NOTICE

The Urban Community Development Commission (UCDC) was established by Ordinance August 15, 1975 to function as the governing body of the Community Redevelopment Agency. Its purpose is to aid in planning and implementing projects in the City of Compton. 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.

URBAN COMMUNITY DEVELOPMENT COMMISSION AGENDA
Tuesday, January 26, 2010
2:50 PM

WORKSHOP(S)

HEARING(S)

2:55 P.M. - Public Hearing - TO CONSIDER AMENDMENT #1 TO THE FIVE-YEAR IMPLEMENTATION PLAN (2008-2014) FOR THE MERGED REDVELOPMENT PROJECT AREA, CONSISTING OF THE ROSECRANS PROJECT AREA, WALNUT INDUSTRIAL PROJECT AREA, WALNUT INDUSTRIAL 1976 ANNEX PROJECT AREA, WALNUT INDUSTRIAL 1980 ANNEX PROJECT AREA AND PROJECT AREA A-1 **(Item #2)**

OPENING

ROLL CALL

PUBLIC COMMENTS ON AGENDA AND NON-AGENDA ITEMS

APPROVAL OF MINUTES

1. January 5, 2010
   January 12, 2010

UNFINISHED BUSINESS

NEW BUSINESS

2. A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON APPROVING AMENDMENT #1 TO THE FIVE-YEAR IMPLEMENTATION PLAN (2008-2013) FOR THE MERGED REDEVELOPMENT PROJECT AREA, CONSISTING OF THE ROSECRANS PROJECT AREA, WALNUT INDUSTRIAL PROJECT AREA, WALNUT INDUSTRIAL 1976 ANNEX PROJECT AREA, WALNUT INDUSTRIAL 1980 ANNEX PROJECT AREA AND PROEJCT AREA A-1

3. A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING THE EXECUTIVE SECREATRY TO ENTER INTO AN AGREEMENT AND ISSUE A PURCHASE ORDER TO MOORE IACOFANO GOLTSMAN (MIG), INC. TO PROVIDE LANDSCAPE ARCHITECTURAL SERVICES ALONG THE WILLOWBROOK AVENUE RAILROAD RIGHT-OF-WAY.

COMMISSION COMMENTS

ADJOURNMENT

JANUARY 5, 2010

The Urban Community Development Commission meeting was called to order at 7:20 p.m. in the Council Chambers of City Hall by Chairperson Pro-Tem Yvonne Arceneaux.

ROLL CALL

Commissioners Present: Calhoun, Dobson, Jones, Arceneaux
Commissioners Absent: Perrodin

Other Officials Present: C. Cornwell, A. Godwin, C. Evans

PUBLIC COMMENTS ON AGENDA AND NON-AGENDA ITEMS

Lorraine Cervantes, Compton resident, requested specific information concerning the status of the second phase of the proposed development at the Gateway Towne Center. Ms. Cervantes also questioned if any of the allocations from the Community Redevelopment Agency's budget could be utilized to remove the blight in the city's residential neighborhoods.

William Kemp, Compton resident, suggested that the city establish a policy that mandates financial background checks on the developers that receive loans from the city. Mr. Kemp also suggested that the city compile specific prerequisites that would require those developers to invest into the community.

Lynn Boone, Compton resident, stated that the community was told by a representative of the former Kmart building that the Burlington Coat Factory would be opening in March 2010. Ms. Boone subsequently questioned why the city would loan them money in July 2009 and September 2009. Ms. Boone spoke concerning the city's loan agreement with Prism, Inc. and further questioned the city's ability to finance loans when many other cities are struggling with their finances. Ms. Boone acknowledged that there are some areas in the city that look attractive, however she stated that those areas did not belong to the City of Compton.

APPROVAL OF MINUTES

1. December 8, 2009
   December 22, 2009

On motion by Dobson, seconded by Calhoun, the minutes were approved, by the following vote on roll call:

AYES: Commissioners - Calhoun, Dobson, Jones, Arceneaux
NOES: Commissioners - None
ABSENT:Commissioners - Perrodin

UNFINISHED BUSINESS - There was no Unfinished Business.

