

AGENDA
REGULAR CITY COUNCIL MEETING
COUNCIL CHAMBERS
5000 CLARK AVENUE
LAKEWOOD, CALIFORNIA

October 28, 2025

ADJOURNED MEETING:

6:00 p.m.

CLOSED SESSION:

EXECUTIVE BOARD ROOM

PUBLIC EMPLOYEE PERFORMANCE EVALUATION, Pursuant to Government Code §54957

Title: City Manager

CALL TO ORDER

7:30 p.m.

INVOCATION: Pastor Chris Kirish, Renovate Church

PLEDGE OF ALLEGIANCE: Scout Troops 113 & 3433

ROLL CALL: Mayor Cassandra Chase
Vice Mayor Jeff Wood
Council Member David Arellano
Council Member Steve Croft
Council Member Todd Rogers

ANNOUNCEMENTS AND PRESENTATIONS:

Presentation by Lieutenant Juan Briseno, Lakewood Sheriff's Station, Regarding Quarterly Public Safety Report

PUBLIC COMMENT ON ITEMS IN THE AGENDA

ROUTINE ITEMS:

All items listed within this section of the agenda are considered to be routine and will be enacted by one motion without separate discussion. Any Member of Council may request an item be removed for individual discussion or further explanation. All items removed shall be considered immediately following action on the remaining items.

RI-1 MEETING MINUTES - It is recommended City Council approve Minutes of the Meetings held June 10, August 12, September 9, and October 14, 2025

RI-2 PERSONNEL TRANSACTIONS - It is recommended City Council approve report of personnel transactions.

RI-3 REGISTERS OF DEMANDS - It is recommended City Council approve registers of demands.

RI-4 MEETING REPORTS AND AUTHORIZATIONS PURSUANT TO AB1234 - It is recommended City Council receive and file the report.

RI-5 QUARTERLY SCHEDULE OF INVESTMENTS AS OF SEPTEMBER 30, 2025 - It is recommended City Council receive and file the report.

City Council Agenda

October 28, 2025

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ROUTINE ITEMS: - Continued

RI-6 AUTHORIZATION OF ARDURRA PROPOSAL UNDER THEIR ENGINEERING SERVICES AGREEMENT – WEINGART SENIOR CENTER IMPROVEMENTS PROJECT, RESOLUTION NO. 2025-61 - It is recommended that City Council adopt proposed resolution authorizing acceptance of Ardurra’s proposal for construction management and labor compliance services for Weingart Senior Center Improvements Project under engineering services agreement; and authorize staff to make administrative adjustments as necessary to execute agreement in compliance with Federal procurement and funding requirements.

PUBLIC HEARINGS:

1.1 INTRODUCTION OF ORDINANCE NO. 2025-3; PERTAINING TO HOUSING ELEMENT IMPLEMENTATION PROGRAM - It is recommended City Council hold a public hearing, introduce proposed ordinance and approve the associated Categorical Exemption.

REPORTS:

3.1 APPROVAL OF WATER RIGHTS LEASE AGREEMENT TO CITY OF CERRITOS - It is recommended City Council approve groundwater rights lease agreement to City of Cerritos for 700 acre-feet each FY 26/27, FY 27/28, and FY 28/29 for \$119,000 per year for a total amount of \$357,000; and authorize City Manager to sign corresponding agreement in a form approved by City Attorney.

AGENDA

LAKWOOD HOUSING SUCCESSOR AGENCY

1. REGISTER OF DEMANDS - It is recommended Housing Successor Agency approve registers of demands.

ORAL COMMUNICATIONS:

ADJOURNMENT

In compliance with the Americans with Disabilities Act, if you are a qualified individual with a disability and need an accommodation to participate in the City Council meeting, please contact the City Clerk’s Office, 5050 Clark Avenue, Lakewood, CA, at 562/866-9771, ext. 2200; or at cityclerk@lakewoodca.gov at least 48 hours in advance to ensure that reasonable arrangements can be made to provide accessibility to the meeting.

Agenda items are on file in the Office of the City Clerk, 5050 Clark Avenue, Lakewood, and are available for public review during regular business hours. Any supplemental material distributed after the posting of the agenda will be made available for public inspection during normal business hours in the City Clerk’s Office. For your convenience, the agenda and the supporting documents are available in an alternate format by request and are also posted on the City’s website at www.lakewoodca.gov

Routine Items

Routine Item 1 – City Council Minutes
will be available prior to the meeting.

D I V I D E R S H E E T

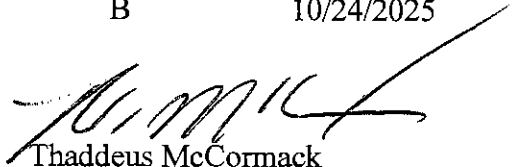
COUNCIL AGENDA

October 28, 2025

TO: The Honorable Mayor and City Council

SUBJECT: Report of Personnel Transactions

<u>Name</u>	<u>Title</u>	<u>Schedule</u>	<u>Effective Date</u>
1. FULL-TIME EMPLOYEES			
A. Appointments			
Rhiannon Anderson	Park Maintenance Worker	10A	10/13/2025
B. Changes			
None			
C. Separations			
None			
PART-TIME EMPLOYEES			
A. Appointments			
None			
B. Changes			
None			
C. Separations			
Victoria Nieves	Maintenance Trainee I	B	10/15/2025
Matthew Childs	Maintenance Trainee II	B	10/24/2025


Thaddeus McCormack
City Manager

D I V I D E R S H E E T

**CITY OF LAKEWOOD
FUND SUMMARY 10/9/2025**

In accordance with section 2521 of the Lakewood Municipal Code, presented herewith is a summary of obligations to be paid by the City of Lakewood. Each of the following demands has been audited by the Director of Finance and Administrative Services and approved by the City Manager.

1010	GENERAL FUND	739,569.34
1623	LA CNTY MEASURE W-REGIONAL	745.32
3070	PROPOSITION "C"	144.98
4010	CIP GENERAL FUND	18,922.50
4602	CIP COUNTY MEASURE M	22,485.00
5010	GRAPHICS AND COPY CENTER	4,698.27
5020	CENTRAL STORES	4,218.24
5030	FLEET MAINTENANCE	8,489.87
7500	WATER UTILITY FUND	16,459.36
8030	TRUST DEPOSIT	9,773.35
8070	JPA STATION CITIES	69,540.00
		895,046.23

Council Approval

Date

City Manager

Attest

City Clerk

Director of Finance and Administrative Services

CITY OF LAKEWOOD

SUMMARY CHECK/EFT REGISTER

CHECK/EFT DATE	VENDOR NAME	CHECK/EFT AMOUNT
10/09/2025	HEALTH AND HUMAN RESOURCES CENTER INC	294.84
10/09/2025	AGRI-TURF DISTRIBUTING	1,778.65
10/09/2025	COASTAL OCCUPATIONAL MEDICAL GROUP	365.00
10/09/2025	ALAN'S LAWN AND GARDEN CENTER INC	315.22
10/09/2025	ALL CITY MANAGEMENT SERVICES INC	13,322.03
10/09/2025	AMAZON CAPITAL SERVICES INC	902.36
10/09/2025	ANICETO SANDRA	561.60
10/09/2025	ARDURRA GROUP INC	210.00
10/09/2025	AT&T ENTERPRISES LLC	301.18
10/09/2025	AVENU STR IP LLC	4,182.97
10/09/2025	BB ENTERPRISES INC	450.00
10/09/2025	TWO SHELLS ENTERPRISES INC	155.00
10/09/2025	BLACKMAN HAILE	2,600.00
10/09/2025	CAL STATE AUTO PARTS INC	271.61
10/09/2025	CARMELO VIRGINIA	900.00
10/09/2025	LONG BEACH LINCOLN MERCURY INC	1,526.42
10/09/2025	SEMA INC	2,045.48
10/09/2025	BENAVIDES ADELAIDE	2,500.00
10/09/2025	CINTAS CORPORATION	72.23
10/09/2025	CINTAS CORPORATION	993.74
10/09/2025	CAMERON WELDING SUPPLY	273.42
10/09/2025	COUCH. RON JR	240.00
10/09/2025	DE CASTRO ALLISON	1,195.00
10/09/2025	DE LAGE LANDEN FINANCIAL SERVICES	394.81
10/09/2025	DICKSON R F CO INC	47,486.54
10/09/2025	DUNRITE PEST CONTROL INC	260.00
10/09/2025	EDEN USA INCORPORATED	1,953.18
10/09/2025	ELITE SPECIAL EVENTS INC	5,725.00
10/09/2025	EWING IRRIGATION PRODUCTS INC	45.01
10/09/2025	FERGUSON ENTERPRISES INC	601.12
10/09/2025	BRUCE E MIHELICH INC	2,322.87
10/09/2025	GIEMONT DEBORAH	599.94
10/09/2025	GOLDEN METERS SERVICES	2,365.00
10/09/2025	HARA M LAWNMOWER CENTER	515.46
10/09/2025	HAWK. TRUDY (FAHTIEM)	450.00
10/09/2025	HOME DEPOT	2,570.98
10/09/2025	INFOSEND INC	9,275.44
10/09/2025	KWIK-COVERS	646.44
10/09/2025	LAKEWOOD ROTARY CLUB	167.00
10/09/2025	LAKEWOOD. CITY OF	100.00
10/09/2025	LANDCARE HOLDINGS INC	8,237.46
10/09/2025	LATINAS ART FOUNDATION	200.00
10/09/2025	PBK ARCHITECTS INC	18,922.50
10/09/2025	LA COUNTY DEPT OF PUBLIC WORKS	51,236.07

CITY OF LAKEWOOD SUMMARY CHECK/EFT REGISTER

CHECK/EFT DATE	VENDOR NAME	CHECK/EFT AMOUNT
10/09/2025	MAINTEX INC	312.93
10/09/2025	MATHESON TRI-GAS INC	57.96
10/09/2025	NADA BUS INC	1,605.00
10/09/2025	ODP BUSINESS SOLUTIONS LLC	120.45
10/09/2025	ORANGE CO CIRCUIT BREAKERS INC	635.73
10/09/2025	OUTDOOR CREATIONS INC	1,737.60
10/09/2025	UAG CERRITOS I LLC	356.64
10/09/2025	POLLARD JOSEPH G COMPANY INC	400.37
10/09/2025	EMPLOYERWARE LLC	694.82
10/09/2025	LONG BEACH PUBLISHING CO	472.39
10/09/2025	RTC MANUFACTURING INC	22,485.00
10/09/2025	SAFETY-KLEEN CORP	398.55
10/09/2025	SERVICEWEAR APPAREL INC	62.34
10/09/2025	SHARP ELECTRONICS CORPORATION	817.00
10/09/2025	SMART & FINAL INC	65.64
10/09/2025	SOUTH COAST AOMD	2,202.21
10/09/2025	SEAACA	448,093.50
10/09/2025	SOUTHERN CALIFORNIA EDISON CO	1,501.43
10/09/2025	SOUTHWEST PATROL INC	69,540.00
10/09/2025	CHARTER COMMUNICATIONS HOLDINGS LLC	6,071.39
10/09/2025	SPREITZER, KIRSTEN	299.97
10/09/2025	SUPERIOR COURT OF CALIFORNIA	6,990.50
10/09/2025	SUPERIOR COURT OF CALIFORNIA	9,585.00
10/09/2025	SYKAHUA TEMUJIN	1,394.25
10/09/2025	TGIS CATERING SVCS INC	5,673.00
10/09/2025	THURSTON ELEVATOR CONCEPTS INC	155.00
10/09/2025	TRADER SIGNS	440.00
10/09/2025	TURF STAR	42.68
10/09/2025	GOMEZ GROWERS INC	138.13
10/09/2025	VERITIV OPERATING COMPANY	325.81
10/09/2025	WAXIE ENTERPRISES INC	1,352.89
10/09/2025	WHENTOWORK LLC	3,900.00
10/09/2025	WILLDAN ASSOCIATES	7,935.75
10/09/2025	BILEVICH, ROBERT	45.00
10/09/2025	BILEVICH, ROBERT	45.00
10/09/2025	D'AMICO, CHRISTINE	45.00
10/09/2025	D'AMICO, CHRISTINE	45.00
10/09/2025	HOOGSTEN, TED	45.00
10/09/2025	HOOGSTEN, TED	45.00
10/09/2025	O'DONNELL, MICHAEL	45.00
10/09/2025	ORTEGA, JONATHAN	216.00
10/09/2025	RAY, BREAJNIE	240.00
10/09/2025	RHOAN, CHERYL	45.00
10/09/2025	RHOAN, CHERYL	45.00

CITY OF LAKEWOOD

SUMMARY CHECK/EFT REGISTER

CHECK/EFT DATE	VENDOR NAME	CHECK/EFT AMOUNT
10/09/2025	BELL EVENT SERVICES INC	5,025.00
10/09/2025	FONTELA, THAO	300.00
10/09/2025	GRAINGER W W INC	152.42
10/09/2025	KILEY GREGORY THOMAS	3,750.00
10/09/2025	LOS ANGELES REGIONAL INTEROPERABLE	520.00
10/09/2025	LIFTECH ELEVATOR SERVICES INC	492.00
10/09/2025	ALATORRE LORINE	7,770.00
10/09/2025	MIDAMERICA ADMIN & RETIREMENT	4,662.67
10/09/2025	O'REILLY AUTOMOTIVE STORES INC	806.90
10/09/2025	SO CALIF SECURITY CENTERS INC	39.72
10/09/2025	SPASEFF TED C	240.00
10/09/2025	TUMBLE-N-KIDS INC	5,577.00
10/09/2025	U S BANK PARS ACCT #6746022500	4,131.70
10/09/2025	U S BANK PARS ACCT #6746022500	3,425.00
10/09/2025	U S BANK PARS ACCT #6746022500	1,472.50
10/09/2025	UNDERGROUND SERVICE ALERT	396.00
10/09/2025	VOYA	61,861.46
10/09/2025	WATERLINE TECHNOLOGIES INC	2,855.32
10/09/2025	COMPREHENSIVE PRINT GROUP LLC	3,169.61
10/09/2025	WESTERN WATER WORKS SUPPLY CO	838.16
10/09/2025	WYNN, LAKYN	65.00
10/09/2025	ZONES IT SOLUTIONS INC	239.27
10/09/2025	ANDERSON, STEVEN	1,000.00
Total:		895,046.23

**CITY OF LAKEWOOD
FUND SUMMARY 10/16/2025**

In accordance with section 2521 of the Lakewood Municipal Code, presented herewith is a summary of obligations to be paid by the City of Lakewood. Each of the following demands has been audited by the Director of Finance and Administrative Services and approved by the City Manager.

1010	GENERAL FUND	279,500.72
1500	MISC-SPECIAL REVENUE FUND	12,873.15
1623	LA CNTY MEASURE W-REGIONAL	4,140.00
1630	USED OIL GRANT	242.84
3070	PROPOSITION "C"	2,084.59
4010	CIP GENERAL FUND	7,155.00
4011	CIP CITY MEASURE L	178,230.84
4012	CIP CITY MEAS L LOAN	382,667.75
4401	CIP STATE-RMRA SB1	6,693.00
4602	CIP COUNTY MEASURE M	11,856.00
5010	GRAPHICS AND COPY CENTER	-48.57
5020	CENTRAL STORES	1,262.65
5030	FLEET MAINTENANCE	8,941.70
7500	WATER UTILITY FUND	45,666.19
8020	LOCAL REHAB LOAN	113.00
8030	TRUST DEPOSIT	200.00
8070	JPA STATION CITIES	91,870.00
		1,033,448.86

Council Approval

Date

City Manager

Attest

City Clerk

Director of Finance and Administrative Services

CITY OF LAKEWOOD SUMMARY CHECK/EFT REGISTER

CHECK/EFT DATE	VENDOR NAME	CHECK/EFT AMOUNT
10/16/2025	PERRIS FENCE & SUPPLY	142.76
10/16/2025	ALL CITY MANAGEMENT SERVICES INC	16,050.32
10/16/2025	AMAZON CAPITAL SERVICES INC	215.32
10/16/2025	AMERICAN PLANNING ASSOC	471.00
10/16/2025	ARDURRA GROUP INC	29,150.00
10/16/2025	ROSS AVIATION INVESTMENT LLC	5,869.79
10/16/2025	N. HARRIS COMPUTER CORPORATION	39,799.08
10/16/2025	B&M LAWN AND GARDEN INC	1,119.16
10/16/2025	B.R. BREWER SIGN & GRAPHICS	2,324.92
10/16/2025	CAL STATE AUTO PARTS INC	109.40
10/16/2025	CALIFORNIA STATE DEPT OF JUSTICE	512.00
10/16/2025	CHICAGO TITLE CO	104.00
10/16/2025	CINTAS CORPORATION	83.77
10/16/2025	CINTAS CORPORATION	184.26
10/16/2025	COLOR CARD ADMINISTRATOR CORP	37.54
10/16/2025	CREATE A PARTY INC	7,889.70
10/16/2025	DANIEL'S TIRE SERVICE INC	748.52
10/16/2025	EWING IRRIGATION PRODUCTS INC	451.38
10/16/2025	FABRIC WALLCRAFT OF CALIFORNIA INC	7,155.00
10/16/2025	FERGUSON ENTERPRISES INC	1,009.70
10/16/2025	GALLS PARENT HOLDINGS LLC	118.86
10/16/2025	GANAHL LUMBER COMPANY	4,015.47
10/16/2025	HARA M LAWNMOWER CENTER	148.27
10/16/2025	HOME DEPOT	2,284.41
10/16/2025	JJS PALOMO'S STEEL INC	131.22
10/16/2025	JONES RICHARD D. A PROF LAW CORP	270.50
10/16/2025	LAKEWOOD. CITY OF	200.00
10/16/2025	LONG BEACH CITY GAS & WATER DEPT	596.46
10/16/2025	LOS ANGELES CO SHERIFFS DEPT	18,126.05
10/16/2025	LA COUNTY DEPT OF PUBLIC WORKS	24,516.66
10/16/2025	MANERI TRAFFIC CONTROL INC	441.00
10/16/2025	LEON MANUEL	2,440.00
10/16/2025	PAPER RECYCLING & SHREDDING SPECIALISTS	456.00
10/16/2025	PHASE II SYSTEMS INC	3,016.39
10/16/2025	POLLARD JOSEPH G COMPANY INC	148.54
10/16/2025	POLLARD JOSEPH G COMPANY INC	359.72
10/16/2025	SECURITAS TECHNOLOGY CORPORATION	54,019.85
10/16/2025	SITEONE LANDSCAPE SUPPLY LLC	818.60
10/16/2025	SMART & FINAL INC	605.44
10/16/2025	SNAP-ON INDUSTRIAL	22.56
10/16/2025	SOUTHERN CALIFORNIA EDISON CO	58,221.27
10/16/2025	SOUTHERN CALIFORNIA GAS CO	324.87
10/16/2025	SOUTHLAND INDUSTRIES	532,703.10
10/16/2025	SOUTHWEST PATROL INC	91,870.00

CITY OF LAKEWOOD

SUMMARY CHECK/EFT REGISTER

CHECK/EFT DATE	VENDOR NAME	CHECK/EFT AMOUNT
10/16/2025	SPENCER, GORDON	152.10
10/16/2025	STATE WATER RESOURCES CONTROL BOARD	105.00
10/16/2025	SYN-TECH SYSTEMS INC	4,708.67
10/16/2025	GOMEZ GROWERS INC	35.36
10/16/2025	VARIABLE SPEED SOLUTIONS	950.00
10/16/2025	CELLCO PARTNERSHIP	4,194.06
10/16/2025	W G ZIMMERMAN ENGINEERING INC	3,300.00
10/16/2025	WALTERS WHOLESALE ELECTRIC CO	467.00
10/16/2025	WAXIE ENTERPRISES INC	1,208.65
10/16/2025	WECK ANALYTICAL ENVIRONMENTAL SERVICES	360.00
10/16/2025	ZUMAR INDUSTRIES INC	1,535.06
10/16/2025	CIC	9.00
10/16/2025	COUNTY OF LOS ANGELES-DEPT OF PUBLIC HEALTH	9,088.09
10/16/2025	IPERMITTS	41.42
10/16/2025	JIMENEZ, MICHAEL	320.00
10/16/2025	NAZAREY, MARLENE	85.00
10/16/2025	SHUSTER ADVISORY GROUP LLC	2,400.00
10/16/2025	BELLFLOWER, CITY OF	325.59
10/16/2025	BIG STUDIO INC	1,234.79
10/16/2025	BUCKNAM PETER JOSEPH	6,693.00
10/16/2025	CAMACHO, ANDREW	744.80
10/16/2025	CAMERON WELDING SUPPLY	42.01
10/16/2025	EUROFINS EATON ANALYTICAL LLC	5,150.00
10/16/2025	HELI MOBILE SERVICES INC	23,755.74
10/16/2025	ADRIANA Y LOPEZ	15,210.00
10/16/2025	MIDAMERICA ADMIN & RETIREMENT	26,655.67
10/16/2025	NICHOLLS CONSULTING INC	1,610.99
10/16/2025	O'REILLY AUTOMOTIVE STORES INC	729.79
10/16/2025	RAYVERN LIGHTING SUPPLY CO INC	1,633.45
10/16/2025	RODRIGUEZ, EDIANNE	299.97
10/16/2025	S & J SUPPLY CO	576.79
10/16/2025	SO CALIF SECURITY CENTERS INC	13.17
10/16/2025	SPECIALTY TIRES LLC	328.86
10/16/2025	TETRA TECH INC	5,190.00
10/16/2025	THE TECHNOLOGY DEPOT	4,301.71
10/16/2025	WOPSCHALL, JEREMIAH	710.26
Total:		1,033,448.86

DIVIDER SHEET

COUNCIL AGENDA

October 28, 2025

TO: The Honorable Mayor and City Council

SUBJECT: AB 1234 Meeting Report

INTRODUCTION

Assembly Bill 1234 became effective January 1, 2006. The legislation requires members of a legislative body to provide brief reports on the meetings they attended at the expense of the local agency at the next regular meeting of the legislative body.

STATEMENT OF FACT

- Mayor Cassandra Chase, Vice Mayor Jeff Wood and Council Member David Arellano attended the CalCities Annual Conference and Expo from October 8-10, 2025. In addition to participating in various department and caucus meetings, they also attended sessions on disaster communications, technology plans, economic development, community engagement and other sessions.

RECOMMENDATION

That the City Council receive and file this report.

PB

Paolo Beltran
Deputy City Manager


Thaddeus McCormack
City Manager

D I V I D E R S H E E T

COUNCIL AGENDA
October 28, 2025

TO: The Honorable Mayor and City Council

SUBJECT: Quarterly Schedule of Investments – as of September 30, 2025

INTRODUCTION

The City invests idle funds in compliance with the California Government Code (CGC) and the City's investment policy, which the City Council last reviewed and approved in January 2025. The portfolio is highly-rated and well-diversified. While the portfolio is subject to the ebb and flow of market yield fluctuations, it is largely protected from the stock market volatility as the CGC and the City's investment policy narrowly define the authorized types of investments available. Additionally, City staff works closely with PFM Asset Management, LLC (PFM), the City's investment advisor, to seek out quality investments in proven sectors and keep investment allocations to any one issuer low as a percentage.

The City's investments summarized in this report are allocated to a variety of funds such as the General Fund, Water Utility Fund, Redevelopment Successor Agency Funds, Restricted Special Revenue Funds, and Fiduciary Funds.

The City's investment objectives, in order of priority, are safety, liquidity and yield. To meet these objectives, the City utilizes the following types of investments:

U.S. Treasury Notes

Treasury Obligations of the U.S. Government to provide for the cash flow needs of the Federal Government.

Federal Agency Bonds or Notes:

Federal agency or United States government-sponsored enterprise obligations, participations, or other instruments, including those issued by or fully guaranteed as to principal and interest by federal agencies or United States government-sponsored enterprises. This includes Collateralized Mortgage Obligations (CMOs).

- **FHLB (Federal Home Loan Bank Bonds)**
Bonds and discount notes issued by the Federal Home Loan Bank to provide funding to member institutions and make available money to the residential mortgage market.
- **FHLMC (Federal Home Loan Mortgage Corp)**
A publicly chartered agency that buys qualifying residential mortgages from lenders, packages them into new securities backed by those pooled mortgages, provides certain guarantees and then re-sells the securities on the open market.
- **FNMA (Federal National Mortgage Association)**
A government-sponsored, privately owned corporation established to create a secondary market for Federal Housing Administration mortgages.

- **FFCB (Federal Farm Credit Bank)**

The Federal Farm Credit Bank is an independent agency of the U.S. Government that issues bonds and discount notes to provide short- and long-term credit and credit-related services to farmers, ranchers, rural homeowners, producers and harvesters.

Supra-National Agency Bonds or Notes

Supranational bonds and notes are debt of international or multi-lateral financial agencies. The debt is used to finance economic/infrastructure development, environmental protection, poverty reduction and renewable energy around the globe, rated AAA, highly liquid and issued in a range of maturities. Examples of agencies are the United Nations and the World Bank Group.

Negotiable Certificates of Deposit (CDs)

Negotiable CDs are issued by large banks and are freely traded in secondary markets as short term (2 to 52 weeks), large denomination (\$100,000 minimum) CDs, that are either issued at a discount on its par value, or at a fixed interest rate payable at maturity.

Municipal Bonds or Notes:

Registered treasury notes or bonds issued by states or municipalities, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by a state or by a department, board, agency, or authority of any of the other 49 United States, in addition to California.

Corporate Notes:

Medium-term notes, defined as all corporate and depository institution debt securities with a maximum remaining maturity of five years or less, issued by corporations organized and operating within the United States or by depository institutions licensed by the United States, or any state and operating within the United States. Medium-term corporate notes shall be rated in a rating category of "A" or its equivalent or better.

Commercial Paper:

Commercial paper of "prime" quality of the highest ranking or of the highest letter and number rating as provided for by a nationally recognized statistical-rating organization.

ABS (Asset-Backed Securities)

A mortgage pass-through security, collateralized mortgage obligation, mortgage-backed or other pay-through bond, equipment lease-backed certificate, consumer receivable pass-through certificate, or consumer receivable-backed bond.

Agency CMBS

Agency CMBS are commercial mortgage-backed securities collateralized by pools of real estate loans secured by multi-family or health care properties. They are issued by a U.S. government agency or federally chartered corporation, such as Fannie Mae or Freddie Mac.

Pooled Funds:

- **LAIF (Local Agency Investment Fund, State of California)**

The Treasurer of the State of California administers this investment pool, providing a high-level of liquidity and strong safety through diversification of investments.

Quarterly Schedule of Investments

October 28, 2025

Page 3

- CAMP (California Asset Management Program)**
 A Joint Powers Authority established in 1989 by the treasurers and finance directors of several California public agencies to provide professional investment services at a reasonable cost. Participation is limited to California public agencies. The Pool option offers daily liquidity with a variable rate of return. In recent years the Term option was added offering an investment tool for a fixed period (up to one year) and a fixed rate of return.
- Los Angeles County Pool**
 This pool is very similar to LAIF. It is well-diversified, very liquid, and offers competitive yields.

Summary – Schedule of Investments as of September 30, 2025

MANAGED PORTFOLIO

Security Type	Market Value	% of Portfolio	% Change vs. 6/30/25	Permitted by Policy	In Compliance
U.S. Treasury Notes	\$ 18,236,547	42.7%	2.70%	100%	√
Corporate Notes	9,811,572	22.9%	-0.80%	30%	√
Negotiable CDs	601,947	1.4%	-1.40%	30%	√
Federal Agency	303,331	0.7%	0.00%	100%	√
Municipal Bonds	397,490	0.9%	-0.70%	100%	√
Federal Agency CMBS	7,305,378	17.1%	-0.20%	100%	√
Asset Backed Securities	6,096,691	14.3%	0.30%	20%	√
Securities Sub-Total	42,752,956	100.0%			
Cash	216,135				
Total Managed Portfolio	\$ 42,969,091				

POOLED INVESTMENT ACCOUNTS

	Market Value
LAIF	\$ 6,763,515
CAMP - Pool	62,586,505
CAMP - Term	35,000,000
	<u>\$ 104,350,020</u>

BANK ACCOUNTS

	Balance
City – Checking *	\$ 2,855,014
City Payroll	34,762
Successor Housing – Checking	2,463,945
	<u>\$ 5,353,722</u>

Funds held in reserve as required by debt issuance or non-agency funds (not available for City expenditures):

Successor Agency – Checking	F&M	\$ -
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TOTAL PORTFOLIO

\$ 152,672,833

Attached is a more detailed report of the managed portfolio provided by PFM.

