\$88.00	Each per month
USA Dig Alert Services	\$165.00	Each per occurrence
Transportation System Electrician	\$169.00	Hourly rate
Transportation System Technician	\$169.00	Hourly rate
Transportation System Apprentice	\$121.00	Hourly rate
Foreman	\$180.00	Hourly rate
Groundsman	\$121.00	Hourly rate

Bear Electrical Solutions, LLC

Traffic Signal Maintenance	\$87.00	Each per month
USA Dig Alert Services	\$104.00	Each per occurrence
Transportation System Electrician	\$125.00	Hourly rate
Transportation System Technician	\$100.00	Hourly rate
Transportation System Apprentice	\$90.00	Hourly rate
Foreman	Not specified	Hourly rate
Groundsman	Not specified	Hourly rate

WHEREAS, the Street Superintendent and staff carefully evaluated each proposal to evaluate staffing, equipment and services. The proposal submitted by Yunex, LLC was determined to be the most responsive and responsible bidder; and

WHEREAS, staff recommends that the City Council accept the proposal submitted by Yunex, LLC and authorize the City Manager to enter into a three (3) year service agreement (May 1, 2025 – April 30, 2028) for One Million Two Hundred Thousand Dollars (\$1,200,000) annually, with two (2) two-year extension options; and

WHEREAS, a purchase order will be established for Three Hundred Fifty Thousand Dollars (\$350,000) for services rendered through the conclusion of the fiscal year. Funds for this expenditure are allocated in the Fiscal Year 2024-2025 Budget in the following accounts:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
2502-720-000-4266	Contract Services	\$350,000.00

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

Section 1. That the proposal from Yunex Traffic is hereby accepted.

Section 2. That the City Manager is hereby authorized to enter into a three (3) year service agreement (May 1, 2025 – April 30, 2028) with Yunex, LLC for the provision of Citywide Traffic Signal and Street Light Maintenance and Emergency Response Services in the amount of One Million Two Hundred Thousand Dollars (\$1,200,000) with two (2) two-year extension options.

Section 3. That a purchase order is authorized to be established with Yunex, LLC in the amount of Three Hundred Fifty Thousand Dollars (\$350,000) for traffic signal and street light maintenance services. Funds for this expenditure are allocated in the Fiscal Year 2024-2025 Budget in the following accounts:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
2502-720-000-4266	Contract Services	\$350,000.00

Section 4. That a copy of this Resolution shall be filed in the offices of the City Clerk, City Manager, City Attorney, City Controller and Public Works Street Maintenance Department.

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

ADOPTED this _____ day of _____, 2025.

EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

ATTEST:

SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

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

I, Satra D. Zurita, 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 _____, 2025.

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

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

SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON



YUNEX
TRAFFIC
Work Proposal
**Citywide Traffic Signal and
Street Light Maintenance and
Emergency Response Services
for the City of Compton**

December 18th, 2024

Yunex Traffic
1026 E. Lacy Ave.
Anaheim, CA 92805
www.yunextraffic.com

December 18th, 2024



Mr. Damion Timmons
Public Works Street Maintenance Department
City of Compton
205 S Willowbrook Avenue
Compton, CA 90220

RE: Proposal for: Citywide Traffic Signal and Street Light Maintenance & Emergency Response Services

Mr. Timmons,

Yunex LLC would like to express our sincere appreciation for the opportunity to participate in the proposal process for providing Traffic Signal, Street Light Maintenance and Emergency Response Services for the City's traffic signal system. The prices and terms stated in our proposal package will remain in effect for 90-days from the date of submission, December 18th, 2024.

Yunex LLC is a corporation, incorporated in the State of Delaware on February 17th, 2021. Our federal tax employer I.D. number is 86-2136678 and our corporate address is 9225 Bee Cave Road, Building B, Austin, TX 78733.

Yunex LLC is an electrical contracting firm who is a California licensed A & C-10 contractor (CA License #1080007) and is also a registered Public Works Contractor (DIR No. 1000815000), who provides leading edge traffic technology for the fast-paced Intelligent Transportation Systems world. Whether providing maintenance services, local controllers, controller firmware, central systems, system analysis, design, or integration, Yunex LLC brings innovative and reliable solutions to customers.

During the evaluation, if there are any questions regarding this proposal, please feel free to contact either of us using the contact information listed below. We look forward to ***continuing to serve*** the needs of the City of Compton and would like to thank you in advance for your consideration.

Respectfully,

Yunex LLC

Yunex LLC

A blue ink signature of Steven Teal, consisting of a stylized, flowing script.

Steven Teal
Director of Customer Services, U.S.
2250 Business Way
Riverside, CA 92501
(951) 784-6600 Office
steven.teal@yunextraffic.com

A blue ink signature of Michael J. Hutchens, featuring a large, bold, stylized initial 'M' followed by the name.

Michael J. Hutchens
West Operations Manager
2250 Business Way
Riverside, CA 92501
(951) 784-6600 Office
michael.hutchens@yunextraffic.com

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1. Information / Background on the Contractor

Yunex Traffic has over 40 years of experience in traffic management solutions and services. From there, we have taken the comprehensive expertise in the field of intelligent traffic solutions with us in our way into the future. We enjoy an outstanding reputation as a global solution partner for future proof mobility concepts. In doing so, we combine in-depth industry experience and market leadership with the agility of a startup. Yunex Traffic has had a long and storied history in traffic signals, streetlights, fiber optic, and customer service.



Years in Business

Yunex currently maintains traffic signals, streetlights, fiber optic, and other related equipment for over 140 agencies encompassing over 4,500 signalized locations of assorted sizes from full function intersections to in-pavement flashing crosswalks and rapid flashing beacons. We are dedicated to meeting and exceeding the challenging public safety requirements associated with our industry. We have been in the traffic signal maintenance industry worldwide for over 50 years. In the United States, we have been in business for over 40 years servicing numerous contracts throughout the country.

Company Profile

The Yunex Traffic Customer Service Division is a licensed A & C-10 electrical contracting and transportation engineering firm specializing in the maintenance, testing, repair, upgrading and replacement of traffic signals, streetlights, fiber optic, and exterior commercial lighting. We have a broad range of expertise and experienced personnel including registered professional transportation engineers, International Brotherhood Electrical Workers (IBEW), Journeymen Electricians/Technicians and International Municipal Signal Association (IMSA) Certified Technicians. Our listed field technicians are certified as "Qualified Electrical Workers" and have the necessary IMSA certifications required within the RFP.

We are proud to say that we are one of the most successful traffic signal, streetlight, and fiber optic maintenance/construction contractors in the United States. Our employees and equipment are dedicated for traffic signal, streetlight, and fiber optic maintenance/repair. We issue insulated bucket trucks to all our linemen and electricians. Each truck is equipped with all the necessary tools, equipment, and inventory to perform 100% of project specifications, including all maintenance and repairs for traffic signals. All vehicles are appropriately marked with the company logo, Department of Transportation (D.O.T.) markings, and each employee is issued a company phone and a laptop, or tablet computer.

As the leader in the private traffic signal and streetlight maintenance industry in the United States, Yunex Traffic can provide unparalleled expertise and outstanding value in traffic signal and street lighting related services.

Among the most beneficial:

- Yunex Traffic has the largest workforce of IMSA Level III Certified Technicians, NEC Certified Electricians, and construction personnel in the industry.

Yunex Traffic has the largest workforce of IMSA Level III Certified Traffic Signal Technicians and NEC Certified Electricians in the industry.

- Yunex Traffic has strategically positioned field offices with an abundance of inventory and technical resources, should the need arise.
- All technicians are assigned vehicles which are taken home daily to ensure rapid response in case of emergency.
- Yunex Traffic employees live in geographical areas, which allow them to respond quicker than our competition. This provides our customers with the most efficient response times in the industry.
- Yunex Traffic owns and operates approximately 100 service vehicles (**including three cranes**) of several types and sizes in the State of California, the bulk of which are in Southern California.
- Yunex Traffic will provide and maintain emergency service response on a three hundred and sixty-five (365) day basis, including all holidays.



Yunex Traffic is focused on delivering what your city needs the most today; safe, reliable infrastructure solutions that help decrease costs, increase revenue, and have a positive environmental impact for the City of Compton and its residents.

Firm Ownership

- o **Firm Name:** Yunex LLC, DBA, Yunex Traffic
- o **Address:** 9225 Bee Cave Rd, Bldg. B, Ste 201 Austin, Texas 78733
- o **Phone:** 512-837-8300 **Fax:** 512-421-6617
- o **Form of Ownership:** LLC
- o **State of Incorporation:** Incorporated in the State of Delaware in February 2021

Number of employees locally and nationally

Our Yunex Traffic US headquarters is in Austin, TX and employs more than 200 people - engineers, developers, integrators, and support staff - all driving our traffic systems business. An additional 100 technical staff are in multiple field offices across the country to complete local projects and provide customer support. Our robust portfolio of products and experience will help drive your project's success.

Location of Company Offices

Yunex Traffic US Headquarters

9225 Bee Cave Rd, Bldg. B, Ste 201
Austin, Texas 78733
512-837-8300

<https://www.yunextraffic.com/global/en/>

Project Office

Yunex Traffic - Orange/Los Angeles
Office, Warehouse, & Invoicing
1026 E. Lacy Ave.
Anaheim, CA 92805

Other California Offices

Yunex Traffic – Riverside/San Bernadino
Office, Warehouse, and **Lab/Testing Facility**
2250 Business Way
Riverside, California 92501

Yunex Traffic - San Diego
Office & Warehouse
1820 John Towers Ave., Suite A
El Cajon, CA 92020

Yunex Traffic – Bay Area
Office & Warehouse
20956 Corsair Blvd.
Hayward, CA 94545

Principal Contact Person Regarding Proposal:

Robert Paquette
Sales Manager
2250 Business Way
Riverside, California 92501
Office: (951) 784-6600

Contractor's License / DIR Registration



<https://www.cslb.ca.gov/OnlineServices/CheckLicense/LicenseDetail.aspx?LicNum=1080007>

Contractor's License Detail for License # 1080007

Business Information

YUNEX LLC
2250 BUSINESS WAY
RIVERSIDE, CA 92501
Business Phone Number: (951) 784-6600

Entity Ltd Liability
Issue Date 08/19/2021
Expire Date 08/31/2025

License Status

This license is current and active.

All information below should be reviewed.

Classifications

- ▶ [C10 - ELECTRICAL](#)
- ▶ [A - GENERAL ENGINEERING](#)




State of California

Department of Industrial Relations

Yunex LLC

Entity:
Registration Number:
Status:
FBI # Number:
Legal Entity Type:
Billing Address:

Payor: 000015000
Entity:
1080007
LIC:
2250 BUSINESS WAY
Riverside
CA 92501
9-50136
Entity: Yunex LLC
General Engineering/Permitting/Highway/Infrastructure
y@yunex.com

Registration History

Effective Date	Expiration Date
01/1/2021	6/30/2025
01/1/2021	6/30/2025

DBA

Yunex LLC

Insurance Certificates

Yunex LLC is **currently servicing** this contract for the City of Compton, therefore we already have the required insurance certificates in place to meet the requirements provided in the RFP.

Please see our current insurance certificates below:

ACORD		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 02/28/24		
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER. IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).						
PRODUCER MARSH USA, LLC 9530 Colorado Blvd, Suite 410 San Antonio, TX 78232		CONTACT NAME Center Hico		PHONE 214-341-4332		
CHARTER 014575440123THD-0AWLE-24- 0AWP		E-MAIL ADDRESS AutoInsurance@marshusa.com		FAX 214-341-4332		
INSURED Yunex LLC and Yunex Corporation 9225 Bee Cave Road Building B, Suite 201 Austin, TX 78731		INSURANCE AFFORDING COVERAGE INSURER A - HDI Global Insurance Company		RATE \$ 41343		
		INSURER B:				
		INSURER C:				
		INSURER D:				
		INSURER E:				
		INSURER F:				
		INSURER G:				
		INSURER H:				
		INSURER I:				
COVERAGES		CERTIFICATE NUMBER:		REVISION NUMBER: 1		
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.						
TYPE	TYPE OF INSURANCE	INSURER	POLICY NUMBER	POLICY EFF. DATE	POLICY EXPIRATION DATE	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☐ DEVL AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-ECT ☐ LOC ☐ OTHER		GLOSSESS22	10/01/2024	10/01/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Per occurrence) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADULTERY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMMODITIES \$ 2,000,000 \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ HIREN AUTOS ONLY ☐ AUTOS ONLY ☐ SCHEDULED AUTOS ☐ NON-SCHEDULED AUTOS ONLY					COMMERCE/TRADE LIABILITY (Per occurrence) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per occurrence) \$ \$
	UMBRELLA/LIAB ☐ EXCESS/LIAB ☐ RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYER LIABILITY AUTHORIZED TO OBTAIN THE EXECUTIVE OFFICIALS SIGNATURE (Mandatory in NJ) (If yes, describe under DESCRIPTION OF OPERATIONS below)	YES ☐ NO ☒ N/A				PER STATE ☐ OTHER ☐ EL EACH ACCIDENT \$ EL DISEASE - EA EMPLOYEE \$ EL DISEASE - POLICY LIMIT \$
A	Professional Liability		ED0000001	10/01/2024	10/01/2025	Loss \$ 5,000,000 Deductible \$ 250,000
DESCRIPTION OF OPERATIONS (Locations / Vehicles / ACORD 101, Additional Remarks Schedule, may be attached if more space is required) RE: 24935 THE CITY OF COMPTON, 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 AGREEMENT ARE INCLUDED AS ADDITIONAL INSURED WHERE REQUIRED BY WRITTEN CONTRACT WITH RESPECT TO GENERAL LIABILITY. THIS INSURANCE IS PRIMARY AND NON-CONTRIBUTORY OVER ANY EXISTING INSURANCE AND LIMITED TO LIABILITY ARISING OUT OF THE OPERATIONS OF THE NAMED INSURED SUBJECT TO POLICY TERMS AND CONDITIONS. WAIVER OF SUBROGATION IS APPLICABLE WHERE REQUIRED BY WRITTEN CONTRACT.						
CERTIFICATE HOLDER CITY OF COMPTON 201 SOUTH WILLOWBROOK AVENUE COMPTON, CA 90230			CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE: Marsh USA Inc.			

ACORD 25 (2016/03)

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CERTIFICATE OF LIABILITY INSURANCE

10/1/2025

DATE (MM/DD/YYYY)

9/25/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lockton Companies, LLC 444 W. 47th Street, Suite 900 Kansas City MO 64112-1906 (816) 960-9000 kcasu@lockton.com	CONTACT NAME: _____ PHONE: _____ FAX: _____ MAILING ADDRESS: _____ E-MAIL ADDRESS: _____ INSURER(S) AFFORDING COVERAGE INSURER A: National Fire Insurance Co of Hartford 20478 INSURER B: Valley Forge Insurance Company 20568 INSURER C: _____ INSURER D: _____ INSURER E: _____ INSURER F: _____
INSURED 1548490 YUNEX LLC YUNEX CORPORATION 9225 BEE CAVE RD STE 201 AUSTIN TX 78733	

COVERAGES CERTIFICATE NUMBER: 20982479 REVISION NUMBER: XXXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

TYPE OF INSURANCE	ADDITIONAL INSURED	POLICY NUMBER	POLICY EFF. DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR ☐ COMBINED GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ RAC ☐ LOC ☐ OTHER		NOT APPLICABLE			EACH OCCURRENCE \$ XXXXXXXX INSURED TITLED/CONTROLLED \$ XXXXXXXX PREMISES (See description) \$ XXXXXXXX MED EXP (Any one person) \$ XXXXXXXX PERSONAL & ADVINARY \$ XXXXXXXX GENERAL AGGREGATE \$ XXXXXXXX PRODUCTS - COMPOS AGG \$ XXXXXXXX
A. AUTOMOBILE LIABILITY ☐ ANY AUTO ☒ OWNED AUTOS ONLY ☒ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY	Y	7092789639	10/1/2024	10/1/2025	COMBINED SINGLE LIMIT (See schedule) \$ 2,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX
UMBRELLA LIAB ☐ EXCESS LIAB ☐ SOLE ☐ GEN ☐ RETENTION		NOT APPLICABLE			EACH OCCURRENCE \$ XXXXXXXX AGGREGATE \$ XXXXXXXX
B. WORKERS COMPENSATION AND EMPLOYERS LIABILITY ANY EMPLOYER OR AUTHORIZED EXECUTIVE OFFICER/OWNER EXCLUDED? (Mandatory to fill) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	7092789642 (AOS) 7092789636 (CA)	10/1/2024 10/1/2024	10/1/2025 10/1/2025	☒ PER STATUTE ☐ OTHER EL EACH ACCIDENT \$ 1,000,000 EL DISEASE - EA EMPLOYEE \$ 1,000,000 EL DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS (LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required))
 RE: 249% THE CITY OF COMPTON, 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 AGREEMENT ARE AN ADDITIONAL INSURED ON AUTO LIABILITY IF REQUIRED BY WRITTEN CONTRACT. WAIVER OF SUBROGATION IN FAVOR OF THE ADDITIONAL INSURED APPLIES ON AUTO LIABILITY AND WORKERS COMPENSATION EMPLOYER'S LIABILITY, IF REQUIRED BY WRITTEN CONTRACT AND WHERE ALLOWED BY LAW. COVERAGE IS SUBJECT TO THE TERMS AND CONDITIONS OF THE POLICY

CERTIFICATE HOLDER

CANCELLATION See Attachments

20982479
 CITY OF COMPTON
 365 SOUTH WILLOWBROOK AVENUE
 COMPTON CA 90230

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ACORD 25 (2015/03)

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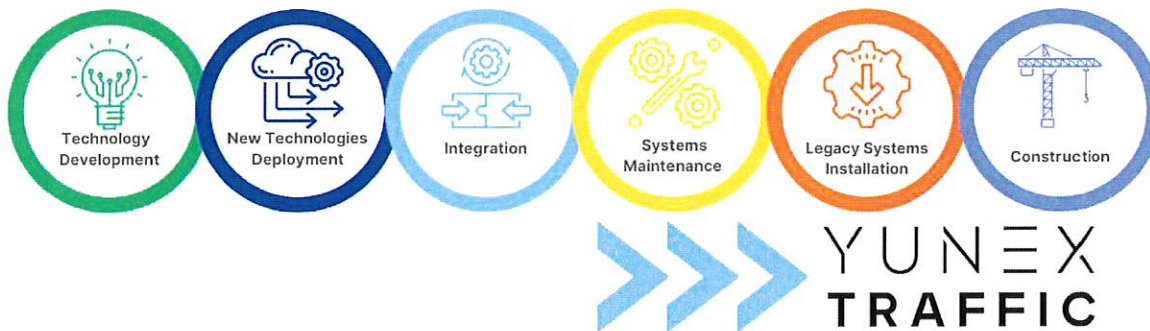
2. Qualifications

Yunex Traffic stands uniquely positioned to ***continue to partner*** with the City of Compton for Citywide Traffic Signal Maintenance and Street Light Maintenance and Emergency Responses. In fact, we believe that ***our 6 years' experience handing this contract***, value proposition, a unique mix of corporate characteristics, industry focus, and experiences, is unmatched in the current market. Specifically, we at Yunex Traffic believe that we are the best fit for this contract, based on 5 key attributes:

1. Corporate/Divisional Competency
2. Experience
3. Locality
4. Scalability
5. Updated Project Management

Our Corporate/Divisional Focus and Competency

Yunex Traffic is a major global player in the industry, driving innovation in technology and physical products that are used by partners, both public and private, throughout the world. The Field Services Division at Yunex Traffic is focused on the installation, integration, and maintenance of all systems, from legacy technology to the newest and most advanced traffic management devices on the market. While this ability to work with all systems is a requisite competency for any maintainer, Yunex Traffic is unique in its occupation of a space that straddles innovation and deployment in a field environment.



Our competitors typically focus on narrower aspects of the Traffic market: Heavy Construction, Traditional Maintenance, or Technological Innovation. By comparison, Yunex Traffic and our Field Services Division provides customers with a wide base of expertise across the spectrum of innovation, deployment, integration, and maintenance of systems and devices.

Our Experience

Yunex Traffic has been extremely successful in retaining traffic signal, streetlight, fiber optic, and engineering customers due to our desire to offer the best possible customer service. We have an exemplary customer service track-record highlighted by our well-qualified field personnel, knowledgeable customer service representatives, and proprietary detailed monthly reports. We understand what is required to maintain a community's infrastructure and strive to exceed our customer's expectations.

Our Locality

Our project office, in nearby Anaheim, is approximately 19 miles from the City of Compton. We are poised to react quickly with additional or specialty equipment, supplementary personnel when required, and with materials that the city requires. This location is not a temporary office specific to this project; we have been firmly planted for over 40 years in the area with multiple certified technicians within minutes of your city.

Our Scalability

Yunex Traffic Field Services operates maintenance and project contracts across the United States, serving more than 300 public customers. Unlike a regional player, the distributed Yunex footprint allows us to respond to emerging requirements by shifting resources to where they are needed most. We are the company you are looking for - both local and global. Since we operate in multiple markets, our personnel and equipment are not affected by the same circumstances.

Our Project Management

To provide efficient and effective project management, project progress is tracked in real time using digital tools such as Power BI, Map box, ArcGIS, and Tableau, which enable transparency between Yunex Traffic and its client, while reducing risks of delays.

References

Yunex has been extremely successful in retaining traffic signal, streetlight, fiber optic, and engineering customers due to our desire to offer the best possible customer services. For this project, we are providing the following references:

Client / Term	Description / Revenue	City Contact	Contact information
City of Anaheim (10/2004 – Current)	On-Call Traffic Signal Maintenance \$1,080,000 annually	John Thai	201 S. Anaheim Blvd. Anaheim, CA 92805 714-765-5202 jthai@anaheim.net
City of Chino (07/2012 – Current)	Traffic Signal Maintenance \$918,374 annually	Mario Flores	13220 Central Ave Chino, CA 91710 909-591-9828 mflores@cityofchino.org
City of Costa Mesa (03/2011 – Current)	Traffic Signal Maintenance \$400,000 annually	Noel Casil	77 Fair Drive Costa Mesa, CA 92626 714-754-5298 noel.casil@costamesaca.gov
City of Fullerton (04/2018 – Current)	Traffic Signal Maintenance \$125,000 annually	Dave Langstaff	303 W. Commonwealth Fullerton, CA 92832 714-738-6858 davel@ci.fullerton.ca.us
City of Garden Grove (02/2012 – Current)	On-Call Traffic Signal Maintenance \$300,000 annually	Dai Vu	PO Box 3070 Garden Grove, CA 92840 714-741-5189 daiv@ggcity.org
City of Huntington Beach 07/2017 – Current)	Streetlight Conversion and Maintenance \$600,000 annually	Bob Stachelski	2000 Main Street Huntington Beach, CA 92648 (714) 536-5523 bstachelski@surfcity-hb.org
City of Irvine (09/1998 – Current)	Traffic Signal Maintenance \$850,826 annually	Mark Ha	6427 Oak Canyon Irvine, CA 92618 949-724-6186 mha@cityofirvine.org
City of Newport Beach (10/2004 – Current)	Traffic Signal Maintenance \$280,000 annually	Bryan Loo	100 Civic Center Drive Newport Beach, CA 92660 949-644-3324 bloo@newportbeachca.gov
City of Orange (04/2011 – Current)	On-Call Traffic Signal Maintenance \$40,000 annually	Jimmy Rocha	637 W. Struck Orange, CA 92867 714-981-9567 jrocha@cityoforange.org
City of Rancho Cucamonga (10/2004 – Current)	Traffic Signal Maintenance \$828,050 annually	Timothy Baltazar	10500 Civic Center Dr. Rancho Cucamonga, CA 91730 909-774-4136 tim.baltazar@cityofrc.us

Yunex has **over 70 additional** references that can/will be provided upon request.

Recently Awarded Public Sector Contracts:

1. City of Cypress – Traffic Signal Improvements at Valley View & Plaza/Chip – 12/2024
2. City of Cypress – City Street Lights – LED Conversion – 11/2024
3. City of Laguna Beach – Street Light Maintenance Services – 10/2024
4. City of La Habra – Replacement of Ped Signal Heads at 8 locations – 08/2024
5. City of Poway – Street Lighting, Systems Maint., and Emergency Repairs – 07/2024
6. City of Laguna Niguel – Traffic Signal Detection Upgrades Installation – 06/2024
7. City of Escondido – Signal and Wire Theft Repairs – 06/2024
8. City of Calabasas – Traffic Signal Maintenance and Related Services – 06/2024
9. City of Compton – Citywide Traffic Signal and Street Light Maintenance – 05/2024
10. City of Fontana – Traffic Signal Maintenance – 05/2024
11. City of Poway – Traffic Signal Maintenance and Emergency Repairs – 05/2024
12. City of Santa Ana – Traffic Signal and Street Lighting Maintenance – 05/2024
13. City of Coronado – Traffic Signal Maintenance – 05/2024
14. City of Desert Hot Springs – Traffic Signal Maintenance – 05/2024
15. City of Rancho Cucamonga – Traffic Signal Maintenance – 05/01/2024
16. City of Santee – Citywide Streetlight LED Upgrade Project – 03/2024
17. Santee – Citywide Streetlight LED Upgrade Project – 03/2024
18. County of San Diego – As-Needed Traffic Signal Preventative Maintenance – 03/2024
19. County of San Diego – As-Needed Traffic Signal Emergency Work Services – 03/2024
20. City of San Bernardino – Traffic Signal On-Call and Emergency Repairs – 01/2024
21. City of Glendale – Traffic-Related Electrical Devices Maintenance – 10/2023

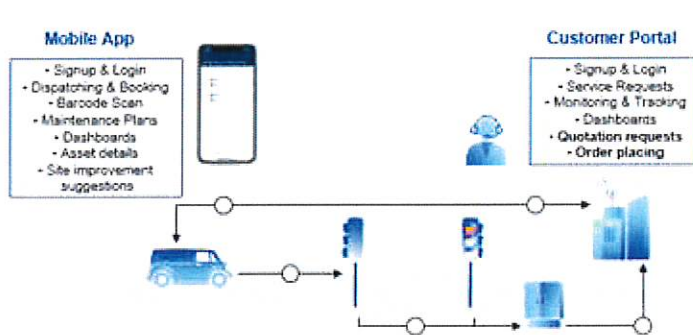
3. On-Line Portal (Service Business Platform)

Yunex Traffic has rolled out a new service tool called SBP (Service Business Platform), which is a proprietary management system designed to effectively manage all service order progress, remotely update our ERP system (SAP) and as work is performed.