#1.

NEW BUSINESS - There was no New Business.

COMMISSION COMMENTS

Chairperson Pro-Tem Arceneaux requested a brief explanation as to why cities loan money to partnering business entities.

Charles Evans, Executive Secretary, stated that the Burlington Coat Factory is not scheduled to receive any funding until March 2010. Mr. Evans mentioned that the Burlington Coat Factory would create approximately 60 jobs for the duration of its existence, affirming the city is financially stable because of the increase in business ownership in the City of Compton. Mr. Evans confirmed that the loans would be paid back and added that the second phase of the Gateway Towne Center would begin soon.

ADJOURNMENT

On motion by Dobson, seconded by Calhoun, the meeting was adjourned at 7:32 p.m., by the following vote on roll call:

AYES: Commissioners - Calhoun, Dobson, Jones, Arceneaux
NOES: Commissioners - None
ABSENT: Commissioners - None

____
Clerk of the Urban Community Development Commission

____
Chairman of the Urban Community Development Commission

JANUARY 12, 2010

The Urban Community Development Commission meeting was called to order at 3:13 p.m. in the Council Chambers of City Hall by Chairperson Pro-Tem Yvonne Arceneaux.

ROLL CALL

Commissioners Present: **Calhoun, Dobson, Jones, Arceneaux**
Commissioners Absent: **Perrodin**

Other Officials Present: **C. Cornwell, A. Godwin, C. Evans**

PUBLIC COMMENTS ON AGENDA AND NON-AGENDA ITEMS

Lynn Boone, Compton resident, spoke concerning an agenda item related to the city's proposed public relations contract.

William Kemp, Compton resident, stated that he has yet to receive a copy of the report concerning the state of the city's bridges. Mr. Kemp went on to speak with reference to various agenda items and requested detailed information in regards to the amount of money invested and collected by the Community Redevelopment Agency.

APPROVAL OF MINUTES - There were no minutes to be approved.

UNFINISHED BUSINESS - There was no Unfinished Business.

NEW BUSINESS - There was no New Business.

COMMISSION COMMENTS - There were no Commission Comments.

ADJOURNMENT

On motion by Calhoun, seconded by Dobson, the meeting was adjourned at 3:20 p.m., by the following vote on roll call:

AYES: Commissioners - Calhoun, Dobson, Jones, Arceneaux
NOES: Commissioners - None
ABSENT:Commissioners - Perrodin

______________________________ ______________________________
Clerk of the Urban Community Development Commission **Chairman of the Urban Community Development Commission**

January 26, 2010

TO: **CHAIRMAN AND COMMISSIONERS**

FROM: **EXECUTIVE SECRETARY**

SUBJECT: **A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON APPROVING AMENDMENT #1 TO THE FIVE-YEAR IMPLEMENTATION PLAN (2008-2013) FOR THE MERGED REDEVELOPMENT PROJECT AREA, CONSISTING OF THE ROSECRANS PROJECT AREA, WALNUT INDUSTRIAL PROJECT AREA, WALNUT INDUSTRIAL 1976 ANNEX PROJECT AREA, WALNUT INDUSTRIAL 1980 ANNEX PROJECT AREA AND PROEJCT AREA A-1**

SUMMARY

Requesting the Commission to approve amendment#1 of the Agency's Five-Year Implementation Plan (2008-2009 through 2012-2013) for the Merged Redevelopment Project Area, Walnut Industrial Project Area, Walnut Industrial 1976 Annex Project Area, Walnut Industrial 1980 Project Area and Project Area A-1.

ACKGROUND

California Health and Safety Code Section 33490 requires that redevelopment agencies adopt implementation plans for their project areas every five years, containing the specific goals and objectives of the agency for the project areas, the specific programs (including potential projects), and estimated expenditures proposed to be made during the next five years, and an explanation of how the goals and objectives, programs and expenditures will eliminate blight within the project areas and implement the low and moderate income housing requirements of the Community Redevelopment Law (Health and Safety Code Section 33000, et seq.).