STAFF RECOMMENDATION

It is recommended that the City Council receive and file this report.

A handwritten signature in black ink, appearing to be 'JG'.

Jose Gomez

Director of Finance & Administrative Services

A handwritten signature in black ink, appearing to be 'Thaddeus McCormack'.

Thaddeus McCormack

City Manager

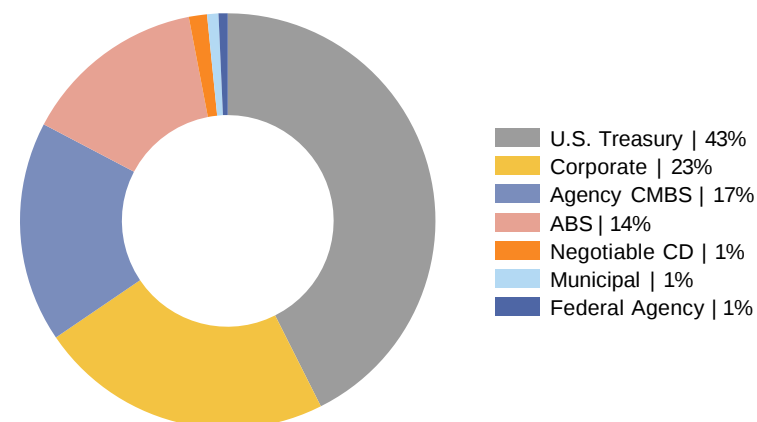
Portfolio Review

Portfolio Snapshot - CITY OF LAKEWOOD¹

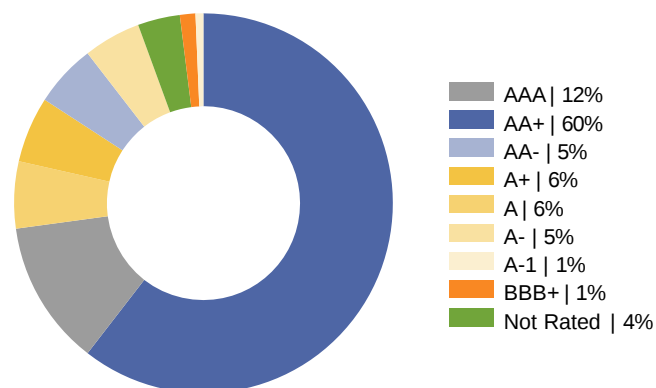
Portfolio Statistics

Total Market Value	\$42,969,091.44
Securities Sub-Total	\$42,450,643.18
Accrued Interest	\$302,313.28
Cash	\$216,134.98
Portfolio Effective Duration	2.49 years
Benchmark Effective Duration	2.48 years
Yield At Cost	4.33%
Yield At Market	3.89%
Portfolio Credit Quality	AA

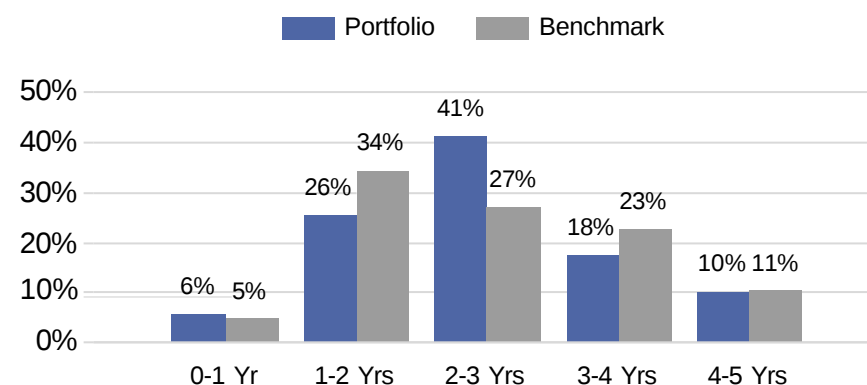
Sector Allocation



Credit Quality - S&P

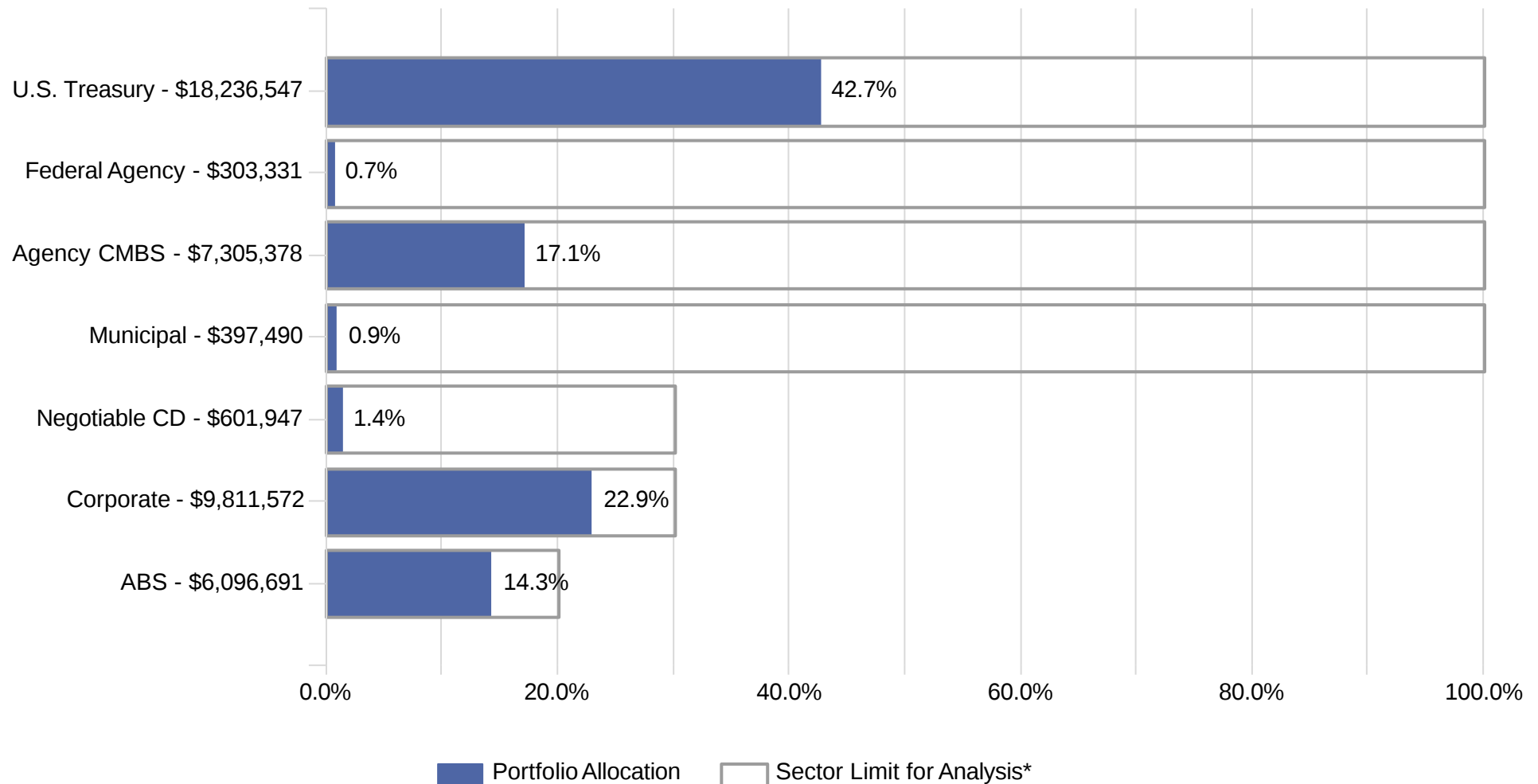


Duration Distribution



1. Yield and duration calculations exclude cash and cash equivalents. Sector allocation includes market values and accrued interest. The portfolio's benchmark is currently the ICE BofA 1-5 Year U.S. Treasury Index. Prior to 3/31/19 it was the ICE BofA 1-3 Year U.S. Treasury Index. Source: Bloomberg Financial LP. An average of each security's credit rating was assigned a numeric value and adjusted for its relative weighting in the portfolio.

Sector Allocation Analytics

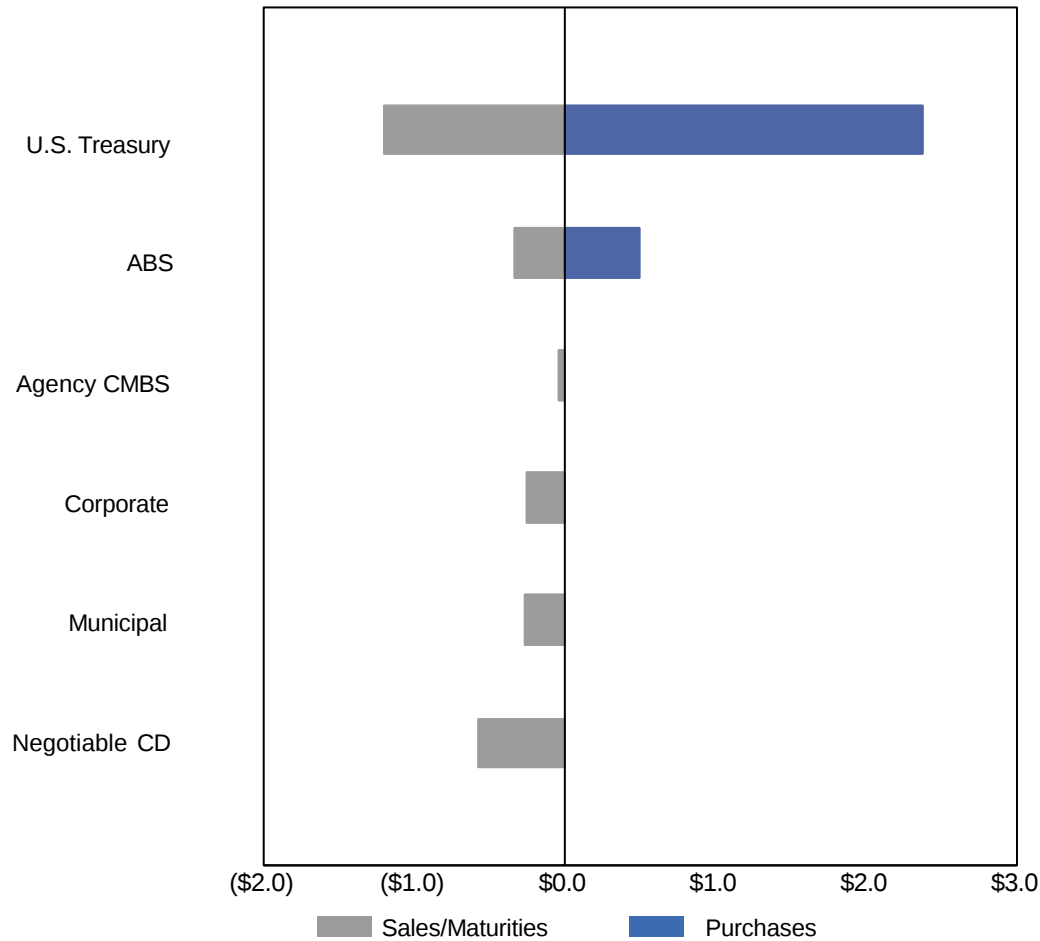


For informational/analytical purposes only and is not provided for compliance assurance. Includes accrued interest.

*Sector Limit for Analysis is as derived from our interpretation of your most recent Investment Policy as provided.

Portfolio Activity - CITY OF LAKEWOOD

Net Activity by Sector
(\$ millions)



Sector	Net Activity
U.S. Treasury	\$1,184,316
ABS	\$164,023
Agency CMBS	(\$36,075)
Corporate	(\$251,506)
Municipal	(\$265,000)
Negotiable CD	(\$570,674)
Total Net Activity	\$225,085

Based on total proceeds (principal and accrued interest) of buys, sells, maturities, and principal paydowns. Detail may not add to total due to rounding.

Certificate of Compliance

During the reporting period for the quarter ended September 30, 2025 the account(s) managed by PFM Asset Management ("PFMAM") were in compliance with the applicable investment policy and guidelines as furnished to PFMAM.

Acknowledged : *PFM Asset Management a division of U.S. Bancorp*

Note: Pre- and post-trade compliance for the account(s) managed by PFM Asset Management is provided via Bloomberg Asset and Investment Management ("AIM").

DIVIDER SHEET

COUNCIL AGENDA

October 28, 2025

TO: The Honorable Mayor and City Council

SUBJECT: Authorization of Ardurra Proposal under their Engineering Services Agreement – Weingart Senior Center Improvements Project

INTRODUCTION

On June 24, 2025, the City Council authorized a proposal from Willdan Engineering for construction management and labor compliance services for the Weingart Senior Center Improvements Project under their engineering services agreement. Subsequent to the approval, Willdan Engineering has respectfully requested to withdraw from the project due to anticipated staffing capacity constraints during the construction phase. In accordance with the City's original qualifications-based selection process and federal procurement requirements, staff recommends awarding the contract to the next highest-ranked firm, Ardurra, to ensure project continuity and maintain compliance with applicable funding guidelines.

STATEMENT OF FACT

Earlier this year, the City conducted a competitive, qualifications-based Request for Proposals (RFP) process to select a construction management and labor compliance consultant for the Weingart Senior Center Improvements Project. Two proposals were received, from Willdan Engineering and Ardurra. A three-member City review panel evaluated the proposals and conducted structured interviews on June 10, 2025. Based on qualifications, technical approach, and understanding of the project, Willdan Engineering was the top-ranked firm and their proposal was authorized under their existing engineering agreement on June 24, 2025. Following approval, Willdan Engineering notified the City that the personnel originally projected to be available during the construction phase would not be fully available to fulfill the scope of services. This anticipated lack of staff capacity led to their request to be released from the project. The City appreciates Willdan's professionalism in communicating this issue early, which allows for an orderly transition to the next highest-ranked firm from the original qualifications-based selection.

Pursuant to the City's procurement procedures and federal funding requirements, staff has engaged Ardurra, the second-ranked consultant from the original RFP process, to confirm their continued interest and capacity to perform the required construction management and labor compliance services. Ardurra has confirmed their interest and availability to support the project. Staff has finalized scope, schedule, and fee negotiations consistent with their original proposal.

The services will include, but are not limited to:

- Pre-qualification and bid support;
- Construction management and inspection oversight;

- Labor compliance monitoring and reporting;
- Coordination with the contractor and City staff;
- Schedule and cost tracking

Staff recommends authorizing the proposal from Ardurra in the amount of \$939,144.60 which includes a contingency allowance of \$207,006.60. This authorization will allow the project to remain on schedule and maintain compliance with federal procurement requirements. Funding for construction management and labor compliance services is included within the approved project budget. No change to the total project budget is anticipated as a result of this action.

RECOMMENDATION

Staff recommends that the City Council:

- (1) Adopt the attached Resolution authorizing acceptance of Ardurra's proposal for construction management and labor compliance services for the Weingart Senior Center Improvements Project under their engineering services agreement.
- (2) Authorize staff to make administrative adjustments as necessary to execute the agreement in compliance with federal procurement and funding requirements.

Kelli Pickler
Director of Public Works




Thaddeus McCormack
City Manager

October 22, 2025

Sam Chambers, Project Manager
City of Lakewood | Public Works
5050 Clark Avenue
Lakewood, CA 90712

**SUBJECT: REVISED PROPOSAL TO PROVIDE CONSULTING SERVICES FOR THE
WEINGART SR. CENTER IMPROVEMENTS PROJECT**

Dear Sam Chambers and Review Board Members:

Pursuant to recent discussions with City representatives, Ardurra Group, Inc. (Ardurra) is pleased to submit a revised proposal to assume construction management and inspection duties, from the City's previously selected firm, for the Weingart Senior Center Improvements Project (Project).

Having conducted the constructability review for the Weingart Sr. Center Improvements, Ardurra is excited about this opportunity to continue our partnership with the City of Lakewood in delivering this project to the community.

We have assembled a comprehensive team with extensive experience in project management, construction management and inspection, construction material testing and inspection, and labor compliance services.

Ken Rosenfield, PE, ENV SP, QSD/P, F. ASCE will lead this team as the Contract Manager, providing guidance and making sure the team has the necessary resources to successfully manage the project effectively and efficiently. Ken will also oversee compliance with grant funding requirements. He has 40+ years of experience in public works management, project management, construction management, and municipal engineering services, including serving the City of Laguna Hills as Director of Public Works/City Engineer for 30 years. Ken offers knowledge and expertise in managing projects with various types of funding sources and complying with all requirements of federally funded, state-funded, local sales tax-funded, and locally funded obligations. Ken is also very knowledgeable of the City of Lakewood, having assisted in developing the City's seven-year \$100 million capital improvement program budget and with the preparation of a design RFP for architectural services to refurbish the city council chambers.

Gafur Oyewo will provide leadership of the construction management team as the Senior Construction Manager. He has extensive experience in commercial and residential property rehabilitation and restoration and public infrastructure improvements, and he offers knowledge of the City and community, as he managed construction and inspection for the improvements at Biscailuz and Boyar Parks. We have listed **Zac Williams, Chip Vanderbeek, and Nathan Wolitarsky** as our proposed construction inspectors. Inspection services will be deployed efficiently and as needed, part-time to full-time, once the construction start date is confirmed and the awarded general contractor's critical path method has been finalized. All proposed inspectors have extensive experience inspecting construction of various facilities, such as the Senior Center in Cypress and the Ford Park Aquatics Center in Bell Gardens and other vertical public facility improvement projects. Gafur and the Ardurra inspector will be supported by project controls officer **Dustin Blackwell**, who also worked with Gafur on many similar public agency projects, labor compliance professionals **Erica Berger and Robin Babka**; and **Ninyo & Moore** to provide material testing and inspection services.



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Appendix B: Required Forms	B-1
• Conflict of Interest Certification • Certification Regarding Lobbying • Non-Collusion Declaration	

AUTHORIZED REPRESENTATIVE

Dino D'Emilia, PE, F.ASCE, QSD
*Southwest Program & Construction
Management Practice Director*
1960 E. Grand Avenue, Suite 300
El Segundo, CA 90245
Office: 949.348.1017
Mobile: 714.458.0703
Email: ddemilia@ardurra.com

PRIMARY CONTACT

Gafur Oyewo
*Inspection Group Leader/
Sr. Construction Manager*
1960 E. Grand Avenue, Suite 300
El Segundo, CA 90245
Office: 310.359.1203
Mobile: 612.232.4318
Email: goyewo@ardurra.com



As you will see in this proposal, our team has successfully delivered similar projects with various funding sources, and we can work side-by-side with the City to make this federal and state grant funded project run smoothly. Our team is well-versed in the labor compliance process and has the knowledge and experience to safeguard all project funding and abide by all established funding source requirements, and to assist with mitigating impacts resulting from these requirements.

Ardurra has received all addenda issued by the City regarding this RFP. Ardurra and Ninyo & Moore are registered in SAM and will maintain active SAM registration throughout the project duration.

As recently discussed, Ardurra assumes that the general contractor will be selected using a 2-step selection process using a prequalification RFP process, followed by a public bid restricted to only prequalified bidders. The City's prior construction management firm has submitted a final draft of the prequalification RFP, and it is assumed that Ardurra will make minor final revisions to finalize the RFP in order for it to be issued within approximately two (2) weeks from the City's NTP to Ardurra to initiate services. Additionally, this proposal assumes that the construction contract will stipulate an eight (8) working month contract time, with anticipated two (2) month pre-construction and three (3) month post-construction periods which will feature part-time as-needed construction management support services. The proposal also includes a recommended contingency allowance to address potential additional services in each phase.

We look forward to serving the City of Lakewood on this important project. Please feel free to contact me at 714.458.0703 or at ddemilia@ardurra.com or Gafur at 612.232.4318 or goyewo@ardurra.com if you have any questions or need additional information.

Respectfully submitted,
Ardurra Group, Inc.

Dino D'Emilia, PE, F.ASCE, QSD
*Southwest Program & Construction Management,
Public Works & Transportation Practice Director*

Gafur Oyewo
*Inspection Group Leader/
Senior Construction Manager*



1. ABOUT ARDURRA

Ardurra Group, Inc. (Ardurra) is a relationship-based, professional services organization primarily serving municipalities for the past 48 years. With over 1,850 employees in 85 offices nationwide, Ardurra is a Top 500 ENR-ranked, rapidly growing company of experts, engineers, and construction management professionals committed to delivering quality services and practical solutions.

Our core service areas include public works and water/wastewater planning, design, construction management, and inspection; traffic and transportation engineering; project management; labor compliance; grant administration; environmental; land development; emergency management; structural engineering; survey; as well as public outreach, plan review and plan check, and code compliance enforcement.

For the Weingart Sr. Center Improvements Project, we have a comprehensive team available in-house to provide project management, construction management and inspection, project controls support, and labor compliance services. We are teaming with long-time partner Ninyo & Moore for their expertise in construction material testing and inspection.

Ardurra provides full-spectrum services to assist our clients from planning through construction. From our substantial experience in planning, designing, and managing public infrastructure undertakings, we understand that projects today are driven by a balance of economic, environmental, social, and political factors. We believe in working in partnership with our clients to meet these challenges. We offer the City a commitment to responsiveness, quality, and forward-thinking solutions.

Responsiveness – We Are There When You Need Us!
Ardurra is proud of the reputation we have established and the style in which we deliver our services based on the investment and ownership responsibility we place on every single project. We are motivated to exceed the City of Lakewood's expectations. With offices throughout California, the Ardurra team provides local subject matter experts with the availability and resources to be responsive to the City's needs. We strive to develop close working relationships with our clients so we can move quickly in response to client needs. We can provide on-the-spot assistance with an emergency situation or a fast-track project while maintaining sufficient staff and resources to manage large multi-discipline projects.

COMPANY NAME (SAM REGISTRATION)

Ardurra Group, Inc. (SAM Unique Entity ID #KDJLNJ742G43)

LOCAL OFFICES

1960 E. Grand Avenue, Suite 300, El Segundo, CA 90245
3737 Birch Street, Suite 250, Newport Beach, CA 92660

POINT OF CONTACT

Gafur Oyewo, Inspection Group Leader/Sr. Construction Manager
1960 E. Grand Avenue, Suite 300, El Segundo, CA 90245
Office: 310.359.1203 | Mobile: 612.232.4318
Email: goyewo@ardurra.com

YEARS PROVIDING SERVICES

Ardurra was incorporated in Florida in 1977 and has maintained offices in Newport Beach and El Segundo since 2005, providing design, planning, and construction support services to local agencies.

CALIFORNIA OPERATIONS

200
STAFF IN
9
OFFICES

PROVIDED SERVICES TO
300
AGENCIES THROUGHOUT CALIFORNIA

ARDURRA'S OFFICE PROXIMITY TO CITY'S OFFICE

EL SEGUNDO
22
MILES

NEWPORT BEACH
23
MILES

1,850
STAFF IN
85+
OFFICES

NATIONWIDE OPERATIONS

PM/CM Capabilities

Numerous municipalities and agencies throughout the region have entrusted Ardurra with their project/construction management (PM/CM) and inspection needs. Our team has experience with a wide range of projects, including vertical construction management and inspection on projects such as fire stations, police departments, recreation centers, libraries, and transit centers.

We deploy time-tested procedures and best management practices for the most vital project elements:

- Safety
- Public outreach
- Schedule review
- Measurement and payment
- Change management
- Claims avoidance
- Budget and cash flow
- Utility coordination
- Documentation protocol and communication
- Quality assurance
- Labor compliance
- Project commissioning, acceptance, and closeout

Not only is Ardurra successful at delivering CM services, but our professionals are considered leaders in the industry. They are frequently engaged to train public agency staffs and develop or improve standardized public agency department systems, procedures, and processes that incorporate industry best practices across capital project and development permit delivery. We have expert in-house resources including former Public Works Directors and City Engineers who offer valuable insight from a municipality's perspective and are continuing to improve the efficiency and effectiveness of the municipal engineering process.

Our staff members maintain current registrations/certifications in their respective specialties, including registered professional engineers, certified construction managers, and Qualified SWPPP Practitioners (QSP) and/or Qualified SWPPP Developers (QSD). Our team is well-versed in CPM scheduling, construction means and methods, web-based documentation, WATCH requirements, Caltrans Local Assistance Procedures Manual, Greenbook General Specifications, and water pollution control regulations. Ardurra can assist through every phase of the project, from design to pre-bid through construction to closeout.

Ardurra maintains a seasoned group of public works inspectors, with the majority of our personnel bringing 25 years or more of related experience. Having spent most of their careers in Southern California, our team understands local agency requirements and construction standards. Our inspectors are effective in ensuring contractor compliance with plans and specifications, performing administrative duties, and managing the required documentation.

Our inspection team has the experience and know-how of construction equipment, materials, methods, and workmanship for the specific work to be performed on the City's projects. Our inspectors are competent, knowledgeable and conform to California Building Standards Code/ Title 24, City codes and ordinances, federal grant requirements, Caltrans Local Assistance Procedures Manual, Greenbook, APWA standards, and, where appropriate, LEED, DSA, and OSHPD standards. Clients rely on our inspectors for their ability to interact professionally with contractors, engineers, property owners, business owners, and the public at large; coordinate with other city personnel; promote quality customer service; and respond promptly and courteously to requests.

Our team has worked on numerous federally funded projects over the years and has well-established and proven templates that have been used as examples by Caltrans. We have an excellent track record for delivering exception free federally funded project oversight reviews and federal audits.

Teaming With Specialized Experts

Ardurra is teaming with **NINYO & MOORE** to provide construction material testing and inspection. Having worked extensively with Ninyo & Moore, this long-standing alliance enables a streamlined approach and smooth coordination.

Ninyo & Moore

SAM Unique Entity ID
#N2R6ZUKXCHH3

Ninyo & Moore Geotechnical and Environmental Sciences Consultants, a California Corporation, was established in 1986 to provide consulting services in geotechnical engineering, construction inspection and testing, engineering geology, hydrogeology, hazardous waste remediation, and environmental assessment. The experience of Ninyo & Moore's geotechnical staff encompasses projects including evaluations for roads, highways, storm drains, pipelines, treatment plants, power plants, bridges, municipal and commercial structures, educational, medical and recreational facilities, tunnels, tanks, reservoirs, dams, waste-to-energy facilities, transmission towers, harbors and off-shore structures, railroads, airports, lowland high-rise structures, landfills, and other public and private works. Ninyo & Moore's environmental staff has diverse experience in environmental assessments, water quality evaluations, environmental audits, regulatory compliance studies, water resources development, soil and groundwater contamination studies, and site remediation.