- SBP allows us to monitor many key performance items such as time arrived onsite, time of completion, materials used, and vehicle/equipment used.
- SBP keeps historical records for every location which allows the technicians an additional resource when troubleshooting.
- When creating a new service request, the SBP will query the location history and will flag the order if it appears to be a repeated call out or duplicate order.
- Technicians transmit response and routine maintenance items in real-time using IOS or Android devices.
- The contractual Scope of Work and all maintenance activities are also available for technicians to review to ensure all tasks are completed within the specified timeframe.
- Customer specific checklists for routine preventative maintenance will be available to the technicians so all required tasks are completed, per your Scope of Work.

Service Management Tool @YUNEX = SBP

One modern platform to support the global service team and our customers



Backoffice /
Service Centers



Power BI Reporting

- Improving service efficiencies
- Global data collection for data analytics
- Creating a vast network of Sales persons with field technicians



3:35 5G

Discard Monthly Routine Maintenance Checklist Save

Monthly Routine Maintenance Checklist

* Required

Monthly Routine Maintenance Checklist

1. **Air Filter ***

Clean or replace the air filter element in controller cabinet. Replace the Air Filter at least once each 60 Months or unless otherwise approved by the Traffic Engineer.

☒ Cleaned Air Filter

☐ Replaced Air Filter

2. **Controller Cabinet Exterior ***

Remove any posters, signs and/or graffiti, etc from the controller and service cabinet exteriors.

☒ Task Completed

☐ Other (describe)

3. **Controller Cabinet & A/C Service Cabinet Interior**

Clean the traffic signal cabinets and a/c service cabinet thoroughly on the inside, including all components and any foreign materials.

☐ Is Controller Cabinet Clean

☐ Is Service Cabinet Clean

4. **Controller Cabinet Fan ***

Verify that the controller cabinet fan operates properly with a minimum of noise.

☐ Confirmed Proper Operation

☒ Other (describe)

Fan needs to be replaced

5. **Thermostat ***

Verify that the cabinet fan thermostat is set at one hundred (100) degrees Fahrenheit.

☒ Confirmed Proper Setting and Operation

☐ Other (describe)

6. **Controller Cabinet Vents**

Check the vents in both the controller cabinet door and above the door at the top of the cabinet to ensure that

2:03 5G

02889

Bookable Resource Booking

Case: Signal in Red Flash

Customer: 15 Spruce / Elm

Timestamp Products Time Entries Controlling

BING MAP

Get Directions

Road

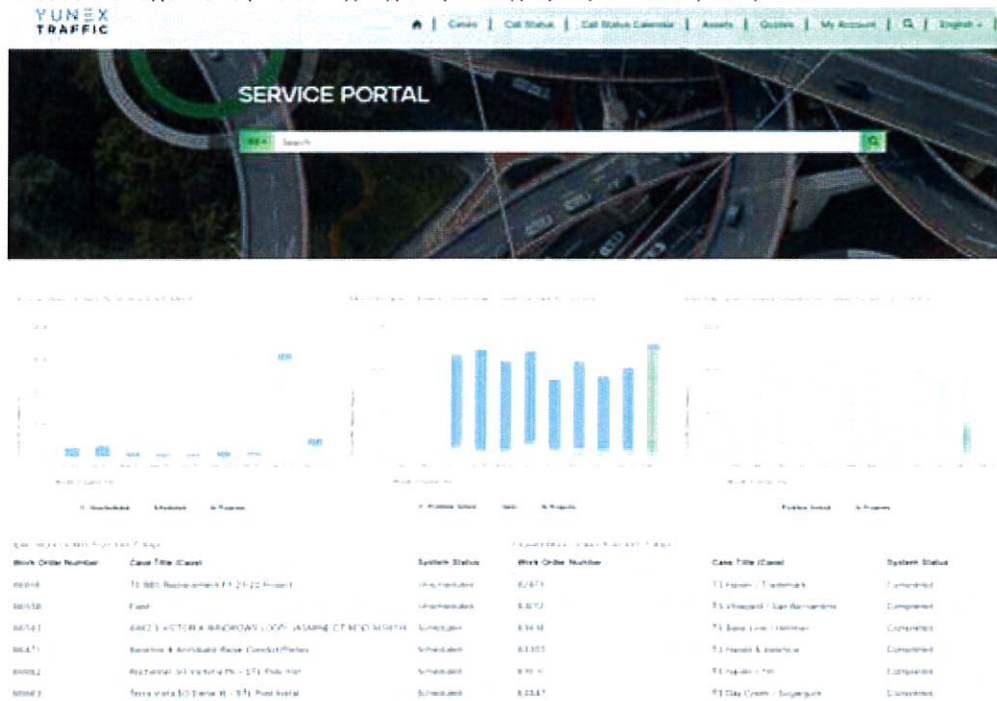
Map showing location: Elm Avenue Rancho Cucamonga CA 91730 United States

Save Save & Close Close Booking More

Customer Portal

The SBP Customer Portal gives our customers access to:

- Monitor real-time status of routine maintenance and service calls.
- Location history (sort/filter by date, location, call type, etc.).
- Overall historical maintenance and repair data.
- Real-time equipment inventories, maps, and event reporting.
- Asset management (including digital photographs, GIS data, etc.).



SBP Customer Service - Work Order Details

Portal - All Work Orders

Search Work Order

Work Order Number	Case Title (Case)	Priority	System Status	Customer Asset	SAP Service Order Number
66347	S/H HANGING BY WIRES	Normal	Completed	TS Hermosa / Feron	005004285877
66367	ROCHESTER / VPL NB POLE KD	Normal	Completed	Street Light - Generic 2600117715	005004285897
66375	SB ISNS HANGING	Normal	Completed	TS Foothill / Etiwanda	005004285906
66402	NWC NB L/T 10' GRN B/O	Normal	Completed	TS Arrow / Vineyard	005004285934
66412	FLASH	Normal	Completed	TS Base Line / Rochester	005004285944
66471	Baseline & Archibald-Raise Conduit/Pedes	Low	In Progress	TS Base Line / Rochester	005004285944
66517	Flash	High	In Progress	TS Base Line / Rochester	005004285944
66551	SB OH green stuck on	High	In Progress	TS Base Line / Rochester	005004285944
66553	Check WB detection	High	In Progress	TS Base Line / Rochester	005004285944
66558	Flash	High	In Progress	TS Base Line / Rochester	005004285944

Work Order Details

Work Order Number

66558

Created On

11/14/2022 10:58 PM

System Status

In Progress

Case

Flash

Customer Asset

TS Base Line / Rochester

Work Order Type

Emergency Repair

Customer

City of San Diego

Work Order Details

Work Order Description

Flash

Work Order Details

Flash

Work Order Details

Flash

Yunex is more than willing to provide a training session on SBP and our Customer Portal to any city employees that are interested.

Tracking as Related to Invoicing

In addition to our Customer Portal, you will receive a monthly detailed billing report with each invoice that lists labor and equipment hours billed for each service order.

TS B - Merrill / Bloomington / Riverside					
Date Completed: Fri, MAR/18/2016 01:00		Work Order #: 5002764108 Debit Memo Req. 3801177197			
Description: NEC POLE KD * CALLER: PD					
Response: REMOVED DAMAGED EQUIPMENT. DRILLED & INSTALLED NEW 1D POLE, TV2T, TWO 3 SEC. PV HEAD S WITH ARROW LENSES, 2 R, 2 Y & 2 G PV LEDS, COUNT-DOWN COMBO M8 LED. RE-USED PEDHEAD & PPB ASSY. REPLACED PPB AND DIRECTIONAL PLATE. OLD S/H WEREN'T PROGRAM. WILL FOLOW UP WITH BALL LENSES & PROGRAM S/H'S IF CITY WANT THEM PROGRAMMED.					
Item:	Qty and Unit Cost	Extra Charges	Routine Maint.		
ELECTRICIAN (RT)	12.000 H @ per H	\$	\$ 0.00		
ELECTRICIAN (OT)	8.000 H @ per H	\$	\$ 0.00		
ELECTRICIAN (PT)	6.000 H @ per H	\$	\$ 0.00		
SERVICE BUCKET TRUCK	26.000 H @ per H	\$	\$ 0.00		
MATERIALS	1 PC @ per PC	\$	\$ 0.00		
	Visit Total	\$	\$ 0.00		
	Total	\$	\$ 0.00		\$

4. Resumes

Project Manager

If **re-selected**, Joshua Ferras **would continue to be** the Project Manager servicing the City of Compton. Joshua, his Project Coordinator, Adrienne Carucci, the Maintenance Field Supervisor, Fred Molina, and the Construction Field Supervisor, Christopher Slocum will be responsible for maintaining communication with the city regarding daily operation and maintenance of all traffic signal equipment. Our account management team/field staff will work closely with you/your team to ensure that all your requests are being effectively addressed.

Joshua Ferras

Project Manager



 joshua.ferras@yunextraffic.com

EXPERTISE

- Project Management
- ITS Maintenance and Repair
- Traffic Signal / Streetlighting Maintenance, Repair, and Construction

CERTIFICATIONS

- IMSA Work Zone Safety
- IMSA Level I, II, Certified Traffic Signal Technician
- NEC Certified (Cert. No. 155125, exp. 08/03/2027)
- Corning "Certified Fiber Installer"
- Trench & Excavation Safety
- OSHA 10 & 30
- Lead & Asbestos Safety

EXPERIENCE

- Siemens/Yunex Traffic: 4 years
- Industry: 16 years

PROFILE

Josh has over 16 years of experience in the Intelligent Transportation Systems industry related to the installation of traffic signals, streetlights, and fiber optic communication in both new construction applications and existing modifications. He has served as a Transportation Systems Journeyman Electrician, Foreman, General Foreman, and Superintendent. Josh is well versed in managing construction projects from simple traffic signal modifications to more complex design build or value engineering applications.

RELEVANT EXPERIENCE

Responsible for Management for various types of ITS projects and Traffic Signal / Streetlighting Maintenance contracts in Southern California.

Project Manager – 2021 to Present
Yunex Traffic

Project Manager – 2020 to 2021
Siemens

Superintendent – 2018 to 2019
Crosstown Electrical & Data, Inc.

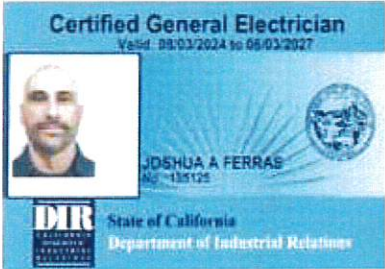
General Foreman / Field Foreman – 2014 to 2018
Crosstown Electrical & Data, Inc

ITS Electrician / Apprentice – 2008 to 2014
Crosstown Electrical & Data, Inc

Certifications

Full size certifications can/will be provided upon request.





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Project Coordinator

Adrienne Carucci

Project Coordinator

YUNEX
TRAFFIC



 adrienne.carucci@yunextraffic.com

EXPERTISE

- Traffic Signal Maintenance and Repair
- ITS Maintenance and Repair

CERTIFICATIONS

- NEMA Contoller Certification

EXPERIENCE

- Siemens/Yunex Traffic: 2 years
- Industry: 9 years

PROFILE

Adrienne has over 11 years of experience in the traffic signal industry in relation to the maintenance of traffic signals and streetlights. She has served as a traffic signal Journeyman Electrician for numerous cities in Los Angeles County. Adrienne is well versed in the operations and components of traffic signals equipment.

RELEVANT EXPERIENCE

Responsible for day-to-day coordination, dispatching, customer billing, and support for the Project Manager and the Field Technicians with all other topics.

Project Coordinator – 2022 to Present
Yunex Traffic

Traffic Signal Electrician – 2001 to 2008
Peek / Signal Maintenance Inc. / Republic Electric

Certifications

Full size certifications can/will be provided upon request.

Field Supervisors

Fred Molina

Maintenance Field Supervisor

YUNEX
TRAFFIC
 fred.molina@yunextraffic.com
EXPERTISE

- Traffic Signal and Streetlight Maintenance and Repair
- ITS Maintenance and Repair

CERTIFICATIONS

- IMSA Work Zone Safety
- IMSA Level I, II, III Certified Traffic Signal Technician

EXPERIENCE

- Siemens/Yunex Traffic: 5 years
- Industry: 34 years

PROFILE

Fred has 34 years of experience in traffic signal and street lighting maintenance, with extensive experience on all types of systems. He is extremely knowledgeable with all field elements including, but not limited to construction, modifications, installations, maintenance, troubleshooting, and repairs to both traffic signal and street lighting systems. Fred will be responsible for supporting the Project Management Team with monitoring maintenance field activities, site inspections, and scheduling/supervision of maintenance technicians.

RELEVANT EXPERIENCE

Responsible for managing traffic signal, streetlight, and ITS maintenance projects and personnel in Southern California.

Maintenance Field Supervisor – 2021 to Present
Yunex Traffic

Maintenance Field Supervisor – 2019 to 2021
Siemens

Traffic Signal and Street Lighting Technician / Inspector – 2006 to 2019
City of Corona

Technician / Construction Foreman / Area Supervisor – 2001 to 2006
Republic Electric

Construction Foreman – 1990 to 2001
Computer Service Company

Certifications

Full size certifications can/will be provided upon request.



Christopher Slocum

Construction Field Supervisor

YUNEX
TRAFFIC
 christopher.slocum@yunextraffic.com
EXPERTISE

- Traffic Signal and Streetlighting Maintenance, Repair, and Construction
- ITS Maintenance, Repair, and Construction

CERTIFICATIONS

- IMSA Work Zone Safety
- NEC Certified (Cert. No. 107504, exp. 09/21/2027)

EXPERIENCE

- Siemens/Yunex Traffic: 13 years
- Industry: 30 years

PROFILE

Chris has more than 30 years of experience with all aspects of streetlight and traffic signal maintenance, repair, and construction. He has worked in many capacities, such as Groundsman, Electrician, Foreman, and Superintendent. Chris is well-versed in managing construction projects from simple traffic signal modifications to complete turnkey traffic signal system installations. Chris will be responsible for monitoring all field work and scheduling utility crews and extraordinary repairs.

RELEVANT EXPERIENCE

Responsible for managing traffic signal, streetlight, and ITS construction projects and personnel in Southern California.

Construction Field Supervisor – 2021 to Present
Yunex Traffic

Construction Field Supervisor – 2011 to 2021
Siemens

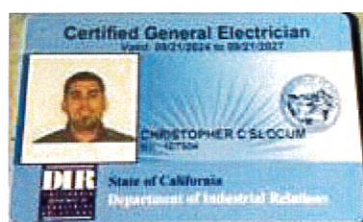
Superintendent – 2006 to 2011
Moore Electric

Construction Foreman/Inspector – 2001 to 2006
Moore Electric

Journeyman Electrician – 1994-2001
Moore Electric

Certifications

Full size certifications can/will be provided upon request.



Traffic Signal Technicians

Gerardo Anguiano

Traffic Signal Technician

YUNEX
TRAFFIC
 gerardo.anguiano@yunextraffic.com

EXPERTISE

- Traffic Signal Maintenance and Repair
- ITS Maintenance and Repair

CERTIFICATIONS

- IMSA Work Zone Safety
- IMSA Level I, II, III Certified Traffic Signal Senior Field Technician
- IMSA Traffic Signal Inspector
- NEC Certified (Cert. No. 114965, exp. 05/25/2027)
- Econolite ASC3 Controller Certified
- Econolite Autoscope Certified
- ATSI CMU/MMU Test Equipment Certified
- Bucket Truck Certified

EXPERIENCE

- Siemens/Yunex Traffic: 23 years
- Industry: 23 years

PROFILE

Gerardo has 23 years of experience in traffic signal maintenance, with extensive experience on all types of systems. He is extremely knowledgeable with video detection, telemetry, communications and all other aspects of traffic signal and streetlight maintenance as well as troubleshooting.

RELEVANT EXPERIENCE

Responsible for ongoing daily ITS, traffic signal and streetlight maintenance, repair, and installation in Southern California.

Traffic Signal Technician – 2021 to Present
Yunex Traffic

Traffic Signal Technician – 2010 to 2021
Siemens

Traffic Signal Technician – 2004 to 2010
Republic ITS (acquired by Siemens in 2010)

Traffic Signal Technician – 2001 to 2004
Signal Maintenance, Inc. (acquired by Republic in 2004)

Certifications

Full size certifications can/will be provided upon request.



Michael Ortega

Traffic Signal Technician

YUNEX
TRAFFIC
 michael.ortega@yunextraffic.com
EXPERTISE

- Traffic Signal Maintenance and Repair
- ITS Maintenance and Repair

CERTIFICATIONS

- IMSA Work Zone Safety
- IMSA Level I, II, III Certified Traffic Signal Senior Field Technician
- ATSI CMU/MMU Test Equipment Certified
- Bucket Truck Certified

EXPERIENCE

- Siemens/Yunex Traffic: 23 years
- Industry: 23 years

PROFILE

Mike has over 23 years of experience with all facets of traffic signal maintenance and repair. He is extremely knowledgeable with all traffic signal control equipment, specifically 170/2070 controllers and BiTrans /LACO software systems. Mike also has a vast understanding of the field elements such as traffic signal wiring, loop detection, video detection, emergency vehicle and railroad preemption, etc.

RELEVANT EXPERIENCE

Responsible for ongoing daily ITS, traffic signal and streetlight maintenance, repair, and installation in Southern California.

Traffic Signal Technician – 2021 to Present
Yunex Traffic

Traffic Signal Technician – 2010 to 2021
Siemens

Traffic Signal Specialist – 2004 to 2010
Republic ITS (acquired by Siemens in 2010)

Traffic Signal Technician – 2001 to 2004
Signal Maintenance, Inc. (acquired by Republic ITS in 2004)

Certifications

Full size certifications can/will be provided upon request.



Street Light Technician

Son Le

Streetlight Technician / Electrician

YUNEX
TRAFFIC
 son.le@yunextraffic.com

EXPERTISE

- Streetlight Maintenance, Repair, and Construction
- ITS Maintenance and Repair

CERTIFICATIONS

- IMSA Work Zone Safety
- IMSA Level I, II, III Certified Traffic Signal Field Technician
- NEC Certified (Cert. No. 121050, exp. 03/07/2027)
- OSHA Certified
- Bucket Truck Certified

EXPERIENCE

- Siemens/Yunex Traffic: 14 years
- Industry: 35 years

PROFILE

Sonny has over 35 years of experience in streetlight and traffic signal maintenance, with extensive experience on all types of systems, such as Series streetlight circuits (6.6) and the more modern Multiple circuits. He is extremely knowledgeable with all aspects of streetlight maintenance, troubleshooting, and construction.

RELEVANT EXPERIENCE

Streetlight Technician – 2021 to Present
Yunex Traffic

Streetlight Technician – 2010 to 2021
Siemens

Streetlight Technician – 2004 to 2010
Republic ITS

Streetlight Technician – 1989 to 2004
Signal Maintenance, Inc.

Certifications

Full size certifications can/will be provided upon request.



Fiber Optic Technician

Charles Hamilton

Fiber Optic Splicer / Wireless / Fiber Integration

YUNEX
TRAFFIC
 charles.hamilton@yunextraffic.com

EXPERTISE

- Fiber Optic Maintenance, Repair, and Installation
- Iteris Maintenance, Repair, and Installation

CERTIFICATIONS

- Corning "Certified Fiber Installer"
- Electric Vehicle Infrastructure Program (EVITP)
- Iteris Certified Installer – Level I
- Concrete cutting and coring
- Fabricator – TIG & MIG

EXPERIENCE

- Siemens/Yunex Traffic: 3 years
- Industry: 17 years

PROFILE

Charles has over 17 years of experience with all facets of fiber optic maintenance/repair. He is extremely knowledgeable with fiber splicing, testing, and troubleshooting of fiber optic networks. Charles has completed complete fiber backbones of up to 432 SMFO, FDU's, and Fiber PON cabinets. Charles has extensive history with Corning, CommScope, and Coyote product lines. Charles also has training/experience in VDS / CCTV cameras.

RELEVANT EXPERIENCE

Fiber Optic Splicer / Wireless / Fiber Integration – 2021 to Present
Yunex Traffic

Fiber Optic Splicer / Wireless / Fiber Integration – 2019 to 2021
Elecnor Belco

TV / Internet / VOIP Technician – 2007 to 2019
AT&T

Certifications

- Corning "Certified Fiber Installer"
- Electric Vehicle Infrastructure Program (EVITP)
- Iteris Certified Installer – Level I
- Concrete cutting and coring
- Fabricator – TIG & MIG



In-House Specialist / Engineering Technician / Lab Manager

Minh Tran

Engineering Technician / Lab Manager





minh.tran@yunextraffic.com

EXPERTISE

- Repair of traffic signal and ITS equipment
- Testing and certification of traffic signal cabinets

CERTIFICATIONS

- IMSA Work Zone Safety
- IMSA Level I, II, III Certified Traffic Signal Senior Field Technician
- NEC Certified (Cert. No. 118210, exp. 11/29/2027)
- Econalite ASC3 Controller Certified
- Econalite Autoscape Certified
- ATSI CMU/MMU Test Equipment Certified

EXPERIENCE

- Siemens/Yunex Traffic: 23 years
- Industry: 37 years

PROFILE

Minh has over 37 years of experience in the traffic signal systems industry. Minh provides technical support assistance for our Traffic Signal Technicians and is responsible for our local test and repair laboratory. Minh also has extensive knowledge in the installation, diagnosis, and repair of CMS and CCTV systems, and is proficient with fiber optics terminating, splicing, and testing. Minh also received an associate degree in Electrical Engineering from Cal State Fullerton.

RELEVANT EXPERIENCE

Responsible for our local test and repair laboratory, which includes the testing and certification of new traffic signal cabinets.

Engineering Technician – 2021 to Present
Yunex Traffic

Engineering Technician – 2010 to 2021
Siemens

Engineering Technician – 2006 to 2010
Republic ITS (acquired by Siemens in 2010)

Foreman/Senior Traffic Signal Technician – 2001 to 2006
Republic ITS

Traffic Signal Maintenance Supervisor – 1987 to 2001
Computer Service Company

Certifications

Full size certifications can/will be provided upon request





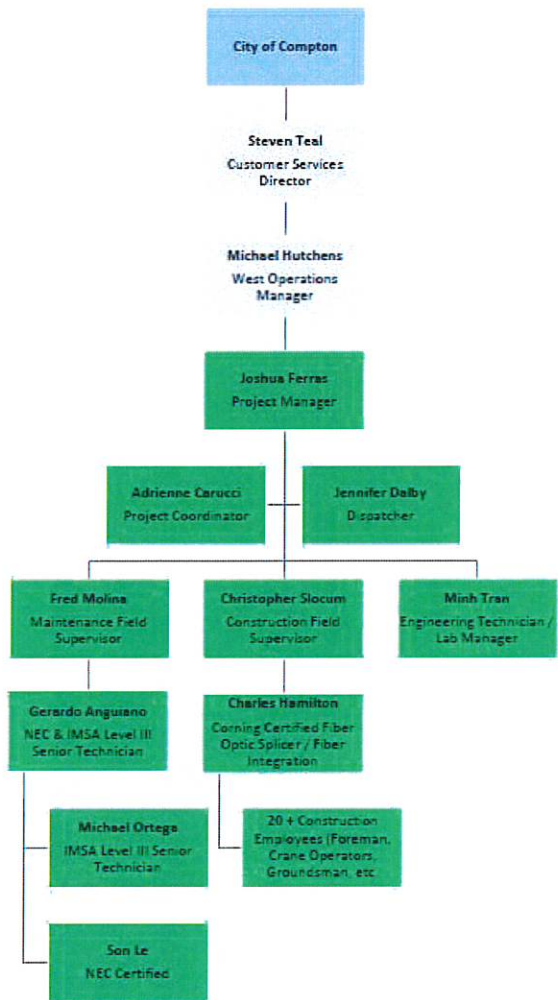

Staff Availability

All staff members listed are **currently working on this contract**; therefore, they have the knowledge, experience, availability, and bandwidth **to continue** successfully managing this contract for the City of Compton for its entire duration.

Subcontractors

All services outlined in the RFP will be provided and performed by Yunex Traffic as the Prime Contractor. With that stated, we at Yunex do maintain relationships with numerous specialty contractors throughout the industry to be able to respond to our customers needed as a complete one-stop solution for all things traffic signal, streetlight, and fiber-optic related. Should the need for a subcontract arise, we will immediately notify our City Representative prior to utilizing them.

Organization Chart



Yunex Traffic has 30+ additional technicians (mostly IMSA Level III Certified) located in Los Angeles, Ventura, Orange, Riverside, San Bernardino, and San Diego areas. We also employ over 25+ key construction personnel for major repairs. These include **certified crane operators**, dedicated utility locators for (USA) Dig Alert Service, Corning certified **fiber optic** technicians, and our own **in-house** loop crew.

EXHIBIT A
FLAT RATE MAINTENANCE SCHEDULE

The contractor shall perform the following preventative maintenance tasks at a flat rate per intersection:

	<u>RATE</u>	<u>UNIT</u>	Monthly X 111 Traffic Signals: \$9,768.00
Traffic Signal Maintenance	<u>\$88.00</u>	Each per Month	

*Includes the cost of travel time, materials, labor, and vehicles.

USA Dig Alert Services – Flat Rate	<u>\$165.00</u>	Each per occurrence
------------------------------------	-----------------	---------------------

Emergency knock-down and/or Unscheduled Maintenance provided on an on-call basis shall be compensated based on the prices provided in EXHIBIT “C”

“Extra work” will require an approved proposal.

The City will compensate Contractor for the services performed upon submission of a valid invoice. Each invoice shall include:

Line items for all the services provided and the amount of work done multiplied by the applicable rate.

Line items for all materials properly charged to the Services

Description of work completed including crew id, employees, location, type of work and manhours correlating to the activity report detailed in the Scope of Services Section E

A retention of five percent (5%) that shall be held from each payment as contract retention to be paid as part of the final payment upon satisfactory completion of Services.

The contractor will not engage in Unscheduled Extra Work without approval of the city.