On December 18, 2007, the Commission pursuant to resolution no. 1,692 approved the Agency's Five-Year Implementation Plan. The purpose of this report is to request amendment to the existing plan and incorporate additional projects that the Agency desires to implement during this same period. The proposed projects are in accordance with the goals and objectives outlined within the current plan. The action requested by the Commission is not to approve a new Five-Year Plan, but amend the existing plan to incorporate new projects into the plan.

#2.

STATEMENT OF THE ISSUE

The Agency has determined a need to amend the current Five-Year Implementation Plan in order to incorporate additional projects into the Plan. The proposed projects to be incorporated into the Five-Year Implementation Plan will be carried out through innovative redevelopment financing techniques including: Tax Allocation Bonds, Public-Private Partnerships, Recovery Zone Bonds and Tax Increment revenues during the time period of the existing Plan. Furthermore, the amendment will contain an explanation of how these goals, objectives, programs, projects, and expenditures will be carried out to eliminate blight within the Redevelopment Project Area.

As part of the Amendment process, the Agency is providing updated information on the accomplishments achieved thus far within the first 18 months of the implementation of the plan. Some of the goals accomplished to date are as follows:

1.) **Senior Activity Center –** The Agency has entered into an agreement with LOWE Enterprises to construct the new facility beginning in Fiscal Year 2010-2011.
2.) **North Downtown Specific Plan –** The Agency has entered into an agreement with Municipal Resources Center for the completion of the Environmental Impact Report. This report is scheduled to be completed in 2010.
3.) **Gateway Towne Center** - Agency has recently entered into an agreement with Prism I.Q. Partners to provide fiscal assistance to secure permanent financing for the completion of the Gateway Towne Center.
4.) **415 W. Compton Blvd.** – The Agency has entered into an agreement with a construction company for the demolition of this subject property. The Agency aggressively marketing this site and is negotiating with several developers to build a Mixed-Use project.
5.) **1425 E.** Compton Blvd. - The Agency is aggressively marketing this site to and is negotiating with several developers to build a Mixed-Use project.
6.) **Willow Walk Project –** The Agency has assisted over 33 residents with down payment assistance to purchase homes within this 128-unit town home development. To date, the development is over 78% completed with only two phases remaining for 100% completion of the project.
7.) **Alameda Court –** Agency has assisted with development of this 28-unit townhome project through the use of HOME Funds and Tax Increment revenues. To date, the project is 90% complete and units are available for sale.
8.) **1117 Long Beach Blvd.** – The Agency has developed this site into a temporary pocket park, while still aggressively marketing the site including holding negotiations with potential developers
9.) **Brownfield Program –** The Agency is compiling a list of potential and current Brownfield sites within the City in order formulate strategic redevelopment plan for the remediation and redevelopment of these sites.
10.) **Vacant Lot Beautification Program –** The Agency continues to implement its vacant lot beautification program. Most recently, a grand opening was held for the Agency's Roller Rink Skate Park located at Bullis Rd. and Compton Blvd (202 Long beach?).
11.) **Rosecrans and McKinley –** The Agency is currently in a Disposition and Development Agreement with Golden Pacific Partners for a Mixed-Use project at this site.

RECOMMENDATION

Staff is requesting that the Commission approve amendment #1 to the Agency's Five-Year Implementation Plan for the Agency's Merged Redevelopment Project Area, consisting of the Rosecrans Project Area, Walnut Industrial Project Area, Walnut Industrial 1976 Annex Project Area, Walnut Industrial 1980 Annex Project Area and Project Area A-1.

KOFI SEFA-BOAKYE
DIRECTOR OF REDEVELOPMENT

CHARLES EVANS
EXECUTIVE SECRETARY

#2.