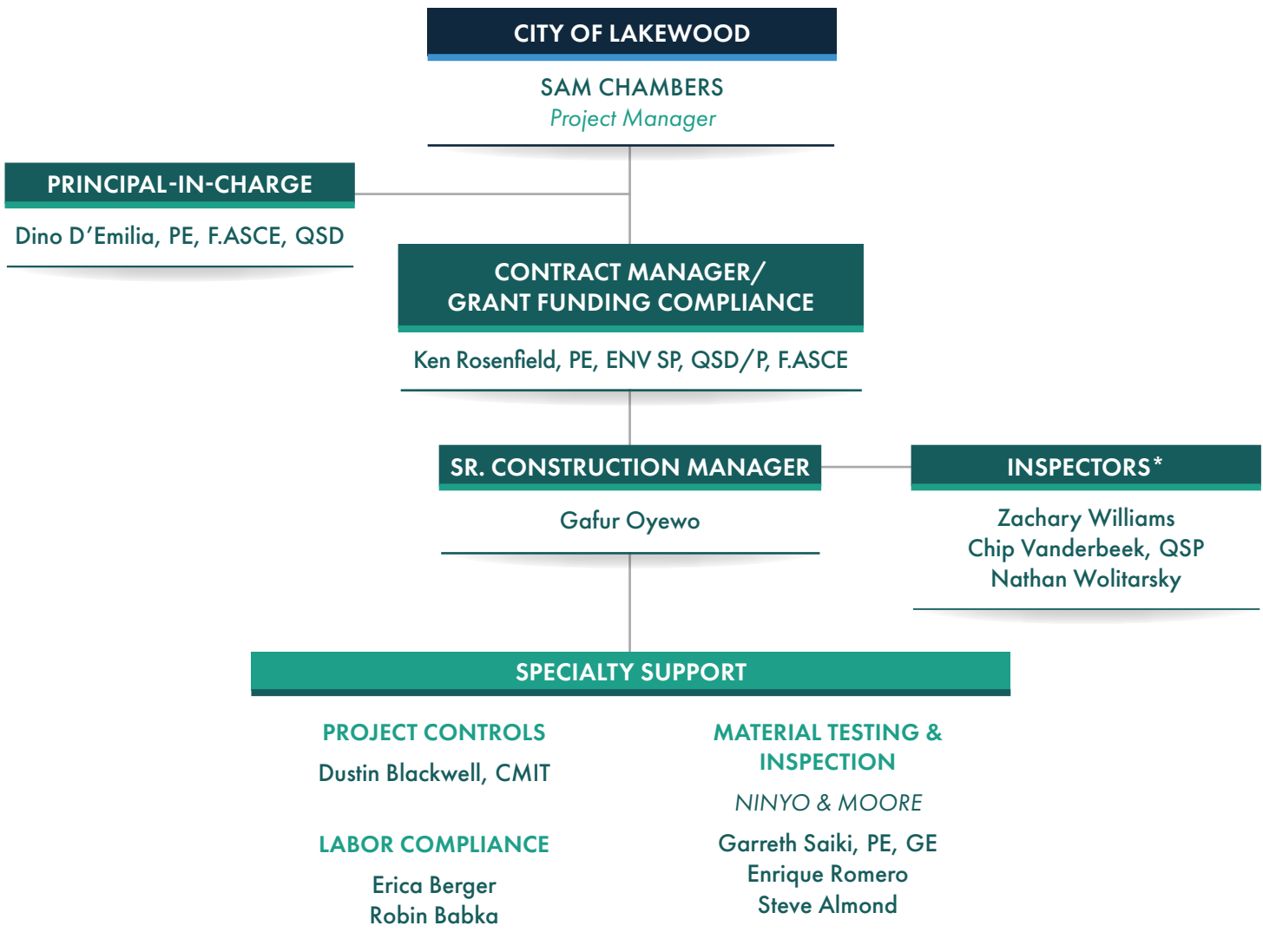
Ninyo & Moore has three fully equipped, certified soils and materials testing laboratory facilities in Southern California supervised by registered engineers. Ninyo & Moore's laboratories are certified by the American Association of State Highway and Transportation Officials (AASHTO), the Cement and Concrete Reference Laboratory (CCRL), Caltrans, DSA, the City of Los Angeles, and many other agencies.

2. PROJECT TEAM

The key to a successful project is the experience and commitment of the project team members. We have assembled a well-qualified team with expert resources and a proven track record of successfully delivering community facilities throughout Southern California, as evidenced in section 3 of this proposal. Our references will attest to our competence, quality, and character as we assisted our clients to complete high-profile projects that significantly enhance their community.

The team we have proposed will integrate seamlessly to provide a well-coordinated effort. The organization chart below illustrates the role of each of our proposed team members as well as the reporting structure.

TEAM ORGANIZATION



** To be assigned once construction start date is confirmed*

CONTRACT MANAGER/GRANT FUNDING COMPLIANCE

Ken Rosenfield, PE, ENV SP, QSD/P, F.ASCE will lead this team as the Contract Manager, providing guidance and making sure the team has the necessary resources to successfully manage the project effectively and efficiently. Ken will also oversee compliance with grant funding requirements. He has extensive experience in public works management, project management, construction management, and municipal engineering services, including serving the City of Laguna Hills as Director of Public Works/City Engineer for 30 years. Ken offers knowledge and expertise in managing projects with various types of funding sources and complying with all requirements of federally funded, state-funded, local sales tax-funded, and locally funded obligations. Ken is also very knowledgeable of the City of Lakewood, having assisted in developing the City's seven-year \$100 million capital improvement program budget and with the preparation of a design RFP for architectural services to refurbish the city council chambers.

SENIOR CONSTRUCTION MANAGER

Gafur Oyewo has 15 years of project and construction management experience with proficiency in large-scale public works project administrative/management processes such as critical path management (CPM), project scope management, payment/requisition processing, and safety management. He has extensive knowledge in commercial and residential property rehabilitation and restoration, as well as a diverse range of installations, which include landscaping, roofing, asbestos abatement, masonry, steel structure erection, concrete, electrical, plumbing, and interior renovation. He is very familiar with the City of Lakewood, as he served as Construction Manager for the City's Tot Lot Playground Improvements to Biscailuz Park & Playground Improvements to Boyar Park.

CONSTRUCTION INSPECTORS

Zac Williams is a special inspector who maintains numerous certifications, such as combination inspector, MEP (mechanical/electrical/plumbing) inspector, and commercial building inspector. His 22 years of experience has involved inspection of various facilities – from schools and cafés to hospitals and courthouses. Assignments have involved inspections of framing, drywall, flooring, plumbing, mechanical, electrical, roofing, ADA compliance, fire line safety systems, masonry, and seismic bracing.

Chip Vanderbeek, QSP has extensive experience providing inspection services for the successful delivery of public works projects throughout Southern California, including transit centers, community centers and sports complexes. He has overseen grading operations and has been responsible for quality control of several multi-million-cubic-yard hillside and flat land grading projects throughout the region.

Nathan Wolitarsky brings 12 years of experience inspecting construction of various facilities, including recreation centers, treatment plants, reservoirs, and pump stations. He recently delivered a newly constructed aquatic center in Bell Gardens, which includes a 12,800-SF aquatics building, lobby, administrative offices, restrooms, fitness room, locker rooms, mechanical and storage rooms, three types of pools, water play structures, outdoor amphitheater and amenities, shade structures, and site work including walkways, lighting, landscaping, and parking.

Please note that the inspector will be assigned once the construction start date is confirmed.

PROJECT CONTROLS

Dustin, CMIT produces timely, accurate documentation for a variety of municipal public works and capital improvements projects with varied funding sources. Dustin completes, processes, and archives construction documents related to cost estimates, project progress, payroll management, change orders, requests for information, and submittals.

LABOR COMPLIANCE

Erica Berger serves as Ardurra's Labor Compliance Administrator and Field Investigations Manager, making sure that the various labor compliance contracts are secured. She reviews all labor compliance pre-construction applications to comply with either DIR, federal, and/or dually funded projects. She works with contractors and their subcontractors to utilize LCP Tracker and avoid iterative submissions. Erica is experienced with conducting field interviews for compliance with labor compliance issues and verifying that the appropriate wage determinations and labor compliance posters are posted for each project. She oversees the added task for grant-funded projects for photographic documentation and the forms required to comply with state-funded grant projects and with Davis-Bacon Act (DBA) regulations.

MATERIAL TESTING & INSPECTION

NINYO & MOORE

Garreth Saiki, PE, GE is a Principal Engineer for Ninyo & Moore. He coordinates and conducts geotechnical evaluations for residential, commercial, and public facilities, including senior centers in Bellflower, Gardena, and Huntington Beach. Garreth performs slope stability analyses, flexible and rigid pavement design, and underground pipeline design; prepares and reviews geotechnical reports; provides geotechnical design parameters and recommendations for shallow and deep foundations, retaining structures, in-situ ground remediation and earthwork; and reviews laboratory results, project plans and specifications. He also reviews laboratory test results for conformance with the project documents.

RESUMES

Please see Appendix A for resumes of all team members.



3. PROJECT RELATED EXPERIENCE

Our team's experience, together with our constant team communication and our quality control approach, has provided us with a solid track record of meeting schedules, effectively adapting to unforeseen challenges, and maintaining costs. Below are highlights of some of Ardurra's and Ninyo & Moore's recent relevant projects, along with references.

TOT LOT PLAYGROUND IMPROVEMENTS TO BISCAILUZ PARK & PLAYGROUND IMPROVEMENTS TO BOYAR PARK

City of Lakewood

Project Dates: 6/2024 – 10/2024

Reference: Samantha Chambers, Project Manager, 562.712.9955

This project includes infrastructure improvements at two parks within the city of Lakewood. Project scope includes removal of existing sand, play equipment and concrete foundations, grading, removal and replacement of chain link fabric, installation of new owner furnished contractor installed (OFCI) play equipment, new resilient rubberized surfacing, and miscellaneous related improvements at Biscailuz and Boyar Parks. Ardurra provided CM and inspection services in the field and ensured contractor compliance with plans and specifications.



CONSTRUCTABILITY REVIEW FOR WEINGART SR. CENTER IMPROVEMENTS

City of Lakewood

Project Dates: 9/2023

Ardurra performed a constructability review of the Weingart Sr. Center Architectural plans for constructability to identify potential value engineering solutions, ambiguities, conflicts and/or omissions apparent that if not mitigated could result in future change order and/or delay claims.

MARY K. GIORDANO REGIONAL TRANSIT CENTER City of Torrance

Project Dates: 10/2016 – 6/2023

Reference: Craig Bilezerian, PE, Public Works Director, 310.618.3054

Ardurra provided construction management and general inspection along with other professional services required to undertake and successfully manage construction of the Mary K. Giordano Regional Transit Center. With its U-shaped canopy, this iconic facility is strategically located on Crenshaw Boulevard in the city of Torrance near the I-405 and I-110 freeways and improves regional mobility, linking Torrance Transit with other regional providers and potentially will serve as the future southern terminus for Metro C-line light rail, which will enhance access to the greater Los Angeles region.

The 15,000-square-foot building is LEED-certified and accommodates a transit store, an operator layover area with amenities, offices, security office/post communications room, training/conference room, storage room, and the ability to house areas for small retail use. The project included state-of-the-art technology such as license plate readers for bus operation tracking, a bus simulator for driver training, cashless ticketing vending machines, real-time information kiosks, changeable bus route signing at the bus terminal, and a fully integrated high-definition jumbotron for user information.

SOUTH BAY REGIONAL INTERMODAL TRANSIT CENTER City of Redondo Beach

Project Dates: 6/2020 – 1/2023

Reference: Andrew Winje, PE, City Engineer, 310.697.4661

Ardurra provided CM and inspection along with other professional services required to undertake and successfully manage construction of this modern multimodal transportation facility located adjacent to the Galleria, south of Target along Kingsdale Avenue in the city of Redondo Beach.

The facility is a huge upgrade for the community from the antiquated transit center that was in operation for nearly 30 years. This functional and aesthetically pleasing transit center improves regional mobility, linking Beach Cities Transit with other regional transit providers such as Los Angeles Metro, Torrance Transit, GTrans, and Lawndale Transit, along with pedestrian and bicycle access to these services. By providing alternate transportation opportunities, this facility supports statewide

goals of reducing single-occupancy vehicles and greenhouse gas emissions. The 2,900-square-foot building is certified LEED Silver and involved the installation of all required controls and accessories for a fully functioning Title 24-compliant lighting control system and surveillance network. The facility also has a storm drain capture system that can retain tens of thousands of gallons of stormwater. Amenities and services to transit passengers include 11 bus bays in the transit terminal area, a ticketing vending machine, signalized crosswalks, passenger waiting area with restrooms, parking lot with 320 spaces, short-term parking area for 13 vehicles, 12 bicycle storage lockers, and security cameras. For staff, the facility provides operator layover amenities, offices, and private restrooms.

ALAMITOS BEACH CONCESSION BUILDING **City of Long Beach**

Project Dates: 4/2020 – 8/2023

Reference: Tony Resendez, Project Management Officer, 562.570.6258

The Alamitos Beach Concession Building is an elegant two-story restaurant and entertainment venue that elevates the beach-going experience by providing amenities such as rooftop dining overlooking the beach, a convenient concession window for take-out, fitness stations, a dune-themed passive playground, a new pickup and drop-off plaza, bike share station, sports equipment rental facility, and secure restrooms. Located at the intersection of Shoreline Drive and Alamitos Avenue, this is the westernmost section of Long Beach's complex of beaches, linking downtown to Alamitos Bay via a paved bicycle path and separate pedestrian walking path. The facility was built with resilient construction materials to withstand the marine and urban beach environment. The project implemented enhanced circulation, bike access, wayfinding graphics, and additional beach parking including electric vehicle (EV) parking stalls.

AS-NEEDED LABOR COMPLIANCE MONITORING **Long Beach Utilities Department (LBUD)**

Project Dates: 8/2021 – 6/2023

Reference: Danna Monzon, PE, Manager of Engineering – Water/Sewer Systems Infrastructure, 562.570.2325

Ardurra provided program management (PM) to LBUD who later requested assistance with labor compliance tasks for several CIP projects during construction. These projects included all of the groundwater well projects and tank rehabilitation projects, which involved numerous subcontractors. LBUD also adopted a Project Labor Agreement (PLA), and the PM team assisted management in administering the PLA. Since the contract was over a year period, one key component was to inform LBUD of any changes or developments regarding issues of Federal or California

labor compliance. Labor compliance assistance for LBUD involved utilizing LCP Tracker and performing all monitoring activities to ensure that workers employed by LBUD's contractors and their subcontractors are hired and paid in compliance with all applicable labor standards. Ardurra served as the primary contact person for LBUD's contractors and their subcontractors for issues related to labor compliance standards.

AS-NEEDED CONTRACT ADMINISTRATION FOR **LABOR COMPLIANCE CONSULTING SERVICES** **County of San Diego**

Project Dates: 8/2021 – 6/2025

*Reference: Sarah Panfil, Administrative Analyst II, PM Division,
Sarah.Panfil@sdcounty.ca.gov*

Ardurra provided labor compliance assistance for the County with monitoring activities to ensure that workers employed by the County's contractors and their subcontractors are hired and paid in compliance with all applicable labor standards. Ardurra served as the primary contact for the County's contractors and their subcontractors for issues related to labor compliance standards. Since the contract was for a five-year period, one key component was to inform the County of any changes or developments regarding issues of Federal or California labor compliance.

Responsibilities included the following tasks: conduct pre-construction labor compliance meetings and/or orientations with contractors (where necessary), provide labor compliance monitoring orientation materials and labor law compliance checklist(s) to contractors, furnish and collect contractor information forms, forms collection, review and verifications (Department of Apprenticeship Standards (DAS) Form 140, DAS Form 142, California Apprentice Council Training Fund Contribution (CAC-2), Fringe Benefits Statement (FBS) Form, and other forms (as necessary), certified payroll records review, apprentice oversight, onsite monitoring, field interviews, audit/investigation, reports/correspondence with the County, assist the County in the reporting of suspected violations of the prevailing wage law to the Labor Commissioner, labor compliance closeout documents, and other necessary labor compliance monitoring services.

Ardurra provided labor compliance for every type of project delivery method, including the traditional design-bid-build, design-build, progressive design-build, and construction management at risk (CMAR). In addition, Ardurra monitored all DVBE participation and any other task-specific documentation. Task orders have included the Rancho San Diego Library; Julian Library; Southern Region Live Well Center; East Mesa Juvenile Facility – Generator; East Mesa Juvenile Facility – Housing; NEFRC; and SBRC Escalator.

BELLFLOWER YOUTH & SENIOR CENTER

City of Bellflower

Reference: Douglas Hogg, Construction Manager, 951.342.3120

Ninyo & Moore is providing geotechnical engineering, materials testing, and special inspection services during construction of the Bellflower Youth and Senior Citizen Center. The project consists of a new, single-story, approximately 11,834-SF community center designed to serve both youth and senior populations. The new building includes community rooms, administrative offices, youth and senior activity spaces, a kitchen, storage areas, and multiple restrooms, along with outdoor patios, flatwork, and landscaped areas.

The building will be supported on a mat foundation underlain by a 52-inch-thick geogrid-reinforced aggregate raft designed to mitigate potential liquefaction-induced settlements, as identified in the geotechnical investigation. Structural elements include concrete foundations, CMU walls, steel and wood framing systems, and exterior concrete paving. Additional improvements consist of planter and retaining walls, new utility infrastructure, drainage features, and hardscape throughout the site.

Ninyo & Moore is performing field observation and testing of over-excavation and recompaction for the building pad, slab subgrades, and utility trench backfill. Ninyo & Moore's laboratory is conducting testing of soils, aggregate base, and concrete samples to confirm compliance with project specifications. Special inspection services include verification of reinforcing steel and concrete placement, inspection of structural masonry and grout, observation of structural steel bolting and welding, and epoxy anchors. All work is being performed in accordance with the recommendations of the project geotechnical report and applicable building code requirements.

Excavations for the foundation system extend approximately 5 feet, 10 inches below existing grade. Where conditions permit, sloped excavations are used; however, shoring or slot cuts are implemented as needed near existing improvements to maintain site safety and construction progress.

COMMUNITY AQUATICS & SENIOR CENTER

City of Gardena

Reference: Jon Hughes, VP, Director of Operations, 949.497.9000

Ninyo & Moore is providing geotechnical engineering, materials testing, and special inspection services for the construction of the Gardena Community Aquatic and Senior Center. The project consists of the development of a new community facility encompassing an aquatic center, senior center, and related infrastructure. The new facility will

include a two-story senior center building with program rooms, staff offices, lounge areas, a commercial kitchen, restrooms, and utility rooms, along with an attached recreation swimming pool, pool deck, aquatics equipment room, and storage areas. Exterior improvements include the construction of shade structures, bleacher seating, perimeter and low walls, barbeque facilities, ADA-compliant hardscape paving, and landscape enhancements.

The building will be supported on conventional shallow foundations bearing on compacted structural fill. Site grading will include the complete removal of undocumented fill soils ranging from 2.5 to 8 feet deep, followed by over-excavation to depths of at least 6 feet below existing grade within the building pad area. Subgrade preparation will include scarification, moisture conditioning, and recompaction of soils in accordance with the geotechnical recommendations provided by Southern California Geotechnical, Inc. Pavement sections including both asphalt and Portland cement concrete with compaction and thickness criteria provided based on traffic loading.

Ninyo & Moore's services include field observation and testing of over-excavation, subgrade preparation, utility trench backfill, and pavement subgrade. Laboratory testing services are being provided for soils, aggregate base, and concrete to confirm compliance with project specifications. Special inspections include verification of reinforcing steel and concrete placement, masonry grout and block inspection, structural steel bolting and welding, and epoxy anchors. Additional services include batch plant inspection and monitoring of conformance with the geotechnical report recommendations and applicable codes.

Construction activities are being completed in accordance with the 2019 California Building Code, City of Gardena requirements, and project-specific technical specifications. The site will ultimately provide a modern, multi-functional community resource that integrates recreation, senior services, and public gathering spaces.

OC HEALTHCARE CAMPUS EL TORO PROJECT

County of Orange

Reference: Matt Durbin, Senior Project Manager, 714.667.1626

Ninyo & Moore provided geotechnical, materials testing, and special inspection services during construction of the Orange County Healthcare Campus El Toro Project in Irvine, California. The project utilized a design-build project delivery method, with a construction value of approximately \$75 million. The site is the former Marine Corps Air Station El Toro, which was decommissioned as an active base in 1998. The project generally consisted of two new buildings, a south parking lot, and west parking lot. The structural components included concrete, steel, and masonry.



4. QUALITY ASSURANCE PROGRAM

APPROACH TO DELIVERING QUALITY IN THE CONSTRUCTED PROJECT

The Ardurra approach to CM and inspection is designed to safely deliver projects on time, within budget and with quality in the constructed product that is prescribed by the plans and specifications. In addition, our approach systematizes monitoring and requiring compliance with requisite codes, standards, permits, environmental mitigation and stipulated housekeeping and public nuisance elimination and relations measures. The firm uses proven methods for performing the multitude of tasks that dictate the success of a construction project, maintaining continuous, efficient and transparent communication.

The Ardurra team fosters productive collaboration and cooperation among all stakeholders, from the contractor to local businesses to residents. Potential challenges are proactively identified and addressed before they become significant budget issues and schedule delays.

By utilizing Ardurra, clients are kept informed on a real-time basis and know that Ardurra's guiding principle is to always act in its client's best interest.

Below are some of our team's best practices employed on each project.

SAFETY. First and foremost, Ardurra always considers safety the most important issue on any construction project. Our team will recommend key safety provisions to require the contractor to have competent safety personnel and site-specific safety programs employed on the project at all times and will monitor the contractor's operations for compliance with project safety requirements and requisite provisions of state and federal law.

PROTOCOL AND COMMUNICATION. Timely and concise communications are essential to the successful completion of any construction project. Protocol will be determined as appropriate for each project and maintained for the project duration. Communications and correspondence will be handled in a professional and respectful manner. Ardurra equips its CM team with state-of-the-art electronic management hardware and software, such that electronic documentation is utilized for as much of the required documentation as possible. The Ardurra CM team is experienced with serving as the primary project contact, acting as the hub of communication with timely distribution of requisite correspondence and documentation to all respective stakeholders as applicable.

CONSTRUCTION PROGRESS/COORDINATION MEETINGS. Periodic project team/stakeholder meetings will focus on progress during the

period; planned vs. actual schedule; current or unresolved problems; anticipated or pending change orders; impacts of problems or change orders on schedule and budget; discussion of new goals, planned vs. actual budget analysis; scheduled concurrent with a weekly meeting to save time and cost; contractor's detailed four-week look-ahead schedule; progress and major decisions during the last week.

QUALITY ASSURANCE. Ardurra will implement the City's established and federally approved Quality Assurance Plan (QAP). Ardurra will coordinate QA/QC activities daily and review activities as they happen to make sure that QA/QC procedures are followed and deficiencies resolved in a timely and efficient manner.

MATERIALS AND WORKMANSHIP. Ardurra CM and inspection and our subconsultant inspection and testing staff will monitor the proper installation of only specified and approved materials and systems, recommend approval of materials and workmanship that meet the contract requirements, in coordination with the authority of the design architect/engineer of record, fire inspector, building inspector, or other authorized representative or regulatory authorities having jurisdiction.

TESTING AND OBSERVATIONS. Ardurra will coordinate with our inspection and testing subconsultant, Ninyo and Moore, for laboratory, job site, and offsite/source inspection and testing of construction materials and required observations per the QAP, construction documents, construction codes, and jurisdictional agencies. We will monitor testing services, track documentation, and record testing results. When necessary, corrective measures will be implemented and re-inspected to verify acceptable completion. Ardurra will reject work that does not conform to the requirements of the contract documents and will promptly report unacceptable work to the City and contractor. Rejected work will be thoroughly documented, photographed, and tracked until repaired or replaced to the satisfaction of the City.

Ninyo & Moore will perform the following tasks:

- Field technician services for observation, sampling, and testing during site earthwork operations including subgrade preparation, utility trench backfill, aggregate base placement and during asphalt concrete pavement operations. Field density tests will be performed to evaluate the contractor's compaction efforts.
- Special inspection services for post-installed adhesive anchors, including verification of hole dimensions, cleanliness, embedment depth, and epoxy installation in accordance with project specifications and manufacturer requirements.

- Field technician services for load testing of post-installed anchors in accordance with the applicable ICC-ES evaluation report, approved plans, and project specifications.
- Special inspection services for structural steel welding and bolting, including inspection of field welds, high-strength bolts, and verification of compliance with AWS and AISC standards, as applicable.
- Special inspection services for structural wood framing, including verification of framing connections, nailing patterns, and fastener types in accordance with the approved construction documents and California Building Code requirements.
- Pick-up and transportation of concrete cylinders and other construction material samples for testing in our laboratory.
- Laboratory testing services including proctor density, maximum theoretical unit weight, asphalt concrete extraction, and unit weight of core testing.
- Preparation of daily field reports and test data documentation to record observations, test results, and compliance with the project requirements.
- Preparation of a Final Inspection Report for proper closeout with documentation with the City and Building Department.

LABOR COMPLIANCE. Ardurra's labor compliance specialists work proactively and cooperatively with contractors to monitor and enforce the municipality's and funding agency's requirements. Our experts have a working knowledge of labor compliance requirements on State DIR-controlled projects, as well as Federal Davis-Bacon controlled projects, necessary to assist the City with ensuring compliance with project funding requirements. Items regularly reviewed and documented as part of these services include project signage and posting of proper notifications, apprentice request submissions, initial labor compliance documentation, DIR registration, weekly certified payroll submission, and labor compliance field interviews. Specific tasks that our labor compliance specialists employ include:

- Set up contractor on LCP Tracker, labor compliance monitoring software.
 - Monitor prevailing wage requirements.
 - Inform contractors about their prevailing wage obligations.
 - Confirm contractor compliance with contract mandated apprentice ratios.
 - Check Fringe Benefit payments to workers using Fringe Benefit Statement and related forms.
 - Check training contributions - CAC or equal.
 - Continually monitor Certified Payroll submissions by all contractors (prime, sub, and sub-tier).
 - Audit all Certified Payroll Reports for correct prevailing wage payments to employees.
 - Check payments, deductions and contributions are appropriately compensated.
 - Request for Dispatch of an Apprentice - Forms DAS 142, if required.
- Monitor all paperwork required under the Davis-Bacon Act.
 - Monitor contractor's license and workers compensation status.
 - Perform site visits and/or coordinate with Ardurra's onsite inspector to conduct prime/sub/sub-tier contractors worker interviews and review and investigate possible prevailing wage violations and check accuracy of contractor's payrolls.
 - Investigate complaints and other suspected violations.
 - Monitor all prime/sub/sub-tier contractors to check for full compliance for State (DIR & DSLE) audits or complaints if filed against the awarding body or any contractors.
 - Take appropriate action when violations are found. When violations are discovered or contractors fail to comply with prevailing wage laws and/or audits, Ardurra will notify the City and continually support our client by tracking monetary amounts of withholdings, underpayment penalties (fines), and liquidated damages.

DELIVERY OF AS-BUILTS AND CLOSEOUT DOCUMENTS. Ardurra will periodically review the contractor's as-built updates on the approved job plan set, identify missing items, and require the contractor to keep as-built records up to date throughout the project as required by the specifications. Ardurra will review the contractor's submittal of "as-constructed" conditions and compare this submittal to Ardurra's own documentation. Discrepancies will be discussed, resolved, and recorded. Completed "as-constructed" plans will be submitted to the City. The Ardurra team will enforce the provisions of the specifications to require the contractor to submit well-coordinated operations and maintenance manuals, warranties and guarantees, bonds, extra stock, and/or other items required by the contract documents such that a timely closeout of the project is implemented. Ardurra will perform closeout duties, including final organization of project files, and submit to the City for final approval. Ardurra will also assist with the filing of the Notice of Completion and Release of Retention.

DAILY CONSTRUCTION OBSERVATION REPORTS. Ardurra and/or the deputy/specialty soils and materials inspectors will compile daily observation reports documenting the contractor's workforce, material and equipment used, a summary of construction activities, field problems, disputes or claims, resolutions of issues, and directions given to the contractor. Completed daily reports will be transmitted to the City on a weekly basis. Ardurra prepares and maintains an electronic photo journal documenting the construction progress. Photos shall be taken before construction begins, during construction, and upon completion of the project.

FINAL INSPECTION. Satisfactory completion of all punch list items is verified before Ardurra recommends processing of the Notice of Completion. Ardurra is noted for attention to detail. Not only have we excelled at closing out our own projects, but we have been requested to and successfully closed out problem city projects in which our services were not initially utilized.



APPENDIX A **RESUMES**



DINO D'EMILIA, PE, F.ASCE, QSD

Principal-in-Charge

QUALIFICATIONS

Ardurra's Southwest Program & Construction Management Practice Director, Dino D'Emilia has delivered public works infrastructure projects valued at more than \$1 billion for public agency clients throughout Southern California. Dino began his career as a civil engineer with the Los Angeles Department of Water and Power, later transitioning into consulting for the public sector. He has played critical roles on infrastructure projects to build, renew and upgrade freeways, city streets, transit centers, pedestrian paths, light rail, water mains, sewers, storm drains, greenbelts, soccer fields and recreation centers.