Company: Yunex LLC

Signature: _____

Michael J. Hutchens, West Operations Manager

Date: 12/18/2024

EXHIBIT B
SCHEDULE OF
PERFORMANCE

Contractor to provide plan and schedules

- I. Contractor shall perform all services in a timely manner in accordance with the schedule provided for each assignment.
- II. The contract term duration is one (1) year, with the ability to extend the contract for two (2) additional one-year extensions.
- III. The exercise of any additional extension of term shall be at the sole discretion of the City.

Company: **Yunex LLC**

Signature: _____

Michael J. Hutchens, West Operations Manager

Date: **12/18/2024**

EXHIBIT C
UNSCHEDULED MAINTENANCE & KNOCK DOWN SERVICES

PRICE/COST SHEET

CONTRACTOR BILLING RATES for traffic signal equipment replacement and unscheduled maintenance services			
PERSONNEL	HOURLY RATE	OVERTIME RATE	DOUBLE TIME RATE*
Transportation System Electrician	\$ 169.00	\$ 211.00	\$ 254.00
Transportation System Technician	\$ 169.00	\$ 211.00	\$ 254.00
Transportation System Apprentice	\$ 121.00	\$ 171.00	\$ 171.00
Foreman	\$180.00	\$227.00	\$275.00
Groundsman	\$121.00	\$171.00	\$171.00
* California State Law shall determine when Overtime and Double Time periods start.			
UNSCHEDULED MAINTENANCE AND EQUIPMENT RATES for non-electrical work to complete traffic signal replacement and/or streetlight replacement			
<u>ITEM</u>	<u>RATE</u>		
Subcontractors **	Cost + 15%		
Materials **	Cost + 15%		
<u>EQUIPMENT</u>	<u>HOURLY RATE</u>		
Bucket Truck	\$ 35.00		
Utility Truck	\$ 32.00		
Compressor w/ tools	\$ 15.00		
Uninterrupted Power Supply	\$ 15.00		
Crane	\$ 65.00		
Dump Truck	\$32.00		
Arrowboard	\$15.00		
Concrete Saw	\$15.00		

Note: Any equipment used but not listed will be charged at local prevailing rental rates or cost plus 15% if contractor must rent.

* All labor and equipment rates are portal to portal.

** The City reserves the right to negotiate with the selected firm on the rates and fees included in this proposal.

Company: **Yunex LLC**

Signature: 

Michael J. Hutchens, West Operations Manager

Date: **12/18/2024**

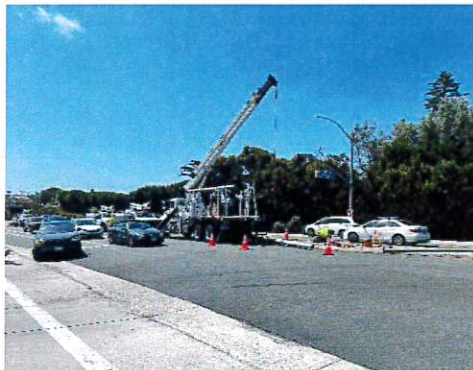
6. Equipment

Yunex Fleet #	YEAR	MAKE_DESC	MODEL_DESC	Unit Type
BT1601	2016	RAM	RAM CHASSIS 5500	Bucket Truck
BT1602	2016	RAM	RAM CHASSIS 5500	Bucket Truck
BT1603	2016	FORD	F450 SUPER DUTY	Bucket Truck
BT1605	2016	FORD	F550 SUPER DUTY	Bucket Truck
BT1606	2016	FORD	F450 SUPER DUTY	Bucket Truck
BT1701	2017	FORD	F550 SUPER DUTY	Bucket Truck
BT1703	2017	FORD	F550 SUPER DUTY	Bucket Truck
BT1704	2017	FORD	F550 SUPER DUTY	Bucket Truck
BT1705	2017	FORD	F550 SUPER DUTY	Bucket Truck
BT1706	2017	FORD	F550 SUPER DUTY	Bucket Truck
BT1707	2017	FORD	F550 SUPER DUTY	Bucket Truck
BT1708	2017	FORD	F550 SUPER DUTY	Bucket Truck
BT1709	2017	FORD	F550 SUPER DUTY	Bucket Truck
BT1710	2017	FORD	F550 SUPER DUTY	Bucket Truck
BT1801	2018	RAM	5500 CHASSIS CAB TRADESMA	Bucket Truck
BT1803	2018	FORD	SUPER DUTY F-550 DRW XL/X	Bucket Truck
BT1902	2019	FORD	SUPER DUTY F-450 DRW XL/X	Bucket Truck
BT1904	2019	FORD	SUPER DUTY F-550 DRW XL/X	Bucket Truck
BT1905	2019	FORD	SUPER DUTY F-550 DRW XL/X	Bucket Truck
BT1906	2019	FORD	SUPER DUTY F-550 DRW XL/X	Bucket Truck
BT1907	2019	FORD	SUPER DUTY F-550 DRW XL/X	Bucket Truck
BT1908	2019	FORD	SUPER DUTY F-550 DRW XL/X	Bucket Truck
BT1909	2019	FORD	SUPER DUTY F-550 DRW XL/X	Bucket Truck
BT1910	2019	FORD	SUPER DUTY F-550 DRW XL/X	Bucket Truck
BT1911	2019	FORD	SUPER DUTY F-550 DRW XL/X	Bucket Truck
BT1912	2019	FORD	SUPER DUTY F-550 DRW XL/X	Bucket Truck
BT1914	2019	FORD	SUPER DUTY F-550 DRW XL/X	Bucket Truck
BT1915	2019	FORD	F-550 CC REGULAR	Bucket Truck
BT1918	2019	FORD	F-550 CC REGULAR	Bucket Truck
BT1919	2019	FORD	F-550 CC REGULAR	Bucket Truck
BT1920	2019	FORD	F-550 CC REGULAR	Bucket Truck
BT1922	2019	FORD	F-550 CC REGULAR	Bucket Truck
BT1923	2019	FORD	F-550 CC REGULAR	Bucket Truck
BT2202	2022	FORD	SUPER DUTY F-550 DRW XL/X	Bucket Truck
BT2203	2022	FORD	SUPER DUTY F-550 DRW XL/X	Bucket Truck
BT2205	2022	FORD	F-550 CC REGULAR	Bucket Truck
BT2206	2022	FORD	F-550 CC REGULAR	Bucket Truck
BT2207	2022	FORD	F-550 CC REGULAR	Bucket Truck
BT2208	2022	FORD	F-550 CC REGULAR	Bucket Truck
BT2209	2022	FORD	F-550 CC REGULAR	Bucket Truck
CR1401	2014	FREIGHTLINER	108SD CONVENTIONAL CAB	Crane Truck
CR2001	2020	PETERBILT	520 6X4 LCF 58 BBC 164 WB	Crane Truck
CR2002	2020	PETERBILT	520 6X4 LCF 58 BBC 164 WB	Crane Truck
DV1601	2016	FORD	F-550 CC REGULAR CAB 60CA	Dump Truck
FB1702	2017	FORD	F-550 CC REGULAR CAB 60CA	Flat Bed (Delivery Truck)
PU1701	2017	CHEVROLET	COLORADO BASE/WT EXT CAB 6'BOX	Pickup
PU1801	2018	CHEVROLET	COLORADO BASE/WT EXT CAB 6'BOX	Pickup
PU1802	2018	FORD	F-250 SUPERCAB 6.75' BOX	Pickup
PU1901	2019	FORD	F-150 SUPERCREW 5.5' BOX	Pickup
PU1902	2019	FORD	F-150 SUPERCREW 5.5' BOX	Pickup
PU2001	2020	FORD	F-250 REGULAR CAB 8' BOX	Pickup
PU2002	2020	FORD	F-250 REGULAR CAB 8' BOX	Pickup
UT1101	2011	FORD	F-550 REG CAB C&C	Utility Body

UT1201	2012	FORD	F-550 Chassis	Utility Body
UT1701	2017	FORD	F-550 CC REGULAR CAB 60CA	Utility Body
UT1801	2018	FORD	F-250 SUPERCAB 6.75' BOX	Utility Body
UT1802	2018	FORD	F-350 CC SUPERCAB SRW 60 CA	Utility Body
UT1803	2018	FORD	F-350 Chassis	Utility Body
UT1804	2018	FORD	F-350 Chassis	Utility Body
UT1901	2019	FORD	F-350 Chassis	Utility Body
UT1902	2019	FORD	F-550 CC REGULAR CAB 60CA	Utility Body
VH1801	2018	TOYOTA	PRIUS TWO	Night Check Vehicle
VH2001	2020	TOYOTA	PRIUS LE AWD	Night Check Vehicle
VN1901	2019	FORD	TRANSIT CONNECT LWB XL SWING	Transit Van
VN1902	2019	FORD	TRANSIT CONNECT LWB XL SWING	Transit Van
VN1903	2019	FORD	TRANSIT CONNECT LWB XL SWING	Transit Van
AB0601	2006	Arrowboard, Towable	UTILITY TRAILER	Arrowboard, Towable
AB1401	2014	CMS, Towable	TRAIL KING TRAILER	CMS, Towable
AB1402	2014	CMS, Towable	TRAILER 6X12	CMS, Towable
AB2201	2022	Arrowboard, Towable	2022 CUSTOM 12X60 DRY W/GLASS	Arrowboard, Towable
AB2202	2022	Arrowboard, Towable	2022 CUSTOM 12X60 DRY W/GLASS	Arrowboard, Towable
AB2203	2022	Arrowboard, Towable	2022 CUSTOM 12X60 DRY W/GLASS	Arrowboard, Towable
AB2204	2022	Arrowboard, Towable	2022 CUSTOM 12X60 DRY W/GLASS	Arrowboard, Towable
AB2205	2022	Arrowboard, Towable	2022 CUSTOM 12X60 DRY W/GLASS	Arrowboard, Towable
AB2206	2022	Arrowboard, Towable	2022 CUSTOM 12X60 DRY W/GLASS	Arrowboard, Towable
AB9901	1999	Arrowboard, Towable	TRAILER	Arrowboard, Towable
AC0501	2005	Air Compressor, Towable	EQUIPMENT	Air Compressor, Towable
AC0701	2007	Air Compressor, Towable	TRAILER	Air Compressor, Towable
AC0801	2008	Air Compressor, Towable	TRAILER	Air Compressor, Towable
AC0802	2008	Air Compressor, Towable	TRAILER	Air Compressor, Towable
AC1201	2012	Air Compressor, Towable	TRAILER	Air Compressor, Towable
AC2201	2022	Air Compressor, Towable	2022 CUSTOM 12X60 DRY W/GLASS	Air Compressor, Towable
AC2202	2022	Air Compressor, Towable	2022 CUSTOM 12X60 DRY W/GLASS	Air Compressor, Towable
AC2203	2022	Air Compressor, Towable	2022 CUSTOM 12X60 DRY W/GLASS	Air Compressor, Towable
AC2204	2022	Air Compressor, Towable	2022 CUSTOM 12X60 DRY W/GLASS	Air Compressor, Towable
CM2101	2020	EQUIPMENT	TAYLOR-DUNN MX-600 MAINT EXPED	Concrete Mixer, Towable
CT0001	2000	TRAILER	TANDEM AXLE DRY FREIGHT VAN	Cable/Conductor Trailer
CT0701	2007	TRAILER	TRAILER	Cable/Conductor Trailer
CT8001	1980	EQUIPMENT	RESPONSE TRUCK	Cable/Conductor Trailer
DT2001	2020	TRAILER	BIG TEX 20' PINTLE UTILITY TAN	Dump Trailer
DT2101	2021	TRAILER	BIG TEX 20'VANGUARD 9.990 TAND	Dump Trailer
DT2102	2021	TRAILER	BIG TEX 20'VANGUARD 9.990 TAND	Dump Trailer
FL0501	2005	FORKLIFT	HYSTER FORKLIFT	Forklift
FL0502	2005	FORKLIFT	HYSTER FORKLIFT	Forklift
FL0503	2005	FORKLIFT	HYSTER LIFT TRUCK	Forklift
FL0601	2006	TRAILER	48' UTILITY	Utility Trailer
HM1201	2000	TRAILER	AG1000 WAGON	Hot Melt Machine, Towable
MX1801	2018	TRAILER	ALUMA ENCLOSED 6X10 SPORT SNGL	Mini Excavator
TR1801	2018	TRAILER	ALUMA ENCLOSED 6X10 SPORT SNGL	Utility Trailer
VT1001	2010	TRAILER	TRAILER	Vacuum, Towable

Yunex LLC recently took delivery of **17 new 2024 Dodge 3500 bucket trucks**, which will be replacing some of the older units listed above. Due to just receiving them, we are getting them into service and unfortunately could not update this list by the due date of this proposal.

Fleet/Equipment Pictures



7. Methodology / Scope of Work

It is our understanding that the City of Compton is seeking a qualified traffic signal maintenance firm to provide Traffic Signal and Streetlight Maintenance and Emergency Repair Services. The selected service company will be responsible for providing a continuing, comprehensive, routine, and extraordinary maintenance program for the City's equipment. The City's expectation is that the maintenance program will reduce the incidence of malfunctions, reduce complaints, promote safety, and proactively extend the longevity of the equipment, thus reducing the overall operating cost for the City's traffic signal and streetlight systems.



Our goal is always to exceed our customer's expectations. We have a broad range of experienced personnel including IMSA Level III Traffic Signal Maintenance personnel. The technicians assigned to this contract have **over 134 years of combined experience** managing and maintaining traffic signals, streetlights, fiber optic networks, and central systems.

Our in-house traffic signal laboratories (located in Riverside) provide a full range of technical services including complete controller/cabinet testing, repair, and conflict monitor testing/certification. Services for this contract include the provision of appropriately trained personnel and equipment necessary to perform maintenance activities as outlined in your RFP.

We understand that the general Scope of Work to be done consists of routine preventative maintenance and repair of your traffic signal and streetlight devices as well as general and emergency repairs of the same. These services will provide your city with safe and efficient operations. Yunex Traffic will have available and readily accessible, qualified personnel, tools, equipment, facilities, and material required to perform all work necessary for the maintenance of the City's traffic signal systems, as outlined in the Scope of Work and in compliance with current City and State standards.

Our Approach / Response Times

To be able to respond immediately to emergency calls, Yunex Traffic's field technicians are authorized to take their work vehicles home daily. All work vehicles are stocked with proper field equipment so he/she may sufficiently address most problems they encounter while responding.

Emergency response call outs and unscheduled repairs are initiated by calling our toll-free emergency phone number, **1-800-229-6090**. A live dispatcher will be available 24 hours a day, 7 days per week, 365 days per year. Our dispatcher will create a work order in our visual planning board and once the work order is released, it will immediately transfer to our technician's queue on their mobile device. As part of our quality control practice, our dispatcher will follow up with a phone call to our technician to confirm that he/she is in receipt of the call out/work order. For emergency calls, the technician will arrive at the site **within two (2) hours** to assess and correct the reported problem. Once the problem is corrected, the technician will inform the city of the repair actions.

Scope of Work

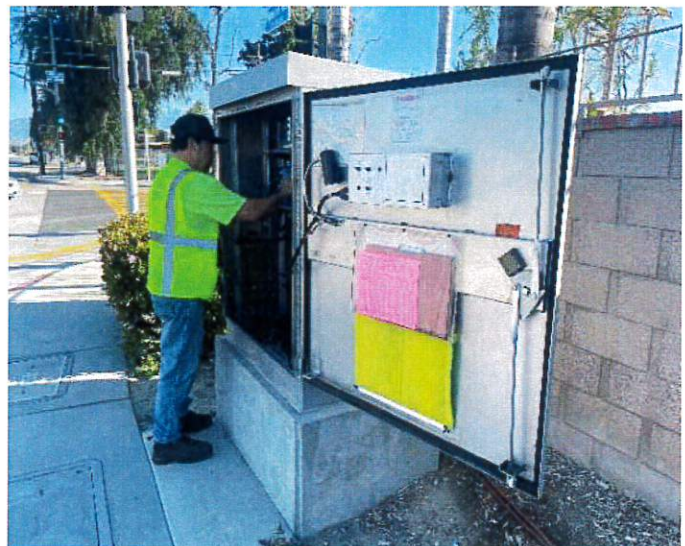
It is always the goal of Yunex Traffic to tailor our services around our customer's needs. We understand that throughout the term of a contract, those needs may change. We approach all our contracts with the same vision; build a partnership with the City's staff and work towards achieving common goals set forth through that partnership. We realize that this is an ever-evolving process and that is why we believe that the only successful route is through establishing common goals. This methodology and a commitment to service will be applied to every aspect of our services for the City of Compton.

Routine Maintenance

We will execute a comprehensive monthly routine maintenance program as outlined in the City's Scope of Work, as recommended by the manufacturer, and as listed below. Yunex Traffic will also maintain, at the same unit price, additional traffic signals and appurtenant devices as they are installed or become a part of the maintenance requirements of the city.

Yunex Traffic technicians will, at a minimum, perform the following tasks on the City's traffic signals monthly:

- Routine maintenance is typically scheduled by the technician as they are more aware of the geography of the area. He will take into consideration contract requirements and your preference when scheduling routine preventive maintenance.
- Once our technician arrives at the location, he will complete a job hazard analysis (JHA) determining any potential hazards at the location. Following the JHA, they will secure the area with proper traffic control as referenced in the most recent editions of the CAMUTCD and W.A.T.C.H. Handbooks and in accordance with the city's traffic control requirements.
- Our technician will clean and vacuum the controller and battery backup cabinets (if equipped) and ensure the cabinet vents are un-obstructed, the air filter is clean, properly inserted, and secure (air filters will be replaced semi-annually). During this process, your Yunex Traffic technician will perform the following checks inside the controller cabinet:
 - Confirm the controller cabinet is securely mounted to the foundation and inspect the seal for deterioration. Excessive dampness and plant/animal intrusion inside the controller cabinet will be reported to the city and repaired immediately.
 - Verify fan operation and ensure the thermostat is set to 96 degrees Fahrenheit and that there is sufficient airflow through the cabinet.
 - Inspect cabinet hardware (i.e., door gaskets, hinges, locks, etc.) for proper operation. All deficiencies will be repaired and reported to the city.



- Inspect electrical components (i.e., relays, load switches, equipment displays and indications, flasher(s), rack-mount detectors, harness/connectors, service connections, system telemetry, communications system, cabinet grounding, GFCI receptacles, terminal connections cabinet lights and switches, CMU (interlock) door switch, the police panel switches, etc.) for proper operation and adjust, as necessary. We will also verify proper operation of all equipment displays and cabinet/controller indicator lamps. Deficiencies that pose a safety concern will be corrected immediately.
- Semi-annually verify that controller software/firmware is up to date.
- Following the visual inspection, your Yunex Traffic technician will examine the functionality of the controller in relation to traffic at the intersection and confirm all phase and coordination timing is programmed correctly and is current based on the timing sheet located in the controller cabinet.
- In addition to monitoring phase actuation from vehicle/traffic, they will also confirm proper intersection cycling by manually placing vehicle and pedestrian calls on each phase through the cabinet test switches or the controller keypad to verify controller servicing of each phase.
- Yunex Traffic technicians will ensure your controller's date and time is correct and we will adjust all controller clocks within 48 hours of time changes related to Daylight Savings Time. This also includes confirming the correct date and time in all Conflict Monitor Units and Malfunction Management Units (CMU/MMU) during each visit.
- Your Yunex Traffic technician will check the controller log buffers and investigate any faults that may have surfaced since the last maintenance visit.
- CMU's/MMU's can be tested annually. Technicians will be ATSI CMU/MMU Test Equipment Certified. Individual test results will meet the city's documentation requirements and be available in each controller cabinet and an electronic file (USB) will be delivered to the city within 30 days after completing the testing. This test will also be documented on the routine maintenance log located in the controller cabinet. The cost for annual CMU/MMU testing will be billed on a time/material basis.
- The technician will confirm all detector loop cables are correctly identified, connected to the correct vehicle detector field terminals, and that a call is placed on the correct detector input, and that the input places a call on the correct controller phase. We will adjust or re-tune detector amplifiers and correct substandard splices, as necessary. Loops requiring re-seal or replacement will be documented and reported to the city immediately.
- If the intersection is equipped with video/radar detection our technician will verify that detection zones are properly structured. They will also verify proper camera operation by monitoring the vehicle call on the video processor unit and confirm that the calls are registering in the controller and actuating the correct phase in the controller. The technician will verify that detection system software has been properly updated. Semi-Annual Video Detection lens cleaning is included with Routine Maintenance.

Our technicians are extremely knowledgeable with the installation, handling, and testing of interconnect and **fiber optic** systems.

- If equipped, your Yunex Traffic technician will confirm operation of all preemption devices (i.e., railroad, emergency vehicle preemption (EVP), fire station preemption, etc.). EVP testing will be completed monthly and is included with routine monthly maintenance.
- If equipped, inspect CCTV cameras for correct operation. Check for damage to wiring or housing and clean lens. If requested, CCTV camera lens cleaning can be done on a time/material basis.
- The technician will also test your interconnect systems to maintain existing operation and will notify you of any deficiencies.
- If equipped, your Yunex Traffic technician will check the battery back-up systems / uninterruptible power supplies (UPS) including checking/logging the battery and load levels. In addition, we will confirm all battery connections to ensure they are clean and secure. We will report any batteries that require replacement immediately. All events and run time will be documented inside each controller cabinet. Semi-Annual testing by electrical bypass for proper operation is included with routine monthly maintenance.
- Yunex Traffic will perform a bi-monthly night check of safety lights/illuminated street name signs (IISNS) at all signalized intersections (if equipped). Our findings will be submitted to the city and required repairs will be made according to the Extraordinary Maintenance schedule. Monthly night checks are included with Routine Preventative Maintenance.
- Our technician will walk the intersection (clockwise and counterclockwise) and visually inspect all poles, signal heads, pedestrian signals, associated framework, and signal mounted signs for proper operation, alignment, and broken or missing parts. During this process, your Yunex Traffic technician will perform the following checks outside of the controller cabinet:
 - Depress all pedestrian push buttons and observe proper timing and display.
 - Visually inspect the loops for sufficient sealant or exposed loop wires.
 - Inspect pull boxes, pull box lids and hand-hole covers. Missing covers/lids will be replaced immediately.
 - Visually inspect all signal doors, back plates, and visors and confirm they are secure.
 - Remove unauthorized signs, stickers, and posters that can be easily removed from traffic signal poles and the controller cabinet. Graffiti will also be removed within twenty-four (24) hours of notification.
 - Prepare a list of locations where painting may be necessary, which will be submitted to the City for approval. Painting rates can be provided, if requested.
- The technician will lubricate cabinet door locks and padlocks quarterly, unless required sooner.
- Maintain a yearly inventory list of all equipment in the controller cabinet at each location. This list will also be updated electronically and provided to the city yearly in a Microsoft Excel spreadsheet, or as requested.



- Your Yunex Traffic technician will document all maintenance activities on the city approved Preventative Maintenance checklist, on the cabinet log, and in their mobile device which is wirelessly communicating to our maintenance server enabling our customers to view all progress in virtually real-time.

Extraordinary Services

In addition to the Preventative Maintenance program, we will provide other Extraordinary Services such as scheduled repairs, emergency response and technical support services to the City's traffic signal systems in accordance with City requirements and as listed below.

Our Extraordinary and Emergency Response Services include, but not limited to, the following services:

- Furnish and install replacement safety lights or illuminated street name signs.
- Downed signal heads, poles, signal on flash, signal blackout, burned out lamps, damaged controllers and cabinets, damaged illuminated street name signs, damaged inductive loops, sensing elements, pedestrian push buttons, electroliers, pedestrian signal heads, wiring, and other operational equipment related issues.
- Assisting the City for special events or for City construction projects, as necessary to implement revised traffic signal timing and phasing for changed traffic conditions. If requested, prepare punch list items, and follow through with city representative to ensure a successful completion. Perform overhead maintenance on traffic signals, safety lighting, street name and regulatory signs, video detection cameras, Opticom systems, and license plate reader (LPR) systems.
- Provide support for underground maintenance including conduit repair or replacement, wire inspection and installation, and interconnect installation.
- Repair, replace or otherwise render in good working order all defective parts of the traffic signal equipment with like make and model parts. Whenever equipment is removed, the city representative will be notified within twenty-four (24) hours.
- USA Dig Alert – Locating services using **in-house locators**.



- Yunex Traffic will respond to all **Underground Service Alert (USA)** requests/notices or at the request of city staff for the marking and protection of traffic signal underground facilities such as traffic signal and electrical conduits, interconnect facilities, loops, safety light conduits, and other appurtenant equipment which might conflict with other right-of-way construction or repairs. Our technicians are equipped and certified with the proper locating devices provided by Metrotech.

- **Fiber Optic** related maintenance services such as: Installation, splicing, terminations, troubleshooting, on-reel testing, and integration.



- **Signal Loop Replacement.** Yunex Traffic is the **only** maintenance provider who performs Loop replacements in-house.



Yunex Traffic will notify the City prior to any traffic signal deactivations that may be necessary to provide the required services. Traffic signal shutdowns will not be scheduled without the approval of an authorized representative of the City. Also, Yunex Traffic will not proceed with any extraordinary repairs without authorization from the city, unless it is a matter of public safety.

Spare Materials

Yunex Traffic has over \$1,500,000 in inventory locally and available to the City of Compton:

- 25+ – 2070 controllers from various manufacturers
- 25+ – NEMA controllers (such as Econolite ASC3, ASC2-S, Cobalt, etc.)
- 25 – 24VDC Power Supply
- 25+ – MMU/CMU's from various manufacturers
- 150 – Load Switches
- 60+ - Detectors
- 6 – Type P controller cabinets
- 3 – 332 controller cabinets
- 250+ – Replacement LED Lamps (Red/Yellow/Green) / LED pedestrian signals
- 50 – ADA compliant pedestrian activation buttons
- 25+ - Battery Backup Batteries (sizes/manufacturers vary)
- 25+ - Several types/sizes of Marbelite streetlight poles
- 20+ - Luminaire Mast Arms of various lengths
- 20+ – Luminaires of various manufactures and wattages
- 250+ - Photocells/shorting caps from various manufactures
- 50,000+ - Feet of various wire types



GENERAL

The Purchaser's attention is drawn to conditions 8, 9, 10 and 11, and where Yunex is installing, conditions 23 and 24.

1.