RESOLUTION NO. _________

A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON APPROVING AMENDMENT #1 TO THE FIVE-YEAR IMPLEMENTATION PLAN (2008-2013) FOR THE MERGED REDEVELOPMENT PROJECT AREA, CONSISTING OF THE ROSECRANS PROJECT AREA, WALNUT INDUSTRIAL PROJECT AREA, WALNUT INDUSTRIAL 1976 ANNEX PROJECT AREA, WALNUT INDUSTRIAL 1980 ANNEX PROJECT AREA AND PROEJCT AREA A-1

WHEREAS, the Community Redevelopment Agency of the City of Compton (the "Agency") is carrying out the Redevelopment Plan for the Compton Redevelopment Project Area, as merged and amended by Ordinance No. 2,114 adopted by the City Council on November 16, 2004; and

WHEREAS, California Health and Safety Code Section 33490 requires that redevelopment agencies adopt implementation plans for their project areas every five years, containing the specific goals and objectives of the agency for the project areas, the specific programs (including potential projects), and estimated expenditures proposed to be made during the next five years, and an explanation of how the goals and objectives, programs and expenditures will eliminate blight within the project areas and implement the low and moderate income housing requirements of the Community Redevelopment Law (Health and Safety Code Section 33000, et seq.); and

WHEREAS, on December 18, 2007, the Commission, pursuant to resolution no. 1,692, approved the Agency's Five-Year Implementation Plan; and

WHEREAS, the Agency has determined a need to amend the current Five-Year Implementation Plan in order to incorporate additional projects into the Plan project value. The proposed projects to be incorporated into the Five-Year Implementation Plan are scheduled to be carried out through various redevelopment financing methods including: Tax Allocation Bonds, Public-Private Partnership arranges and Tax Increment revenues within the time frame of the Plan; and

WHEREAS, the proposed projects are in accordance with the goals and objectives outlined within the current Five Year Implementation Plan. The action requested by the Commission is not to approve a new Five-Year Plan, but amend the existing plan to incorporate new projects into the plan; and

WHEREAS, the amendment will contain an explanation of how these goals, objectives, programs, projects, and expenditures will be carried out to eliminate blight within the Redevelopment Project Area; and

WHEREAS, on January 26, 2010, the Agency held a duly noticed public hearing on the proposed adoption of the Amendment at which time all persons desiring to comment on or ask questions concerning the Amendment were given the opportunity to do so. Prior to the public hearing on the Amendment, copies of the Amendment were available for public inspection in the Community Redevelopment Agency Office.

NOW, THEREFORE, THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That the Executive Secretary is hereby authorized to incorporate and implement amendment#1 into the Five-Year Implementation Plan for fiscal years 2008-2013. A copy of which is attached hereto and incorporated herein.

Section 2. That a certified copy of this resolution shall be filed in the offices of the Executive Secretary, City Attorney, City Controller, Community Redevelopment Agency, and City Clerk.

Section 3. The Implementation Plan, as amended by the Amendment, may be further amended from time to time in accordance with Health and Safety Section 33490.

Section 4. The adoption of the Amendment does not constitute an approval of any specific program, project or expenditure and does not constitute a project within the meaning of Section 21000 of the Public Resources Code.

Section 5. That the Chairman shall sign and the Clerk shall attest to the adoption of this resolution.

ADOPTED this _____ day of ___________, 2010.

____
CHAIRMAN OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION

#2.

ATTEST:

____
CLERK OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION

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

I, Alita Godwin, Clerk of the Urban Community Development Commission of the City of Compton, hereby certify that the foregoing resolution was adopted by the Commission, signed by the Chairman, and attested by the Clerk at the regular meeting thereof held on the _____ day of __________, 2010.

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

AYES: **COMMISSIONERS -**
NOES: **COMMISSIONERS -**
ABSENT: **COMMISSIONERS -**

____
CLERK OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION

#2.