A catalyst in the growth of the firm, Dino helps public agency clients minimize risk and maximize return on investment through direct project involvement and deep expertise in project and construction management. He is also recognized by peers and clients for his expertise in compliance with federal contract requirements and the Caltrans "Local Assistance Procedures Manual" (LAPM).

In keeping with his passion for building infrastructure, Dino actively participates in local chapters of the American Public Works Association, the American Society of Civil Engineers, and Construction Management Association of America. He supports the growth and development of emerging engineers as a mentor to colleagues, provides construction management best practices training to agency public works staff, and serves as a guest lecturer on construction management at the University of Southern California, Loyola Marymount University and California State University, Long Beach.

RELEVANT EXPERIENCE

Mary K. Giordano Regional Transit Center, City of Torrance – Construction Manager. This LEED Gold project included parking for buses and automobiles, covered passenger boarding areas, and a 15,000-SF building that accommodates offices, training/conference room, security office/post communications room, employee break areas and retail spaces. The project also involved offsite improvements for the installation of required utilities, the widening of Crenshaw Boulevard and construction of an extension of 208th Street as well as related improvements. The original contractor for this project defaulted, and Ardurra was instrumental in coordinating takeover of the remaining work by the surety, addressing encountered construction defects, and overseeing completion of the work by the takeover contractor, including settlement negotiations with the surety and resolution of related claims. *This project received the 2024 Merit Award from ACEC California and the 2024 CMAA Southern California Chapter Project Award.*

South Bay Regional Intermodal Transit Center, City of Redondo Beach – Principal-in-Charge. Provided construction management and inspection along with other professional services required to undertake and successfully manage construction of this multi-phased project, which includes a new LEED certified transit center with a 2,900-square-foot building housing an operator's lounge, private restrooms, public restrooms, and offices. The facility also includes a parking lot, passenger drop-off area, 11 bus bays, traffic signals, striping, and an upper-level parking lot. Phase two improvements involve the widening and realignment of Kingsdale Avenue between Grant Avenue and Artesia Boulevard, which will include an additional dedicated right turn lane, new sidewalks, streetlights, and landscaping of the newly widened street. The project received the following awards: *2024 Merit Award, ACEC California; 2023 Project Achievement Award for Transportation, CMAA Southern California Chapter; and 2023 BEST Project of the Year (Facilities Category), APWA Southern California Chapter.*

Alamitos Beach Concession Building, City of Long Beach – Principal-in-Charge/Construction Manager. Provided oversight for CM and inspection for the construction of a two-story beach concession stand/



EDUCATION

BS, Civil Engineering, Northeastern University (Boston, MA), 1991

REGISTRATIONS

Registered Professional Engineer
California No. C55453

CERTIFICATIONS

Fellow, American Society of Civil Engineers (F.ASCE)
Qualified SWPPP Developer (QSD)
OSHA 10-Hour Certification

AFFILIATIONS

American Public Works Association (APWA), Southern California Chapter 2011 President and 2012 Congress Finance Chair
City Engineers Association
County Engineers Association
Construction Management Association of America
American Society of Civil Engineers Chi Epsilon
Guest Lecturer in CM:

- CSU Long Beach College of Engineering, 2016
- CSU Northridge College of Engineering, 2023
- APWA Public Works Officer's Institute, Complete Streets Conference, several years running

YEARS OF EXPERIENCE

34 total / 15 with Ardurra



restaurant and two auxiliary buildings. The project also implemented enhanced circulation, bike access, wayfinding graphics, and additional beach parking including electric vehicle parking stalls. The contractor defaulted, and Ardurra was instrumental in coordinating takeover of the remaining work by the surety, addressing encountered construction defects, and overseeing completion of the work by the takeover contractor. Ardurra also assisted with settlement negotiations with the surety and resolution of related claims. *2024 Commendation Award, ACEC California and 2024 Project Award, CMAA Southern California Chapter*

Congresswoman Juanita Millender-McDonald Community Center Refurbishment and Upgrade, City of Carson – Project Manager/Owner's Representative. Provided oversight for improvements to the City's community center including program development, presentations, design consultant selection and design coordination, supporting union negotiations and compliance with agency funding requirements. Prepared an RFP and assisted with the performance contractor selection processes. Coordinated the design, permitting and tenant improvements of a storage space into the Senior Cyber Café. This project replaced this 54,000-SF facility's roof and air conditioning system, installed a solar panel system and mechanical, electrical, plumbing, safety, and architectural renovations. The center remained open throughout construction. Duties included procurement of the design-build contractor, drafting and presenting related City Council reports and updates, and requisite resolutions for City Council approval.

Roundhouse Marine Studies Lab and Aquarium, City of Manhattan Beach – Principal-in-Charge/Project Manager. Project included the expansion and renewal of the City's registered historic landmark, the Roundhouse Aquarium on the Manhattan Beach Pier, which involved directing all aspects of the work, including relocating the aquarium's ocean creatures to temporary shelter during construction, then back to the completed facility; guiding a project management team made up of a marine biologist, an environmental services specialist, an architectural historian and support staff; serving as a liaison to the project's three primary stakeholders. Ardurra implemented a multi-prime delivery project, procured, coordinated and administered 19 construction and specialty contracts for the successful completion of the project; managed the project throughout the bidding and award, construction and commissioning phases; procured the design, environmental, construction management and quality assurance consulting team; facilitated a consensus-driven design process; administered professional services agreements; coordinated and expedited the process of obtaining entitlements and permits; assisted the City in coordinating the concurrent \$3M replacement of all major utilities along both sides

of the pier as well as under the structure; achieved expedited approval for numerous government permits. The project was delivered with a Public-Private Partnership (P3) and multi-prime delivery method. Duties included drafting and presenting City Council reports and resolutions for approval by City Council. *The Roundhouse project received a 2019 Merit Award from the American Council of Engineering Companies.*

Girl Scouts of Orange County Leadership Center, City of Newport Beach – Project Manager. Construction of a 4,100-SF LEED Silver facility with a 2,000-SF patio at Marina Park on oceanfront property that involved construction of a new building, site utilities and improvements, including hardscape, landscape, and irrigation. Assisted the owner with addressing construction defects and claims resolution.

Civic Center Construction & Library Expansion, City of Newport Beach – Principal-in-Charge. Oversaw construction services including providing a constructability review, building inspection, and plan check for the construction phase of this project that included a new 99,800-SF LEED Silver city hall, council chambers, a 17,000-SF library expansion, a 15-acre park and a 450-space two-story parking structure. Associated improvements included water, sewer, storm drainage and electrical systems.

Belmont Plaza Pool Rebuild/Revitalization Project, City of Long Beach – Project Manager. The new aquatics center will host swimming, water polo and platform diving events at the local, regional, and national levels. Project includes representing the City and its interests in all negotiations, meetings, community outreach, entitlements, permitting, design management, and related activities throughout the project. The project required extensive public outreach and implementation of a stakeholder advisory committee during the programmatic and conceptual design phases. An extensive EIR with an extended comment period and four public study sessions were required to achieve CEQA clearance. The project also required extensive additional analyses and coordination with the California Coastal Commission to address numerous appeals and concerns regarding citywide access to the pools, sea-level rise/wave uprush and beach erosion as well as justification of alternate project sites; conducted biddability and constructability reviews assessing temporary facilities, demolition, and the new facilities' project documents; implemented the demolition of the condemned facility and construction of necessary temporary facilities to continue operation of the aquatics department and required restroom and shower facilities while the permanent facility was planned, designed, and entitled. Duties included drafting and presenting multiple City Council reports and resolutions needed for the implementation of the project.



KEN ROSENFELD, PE, ENV SP, QSD/P, F.ASCE

Contract Manager/Grant Funding Compliance

QUALIFICATIONS

Kenneth Rosenfield, PE, QSD/P, brings more than 40 years of experience in public works management, project management, construction management, and municipal engineering services. In addition to an impressive employment history in public works, Ken has been an active volunteer and held many leadership positions supporting the profession.

Ken retired in 2022 from the City of Laguna Hills after completing a 27-year career with the City. During his tenure, he directly managed 130 projects that involved project management, construction management, and compliance with federal regulations for federally funded projects. The total value of these projects was over \$145 million at their time of construction. Management of projects included meeting all requirements of federally funded, state-funded, local sales tax-funded, and locally funded obligations. As the City's first Public Services Director/City Engineer, he established the Public Works Department and all of its functions. The work included public works management; engineering planning and design; capital projects planning, grant applications, operating and capital budgeting, design and implementation; maintenance of all public properties; permitting; construction administration, inspection, and resident engineer; park and landscape maintenance; traffic signal management and maintenance; land development design review, plan check, subdivision, and environmental processing; consultant procurement and management; and hundreds of public presentations. Previously, Ken established the first Public Works Department for the City of Laguna Niguel.

Ken has volunteered for the past 25 years for the American Society of Civil Engineers and is the past ASCE Director for the State of California (Region 9) responsible for 19,000 members. He was also on the 18-member Board of Direction of ASCE based in Reston, Virginia. ASCE, an international organization, is the oldest United States based professional civil engineering organization, a 501c3 non-profit, with a \$46 million annual budget.

RELEVANT EXPERIENCE

Project Director, Ardurra. Since joining Ardurra, Ken has been an integral part of the municipal services team. He has assisted public agencies by providing project management services to fulfill the implementation of their Capital Improvement Programs. Assisted agencies to meet federal contract requirements for roadway construction by creating and coordinating Caltrans submittals allowing the projects to be advertised for bids. For two Los Angeles County agencies, has undertaken multiple projects, including a constructability evaluation of a major wayfinding sign program resulting in successful project completion, project managing five public building improvement projects, including developing a request for proposal and coordinating the retention of an architectural team to implement the projects, developing a seven-year \$100 million capital improvement program budget and implementing the recently completed re-dedication of the Bruce's Beach Park monument. Examples of his assignments include the following:

- **City of Lakewood.** Preparation of the City's seven-year \$100 million capital improvement program budget. Preparation of design RFP for architectural services to refurbish the city council chambers. Project management of the city council refurbishment design services and for the replacement of two emergency generators. Establishment of standardized bid package specifications for CUPCAA projects, for locally funded projects, for federally funded projects and for CDBG-funded projects based upon the 2024 Greenbook.
- **City of Laguna Niguel.** Project management of multiple capital improvement projects including planning for pavement rehabilitation projects, preparation of bid package specifications for use with CDBG funds, preparing RFPs for design services for a Bus Shelter Replacement project, for a Trail Extension Improvement project and for a 1.6 mile, \$17-million Mobility Enhancement and Permanent Repair project on an arterial highway utilizing state and federal funding. Coordination and compliance with



EDUCATION

MBA, University of California,
Riverside
BS, Civil & Environmental Engineering,
University of California, Irvine

REGISTRATIONS

Registered Professional Engineer
California No. C33496

CERTIFICATIONS

Envision Sustainability Professional
Qualified SWPPP Developer/
Practitioner (QSD/QSP),
Certification #20609
Disaster Service Worker – State of
California

AFFILIATIONS

American Society of Civil Engineers,
Fellow
American Public Works Association
Institute of Transportation Engineers,
Fellow

YEARS OF EXPERIENCE

47 total / 3 with Ardurra



Caltrans requirements for federally funded projects. Preparation of standard city bid specifications utilizing the 2024 Greenbook. Interpretation and recommendations for bridge maintenance based upon Caltrans inspection reports. Review and recommendations for revisions to a third-party Electric Vehicle Charging Rate Study.

- **City of Manhattan Beach.** Project management of multiple capital improvement projects including preparation of an RFP for architectural design services, oversight of planning studies for the remodel of city council chambers and other city hall spaces, oversight of design services for remodel of the public works/purchasing warehouse building, a digital art wall, and replacement of the city hall elevator. Review of design, preparation of bid package specifications, evaluation of bids and construction management for a citywide wayfinding sign project. Close out of multiple City projects including a park and a new fire station.

Laguna Hills Public Works Department, City of Laguna Hills* –

Director of Public Services/City Engineer. During his 27-year career with the City of Laguna Hills, Ken was in responsible charge of all Public Works Operations, City Engineering, Traffic Engineering, and the Capital Improvement Program. Successfully implemented more than 130 capital improvement program projects valued at more than \$145 million. Projects included the widening of all major arterial highway intersections, the widening of Interstate 5 at La Paz Road Interchange, the rehabilitation and maintenance of every public street in the city, and the refurbishment of every local park. Projects also included multiple federally funded projects, development of the 19-acre Community Center and Sports Complex, including the 43,000-SF multi-purpose community building, being an integral team member for the development of the City's 60,000-SF multi-tenant Civic Center (generating positive cash flow for the City), completion of multiple traffic signal synchronization and upgrade projects, and the construction of the City's first sports park, Rapid Falls Park, later renamed Cabot Park.

As the City's first director of public services, duties included developing departmental procedures, preparing departmental operating and citywide capital improvement program budgeting, annual reporting to OCTA and compliance with federally funded project reporting; NPDES compliance, flood control, asset management, traffic engineering, project management of all projects as well as construction management for most capital improvement program projects, coordination with outside agencies, utility coordination, and grant preparation; successful completion of a total of 62 street-related improvement projects including the widening of the Interstate 5 at La Paz Road Interchange, 27 parks improvement projects, 16 streetscape improvement projects, nine flood control projects, 12 public

facility improvement projects, and four trails/open space projects; oversight of an extensive number of consultant teams providing services to the City including civil design, traffic design and operations, landscape design and operations and geotechnical evaluations and testing; reviewed proposed private development proposals; managed the regulatory control of public properties; provided oversight of permit issuance and plan checking; acted as chief logistics officer for emergency operations; and managed all maintenance of streets, parks, traffic signals, drainage, trails and public facilities through contract service providers. Provided hundreds of presentations to the City Council and members of the public.

Tenure at the City of Laguna Hills included additional duties in support of the City's administration. He served as the Assistant City Manager for three years and subsequently served as the Interim City Manager for one year and three months. During those assignments, he retained full responsibility for Public Works Operations, City Engineering, Traffic Engineering, and the Capital Improvement Program.

Public Works Consulting Services, Private Consulting Firm, Santa Ana – Vice President and Professional Services Consultant to various public agencies including:

- **City of Laguna Hills.** Traffic Engineer/Director of Public Services/City Engineer. Established the Public Services Department and was responsible for permits for work in the public right-of-way, civil plan checking, public works maintenance, traffic engineering, operating and capital improvement program budgeting and implementation, subdivision development, landscape maintenance, and project management for all projects and construction management for most capital improvement program projects. Duties included establishing contract service provider specifications for maintenance of all publicly owned properties and rights of way.
- **City of Laguna Niguel and City of Villa Park.** Director of Public Works/City Engineer. Responsible for providing consulting civil engineering and management services, including design services and onsite staffing services. In Laguna Niguel, established the Public Works Department and managed all maintenance service contracts.
- **City of Rancho Mirage.** Director of Public Works/City Engineer. Responsible for designing a variety of public works, street, traffic, drainage, and landscape improvements, maintenance operations, project management, construction management, engineering administration, traffic engineering, public participation programs, and budget recommendations. Managed the in-house public works maintenance operations.

* Work performed prior to joining Ardurra



GAFUR OYEWO

Senior Construction Manager

QUALIFICATIONS

Gafur Oyewo brings 15 years of project and construction management experience, with proficiency in large-scale public works project administrative/management processes such as critical path management, project scope management, payment/requisition processing, and safety management. He has extensive knowledge in commercial and residential property rehabilitation and restoration, public infrastructure improvements, as well as floating and fixed marine asset dry-docking and repair. His experience spans projects involving a diverse range of installations, which include landscaping, roofing, asbestos abatement, masonry, steel structure erection, concrete, electrical, plumbing, and interior renovation.

RELEVANT EXPERIENCE

Tot Lot Playground Improvements to Biscailuz Park & Playground Improvements to Boyar Park, City of Lakewood – Construction Manager for this project that included infrastructure improvements at two parks within the city of Lakewood. Project scope included removal of existing sand, play equipment and concrete foundations, grading, removal & replacement of chain link fabric, installation of new Owner Furnished Contractor Installed (OFCI) play equipment, new resilient rubberized surfacing, and miscellaneous related improvements at Biscailuz and Boyar Parks. Provided construction management and inspection services in the field and ensured contractor compliance with plans and specifications.

Alamitos Beach Concession Building, City of Long Beach – Inspector for the construction of a two-story beach concession stand/restaurant and two auxiliary buildings. Responsibilities included submittal review, meeting preparation, keeping RFI log up to date, logging and filing inspection requests and reports, assisting in preparing independent cost estimates, and updating plan sheets. The City selected the Ardurra PM/CM team to assist the contractor in keeping the project on track and able to deliver a successful project to the City. Ardurra provided document control services to streamline the workload and lessen the budget needed to complete the project. *2024 Commendation Award, ACEC California and 2024 Project Award, CMAA Southern California Chapter*

South Bay Regional Intermodal Transit Center, City of Redondo Beach – Alternate Inspector. This new \$13 million LEED-certified transit center includes a 2,900-SF building housing an operator lounge, passenger waiting area with restrooms, and offices. Improvements also include a kiss-and-ride parking lot and passenger drop-off area, 11 bus bays, signalized crosswalks, traffic signals, striping, and an upper-level parking lot. *2024 Merit Award, ACEC California; 2023 Project Achievement Award for Transportation, CMAA Southern California; and 2023 BEST Project of the Year (Facilities), APWA Southern California*

Mary K. Giordano Regional Transit Center, City of Torrance – Alternate Inspector for this flagship terminal for the City's 11-route agency, Torrance Transit, and other public transportation providers. This LEED v2009 Gold project included a 15,000-SF building that accommodates a transit store, an operator layover area with amenities, offices, a security office/post communications room, a training/conference room, a storage room, and the ability to house areas for small retail use. The 5-acre terminal facility provides eight bus berths, a 250-space parking lot, a passenger drop-off zone, eight bicycle lockers, an electric car charging station infrastructure, CCTV security cameras, and anti-vandalism/anti-skating devices. The project also involved offsite improvements for the installation of required utilities, the widening of Crenshaw Boulevard, and the construction of an extension of 208th Street. *2024 Merit Award, ACEC California and 2024 Project Award, CMAA Southern California Chapter*



EDUCATION

MS, Asset Integrity Management,
Robert Gordon University,
Aberdeen, Scotland, 2020
BEng, Naval Architecture, State
University of New York Maritime
College, 1986

CERTIFICATIONS

OSHA 10-Hour Construction & Safety
OSHA 30-Hour Construction & Safety

AFFILIATIONS

Royal Institution of Naval Architects
Society of Naval Architects and Marine
Engineers

YEARS OF EXPERIENCE

15 total / 4 with Ardurra

Belmont Plaza Pool Rebuild/Revitalization Project, *City of Long Beach* – Assistant Project Manager. Project involves construction of a world-class aquatics facility that will host swimming, water polo, and platform diving events at the local, regional, and national levels. Ardurra is representing the City and its interests in all negotiations, meetings, community outreach, entitlements, permitting, design management, and related activities throughout the project. Helped prepare an application to the California Coastal Commission for a Coastal Development Permit. Ardurra is spearheading value engineering analyses and a subsequent entitlement and community outreach project to adjust the project to available funding sources.

Borough of Manhattan Community College Entrance Plaza Rehabilitation,* *Dormitory Authority of the State of New York (New York, NY)* – Project Manager. Project involved the rehabilitation of the entrance plaza through major landscaping upgrades. Work included removal and disposal of existing landscaping; rehabilitation of planter boxes; demolition of existing concrete slab; excavation of subgrade soil to establish tree pit large enough to accept CU structural soil for tree stabilization, planting soil, and placement landscaping; and relocation or disposal of above-grade cylindrical concrete planters using heavy lift cranes. Ensured landscaping subcontractor's pre-construction product submittals (soil analysis, certificates, etc.), test results (compaction/proctor, sieve analysis, etc.), and post-construction maintenance and warranty submittals satisfactory to contract requirements.

P.S. 811 M – Mickey Mantle School Rehabilitation,* *New York City School Construction Authority (New York, NY)* – Project Manager. Project included exterior masonry and flood elimination. Managed critical path schedule to make sure that the project was delivered on time. Responsible for oversight and management of multiple subcontractors through coordination and review of a two-week look-ahead schedule along with the project plans to avoid dead time, impedances, and/or safety violations. Coordinated access and activities in public spaces to minimize impact on the client, students, staff, visitors, etc. Managed the project scope, change orders, RFIs, budgets, and procurement of resources. Performed quality control verification through inspection and documentation of daily construction activities to ensure compliance with contract requirements and avoid NCRs. Generated and processed SOV, payment requisitions, additional work/change order proposals, and negotiation of values. Provided HS&E management, facilitation, and creation of site safety plans and other safety documentation/programs; shop drawings and layouts; material product/technical data; and SDS submittals.

Shirley A. Chisholm State Office Building Restoration Project,* *New York State Office of General Supply (New York, NY)* – Assistant Project Manager for the repair of this building, which is a 13-story facility that houses 12 state agencies. Scope included window and door replacement; facade restoration; terracotta band, water table, and cornice replacement; concrete restoration; sidewalk replacement; structural steel repair or replacement; mezzanine skylight and curtain wall replacement; acoustical ceiling repair or replacement; asbestos abatement; roof replacement; new metal siding installation; interior sheetrock and soffit installation; bulkhead demolition; roof parapet demolition; and waterproofing and rebuild. Responsible for management and coordination of critical path subcontractor (multiple) work to ensure minimal slip to the construction schedule; procurement and coordination of long lead items such as windows and doors, mezzanine skylight and curtain wall system, tapered insulation roof system, precast concrete lintels, terracotta bands and cornices, roof metal siding system, and soffits. Generated and coordinated submittals, RFIs, and additional work estimates. Negotiated change orders based on additional work bulletins; performed monthly site safety walkthroughs and inspections with client safety management personnel; provided construction permit management; and conducted monthly payment requisition processing and negotiation.

Coney Island Houses, Hurricane Sandy Restoration,* *New York City Housing Authority (Brooklyn, NY)* – Project Manager for a roof replacement and exterior restoration project for Coney Island Houses. Following Superstorm Sandy, NYCHA was tasked with the monumental goal of repairing 33 damaged developments housing 60,000 residents and building them back stronger and more resilient.

Ocean Bay (Oceanside), Hurricane Sandy Restoration,* *New York City Housing Authority (Queens, NY)* – Project Engineer. In the aftermath of Superstorm Sandy, buildings on NYCHA developments were without electricity, heat, and hot water. NYCHA's recovery effort included major rehabilitation of building infrastructure, including the Ocean Bay housing development. The project included the installation of emergency generators on roofs, the replacement of electrical panels, and the installation of connecting risers. Services included tracking and coordination of scheduled work with the general contractor. Responsible for the creation of shop drawings, project status reports, submittals, job inventory, notifications of delay, quality control through RFIs, identification of additional/extra work, processing of change orders, and attending weekly progress meetings.

**Work performed prior to joining Ardurra*

EDUCATION

Universal Technical Institute, Auto
Tech II, 1996
Innovative Inspection Training,
Ongoing Coursework

CERTIFICATIONS

International Code Council (ICC):

- CA Commercial Combination Inspector
- CA Commercial Mechanical Inspector
- CA Commercial Electrical Inspector
- CA Commercial Plumbing Inspector
- CA Commercial Building Inspector
- Reinforced Concrete Special Inspector
- Prestressed Concrete Special Inspector
- Soils Special Inspector
- Structural Masonry Special Inspector
- Spray Applied Fire Proofing Special Inspector

Health Care Access and Information
(HCAI), Class B Hospital Inspector,
No. B20900

National Inspection Testing
Certification (NITC), ASSE 6020
Medical Gas Inspector N.F.P.A.
99-2015

Division of the State Architect (DSA),
DSA Masonry Inspector (expires
6/1/2021 recertification pending
test date)

American Concrete Institute (ACI),
Concrete Field-Testing Technician-
Grade 1 (renewing on 2/17/2024)

Governor's Office of Emergency
Services, (Cal OES), CA DSW
Volunteer- State of CA Safety
Assessment Program

YEARS OF EXPERIENCE

22 total / 1 with Ardurra

ZACHARY WILLIAMS

Construction Inspector[^]

QUALIFICATIONS

As a licensed inspector since 2003, Zac Williams is self-motivated, driven by integrity and a solid work ethic. He demonstrates strong interpersonal skills with owners, engineers, architects and contractors, with a focus of safety and efficiency to ensure projects are delivered on schedule and within budget.

RELEVANT EXPERIENCE

Various Projects,* Los Angeles Unified School District (Sherman Oaks, CA) – Quality Control Manager.

Responsible for implementing general contractor quality control program on a two-year, \$40 million project in Sherman Oaks for a new 2-story classroom and kindergarten building including site upgrades. Duties include initiating pre-installation meetings with subcontractor before mobilization of their scope of work. Responsible for review of submittals, material deliveries, RFCs/RFIs before submission to the design team and document control. Also responsible for review of completed work before submission to the Inspector of Record (IOR) for inspection. Led weekly QC meetings with subcontractor foremen, general contractor team, and LAUSD personnel including IOR to review status of schedule, inspection request logs, submittal logs, RFC logs and any deviations, inspector inquiries or non-compliant issues. Required to track import/export of any sand and/or gravel after getting OEHS department to approve activities. Also observed and tracked placement of concrete for pour logs to be kept for record. Maintained database of test results for concrete testing, masonry tests, torque tests, chlorination, and duct leak tests.

City of Alhambra* (Alhambra, CA) – Contract Building Inspector. Responsible for review of permits and plans in the city of Alhambra for residential and commercial projects. Duties included pulling inspection requests and creating route lists. Communication with contractors, homeowners, and business owners at the permit counter. Reviewed project documentation before visiting sites for inspections. Scope included mechanical, electrical, plumbing, and building inspection. Inspections also included wood framing and roofs, grading, foundations, concrete, masonry and solar PV installs. Assisted projects with acquiring TCOs and Certificates of Occupancy.

Cajon Maintenance Station Residence Remodel,* Caltrans (San Diego, CA) – Contract IOR.

Responsible for inspection of soil, concrete, epoxy, wood framing, drywall, flooring, fire life safety systems, electrical, plumbing and mechanical, and ADA in a residence remodel. Residence turned into offices for Caltrans personnel. Point of contact for DSFM and CAL FIRE for inspection of fire life safety systems and approval of TCO.

Various Projects,* California State University, Dominguez Hills (Dominguez Hills, CA) – IOR / Consultant.

Zac provided services for the following projects:

- **Esports Lounge.** Portion of library converted to Esports venue. Inspections consisted of metal stud framing, drywall, electrical conduit and wiring, plumbing reroute, new data and finishes.
- **Multi-Building PV Solar Installs.** Performed inspections on new PV Solar system installs on the school gym and library.
- **Café Toro Remodel.** Completed renovation of Café Toro in the school food court. Inspections consisted of ADA, fire life safety systems, kitchen equipment installs, A/V systems, Ansul system and testing, mechanical duct, fire stopped penetrations in rated walls and signage. Interacted with DSFM to get TCO for venue.

New 22-Story Building for Los Angeles County Department of Mental Health, Los Angeles County Public Works Capital Project Division (Los Angeles, CA) – IOR/Consultant. As part of the Ardurra team, Zac provided inspection of framing, plumbing, mechanical, roofing, fire stop, anchors, and ADA compliance. Observed testing of fire sprinkler systems and duct pressure tests. Assisted Lead IOR with fire alarm testing, Fire Marshal inspections and meetings with design professionals and owner's representatives/developers. Building included 10 levels of parking garage with 12 levels of office space above.

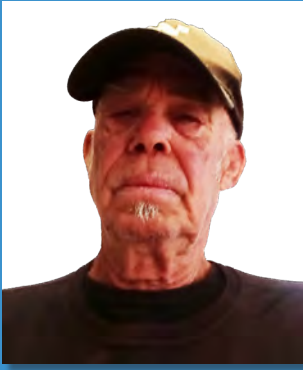
Hollywood Courthouse – Accessibility Mitigation and Tenant Improvements* (Hollywood, CA) – IOR/Consultant. Responsible for inspection of jail cells, metal stud and wood framing, electrical, plumbing, mechanical, fire stop, concrete, and post installed anchors for tenant improvements. Also observed new ramps, curbs, walkways, signs, light standards, asphalt, handrails, and striping for accessibility mitigation project.