1.1 Definitions:

"Contract" means the contract between Yunex and the Purchaser which comprises the following: the Offer, these Terms and Conditions and the Purchaser's acceptance of the Offer (excluding any reference to terms or conditions on it). Each Offer and the Purchaser's acceptance shall give rise to a separate Contract. Each Contract forms the entire agreement between the parties, and no purported variation of the Contract (other than in accordance with condition 14.1 below) shall be effective unless agreed in writing and signed on behalf of each of the parties. For the avoidance of doubt, such effective variation forms part of the Contract.

"Contract Price" means the price (exc. VAT) in the Offer as may be amended in accordance with these Terms and Conditions.

"Offer" means Yunex's written specification of the work to be undertaken under the Contract including the price for such work.

"Purchaser" means the person to whom the Offer is addressed.

"Yunex" means Yunex LLC whose principal office is 9225 Bee Cave Road, Building B Suite 201, Austin, Texas 78732.

"Terms and Conditions" means the provisions of this document ("Yunex conditions of contract for technical services, supply, installation of equipment in the United States").

1.2 The Contract includes only the equipment, software and work specified in the Offer. Equipment and software is supplied for US use only and is not for export (or for re-export in the case of imported goods) unless otherwise agreed in accordance with condition 13.

2. INFORMATION TO BE PROVIDED BY THE PURCHASER

2.1 The Purchaser shall supply Yunex with the information necessary to perform the Contract, including but not limited to the delivery address to which equipment should be consigned and, where applicable, completed copies of the Yunex's data sheets. Yunex shall be entitled to rely on such information as true and correct.

2.2 The Purchaser shall specify the electrical power supply option.

2.3 Should the Purchaser fail to provide sufficient information in such time as to enable Yunex to proceed uninterrupted with the Contract, Yunex shall have the right to amend any of the times for performance and the Contract Price.

3. FITNESS FOR PURPOSE

The Purchaser warrants that performance data or equipment stipulated by it is sufficient and suitable for the performance of the Contract. Where the Purchaser has requested specific equipment manufactured by a third party, the Purchaser is deemed to have assessed this equipment as being appropriate for the proposed site, taking into account matters such as (but not limited to) the site's location and the nature of traffic in its vicinity.

4. DELIVERY

4.1 Yunex shall not be responsible for off-loading at the Purchaser's premises or the site. To the extent that Yunex's personnel assist in off-loading, they shall be deemed to be under the control of the Purchaser.

4.2 Unless the Purchaser has requested prior notification when the equipment is ready for dispatch, the equipment will be delivered following production and satisfactory completion of any pre-delivery testing.

4.3 If Yunex is unable to deliver the equipment within two weeks of it being ready for dispatch due to a reason within the control of the Purchaser or due to (i) any restrictions or embargoes regarding travel or the transportation of goods, (ii) lack of ability of freight carriers or closures or (iii) access restrictions affecting the Purchaser's site or premises, Yunex shall be entitled to arrange storage of the equipment and all arising charges for packing, storage, insurance, demurrage, additional carriage and any refurbishment or re-testing shall be payable by the Purchaser.

4.4 Delivery of equipment shall be on an Ex-Works basis (Incoterms 2020) unless otherwise agreed ("Delivery").

5. TITLE AND RISK

5.1 Risk in the equipment shall pass to the Purchaser on Delivery.

5.2 Subject to condition 12.3, title in the equipment ("title") shall pass to the Purchaser on payment of the entire Contract Price.

5.3 Until title passes to the Purchaser, the Purchaser shall hold the equipment as Yunex's fiduciary agent and bailee, and shall keep the equipment separate from that of the Purchaser and third parties and properly stored, identified and protected as Yunex's property.

5.4 Until title passes to the Purchaser (and provided that the equipment has not been resold) Yunex shall, without prejudice to any other rights it may have, have the right to immediate recovery of all of its equipment in the possession of the Purchaser. Yunex may enter the premises of the Purchaser and any of its servants or agents for the purpose of recovering its equipment until title passes.

5.5 Nothing in this condition restricts the Purchaser from selling or using the equipment in the ordinary course of its business, provided that if the Purchaser sells the equipment, it does so at a price constituting the full market value of the equipment and holds in a fiduciary capacity Yunex's proceeds from the sale (being

a sum equal to the purchase price of the equipment under the Contract) separately from the remaining proceeds of sale or otherwise.

5.6 Nothing in this condition alters the Purchaser's obligation to purchase the equipment.

6. SOFTWARE LICENSE

Yunex grants the Purchaser a non-exclusive, non-transferable license to use (but not to copy, translate, enhance, develop, modify or adapt) such software as is provided solely in conjunction with the equipment supplied pursuant to the Contract. Yunex may require the Purchaser to enter into a separate software license agreement in respect of such license.

7. PAYMENT

7.1 Prices and rates are net and exclude Value Added Tax which shall be added to the Contract Price at the rate prevailing at the date of Invoice.

7.2 Payment terms are one hundred percent of the Contract Price for supply (or pro rata for a portion) either on delivery of equipment to the delivery address or two weeks after the equipment is ready for despatch if condition 4.3 applies.

7.3 Subject to condition 7.5, Payment shall be made within 30 days from the issue of Yunex's invoice.

7.4 If the payment of any sum under the Contract is delayed beyond its due date, Yunex reserves the right to charge interest at the statutory rate available.

7.5 Yunex shall have the right to determine terms of credit and the Purchaser's credit limit. Yunex reserves the right to reduce the payment period in condition 7.3 (including to require up-front payment) where it deems that the Purchaser's credit rating makes this expedient.

7.6 If any payment is overdue in relation to the Contract or any other contract between the parties, or if the Purchaser exceeds its credit limit, Yunex may suspend delivery of equipment and/or services under the Contract and any other contract between the parties. Should any payment under the Contract be overdue by more than sixty days, then Yunex shall be entitled to treat such delay as a material breach on by the Purchaser and (without prejudice to any other right or remedy it may have) may terminate the Contract with immediate effect by giving written notice to the Purchaser.

8. DEFECTS LIABILITY

8.1 Subject to condition 8.4 the defects liability period for equipment supplied under the Contract without installation shall be twelve months from the date the equipment is delivered or, in the event Yunex is unable to deliver in accordance with condition 4.3, eighteen months from the date the equipment is ready for despatch (whichever period expires earlier).

8.2 Yunex will make good defects which appear within the defects liability period, by (at its option) repair or replacement or modification, provided the defect has occurred in equipment properly installed and used for the agreed purpose, and the defect arises solely from faulty design (other than a design made, furnished or specified by the Purchaser), materials or workmanship in the equipment and provided further that defective parts have been returned carriage paid to Yunex if so required.

8.3 Yunex shall not be liable to make good defects arising from installation or repairs undertaken by the Purchaser or any third party unless previously agreed in writing by Yunex.

8.4 If, at the request of the Purchaser, Yunex supplies equipment manufactured by a third party, Yunex shall (to the extent possible under Yunex's contract with that third party) transfer to the Purchaser any warranty given to Yunex by the third party in respect of that equipment. Yunex obligations pursuant to this condition shall be in lieu of its obligations under condition 8.1 and 8.2.

8.5 Yunex's liability under this condition 8 shall be in lieu of any warranty or condition implied by law as to the quality or fitness for any particular purpose of the equipment or software and, save as provided in this condition 8, Yunex shall not be under any liability whatsoever in respect of defects in equipment.

9. LIABILITY FOR DELAY

9.1 Any times quoted for delivery run from receipt by Yunex of a written order to proceed in accordance with the Offer and all the information necessary to enable Yunex to proceed uninterrupted with the Contract. Any time described as an estimate shall not be construed as a fixed time quoted for the purpose of this condition. The time shall be extended by a reasonable period if delay in delivery is caused by:

- Instructions or lack of instructions from the Purchaser
- Industrial dispute
- Plant or fabrication facilities are damaged by fire, lightning, explosion, storm, tempest, flood, bursting or overflowing of water tanks apparatus or pipes, earthquake, aircraft and other aerial devices or articles dropped from them.
- War, hostilities, invasion, act of foreign enemies, or civil war
- Industrial action delays Yunex providing the works.
- Any other circumstance which an experienced contractor would have judged at the date of the Offer to have such a small chance of occurring that it would have been unreasonable for them to have allowed for it.

9.2 If Yunex fails for reasons within the control of Yunex to deliver within a fixed time quoted in the Contract for delivery or completion (or any agreed extension thereof) and such failure causes the Purchaser loss, Yunex shall be liable for such loss in damages capped for each complete week of delay at 1% of the price of those items supplied under the Contract which cannot in consequence of the delay be put to the use intended. The maximum liability of Yunex under this clause shall be 10% of such price. Such payment shall be in full satisfaction of Yunex's liability for delay.

10 LIABILITY FOR ACCIDENTS AND DAMAGE

Whilst Yunex or its agents or sub-contractors are on site for the purposes of the Contract Yunex shall be liable for damage to the tangible property of the Purchaser or others occurring to the extent directly caused by the negligence of, or breach of statutory duty or breach of the Contract by Yunex or its sub-contractors or agents but not otherwise. Yunex shall fully satisfy its liability by making good the damage, subject always to condition 11 below.

11. LIMITATION OF LIABILITY

11.1 Notwithstanding anything contained herein, to the fullest extent permitted by law, Yunex's total liability to the Purchaser (including without limitation liability accepted by Yunex in conditions 8,9, 10 and 12 of these terms and conditions and damage caused by breach of the Contract, tort or breach of statutory duty on the part of Yunex or any of Yunex's subcontractors) shall not exceed the Contract Price.

11.5 Neither party shall be liable to the other by way of indemnity or by reason of any breach of the Contract or of statutory duty or in tort (including but not limited to negligence) for the following loss or damage however caused and even if foreseeable:

- (i) economic losses including, without limitation, loss of profits, losses arising from loss of business, contracts, data, revenues, goodwill, production and loss of anticipated savings of every description;
- (ii) loss arising from any claim made by any third party under any other contract which the Purchaser may have or may enter into; or
- (iii) indirect or consequential loss or damage whatsoever.

12. INTELLECTUAL PROPERTY RIGHTS AND CONFIDENTIALITY

12.1 Both parties shall keep confidential and not use nor disclose to any third party (save for the purpose of the Contract and then only in confidence) any document, know-how, software or other information supplied by the other party.

12.2 (i) In accordance with condition 12.1 above, disclosure of such information shall be a breach of the Contract notwithstanding that it was made in a request for information under the Freedom of Information Act ("the Act"), to the extent that such disclosure could be protected under the Act (being information provided in confidence or where disclosure of the information is likely to prejudice the other party's commercial interests). Information which Yunex regards as thus protected includes, without limitation: the Contract Price, information not in the public domain relating to Yunex's business and information relating to intellectual property rights and design.

(ii) The Purchaser shall inform Yunex if a third party makes a request under the Act for information relating to the Contract and shall not make any disclosure without first consulting Yunex. Yunex shall respond to the Purchaser in good time having regard to the time limits for disclosures under the Act.

(iii) Nothing in this condition shall prejudice to the right of Yunex to seek an injunction preventing the Purchaser from disclosing confidential information.

12.3 Notwithstanding condition 5.2, all intellectual property rights in any equipment, software or any other item supplied shall remain vested in Yunex or its licensor. Copyright in any information supplied by the Purchaser for the purposes of the Contract shall remain vested in the Purchaser. The rights to all intellectual property arising from the Contract shall vest in Yunex.

12.4 The Purchaser warrants that any design or instruction given by it shall not cause Yunex to infringe any intellectual property rights in the execution of the Contract.

12.5 Yunex warrants that the use, in the US, of items supplied by Yunex shall not infringe any intellectual property rights existing at the date of the Contract. This warranty does not extend to:

- (a) any infringement which is due to Yunex having followed a design or instruction furnished or given by the Purchaser, or
- (b) use of the equipment in a manner or for a purpose or in a foreign country not specified by or disclosed to Yunex, or
- (c) any infringement due to the use of such equipment in association with any other article or material not supplied by Yunex.

Yunex shall be liable for any breach of this warranty provided that the Purchaser gives Yunex the earliest possible notice in writing of any claim or action threatened or brought against it and allows Yunex at Yunex's own expense to conduct and settle all litigation and negotiations or settle the claim by technical circumvention or by acquisition of a licence. The Purchaser shall have no further rights than those prescribed in this condition 12.5.

13. EXPORT CONTROL

13.1 The Purchaser shall not export any equipment supplied under the Contract without the prior written consent of Yunex.

13.2 Notwithstanding condition 13.1 above, the Purchaser warrants, represents and undertakes that the equipment supplied or to be supplied under the Contract is not to be re-exported from the country of destination made known to Yunex and is to be used only for the intended application and will not be used for any military or illegal purpose. The Purchaser shall provide such additional declarations as Yunex may reasonably require to support this warranty, representation and undertaking. In the absence of any such declaration Yunex shall have the right to withhold delivery.

13.3 Notwithstanding condition 13.1 above, if Purchaser transfers goods (hardware and/or software and/or technology as well as corresponding documentation, regardless of the mode of provision) delivered by Yunex or works and services (including all kinds of technical support) performed by Yunex to a third party worldwide, Purchaser shall comply with all applicable national and international (re-) export control regulations. In any event Purchaser shall comply with the (re-) export

control regulations of the Federal Republic of Germany, of the European Union and of the United States of America.

13.4 If required to conduct export control checks, Purchaser, upon request by Yunex, shall promptly provide Yunex with all information pertaining to particular end customer, destination and intended use of goods, works and services provided by Yunex, as well as any export control restrictions existing.

13.5 Purchaser shall indemnify and hold harmless Yunex from and against any claim, proceeding, action, fine, loss, cost and damages arising out of or relating to any noncompliance with export control regulations by Purchaser, and Purchaser shall compensate Yunex for all losses and expenses resulting thereof, unless such noncompliance was not caused by fault of the Purchaser. This provision does not imply a change in burden of proof.

14. STATUTORY AND OTHER REGULATIONS

14.1 If the cost to Yunex of performing its obligations under the Contract shall be varied by reason of any law, order or regulation, the amount of such variation shall be added to or deducted from the Contract Price.

14.2 Yunex shall not be obligated to fulfil this agreement if such fulfilment is prevented by any impediments arising out of national or international foreign trade or customs requirements or any embargoes or other sanctions.

15. ASSIGNMENT

The Purchaser shall not assign the Contract without Yunex's prior written consent.

16. TERMINATION

If the Purchaser:

- materially breaches the Contract (and where remediable fails to rectify the breach within 21 days of a written notice identifying the breach and requiring its remedy);
- is subject to bankruptcy or liquidation;
- has a receiver or administrator appointed;
- is subject to a voluntary or involuntary arrangement;
- sets up meeting with creditors or managers or carries out or is affected by any similar action which means the Purchaser may be unable to pay its debts; or
- is subject to a change of control which Yunex considers acting reasonably is or could be detrimental to its business;

then without prejudice to any other rights or remedy Yunex may have, Yunex may terminate the Contract by written notice with immediate effect and shall be entitled to payment for work completed or in progress.

17. LEGAL CONSTRUCTION AND SEVERABILITY

17.1 The Contract shall be governed by and construed in accordance with Texas Law. Except where injunctive relief is sought, should any dispute arise out of the Contract the parties shall seek to settle it by negotiation before having recourse to the courts. Each of the parties submits for all purposes in connection with the Contract to the sole jurisdiction of the courts of Texas.

17.2 The conditions and sub-conditions of these Terms and Conditions and of each Contract are several, and to the extent that any provision is found by any court or competent authority to be invalid, unlawful or unenforceable in any jurisdiction, that provision shall be deemed not to be a part of the Contract, it shall not affect the enforceability of the remainder of the Contract, nor shall it affect the validity, lawfulness or enforceability of that provision in any other jurisdiction.

18. RIGHTS OF THIRD PARTIES

No person who is not a party to the Contract shall have any right to enforce any term of the Contract.

INSTALLATION

The following additions and amendments to conditions 1 to 18 shall apply when Yunex is responsible for equipment supply and installation.

19. SITE INSTALLATION BY YUNEX

Yunex will install, cable, connect up and bring the equipment into service subject to the provision by the Purchaser of the facilities detailed in condition 20.

Any electrical tests for completion of IEE inspection certificates will be carried out during cabling and equipment termination.

20. FACILITIES TO BE PROVIDED BY THE PURCHASER

20.1 The Purchaser shall provide uninterrupted access to the site for Yunex such that installation can be undertaken without interruption during normal weekday working hours (0830 to 1700 hours) unless otherwise agreed in writing before the scheduled start date.

20.2 Unless otherwise stated in the Offer, the Purchaser shall be responsible for all roadworks and civil works associated with the installation of the equipment, and in particular, except where specifically agreed in writing, shall provide the following facilities or work free of charge to Yunex as and when required for Yunex to proceed with installation without interruption:

- (a) issue of notices and wayleaves;
- (b) removal of obstructions and old equipment;
- (c) guarding, fencing, lighting and watching of work in progress;
- (d) provision and erection of temporary road signing;
- (e) provision of traffic control and any police attendance;

- (f) excavation and reinstatement of cable trenches;
- (g) items and services required for completion of the work and not specifically included in the Offer.

21. TESTS AND TAKEOVER

21.1 Subject to prior written agreement and payment of an additional charge Yunex will deliver equipment to a Yunex service center or other agreed delivery address and demonstrate to the Purchaser in standard factory acceptance tests prior to installation that the equipment operates in accordance with the agreed specification.

21.2 Following completion of installation Yunex will undertake, and the Purchaser may witness, standard site acceptance tests to demonstrate that the equipment operates in accordance with the agreed specification.

21.3 Condition 5.1 is replaced by: Takeover and transfer of risk shall be deemed to have occurred when the equipment has passed those site acceptance tests or when it has been put into use (whichever is the earlier).

21.4 Takeover shall not be delayed on account of additions or because of minor defects or omissions which do not materially affect the use of the equipment.

22. PAYMENT

22.1 Condition 7.2 is replaced by: Subject to condition 22.2 below, payment terms are:

- (i) eighty percent of the Contract Price for supply and installation (or pro rata for a portion) on either delivery of equipment to a Yunex's depot (or any other delivery address for storage agreed between the parties in writing) or two weeks after the equipment is ready for despatch if condition 4.3 applies, and
- (ii) twenty percent of the Contract Price for supply and installation (or pro rata for a portion) on takeover. In the event that Yunex is unable due to causes within the control of the Purchaser to deliver, install or test the equipment on-site then the Purchaser shall make the payment due on takeover within one calendar months from the expected date of takeover for the equipment.

22.2 Where Yunex anticipates the duration of the Contract performance to be 45 days or more, Yunex reserves the right to issue monthly invoices on a pro rata basis. Such invoices are to be paid within 30 days of issue by Yunex.

22.3 Condition 7.4 shall not apply if an effective notice to withhold has been issued by the Purchaser.

22.4 Condition 7.6 is replaced by: If any payment is overdue in relation to the Contract or any other contract between the parties, or if the Purchaser exceeds its credit limit Yunex shall have the right to suspend delivery of equipment and/or services under the Contract or any other contract between the parties, having given the Purchaser not less than seven (7) days' notice of intention to suspend performance.

23. DEFECTS LIABILITY

Condition 8.1 is replaced by: The defects liability period for equipment including installation on site shall be twelve months after takeover or, in the event Yunex is unable to deliver in accordance with condition 4.3 or is unable to complete installation due to causes within the control of the Purchaser eighteen months after the equipment is ready for dispatch (whichever period expires the earlier).

24. LIABILITY FOR DELAY

Condition 9.2 is replaced by: If Yunex fails, for reasons within the control of Yunex to complete the takeover tests by any fixed date agreed between Yunex and the Purchaser and set out in the Contract (or within any agreed extension thereof) and such failure causes the Purchaser loss, Yunex shall be liable for such loss in damages capped for each complete week of delay (for a maximum of 10 weeks) at 1% of the price of those items installed under the Contract which cannot in consequence of the delay be put to the use intended. Such payment shall be in full satisfaction of Yunex's liability under the Contract for delay.

25. EXTRA COST

Should Yunex incur extra cost owing to variation or to suspension of the work by the Purchaser's instructions or lack of instructions, interruptions, delays, overtime, unusual hours, mistakes or work for which Yunex is not responsible, a reasonable sum in respect of such extra cost as well as the cost incurred by keeping any men on the site after the date when their work on site would otherwise have been completed shall be added to and form part of the Contract Price and shall be paid for by the Purchaser accordingly.

DESIGN AND OTHER TECHNICAL SERVICES

In addition to conditions 1 to 7 and 9 to 18, the following conditions shall apply when Yunex is responsible for design or other technical services, in respect only of such services. Condition 8 shall not apply to such services.

26. SCOPE OF WORK

26.1 The scope of the work shall be as defined in the Offer.

26.2 Yunex shall exercise all reasonable skill, care and diligence in the discharge of the services to be performed by it. Save as specifically agreed in the Offer Yunex does not guarantee the achievement of any particular results or the attainment of any particular standard in the performance of the services. Any results or recommendations given in reports are correct to the best of Yunex's knowledge at the time of preparing the report and on the basis of the instructions and information provided by the Purchaser. Yunex accepts no liability for errors in results or

recommendations given based on or arising out of any such instructions and information.

27. PAYMENT

Payment terms are one hundred percent of the Contract Price for design or technical services on completion of those services or where Yunex anticipates the duration of the Contract to be more than one calendar month, Yunex reserves the right to issue monthly invoices in arrears for services provided during that month. The Purchaser shall pay invoices issued for design or other technical services within 30 days of issue by Yunex. Payment shall not be conditional upon any supply or installation requirements.

IMPACT OF COVID-19

The following conditions shall apply to all orders.

28. The Parties acknowledge that the situation regarding the COVID-19 pandemic ("COVID-19") is continuing to evolve and it is not possible at the date of the Contract to be sure of the eventual extent and impact of COVID-19 or its implications and consequences. In the event that the effects of COVID-19 impact the Contract including but not limited to:

- (a) the availability of Yunex's resources, including those of Yunex's suppliers or subcontractors; or
- (b) Yunex's ability to achieve the agreed plans, dates, milestones, costs, or to deliver the equipment or perform the services; or
- (c) either party's ability to perform its obligations under the Contract,

then the parties agree that they will jointly review and work to manage any impacts and acting reasonably seek to agree in good faith appropriate amendments to the Contract. The purpose of this review and any such amendments will be to determine how the parties can manage, provide for and mitigate any impacts of COVID-19. The parties agree that they shall be relieved from their obligations under the Contract to the extent the parties' ability to perform those obligations are affected by COVID-19 and any actions by any person, government or regulator in relation to COVID-19. In the case of Yunex, this shall include but not be limited to relief from any claims arising from any delay in meeting the delivery dates set out in the Contract as a result of COVID-19.

**DELEGATION OF APPROVAL AUTHORITY FROM
PRESIDENT & MANAGING DIRECTOR AND MANAGING DIRECTOR FINANCE**

YUNEX, LLC.

- A. The undersigned **Marshall Cheek, President & Managing Director** and **Dirk Rauber, Vice President & Managing Director Finance** of the Yunex, LLC (the "Corporation"), a limited liability company duly organized and existing under the laws of the State of Delaware, by virtue of the authority vested as President and Vice President to sign or countersign and otherwise execute in the name, or on behalf of the Corporation, any bids, projects, contracts, agreements and any certificates, affidavits or ancillary documents in connection therewith to the extent the foregoing instruments and are consistent with the limits of authority granted under LoA guidelines and grants of release for and on behalf of the Corporation, do hereby delegate to and acknowledge that the following person(s) may exercise such authority for and on our behalf up to \$3 million.

<u>AUTHORIZED SIGNATORIES</u>	
<u>Business Operations</u> <u>(Name/Position)</u>	<u>Finance/Central Support Function</u> <u>(Name/Position)</u>
EVP, Technology	

- B. It is further acknowledged that the following individuals are hereby authorized to sign or countersign and otherwise execute in the name, or on behalf of the Corporation, the same documents as referenced in paragraph A, up to and including a transactional limit of \$1,500,000. Any such delegation extends to but is limited to the same scope, documents and subject matter as referenced and granted in paragraph A, limited to the monetary amount stated in this paragraph.

<u>AUTHORIZED SIGNATORIES</u>	
<u>Business Operations</u> <u>(Position)</u>	<u>Finance/Central Support Function</u> <u>(Position)</u>
SVP, Solution Delivery	Manager, Procurement
Head of Projects	Commercial Manager, Products
Director, Field Services	Controller/Head of Accounting
V.P. Operations	Director of Finance, Solutions & Services

- C. It is further acknowledged that the following individuals are hereby authorized to sign or countersign and otherwise execute in the name, or on behalf of the Corporation, the same documents as referenced in paragraph A, up to and including a transactional limit of \$500,000. Any such delegation extends to but is limited to the same scope, documents and subject matter as referenced and granted in paragraph A, limited to the monetary amount stated in this paragraph.

<u>AUTHORIZED SIGNATORIES</u>	
<u>Business Operations</u> <u>(Position)</u>	<u>Finance/Central Support Function</u> <u>(Position)</u>
Operations Manager	Commercial Project Manager
Project Manager	Commercial Service Manager
Material Manager	
Technical Project Manager	
Director, Channel Partners	

Regional Manager, Field Services	
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- D. It is further acknowledged that the following individuals are hereby authorized to sign or countersign and otherwise execute in the name, or on behalf of the Corporation, the same documents as they are referenced in paragraph A, up to and including a transactional limit of \$100,000. Any such delegation extends to but is limited to the same scope, documents and subject matter as referenced and granted in paragraph A, limited to the monetary amount stated in this paragraph.