RESOLUTION SIGN-OFF FORM

DEPARTMENT: **Community Redevelopement**

RESOLUTION TITLE: **A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON APPROVING AMENDMENT #1 TO THE FIVE-YEAR IMPLEMENTATION PLAN (2008-2013) FOR THE MERGED REDEVELOPMENT PROJECT AREA, CONSISTING OF THE ROSECRANS PROJECT AREA, WALNUT INDUSTRIAL PROJECT AREA, WALNUT INDUSTRIAL 1976 ANNEX PROJECT AREA, WALNUT INDUSTRIAL 1980 ANNEX PROJECT AREA AND PROEJCT AREA A-1**

Kofi Sefa-Boakye	**1/20/2010 10:09:38 AM**
DEPARTMENT MANAGER'S SIGNATURE	DATE

REVIEW / APPROVAL

Craig Cornwell	**1/21/2010 3:52:16 PM**
CITY ATTORNEY	DATE
Willie Norfleet	**1/21/2010 4:34:41 PM**
CITY CONTROLLER	DATE
Charles Evans	**1/21/2010 3:26:47 PM**
CITY MANAGER	DATE

Use when:

Public Works:	When contracting for Engineering Services.
City Attorney:	When contracting for legal services; contracts that require City Attorney's review.
Controller/Budget Officer:	Amending Budget; appropriating and/or transferring funds; adding and/or deleting positions; any resolution having account numbers.
Asst. City Manager/OAS:	All personnel actions.

January 26, 2010

TO: MAYOR AND CITY COUNCIL MEMBERS

FROM: CITY MANAGER

SUBJECT: A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING THE EXECUTIVE SECREATRY TO ENTER INTO AN AGREEMENT AND ISSUE A PURCHASE ORDER TO MOORE IACOFANO GOLTSMAN (MIG), INC. TO PROVIDE LANDSCAPE ARCHITECTURAL SERVICES ALONG THE WILLOWBROOK AVENUE RAILROAD RIGHT-OF-WAY.

SUMMARY

This resolution authorizes the Executive Secretary to enter into a contract and issue a purchase order to Moore Iacofano Goltsman (MIG), Inc. to provide Landscape Architectural Services along the Wilowbook Avenue railroad right of way.

BACKGROUND

Moore Iacofano Goltsman, (MIG) Inc. was retained by the City to prepare conceptual drawings for the Wilowbrook Enhancemet Project. Based on the City approved Design Development Plans, MIG will prepare construction drawings, details and specifications for the west Willowbrook Avenue Railroad right of way enhancements between Alondra Boulevard and Rosecrans Avenue and the tree planting on the east side of Willowbrook Avenue between Oris Street and Greenleaf Boulevard. For reference, staff has attached a proposal from MIG dated January 21, 2010.

STATEMENT OF THE ISSUE

In order for MIG to provide Landscape Architectural Services along the Railroad right of way and the City's right of way at East and West Willowbrook Avenue, Commission authorization is necessary.

RECOMMENDATION

Staff is recommending that the Commission enter into a contract with MIG to provide Landscape Architectural Services for an amount not to exceed Seventy Six Thousand Nine Hundred and Twenty Five Dollars ($76,925.00).

#3.

FISCAL IMPACT

Funds for services are included in the Community Redevelopment Agency's 2009-2010 fiscal year budget in Account No. 1200-80-0000-4262.

DR. KOFI SEFA-BOAKYE
DIRECTOR OF REDEVELOPMENT

CHARLES EVANS
EXECUTIVE SECRETARY

#3.

RESOLUTION NO._________________

A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON AUTHORIZING THE EXECUTIVE SECREATRY TO ENTER INTO AN AGREEMENT AND ISSUE A PURCHASE ORDER TO MOORE IACOFANO GOLTSMAN (MIG), INC. TO PROVIDE LANDSCAPE ARCHITECTURAL SERVICES ALONG THE WILLOWBROOK AVENUE RAILROAD RIGHT-OF-WAY.