Parkview Community Hospital – New Emergency Department* (Riverside, CA) – IOR/Consultant. Responsible for inspection of soils, reinforced masonry, reinforced concrete, spray applied fireproofing, medical gas systems and epoxy/wedge anchors for brand new construction. Assisted IOR with fire alarm testing, water pressure tests, torque testing of equipment anchors and electrical component lugs, and seismic bracing for HVAC and plumbing components.

San Antonio Hospital – New Tower* (Upland, CA) – IOR/Consultant. Responsible for inspection of soils, reinforced concrete, spray applied fire proofing, masonry, seismic bracing, and post installed anchors for brand new construction.

* Work performed prior to joining Ardurra

^ Please note that the inspector will be assigned once the construction start date is confirmed.



CALVIN (CHIP) VANDERBEEK, QSP

Construction Inspector[^]

QUALIFICATIONS

Chip Vanderbreek has overseen grading operations and has been responsible for quality control of several multimillion-cubic-yard hillside and flat land grading projects throughout Southern California. Chip's inspection background also includes inspection and testing of reclaimed and potable water systems, sewer, storm drain water, subgrade, base course, asphalt and concrete inspection, shoring and deep caisson inspection, and earth retention wall systems. He also has in-depth experience performing construction inspection for several Caltrans bridge and highway projects. Chip has performed preliminary geotechnical investigations, report preparation, asphalt and concrete inspection, foundation inspection, soils and materials laboratory work and geotechnical investigations.

RELEVANT EXPERIENCE

Mary K. Giordano Regional Transit Center, City of Torrance – Inspector for this flagship terminal for the City's 11-route agency, Torrance Transit, and other public transportation providers. This LEED v2009 Gold project included a 15,000-square-foot building that accommodates a transit store, an operator layover area with amenities, offices, a security office/post communications room, a training/conference room, a storage room, and the ability to house areas for small retail use. The 5-acre terminal facility provides eight bus berths, a 250-space parking lot, a passenger drop-off zone, eight bicycle lockers, an electric car charging station infrastructure, CCTV security cameras, and anti-vandalism/anti-skating devices. The project also involved offsite improvements for the installation of required utilities, the widening of Crenshaw Boulevard, and the construction of an extension of 208th Street. *2024 Merit Award, ACEC California; and 2024 Project Award, CMAA Southern California Chapter*

Amerige Heights, SunCal Properties,* City of Fullerton – Lead Inspector & Assistant Project Manager. Construction included mixed-use development on the former Raytheon/Hughes Aircraft site including 500,000 square feet of retail, 200,000 square feet of commercial business space, and 1,150 single-family and multi-family units. Work consisted of demolition of existing buildings, hazardous waste removal, and grading of the site. Inspected the construction and installation of sewer, storm drain, water and dry utilities. Inspected curb and gutter, roadway subgrade, aggregate base, asphalt paving and sidewalks. Inspected footings for retaining walls, MSE walls and houses.

On-Call Inspection Services, City of Lake Forest – Inspector for construction of capital improvements citywide. Performs wide range of inspections involving construction of new homes in the Shea Baker Ranch master-planned community. Inspecting mass grading and final precise grading for new homes in Baker Ranch neighborhoods, such as The Landing (Shea Homes), and Parkside (Toll Brothers). Inspections address variety of elements, such as construction of storm drains, area drains, curbs and gutters, sidewalks, ADA ramps, street lighting and wet and dry utilities. Inspects all projects requiring encroachment permits. Recent projects include:

- **Portola Center Tract 15353 PA 5, IronRidge, Landsea Homes.** Inspector. Construction included rough grading, precise grading, retaining walls, sewer, storm drain, water and joint utility installation, sub-grade, aggregate base, asphalt, curb and gutter, sidewalk, and handicap ramps.
- **Portola South Mixed-Use Center, Baldwin & Sons.** Inspector. Construction included rough grading and retaining walls.
- **Portola South, Landsea Homes.** Senior Inspector. Observed and inspected 50-foot dry well installation.



EDUCATION

Geology/Civil Engineering Studies,
University of Wyoming

CERTIFICATIONS

HAZWOPER 40 Hour
HAZWOPER 24 Hour Certified
Supervisor
Campbell Nuclear Gauge
Qualified SWPPP Practitioner
(QSP) #27109
Certified Inspector - Sediment/Erosion
Control (CISEC) #2688

YEARS OF EXPERIENCE

47 total / 7 with Ardurra



Glenwood Development Grading and Utilities Inspection, Shea Homes,* *City of Aliso Viejo* – Lead Inspector. Construction included hillside grading and utility installation for 250 single- and multi-family lot development and associated infrastructure. Inspected the construction and installation of sewer, storm drain, and over 6,000 feet of potable and recycled water lines and dry utilities. Responsibilities included overseeing grading operations, supervising personnel, quality control, weekly project team meetings, writing field memoranda, client contacts and preparing geotechnical reports. Assisted offsite superintendent and project manager with assessing quantities, schedules, RFIs; attended weekly project team meetings. Inspected the construction and installation of sewer, storm drain, water lines and dry utilities. Inspected curb and gutter, roadway subgrade, aggregate base, asphalt paving and sidewalks. Inspected footings for retaining walls, MSE walls and houses.

- **Recreation Center and Aquatic Center.** Lead inspector for the \$4.2-million construction of a recreation center building, aquatic center, and associated underground improvements and parking lot construction. Verified quantities, submittals and RFIs.
- **Various Projects.** Inspected onsite tract work for sewer, water, and joint trench services, as well as City sidewalks, driveways, and flatwork.

Laguna Hills Community Center and Sports Complex,* *City of Laguna Hills* – Inspector for the Laguna Hills Community Center and Sports Complex. Performed inspection services including grading, wet/dry utilities, concrete, curb and gutter subgrade, base, paving, and retaining walls. The project included several soccer fields, baseball diamonds, a skateboard park, a roller hockey rink, a tot lot, and playground area.

New Haven Development Grading Inspection, Ontario Ranch, Brookfield Homes,* *City of Ontario* – Lead Inspector for the construction of this development. Construction included grading 14 housing tracts and associated infrastructure. Responsibilities included overseeing grading operations, quality control, written field memoranda, client contact and preparing geotechnical reports. Assisted offsite superintendent and project manager with assessing quantities, schedules, RFIs; attended weekly project team meetings. Inspected the construction and installation of sewer, storm drain, water and dry utilities.

Ocean Place (Tract 17425) Construction Management and Inspection, *City of Seal Beach* – Inspector. Construction included grading and drainage of a park, all offsite and onsite utility and street work, recertifying of pads used for laydown, final check of grading and area drains after the homes are built per plan. The inspector is typically called out after the trades are done with the outside of the homes to verify areas around the homes are graded, cleaned up, and area drains and down drains are properly installed ready for homeowner occupation, and to police BMPs before and after storm events.

Manhattan Village Senior Villas ADA Pathway Project (Project No. T-250), *City of Manhattan Beach* – Inspector for this ADA pathway project to replace missing sidewalk and provide senior residents safe and dedicated access from their community to the public sidewalk and Metro bus stop on Parkview Avenue. The project included the path of travel from the public right-of-way to the Manhattan Village Senior Villas and Soccer Field Restroom; new ADA switchback ramp and stairs; new pedestrian marked pathway; ADA-compliant parking, striping and signage; and modified parking lot landscaping.

Rosedale Development Grading Inspection, *City of Azusa* – Inspector for construction of the Rosedale development. The project involved grading 23 housing tracts and associated infrastructure. Responsibilities included overseeing grading operations, quality control, attending weekly project team meetings, writing field memoranda, client contacts and preparing geotechnical reports. Assisted the offsite superintendent and project manager in assessing quantities, schedules, and RFIs; attended weekly project team meetings. Inspected the construction and installation of sewers, storm drains, water lines and dry utilities. Inspected curb and gutter, the roadway subgrade and aggregate base, asphalt paving and sidewalks. Inspected footings for retaining walls, MSE walls, and homes.

Polliwog Park Lower Playground Replacement Project, *City of Manhattan Beach* – Inspector. Project included the removal and replacement of out-of-service play equipment, play surface, fencing, as well as renovation of parking lots and walkways. The new playground includes a pirate and beach themed playground designed using a community consensus process, complete with new play surfaces and shade structures. *ACEC and CMAA Award Winner*

* Work performed prior to joining Ardurra

^ Please note that the inspector will be assigned once the construction start date is confirmed.



NATHAN WOLITARSKY

Construction Inspector[^]

QUALIFICATIONS

Nathan Wolitarsky has an accomplished career focused on water projects throughout California. His extensive experience includes construction of projects that contain pump stations, bioretention basins, reservoirs, concrete tanks, waterlines, sanitary sewer systems, wastewater treatment plants, injection wells, aligner pipe installation including epoxy-lined CMLC, construction of buildings including shoring, compaction, and retaining walls. With his exceptional attention to detail and proficient problem-solving skills, he has been given increased levels of responsibility, including project/plan execution, quality control, quality assurance, reporting, preparation of as-built drawings, and being assigned the Competent Person responsible for ensuring a safe workspace.

RELEVANT EXPERIENCE

John Anson Ford Park Regional Aquatic Center, *City of Bell Gardens* – Inspector. Project included construction management and inspection services to coordinate with the City and design team, and to manage the bid, demolition, and construction phases. Construction consisted of the demolition of the former Ford Park Aquatics Center and construction of a new 12,800 SF aquatic building that includes a lobby, check-in area, administrative offices, restrooms, locker rooms, fitness room, mechanical and storage rooms. The facility includes new swimming pools (a competition pool, activity pool, and therapy pool), water play structures and waterslide, outdoor amphitheater and amenities, shade structures, and site work including walkways, lighting, landscaping, and parking.

On-Call Construction Management/Engineering Support/Testing & Inspection, *City of Cypress* – Providing inspection on various CIP projects for the City of Cypress. Projects have included:

- Cypress Senior Center Interior Improvement, Project 290
- Cypress Community Center HVAC Replacement
- Cypress City Hall Restroom Remodel, Project 324
- Cypress Veterans and Cedar Glen Park Parking Lot Resurface, Project 363
- Cypress Arterial Rehab, Project 350
- Utility Company Permit Inspections in the City's Public Right-of-Way, including SoCal Gas, Charter/Spectrum, Edison, AT&T, and Golden State Water Company

Simon Ranch Reservoir Replacement,* *City of Tustin* – Foreman for the construction of a new booster pump station that included a 1-million-gallon prestressed concrete tank and 350 feet of retaining walls. Supervised paving replacement and 400 feet of 16-inch pipe layout; individually responsible for vertical and horizontal layout of the project 30 feet down to 30 feet higher, which included quality assurance for all grading and shoring operations; and conducted pressure testing of water mains and tanks.

Garfield Reservoir,* *City of South Pasadena* – Apprentice. Work included the demolition of existing structures and the construction of a pump station and appurtenances, two replacement reservoirs, rechlorination room, water distribution support yard, an 11,000-square-foot 2-story municipal building, and storm drain within an existing easement.

Superior Avenue Pedestrian/Bicycle Bridge and Parking Lot, *City of Newport Beach* – Inspector. The City of Newport Beach's goal on this \$15.4 million project was to increase parking availability and improve safety and access for pedestrians and cyclists to Sunset Ridge Park. Improvements included a new pedestrian/bicycle bridge approximately 210 feet long and 12 feet wide overcrossing Superior



EDUCATION

OSHA Training, Construction Safety and Health
NUCA Excavation
Safety/Competent Person Training
Confined Space Training

CERTIFICATIONS

Water Distribution Operator
Grade D1
Journeyman Carpenter
Journeyman Construction Craft
Laborer

YEARS OF EXPERIENCE

12 total / 3 with Ardurra

Avenue; a new larger parking lot with 129 parking spaces; expansion of Sunset View Park (additional grass area); earthwork, grading, retaining walls, storm drain and lighting improvements; landscape and irrigation improvements; and amenities including a drop-off area, bicycle fix-it station, and a drinking water fountain. Services included daily inspections to ensure compliance with Greenbook and Caltrans standards, traffic control for both day and night operations, and effective coordination with the City's utilities team and Southern California Edison. Our proactive communication strategy ensured the community stayed informed and engaged with the project's progress. Local and federal programs fund this project, which means our team segregated project costs to ensure FHWA compliance. *This project received the 2025 ACEC California Engineering Excellence Merit Award; 2025 ASCE Orange County Outstanding Bridge Project Award; and 2025 CMAA Southern California Project Achievement Award.*

Digester System Expansion,* *Kern Sanitation Authority (Bakersfield, CA)* – Crew Leader for the construction of new prestressed concrete digesters, which included demolition of two existing digesters, construction of digester gas scrubber and transfer pump foundations. Supervised the underground conduit subcontractors, drain installation, and waterlines. Conducted quality control for all shoring, paving, and compaction.

Well # 2 Replacement, Tract 340,* *Mutual Water Company (Cudahy, CA)* – Lead Pipefitter for new well construction containing steel piping, storm drains, and catch basins. Constructed chlorination and electrical buildings.

Remedial Slope Repair,* *City of Thousand Oaks* – Foreman/Site Supervisor for the construction of a 15-foot-wide keyway at the toe of a bedrock slope. Provided quality control while orchestrating the removal and recompaction of 14,000 cubic yards of dirt and installation of 1,000 feet of subdrain with 3 subdrain outlets including a rip rap dissipator adjacent to the Callegaus reservoir.

Orange County Mid Basin Centennial Park Injection,* *Orange County Water District (Santa Ana, CA)* – Laborer/Carpenter Apprentice/ On-Site Representative for the construction of four injection wells, two monitoring wells, 5,700 feet of supply pipeline, and 4,200 feet of backflush pipeline. Promoted as the company's on-site representative, which included responsibility for all daily reports as well as acting liaison between the subcontractor and County during overnight activity.

** Work performed prior to joining Ardurra*

^ Please note that the inspector will be assigned once the construction start date is confirmed.



DUSTIN BLACKWELL, CMIT

Project Controls

QUALIFICATIONS

Dustin Blackwell is an experienced Construction Manager and Project/Document Controls Specialist who produces timely, accurate documentation for a variety of municipal public works and capital improvements. Dustin completes, processes, and archives construction documents related to cost estimates, project progress, payroll management, change orders, requests for information, and submittals. Additionally, Dustin is a Team Lead who analyzes, coordinates, and assigns staff to all projects for the department. In 2018, Dustin facilitated the preparation of a successful application to the California Coastal Commission for a Coastal Development Permit.

RELEVANT EXPERIENCE

Mary K. Giordano Regional Transit Center, City of Torrance – Contract Administration/Document Controls Officer for this \$26.5 million flagship terminal for the City's 11-route agency, Torrance Transit, and other public transportation providers. The 15,000-square-foot building is LEED-certified and accommodates a transit store, an operator layover area with amenities, offices, security office/post communications room, training/conference room, storage room, and the ability to house areas for small retail use. The project included state-of-the-art technology such as license plate readers for bus operation tracking, a bus simulator for driver training, cashless ticketing vending machines, real-time information kiosks, changeable bus route signing at the bus terminal, and a fully integrated high-definition jumbotron for user information. The 5-acre terminal facility provides eight bus berths (two with the ability to serve 60-foot articulating buses) and covered passenger boarding areas; a 250-space parking lot; a passenger drop-off zone; eight bicycle lockers; electric car charging station infrastructure; CCTV security cameras; and anti-vandalism/anti-skating devices. The project also involved offsite improvements for the installation of required utilities, the widening of Crenshaw Boulevard, and construction of an extension of 208th Street as well as related improvements such as sidewalks, curb and gutter, signs, landscaping, and new or upgraded traffic signals. *2024 Merit Award, ACEC California and 2024 Project Award, CMAA Southern California Chapter*

South Bay Regional Intermodal Transit Center, City of Redondo Beach – Assistant Construction Manager/Document Controls Officer for the delivery of the new \$13.4-million transit center located at a site south of Target along Kingsdale Avenue. The facility consists of a 2,900-SF building housing an operator lounge, private restrooms, public restrooms, and offices. Other improvements include a kiss-and-ride parking lot and passenger drop-off area, a 320-space parking lot, as well as 11 bus bays, signalized crosswalks, bicycle storage lockers, and security cameras. Phase two improvements will involve the widening and realignment of Kingsdale Avenue between Grant Avenue and Artesia Boulevard. This roadway improvement will include an additional dedicated northbound right turn lane, new sidewalks, streetlights, and landscaping on the easterly side of the newly widened street adjacent to the Galleria Shopping Center. The project received the following awards: *2024 Merit Award, ACEC California; 2023 Project Achievement Award for Transportation, CMAA Southern California Chapter; and 2023 BEST Project of the Year (Facilities Category), APWA Southern California Chapter.*

Alamitos Beach Concession, City of Long Beach – Construction Manager/Project Controls Officer for this project that included the construction of a two-story beach concession stand/restaurant and two auxiliary buildings. The project also implemented enhanced circulation, bike access, wayfinding graphics, and additional beach parking including electric vehicle parking stalls. Responsibilities included submittal review, meeting preparation, tracking requests for information (RFIs), inspection requests



EDUCATION

BS, Aerospace Engineering, California State Polytechnic University, San Luis Obispo, 2010

CERTIFICATIONS

Construction Manager-in-Training (CMIT) – Level 1
Certificate, 2015, Systems Integration Engineering, California State Polytechnic University, San Luis Obispo

SOFTWARE

BIM
AutoCAD 3D-modeling
MATLAB Programming
Macro Development in Microsoft Office Suite
Pro E

AFFILIATIONS

Construction Management Association of America (CMAA)

YEARS OF EXPERIENCE

14 total / 9 with Ardurra



and reports, preparation of independent cost estimates, and updating plan sheets. The City had become concerned that the contractor would potentially be taking on too much work outside of his demonstrated expertise and improperly staffing the job to maintain both field and office progress. The City selected the Ardurra PM/CM team to assist the contractor in streamlining the project processes, scheduling, and budget thus facilitating the delivery of a successful project to the City. *2024 Commendation Award, ACEC California and 2024 Project Award, CMAA Southern California Chapter*

Fountain Valley Recreation Center Exterior Improvements, City of Fountain Valley – Project/Document Controls Specialist for this project that included renovating the exterior of the City’s recreation center. Responsibilities included managing construction documents such as change order requests, a subcontractor substitution, daily inspection reports, and the notice of completion.

Roundhouse Marine Studies Lab and Aquarium, City of Manhattan Beach – Document Controls Officer for this award-winning project that included the expansion and renewal of the City’s registered historic landmark, the Roundhouse Aquarium on the Manhattan Beach Pier. Processed and managed project documents. Helped prepare a successful application for a Coastal Development Permit from the California Coastal Commission. *The project received an ACEC 2019 Merit Award; an American Public Works Association 2019 BEST Project of the Year Award, Southern California Chapter; and a 2020 CMAA Southern California Chapter Project of the Year Award.*

Emergency Operations Center Design-Build, City of Palmdale – Document Controls Specialist for this \$5.1 million design-build project, which involves converting an existing courtroom to an Emergency Operations Center; installing a raised floor to install electrical and fiber to avoid cutting into the existing concrete floor; space planning for modern and practical furniture; installing a new audio-video system interlinked with a new data system, soundproof flooring, walls, and ceiling; preparing data service capable of handling emergencies; upgrading restrooms with conversions for showers; electrical upgrades for battery and communication device charging stations; and potentially a generator for power reliability.

Belmont Plaza Pool Rebuild/Revitalization Project, City of Long Beach – Assistant Project Manager and Inspector for this project that implemented the installation of a story pole and project signage to support proposed height and other zoning variances for this project to construct a world-class aquatics facility replacing the now-demolished

Belmont Olympic Pool. The new facility will host swimming, water polo, and platform diving events at the local, regional, and national levels. Ardurra is representing the City and its interests in all negotiations, meetings, community outreach, entitlements, permitting, design management and related activities throughout the project. Helped prepare an application to the California Coastal Commission for a Coastal Development Permit.

Superior Avenue Pedestrian/Bicycle Bridge and Parking Lot, City of Newport Beach – Document Controls Specialist on this \$15.4 million project for the City of Newport Beach, which involved increasing parking availability and improving safety and access for pedestrians and cyclists to Sunset Ridge Park. Improvements included a new pedestrian/bicycle bridge approximately 210 feet long and 12 feet wide overcrossing Superior Avenue; a new larger parking lot with 129 parking spaces; expansion of Sunset View Park (additional grass area); earthwork, grading, retaining walls, storm drain and lighting improvements; landscape and irrigation improvements; and amenities including a drop-off area, bicycle fix-it station, and a drinking water fountain. Local and federal programs funded this project, which meant our team segregated project costs to ensure FHWA compliance. This project received the *2025 ACEC California Engineering Excellence Merit Award; American Society of Civil Engineers (ASCE) Orange County Outstanding Bridge Project Award; and 2025 CMAA Southern California Project Achievement Award.*

Strand Stairs Rehabilitation Project, City of Manhattan Beach – Project/Document Controls Specialist for this project that included the demolition and replacement of staircases in eight locations, repairing of stairs at 16 locations and replacement of balusters supporting the upper rail of railings. In addition to managing construction and inspection, Ardurra also provided federal funding administration and contract labor compliance and coordinated materials and soils testing.

Mission Road Rehabilitation, City of Alhambra – Project/Document Controls Specialist for this federally funded project that included major improvements to Mission Road, a key arterial in Alhambra. Responsibilities included reviewing and preparing RFIs and submittals and documenting employee interviews to ensure labor compliance.

Edinger Avenue and Harbor Boulevard Rehabilitation and Resurfacing, City of Fountain Valley – Project/Document Controls Specialist for this federally funded project that included street rehabilitation. Helped ensure project compliance with all federal funding requirements, including processing certified payroll.



ERICA BERGER

Labor Compliance

QUALIFICATIONS

Erica Berger is a labor compliance professional who serves as Ardurra's Labor Compliance (LC) Administrator and the Field Investigations Manager. As the LC Administrator, Erica ensures that the various LC contracts are secured and reviews all the LC Pre-Construction Applications to comply with either DIR, federal, and/or dually funded projects. She works with the contractors and their subcontractors to utilize LCP Tracker and avoid iterative submissions. Erica also serves as the Field Investigations Manager, where she both conducts the field interviews for compliance with LC issues and also verifies the appropriate wage determinations and LC posters are posted for each project. She oversees the added task for grant-funded projects for photographic documentation and the forms required to comply with state-funded grant projects and with the Davis-Bacon Act (DBA) regulations.

RELEVANT EXPERIENCE

ARPA Program – Labor Compliance Services, Eastern Municipal Water District (Riverside and San Diego Counties) – Project Manager/Field Interview Manager. Ardurra was contracted by EMWD to provide labor compliance services for all projects under the District's American Rescue Plan Act (ARPA) Agreement. Ardurra ensures that the District is following federal prevailing wage requirements under ARPA, and ensures compliance with the agreement(s) terms and conditions including all the labor compliance documentation, including all Davis-Bacon Act requirements. This project managed over 13 individual ARPA-funded projects totaling over \$95 million. The Ardurra team utilized LCP Tracker for the dually funded projects to meet both the Federal and State labor compliance requirements. In addition, the Ardurra team developed a procedure to extract the LCP Tracker information and integrate with the District's document control system. The tasks of the contract included all of the labor compliance services to ensure compliance within each phase of construction and included conducting all field interviews.

ARPA Program – Labor Compliance Services, City of Corona – Project Manager/Field Interview Manager. Ardurra was contracted by the City of Chino to provide labor compliance services for dually funded projects since all the projects under this contract are under the City's American Rescue Plan Act Agreement. Ardurra will ensure that the City is following federal prevailing wage requirements under the ARPA and ensure compliance with the agreement's terms and conditions, including Davis-Bacon Act requirements. This project managed 6 individual ARPA-funded projects, which totaled over \$55 million. The projects are high profile and included the following critical infrastructure:

- City Hall Veterans Memorial Improvements Project
- Police Department Upgrade Project
- South Mall Parking Lot Project
- Various traffic signal optimization projects

The Ardurra team utilized LCP Tracker for the dual-funded project to meet both the Federal State labor compliance requirements.

As-Needed Labor Compliance Services, Eastern Municipal Water District (Riverside and San Diego Counties) – Project Manager/Field Interview Manager. Ardurra was contracted by the District to provide labor compliance services for both dually funded projects and projects under the purview of the State/DIR. The contract is a Task Order-based contract to support each of the Capital Improvement Projects (CIP) the District constructs over the next three years. This contract will require the full labor compliance services for all phases of construction: Pre-Construction, Construction, and Post Construction. The tasks involve preparing the labor compliance documentation packages for the prime and all subcontractors, wage



EDUCATION

Cuyamaca College/Grossmont College
Course Work: Associate's Degree in
Social & Behavioral Sciences, 2012

CERTIFICATIONS

CPR Certified
Confined Space Certified

TRAINING

AGC Prevailing Wage
Confined Space Training

SOFTWARE

LCP Tracker
Smartsheet

YEARS OF EXPERIENCE

5 total / 5 with Ardurra



determination, monitoring of certified payroll, field interviews, fringe benefit statement analysis, and all other tasks to ensure compliance with all State and Federal requirements.

As-Needed Contract Administration for Labor Compliance Consulting Services, County of San Diego – Field Interview

Manager. Provided management and oversight for labor compliance assistance for the County of San Diego with monitoring activities to ensure that workers employed by the County's contractors and their subcontractors are hired and paid in compliance with all applicable labor standards. Ardurra served as the primary contact person for the County's contractors and their subcontractors for issues related to labor compliance standards. Ardurra provided labor compliance for every type of project delivery method, including the traditional design-bid-build, design-build, progressive design build, and construction management at risk (CMAR). In addition, Ardurra monitored all DVBE participation and any other task-specific documentation.

Flow Monitoring Services, Various Clients in Southern California – As Field Supervisor of Ardurra's Flow Monitoring Group, Erica's responsibilities include scheduling field crew to daily worksites; coordinating with our clients, the agency's and traffic control personnel to ensure access for field work; training employees on safety, how to maintain, install, and monitor various types of flow meters and rain gauges; and verify that all equipment, tools, and supplies are ready and available for field crews. She prepares weekly and monthly feedback to our clients on the data that they are relying on, by collecting and organizing data from all meters in water reclamation centers, water treatment plants, storm drains, sewer lines, lakes, bays, oceans, etc. Additionally, Erica organizes and compiles project data for clients, including initial, progress, and final reports, occasionally traveling to meter locations across Southern California. On an as-needed basis, she performs live water flow readings, takes measurements, installs water meters, and oversees maintenance tasks as required, as well as coordinates, maps, and manages all aspects of the projects.



ROBIN BABKA

Labor Compliance

QUALIFICATIONS

Robin Babka has more than 30 years of experience providing project administration services. She is a strong team member with a high degree of professionalism with a reputation for quality customer service and effective communication.

RELEVANT EXPERIENCE

Robin works closely with contractors and their subcontractors to ensure they are compliant with Department of Industrial Relations (DIR) rules. She assists them in logging information in LCP Tracker and performs monthly quality control functions on their reports. She conducts monthly field interviews with contractor employees and reviews certified payroll monthly and creates progress reports that are submitted to the contractor. The following projects are highlights of some recent projects she has carried out in the role of Labor Compliance Specialist:

- **ARPA Grant-Funded Projects, Rancho California Water District** – Labor compliance services for various ARPA projects
- **ARPA Grant-Funded Projects, City of Corona** – Labor Compliance services for various ARPA projects
- **Tertiary Treatment System, San Bernardino Municipal Water District** – Construction of a new tertiary treatment facility
- **Water Facilities Relocation, San Bernardino Municipal Water District** – Construction of a new administration building with new steel canopy connecting the new administration building with the existing one
- **Horsethief Canyon Water Reclamation Facility Rehabilitation, Elsinore Valley Municipal Water District** – Rehabilitation of wastewater treatment plant
- **East Mesa Juvenile Detention Facility Softening, County of San Diego** – Rehabilitation of 6 housing units
- **Gordon Hill Road Pipeline Replacement, Valley Center Municipal Water District** – Replacement of 4,700 feet of water pipeline

As-Needed Project Management Services – Small Projects (Document Control and Contractor Compliance), San Diego County Department of Public Works, Department of General Services, Project Management Division (San Diego, CA) – Under contract with the County, Robin provided project administration services and helped with the development and maintenance of the Document Control Program for the Small Contract Labor Compliance program for San Diego County. Working with the prime contractors and subcontractors, she assisted with establishing guidelines for logging and retrieving all required documentation for conformance to the DIR rules. She assisted with training to County employees, contractors and subcontractors on how to execute the required documentation, how to navigate the DIR website, and is a resource for the contractors to answer questions or direct them to resources. She monitors and verifies that the correct prevailing wages for each County contract, the required Apprenticeship participation is achieved, and the correct labor classification is being assigned to workers on the site. Under this contract, Ardurra has opened and managed the document submittals for more than 850 contractors and subcontractors on different projects over the past 2.5 years and currently has more than 550 active files.