AUTHORIZED SIGNATORIES	
<u>Business Operations</u> (Name/Position)	<u>Finance/Central Support Function</u> (Name/Position)
Service Coordinator	Procurement Specialist
Sales/Account Manager	
Bid/Capture Manager	

- E. It is further acknowledged that each of the signatures of the persons referred to in paragraphs A, B, C, D, and E are binding upon the Corporation.
- F. Notwithstanding the delegated authorities outlined above, **no delegations identified herein shall apply to contracts which contain any of the following extraordinary non-standard terms:**
- a. Unlimited liability;
 - b. No waivers of consequential, indirect, incidental and punitive damages;
 - c. No waivers of implied warranties; or
 - d. Indemnification provisions which:
 - i. Are not limited to the extent of Yunex LLC's negligence or willful misconduct;
 - ii. Do not provide Yunex LLC with control over claim strategy, including choice of attorneys; or
 - iii. Do not limit the causes of action subject to indemnity to:
 1. bodily injury and property damage;
 2. intellectual property infringement; and
 3. breach of confidentiality.
- G. It is further acknowledged that any delegate's authority extends only to the scope and extent of the delegate's respective job responsibilities. For instance, a project manager's delegation extends only to the limits described herein and only to the project(s) for which the delegate has responsibility.
- H. It is further acknowledged that any document shall require the signature of two (2) of the above Authorized Signatories, one each from Business Operations and from Finance/Central Support Functions, whom shall have the requisite signature authority to be legally binding upon the Corporation.
- I. It is further acknowledged that each of the persons referred to herein is authorized to delegate such person's authority hereunder to additional members of his or her management team up to the limit of such person's delegation of authority, provided that such delegation is in written form signed by the delegator and filed with the Legal Department.
- J. It is further acknowledged that the Secretary or an Assistant Secretary of the Corporation is authorized to issue certifications attesting to the incumbency, authority and status of any of the persons referred to in this resolution.
- K. Any prior versions of this general Delegation of Authority policy are void.

IN WITNESS WHEREOF, we have hereunto subscribed our names and affixed the corporate seal of the said company, as of the 21st day of November 2024.

Cheek Marshall Digitally signed by Cheek
Marshall YU006894
Date: 2024.11.22 13:47:34
-06'00'

Marshall Cheek
President & Managing Director
Yunex, LLC.



Dirk Rauber
cn=Dirk Rauber, o=US, ou=Yunex LLC,
ou=Managing Director Finance/ CFO,
email=Dirk.Rauber@yunextraffic.com
11/22/24

Dirk Rauber
Vice President and Managing Director Finance
Yunex, LLC

CERTIFICATE

I, Pamela Brickner, certify that I am the Secretary of Yunex, LLC, that Marshall Cheek and Dirk Rauber who signed this agreement for this corporation, were then President and Managing Director USA and Vice President and Managing Director Finance USA of this corporation; and this agreement was duly signed for and on behalf of this limited liability company by authority of its governing body and within the scope of its corporate powers. Witness my hand and seal of this corporation on this 21st day of November, 2024.

By: _____



(CORPORATE SEAL)

Brickner Pamela z004fcd5d
cn=Brickner Pamela z004fcd5d, ou=Users,
email=pamela.brickner@yunextraffic.com
11/22/24



Driving a Higher Standard

Bear Electrical Solutions LLC

December 18th, 2024

City of Compton – Citywide Traffic
Signal and Street Light Maintenance
and Emergency
Response Services

December 18, 2024

City of Compton
City Clerks Office
205 S. Willowbrook Avenue
Compton CA, 90220



RE: Citywide Traffic Signal and Street Light Maintenance and Emergency Response Services

Dear Mr. Damion Timmons-

Bear Electrical Solutions (Bear) is interested in and committed to providing traffic signal maintenance services for the City of Compton; as such, we are excited to respond to your Request for Proposal.

Bear is a full-service electrical contractor specializing in traffic signal maintenance and emergency on-call services. Established in 2013, Bear has a proven customer base providing similar services to over 100 public municipalities throughout California.

This proposal response culminates our understanding of the RFP and discusses our company capabilities, resources, and working knowledge of systems employed by the City. This proposal also highlights the following key advantages of having Bear as the City's maintenance provider:

- We have 12 employees living within the required response times outlined by the City. These employees use mobile warehouse trucks to extend the reach of our main service yard located in Anaheim.
- Bear's executive, project, and field management staff have decades of experience in traffic signal operations and maintenance. Bear will work to provide guidance and best practice recommendations in a proactive manner to act as an extension of City staff.
- Bear has one of the best safety records in the industry, with no OSHA violations and a sub-0.65 EMR.
- Bear is a Southern California Edison-approved contractor capable of providing and coordinating any ancillary services relating to electrical systems.
- Bear provides comprehensive signal maintenance capabilities including a complete traffic signal laboratory located at our Anaheim office as well equipment and project resources on-hand that meets and exceeds the City's requirements for this project.

Please feel free to contact me should you have any questions. I am one of the Company officers authorized to negotiate a contract with the City.

Regards,

Bear Electrical Solutions, LLC

Robert Asuncion, TE

Vice President

robert@bear-electrical.com

📍 Company HQ: 1252 State Street, PO Box 924, Alviso, CA 95002 (408) 449-5178

📍 Offices: Sacramento, CA & Anaheim, CA

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1. OUR FIRM'S BACKGROUND

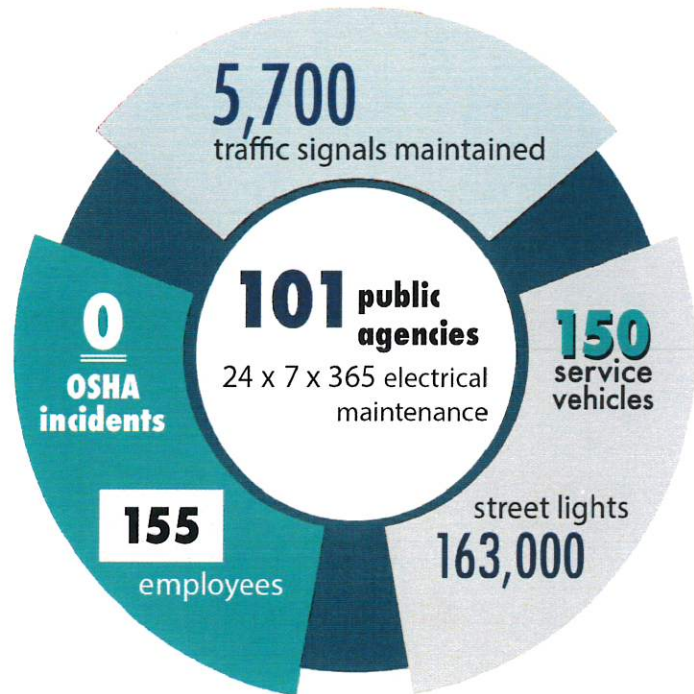


About Bear

Bear Electrical Solutions, LLC (Bear) is a privately-held limited liability company established in January 2013, specializes in delivering advanced transportation-related electrical and fiber optic solutions for the public agency market. As a subsidiary of MWE, Inc., a holding company with over 500 employees, Bear operates across California, Pennsylvania, Indiana, and Illinois.

Bear was founded with the singular purpose of becoming the trusted leader in transportation electrical. Our business has thrived and grown because of our ability to deliver the solutions that we promise, thus building confidence with our customers.

Today we are one of the few providers that can offer personalized and localized service, with the full-financial support and stability of a large corporation; the perfect combination for public agencies large and small.



The Perfect Combination:

1

Unlimited Resources:

Bear typically has on-hand the materials, equipment and personnel at one of our regional offices to support any size maintenance program. To help mitigate any risk for our agency customers, we also have access to unlimited capital through our larger holding company. Unlimited resources and powerful buying power have made Bear one of the most stable and viable long-term partners in the industry.

2

Local Support with Autonomy:

Our founders have 25+ years providing maintenance solutions to public agencies and understand that not all communities are the same, and not all maintenance programs are the same. Nor are the needs of a public agency 100% predictable or linear. We have structured our company into autonomous regional offices and people that can build personal relationships with our customers. We service each agency based on what our local employees know about their neighborhoods, and the needs of that community.

3

Extending Your Team Knowledge:

Our diverse team has the largest breadth of skills in the industry (from traffic engineers to financial experts and construction management). In addition, we work across our network of 8 offices in different states to ensure that we bring the latest trends and solutions to our customers. Our goal is to act as an extension of your team and help drive continuous improvement in your programs.

1. OUR FIRM'S BACKGROUND (CONT)



Industry Qualifications

Bear Electrical is qualified to meet and exceed the requirements outlined by the City of Compton.

- A** Class A – General Engineering
- C-10** Class C-10 – Electrical
- C-31** Class C-31 – Work Zone Traffic Control
- D-31** Class D-31 – Pole Installation and Maintenance



Certifications and affiliations

- Signatory to the International Brotherhood of Electrical Workers (IBEW), Laborers, Low Voltage, and Operators Union(s)
- Department of Industrial Relations (DIR) Certified & Registered (#1000002158)
- Southern California Edison approved electrical contractor
- United Contractors Association Member (UCON)
- Maintenance Superintendant Association (MSA) Sponsor
- Orange County Traffic Engineers Council (OCTEC) Member / Sponsor
- Institute of Traffic Engineer (ITE) Member / Sponsor
- International Municipal Signal Association – various certifications (employee certifications)



1. OUR FIRM'S BACKGROUND (CONT)



In addition to our focus on maintenance contracts, Bear is able to offer our maintenance customers the added advantage of having a full Construction and Underground division. We also operate a full test laboratory in our Anaheim warehouse that is available for use by any of our maintenance customers.



Construction & Underground

Over Bear's many years in business, we have learned that it is important and beneficial to have a dedicated construction and underground team available to support our maintenance customers. From directional boring new conduits to adding new interconnect, or performing a new signal upgrade, we have a dedicated team that can perform all the necessary tasks involved in a large construction project.



Cabinet /Controller Testing Services, Warehouse

Bear is proud to have a working independent test laboratory facility in our Anaheim warehouse. Built and designed by our in-house team, we test/certify/design any new controller cabinet, component, PLC, or network systems before field deployment. As a company focused on providing traffic signal maintenance services, we are truly independent when working with various intellectual property (IP) solutions (i.e., Controllers, Cabinets). IP manufacturers such as Econolite and McCain utilize our labs for independent testing.



2. EXPERIENCE



Bear is one of the most experience firms in the state of California with regards to providing municipal governments with traffic signal and streetlight maintenance. As proof point, below is a partial list of agencies the team has worked for within the past five years in the Southern California region.

Name and Address	Contact Name and Telephone Number	Type of Work
City of Monterey Park 320 West Newmark, Monterey Park, CA	Cesar Vega (626)307-1322	Traffic Signal Maintenance, Digalert
City of Cerritos 18125 Bloomfield, Cerritos, CA	Mary Anne Wozniak (562)407-2632	Traffic Signal Maintenance, Digalert
City of Stanton 7800 Katella Av, Stanton, CA	Joe Ames (714)890-4205	Traffic Signal Maintenance, Digalert
County of Orange 601 N. Ross St, Santa Ana, CA	Tony Le (714)245-4580	Traffic Signal Maintenance
City of Tustin 300 Centennial Wy Tustin CA	Jon Draugelis (714) 573-3164	Traffic Signal Maintenance
City of Mission Viejo 200 Civic Center, Mission Viejo, CA	Brett Canedy (949) 470-8422	Traffic Signal Maintenance, Digalert
City of Aliso Viejo 12 Journey, Aliso Viejo, CA	Shaun Pelletier (949) 245-2533	Traffic Signal Maintenance
City of San Juan Capistrano 32400 Paseo Adelanto, San Juan Capistrano, CA	George Alvarez (949) 443-6351	Traffic Signal Maintenance
City of Covina 125 E College St, Covina, CA	Rafael Fajardo (626)384-5489	Traffic Signal Maintenance

We can provide additional references to our current list of traffic signal and streetlight maintenance agency customers should the City require more.

3. COMMUNICATION & APPROACH



Scope of Work:

From the RFP we understand that the City of Compton is looking to retain a highly qualified company specializing in Traffic Signal and Streetlight Maintenance & Repair Services. We have reviewed the specific details outlined as the Scope of Work and are confident we can meet and exceed all the tasks, requirements and response times outlined by the City. Based on our understanding of the scope, we have developed the following approach.

Method of Approach

Through our experience servicing agencies throughout California, we understand that an RFP cannot capture all the literal details and intricacies of a traffic signal and streetlight maintenance program. Because of this, we understand that a successful electrical maintenance contractor needs to be flexible and adaptable to complete necessary tasks promptly. We accomplish this in three (3) ways.

1. Communication



We understand that a maintenance business is a business built on trust and relationships. To build and maintain trust, continuous communication is paramount. This starts with assigning single points of contact in a qualified foreman electrician and project manager. Through these direct channels of communication, it's our standard practice to consistently communicate with each other in a collaborative manner. This allows for us to adapt our work schedule, backlog, and manpower allocation to the specific needs of the City. To assist with communication and transparency, we have developed an in-house web-based Maintenance Management System built on the salesforce platform. This, along with a well implemented communication and reporting plan allows us to provide real time updates on assigned tasks to our clients as well as meaningful reports.

2. Allocation of Resources



Through our combined experience and statewide presence, we know what it takes to properly staff and manage a traffic signal maintenance contract. We also understand that our assigned workload may not always be linear due to the responsive nature of such contracts. With that in mind, we assembled a field team of over 100 electricians, fiber optic and low voltage technicians, operators, and laborers available to assist under the direct supervision of our foreman electrician. This allows for us to not only exceed response time expectations on a day-to-day basis, but also complete larger scopes and tasks in a timely manner as they may arise.

3. Additional In-House Services



Through our experience servicing similarly positioned agencies, we understand that a maintenance program may evolve or expand at times to include signal upgrades, modifications, and installations. Over time, we have expanded our services to include the following to further support the needs of our existing maintenance clients. Over time, we have grown our maintenance business to capture the below mentioned scopes in-house. By performing these scopes of work in-house rather than subcontracting, it allows for us to have control of our schedule and meet the needs and expectations of our clients in a timely manner.

3. COMMUNICATION & APPROACH (CONT)



Work order organization and reporting

We plan to utilize our Maintenance Management System (MMS) built in-house on the Salesforce platform to manage and organize incoming work orders from various sources. We utilize our MMS to manage work from inception at the time of dispatch to month-end billing and reporting.



Knowledge of Local Conditions and Concerns

As a maintenance company already servicing surrounding agencies, our team has established contacts, business permits, and routine procedures at the varied municipalities, communities, and significant unincorporated rural areas necessary to complete the scope of work for this project.

Our team has all the institutional knowledge and has completed all the research required to fully understand the unique nuances at each of the signalized locations for the City – this includes understanding the traffic control needs, traffic flow, locations of field elements (i.e., pull boxes, service points, etc.) and general locale background information.

Subcontractor Work

Bear intends to self-perform all the work associated with this contract. From traffic control, concrete work, fiber optic / low-voltage communication, directional boring, and potholing to crane work, Bear has the necessary licenses, personnel, equipment, and resources to self-perform all aspects of the maintenance and construction work.

3. COMMUNICATION & APPROACH (CONT)



Communication & Reporting Plan

We believe in leveraging technology to enhance our communication and provide an unparalleled customer experience. With that, we utilize a blend of automatically generated tasks in our maintenance management system accompanied by personal communication to ensure all stakeholders are informed on status of work. Our intent is to work collaboratively to develop communication support channels that best suit the city's needs. Below is a conceptual communication plan that we have found to be successful in neighboring agencies.

Communication Support Plan

<u>Type</u>	<u>Responsibility</u>	<u>Description</u>
Automatic Email Alerts	Bear Salesforce CRM (to be provided at no additional cost)	Upon commencement of work, automatic email alerts are configured so stakeholders can be notified of work as its completed
Emergency Work requiring immediate attention	Bear Technician/Project Manager	For issues concerning public safety, we empower our technicians to communicate directly with our clients to resolve issues as quickly as possible. A brief follow-up with written communication on the subject matter will be communicated via email by the project manager
Weekly Account Update	Bear Project Manager	At the end of each week, the assigned project manager provides an update via email on completed work this week, proposed schedule for the following week, and status on all open work with action items for both Bear and the City
Monthly Maintenance Meetings	Bear Project Manager	Meet in person or virtually once per month with all project stakeholders to discuss status of project.
Monthly Accounting Reports	Bear Accounting Department	Our accounting department sends monthly invoicing summarizing all work performed during the previous month with costs broken down per work order. Along with this report, our accounting department also captures year-to-date expenditures and available contract balances. This allows both the City and Bear to manage the rate of expenditures and make educated decisions on how to best use available funding.

Communication Feedback

One of the core values we built our business on is the notion of continuous improvement. This can only happen with open and honest feedback. We encourage all stakeholders to provide feedback and suggest any improvements or changes meet the needs of the City.

3. COMMUNICATION & APPROACH (CONT)



As demonstrated through our strategic approach we prioritize swift and efficient response times, ensuring that any issues with traffic signals are addressed promptly to minimize disruptions to the flow of traffic and mitigate potential risks to public safety. By leveraging our maintenance management system, proactive maintenance strategies, and a highly skilled workforce, we are committed to exceeding the City's required response time as shown in the table below:

Routine Maintenance & Emergency Response

Work Type	Contract Required Response Time	Bear Committed Response Time
Traffic Signal Maintenance	Monthly by end of month	Before one month from previous
Intersection Walk-Around	Once every 2 months	Before two months from previous
Traffic Signal Power supplies, Video, signal lenses and signs, terminals, Boxes, Timing verification	Semi Annual	Before 6 months form previous
Traffic Signal Interconnects	Quarterly	Before 3 months from previous service
Emergency Response/Unscheduled	Within 2 hours of notification	Same day response

Other Work Types	
Installation of traffic signs onto traffic signal equipment	As needed
Communication troubleshooting /repair/ installation	As needed
Underground Service Alerts (Dig Alerts)	As needed
Inputting signal timing changes	As needed
Plan review of traffic signal design prepared by others	As needed
Review of shop drawings for traffic signal equipment	As needed
Traffic signal construction inspection	As needed
Other traffic signal system-related work	As needed
Testing of streetlight poles for structural integrity	As needed
Underground Service Alerts (Dig Alerts) for streetlights	As needed
Numbering of streetlight poles	As needed
Review of shop drawings of streetlight equipment	As needed
Streetlight construction inspection, and other related work	As needed

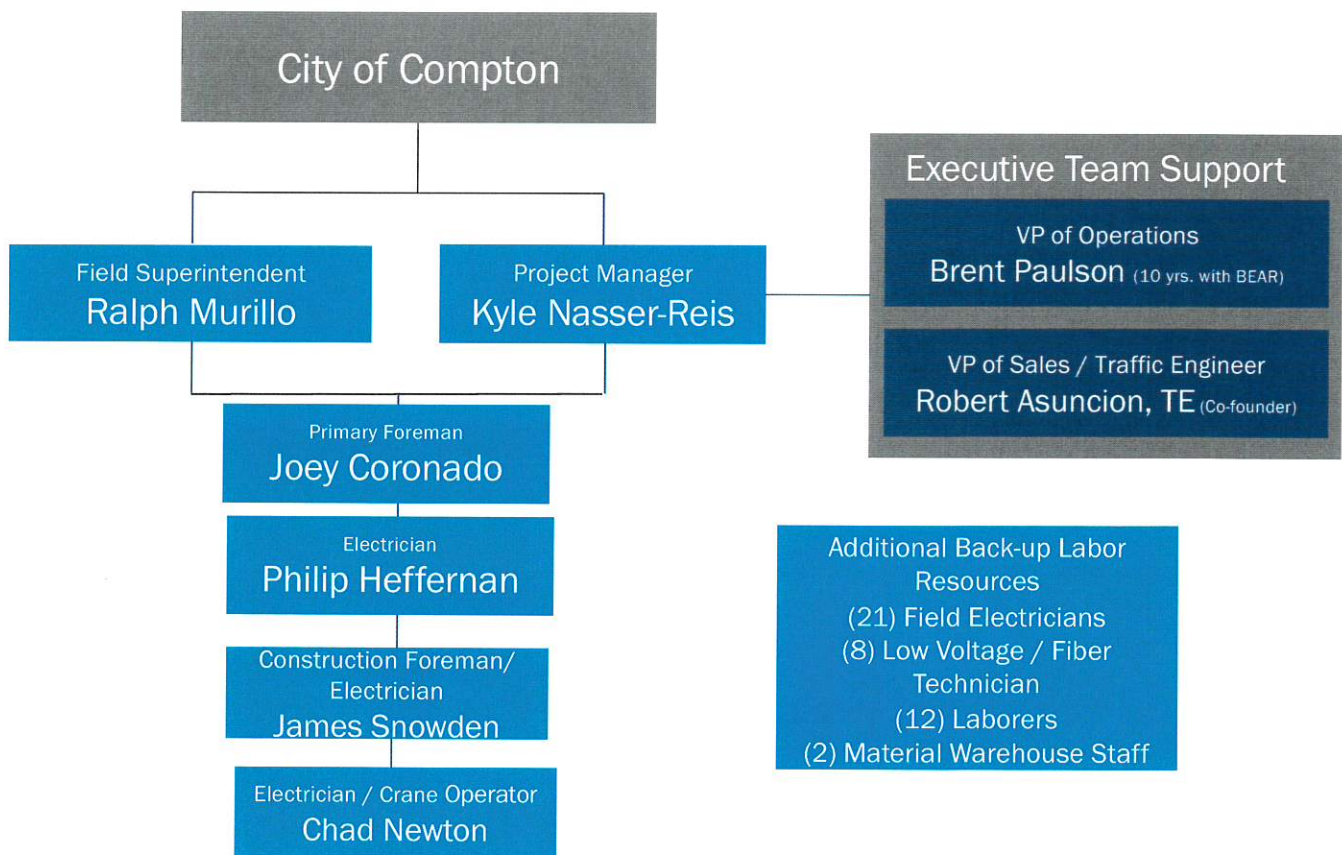
4. TEAM BACKGROUNDS



Team & Experience

Our proposed project team members have decades of experience performing the work requested in the RFP. Our team's core expertise include traffic signal routine, emergency response, and extraordinary repair, DigAlert services, fiber optic maintenance services, and ad-hoc electrical public work-type projects.

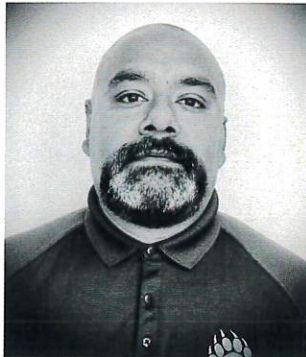
We understand that a contract of this magnitude requires a core level of dedicated project staff. In addition to this, through servicing similar agencies, we understand routine and extraordinary maintenance workload is not always linear. To manage the peaks and valleys of workflow, we have built a qualified support team that can provide assistance when extra capacity is needed to facilitate fast response times.



4. TEAM BACKGROUNDS (CONT)



Ralph Murillo



Field Superintendent

As the field supervisor technician, Ralph will be responsible for the daily schedule and management of field resources, ensuring that task and work order expectations are regularly met. Ralph has been in the traffic signal industry for over 29 years, from laborer to field superintendent. Ralph oversees the field operations for the BEAR southern California office. This entails managing and supervising several foreman electricians, warehouse/materials laborers, and self-performing traffic signal fieldwork.

Experience

Field Superintendent

Bear Electrical Solutions, | 2016-present | Anaheim, CA

Responsible for providing the proper resources to internal and external customers. Develops the work schedule and ensures it meets customers' expectations. Manages field staff, including electricians and warehouse/laborers.

- Traffic Signal Maintenance, Emergency Response, Repair & Troubleshooting.
- New Signal Commissioning / ITS Deployment
- Responsible for hiring and training new employees.
- Repair and troubleshoot traffic signals and communication equipment.
- 24/7/365 On-Call duty response

Electrician

Computer Services Co. | 1995-2016 | Baldwin Park, CA

- Traffic Signal Maintenance
- Streetlight Maintenance
- Fiber Optic / Copper / Wireless Communication
- ITS Deployment
- Traffic Signal Upgrades/ Modifications

Certifications

IMSA - Work Zone Safety
IMSA - Traffic Signals Field Electrician I/II/III
IMSA Fiber Optic Technician
OSHA 30 Certified

Licenses

General Electrician#141087

4. TEAM BACKGROUNDS (CONT)



Kyle Nasser-Reis



Project Manager

As project manager, Kyle will be the main point of contact for the City. Kyle will regularly meet with the City to discuss current deliverables and provide status on on-going work activities. Kyle will also be responsible for providing estimates and invoices of chargeable work activities.

Experience

Regional Project Manager

Bear Electrical Solutions | 2023-present | Anaheim, CA

- Account project management
- Reports to Vice President of Operations

Project Manager II

Econolite | 2016-2023 | Anaheim, CA

- Managed system integration projects involving ITS – new builds and project enhancements.
- Held multiple positions and was promoted accordingly from estimator to project coordinator to Project Manager II.

Certifications

Project Management Certified
Systems Training – Econolite

4. TEAM BACKGROUNDS (CONT)



Joey Coronado



Electrician Foreman

Joey has been in the traffic signal maintenance industry for over 25 years. Joey has worked on all aspects of traffic signal maintenance, from performing routine inspections, and 24/7/365 emergency response and repair to ITS and ATMS upgrades and repair. Joey's true passion in the maintenance business is troubleshooting malfunctions and problem-solving.

Experience

Traffic Signal Electrician

Bear Electrical Solutions, Inc. | 2019-present | Anaheim, CA

- Lead traffic signal crews on special ITS, ATMS, Signal Upgrades, Repairs, or New Construction
- Fiber Optic, wireless, and copper interconnect troubleshooter.

Traffic Signal Electrician

Computer Services Company | 1998-2019 | Baldwin Park, CA

- Traffic signal construction and maintenance
- Trained new employees

Certifications

IMSA Work Zone
IMSA Traffic Signal Level I
IMSA Traffic Signal Level II
IMSA Traffic Signal Level III

4. TEAM BACKGROUNDS (CONT)



Phillip Heffernan

Construction & Maintenance Foreman

Phillip is an experienced construction and maintenance electrician that will be assigned to work on construction-based work for the City. He specializes in traffic signal repair, streetlights installation, EV charging stations, communication infrastructure (fiber optic, networking cables), and other ITS infrastructure.

Electrician

Bear Electrical Solutions | 2023-present | Anaheim, CA

Experience

- Construction, Installation, and Maintenance of Traffic Signals, Streetlights and Equipment
- Electric Vehicle Charging Station Maintenance and Installation
- Fiber Optic splicing, testing, and maintenance
- Communication configuration of network switches and devices for networks

Electrical Instructor

Orange County Electrical Training Trust | 2022-present | Santa Ana, CA

- Instructs apprenticeship programs – Inside Wireman, Sound Installer, and Intelligent Traffic Systems
- Provides the necessary training for electrical student candidates to become journeyman level electricians.