WHEREAS, the Community Redevelopment Agency of the City of Compton (the "Agency") is carrying out the Redevelopment Plan for the Compton Redevelopment Project Area, as merged and amended by Ordinance No. 2,114 adopted by the City Council on November 16, 2004; and

WHEREAS, Moore Iacofano Goltsman, (MIG) Inc. was retained by the City to prepare conceptual drawings for the Wilowbrook Enhancemet Project; and

WHEREAS, based on the Agency/City approved Design Development Plans, MIG will prepare construction drawings, details and specifications for the West Willowbrook Avenue Railroad right of way enhancements between Alondra Boulevard and Rosecrans Avenue and the tree planting on the east side of Willowbrook Avenue between Oris Street and Greenleaf Boulevard; and

WHEREAS, in order for MIG to provide Landscape Architectural Services along Railroad right of way and City right of way at East and West Willowbrook Avenue, Commission authorization is necessary; and

WHEREAS, funds are available in the Community Redevelopment Agency's Fiscal Year 2009-2010 budget in Account No. 1200-80-0000-4262.

NOW, THEREFORE, THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the Executive Secretary is authorized to sign a contract in an amount not to exceed Seventy Six Thousand Nine Hundred and Twenty Five Dollars and No Cents ($76,925.00) to provide Landscape Architectural Services.

SECTION 2. That funds in the amount of $76,925 are available in the Agency's from FY 2009-2010 from Account No. 1200-80-0000-4262.

SECTION 3. That a certified copy of this resolution shall be filed in the offices of the Executive Secretary, City Controller, Community Redevelopment Agency, Public Works Street Maintenance Division and the City Clerk

SECTION 4. That the Chairman shall sign and the Clerk shall attest to the adoption of this resolution.

#3.

RESOLUTION NO. ____________
PAGE TWO

ADOPTED this ________ day of ________________________________ 2010.

____
CHAIRMAN OF THE URBAN COMMUNITY
DEVELOPMENT COMMISSION

ATTEST:

____
CLERK OF THE URBAN COMMUNITY
DEVELOPMENT COMMISSION

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON

I, Alita Godwin, Clerk of the Urban Community Development Commission of the City of Compton, hereby certify that the forgoing resolution was adopted by the Commission, signed by the Chairman, and attested by the Clerk at a regular meeting thereof held on the ____ day of _________2010.

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

AYES: **COMMISSIONER(S) -**
NOES: **COMMISSIONER(S) -**
ABSENT: **COMMISSIONER(S) -**
ABSTAIN: **COMMISSIONER(S) -**

____
CLERK OF THE URBAN COMMUNITY
DEVELOPMENT COMMISSION

____
CITY CLERK OF THE CITY OF COMPTON

#3.

MOORE IACOFANO GOLTSMAN, INC.

January 21, 2010

Mr. Charles Evans, City Manager
City of Compton
205 S. Willowbrook Avenue
Compton, CA 90220

SUBJECT: Proposal for Landscape Architectural Services Along Railroad R.O.W. and City R.O.W at East and West Willowbrook Avenue, City of Compton

Dear Mr. Evans:

MIG is pleased to submit this proposal for construction documents for the Railroad right of way enhancements and City parkway tree planting.

Contents of this proposal include a Scope of Services, Project Team, and our Professional Fees.

Scope of Services

It is MIG's intent to produce a final work product that meets the objectives of the City of Compton in terms of staff participation, resource efficiency, design quality, innovation, public safety and comfort, budget control and completion schedules. To assure achievement of this goal, adjustments to this program can be made.

Services will include the following:
(Phase I, Design Development, completed under separate contract)

Phase II Preparation of Construction Documents

1. Based on the City approved Design Development Plans (see below for description), MIG will prepare construction drawings, details and specifications (Technical and front end boiler plate specs) for the west Willowbrook Ave. Railroad R.O.W. enhancements between Alondra Blvd and Rosecrans Ave. and the tree planting on the east side of Willowbrook Ave. between Oris and Greenleaf (approx. 10 trees, locations to be determined by the City) in sufficient detail for the City to approve and for contractor bidding.