EDUCATION

U.S. Navy Seabee, 1991

TRAINING

AGC Prevailing Wage, Certified Payroll & Compliance

SOFTWARE

LCP Tracker
Smartsheet
Virtual Project Management (VPM)
CICPO

AFFILIATIONS

Society of American Military Engineers

YEARS OF EXPERIENCE

32 total / 8 with Ardurra

Group Jobs, City of San Diego – Resident Engineer on four group job projects for the City of San Diego. Duties included submittal review, change order negotiation, pay request evaluation and inspection. The four group jobs involve sewer and water installation as well as appurtenance. The jobs totaled approximately \$7 million.

Construction Services Group & Systems Integration,* City of Kansas City – Robin provided project administration services for the following:

- Review agreements and determine specific labor standards.
- Ensure Prevailing Wage is included in the project specifications and contract.
- Maintain Labor Compliance Administration files.
- Review and approve weekly certified payroll records and fringe benefit statement.
- Provide weekly certified payroll reports.
- Prepare and furnish final project closeout reports.

Doors & Hardware & Systems Integration,* City of Phoenix – Robin provided project administration support for the following:

- Receive, review, and record AIA documents, RFPs, and agreements.
- Maintain project-specific files and electronic database.
- Provide daily project cost reports.
- Generate accurate, detailed sales and service invoices.

*Work performed prior to joining Ardurra



EDUCATION

MBA, University of California Davis,
1998

MS, Geotechnical Engineering,
University of California Berkeley,
1989

BS, Civil Engineering, University of
California Berkeley, 1987

REGISTRATIONS

Registered Professional Engineer
California No. 49665

Professional Geotechnical Engineer
California No. 2509

Nuclear Gauge Operator Certification

AFFILIATIONS

American Society of Civil Engineers

YEARS OF EXPERIENCE

38 total / 26 with N&M

GARRETH SAIKI, PE, GE

Materials Testing & Inspection | N&M Principal Engineer - Materials

QUALIFICATIONS

As a Principal Engineer for Ninyo & Moore (N&M), Garreth Saiki coordinates and conducts geotechnical evaluations for residential, commercial, and public facilities, including water infrastructure, highways, railroads, airports, public and private buildings, and bridges; performs slope stability analyses, flexible and rigid pavement design, and underground pipeline design; prepares and reviews geotechnical reports; and provides geotechnical design parameters and recommendations for shallow and deep foundations, retaining structures, in-situ ground remediation and earthwork; reviews laboratory results and project plans and specifications. He also provides project coordination and oversees scheduling of field activities, supervises staff-level geologists and engineers, supervises field technicians and special inspectors, reviews project plans and specifications, and reviews laboratory test results for conformance with the project documents, including the Uniform Building Code (UBC), California Building Code (CBC), Federal Aviation Administration (FAA), State Department of Transportation (Caltrans), American Association of State Highway and Transportation Officials (AASHTO), and the Standard Specifications for Public Works Construction (Greenbook).

RELEVANT EXPERIENCE

Bellflower Youth and Senior Center, Bellflower, CA – Principal Engineer providing oversight of the geotechnical engineering, materials testing, and special inspection services during construction of the Bellflower Youth and Senior Citizen Center, located at 16600 Clark Avenue in Bellflower, California. The project consists of a new, single-story, approximately 11,834-square-foot community center designed to serve both youth and senior populations. The new building includes community rooms, administrative offices, youth and senior activity spaces, a kitchen, storage areas, and multiple restrooms, along with outdoor patios, flatwork, and landscaped areas.

Community Aquatics and Senior Center, City of Gardena, CA – Principal Engineer providing oversight of the geotechnical engineering, materials testing, and special inspection services for the construction of the Gardena Community Aquatic and Senior Center, located at 1654 West 160th Street in Gardena, California. The project consists of the development of a new community facility encompassing an aquatic center, senior center, and related infrastructure. The new facility will include a two-story senior center building with program rooms, staff offices, lounge areas, a commercial kitchen, restrooms, and utility rooms, along with an attached recreation swimming pool, pool deck, aquatics equipment room, and storage areas. Exterior improvements include the construction of shade structures, bleacher seating, perimeter and low walls, barbeque facilities, ADA-compliant hardscape paving, and landscape enhancements.

Huntington Beach Senior Center, Huntington Beach, CA – Principal Engineer retained for geotechnical, materials testing, and deputy inspection services for the construction of the Huntington Beach Senior Center project in Huntington Beach, California. The new Senior Center is a single-story, 37,563-square-foot facility located on a 5-acre parcel. The center includes a 6,000-square-foot HOAG Health & Wellness Pavilion, 4,600-square-foot Parkview room, and 227 parking spaces. Services included project coordination, management and technical support, and deputy inspection for reinforced concrete placement, onsite/offsite field inspections, reinforcing steel placement, structural steel erection, welding, non-destructive testing of welds, high strength bolting, and anchor/expansion bolt installation. Services also included earthwork observation and density testing for compacted fill (CF), utility backfill, structure backfill, subgrade (SG), aggregate base (AB) placement, and asphalt concrete (AC) placement.

ACI technicians and reinforced concrete inspectors were provided for concrete placements. Services also included recommendations for oversize material disposal, recommendations for additional slope grading, and pavement recommendations.

Orange County Healthcare Campus at El Toro Project, Irvine, CA – Principal Engineer providing oversight for the geotechnical, materials testing and special inspection services during construction of the new campus located on Marine Way across from the Great Park. It will include a pharmacy, lab, warehouse, administrative offices, and an emergency operations center. The new campus will also expand the public health lab and consolidate several related facilities. Project also included a south parking lot and west parking lot. Services included inspection of earthwork, concrete, masonry, roofing and structural steel.

OCSan/P1-128A Headquarters Complex at Plant No. 1, Fountain Valley, CA – Principal Engineer providing oversight for geotechnical and materials testing services during construction. The project consisted of a new, 3-story, environmentally friendly, hybrid mass timber headquarters complex that will total approximately 110,000 square feet and includes a new elevator tower, monumental stairway and a new canopy structure, as well as new pavilion and waste enclosure

structures. The project also included a new 220-foot-long pedestrian bridge with associated offsite elevator that will span Ellis Avenue to the south, as well as a new bioswale infiltration system, utility pipeline, exterior concrete hardscape and asphalt concrete paving. Services included geotechnical observation and field density testing for the project earthwork operations. Special inspection services include observation and documentation during all aspects of the project onsite and nearby offsite reinforced concrete construction.

City of Yorba Linda, Library and Arts Center Project, Yorba Linda, CA – Principal Engineer retained during construction of the Yorba Linda Public Library & Arts Center project located in Yorba Linda, California. The project consisted of construction of a new 2-story, 45,000-square-foot public library building and a new single-story 14,000-square-foot community arts center building, as well as a new parking lot and various site improvements. The new buildings structurally consist of concrete spread footings, grade beams and slab on grade, structural steel framing including moment frames, metal stud walls, masonry walls, concrete over metal deck, and steel stairs. Other structural improvements included a masonry trash enclosure, reinforced masonry and concrete retaining walls, and steel framed trellis. Other site improvements include a parking lot, new utilities, a bio-detention system, light poles and concrete pavement.



ENRIQUE ROMERO

Materials Testing & Inspection | N&M Project Manager

QUALIFICATIONS

As a project engineer for Ninyo & Moore (N&M), Enrique Romero serves as a Project Manager and coordinates and supervises fieldwork activities including logging and sampling borings, CPTs, percolation testing, and geophysical testing, analyzing geotechnical data obtained from both field and office research, developing laboratory testing programs, performing engineering analysis, providing geotechnical recommendations, and preparing reports.

RELEVANT EXPERIENCE

Bellflower Youth and Senior Center, Bellflower, CA – Project Manager for the geotechnical engineering, materials testing, and special inspection services during construction of the Bellflower Youth and Senior Citizen Center, located at 16600 Clark Avenue in Bellflower, California. The project consists of a new, single-story, approximately 11,834-square-foot community center designed to serve both youth and senior populations. The new building includes community rooms, administrative offices, youth and senior activity spaces, kitchen, storage areas, and multiple restrooms, along with outdoor patios, flatwork, and landscaped areas.

Community Aquatics and Senior Center, City of Gardena, CA – Project Manager for the geotechnical engineering, materials testing, and special inspection services for the construction of the Gardena Community Aquatic and Senior Center, located at 1654 West 160th Street in Gardena, California. The project consists of the development of a new community facility encompassing an aquatic center, senior center, and related infrastructure. The new facility will include a two-story senior center building with program rooms, staff offices, lounge areas, a commercial kitchen, restrooms, and utility rooms, along with an attached recreation swimming pool, pool deck, aquatics equipment room, and storage areas. Exterior improvements include the construction of shade structures, bleacher seating, perimeter and low walls, barbeque facilities, ADA-compliant hardscape paving, and landscape enhancements.

Orange County Healthcare Campus at El Toro Project, Irvine, CA – Project Engineer for the geotechnical, materials testing and special inspection services during construction of the new campus located on Marine Way across from the Great Park. It will include a pharmacy, lab, warehouse, administrative offices, and an emergency operations center. The new campus will also expand the public health lab and consolidate several related facilities. Project also included a south parking lot and west parking lot. Services included inspection of earthwork, concrete, masonry, roofing and structural steel.

REDA – Ontario Ranch Business Park, Ontario, CA – Project Manager for construction observation and materials testing services for the reconstruction of El Dorado Park West to improve water quality, restore pond liner, enlarge wetlands and forebay, remove invasive species and plant new landscaping. Oversaw soil excavation/compaction, reinforced concrete, masonry, and site paving. Work also included environmental and geotechnical services to provide recommendations for resolving organic content and pumping issues with pond bottom.

Orange County Water District (OCWD) Per- and Polyfluoroalkyl Substances (PFAS) Treatment System Wells 20, 21 and 22 Project, Orange, CA – Project Manager providing geotechnical and materials testing services during construction of the OCWD PFAS Treatment System Wells 20, 21, and 22. The project generally consisted of various improvements at each of the three separate well sites including masonry chemical buildings, concrete equipment pads, yard piping, underground concrete vault, steel framed pipe supports, concrete pavement and asphalt concrete pavement.



EDUCATION

BS, Civil Engineering/Construction Management, California State University, Long Beach

CERTIFICATIONS

OSHA 40-Hour HAZWOPER Certification

YEARS OF EXPERIENCE

5 total / 1 with N&M

City of Orange Well No. 28 Equipping Project, Orange, CA – Project Manager providing materials testing and special inspection services pertaining to the construction of the Well No. 28 Equipping Project. The project consisted of various improvements including a new masonry electrical and chemical building, pre-treatment filters, IX vessels, masonry walls, fencing and gates, biofiltration system, well enclosure, screen wall and associated piping. The project also involved the construction of a new park that included a new shade structure, monument sign, brick columns, concrete paving, grouted brick paving, seat walls, drinking fountains, and landscaping.

SCG Wheeler Ridge Compressor Station – Various Improvements, Kern County, CA – The project included various modifications to the SoCal Gas Wheeler Ridge Compressor Station involving new equipment and upgrading the station for the growing demand in Kern County. Enrique was responsible for scheduling and overseeing geotechnical, reinforced concrete, post-installed anchor observation and welding inspections for the new selective catalyst reduction unit. Additionally, he performed QA/QC for inspection reports, reviewed and processed invoices, and submitted reports to the SDG&E Project Manager and team.



STEVE ALMOND

Materials Testing & Inspection | N&M Senior Field Technician

QUALIFICATIONS

As a Senior Field Technician, Steve Almond's duties consist of performing field density testing during the compaction of soil and asphalt, and field-testing of concrete. His duties also involve performing laboratory tests including sand equivalent, moisture and density, hydrometer, gradation, California impact tests, specific gravity, absorption, cleanness value, and percent crushed particles tests.

RELEVANT EXPERIENCE

Community Aquatics and Senior Center, City of Gardena, CA – Senior Field Technician providing geotechnical and materials testing and special inspection services during construction of the Community Aquatics and Senior Center project located at 1654 W. 160th Street in Gardena, California. The project consists of a new 2-story senior center, a new swimming pool, shade structures, bleachers, and a pool building. The new Senior Center Building consists of concrete spread footings and slab on grade, masonry walls, steel framing, metal stud interior walls, and concrete over metal decking. The Pool Building consists of concrete foundations and masonry walls.

Huntington Beach Senior Center, Huntington Beach, CA – Senior Field Technician providing materials testing and inspection services during construction of the Huntington Beach Senior Center project in Huntington Beach, California. The new Senior Center is a single-story, 37,563-square-foot facility located on a 5-acre parcel. The center includes a 6,000-square-foot HOAG Health & Wellness Pavilion, 4,600-square-foot Parkview room, and 227 parking spaces. Services included project coordination, management and technical support, and deputy inspection for reinforced concrete placement, onsite/offsite field inspections, reinforcing steel placement, structural steel erection, welding, non-destructive testing of welds, high strength bolting, and anchor/expansion bolt installation. Services also included earthwork observation and density testing for compacted fill (CF), utility backfill, structure backfill, subgrade (SG), aggregate base (AB) placement, and asphalt concrete (AC) placement. ACI technicians and reinforced concrete inspectors were provided for concrete placements. Services also included recommendations for oversize material disposal, recommendations for additional slope grading, and pavement recommendations.

Arcadia Community Regional Park Pool and Pool Building, County of Los Angeles (Arcadia, CA) – Senior Field Technician/Inspector provided materials testing and deputy inspection services during construction of the Arcadia Community Regional Park Pool and Pool Building project located in Arcadia, California. The project consisted of replacement of the existing pool building and two swimming pools with construction of a new, single-story, approximately 8,100-square-foot pool building, and construction of a new competition swimming pool and separate wading pool. The new single-story pool building structurally consisted of a reinforced concrete foundation, slab-on-grade, and concrete masonry unit walls, as well as metal, glue-lam beam, and structural steel framing supporting the roof. Site improvements included new underground utility pipelines and new exterior concrete hardscape and asphalt concrete paving, as well as construction of a new infiltration system to collect runoff from the new improvements. Services included geotechnical and materials testing during the project building pad and exterior hardscape rough grading construction, as well as various trench and structural backfill recompaction operations. Services also included deputy inspection and testing services during the project structural steel, reinforced concrete and masonry construction, as well as onsite non-destructive weld testing. Materials testing services included geotechnical materials sampling and testing, as well as sampling and subsequent compressive strength testing of concrete, grout, and mortar, as well as masonry prism specimens.



CERTIFICATIONS

ACI Concrete Field Testing Technician
Grade I
CALTRANS
Radiation (Nuclear Gauge) User Safety
OSHA Confined Space Entry
Competent
Person
OSHA Excavation Competent Person
Transportation Worker Identification
Credential
USDOT HAZMat Refresher Training

YEARS OF EXPERIENCE

16 total / 14 with N&M

Terrace Parking and Water Quality Basin, City of Irvine, CA – Senior Field Technician retained during construction of the Cultural Terrace Parking Lot Project located at the Irvine Great Park in Irvine, California. The parking lot site consists of portions of the former MCAS El Toro aircraft taxiways and vegetated buffer strips. The new parking lot construction includes rough grading to meet proposed design grade elevations, water quality basin construction with appurtenant structures, parking lot construction with asphalt concrete over aggregate base, asphalt concrete driveway, concrete driveways, sidewalk, curb and gutter, curb returns, light pole foundations, installation of reinforced concrete pipe storm drains, drainage structures and appurtenances. Services included project coordination, technical support, and management, including review of the project plans and specifications.

Long Beach Airport On-Call Materials Testing and Inspection Services, Long Beach, CA – Senior Field Technician providing geotechnical testing and inspections in accordance with the City of Long Beach's Building Department requirements. P2TAIP is subdivided into several components. Each component represents a separate project and will be executed in several phases. Generally, the P2TAIP involves construction of a new TSA screening building (CBIS- Component 1A) including an outbound baggage carousel structure, a new ticketing building (Component 2), a new baggage claim area (Component.)

John Wayne Airport/On-Call Geotechnical/Materials Testing and Construction Inspection Services, Orange County, CA – Senior Field Technician providing on-call materials testing services for various airport projects located at the John Wayne Airport in Orange County, California. Services included field sampling and testing of construction materials, as well as providing laboratory testing of soil, concrete, steel, and other materials. These services were performed on the recently completed new Terminal C, which was designed and constructed as an essential facility in accordance with the California Building Code.

Port of Long Beach On-Call Soils and Materials Testing & Inspection Services, Long Beach, CA – Field Technician for the on-call materials testing and inspections contract for various Port of Long Beach projects. Projects consisted of demolition of existing facilities (buildings, structures, landscaping, and utility systems); new construction and improvements to intermodal rail yards; roadways; bridges; container terminal development; commercial office buildings; industrial buildings; fire stations; dredging; navigation improvements; utilities; grading and paving; fencing; and communication systems.

Southern California Edison On-Call Geotechnical, Soils and Materials Testing & Inspection Services, California – Senior Field Technician providing on-call field density and materials testing services for various Southern California Edison (SCE) projects, including subgrade, aggregate base, and/or asphalt concrete testing at the Serrano Substation, the Thornhill Substation, the Perez Substation, the Rush Substation, the Santa Barbara Reliability Project, the San Joaquin Cross Valley Loop Project, and the Valley Substation 500k/V project.



APPENDIX B

REQUIRED FORMS



REQUIRED FORMS

CONFLICT OF INTEREST CERTIFICATION¹

RFP/RFQ PROCUREMENT NUMBERS (if applicable): _____

PROJECT NAME ²: Weingart Sr. Center Improvements Project

APPLICABILITY: To be filled out by local agency consultants in management support role.

☐ I am an employee of a consultant under contract to the local agency that is responsible for the procuring and administering of one or more consultant contracts containing either Federal or State funds.

☐ I am in a management position with the local agency, my title is listed below and I have attached my duty statement and scope of work.

☒ I hereby certify as follows:

1. I recuse myself from all potential conflicts of interest.
2. I will not directly or indirectly participate in, manage, or oversee any consultant selection procurement process in which the consulting firm of which I am employed is competing as a consultant or subconsultant.
3. I will not directly or indirectly influence any employee, staff member, or other individual participating in any consultant selection procurement process in which the consulting firm of which I am employed is as a consultant or subconsultant.
4. I will not directly or indirectly participate in, manage, or oversee any local agency contract that is with the consulting firm of which I am employed, regardless of whether the involvement of my employer in the contract is as a consultant or subconsultant. Among other things, this includes my not being involved in approving changes in the schedule, scope, deliverables or invoices.
5. I understand that if I am involved in any local agency contract that is with the consulting firm of which I am employed, in violation of 1. or 2. above, that local agency contract will no longer be eligible for Federal or State reimbursement because of my involvement.

☒ I certify that I have read and understand my responsibilities per **2 CFR Part 200**.

☒ I fully understand that it is unlawful for a person to utilize any organization name (i.e. local agency) or auxiliary organization information, which is not a matter of public record, for personal gain.

¹ Each consultant staff working in a management support role shall complete a separate form.

² For on-call contracts or contracts for multiple projects, indicate accordingly.

☒ I have read and fully understand all of the above.

Date: 05/29/2025

Signature: 

Name: Dino D'Emilia, PE, F.ASCE, QSD

Title: Southwest Program/Construction Management Practice Director

Consultant Firm/Sole Proprietor: Ardurra Group, Inc.

**REVIEWED BY PUBLIC WORKS DIRECTOR OR AUTHORIZED LOCAL AGENCY
REPRESENTATIVE**

I have reviewed the foregoing "Conflict of Interest Certification" and will ensure:

☐ That the foregoing named local agency consultant who is under contract and in a management support role with our local agency, abides by the foregoing terms and conditions;

☐ That should the foregoing named local agency consultant, who is under contract and in a management support role with our local agency, violate any of the foregoing terms and conditions, the DOL and HUD will be notified and such violation will be considered a breach of ethics and could be a basis for ineligibility of State or Federal project funds.

☐ The procedures followed to procure and execute the contract, between the local agency and the consulting firm of which I am employed, comply with all federal and state requirements. Also this contract has a specific date from to. _____

Date: _____

Signature: _____

Name: _____

Title: _____

Department/Local Agency: _____

CERTIFICATION REGARDING LOBBYING

Certification for Contracts, Grants, Loans, and Cooperative Agreements

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly. 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 imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

The undersigned states, to the best of his or her knowledge and belief, that:

If any funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this commitment providing for the United States to insure or guarantee a loan, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in accordance with its instructions. Submission of this statement is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required statement shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

* CONTRACTOR/SUBCONTRACTOR

Ardurra Group, Inc.

* PRINTED NAME AND TITLE OF AUTHORIZED REPRESENTATIVE

Prefix: Mr.

* First Name: Dino

Middle Name:

* Last Name: D'Emilia

Suffix:

* Title: Southwest Program/Construction Management Practice Director

* SIGNATURE:



* DATE:

05/29/2025

NON-COLLUSION DECLARATION

STATE OF CALIFORNIA)
)
 COUNTY OF LOS ANGELES)

The undersigned declares:

I am the SW Program/CM Practice Director of Ardurra Group, Inc., the party making the foregoing bid.

The bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The bid is genuine and not collusive or sham. The Bidder has not directly or indirectly induced or solicited any other Bidder to put in a false or sham bid. The Bidder has not directly or indirectly colluded, conspired, connived, or agreed with any Bidder or anyone else to put in a sham bid, or to refrain from bidding. The Bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the Bidder or any other Bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other Bidder. All statements contained in the bid are true. The Bidder has not, directly or indirectly, submitted its bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof, to effectuate a collusive or sham bid, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a Bidder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that it has full power to execute, and does execute, this declaration on behalf of the Bidder.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on 5/29/2025 (date), at El Segundo (City) CA [state].

Bidder's Name (Printed): Ardurra Group, Inc.

Bidder's Signature: 
 (Same Signature as on Proposal)

Bidder's Title: Southwest Program/Construction Management Practice Director



REQUIRED FORMS

CONFLICT OF INTEREST CERTIFICATION¹

RFP/RFQ PROCUREMENT NUMBERS (if applicable): _____

PROJECT NAME ²: City of Lakewood, Weingart Senior Center Improvements Project

APPLICABILITY: To be filled out by local agency consultants in management support role.

☐ I am an employee of a consultant under contract to the local agency that is responsible for the procuring and administering of one or more consultant contracts containing either Federal or State funds.

☐ I am in a management position with the local agency, my title is listed below and I have attached my duty statement and scope of work.

☒ I hereby certify as follows:

1. I recuse myself from all potential conflicts of interest.
2. I will not directly or indirectly participate in, manage, or oversee any consultant selection procurement process in which the consulting firm of which I am employed is competing as a consultant or subconsultant.
3. I will not directly or indirectly influence any employee, staff member, or other individual participating in any consultant selection procurement process in which the consulting firm of which I am employed is as a consultant or subconsultant.
4. I will not directly or indirectly participate in, manage, or oversee any local agency contract that is with the consulting firm of which I am employed, regardless of whether the involvement of my employer in the contract is as a consultant or subconsultant. Among other things, this includes my not being involved in approving changes in the schedule, scope, deliverables or invoices.
5. I understand that if I am involved in any local agency contract that is with the consulting firm of which I am employed, in violation of 1. or 2. above, that local agency contract will no longer be eligible for Federal or State reimbursement because of my involvement.

☒ I certify that I have read and understand my responsibilities per **2 CFR Part 200**.

☒ I fully understand that it is unlawful for a person to utilize any organization name (i.e. local agency) or auxiliary organization information, which is not a matter of public record, for personal gain.

¹ Each consultant staff working in a management support role shall complete a separate form.

² For on-call contracts or contracts for multiple projects, indicate accordingly.

☒ I have read and fully understand all of the above.

Date: 05/20/2025

Signature: Alfredo Rodriguez

Name: Alfredo "Tino" Rodriguez

Title: Principal, Construction Services

Consultant Firm/Sole Proprietor: Ninyo & Moore Geotechnical & Environmental Sciences

REVIEWED BY PUBLIC WORKS DIRECTOR OR AUTHORIZED LOCAL AGENCY REPRESENTATIVE

I have reviewed the foregoing "Conflict of Interest Certification" and will ensure:

☐ That the foregoing named local agency consultant who is under contract and in a management support role with our local agency, abides by the foregoing terms and conditions;

☐ That should the foregoing named local agency consultant, who is under contract and in a management support role with our local agency, violate any of the foregoing terms and conditions, the DOL and HUD will be notified and such violation will be considered a breach of ethics and could be a basis for ineligibility of State or Federal project funds.

☐ The procedures followed to procure and execute the contract, between the local agency and the consulting firm of which I am employed, comply with all federal and state requirements. Also this contract has a specific date from to. _____

Date: _____

Signature: _____

Name: _____

Title: _____

Department/Local Agency: _____

CERTIFICATION REGARDING LOBBYING

Certification for Contracts, Grants, Loans, and Cooperative Agreements

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly. 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 imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

The undersigned states, to the best of his or her knowledge and belief, that:

If any funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this commitment providing for the United States to insure or guarantee a loan, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in accordance with its instructions. Submission of this statement is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required statement shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

*** CONTRACTOR/SUBCONTRACTOR**

Ninyo & Moore Geotechnical & Environmental Sciences Consultants

*** PRINTED NAME AND TITLE OF AUTHORIZED REPRESENTATIVE**

Prefix: Mr. * First Name: Alfredo Middle Name:

* Last Name: Rodriguez

Suffix:

* Title: Principal, Construction Services

* SIGNATURE:

Alfredo Rodriguez

* DATE: May 20, 2025

NON-COLLUSION DECLARATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

The undersigned declares:

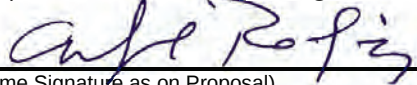
I am the **Principal** of Ninyo & Moore, the party making the foregoing bid.

The bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The bid is genuine and not collusive or sham. The Bidder has not directly or indirectly induced or solicited any other Bidder to put in a false or sham bid. The Bidder has not directly or indirectly colluded, conspired, connived, or agreed with any Bidder or anyone else to put in a sham bid, or to refrain from bidding. The Bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the Bidder or any other Bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other Bidder. All statements contained in the bid are true. The Bidder has not, directly or indirectly, submitted its bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof, to effectuate a collusive or sham bid, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a Bidder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that it has full power to execute, and does execute, this declaration on behalf of the Bidder.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on 5/20/2025_[date], at Irvine [City], CA[state].

Bidder's Name (Printed): Alfredo "Tino" Rodriguez

Bidder's Signature: 
(Same Signature as on Proposal)

Bidder's Title: Principal, Construction Services



October 22, 2025

Sam Chambers, Project Manager
City of Lakewood | Public Works
5050 Clark Avenue
Lakewood, CA 90712

SUBJECT: FEE SCHEDULE TO PROVIDE CONSULTING SERVICES FOR THE WEINGART SR. CENTER IMPROVEMENTS PROJECT

Dear Sam Chambers and Review Board Members:

Pursuant to recent discussions with City representatives, Ardurra is pleased to submit a revised fee proposal to assume construction management and inspection duties, from the City's previously selected firm, for the Weingart Senior Center Improvements Project (Project).

Enclosed is Ardurra Group, Inc.'s fee estimate for consulting services for the Project. Also attached is our hourly rate schedule, as well as the fee proposal provided by our subconsultant Ninyo & Moore.