Electrician

ILB Electric | 2016-2023 | Corona, CA

- Traffic signal construction and maintenance
- Manage construction crews for streetlight, traffic signal projects

Electrician

Asplundh Construction | 2013-2015 | Buena Park, CA

- Traffic signal construction and maintenance
- Manage construction crews for streetlight, traffic signal projects

Certifications

IMSA Work Zone
IMSA Traffic Signal Level I
FOA Fiber Optic Technician
ETA International Fiber Optic Technician
Electric Vehicle Infrastructure 1 Certification
OSHA 30 Certification
Bucket Truck and Aerial Work certified

Licenses

CA Licensed NEC# 170250-G

4. TEAM BACKGROUNDS (CONT)



James Snowden

Construction Foreman - Electrician

James Snowden will be designated construction foreman to lead construction activities for the City. Experienced in streetlight and traffic signal construction, James will coordinate construction work according to priorities and plans; allocating general and daily responsibilities as well as supervise and train workers. James will also ensure manpower and resources are properly assigned and adequate for safe and sustainable construction practices.

Construction Foreman - Electrician

Bear Electrical Solutions | 2022-present | Anaheim, CA

Experience

- Troubleshoot and repair streetlights and traffic signals
- Supervise and train electricians and laborers
- Perform new construction activities including conduit, pullbox, wiring, foundation, and pole installations.
- Progress reports to management
- Monitor construction expenditures and ensure work remains within budget
- Crane Operator

Electrician – Construction team

ILB Electric | 2017-2022 | Corona, CA

- Erect new traffic signals and streetlights from the ground up
- Auger and pour new foundations
- Remove old poles and foundations and install new in place
- Pull wire through conduits for signalized intersections.
- Supervised directional boring operations.
- Terminated conduits, installed new pullboxes, concrete restoration supervision of apprentices.

Certifications

IMSA Work Zone
IMSA Traffic Signal Level I / II
OSHA 30
EVITP Certified (Electrical Vehicle Infrastructure)
Signal and Rigging Certified (Crane)

Licenses

CA Electrician NEC# 166842

4. TEAM BACKGROUNDS (CONT)



Chad Newton

Electrician

Chad has been in the traffic signal and streetlight maintenance industry for over 13 years. For this project, Chad will be assigned as a crane operator and on-call maintenance support for emergency response work and any extraordinary work. Chad has over 5,000 working hours as a crane operator.

Experience

Traffic Signal Technician / Crane Operator **Bear Electrical Solutions | 2022-present | Anaheim, CA**

- Traffic Signal Maintenance – Routine and Emergency Response Technician (Initial response and permanent repair)
- Traffic Signal infrastructure installation and repair (including conduits, pole foundations, TS gear, ITS)

Traffic Signal Electrician **Yunex | 2011-2022 | Anaheim, CA**

- Traffic signal construction and maintenance
- Crane Operator
- Emergency response and repair of traffic signals

Certifications

IMSA Work Zone
IMSA Traffic Signal Level I/II
National Commission for the Certification of Crane Operators (NCCCO)
Flagger Certified
OSHA 10

Licenses

Class A Drivers License
Electrical IBEW Apprenticeship Graduate

5. COST PROPOSAL



Project Costs

We understand the importance of delivering services not only on time but also on budget. We aim to work collaboratively with the City to use the funds available most efficiently. Given the nature of maintenance and response-type work, it is impossible to accurately predict all incurred costs (or forecast City-initiated task orders) since much work is dispatched due to vehicular accidents, weather damage, other unpredictable circumstances, or City-directives. This is why managing this type of project budget effectively is contingent on two (2) key project approach components - 1. An Effective Communication Plan (as described on page 10 of this RFP response), and 2. Timely Accounting Reports.

Timely accounting reports will be sent out monthly to the City where all work activities (e.g., routine inspections, response calls, and extraordinary work) are documented and projects costs are calculated. This process will be performed monthly and as such project costs can be managed effectively and diligently.

We are unable to provide an order of magnitude total annual cost to perform the City's traffic signal and streetlight maintenance service for the activity described in the RFP and as such as recommend managing maintenance costs as described above.

Reasons we are unable to budget costs include:

- We do not have a working history with the City of Compton;
- Previous maintenance history was not made available;
- Previous infrastructure information such as age of LEDs, signal heads, signal infrastructure was not made available;
- Knockdown history was not available.

At any rate, we have recommended a similar approach to over 100 cities throughout California and have significant success in managing their traffic signal and streetlight maintenance budget.

The following pages show our proposed rate schedules for this project. We are open to discussing and adjusting our proposed rates and fees if our interpretation of the City's RFP does not align.

5. COST PROPOSAL (CONT)



EXHIBIT A FLAT RATE MAINTENANCE SCHEDULE

Contractor shall perform the following preventative maintenance tasks at a flat rate per intersection:

	<u>RATE</u>	<u>UNIT</u>
Traffic Signal Maintenance	<u>\$87.00</u>	Each per Month
*Includes the cost of travel time, materials, labor, and vehicles.		
USA Dig Alert Services – Flat Rate	<u>\$104.00</u>	Each per occurrence

Emergency knock-down and/or Unscheduled Maintenance provided on an on-call basis shall be compensated based on the prices provided in EXHIBIT "C"

"Extra work" will require an approved proposal.

The City will compensate Contractor for the services performed upon submission of a valid invoice. Each invoice shall include:

Line items for all the services provided and the amount of work done multiplied by the applicable rate.

Line items for all materials properly charged to the Services

Description of work completed including crew id, employees, location, type of work and man-hours correlating to the activity report detailed in the Scope of Services Section E

A retention of five percent (5%) that shall be held from each payment as contract retention to be paid as part of the final payment upon satisfactory completion of Services.

The contractor will not engage in Unscheduled Extra Work without approval of the city.

Company: Bear Electrical Solutions, LLC.

Signature: 

Date: 12/10/24

5. COST PROPOSAL (CONT)



RFP Citywide Traffic Signal and Street Light Maintenance and Emergency Services

EXHIBIT B SCHEDULE OF PERFORMANCE

Contractor to provide plan and schedules

- I. Contractor shall perform all services in a timely manner in accordance with the schedule provided for each assignment.
- II. The contract term duration is three (3) years, with the ability to extend the contract for two (2) additional two-year extensions.
- III. The exercise of any additional extension of term shall be at the sole discretion of the City.

Company: Bear Electrical Solutions, LLC.

Signature: 

Date: 12/10/24

5. COST PROPOSAL (CONT)



EXHIBIT C UNSCHEDULED MAINTENANCE & KNOCK DOWN SERVICES

PRICE/COST SHEET

CONTRACTOR BILLING RATES			
for traffic signal equipment replacement and unscheduled maintenance services			
PERSONNEL	HOURLY RATE	OVERTIME RATE	DOUBLE TIME RATE*
Transportation System Electrician	\$ <u>125.00</u>	\$ <u>165.00</u>	\$ <u>200.00</u>
Transportation System Technician	\$ <u>100.00</u>	\$ <u>130.00</u>	\$ <u>160.00</u>
Transportation System Apprentice	\$ <u>90.00</u>	\$ <u>115.00</u>	\$ <u>140.00</u>
* California State Law shall determine when Overtime and Double Time periods start.			
UNSCHEDULED MAINTENANCE AND EQUIPMENT RATES			
for non-electrical work to complete traffic signal replacement and/or streetlight replacement			
ITEM	RATE		
Subcontractors **	Cost + 15%		
Materials **	Cost + 15%		
EQUIPMENT	HOURLY RATE		
Bucket Truck	\$ <u>35.00</u>		
Utility Truck	\$ <u>25.00</u>		
Compressor w/ tools	\$ <u>15.00</u>		
Uninterrupted Power Supply	\$ <u>15.00</u>		
Crane	\$ <u>75.00</u>		
Note: Any equipment used but not listed will be charged at local prevailing rental rates or cost plus 15% if contractor must rent.			

* All labor and equipment rates are portal to portal.

** The City reserves the right to negotiate with the selected firm on the rates and fees included in this proposal.

5. COST PROPOSAL (CONT)



RFP Citywide Traffic Signal and Street Light Maintenance and Emergency Services

Company: Bear Electrical Solutions, LLC.

Signature: 

Date: 12/10/24

6. EQUIPMENT



Company Vehicles, Equipment, and Stock Inventory

Bear owns and operates a \$9M fleet comprised of bucket, utility, and crane trucks. Bear also maintains an inventory of necessary traffic control equipment, such as construction area signs, cones, and message signs, to facilitate our traffic control work.

Regarding stock inventory for our maintenance business – we maintain a stock level of over \$2M of traffic signal and streetlight material between all our regional offices.

Below is an equipment and inventory breakout demonstrating our company's equipment readiness available for this project.



<u>Regional Office</u>	<u>Bucket Truck</u>	<u>Dump Truck</u>	<u>Utility Trucks /Flat Bed</u>	<u>Van/Pick Up Trucks</u>	<u>Crane Trucks</u>	<u>Loop Truck</u>
Anaheim	13	0	1	6	1	0
SF Bay Area	17	8	6	24	2	1
Sacramento	13	2	8	2	0	1
Totals	43	10	15	32	3	2
Shared Regional Resources (Construction Equipment)						
Heavy Equipment	Qty	Description		Qty	Description	
	10	Arrowboard 2021		1	2018 Water Buffalo	
	8	2014 Atlas Copco XAS 185		1	2013 Magnum Light Tower	
	3	SS125 DIESEL MELTER R-AB- crafco		1	SLABACH I-85 REEL TRAILER	
	6	Bobcat E35 Mini-Ex		1	BOBCAT 753	
	2	2021 BOBCAT E32		1	2019 Caterpillar 246D Skid Steer and Attachments	
	3	DITCH WITCH JT20 DRILL		1	2016 CAT 246D SKID STEER	
	12	2022 Tow Master T20D TRAILER		1	2023 CAT Trackloader 279D3	
	3	2021 Vermeer Vactron		5	2018 BIGT UTILITY TRAILER	
	4	Carson Trailer - wire trailer		2	2018 Vermeer Vactron	
	Various	Traffic Control Equipment - Cones, Signs, Etc.				



BEAR ELECTRICAL
SOLUTIONS



Thank you

**SERVICES AGREEMENT
BETWEEN
CITY OF COMPTON
AND
YUNEX, LLC**

This **AGREEMENT** is made 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 **YUNEX, LLC** (hereinafter referred to as "**CONTRACTOR**") located at 1026 E Lacy Avenue, Anaheim CA 92805.

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 firm 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 Agreement.
- C. City and Contractor enter into this Agreement for the purpose of retaining **Yunex, LLC** (Contractor) to perform that work required pursuant to the Agreement herein.
- D. Authorization to enter into this Agreement is pursuant to **(Resolution No.)** adopted by the City Council on **(Date)**.

AGREEMENT:

That the City and Contractor, for the consideration, terms and conditions herein described, mutually agree as follows:

1. SCOPE OF SERVICES TO BE PROVIDED:

Respondents should present their concept for providing a comprehensive, citywide traffic signal and street light maintenance and emergency response services program as described in the scope of services. Include the range of tasks and services provided by your company. Respondents are encouraged to recommend supplementary alternatives or tasks that may reduce the costs to the City and/or enhance the overall quality of the work product.

The selected firm will be required to provide the City with certified personnel vehicles and equipment, and materials as necessary to maintain the City's traffic signals and related equipment. The selected firm must have the resources and abilities to install various traffic signal poles, controller cabinets and other associated equipment.

The selected firm will be required to have qualified traffic technicians that have demonstrated experience in traffic signal interconnect systems, and pre-emption and have priority control systems. The firms assigned personnel should also have the ability to troubleshoot and diagnose problems with all our operation systems. The scope of services may include, but will not be limited to the following:

Technical Services and Maintenance Personnel

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The selected firm will be required to perform routine traffic signal maintenance services at an established flat rate fee per intersection, with additional non-routine maintenance services compensated at rates established pursuant to an agreed fee schedule set forth in Exhibit A.

The selected firm will be required to provide regular field preventative maintenance, installation and repair of existing controller assemblies and cabinets by qualified personnel that meet or exceed the following qualifications:

- Perform cabinet modifications and upgrades as required
- Familiarity with programming and repair of all traffic signal controllers
- Proficient in programming of conflict monitors (CMU) and malfunction management units (MMU)
- Familiarity with basic traffic signal timing principals
- Proficient with all types of detection systems; video, loops and wireless
- Familiarity with hardwire and wireless communications technology including troubleshooting, installations and adjustment of external and internal modems
- Familiarity with various battery backup systems to include installation, programming, testing procedures and maintenance
- Ability to perform cabinet modifications and upgrade as required by the City of Compton Technician(s) shall be available by phone 24-hours a day

The firm will be required to assign adequate traffic signal technicians to the City as may be necessary to provide routine preventative maintenance to each traffic signal (once every month).

The selected firm will be required to provide a 24-hour service for knock-downs and emergencies.

The selected firm will be required to have a complete traffic signal laboratory located in Southern California, or will be required to include the use of a certified traffic signal laboratory as part of its services (the name and location of the laboratory shall be listed in the firm's proposal). The selected firm will also be required to maintain a stock of common replacement parts. The equipment may include, but is not limited to: Model 170E traffic signal controllers and other controllers as needed such as Nema Traconex390 and TS-2 Econolite, 24VDC Power Supply, MMU's/CMU's, flash transfer relays, load switches, detectors, video processors, video detection units, battery backup system unit, batteries, LED red/yellow/green lamps, LED pedestrian signals and pedestrian activation buttons.

The selected firm may offer alternatives to existing equipment to meet the changing demand as it occurs, when directed by the City.

The selected firm will be required to perform installations of knockdown replacement signal equipment including traffic signal poles, and to install traffic signal controller assemblies, cabinets, electric services, and to install inductive loop detectors. The selected firm will be required to assist the City with the calibrating of traffic signal timing and progression; timing of traffic signals shall only be changed under the approved

general direction of the City.

Preventative Maintenance

The selected firm will be required to provide preventive maintenance for the traffic signal equipment and will be required to furnish and use a preventive maintenance checklist form approved by the City for each inspection. The selected firm will be required to provide one electronic copy of the maintenance checklist to the City following each inspection, to maintain a copy of the last three (3) maintenance checklists in the traffic signal controller cabinet, and to maintain electronic copies of the maintenance checklists at the firm's office of records.

Routine Maintenance (Once every Month)

1. Develop and Maintain a Preventive Maintenance (PM) checklist Form: Maintain a copy of the three most recent Preventive Maintenance Checklists at each traffic signal. The PM Checklist Form will list the date/time and be completely filled out during each maintenance inspection and during any time repairs are made to the traffic signal controller or any related equipment in the controller cabinet or the signal equipment at the intersection (detector loops, pedestrian heads, signal heads, lenses, lamps and signal poles, etc.).
2. Controller Cabinet Mounting: Check the snugness of the nuts on the traffic signal cabinet anchor bolts, tighten, if necessary, being sure not to distort the cabinet door opening by over tightening.
3. Controller Cabinet Foundation Seal: If standing water or evidence of water is present inside the bottom of the cabinet, check the seal between the bottom of the foundation for deterioration, and to report the need to reseal the cabinet foundation as necessary.
4. Door Gaskets: Check all door gaskets on the controller cabinet, service cabinet and any other enclosures of evidence of moisture or deterioration. Report the need to completely replace any gaskets showing signs of leaking or deterioration.
5. Cabinet Vents: Check the vents in both the cabinet door and above the door, or at the top of the cabinet to ensure that they are free of any foreign material. Air Filter: Vacuum, wash, replace or knock out any dust accumulated in air filters. Take appropriate action based on the condition of the filter.
6. Cabinet Fan: Verify that cabinet fans(s) operate properly with a minimum of noise.
7. Thermostat: Verify that the cabinet fan thermostat is set at 96 degrees.
8. Interior Light: Verify the proper operation of the cabinet's interior light.
9. Door Panel Harnesses: Check the harnesses leading from the main panel and auxiliary panels on the cabinet door to ensure they are not being pinched and do not bind against the cabinet door. Adjust, if necessary.

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10. Hinges and Locks: Check the free movement of all doors, latching assemblies and locks on the controller cabinet, service cabinet and any other enclosures. Use a minimum of oil or spray lubricant and remove any excess.
11. Vacuum Cabinet: Blow or brush off shelves, terminal blocks and components and thoroughly vacuum the interior of the cabinet.
12. Ensure detectors are detecting.
13. Insect or Rodent Infestation: Check for signs of ants, wasps or other insects or rodents within the cabinet. Use appropriate insect traps or powders if any positive findings are discovered. More serious problems shall be reported to the City.
14. Cabinet Grounding: Using appropriate equipment, check annually the resistance between AC and ground.
15. Service Connections: Verify the neutral, ground and power connections are secure in the controller and service cabinets.
16. Plug-In Components: Check that each plug-in component (rack mount detectors, relays, load switches, etc.) fits tightly and securely.
17. Ground Fault Receptacle: Verify the proper operation of the "Test" and "Reset" buttons on GFCI type outlets.
18. Intersection Records: Ensure that all intersection cabinet wiring diagrams are present and up to date.
19. Verify pedestrian push buttons operate.
20. Controller Operation: Manually place vehicle and pedestrian calls on each phase 4 through the cabinet test switches or the controller keypad, to verify controller servicing of each active phase. Check controller logs for any faults that have occurred and make note for the file. Verify signal timing is current with timing sheet in cabinet. Confirm controller time and dates are correct. (Especially after day light savings time change).
21. Conflict Monitor/Malfunction Management Unit: Verify time and dates are correct in any CMU/MMU with an internal clock.
22. Detector Operation (inductive loops): Verify the detection zones for each detector by observing the turn-on of the appropriate detection indicator as a vehicle passes over the detector loop(s). Check also that a call is placed on the correct controller phase.
23. Detector Operation (video detection): Verify camera operation by monitoring the vehicle call on the video controller unit. Also, verify the calls going to the detector call page in the controller.
24. Equipment Displays and Indicators: Verify that all LED and LCD displays and indications on all cabinet equipment are working properly.
25. Verify operation of signal indications.
26. Pre-Emption Devices: Test any pre-emption devices for proper operation.
27. System Telemetry: Check the operation of telemetry on controller display and phone modem, if equipped, located in the cabinet. Report any malfunction immediately.
28. Battery Back-Up System: Check battery backup display for AC IN, UPS OUTPUT, and INVERTER indications. All should be on when utility

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power is supplied to the cabinet. Also, check battery level and load level displays. Test batteries quarterly. Make note if either is out of range. Keep records of events recorded and total battery run time between maintenance checks to help indicate problem intersections.

29. Check all battery connections to ensure they are clean and secure.

30. Safety Lighting (Night Check): Institute a routine night time check of safety lights and illuminated street name signs at all signalized intersections every other month and submit a report and an estimate for any repairs necessary to the City for approval.

Routine Maintenance Intersection Walk-Around (Once every 2 Months)

1. General: Remove any easily removable, unauthorized signs, stickers and posters and note any graffiti existing on signal poles or equipment. Notify City of any graffiti observed on traffic signal equipment.
2. Signal Heads: Verify that all vehicle and pedestrian heads properly display all indications and the signals are not damaged. Verify the alignment of all heads to the intended direction. Verify that all back plates, visors and doors are visibly secure. Report any landscaping that restricts the view of signal heads to the City (Signal heads should be visible from 250 feet). Labor and material costs to replace malfunctioning displays with Caltrans approved LED units will be paid in addition to the established flat rate fee per intersection.
3. Pedestrian Equipment: Check all pedestrian push buttons (and bicycle push buttons where provided) and signals by hand to ensure that they are securely mounted and operating properly. Replace damaged or malfunctioning buttons with larger size ADA type buttons as necessary.
4. Internally illuminated street name signs (IISNS): Verify that the IISNS is adequately connected to frame, clamp and brackets, and no panel is broken or missing.
5. Miscellaneous: Check all detector loops for sealant deterioration, exposed wire, etc.

Semi-Annual Maintenance

1. Uninterrupted Power Supply (Back-up) System
 - Load test all batteries and record on paper and with silver marking pen on each battery the date and load test results.
 - Perform 15-minute test
 - Verify bypass switch is operating properly
 - Verify unit is set for 50% fully operation and 50% red flash
 - Inspect and test battery charging system.
2. Video Detection System (where applicable): Insure proper operation, clean video detection camera lens as needed.
3. Signal Lenses and Signs: Clean and polish all signal lenses and reflectors, align all signal heads and adjust all mast arm mounted street name signs.
4. Terminal Connections: Test, semi-annually or following any wiring repair,

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each terminal screw by backing off slightly then retightening to confirm that it is secure.

5. Check: All pull boxes for structural defects, insect or rodent infestations, and properly secured lids.
6. Verify timing charts to controllers. If they are not correct contact City staff to verify differences.
7. Report significant areas of rust on cabinet exterior and signal poles to City staff.

Emergency Telephone Number and Call Center

The firm shall furnish an emergency telephone number to receive customer comments and requests regarding the services contained in this Request for Proposal.

1. The emergency telephone number and call center shall serve as the hotline for unscheduled maintenance and personnel should be available 24-hours a day, 7 days a week.
2. The call center shall maintain records of all phone calls that detail what was reported, where it was reported, and the date & time of calls received.
3. Compensation for the emergency telephone number and call center shall be included in the flat rate cost of maintaining each intersection.

Records

The selected firm shall develop and maintain preventative maintenance checklists, inventory lists and provide updates for all as-built plans of the City intersections. These records shall be used in developing proposed upgrades.

1. Intersection Records:
 - a. Inventory List: Maintain an inventory list of the equipment in the controller cabinet at each location. The inventory list shall include the model, manufacture, serial number and quantity of each piece of equipment and installation date. The inventory list shall be continually be updated and a copy shall be furnished to the City every six months.
 - b. Preventative Maintenance (PM) Checklist Form: Maintain a copy of the Preventive Maintenance Checklist Form approved by the City at each intersection. The PM checklist form shall be completely filled out during each routine maintenance inspection and during any time repairs are made to the controller or any related equipment in the controller cabinet or the signal equipment at the intersection (detector loops, pedestrian heads, signal heads, lenses, lamps and signal poles, etc.).
 - c. A copy of the three most recent Preventative Maintenance Checklists shall be provided in each controller cabinet detailing the date and time the cabinet was checked.

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- d. Provide and maintain an 11x17 copy of the As-built Traffic Signal Plan in the traffic cabinet.
2. Emergency Telephone Call Center Records: A digital record of emergency call center records shall be available for review.
3. Pending Repair List: Provide a monthly report of all pending repair work needed at each intersection.
4. Environmental Compliance Records: Maintain adequate records to demonstrate compliance with Best Management Practices and established environmental standards.
5. As-built Plans Updates – Provide updates on as-built plans and communicate them to the designated city representative.

Reports

The firm shall maintain books, documents, papers, employee time sheets, accounting records and other evidence pertaining to the costs while performing under this agreement and for three (3) years from the date of final payments for inspection by the City and copies of thereof shall be promptly furnished to the City upon request.

The City reserves the right to audit all of the firms records related to the work performed under the agreement.

1. Monthly Activity Report: Provide a computerized monthly activity report to the City by the fifteenth working day of each month for the previous month. The report shall be provided both as a printout and as a Microsoft Excel Spreadsheet compatible computer file transmitted by e-mail or on a media storage unit (CD or Flash Drive) and shall include the following:
 - a. Time the service calls and emergency calls were received, time arrived at the intersection, the response time, the number of hours spent for each repair, materials used, and a special listing of intersections with three or more calls in one month.
 - b. A complete record of all work that was performed on the traffic signal equipment during the previous month including the make, model, and serial number of any major components or other equipment that was newly installed at each intersection.
 - c. Time and date the PM work was performed.
1. Incident Reports: The successful contractor shall be required to complete Incident Reports arising out of any unusual occurrences during performance of this contract. Such reports must be submitted to City of Compton for review within forty-eight (48) hours and shall be submitted after incidents such as complaints, requests, damaged personal and/or public property, or environmentally sensitive discharges and observations within the public right of way.
2. Accident Reports: Any vehicle accidents or personal injury occurring during or as a result of this contract shall be reported to City of Compton by

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telephone immediately during normal business hours or not later than 8:00 a.m. the following day (regardless of the amount of damage or lack thereof) and a police report must be immediately obtained from law enforcement agency that responded to accident. The Contractor must submit written Accident Reports to the City within twenty-four (24) hours of any accident.

3. **Activities Reports:** The Contractor shall furnish a report with each month's billing giving the amount and type of work completed, the location of the work completed, and any and all materials and equipment utilized in the completion of the work. The contractor will also provide any additional reports requested by the City.
4. **Criticism and Initiative:** The Contractor shall work closely with the City to make the service as responsive, cost effective, and complaint-free as possible. Contractor shall also make recommendations to the City for maintenance work that may be required as part of maintenance and operations of the public infrastructure.
5. **Complaints:** The contractor shall institute a procedure for receiving, logging and resolving customer and citizen complaints by collecting pertinent information and deriving a resolution. Complaints and their resolution shall be reported to the City of Compton within 10 days of their receipt.

Traffic Signal Interconnect Systems

Provide a quarterly (i.e. every three months) systems check to ensure traffic signal interconnect systems function in accordance with the timing plans. Investigate and determine causes for any performance issues (i.e. faulty pedestrian bush buttons, faulty vehicle detection, faulty communication, etc.), and recommend appropriate repairs necessary for system operation in accordance with the timing plan.

Compensation for all traffic signal interconnect systems maintenance work as identified above will be considered as included the established flat rate fee paid per intersection for routine Preventative Maintenance work, in accordance with the cost schedule set forth in Exhibit A, included in this request, and completed and returned by the selected contractor in its proposal. No additional or separate payment will be made for monitoring the function and operations of traffic signal interconnect systems. Compensation for any necessary repairs and/or improvements of the traffic signal interconnect systems will be paid as Extra Work.

Underground Service Alert (Dig Alert) Monitoring & Marking

The selected firm will be required to adequately mark all traffic signal conduit and equipment on behalf of the City in accordance with California Government Code Section 4216 et seq. The City's designated representative will monitor notifications submitted by Underground Service Alert (USA) to the City, and will furnish applicable notifications to a representative of the selected contractor to coordinate the marking of any signalized intersections that may be scheduled for construction work or excavations as evidenced by notification from USA. The selected contractor shall establish a process for monitoring and

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tracking the marking of any affected intersections; an intersection record log shall be created, with the USA notification and corresponding action noted in the controller, with a copy provided to the City. The selected contractor shall assume all liability for satisfying the City's obligations to adequately identify underground structures in accordance with this law. Compensation for providing USA - Dig Alert services identified above will be paid at a flat rate per occurrence in accordance with the cost schedule set forth in "Exhibit A", included in this Solicitation and completed and returned by the selected contractor in its Proposal. No additional or separate payment will be made for daily travel time from the selected contractor's base of operations to the City.