<u>Railroad R.O.W. Street Sections: North to South as approved in Design Development Plans</u>

A. Rosecrans to East Elm Street (North of City Hall):
-Arch fencing of polished steel tubing

- Boulder and decorative gravel groupings
- Word art pieces at each end

B. East Elm Street to East Compton Blvd (Train Station-North of City Hall,
-Curvilinear Wall
-Boulder and decorative gravel groupings
-Tube steel post fence with steel cutouts
-Word art pieces at each end

C. East Compton Blvd. to East Myrrh (South of City Hall)
-Concrete letters on concrete/tile embedded mound
-Undulating wall
-Boulder and decorative gravel groupings
-Word art pieces at each end

D. East Myrrh to Alondra Blvd (South of City Hall)
-Arch fencing of polished steel tubing
- Boulder and decorative gravel groupings
-Word art pieces at each end

(All items will adhere to Union Pacific lease agreement requirements).

Construction documents will include the following:

- Demolition Plans
- Layout Plans
- Construction Callout Plan and Details
- Planting Plans and Details (for tree planting on east side of Willowbrook)
- Opinion of probable costs
- Technical and Boiler plate specifications (Front end Documents will be derived from Caltrans contract standard bid provisions)

2. Submit progress construction drawings to the City and Union Pacific for review at 50%. Upon receiving City and Union Pacific plan check comments, we will complete the noted corrections as necessary.

3. Prepare Right-of-way certification forms to Caltrans (Exhibit 13B). City will provide copies of all supporting legal agreements, acquisition documents, easement deeds for completion of proposed work on properties outside the public right-of-way.

4. Prepare Construction authorization forms (3-D, Request for Authorization to Proceed With Construction) in accordance with Caltrans Local Procedures Manual. Documents shall include:

   - Exhibit 3DRequest to Proceed with Construction

- Exhibit 3EData Sheet
- Exhibit 3OFinance Letter
- Exhibit 7BField Review
- Exhibit 13BRight of Way Certification
- Exhibit 12 CPS&E Certification
- Exhibit 12DPS&E Check List
- Copy of PS&E Package
- Exhibit 15ALocal Agency Contract Check List
- Exhibit 4ALocal Agency Agreement Check List

5. Submit construction drawings, technical specifications, Caltrans 3-D documents, Caltrans ROW certification and Boiler plate specs to the City for review at 90% completion. Upon receiving City consolidated plan check comments, we will complete the noted corrections as necessary.

6. Submit construction drawings, technical specifications, Caltrans 3-D document, Caltrans ROW certification and Boiler plate specs to the City for Caltrans submittal for funding approval. Upon receiving Caltrans plan check comments, we will complete the noted corrections as necessary. (note Caltrans will not review the plans for technical content, they will review the bid documents to ensure the proper forms and City approvals are included in the contract provisions)

7. Submit final 100% construction drawings and technical specifications and necessary documents for Caltrans funding to the City, Union Pacific and Caltrans for final approval.

Meetings:

- Schedule two (2) meetings with the City for review of 50% and 90% construction documents.

Deliverables:

- Six (6) sets of 50% construction plans for City and Union Pacific plan check.
- Four (4) sets of 90% construction plans and technical specifications, E76, ROW certification and Boiler plate specs for City plan check and review prior to submitting to Caltrans for funding review and approval.
- Six (6) sets of 90% construction plans and technical specifications E76, ROW certification and Boiler plate specs for Caltrans funding review.
- Eight (8) sets of 100% construction plans and technical specifications E76, ROW certification and Boiler plate 100% City, Union Pacific and Caltrans final plan check and approvals.
- Eight (8) sets of 100% construction plans and technical specifications E76, ROW certification and Boiler plate specs with final corrections for 100% City, Union Pacific and Caltrans final approvals.
- Three (3) copies of Preliminary and final opinion of probable costs
- One (1) copy of stamped and signed originals, on white bond paper, of construction drawings for bidding phase reproduction.
- One (1) copy of technical specifications.
- One (1) electronic copy (disk) of construction documents for City records.

#3.

Optional Services:

SUSMP , Standard Urban Stormwater Mitigation Plan

Phase III Construction Support Services

The construction support services phase of the project could include the following tasks:

Construction Support Services: The project design team will be available during the construction phase to assist in providing clarification, attending meetings and providing information as required.