As recently discussed, the proposed fee includes the following assumptions and qualifications:

- The general contractor will be selected using a 2-step selection process using a prequalification RFP process, followed by a public bid restricted to only prequalified bidders.
- The City's prior construction management firm has submitted a final draft of the prequalification RFP, and it is assumed that Ardurra will make minor final revisions to finalize the RFP in order for it to be issued within approximately two (2) weeks from the City's NTP to Ardurra to initiate services.
- The fee is based on durations defined with an assumed construction contract time of eight (8) working months, with anticipated two (2) month pre-construction and three (3) month post-construction periods which will feature part-time as-needed construction management support services.
- A recommended contingency allowance to address potential additional services in each phase.

We look forward to serving the City of Lakewood on this important project. Please feel free to contact me at 714.458.0703 or at ddemilia@ardurra.com or Gafur at 612.232.4318 or goyewo@ardurra.com if you have any questions or need additional information.

Respectfully submitted,
Ardurra Group, Inc.

Dino D'Emilia, PE, F.ASCE, QSD
Southwest Program & Construction Management,
Public Works & Transportation Practice Director

Gafur Oyewo
Inspection Group Leader/ Sr. Construction Manager

PROPOSED ESTIMATED BASE FEE
Consulting Services for the Weingart Sr. Center Improvements Project
City of Lakewood

Pre-Construction Phase (2 months, periodic/part-time services)			10 Working Days	
Title	Est. Hours/Day	Total Hours	Hourly Rate	Extended Fee
Principal-In-Charge	0.10	1.00	\$354.00	\$354.00
Contract Manager	0.20	2.00	\$311.00	\$622.00
Senior Construction Manager	4.00	40.00	\$281.00	\$11,240.00
Project Controls Specialist	4.00	40.00	\$184.00	\$7,360.00
Prevailing Wage Inspector	3.00	30.00	\$214.00	\$6,420.00
Sr. Labor Compliance Specialist	-	2.00	\$184.00	\$368.00
Labor Compliance Analyst	-	8.00	\$146.00	\$1,168.00
Project Accountant	-	4.00	\$147.00	\$588.00
Subtotal Pre-Construction Phase				\$28,120.00

Construction Phase (8 months)		175 Working Days		
Title	Est. Hours/Day	Total Hours	Hourly Rate	Extended Fee
Principal-In-Charge	0.10	17.50	\$354.00	\$6,195.00
Contract Manager	0.20	35.00	\$311.00	\$10,885.00
Senior Construction Manager	3.00	525.00	\$281.00	\$147,525.00
Project Controls Specialist	4.00	700.00	\$184.00	\$128,800.00
Prevailing Wage Inspector	8.00	1,400.00	\$214.00	\$299,600.00
Sr. Labor Compliance Specialist	0.15	26.25	\$184.00	\$4,830.00
Labor Compliance Analyst	0.80	140.00	\$146.00	\$20,440.00
Project Accountant	-	12.00	\$147.00	\$1,764.00
Subtotal Construction Phase				\$620,039.00

Post-Construction Phase (3 months, periodic/part-time services)			10 Working Days	
Title	Est. Hours/Day	Total Hours	Hourly Rate	Extended Fee
Principal-In-Charge	0.10	1.00	\$354.00	\$354.00
Contract Manager	2.00	20.00	\$311.00	\$6,220.00
Senior Construction Manager	3.00	30.00	\$281.00	\$8,430.00
Project Controls Specialist	4.00	40.00	\$184.00	\$7,360.00
Prevailing Wage Inspector	3.00	30.00	\$214.00	\$6,420.00
Sr. Labor Compliance Specialist	-	2.00	\$184.00	\$368.00
Labor Compliance Analyst	-	8.00	\$146.00	\$1,168.00
Project Accountant	-	3.00	\$147.00	\$441.00
Subtotal Post-Construction Phase				\$30,761.00

Other Direct Costs			
Item			Amount
Geotechnical and Material Testing Services (Allowance)			\$36,668.00
LCP Tracker (8 Months)			\$1,200.00
CIPO License Fee (Based on up to 10 seats for above 14-month project duration)			\$10,350.00
Miscellaneous ODCs (Allowance)			\$5,000.00
Subtotal Other Direct Costs			\$53,218.00

Total Estimated Base Fee	\$732,138.00
Recommended Contingency Allowance (see attached detail)	\$207,006.60
Total Estimated Base Fee Plus Contingency	\$939,144.60

PROPOSED ESTIMATED CONTINGENCY FEE
Consulting Services for the Weingart Sr. Center Improvements Project
City of Lakewood

Pre-Construction Phase (allowance for additional services)				10 Working Days
Title	Est. Hours/Day	Total Hours	Hourly Rate	Extended Fee
Principal-In-Charge	-	0.50	\$354.00	\$177.00
Contract Manager	-	1.00	\$311.00	\$311.00
Senior Construction Manager	-	10.00	\$281.00	\$2,810.00
Project Controls Specialist	-	20.00	\$184.00	\$3,680.00
Prevailing Wage Inspector	-	2.00	\$214.00	\$428.00
Sr. Labor Compliance Specialist	-	2.00	\$184.00	\$368.00
Labor Compliance Analyst	-	4.00	\$146.00	\$584.00
Project Accountant	-	2.00	\$147.00	\$294.00
Subtotal Pre-Construction Phase				\$8,652.00
Construction Phase (over 8 and up to 10 months - allowance for additional services)				43 Working Days
Title	Est. Hours/Day	Total Hours	Hourly Rate	Extended Fee
Principal-In-Charge	-	2.00	\$354.00	\$708.00
Contract Manager	2.00	86.00	\$311.00	\$26,746.00
Senior Construction Manager	3.00	129.00	\$281.00	\$36,249.00
Project Controls Specialist	4.00	172.00	\$184.00	\$31,648.00
Prevailing Wage Inspector	8.00	344.00	\$214.00	\$73,616.00
Sr. Labor Compliance Specialist	-	8.00	\$184.00	\$1,472.00
Labor Compliance Analyst	-	30.00	\$146.00	\$4,380.00
Project Accountant	-	4.00	\$147.00	\$588.00
Subtotal Construction Phase				\$175,407.00
Post-Construction Phase (3 months, allowance for additional services)				10 Working Days
Title	Est. Hours/Day	Total Hours	Hourly Rate	Extended Fee
Principal-In-Charge	-	0.00	\$354.00	-
Contract Manager	-	2.00	\$311.00	\$622.00
Senior Construction Manager	1.50	15.00	\$281.00	\$4,215.00
Project Controls Specialist	2.00	20.00	\$184.00	\$3,680.00
Prevailing Wage Inspector	1.50	15.00	\$214.00	\$3,210.00
Sr. Labor Compliance Specialist	-	1.00	\$184.00	\$184.00
Labor Compliance Analyst	-	4.00	\$146.00	\$584.00
Project Accountant	-	2.00	\$147.00	\$294.00
Subtotal Post-Construction Phase				\$12,789.00
Other Direct Costs (allowance for additional services)				
Item				Amount
Geotechnical and Material Testing Services (Allowance)				\$7,333.60
LCP Tracker (4 Months)				\$600.00
CIPO License Fee (Based on up to 10 seats for an additional 2-month project duration)				\$1,725.00
Miscellaneous ODCs (Allowance)				\$500.00
Subtotal Other Direct Costs (allowance for additional services)				\$10,158.60
Total Estimated Contingency Allowance				\$207,006.60



ARDURRA GROUP, INC. (CALIFORNIA)

Standard Billing Rate Schedule

Rates Effective Through First Year of Contract Term

(Future years subject to review for Consumer Price Index escalation or 3%, whichever is greater)

PROJECT/CONSTRUCTION MANAGEMENT & INSPECTION SERVICES

	REGULAR TIME	OVERTIME		
STAFF	RATE ¹	MON – FRI ²	SAT ²	SUN/HOLIDAY ²
Principal	\$354	–	–	–
Principal Program/Project/Construction Manager	\$311	–	–	–
Project Executive/QA/QC Manager	\$311	–	–	–
Senior Program Manager	\$300	–	–	–
Program Manager	\$284	–	–	–
Senior Project Manager	\$279	–	–	–
Project Manager	\$246	–	–	–
Assistant Project Manager	\$193	–	–	–
Structures Representative	\$289	–	–	–
Senior Construction Manager	\$281	–	–	–
Construction Manager	\$249	–	–	–
Senior Resident Engineer	\$279	–	–	–
Resident Engineer	\$232	–	–	–
Assistant Construction Manager/Resident Engineer	\$193	–	–	–
Project Controls/Labor Compliance Officer	\$184	–	–	–
Project Controls/Labor Compliance Staff	\$160	–	–	–
Documents Control, Administration Staff, Labor Compliance Analyst	\$146	–	–	–
Project Accountant	\$147	–	–	–
PE Licensed Inspector (Prevailing and Non-Prevailing Wage) ^{3, 5, 6}	\$230	\$322	\$322	\$415
PE Licensed Inspector (Prevailing and Non-Prevailing Wage - Special Shift) ^{3, 4, 5, 6}	\$236	\$330	\$330	\$424
Public Works Inspector (Prevailing Wage) ^{3, 5, 6}	\$214	\$300	\$300	\$386
Public Works Inspector (Prevailing Wage - Special Shift) ^{3, 4, 5, 6}	\$227	\$318	\$318	\$409
Accessibility Expert/CASp Inspector ^{6, 7}	\$441	\$618	\$618	\$794
DSA/OSHPD Inspector of Record ⁶	\$252	\$352	\$352	\$453
Deputy Inspection (Prevailing Wage) ^{3, 5, 6}	\$209	\$292	\$292	\$376
NDT Testing (Prevailing Wage) ^{3, 5, 6}	\$209	\$292	\$292	\$376
Public Works Inspector (Non-Prevailing Wage) ⁵	\$194	\$271	\$271	\$349

NOTES AND ASSUMPTIONS

- 1 The above hourly rates include wages, fringe and general and administrative overhead and fee, as well as typical supplies, tools and equipment required to perform services. Construction management software is not included in the base rate.
- 2 Rate applies to the first four hours of overtime during the week and/or first eight hours of overtime on Saturdays; all overtime in excess of four hours during the week or eight hours on Saturdays is paid at the Sunday/holiday rate.
- 3 Prevailing Wage Rates are subject to increases pursuant to the State of California's Department of Industrial Relations Wage Rate Determinations. Ardurra's Billing Rates will increase in proportion to the DIR increase, plus overhead and profit. The current rates are based on Determination SC-23-63-2-2025-1D, issued 8/22/2025.
- 4 A Special Shift is any shift that starts after 5:00 PM and before 6:00 AM.
- 5 The following minimum callout applies to inspection staff, in accordance with Industrial Welfare Commission Order #16-2001:
 - Cancellation of 8 hours scheduled inspection after inspector's arrival on site: 4-hour minimum
 - Cancellation of 4 hours scheduled inspection after inspector's arrival on site: 2-hour minimum
- 6 For contracts involving public works inspection services, Ardurra requires the awarding public agency to complete DIR form PWC-100 solely for Ardurra as the prime contractor specific to the awarded contract name and amount. A half-hour per week, per inspector labor compliance charge will be billed for all Prevailing Wage inspection assignments.
- 7 Any Accessibility Expert/CASp Inspector service assignments shall be a 4-hour minimum.

Reimbursable Expenses (Other Direct Costs): Ordinary identifiable non-salary costs that are directly attributable to the project, such as regular commuter travel costs, standard equipment, tools and software, etc., are included in the fee estimated above. Extraordinary expenses, such as oversized and/or color reproduction costs, vehicle identification decals, site facility hard phone line and/or internet service charges, non-commuter project miles and/or other travel expenses to remote (over 50 miles one-way) fabrication yards/batch plants, overnight postage/couriers, etc., are billed at actual cost plus fifteen percent (15%) to cover overhead and administration. Travel charges to a casting/fabrication yard or batch plant will include the hourly billing rate plus travel expenses as listed in the Caltrans Travel Guide (State rates). Mileage is billed at the current IRS rate (currently \$0.655/mile). An allowance for extraordinary charges is included as Other Direct Costs (ODC) in the fee table above. Extraordinary charges above and beyond the estimated ODC allowance will not be billed to the Client unless specifically included in the contract or requested and approved by the Client in writing prior to incurring the additional expense..

Fees for Subconsultant Services: Billed at actual cost, plus fifteen percent (15%) to cover overhead and administration.

Web-Based Contract Administration: Selected/specified cloud-based service billed at cost plus fifteen percent (15%).

Escalation: Unless specified otherwise (such as for prevailing wage personnel), all billing rates are subject to annual review for Consumer Price Index escalation or 3%, whichever is greater.

Drone Photography: \$250 per flight, plus labor.

Exclusions to Scope and Fee: The following items are specifically excluded:

- Legal advice
- Specialized software (other than MS Office Suite and MS Project)
- Overtime allowance unless included in fee estimate or project contingency



FEE PROPOSAL

NINYO & MOORE

May 22, 2025
Proposal No. 04-04975

Mr. Dino D'Emilia
Ardurra
1960 East Grand Avenue, Suite 300
El Segundo, California 90245

Subject: Proposal for Geotechnical, Materials Testing Services & Special Inspection Services
Lakewood Weingart Senior Center Improvements Project
5220 Oliva Avenue
Lakewood, California 90712

Dear Mr. D'Emilia:

Ninyo & Moore is pleased to submit this proposal to provide geotechnical, materials testing and special inspection services during the construction of the Lakewood Weingart Senior Center Improvements project located at 5220 Oliva Avenue in Lakewood, California. Our proposal is based on our review of the project plans, specifications, and Request for Proposal dated May 15, 2025. We understand that the project will generally consist of interior and exterior renovations to the existing senior center, including demolition of non-structural elements such as interior finishes, planters, decorative wood trusses, skylights, and lighting. New construction and alterations will include the reconfiguration of restrooms and activity rooms, new casework, interior wall finishes, lighting and electrical upgrades, HVAC system replacement, and installation of new ceiling systems. Site improvements include new accessible parking layout, removal and replacement of existing sidewalks and ramps, new flatwork, curb and gutter construction, and softscape and irrigation upgrades. Structurally, the scope includes limited structural upgrades consisting of new or modified wood framing, installation of post-installed adhesive anchors, and rooftop equipment screening supported by structural steel elements. The structural drawings and specifications indicate that inspection and testing will be required for soil compaction and utility trench backfill, as well as special inspections for post-installed anchors, structural steel welding and bolting, and structural wood framing connections. Earthwork activities will include subgrade preparation and placement of engineered fill and aggregate base beneath new hardscape and landscaped areas, as well as trenching and backfilling for new utility lines. The project is funded in part by Federal and State grants and is subject to prevailing wage requirements and the provisions of the Davis-Bacon and Related Acts.

NINYO & MOORE, A SOCOTEC COMPANY
475 Goddard, Suite 200, Irvine, California 92618 | 949.753.7070
www.ninyoandmoore.com

SCOPE OF SERVICES

Based on our conversations with you, our understanding of the proposed construction, and our experience with similar projects, we propose to provide the following scope of services:

- Attendance at pre-construction meetings and field meetings, as requested.
- Project coordination, management, and technical support including review of the project background documents, work scheduling, and distribution of test data.
- Field technician services for observation, sampling, and testing during site earthwork operations including subgrade preparation, utility trench backfill, aggregate base placement and during asphalt concrete pavement operations. Field density tests will be performed to evaluate the contractor's compaction efforts.
- Special inspection services for post-installed adhesive anchors, including verification of hole dimensions, cleanliness, embedment depth, and epoxy installation in accordance with project specifications and manufacturer requirements.
- Field technician services for load testing of post-installed anchors in accordance with the applicable ICC-ES evaluation report, approved plans, and project specifications.
- Special inspection services for structural steel welding and bolting, including inspection of field welds, high-strength bolts, and verification of compliance with AWS and AISC standards, as applicable.
- Special inspection services for structural wood framing, including verification of framing connections, nailing patterns, and fastener types in accordance with the approved construction documents and California Building Code requirements.
- Pick-up and transportation of concrete cylinders and other construction material samples for testing in our laboratory.
- Laboratory testing services including proctor density, maximum theoretical unit weight, asphalt concrete extraction, and unit weight of core testing.
- Preparation of daily field reports and test data documentation to record observations, test results, and compliance with the project requirements.
- Preparation of a Final Inspection Report for proper close-out with documentation with the City and Building Department.

ASSUMPTIONS

Based on our experience with similar projects, the following assumptions have been made in the preparation of our scope of services:

- Our services will be coordinated and scheduled on an as-needed basis, as requested by our client or client's authorized representative.
- Our services are subject to State of California prevailing wage requirements.

ESTIMATED FEE

We propose to provide our services on a time-and-materials basis in accordance with the attached Schedule of Fees. Our estimated fee for the scope of services described herein is presented in the attached Table 1.

Ninyo & Moore appreciates the opportunity to provide services on this project and we look forward to working with you.

Respectfully submitted,
Ninyo & Moore, A SOCOTEC Company


Enrique Romero
Project Manager


Alfredo "Tino" Rodriguez
Principal of Construction Services

EHR/AR/mlc

Attachments: Table 1 – Breakdown of Estimated Fee
Schedule of Fees

Dino D'Emilia

From: Tino Rodriguez <arodriguez@ninyoandmoore.com>
Sent: Tuesday, October 21, 2025 10:24 AM
To: Dino D'Emilia
Cc: Julie Ciekowski; Omar Alameddine; Gafur Oyewo; Enrique Romero; Tino Rodriguez
Subject: RE: City of Lakewood Weingart Senior Center - Ninyo & Moore Revised Proposal.
Attachments: 04IRV02-04975.pdf

Dino

Attached is the revised proposal. I did not increase the rates, as we have the other project (Palms Park) with this client and I didn't want to have two different rates. But I did up the hours a little bit.

Tino Rodriguez
Principal Construction Services
T.: + 1 949 753 7070 x 12220 | M.: + 1 949 795 9393
arodriguez@ninyoandmoore.com

NINYO & MOORE, A SOCOTEC COMPANY
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Suite 200
Irvine, CA 92618
www.ninyoandmoore.com
www.socotec.us



Ninyo & Moore has joined SOCOTEC! [Learn more.](#)

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Table 1 - Breakdown of Estimated Fee**Field Services**

Field Technician - Subgrade, Agg Base & Asphalt Concrete	60 hours	@	\$ 130.00 /hour	\$ 7,800.00
Field Technician - Utility Trench Backfill	32 hours	@	\$ 130.00 /hour	\$ 4,160.00
Field Technician - Anchor Load Testing (includes equipment)	8 hours	@	\$ 190.00 /hour	\$ 1,520.00
Special Inspector - Post Installed Anchors	16 hours	@	\$ 135.00 /hour	\$ 2,160.00
Special Inspector - Welding/Bolting Inspections	20 hours	@	\$ 135.00 /hour	\$ 2,700.00
Special Inspector - Structural Wood Inspections	24 hours	@	\$ 135.00 /hour	\$ 3,240.00
Field Vehicle	160 hours	@	\$ 15.00 /hour	\$ 2,400.00
Field Equipment	160 hours	@	\$ 12.00 /hour	\$ 1,920.00
Subtotal				\$ 25,900.00

Laboratory Testing

Proctor Max Density	2 tests	@	\$220.00 /test	\$ 440.00
Hveem Stability & Unit Weight, D 2172, CT 382	1 test	@	\$225.00 /test	\$ 225.00
Extraction, % Asphalt, inc. Gradation, D 2172, CT 382	1 test	@	\$250.00 /test	\$ 250.00
Subtotal				\$ 915.00

Project Coordination, Technical Support and Management

Principal Engineer/Geologist/Environmental Scientist	2 hours	@	\$ 250.00 /hour	\$ 500.00
Project Engineer/Geologist/Environmental Scientist	10 hours	@	\$ 210.00 /hour	\$ 2,100.00
Geotechnical Assistant - Dispatcher	4 hours	@	\$ 120.00 /hour	\$ 480.00
Subtotal				\$ 3,080.00

Report Preparation

Principal Engineer/Geologist/Environmental Scientist	1 hour	@	\$ 250.00 /hour	\$ 250.00
Project Engineer/Geologist/Environmental Scientist	6 hours	@	\$ 210.00 /hour	\$ 1,260.00
CAD Operator/Technical Illustrator	2 hours	@	\$ 120.00 /hour	\$ 240.00
Data Processor	2 hours	@	\$ 120.00 /hour	\$ 240.00
Subtotal				\$ 1,990.00

TOTAL ESTIMATED FEE				\$ 31,885.00
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Schedule of Fees

Hourly Charges for Personnel

Professional Staff

Principal Engineer/Geologist/Environmental Scientist/Certified Industrial Hygienist	\$ 250
Senior Engineer/Geologist/Environmental Scientist	\$ 235
Senior Project Engineer/Geologist/Environmental Scientist	\$ 220
Project Engineer/Geologist/Environmental Scientist	\$ 210
Senior Staff Engineer/Geologist/Environmental Scientist	\$ 200
Staff Engineer/Geologist/Environmental Scientist	\$ 180
GIS Analyst	\$ 160
Technical Illustrator/CAD Operator	\$ 140

Field Staff

Certified Asbestos/Lead Technician	\$ 220
Field Operations Manager	\$ 150
Nondestructive Examination Technician (UT, MT, LP)	\$ 145
Supervisory Technician	\$ 140
Special Inspector (Concrete, Masonry, Structural Steel, Welding, and Fireproofing)	\$ 135
Senior Technician	\$ 135
Technician	\$ 130

Administrative Staff

Information Specialist	\$ 120
Geotechnical/Environmental/Laboratory Assistant	\$ 120
Data Processor	\$ 95

Other Charges

Concrete Coring Equipment (includes technician)	\$ 190/hr
Anchor Load Test Equipment (includes technician)	\$ 190/hr
GPR Equipment	\$ 180/hr
Inclinometer	\$ 100/hr
Hand Auger Equipment	\$ 80/hr
Rebar Locator (Pachometer)	\$ 25/hr
Vapor Emission Kit	\$ 65/kit
Nuclear Density Gauge	\$ 15/hr
X-Ray Fluorescence	\$ 70/hr
PID/FID	\$ 25/hr
Air Sampling Pump	\$ 10/hr
Field Vehicle	\$ 15/hr
Equipment	\$ 15/hr
Expert Witness Testimony	\$ 450/hr
Direct Expenses	Cost plus 15 %
Special equipment charges will be provided upon request.	

Notes

Technicians and special inspectors, are charged at a 4-hour minimum, and 8-hour minimum for hours exceeding 4 hours. Overtime rates at 1.5 times the regular rates will be charged for work performed in excess of 8 hours in one day Monday through Friday and all day on Saturday. Rates at twice the regular rates will be charged for all work in excess of 12 hours in one day, all day Sunday and on holidays.

Our rates will be adjusted in conjunction with the increase in the Prevailing Wage Determination during the life of the project, as applicable.

The terms and conditions are included in Ninyo & Moore's Work Authorization and Agreement form.

Schedule of Fees for Laboratory Testing

SOILS

Atterberg Limits, D 4318, CT 204	\$ 170
California Bearing Ratio (CBR), D 1883	\$ 550
Chloride and Sulfate Content, CT 417 & CT 422	\$ 175
Consolidation, D 2435, CT 219	\$ 300
Consolidation, Hydro-Collapse only, D 2435	\$ 150
Consolidation – Time Rate, D 2435, CT 219	\$ 200
Direct Shear – Remolded, D 3080	\$ 350
Direct Shear – Undisturbed, D 3080	\$ 300
Durability Index, CT 229	\$ 175
Expansion Index, D 4829, IBC 18-3	\$ 190
Expansion Potential (Method A), D 4546	\$ 170
Geofabric Tensile and Elongation Test, D 4632	\$ 200
Hydraulic Conductivity, D 5084	\$ 350
Hydrometer Analysis, D 6913, CT 203	\$ 220
Moisture, Ash, & Organic Matter of Peat/Organic Soils	\$ 120
Moisture Only, D 2216, CT 226	\$ 35
Moisture and Density, D 2937	\$ 45
Permeability, CH, D 2434, CT 220	\$ 300
pH and Resistivity, CT 643	\$ 175
Proctor Density D1557, D 698, CT 216, AASHTO T-180	\$ 220
Proctor Density with Rock Correction D 1557	\$ 340
R-value, D 2844, CT 301	\$ 375
Sand Equivalent, D 2419, CT 217	\$ 125
Sieve Analysis, D 6913, CT 202	\$ 145
Sieve Analysis, 200 Wash, D 1140, CT 202	\$ 100
Specific Gravity, D 854	\$ 125
Thermal Resistivity (ASTM 5334, IEEE 442)	\$ 925
Triaxial Shear, C.D, D 4767, T 297	\$ 550
Triaxial Shear, C.U., w/pore pressure, D 4767, T 2297 per pt	\$ 450
Triaxial Shear, C.U., w/o pore pressure, D 4767, T 2297 per pt	\$ 350
Triaxial Shear, U.U., D 2850	\$ 250
Unconfined Compression, D 2166, T 208	\$ 180

MASONRY

Brick Absorption, 24-hour submersion, 5-hr boiling, 7-day, C 67	\$ 70
Brick Compression Test, C 67	\$ 55
Brick Efflorescence, C 67	\$ 55
Brick Modulus of Rupture, C 67	\$ 50
Brick Moisture as received, C 67	\$ 45
Brick Saturation Coefficient, C 67	\$ 60
Concrete Block Compression Test, 8x8x16, C 140	\$ 70
Concrete Block Conformance Package, C 90	\$ 500
Concrete Block Linear Shrinkage, C 426	\$ 200
Concrete Block Unit Weight and Absorption, C 140	\$ 70
Cores, Compression or Shear Bond, CA Code	\$ 70
Masonry Grout, 3x3x6 prism compression, C 39	\$ 45
Masonry Mortar, 2x4 cylinder compression, C 109	\$ 35
Masonry Prism, half size, compression, C 1019	\$ 120
Masonry Prism, Full size, compression, C 1019	\$ 200

REINFORCING AND STRUCTURAL STEEL

Chemical Analysis, A 36, A 615	\$ 135
Fireproofing Density Test, UBC 7-6	\$ 90
Hardness Test, Rockwell, A 370	\$ 80
High Strength Bolt, Nut & Washer Conformance, per assembly, A 325	\$ 150
Mechanically Spliced Reinforcing Tensile Test, ACI	\$ 175
Pre-Stress Strand (7 wire), A 416	\$ 170
Reinforcing Tensile or Bend up to No. 11, A 615 & A 706	\$ 75
Structural Steel Tensile Test: Up to 200,000 lbs., A 370	\$ 90
Welded Reinforcing Tensile Test: Up to No. 11 bars, ACI	\$ 80

CONCRETE

Compression Tests, 6x12 Cylinder, C 39	\$ 35
Concrete Mix Design Review, Job Spec	\$ 300
Concrete Mix Design, per Trial Batch, 6 cylinder, ACI	\$ 850
Concrete Cores, Compression (excludes sampling), C 42	\$ 120
Drying Shrinkage, C 157	\$ 400
Flexural Test, C 78	\$ 85
Flexural Test, C 293	\$ 85
Flexural Test, CT 523	\$ 95
Gunite/Shotcrete, Panels, 3 cut cores per panel and test, ACI	\$ 275
Lightweight Concrete Fill, Compression, C 495	\$ 80
Petrographic Analysis, C 856	\$ 2,000
Restrained Expansion of Shrinkage Compensation	\$ 450
Splitting Tensile Strength, C 496	\$ 100
3x6 Grout, (CLSM), C 39	\$ 55
2x2x2 Non-Shrink Grout, C 109	\$ 55

ASPHALT

Air Voids, T 269	\$ 85
Asphalt Mix Design, Caltrans (incl. Aggregate Quality)	\$ 4,500
Asphalt Mix Design Review, Job Spec	\$ 180
Dust Proportioning, CT LP-4	\$ 85
Extraction, % Asphalt, including Gradation, D 2172, CT 382	\$ 250
Extraction, % Asphalt without Gradation, D 2172, CT 382	\$ 150
Film Stripping, CT 302	\$ 120
Hveem Stability and Unit Weight D 1560, T 246, CT 366	\$ 225
Marshall Stability, Flow and Unit Weight, T 245	\$ 240
Maximum Theoretical Unit Weight, D 2041, CT 309	\$ 150
Moisture Content, CT 370	\$ 95
Moisture Susceptibility and Tensile Stress Ratio, T 238, CT 371	\$ 1,000
Slurry Wet Track Abrasion, D 3910	\$ 150
Superpave, Asphalt Mix Verification (incl. Aggregate Quality)	\$ 4,900
Superpave, Gyration Unit Wt., T 312	\$ 100
Superpave, Hamburg Wheel, 20,000 passes, T 324	\$ 1,000
Unit Weight sample or core, D 2726, CT 308	\$ 100
Voids in Mineral Aggregate, (VMA) CT LP-2	\$ 90
Voids filled with Asphalt, (VFA) CT LP-3	\$ 90
Wax Density, D 1188	\$ 140

AGGREGATES

Clay Lumps and Friable Particles, C 142	\$ 180
Cleanliness Value, CT 227	\$ 180
Crushed Particles, CT 205	\$ 175
Durability, Coarse or Fine, CT 229	\$ 205
Fine Aggregate Angularity, ASTM C 1252, T 304, CT 234	\$ 180
Flat and Elongated Particle, D 4791	\$ 220
Lightweight Particles, C 123	\$ 180
Los Angeles Abrasion, C 131 or C 535	\$ 200
Material Finer than No. 200 Sieve by Washing, C 117	\$ 90
Organic Impurities, C 40	\$ 90
Potential Alkali Reactivity, Mortar Bar Method, Coarse, C 1260	\$ 1,250
Potential Alkali Reactivity, Mortar Bar Method, Fine, C 1260	\$ 950
Potential Reactivity of Aggregate (Chemical Method), C 289	\$ 475
Sand Equivalent, T 176, CT 217	\$ 125
Sieve Analysis, Coarse Aggregate, T 27, C 136	\$ 120
Sieve Analysis, Fine Aggregate (including wash), T 27, C 136	\$ 145
Sodium Sulfate Soundness, C 88	\$ 450
Specific Gravity and Absorption, Coarse, C 127, CT 206	\$ 115
Specific Gravity and Absorption, Fine, C 128, CT 207	\$ 175

ROOFING

Roofing Tile Absorption, (set of 5), C 67	\$ 250
Roofing Tile Strength Test, (set of 5), C 67	\$ 250

Special preparation of standard test specimens will be charged at the technician's hourly rate.
Ninyo & Moore is accredited to perform the AASHTO equivalent of many ASTM test procedures.