Unscheduled Maintenance of Traffic Signal Control Equipment

Unscheduled/emergency work includes, but is not limited to the following:

1. Emergency response to Knock Downs within (2) hours of being reported through the emergency call center or by the city. Knock down response shall include all efforts to clear the intersection and restore public safety.
2. Emergency response within two (2) hours after City's notice of the following events:
 - Any signal controller malfunction;
 - Burned out red or green ball or arrow display;
 - Other situations that is potentially hazardous to public safety

The replacement of burned-out lamps need not be on an afterhours "emergency" basis provided that there is one (1) such signal indication still operative for each direction of travel and the minimum safety standards are met. Such replacements will be completed within twenty-four (24) hours. Notify the City within twenty-four (24) hours of any change in traffic signal operation caused by controller replacement, timing changes, and loss of master control or traffic collisions.

3. Repair of Knock Downed signal heads, poles, damaged controller and cabinet, damaged internally illuminated street name signs, damaged inductive loops, sensing elements, pedestrian push buttons, electroliers, pedestrian signal heads, wiring, and other operational equipment related issues.
4. Assisting the City in special events or for City construction projects, as necessary to implement revised traffic signal timing and phasing for changed traffic conditions.
5. Repair, replace or otherwise render in good working order any and all defective parts of the traffic signal equipment with like make and model parts for temporary and permanent replacements, except as individually agreed upon by the City.
 - a. The contractor shall provide materials for permanent repairs, used in the repair or replacement of City equipment. The City shall reimburse the selected contractor for materials used for

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- permanent repairs, in an amount equal to the cost of the materials including an agreed mark-up price.
- b. No permanent change of control mechanisms shall be done without prior approval of the City. Whenever equipment is removed from the controller cabinet, the City shall be notified by phone within 24 working hours, except weekends and holidays.
 - c. Contractor shall notify the City in advance of any traffic signal de-activations that may be required to provide the required services. Traffic signal de-activations shall not be scheduled without the approval of an authorized representative of the City. All traffic signal controller equipment shall be maintained as recommended by the manufacturer.
 - d. The selected contractor shall cover the cost for replacing any parts to the controller mechanisms under the provisions of the preventive maintenance program. When entire controller mechanisms become obsolete or are deteriorated beyond repair, the selected contractor shall report such conditions to the City and provide satisfactory evidence that a replacement is necessary. Prepare estimates showing the cost breakdown of material and labor for replacement of such controller mechanisms and submit this information to the City. Replacement of an entire controller mechanism, if ordered by City, shall be paid for as extra work.

Compensation for unscheduled maintenance work identified above will be paid at the hourly labor rates, and vehicle and equipment rates, in accordance with Exhibit B and Exhibit C, included in this RFP and completed and returned by the selected firm in its proposal. Compensation for travel time shall be included in the payment for unscheduled or emergency work for those calls originating between 5:00 PM to 8:00 AM, for the actual travel time to the City, up to a two (2) hour maximum.

Extra Work

Includes, but is not limited to the following:

1. Non-maintenance work that involves significant upgrades and/or replacement of components to improve the operation of traffic signals. "Extra Work" requires a proposal and city approval prior to commencing.
2. Traffic Signal and Pedestrian Signal Indications: Replace or repair standard traffic signals (red, yellow and green) and pedestrian signal display units as they malfunction upon authorization from the City. All traffic signal and pedestrian indications shall be Caltrans approved LED units only.
3. Replacement of controllers, cameras, and battery backup systems will require approval of city prior to replacement. Serial number of units removed will be recorded and the unit delivered to the City Yard.

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General maintenance activities that require periodic replacement of minor parts will not require City approval.

Monitoring Emergency Calls

Emergency calls that require replacement of equipment to meet minimum safety standards of the intersection will not require approval from City before such replacements are commenced. Additional staffing shall be provided where responding technician cannot handle emergency work alone (knockdowns, wire pulls, etc.).

At the time the on-call traffic signal technician is notified of an emergency, he will call the designated City representative. If the designated representative is not available then an email will be sent to the designated city representative:

Upon completion of emergency work, the designated city representative shall be notified through a phone conversation or email regarding the work that was completed.

Upgrades

The selected firm will be expected to maintain any additional traffic signals, their records, and appurtenant devices as they are installed, or become a part of the maintenance requirements of the City.

Upgrades are considered extra work and may include but are not limited to the following:

1. Replacement of existing non-operative equipment that is not required to meet minimum safety standards
2. Enhancing and upgrading equipment as needed and warranted
3. Installation of new controller equipment, signal cabinets, video cameras, signal heads, signal poles battery backup systems, new software, and software updates, and related wiring

When requested by the City the firm shall provide an extra work proposal to install, modify or upgrade traffic signals or electrical or mechanical traffic control or traffic safety devices.

No upgrade work shall be commenced or undertaken unless authorized by the City as extra work. Said authorization is a condition precedent to receiving any reimbursement for upgrade work. Work shall be performed in accordance with the Standard Plans (current) and Section 86 of the Standard Specifications (current) for the State of California, Department of Transportation and any City of Compton special provisions. This work shall be performed within a time limit established by the City and for a mutually agreed upon price.

The City will retain the right to perform any additional work by use of City forces or, in the alternative, to advertise such work for bid.

New Traffic Signals

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The selected firm shall be required to coordinate with the City's designated representative when any new traffic signals are installed by another contractor under contract with the City (City Installed Traffic Signal), or by another contractor under contract with a private party (Developer Installed Traffic Signal). The City shall assume all responsibility for coordinating construction inspection of new traffic signals, whether a City Installed Traffic Signal or a Developer Installed Traffic Signal, up to, but prior to, final acceptance of work and traffic signal activation. When requested by the City, the selected contractor shall coordinate with the City's designated representative when notified that a new traffic signal is to be activated. The selected contractor shall participate in a walk-through of the new traffic signal improvements with the City's designated representative to determine that the new traffic signal improvements will function as designed. When scheduled, the selected contractor shall attend the traffic signal activation, and shall participate in confirming that all components of the new traffic signal improvements are operational with the City's designated representative and the installing contractor. The selected contractor will be responsible for assuming maintenance responsibilities for all new traffic signals following activation.

Compensation for reviewing and maintaining new traffic signals as identified above will be paid at the hourly labor rates, and vehicle and equipment rates, in accordance with the schedules set forth in Exhibit A, Exhibit B, and Exhibit C, included in this RFP and completed and returned by the selected firm in its proposal.

Warranty Service

During the period of warranty, the selected firm will be required to coordinate all communication between manufacturer, installing contractor and the City regarding any warranty service; and to notify the City of any undue delays in response by the manufacturer or installing contractor; and may be asked to provide details of each incident. No additional, or separate, compensation shall be paid for warranty service work, which shall be considered as included in the compensation paid for services provided in relation to upgrade work or traffic signal inspection.

Meetings

The assigned traffic signal technician shall be available to meet with the City's designated representative on a bi-weekly basis or as needed at a mutually agreed upon time and place in the City to review and establish schedule and maintenance priorities. The assigned traffic signal maintenance supervisor shall be similarly available to meet with the City's designated representative on a monthly basis. No additional, or separate, compensation shall be paid for attending meetings, which shall be considered as included in the compensation paid for all the various services provided hereunder.

1.1 Key Personnel.

- .a Contractor's Representative.** Contractor hereby designates **Steven Teal, Director of Customer Services, U.S.**, who shall be deemed to be

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Contractor's agent with express authority to bind Contractor with respect to all matters requiring Contractor's approval or authorization.

- .b City's Representative.** City hereby designates the **Street Superintendent or his/her designated representative** as City's Representative for this Agreement.

2. COMPENSATION:

The method of payment for the services rendered pursuant to this Agreement shall be base at the unit price rates specified within the Contractor's Proposal, which is incorporated herein. It is understood and agreed between the parties that the maximum compensation payable for the services to be provided by the Contractor during each contract year of this Agreement shall be limited to a not-to-exceed amount of One Million Two Hundred Thousand Dollars (\$1,200,000.00) annually.

The total sum paid to the Contractor will include compensation for all work, including travel, materials, supplies, vendor services, expenses and subcontracted work. No additional compensation will be paid to the Contractor, unless there is a change in the scope of the services or the scope of the project. In the instance of a change in the scope of services or scope of the project, adjustment to the compensation may be negotiated between the Contractor and the City. Adjustment in the compensation will not be effective until authorized and approved by contract amendment.

Progress payments may be made in arrears based on the percentage of work and deliverables completed by the Contractor. If Contractor fails to perform the required services according to schedule or other provisions of this Agreement, the City shall have the right to delay payment and/or terminate this Agreement in accordance with the provisions noted herein.

Contractor shall be reimbursed within thirty (30) days, or as promptly as fiscal procedures may permit, upon receipt by the City of itemized and detailed invoices for services completed. 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 Street Superintendent, Public Works Street Maintenance Department at the following address: **City of Compton, 205 South Willowbrook Avenue, Compton, California 90220.**

The Contractor is required to comply with all federal, state and local laws and ordinances applicable to the work.

In the event of termination, the Contractor shall be entitled to compensation for the undisputed reasonable value of services performed to the effective date of termination; provided, however, that the City may condition payment of such compensation upon the Contractor'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.

3. TERM OF AGREEMENT:

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The term of this Agreement shall be for three (3) years (May 1, 2025 – April 30, 2028) with two (2) two-year extension options, unless the Agreement is extended or terminated as provided herein.

4. SAFETY:

4.1 Contractor shall have overall responsibility for safety precautions and programs in the performance of the services.

4.1 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 location where services are rendered ("Site");

.b Materials and equipment on the Site or off the Site at locations for use in performance of the work; and

.c The assigned project Site and all property located at the Site, whether or not said property or structures are part of the project or involved in the work.

4.2 Contractor shall designate an individual at the Site of the assigned project in the employ of Contractor who shall act as Contractor's designated safety representative with a duty to prevent accidents.

4.3 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.

4.4 If City deems any part of the work or Site 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. INDEMNITY:

Contractor shall indemnify and save harmless the City, its officials, officers, employees, agents and volunteers (collectively hereafter 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 defend, indemnify and save the City from any and all liability or expense, including defense costs and legal fees, and claims, demands, suits, actions or proceedings of any kind or nature, including Worker's Compensation claims, of or by anyone whomsoever in any way resulting from or arising out of the negligent or intentional acts or omissions of the

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Contractor in the performance of this Contract, including operations of subcontractors and acts or omissions of employers or agents of the Contractor or its subcontractors.

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

6. INSURANCE:

6.1 Contractor, by executing this Agreement, hereby certifies:

(1) *“I am aware of the provisions of Section 3700 of the Labor Code which requires every employer to be insured against liability for Worker’s Compensation or to undertake self-insurance in accordance with the provisions of that Code and I will comply with such provisions before commencing the performance of the work of this Contract.”*

(2) *Contractor further agrees to require all subcontractors to carry Worker’s Compensation Insurance as required by the Labor Code of the State of California.*

6.2 Without limiting Contractor’s indemnification of the City, Contractor shall provide and maintain at its own expense during the term of this Agreement the following program(s) of insurance covering its operations hereunder. Evidence of such insurance, which shall be provided by insurer(s) satisfactory to the City’s Risk Manager, shall be delivered to the City. Such evidence shall 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, including at least ten (10) day notice of any non-payment of premium(s). ***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 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:

1. General Liability. Contractor shall provide and maintain at its own expense during the term of this 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 (\$1,000,000.00)** per occurrence. The coverage shall be written on an occurrence basis. Claims made coverage is not acceptable.

2. Workers’ Compensation Insurance. Contractor 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 Contractor and all risks to such persons under the Agreement.

3. Automotive Liability. A program of insurance with a limit of liability of not

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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. Insurance Endorsements. The liability insurance policy(ies) shall be endorsed with the following language:

. **a** 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 Contractor.

. **b** The insurer waives all rights of subrogation against the City.

. **c** Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City.

. **d** Identity of the insured(s).

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 Agreement. The Contractor is advised that the City **does not** carry Contractor’s Risk insurance, and the Contractor shall obtain its own coverage. 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. Contractor shall ensure any and all contracts with its Trade Contractors performing services under this Agreement meet the insurance requirements of this Agreement.

6.3 Waiver of Subrogation. Required insurance coverages 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.

6.4 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.

6.5 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 to 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.

6.6 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.

6.7 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.

7. NONDISCRIMINATORY EMPLOYMENT PRACTICES:

During the performance of this Contract, the Contractor 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. The Contractor 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. 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 setting forth provisions of this nondiscrimination clause.

In the event of the Contractor's noncompliance with the nondiscrimination clauses of this Contract, this Contract may be canceled, terminated or suspended in whole or in part.

8. SUCCESSOR AND ASSIGNS:

City and the Contractor each binds themselves, their partners, successors, assigns and legal representatives to the other party hereto and to partners, successors, assigns and legal representatives of such other party in respect to all covenants, agreements and obligations contained in the Contract Documents. Neither party to the Agreement shall assign the Contract or sublet it in whole or part without the written consent of the other, nor shall the Contractor assign any monies due or to become due to it hereunder, without the previous written consent of the City. Any attempted assignment of this Contract without the written consent of both parties is void.

9. INDEPENDENT CONTRACTOR STATUS:

Contractor, its officers, employees, subcontractors, agents and volunteers (collectively hereinafter the **CONTRACTOR**), is a wholly independent Contractor and not an officer, employee, subcontractor or agent of the 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 Agreement. Contractor expressly warrants that while

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engaged in carrying out and complying with any terms and conditions of this Agreement 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.

10. SUBCONTRACTING:

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

11. OTHER CONTRACTORS:

The City reserves the right to employ other Contractors in connection with the services.

12. PERMITS AND LICENSES:

Contractor, at its sole expense, shall obtain and maintain during the term of this Agreement, all appropriate business and professional permits, licenses and certificates that may be required in connection with the performance of services by Contractor.

Prior to or at the time of execution of this Agreement, the Contractor shall purchase a business license permit in conformance with *Section 9-1.2* of the *Compton Municipal Code*.

13. TERMINATION:

Notwithstanding any other provisions of this Agreement, this Agreement may be terminated as follows:

13.1 If the Contractor becomes insolvent; that is, it has ceased to pay its debts in the ordinary course of business or cannot pay its debts as they become due, whether or not it has committed an act of bankruptcy, and whether or not insolvent within the meaning of the federal Bankruptcy law, then, the City may, without prejudice to any other right or remedy and after giving the Contractor five (5) days written notice, terminate this Agreement.

13.2 If the Contractor persistently or repeatedly refuses or fails, except in cases for which extensions of time are provided, to supply enough properly skilled workers, property or material, or if he fails to make prompt payment to subcontractors or for materials or labor, or he persistently disregards laws, ordinances, rules, regulations or orders of any public authority

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having jurisdiction, then, the City may, without prejudice to any other right or remedy and after giving the Contractor five (5) days written notice, terminate this Agreement.

13.3 If the Contractor fails to perform or breaches any material obligation under this Agreement, then, the City may, without prejudice to any other right or remedy and after giving the Contractor five (5) days written notice, terminate this Agreement.

If the City gives notice of termination, Contractor shall cease immediately all work in progress unless otherwise directed in writing by the City. Upon termination, Contractor shall furnish to the City a final invoice for work performed.

14. 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 Contractor or any of Contractor's subcontractors), 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 Contract upon any event that renders performance impossible. In such case, City shall be responsible for payment of all expenses incurred to the point at which this Contract is terminated.

15. WAIVERS:

A waiver by either party to this Agreement 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.

16. AMENDMENTS:

This Agreement may be modified or amended only by written document executed by both Contractor 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.

17. NOTICE:

All notices, demands or requests to be given under this Agreement shall be given in writing and conclusively shall be deemed received when: (a) delivered personally, or (b) on the fifth day after the deposit thereof in the United States mail, postage prepaid and addressed as hereinafter provided, or (c) one business day after sent by facsimile transmission.

Contractor:

Yunex, LLC

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1026 E Lacy Ave
Anaheim CA 92805
Attn: Steven Teal, Dir. of Customer Services
(951) 784-6600
steven.teal@yunextraffic.com

City:

City of Compton
205 South Willowbrook Avenue
Compton, California 90220
Attn: Marcus Harris, Interim Public Works
Street Superintendent
(310) 605-5691
mharris@comptoncity.org

18. CONTRACTOR'S BOOKS AND RECORDS:

Contractor shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to work, services, expenditures and disbursements charges to the City for the period and to the extent required by laws relating to audits of public agencies and their expenditures.

Contractor shall maintain all documents and records which demonstrate performance under this Agreement for the period and to the extent required by laws relating to audits of public agencies and their expenditures.

Any records or documents required to be maintained pursuant to this Agreement shall be made available for inspection or audit, at any time during regular business hours, upon written request by the City or a designated representative. Copies of such documents shall be provided to the City, at its expenses, for inspection when it is practical to do so. Otherwise, unless an alternative is mutually agreed upon, the records shall be available at Contractor's address indicated for receipt of notices in this Agreement.

19. EXAMINATION AND AUDIT:

This Contract shall be subject to examination and audit of the City, State Auditor of the State of California and/or any duly authorized representative of the federal government, at the request of the City, or as part of any audit of the City, for a period of three (3) years, or longer if required by law, after final payment under this Agreement.

20. EXTENT OF AGREEMENT:

This Agreement constitutes the entire understanding and agreement of the parties. This Agreement integrates all of the terms and conditions mentioned herein or incidental hereto and supersedes all negotiations or previous agreements between the parties with respect to all and any part of the subject matter hereof. Nothing contained in this Agreement shall create any contractual relations between any subcontractor and the City.

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Incorporated herein and made a part hereof are the **CITY’s “Request for Proposal for Citywide Traffic Signal and Street Light Maintenance and Emergency Response Services for the City of Compton”** and the **CONTRACTOR’s Proposal for “Citywide Traffic Signal and Street Light Maintenance and Emergency Response Services”** (dated December 18, 2024).

21. GOVERNING LAW, JURISDICTION AND VENUE:

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 shall lie exclusively 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.

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.

22. 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 Agreement, the relationship between City and Contractor, Contractor’s performance on each 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 subcontractors who provide work on any assigned projects, 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.

23. 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 Agreement. 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. Contractor shall be responsible for paying all federal and state income withholding taxes for all earning under this Agreement.

24. CERTIFICATIONS:

CERTIFICATIONS OF CONTRACTOR

I, **STEVEN TEAL**, **HEREBY CERTIFY** that I am the Director of Customer Services, U.S., and duly authorized representative of the **CONTRACTOR** firm of **YUNEX, LLC**, and that, except as hereby expressly stated, neither I nor the above firm that I represent have:

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.a 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 agreement; nor

.b 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 agreement; nor

.c 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 agreement.

DEBARMENT AND SUSPENSION CERTIFICATION

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

- is not currently under suspension, debarment, voluntary exclusion, or determination of ineligibility by any Federal, State or local agency; and
- has not been suspended, debarred, voluntarily excluded or determined ineligible by any Federal, State or local agency within the past 3 years; and
- does not have a proposed debarment pending; and
- has not been indicted, convicted, or had a civil judgment rendered against he/she/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
- 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
- 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]

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction.

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The above certifications are part of this contract. Signing this agreement on the signature portion thereof shall also constitute signature of the above Certifications.

Steven Teal, Director of Customer Services

Date

25. 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, Contractor has executed this Agreement and the City, by its City Manager, who is authorized to do so, has executed this Agreement.

**YUNEX, LLC
CONTRACTOR**

Dated: _____

By _____
Steven Teal, Dir. of Customer Services

**CITY OF COMPTON
Recommended for Approval:**

By _____
**Marcus Harris, Interim Street Superintendent
Public Works Street Maintenance
Department**

Dated: _____

Approved by:

Services Agreement – Yunex, LLC
Citywide Traffic Signal and Street Light Maintenance Services
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Dated: _____

By _____
Willie A Hopkins, Jr., City Manager

Approved as to form:

By _____
Legal Division

Dated: _____

ATTEST:

Dated: _____

By _____
Satra Zurita, City Clerk

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EXHIBIT A

<u>Description</u>	<u>Qty</u>	<u>um</u>	<u>Price</u>	<u>Ext Price</u>
Assessment Of Existing Street Name Signs		LS	74,826.67	
Perform a detailed assessment of all existing street name signs within City limits				
Identify signs that are damaged, faded, missing, or not in compliance with current standards, including reflectivity and size				
Provide a comprehensive report of the existing Condition of each sign, including a prioritized list for replacement or repair.				
Inventory Of Street Name Signs	1	LS	53,370.00	
Develop and implement a system to create a complete and accurate inventory of all street name signs, including descriptions of locations and condition reports.				
Prepare and deliver a digital map or database of street name sign locations.				
Installation Of New Or Replacement Signs				
Install new or replacement street name signs at locations identified during the assessment phase, in accordance with all applicable safety, accessibility and municipal guidelines.	1	EA	305.00	
Provide signposts and hardware necessary for installation where applicable.	1	EA	336.00	
Project Management and Reporting	1	YR	24,578.00	
Designate a project manager to oversee the assessment, inventory and installation process.				
Provide regular updates on project progress, including challenges, delays or additional needs.				
Submit final project reports upon completion, including a digital database and photographic documentation of sign installation				

April 15, 2025

TO: HONORABLE MAYOR AND COUNCIL MEMBERS

FROM: COMPTON MUNICIPAL WATER DEPARTMENT

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A THREE (3) YEAR AGREEMENT WITH AND ISSUE A PURCHASE ORDER TO THE CITY OF VERNON CALIFORNIA FOR THE LEASE OF CENTRAL BASIN GROUNDWATER PUMPING RIGHTS FOR FISCAL YEARS 2025-2026, 2026-2027 AND 2027-2028 (\$720,000.00)

SUMMARY

Adoption of this resolution will authorize the City Manager to enter into a three (3) year Groundwater Pumping Water Rights Lease Agreement with the City of Vernon California to lease up to 1,500 acre-feet of water rights for Fiscal Years 2025-2026, 2026-2027 and 2027-2028 to offset the amount of imported water the City would need to purchase from other sources, and issue purchase orders in the amount not to exceed **Seven Hundred Twenty Thousand Dollars and Zero Cents (\$720,000.00)**.

BACKGROUND

The Compton Municipal Water Department (Department) produces groundwater, which can be augmented by purchasing treated water supplied by the Metropolitan Water District of Southern California (MWD). The City of Compton (City) has 5,780 acre-feet of "Allowed Pumping Allocation" annually. The City supplies approximately 7,200 acre-feet of water annually to meet its customers' demands. There is approximately 1,420 acre-feet of difference between supply and demand, which is either made up by purchasing water from MWD or by leasing pumping rights from other agencies. The production cost associated with groundwater pumping has historically been more cost-effective than purchasing imported water from other sources.

Water rights are required to pump groundwater from the Central Basin. These rights are valuable and there is a sizable surcharge for pumping more than the rights holder's allocated amount of water. Each year holders of groundwater rights solicit request for proposals to lease their water rights. This is the amount of water they are not able to carry over into the next fiscal year. This creates an opportunity for other parties to leverage, thereby reducing their supply cost because pumping groundwater is less expensive than purchasing imported water from the MWD.

STATEMENT OF THE ISSUE

The City of Vernon, California is willing to lease up to 1,500 acre-feet of their allowable pumping allocation of ground water to the City for Fiscal Years 2025-2026, 2026-2027 and 2027-2028 at the unit cost of \$160.00 per acre-foot of water totalling **Two Hundred Forty Thousand Dollars and Zero Cents (\$240,000.00)** per fiscal year. The City can utilize this leased allocation to offset the required amount of imported water through MWD connections.

FISCAL IMPACT

Payment to the Licensor will be made in two (2) increments of **One Hundred Twenty Thousand Dollars and Zero Cents (\$120,000.00)** per fiscal year according to the following:

Fiscal Year 2025-2026 due dates are December 15, 2025, and June 15, 2026

Fiscal Year 2026-2027 due dates are December 15, 2026, and June 15, 2027

Fiscal Year 2027-2028 due dates are December 15, 2027, and June 15, 2028

Funds for this expenditure are not to exceed **Two Hundred Forty Thousand Dollars and Zero Cents (\$240,000.00)** for each Fiscal Year (i.e., 2025-2026, 2026-2027, and 2027-2028) and will be allocated in the Department's Annual Fiscal Year Budget in Account No. 5000-850-000-4251.

RECOMMENDATION

Staff recommends that the City Council adopt the attached Resolution.

**JOSE GARFIAS
INTERIM GENERAL MANAGER
MUNICIPAL WATER DEPARTMENT**

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 THREE (3) YEAR
AGREEMENT WITH AND ISSUE A PURCHASE ORDER TO THE CITY OF
VERNON CALIFORNIA FOR THE LEASE OF CENTRAL BASIN
GROUNDWATER PUMPING RIGHTS FOR FISCAL YEARS 2025-2026, 2026-
2027 AND 2027-2028 (\$720,000.00)**

WHEREAS, the Compton Municipal Water Department (Department) produces groundwater, which can be augmented by purchasing treated water supplied by the Metropolitan Water District of Southern California (MWD); and

WHEREAS, the City of Compton (City) has 5,780 acre-feet of “Allowed Pumping Allocation” annually. The City supplies approximately 7,200 acre-feet of water annually to meet its customers’ demands, which leaves approximately 1,420 acre-feet of difference between supply and demand to be made up by purchasing water from the MWD or by leasing pumping rights from other agencies; and

WHEREAS, each year holders of groundwater rights solicit request for proposals to lease their water rights (i.e. the amount of water they are not able to carry over into the next fiscal year), creating an opportunity for other parties to leverage, thereby reducing their supply cost because pumping groundwater is less expensive than purchasing imported water from the MWD; and

WHEREAS, the City of Vernon, California is willing to lease up to 1,500 acre-feet of their allowable pumping allocation of ground water to the City for Fiscal Years 2025-2026, 2026-2027 and 2027-2028 at the unit cost of \$160.00 per acre-foot of water totalling \$240,000.00 per fiscal year, which the City can utilize this leased allocation to offset the required amount of imported water; and

WHEREAS, staff recommends Council authorize the City Manager to execute a three (3) year agreement with the City of Vernon, California to lease up to 1,500 acre-feet of water rights for Fiscal Years 2025-2026, 2026-2027 and 2027-2028, and issue a purchase order, upon the approval of the budget, to the City of Vernon, California in the amount of \$240,000.00 for Fiscal Year 2025-2026; and

WHEREAS, funds for this expenditure will be allocated in the Department's Annual Fiscal Year Budget in Account No. 5000-850-000-4251.