- Attend two construction meetings during the construction phase. (2 meetings total)
- Review and approve Contractor's product submittals.
- Provide written interpretation of requests for information (RFI's) as needed during the construction of the project.
- Assist in preparing Change Orders as necessary.
- Participate in a final walkthrough and assist in preparing a final "punch list" of items to be corrected by the Contractor prior to final acceptance of the project by the City.

Phase IV Bid Post Construction Services

- Provide AutoCAD drawings and PDF files on Compact Disk to Client and Union Pacific
- Provide hard copy of final plans to City and Union Pacific

SCHEDULE

The scope of work outlined is based on a 7 month period for construction drawings, agency review and approval and construction of the project. If the timeframe goes beyond the 7 month duration due to additional agency reviews or unexpected delays, MIG will provide the City with a proposal to extend our services for additional plan reviews, submittals, meetings etc. as required to complete the project.

Exclusions:

The following services are not included in the scope of services identified in the proposal:

- Off-site improvements
- Utility Plans
- Boundary Survey
- Right of Way Survey
- "As-Built" drawings
- Reproduction and delivery beyond the deliverables indicated within this Scope of Services
- Street Light modifications.
- Coordination with other jurisdictional agencies other than Caltrans and Union Pacific
- Geo-technical Report

- SUSMP , Standard Urban Stormwater Mitigation Plan Water Quality Management Plan
- Street Improvement Plans
- City processing and/or permit fees
- Construction Administration (construction support will be provided).
- Irrigation design or improvements
- Environmental certification (NEPA , CEQA)
- Bid Assistance

PROJECT TEAM

For this project, Steven Lang, Landscape Architect, will act as the Principal-in-Charge of the project and participate in City meetings and presentations as well as participate in the design process. Oscar Johnson, Project Manager, will participate in the preparation of the construction documents and coordination with the production staff and consultants. Hall & Foreman, Civil Engineers, will provide vertical control review, Caltrans E76 document, Caltrans ROW certification and Boiler plate specs. Construction documents will be prepared using AutoCAD 2009.

PROFESSIONAL FEES

The fee has been computed on the basis of the time required to complete a site review; collect research and data; develop base plans for the site; refine and prepare construction documents and a construction cost estimate for the proposed S. Willowbrook Avenue improvements and provide construction support as described in our Scope of Services.

Phase II	
Preparation of Construction Documents	$ 62,865
Reproduction	$ 4,000
Subtotal	**$ 66,865**
Phase III	
Construction Support (RFI and submittal review, 2 site visits, final site review and punch list)	$ 8,700
Subtotal	**$ 8,700**
Phase IV	
Post Construction Services	$ 1,360
Subtotal	**$ 1,360**
TOTAL	**$ 76,925**

#3.

Optional Services:

Additional site reviews, meetings to be billed at an hourly rate	T&M
SUSMP , Standard Urban Stormwater Mitigation Plan	$2,500.00

ADDITIONAL SERVICES

Additional services not identified or included within this proposal will be billed, at the City's authorization, at the hourly rates indicated below.

MIG, Inc. - hourly fee schedule for additional services*

Principal	$175/hour
Project Manager	$150/hour
Project Associate	$115/hour
Project Assistant	$ 85/hour
Administrative Assistant	$ 75/hour

Hall & Foreman, Inc.

Principal	$195/hour
Project Engineer	$135/hour
Project Associate	$ 80/hour
Draftsperson	$ 95/hour
Clerical and Word Processing Staff	$ 65/hour
3-Person Survey Crew	$245/hour
2-Person Survey Crew	$200/hour
1-Person Survey Crew	$150/hour

MIG's fees include all costs for transportation, telephone and faxes. Reproduction and delivery costs beyond what is outlined within the Scope of Services are not included in the Professional Fees and will be billed to Compton at cost with City pre-authorization.

Thank you for the opportunity to submit this proposal. We can begin the site review portion of the project immediately with an authorization signature below.

If you have any questions or concerns, please feel free to contact me.

Sincerely,

Steven Lang, ASLA
Principal
Landscape Architect #1771
714-871-3638 x114

City of Compton

date