**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 three (3) year Groundwater Pumping Water Rights Lease Agreement with the City of Vernon California whereby the City will be able to lease up to 1,500 acre-feet of groundwater pumping allocation rights during Fiscal Years 2025-2026, 2026-2027 and 2027-2028.

SECTION 2. That funds in the amount of **Two Hundred Forty Thousand Dollars and Zero Cents (\$240,000.00)** for each Fiscal Year (i.e., 2025-2026, 2026-2027, and 2027-2028) for the cost of leased pumping rights during will be allocated in the Department's Annual Fiscal Year Budget in Account No. 5000-850-0000-4251.

SECTION 3. That a purchase orders in the amount not to exceed **Seven Hundred Twenty Thousand Dollars and Zero Cents (\$720,000.00)** is hereby authorized to be issued to the City of Vernon, California for lease of water rights for Fiscal Years 2025-2026, 2026-2027, and 2027-2028).

SECTION 4. 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 Compton Municipal Water Department.

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

ADOPTED this _____ day of _____, 2025.

EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

ATTEST:

SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

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

I, Satra D. Zurita, 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 _____, 2025.

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

AYES: COUNCIL MEMBERS-
NOES: COUNCIL MEMBERS-
ABENT: COUNCIL MEMBERS-
ABSTAIN: COUNCIL MEMBERS-

SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

To the City of Compton: Water General Manager
 City of Compton-Water Department
 205 S. Willowbrook Avenue
 Compton, CA 90220

7. Licensors warrants that is has 1,500 acre-feet of Allowed Pumping Allocation for each period, and that is has not pumped and will not pump or permit or license any other person to pump any part of said 1,500 acre-feet for each of fiscal years 2025-2026, 2026-2027 and 2027-2028.
8. This Agreement shall be effective upon execution by the parties and shall continue in effect through Fiscal Year 2028, subject to termination at any time by either party in the event of any material breach of any of the provisions contained herein.

Dated:_____

Dated:_____

Licensors: City of Vernon

Licensee: City of Compton

Signed By:

Signed By:

Brian Saeki, City Administrator

Willie Hopkins, City Manager

Approved as to Form:

Approved as to Form:

Zaynah N. Moussa, City Attorney

Legal Division

Attest:

Attest:

Yonnie Parker, Deputy City Clerk

Satra Zurita, City Clerk

This Agreement may be signed by the parties by facsimile, electronic or digital signature, and such signature shall be deemed valid and binding on the party signing this lease agreement in that manner.

April 15, 2025

TO: HONORABLE MAYOR AND COUNCIL MEMBERS

**FROM: NEBRASKA JONES
GENERAL SERVICES DIRECTOR**

**SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
AUTHORIZING THE CITY MANAGER TO ENTER INTO A LEASE
AGREEMENT BETWEEN COMPTON CHAMBER OF COMMERCE TO
PROVIDE SPACE AT THE CITY-OWNED PROPERTY LOCATED AT
(700 NORTH BULLIS ROAD)**

SUMMARY

The City Council will consider a request by Compton Chamber of Commerce to enter into a five (5) year (i.e. May 1, 2025 through April 30, 2030) lease agreement with the City of Compton City-owned property located at 700 North Bullis Road, Compton, to authorize the leasing of 2,439 square feet of indoor space at the rental rate of Three Dollars and Two Cents (\$3.02) per square foot.

BACKGROUND

The City of Compton owns certain real property located at 700 North Bullis Road, commonly known as the "Career link" facility. This property is used as a "shared occupancy" facility, offering indoor space for leasing to outside agencies, organizations, and individuals.

Pursuant to guidance of the City Council, In November 2012, the City Manager implemented a City-wide leasing policy which specifies that lease rates shall be on the square footage of the area(s) subject to the exclusive use/occupation of the tenant and that the standard leasing rate for indoor floor space in a City-owned facility shall be *at least* One Dollar (\$1.00) *per square foot*. Proposed lease agreements are to address the costs incurred by the City for utilities, maintenance, repairs, security, etc. At the Career link location, staff has identified that cost to Two Dollars and Two Cents (\$2.02) per square foot. Thus, the cost to the City will be recovered in a recommended minimal monthly rental rate based on a square footage charge of Three Dollars and Two Cents (\$3.02) (i.e. \$1.00 per square foot base rental rate plus \$2.02 per square foot) for utilities.

On October 22, 2019, the City Council adopted Resolution 25,143, which authorized the City Manager to enter into a Twelve (12) month (i.e. October 1, 2019 through September 30, 2020) lease agreement with the Compton Chamber of Commerce to provide indoor

space with in the Careerlink facility, for use as a general office. Pursuit to Council discretion and authority, the rental amount for the lease term was reduced to One Dollar (\$1.00) per year.

STATEMENT OF THE ISSUE

The Compton Chamber of Commerce (the “Chamber”) is a non- profit organization and has been a pillar in the community since its’ incorporation in 1923 to encourage industries to upbuild the community and to promote the general welfare of the citizens of “The City”. To bring resources to the homeless and veteran population through the annual veterans stand down. The facility will also be used for such trainings as the counting the homeless trainings and for events/activities such as MLK Day, Black History, annual board meeting and quarterly business awareness meetings.

This proposed lease agreement will provide Chamber of Commerce with exclusive use of the following indoor space at the Careerlink facility:

LOCATION	USE	SQUARE FEET
Room 10A	Office	710 sq. ft.
Storage	Storage	1729 sq. ft.

Total Exclusive Indoor Square Footage

2,439 square feet

The Chamber believes that having an office at CareerLink allows Compton businesses to have better access to the Chamber and, potentially, to become more aware of the services provided by the Chamber and the CareerLink facility.

The Compton Chamber of Commerce has requested a five (5) year lease agreement commencing (May 1, 2025 through April 30, 2030) to authorize the leasing of a total of 2,439 square feet of indoor space. The Chamber of Commerce shall be responsible for providing the general upkeep, janitorial, custodial, minor repairs and security for their entire areas and the City will be responsible for major and structural upkeep/repairs.

FISCAL IMPACT

Approval of the proposed lease agreement at the requested Three Dollars and Two Cents (\$3.02) per square foot for occupation of approximately 2439 square feet of indoor office space will total Seven Thousand, Three Hundred and Sixty-Five Dollars and Seventy-Eight Cents (\$7,365.78) per month in rental fees for use of the City's facilities.

RECOMMENDATION

Staff has no objection to The Compton Chamber of Commerce request to rent square footage; however, staff is not authorized to offer and lease City-owned property wherein the terms sought by the prospective Tenant may vary from the requirements of the City's Leasing Policy; that is, waiver of City costs for utilities, etc.; thus, staff makes no recommendation concerning this request. ***The decision is at the discretion of the City Council.***

**NEBRASKA JONES, DIRECTOR
GENERAL SERVICES DEPARTMENT**

APPROVED FOR FORWARDING:

**WILLIE HOPKINS
CITY MANAGER**

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
AUTHORIZING THE CITY MANAGER TO ENTER INTO A LEASE
AGREEMENT BETWEEN COMPTON CHAMBER OF COMMERCE TO
PROVIDE SPACE AT THE CITY-OWNED PROPERTY LOCATED AT
(700 NORTH BULLIS ROAD)**

WHEREAS, the City of Compton owns certain real property located at 700 North Bullis Road, commonly known as the “Career link” facility, which is used as a “shared occupancy” facility, offering indoor space for leasing to outside agencies, organizations, and individuals; and

WHEREAS, in November 2012, the City implemented a City-wide leasing policy which specifies that lease rates shall be based on the square footage of the area(s) subject to the exclusive use/occupation of the tenant and that the standard leasing rate for indoor floor space in a City-owned facility shall be *at least* One Dollar (\$1.00) *per square foot*; and

WHEREAS, additionally, proposed lease agreements are to address the costs incurred by the City for utilities, maintenance, repairs, security, etc. and at the Career link facility, staff has identified that cost to be Two Dollars and Two Cents (\$2.02) per square foot; thus, the cost to the City will be recovered in a recommended minimal monthly rental rate based on a square footage charge of Three Dollars and Two Cents (\$3.02) for exclusive indoor spaces; and

WHEREAS, Chamber of Commerce is a non-profit organization and has been a pillar in the community since its’ incorporation in 1923 to encourage industries to upbuild the community and to promote the general welfare of the citizens of “The City”. To bring resources to the homeless and veteran population through the annual veterans stand down. The facility will also be used for such trainings as the counting the homeless trainings and for events/activities such as MLK Day, Black History, annual board meeting and quarterly business awareness meetings; and

**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 hereby authorized to enter into a five (5) year lease agreement between the City of Compton and Chamber of Commerce to authorize the leasing of 2439 square feet of indoor space at 700 North Bullis Road, Compton (“Career Link” facility), at the rental rate of Three Dollars and Two Cents (\$3.02) per square foot for the lease agreement term (i.e. May 1, 2025 through April 30, 2030).

Section 2. That commencing on May 1, 2025, the monthly lease rate shall be Seven Thousand, Three Hundred and Sixty-Five Dollars and Seventy-Eight Cents (\$7,365.78) – i.e. Three Dollars and Two Cents (\$3.02) per square foot for the total 2439 square feet in the facility leased to Chambers of Commerce.

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 Services-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 _____, 2025.

EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

ATTEST:

SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

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

I, Satra D. Zurita, 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 _____, 2025.

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

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

SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

**LEASE AGREEMENT BETWEEN
CITY OF COMPTON
AND
COMPTON CHAMBER OF COMMERCE**

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**”) **COMPTON CHAMBER OF COMMERCE** (hereinafter referred to as “**LESSEE**”), collectively, the “Parties.”

RECITALS:

WHEREAS, the City of Compton (“**Owner**”), has under its jurisdiction certain real property located at **700 North Bullis Street, Compton, California**, also known as the “**Career Link**” facility (the “**Site**”); and

WHEREAS, on _____ the City Council adopted Resolution No. _____, which authorized the City Manager to enter into a lease agreement with the **Compton Chamber of Commerce** (“**Lessee**”) for a period of five (5) years, commencing May 1, 2025, through April 30, 2030; 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 Career Link Facility
700 North Bullis Street
Compton, California 90220**

[The “Site”]

Lessee shall lease approximately 2439 square feet of indoor office space within the Site building (as outlined on the attached Diagram/map of the Site/Premises). Lessee may also have access to and use of shared public spaces within the site.

LOCATION	USE	SQUARE FEET
Room 10A	Office	710 sq. ft.
Storage	Storage	1729 sq. ft.

Total Exclusive Square Footage 2439 sq. 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 five (5) years commencing on May 1, 2025, and shall terminate on April 30, 2030, 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 rent to the Owner for the leased premises as follows:

- **Indoor Space:** The Lessee shall lease a total of 2439 square feet of indoor space at a rental rate of Three Dollars and Two Cents (**\$3.02**) per square foot, which includes One Dollar (**\$1.00**) per square foot for the base rental rate and Two Dollar and Two Cents (**\$2.02**) per square foot for utilities. This results in a minimum monthly rental cost of Seven Thousand, Three Hundred and Sixty-Five Dollars and Seventy-Eight Cents (**\$7,365.78**).

Lease payments shall be made by the Owner in advance on the first day of each month throughout the lease term. Any payment not received by the tenth (10th) day of the month shall be considered late, and a **Five percent (5%) late fee** (penalty) will be applied.

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: Careerlink Facility – 700 N. Bullis Rd.]

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.), **(excepting legal City holidays)** 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 or for any commercial purposes not stated herein. 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.

Use of Premises at Shared Site on City Holidays and Non-Business Hours

On those dates designated by the City Council as legal City holidays, the Site (including the Premises) shall be closed. If Lessee desires to use the Premises on a City holiday or during hours not specified above, Lessee shall pay the City the costs (e.g. employees' salary) of providing access to the Premises/Site and for provision of City security (if applicable).

Lessee shall provide written notification to the General Services Department a minimum of three (3) business days in advance of its desire to use the Premises on a City holiday or during non-business building hours. Owner shall provide Lessee with an invoice for the costs owed by Lessee for access/use of the Premises on a City holiday or during non-business building hours, which shall be due and payable on receipt by the Lessee.

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. Owner agrees to furnish the following utilities and services at Owner's expense during normal business hours:

- a. Electricity for normal lighting and power for office use. Special or additional electrical requirements over and above the standard for general office uses will be charged directly to Lessee.
- b. Heating/Cooling.
- c. Hot and cold water.
- d. Routine maintenance.
- e. General/shared security for the Site.

Any and all other types of utilities (e.g. telephone, cable, etc.) and services shall be at the sole expense and responsibility of the Lessee. Prior written approval shall be required for the installation of any utility and/or service that will involve physical alteration of the Premises and/or Site. Lessee shall reimburse Owner for the cost of repairing any and all damages to the Premises and/or Site 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, excepting due to reasonable normal wear and tear, 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. 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/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
(310) 605-1753 – fax.

With copy to:
City of Compton
205 South Willowbrook Avenue
Compton, California 90220
Attn: City Manager

To LESSEE:
Compton Chamber of Commerce
700 N. Bullis Road
Compton, California 90221
Attn: Dr. Lestean M. Johnson, President
(310) 631-8611

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.

COMPTON CHAMBER OF COMMERCE/LESSEE

Lease Agreement – Volunteers of America
700 North Bullis Road, Compton
Resolution No. ****

By _____
Dr. Lestean M. Johnson, President

Dated: _____

CITY OF COMPTON/OWNER
Recommended for Approval:

By _____
Nebraska Jones, Director
General Services Department

Dated: _____

Approved by:

By _____
Willie A. Hopkins, Jr., City Manager

Dated: _____

Approved as to form:

By _____
Legal Division

Dated: _____

ATTEST:

Dated: _____

By _____
Satra D. Zurita, City Clerk

DEMOLITION NOTES

A. PERFORM ALL DEMOLITION OPERATIONS WITH REGARD TO ADEQUATE SAFETY IN STRICT COMPLIANCE WITH ALL APPLICABLE STATE AND LOCAL SAFETY LAWS, WITH THE RULES AND REGULATIONS OF ALL AGENCIES HAVING JURISDICTION, OBTAIN REQUIRED PERMITS FROM AUTHORITIES.

B. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS. DISCONNECT AND CAP INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS.

C. CONFORM TO APPLICABLE REGULATORY PROCEDURES WHEN DISCOVERING HAZARDOUS OR CONTAMINATED MATERIALS. OBTAIN HAZARDOUS MATERIAL REPORTS AND INVENTORIES FROM OWNER AND DO NOT PROCEED WITH WORK WHEN HAZARDOUS MATERIALS APPEAR TO BE PRESENT. HAZARDOUS MATERIALS HANDLING SHALL BE PERFORMED BY PROPERLY CREDENTIALLED CONTRACTORS.

D. UNANTICIPATED CONDITIONS: IF UNANTICIPATED MECHANICAL, ELECTRICAL, OR STRUCTURAL ELEMENTS PROVE COMPATIBLE WITH DETECTED FUNCTION OR DESIGN ARE ENCOUNTERED, INVESTIGATE AND MEASURE BOTH THE NATURE AND EXTENT OF THE CONFLICT AND REPORT IT TO THE ARCHITECT.

E. CEASE OPERATIONS AND NOTIFY ARCHITECT IMMEDIATELY IF SAFETY OF THE OR ADJACENT STRUCTURES APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURES. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED.

F. SURVEY EXISTING CONDITIONS AND CORRELATE WITH DRAWINGS AND SPECIFICATIONS TO DETERMINE EXTENT OF DEMOLITION REQUIRED. DRAWINGS ARE DIAGNOSTIC IN NATURE AND DO NOT REPRESENT THE REQUIRED DEMOLITION IN EXHAUSTIVE DETAIL.

G. ENSURE SAFE PASSAGE OF PERSONS AROUND AREA OF DEMOLITION. ERECT TEMPORARY COVERED PASSAGEWAYS AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.

H. ITEMS INDICATED TO BE REMOVED AND NOT OTHERWISE INDICATED TO BE REINSTALLED OR SALVAGED SHALL BE REMOVED AND SCRAPPED BY THE CONTRACTOR. ALL DEMOLISHED OR REMOVED ITEMS AND MATERIALS SHALL BE CONSIDERED SCRAP EXCEPT FOR THOSE INDICATED TO REPAIR, THOSE INDICATED TO BE REINSTALLED, THOSE INDICATED TO BE SALVAGED.

I. CONSTRUCTION OR ITEMS INDICATED TO REMAIN SHALL BE PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. WHERE PRACTICABLE, AND WITH THE ARCHITECT'S PERMISSION, THE CONTRACTOR MAY ELECT TO REMOVE ITEMS TO A SUITABLE STORAGE LOCATION DURING DEMOLITION AND THEN PROPERLY CLEAN AND REINSTALL THE ITEMS.

J. DEMOLISH AND REMOVE EXISTING CONSTRUCTION ONLY TO THE EXTENT REQUIRED BY NEW CONSTRUCTION AND AS INDICATED IN THE CONTRACT DOCUMENTS.

K. PERFORM SELECTIVE DEMOLITION USING METHODS WHICH ARE LEAST LIKELY TO DAMAGE WORK TO REMAIN AND WHICH WILL PROVIDE PROPER SURFACES FOR PATCHING. PERFORM REPAIRS IN ACCORDANCE WITH PATCHING REQUIREMENTS.

L. USE SUCH METHODS AS ARE NECESSARY TO COMPLETE THE WORK WITHIN THE LIMITATIONS OF GOVERNING REGULATIONS AND THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. PROPERLY DISPOSE OF MATERIALS RESULTING FROM DEMOLITION OPERATIONS.

M. TRANSPORT MATERIALS RESULTING FROM DEMOLITION OPERATIONS AND LEGALLY DISPOSE OF OFF-SITE.

N. REMOVE & REPLACE EXISTING LIGHT FIXTURES & OUTLETS AS REQUIRED.

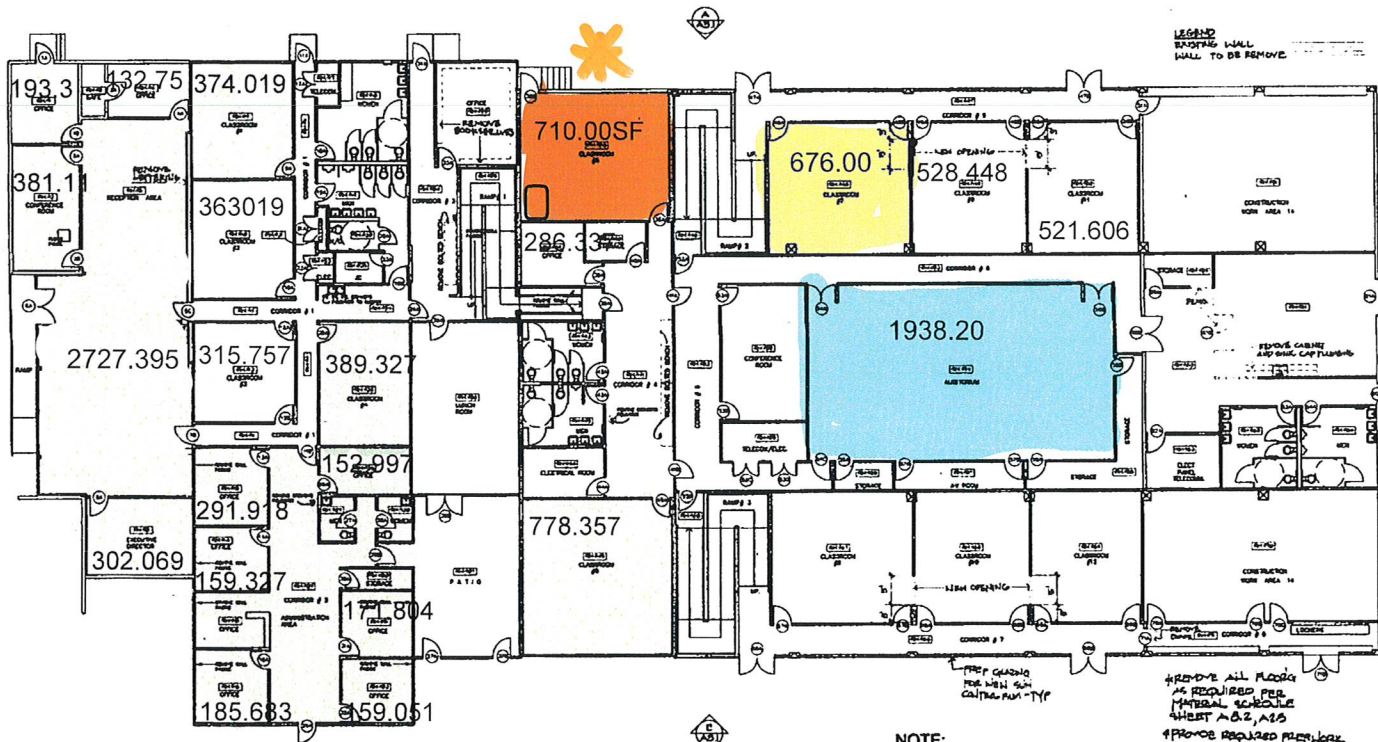
O. REMOVE EXISTING CONDUITS & PIPES.

P. REMOVE EXISTING PLUMBING AS REQUIRED.

Q. DISMANTLE & REMOVE EXISTING FREIGHT ELEVATOR & ACCESSORIES.

R. DO NOT REMOVE EXISTING STRUCTURAL BEAM STRAPS.

S. MODIFY EXISTING SPRINKLERS AS REQUIRED TO ACCOMMODATE SUSPENDED CEILING & NEW DESIGN LAYOUT.



Compton Chamber of Commerce Square footage
710.00 SF

NOTE:

REMOVE AND STORE ALL PICTURE FRAMES BEFORE PAINTING. INSTALL AFTER WORK IS COMPLETED.

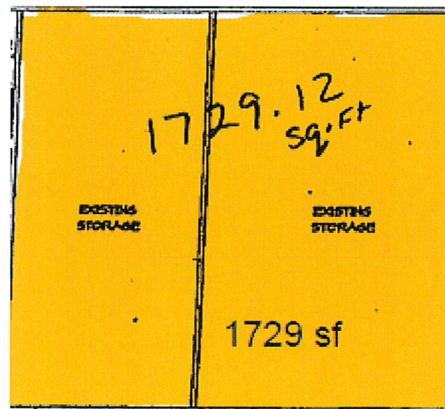
REMOVE ALL BULLETIN BOARDS & MARKER BOARDS BEFORE PAINTING

LEGEND
BRICKING WALL
WALL TO BE REMOVED

REMOVE ALL FLOORING
AS REQUIRED PER
MATERIAL SCHEDULE
SHEET A-02, A-03
REMOVE REQUIRED FLOORING
FOR NEW PAINTED WALLS, DOORS, SPILLS

REVISIONS	DESIGNED BY: ARCHITECTS CITY OF COMPTON COMPTON CAREERLINK 100 N. BELL ST. COMPTON, CALIF. 90220 PROJECT NAME: DATE: 10/1/2011 SCALE: 1/4" = 1'-0" DATE: SHEET NO. A-2.2
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Chamber of Commerce



STORAGE space - 1729 sq. ft.



COMPTON CHAMBER OF COMMERCE

"SERVING AS A BRIDGE BETWEEN BUSINESS, SOCIETY, AND GOVERNMENT"

DR. LESTEAN M. JOHNSON, PRESIDENT & CEO

3 February 2025

City of Compton
Compton, CA 90220

Dear City of Compton Representative,

Re: Proposal for Continued Leasing at 700 N Bullis Rd

I am pleased to submit, as requested, this proposal for the lease of office and community space at 700 N Bullis Rd. We are excited about the opportunity to continue to collaborate with the city and utilize the space to foster community engagement and productivity.

Property Details: The property is located at 700 N Bullis Rd, Compton, CA 90221. The property includes versatile spaces tailored for professional and community use. Key specifications include Office Space, which is well lit and strategically designed to enhance productivity, with connectivity to essential utilities and infrastructure.

Conference Room(s): Equipped with provisions for audio-visual facilities for effective meetings and collaborations. Auditorium: A large, multi-functional area available when not in use by the city, suitable for seminars, workshops, presentations, and community events. The property is ideally located with easy access to local transport networks and community amenities.

Lease Term: We propose a lease term of five (5) years, continuing with the present through December 2030. Lease Rate: The proposed annual lease rate is \$1 (one dollar) per year, acknowledging the mutual benefits derived from this strategic partnership and community-focused mission.

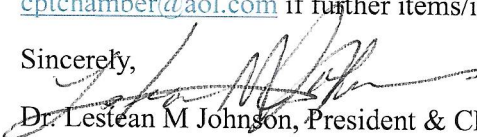
Property Utilization: We intend to use the space as follows: Office Space: To accommodate staff and daily operations. Conference Room(s): For meetings, workshops, and training sessions. Auditorium (When Not in Use): For larger gatherings, public forums, and community programs. Common Area Use: We request access to communal areas, including parking facilities, essential for staff and visitors. Auditorium and Conference Rooms for shared use based on scheduling and availability to avoid conflicts with city events.

Insurance: We will continue to secure comprehensive property and liability insurance, naming the city as an additional insured entity. This will guarantee coverage against potential property damage or liability incidents, ensuring all parties' interests are protected.

We are committed to maintaining the property responsibly and fostering a good neighbor relationship with the city and the community. Our organization looks forward to a continued relationship with the City and Community as we continue with 700 N Bullis, Compton, CA as home for the Compton Chamber of Commerce.

Thank you for considering our proposal. Please feel free to contact me directly at 310-480-5657 or cptchamber@aol.com if further items/information is requested.

Sincerely,


Dr. Lestean M. Johnson, President & CEO
Compton Chamber of Commerce

700 NORTH BULLIS ROAD, SUITE 10A
PO BOX 4638 - COMPTON, CA 90224

(310) 631-8611
CPTCHAMBER@AOL.COM

WWW.COMPTONCHAMBEROFCOMMERCE.ORG