NINYO & MOORE, A SOCOTEC COMPANY

5220 Oliva Avenue, Lakewood, California | 04-04975 | May 22, 20

2025 Laboratory Testing

RESOLUTION NO. 2025-61

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD AUTHORIZING THE ACCEPTANCE OF A PROPOSAL UNDER THE ENGINEERING SERVICES AGREEMENT WITH ARDURRA FOR CONSTRUCTION MANAGEMENT AND LABOR COMPLIANCE SERVICES FOR THE WEINGART SENIOR CENTER IMPROVEMENTS PROJECT

WHEREAS, the City of Lakewood conducted a competitive, qualifications-based selection process to identify a qualified consultant to provide construction management and labor compliance services for the Weingart Senior Center Improvements Project; and

WHEREAS, On May 15, 2025, the Request For Proposal was advertised on the City's website for professional consulting services on the Weingart Sr. Center Improvements Project, Project No. PW 22-07; and

WHEREAS, the scope of work for the professional consulting services included project management, pre-construction and construction management, construction materials testing and inspection services, and labor compliance services; and

WHEREAS, the proposal opening took place on May 29th, 2025 and two proposals were received; and

WHEREAS, an analysis of the proposals was conducted and interviews were held on June 10, 2025 and staff determined that Willdan Engineering was the top-ranked firm; and

WHEREAS, on June 24, 2025, the City Council authorized the proposal from Willdan Engineering, the top-ranked firm, under their existing engineering contract; and

WHEREAS, Willdan Engineering subsequently notified the City of anticipated staffing capacity constraints during the construction phase, which would impact their ability to provide the required services, and requested to be released from the project; and

WHEREAS, pursuant to the City's procurement procedures and federal funding requirements, the City approached Ardurra, the next highest-ranked firm from the original qualifications-based selection process to confirm their availability for the project and their ability to meet the City's project schedule; and

WHEREAS, Ardurra already holds an engineering services agreement with the City and has agreed to add the proposal scope to the existing agreement, and has confirmed its interest and availability to provide the required services; and

WHEREAS, Ardurra has submitted a proposal in the amount of \$939,144.60 to provide project management, pre-construction and construction management, construction materials testing and inspection services, and labor compliance services for the Weingart Senior Center Improvements Project; and

WHEREAS, the City Council finds that authorizing this proposal under the existing agreement will ensure project continuity and maintain compliance with applicable procurement and funding requirements.

NOW, THEREFORE IT IS HEREBY RESOLVED, ORDERED AND FOUND by the City Council of the City of Lakewood, California, as follows:

1. The foregoing recitals are true and correct.

SECTION 1. The City Council hereby authorizes acceptance of the proposal from Ardurra in the amount of \$939,144.60 for project management, pre-construction and construction management, construction materials testing and inspection services, and labor compliance services for the Weingart Senior Center Improvements Project under their existing engineering services agreement.

SECTION 2. The City Council hereby authorizes staff to execute the proposal and any related documents in a form approved by the City Attorney.

SECTION 3. The City Council authorizes staff to take all necessary administrative actions to implement this authorization consistent with federal procurement and funding requirements.

SECTION 4. The Director of Public Works is hereby authorized to undertake such acts as are necessary to carry out this Resolution.

SECTION 5. This resolution shall take effect immediately upon its adoption.

SECTION 6. The City Clerk is directed to certify the adoption of this resolution.

ADOPTED AND APPROVED THIS 28TH DAY OF OCTOBER, 2025.

Mayor

ATTEST:

City Clerk

DIVIDER SHEET

Public Hearings

COUNCIL AGENDA

October 28, 2025

TO: Honorable Mayor and Members of the City Council

SUBJECT: Housing Element Implementation Ordinance

INTRODUCTION

In approving the City's 2021-2029 Housing Element, the Department of Housing and Community Development (HCD) required changes to City development standards in order to implement the goals of the Housing Element. Over the course of three workshops, the proposed Housing Element Implementation Program (HEIP) was presented to the Planning and Environment Commission (PEC). This report summarizes the proposed HEIP Ordinance.

On September 4, 2025, the PEC held a public hearing and adopted Resolution No. 12-2025 recommending the City Council adopt the proposed ordinance subject to findings contained therein and approve the related Categorical Exemption (Categorically Exempt from the California Environmental Quality Act (CEQA) based on Sections 15301.(1).(4) of the CEQA Guidelines).

STATEMENT OF FACTS

The proposed HEIP ordinance addresses the following topics:

1. Subdivision Regulations - Establishes ministerial project review procedures for residential subdivisions resulting in 10 or fewer parcels and where the project will not have more than 10 units. The proposed ordinance complies with, and implements, SB 864.
2. Single-Room Occupancy (SRO) - Housing Element Program A-8 states the City will explore allowing SRO units in other zones besides the M-2 zone. The proposed ordinance finds that, having made progress in recent years in diversifying its housing stock and facilitating the development of more affordable housing types, especially ADUs, JADUs, and SB9 units, and having received no interest from the public in developing SRO projects, the City will maintain its current SRO requirements.
3. Residential Care Facilities - Housing Element Program A-8. Clarifies permitted zones for Small and Large Residential Care Facilities to comply with state law. Small Residential Care Facilities will continue to be permitted by right in residential zones. Large Residential Care Facilities will require a Conditional Use Permit in the M-F-R zone.
4. M-F-R (Multiple-Family Residential) Update – Housing Element Programs A-1, A-4, A-5, B-2, B-5, and B-7. An update of M-F-R development standards to accommodate higher densities required by the Housing Element. The update authorizes the Director of Community Development to prepare objective design standards for multiple-family residential projects.
5. Density Bonuses – Housing Element Program B-3. Reiterates current language that Density Bonuses will be granted in accordance with California Government Code CGC Sections 65915 through 65918 and adds shared housing developments and residential care facilities to also be eligible for Density Bonuses per CGC 65915.
6. Development Agreements - Establishes procedures for Development Agreements.

Future HEIP topics to be addressed include prefabricated manufactured dwelling units, reasonable accommodation, and farmworker housing. These topics were discussed during previous PEC workshops and will be the topic of a future Housing Element Implementation Program ordinance:

1. Prefabricated Manufactured Units - Housing Element Program B-6. Reviews and updates current ordinances relating to prefabricated manufactured units.
2. Reasonable Accommodation – Housing Element Program E-6. Creates standards for disabled persons to allow overriding modifications to existing standards when the application of land use and zoning regulations and procedures would adversely impact necessary and reasonable accommodations.
3. Farmworker Housing - Housing Element Program E-10. Creates development standards as required by state law for farmworker housing.

GENERAL PLAN CONSISTENCY

The proposed ordinance is consistent with the General Plan. The proposed ordinance will implement certain goals of the Housing Element, which is a required element and part of the General Plan. Underlying General Plan land use and zoning designations applicable to the proposed Ordinance will not change.

CEQA

The proposed ordinance is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3), which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment. This proposed ordinance has no impact on the physical environment as it will only modify administrative procedures and not result in any changes to the physical environment.

PUBLIC NOTICE

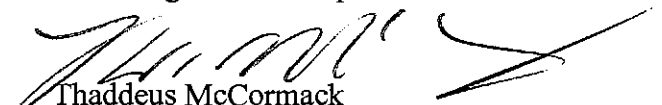
Pursuant to Section 9422 of the Lakewood Municipal Code and State Law, notice of the public hearing for this amendment was posted on the City's webpage on October 8, 2025, posted in three public places on October 8, 2025, and published in the Press Telegram newspaper on October 8, 2025, pursuant to Section 9422, et seq., of the Lakewood Municipal Code and State Law.

RECOMMENDATION

On September 4, 2025, the Planning and Environment Commission adopted Resolution No. 11-2025 recommending that the City Council introduce the proposed Housing Element Implementation Program Ordinance and approve the associated Categorical Exemption.



Aldo Cervantes
Director of Community Development



Thaddeus McCormack
City Manager

ATTACHMENTS

- 1) PEC Resolution No. 12-2025
- 2) Proposed Housing Element Implementation Ordinance

RESOLUTION NO. 12-2025

A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD RECOMMENDING WITH REPORT AND FINDINGS THAT THE PROPOSED ORDINANCES BE ADOPTED BY THE CITY COUNCIL AMENDING THE LAKEWOOD MUNICIPAL CODE AND OFFICIAL ZONING ORDINANCE PERTAINING TO SUBDIVISION REGULATIONS, SINGLE-ROOM OCCUPANCY UNITS, MULTIPLE-FAMILY RESIDENTIAL (M-F-R) DEVELOPMENT STANDARDS, BY-RIGHT APPROVAL OF HOUSING DEVELOPMENTS THAT INCLUDE 20% AFFORDABLE UNITS, UPDATING DENSITY BONUS REQUIREMENTS, PROCEDURES FOR DEVELOPMENT AGREEMENTS, AND AUTHORIZATION OF OBJECTIVE DESIGN STANDARDS FOR MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENT.

THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD DOES HEREBY FIND, RESOLVE AND DETERMINE AS FOLLOWS:

SECTION 1. The Planning and Environment Commission of the City of Lakewood initiated a hearing, pursuant to Section 9411 of the Lakewood Municipal Code, pertaining to an amendment to the Lakewood Municipal Code and Official Zoning Ordinance pertaining to subdivision regulations, single-room occupancy units, multiple-family residential development standards, by-right approval of housing developments that include 20% affordable units, updating density bonus requirements, procedures for development agreements, and authorization of objective design standards for multiple-family residential development; and said Commission, on September 4, 2025, following notice given in the time and manner required by law, did consider the ordinance proposing to amend the Lakewood Municipal Code as described above. This Resolution with the findings and recommendations herein contained, along with the record of the proceedings of the Planning and Environment Commission, constitutes said Commission's report to the City Council.

SECTION 2. In connection with this proposed ordinance, the Planning and Environment recommends that the City Council find the proposed ordinances to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and that CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

SECTION 3. The Commission reports that the Planning and Environment Commission held a duly noticed public hearing on September 4, 2025 at which time it considered all evidence presented, both written and oral, and at the end of the hearing voted to adopt a resolution recommending that the City Council adopt this ordinance.

SECTION 4. The Planning and Environment Commission hereby finds and recommends that the proposed ordinance should be adopted for the following reasons and findings:

A. The proposed amendments and additions to the Lakewood Municipal Code will not be in conflict with the City's General Plan.

B. SB 684 (Caballero) requires local agencies to ministerially consider, without discretionary review or a hearing, a parcel map or a tentative and final map for a housing development project that meets specified requirements, is applicable to subdivisions resulting in 10 or fewer parcels or consisting of 10 or fewer residential units that meet certain minimum parcel size and density requirements, and is located on a lot zoned for multifamily residential development no larger than five (5) acres, and that is substantially surrounded by qualified urban uses, and exempt housing development projects from certain requirements relating to minimum parcel size and dimensions and the formation of homeowners' associations, except as specified.

C. The proposed amendments and additions implements and satisfies the housing production goals as anticipated by the 2021-2029 Housing Element. Housing Element programs as specified.

D. Development agreements and objective design standards are beneficial planning tools which allows greater latitude to advance local planning policies and improved urban design.

SECTION 5. This ordinance complies with the authority granted by and the current regulatory mandates of the California Constitution and State law relating to local zoning regulation.

SECTION 6. Based on the aforementioned findings, the Planning and Environment Commission recommends to the City Council that the City Council prepare and adopt, after holding a public hearing as required by law, the attached ordinance pertaining to sign regulation updates.

ADOPTED THIS 4th day of September, 2025 by the members of the Planning and Environment Commission voting as follows:

AYES:	COMMISSIONERS: Baca, Rowland and Cole
NOES:	COMMISSIONERS: n/a
ABSENT:	COMMISSIONERS: Garcia-Salas and Stuckey
ABSTAIN:	COMMISSIONERS: n/a



Terry Cole, Chairperson

ATTEST:



Aldo Cervantes, Secretary

ORDINANCE NO. 2025-3

AN ORDINANCE OF THE CITY OF LAKEWOOD AMENDING THE LAKEWOOD MUNICIPAL CODE PERTAINING TO HOUSING ELEMENT IMPLEMENTATION INCLUDING MODIFICATIONS TO THE SUBDIVISION REGULATIONS, SINGLE-ROOM OCCUPANCY UNITS, MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS, BY-RIGHT APPROVAL OF HOUSING DEVELOPMENTS THAT INCLUDE 20% AFFORDABLE UNITS, UPDATING DENSITY BONUS REQUIREMENTS, PROCEDURES FOR DEVELOPMENT AGREEMENTS, AND AUTHORIZES OBJECTIVE DESIGN STANDARDS FOR MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENT.

WHEREAS, SB 684 (Caballero) requires local agencies to ministerially consider, without discretionary review or a hearing, a parcel map or a tentative and final map for a housing development project that meets specified requirements. This is applicable to subdivisions resulting in 10 or fewer parcels or consisting of 10 or fewer residential units that meet certain minimum parcel size and density requirements, is located on a lot zoned for multifamily residential development no larger than five (5) acres, and that is substantially surrounded by qualified urban uses. SB 684 exempts housing development projects from certain requirements relating to minimum parcel size and dimensions and the formation of homeowners' associations, except as specified; and

WHEREAS, Housing Element Program A-1 of the 2021-2029 Housing Element commits the City to adopt an ordinance to amend the Lakewood Municipal Code to increase multi-family densities for at least 83.5 acres to ensure that the total RHNA shortfall of 3,540 units is met, and to ensure development standards are modified or established to facilitate maximum densities and rezoning pursuant to Government Code section 65583.2, subdivisions (h) and (i), including but not limited to permitting multifamily uses that provide 20% affordable housing to be approved without any discretionary action, minimum densities, site sizes and residential performance criteria; and

WHEREAS, Housing Element Program A-5 of the 2021-2029 Housing Element seeks to adopt an ordinance to establish minimum densities to ensure that parcels are developed to no less than 75 percent of their maximum densities to prevent substantial net loss of any residential units and encourage higher density/more affordable building typologies; and

WHEREAS, Housing Element Program A-8 of the 2021-2029 Housing Element seeks to explore allowing Single-Room Occupancy (SRO) units in other zones besides the M-2 zone. Having made progress in recent years in diversifying its housing stock and facilitating the development of more affordable housing types, especially by encouraging ADUs, JADUs, and

SB0 units, and having received no interest from the public in developing SRO projects, the City will maintain its current SRO requirements; and

WHEREAS, Housing Element Program B-2 of the 2021-2029 Housing Element seeks to adopt an ordinance amending certain zoning standards to ensure that the maximum density allowed the General Plan is achievable; and

WHEREAS, Housing Element Program B-3 of the 2021-2029 Housing Element commits the City to update the density bonus ordinance to meet current state requirements; and

WHEREAS, Housing Element Program B-5 of the 2021-2029 Housing Element commits the City to adopt an ordinance to amend the Zoning Ordinance to study and revise development standards in multifamily districts to facilitate the development of properties at their maximum densities, specifically amending standards pertaining to open space requirements, minimum parking standards, height limits, lot coverage (elderly and disabled housing), and accessible unit location requirements for elderly and disabled housing; and

WHEREAS, Housing Element Program B-7 of the 2021-2029 Housing Element seeks to adopt an ordinance to amend the Zoning Ordinance to revise the minimum required unit area for multifamily units and to ensure that provisions for efficiency units are consistent with Government Code Section 17958.1; and

WHEREAS, Housing Element Program B-13 of the 2021-2029 Housing seeks to adopt an ordinance to amend the Zoning Ordinance to maintain a mixture of residential land use designations and development regulations that accommodate various building types and styles, including but not limited to: small lot single family homes; tiny homes; detached condominiums; townhomes; duplex/triplex/multiplex; courtyard apartments; bungalow courts; live/work units; mixed-use projects; moveable tiny homes; 3D printed homes; and new prefab housing types that meet state and local building code standards, and to continue to explore innovative building types and housing options that can be implemented through the City's Zoning Ordinance by reviewing development designators and designations and amend as appropriate; and

WHEREAS, Housing Element Program C-5 of the 2021-2029 Housing Element commits the City to adopt an ordinance to amend the Lakewood Municipal Code (LMC) to continue to enforce the regulations prohibiting the conversion of apartment developments to condominiums based on certain vacancy rates and to continue to require condominiums to establish an owners' board that has a dedicated fund for maintenance. LMC Section 9332.A.6 provides that "No existing apartment structure shall be allowed to be converted to a condominium structure where the vacancy rate for apartment units in the City of Lakewood falls below five (5) percent of the total number of available rental units. The vacancy rate shall be based upon identified vacancy rates for the City of Lakewood area. This provision shall not apply to investment apartments." Accordingly, existing Lakewood Municipal Code requirements pertaining to the conversion of apartment developments to condominiums satisfies the objectives of Program C-5; and

WHEREAS, Development agreements and objective design standards are beneficial planning tools which allow greater latitude to advance local planning policies and improved urban design; and

WHEREAS, the Planning and Environment Commission recommend approval of the proposed Housing Element Implementation Program ordinance at its public hearing on September 4, 2025.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council hereby finds and determines that each of the findings set forth above is true and correct.

SECTION 2. General Provisions of Chapter 2 of Article IX of the Lakewood Municipal Code pertaining to Subdivision Regulations are hereby amended as follows:

...

9205. ADVISORY AGENCY DESIGNATION

A. MAJOR SUBDIVISION. The Planning Environment Commission is hereby designated as the Advisory Agency, as that term is used in the Subdivision Map Act, for major subdivisions and shall have the authority to perform the actions as set forth in this Chapter.

B. MINOR SUBDIVISION. Minor Subdivisions. The Director of Community Development or his/her designee is hereby designated as the Advisory Agency as that term is used in the Subdivision Map Act, for minor subdivisions and shall have the authority to perform the actions as set forth in this Chapter. The City Engineer or the Director of Public Works shall be the Advisory Agency having authority to approve or deny final parcel maps.

9206. DIVISION OF LAND COMMITTEE. There is hereby created a Division of Land Committee, consisting of the following officers or their duly authorized representative as defined in Section 2140 et al:

A. The Director of Community Development.

B. The City Engineer

C. The Fire Chief

D. The Director of Public Works

E. Such other City officers or representatives of other agencies which, in the opinion of the Director of Community Development, have an interest in a proposed subdivision. The Director of Community Development, or his/her designee, shall be the ~~Chairman~~ Chairperson of the Division of Land Committee.

9207. FILING DATE. A filing date of a tentative tract or parcel map shall be the date ~~when the draft Environmental Impact Report, Negative Declaration, or determination of exemption is filed for public inspection.~~ that the subdivision application has been deemed complete by the Director of Community Development or his/her designee.

...

9208.10. MAJOR SUBDIVISION. "Major Subdivision" means a subdivision of an existing lot or parcel five (5) or more lots or units, resulting in 11 or more new lots and any housing

development project on the lot proposed to be subdivided contains 11 or more residential units.

...

9208.12. MINOR SUBDIVISION. “Minor Subdivision” means a subdivision of an existing lot or parcel four (4) or fewer lots or units, resulting in 10 or fewer parcels and the housing development project on the lot proposed to be subdivided will contain 10 or fewer residential units. Minor Subdivisions shall be considered ministerially and without discretionary review or a hearing for a parcel map for a housing development project in accordance with Government Code Section 66499.41.

...

9208.14. PARCEL MAP. A map showing a division of land resulting in of four (4) or less 10 or fewer new parcels as required by this Ordinance Chapter, or a map showing those subdivisions exempted from the requirement of a Tentative or Final Tract Map listed under Section 66426(a), (b), (c), and (d), of the Subdivision Map Act, prepared in accordance with the provisions of this Chapter and the Subdivision Map Act.

...

9212 DESIGN CRITERIA

A. Matters Required.

...

14. Approximate contours where topography controls the street layout. In addition, a 200 feet radius map of the site shall be provided showing topographic contours on the project site and within the public right-of-way.

...

SECTION 3. Section 9215.B of Part 1 of Chapter 2 of Article IX of the Lakewood Municipal Code pertaining to Tentative Maps – Major and Minor Subdivisions is hereby amended as follows:

...

9215. TENTATIVE PARCEL MAP APPROVAL MINOR SUBDIVISION.

...

B. APPROVAL OF TENTATIVE PARCEL MAP. The Director of Community Development, or his/her designee, is authorized and directed to carry out the duties assigned to him by the Chapter including, but not limited to, the following:

...

3. Approve, conditionally approve, or disapprove tentative parcel maps, and report approval, conditional approval, or disapproval directly to the subdivider as provided in this Chapter. The City shall approve or deny an application for a parcel map or a tentative map for a housing development project submitted to a local agency pursuant to this section within 60 days from the date the local agency receives and deems the application complete.

(a) If the City does not approve or deny a completed application within 60 days, the application shall be deemed approved.

(b) If the City denies the application, the local agency shall, within 60 days from the date the local agency receives and deems the application complete, return in writing a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the applicant can remedy the application.

SECTION 4. Part 2 of Chapter 2 of Article IX of the Lakewood Municipal Code pertaining to Final Map Requirements and Design Criteria is hereby amended as follows:

...

9221.1 TITLE SHEET.

...

B. All stamped or written matter, including signature, shall be so made digitally or with opaque ink so that legible ~~blue line prints~~ reproductions may be obtained therefrom.

...

9221.6 SUBDIVISION BOUNDARY (DISTINCTIVE BORDER). The boundary line of a subdivision shall be indicated by a distinctive border applied on the front side of the tracing and inside such boundary line. Such border shall be of such density ~~as to be transferred to a blue line print of such map and that~~ does not ~~to~~ obliterate any line, figure, or other data appearing on such map.

...

9221.10 AREA DESIGNATION. Upon each lot containing an area of ~~three-fourths of an~~ one (1) acre or more shall be designated the acreage of such lot shown not less accurately than to the nearest one-hundredth of an acre. Upon each lot containing an area of less than one (1) acre shall be designated the square footage of such lot in square feet to the one-tenth of a square foot.

...

9221.15. EASEMENT DESIGNATION. Each easement shown ~~for any storm drain or sewer, or any other easement,~~ shall be designated on the final tract or parcel map by fine dashed lines.

...

9222.6. CITY OF LAKEWOOD STANDARD OF IMPROVEMENTS. The standards for the construction of roadway improvements, drainage facilities and appurtenant flood control facilities on file in the offices of the Los Angeles County Road Department, Los Angeles County Flood Control District, and Los Angeles County Department of Engineering, are hereby adopted as City of Lakewood standards except that all drainage channels as a condition precedent to dedication to the City of Lakewood must be excavated and fully improved with suitable concrete paving or gunniting for the entire cross section of ~~said~~ the channel in conformance with the standards as recommended by the City Engineer or the Director of Public Works and approved by the City Council.

...

9223. HIGHWAY IMPROVEMENTS. All highway improvements, including drainage structures incidental hereto shall be installed to grade, which grade shall be approved by the City Engineer or the Director of Public Works. Plans, profiles and specifications for such improvements shall be furnished to the City Engineer or the Director of Public Works not later than the time of submitting the final tract or parcel map to the City Engineer or the Director of Public Works for checking. Such plans, profiles, and specifications shall be subject to the approval of the City Engineer or the Director of Public Works before any such final tract or parcel map shall be approved; provided, however, that a subdivider may deposit the final tract or parcel map with the City Engineer or the Director of Public Works for preliminary review prior to formally submitting it for approval under provisions of the Subdivision Map Act. Such plans,

profiles, and specifications shall show full details of the proposed improvements and shall be in accordance with the standards of the City, as adopted by the City Council.

9223.1. HIGHWAY RIGHT-OF-WAY WIDTH. The minimum width of right-of-way to be dedicated for a Major Highway shall be ~~not less than 100 feet~~, in accordance with the adopted Master Plan of Highways for the City of Lakewood. Where a subdivision adjoins a Highway on one side only, the right-of-way width may be reduced to include only the right-of-way under the control of the subdivider in conformance with the line established by the City Engineer or the Director of Public Works.

The minimum width of right-of-way to be dedicated for a Secondary Highway shall be ~~not less than 86 feet~~ in accordance with the Master Plan of Highways for the City of Lakewood, unless in the opinion of the City Engineer or the Director of Public Works, a right-of-way of lesser width is deemed more appropriate and acceptable. In no case, however, shall the right-of-way width for a secondary highway be less than 80 feet. Where a subdivision adjoins a highway on one side only, the right-of-way width may be reduced to include only the right-of-way under the control of the subdivider and in conformance with the line established by the City Engineer or the Director of Public Works.

9223.2. HIGHWAY ROADWAY WIDTH.

A. The minimum width between curbs of a Major Highway shall be ~~80~~ 120 feet.

B. The minimum width between curbs of a Secondary Highway shall be ~~60~~ 86 feet.

9223.3. HIGHWAY STREET IMPROVEMENT REQUIREMENTS.

The subdivider shall, or agree to:

A. Grade full width of dedication.

B. Construct standard concrete curb and minimum two (2) feet gutter on all highways.

C. Construct suitable pavement full width of roadway ~~consisting of:~~ consistent with soils laboratory recommendations, signed by a registered geologist or geotechnical engineer as properly licensed in the state of California.

~~1. Four (4) inches of asphaltic concrete;~~

~~2. Type "A" aggregate base material; thickness to be determined from field soil test.~~

D. Provide for drainage within right-of-way and where necessary to carry drainage water across highway, construct box culverts or closed conduits.

E. Construct sidewalk improvements to the satisfaction of the City Engineer or the Director of Public Works.

...

9223.8. LOCAL CITY STREETS ROAD WIDTH.

...

C. The width of roadway between curbs of a service road shall be not less than ~~28~~ 32 feet, or as otherwise approved by the City Engineer or the Director of Public Works.

...

9223.9. LOCAL CITY STREETS IMPROVEMENT REQUIREMENTS.

...

E. Construct suitable pavement full width of the roadway consisting of:

~~1. Two (2) Four (4) inches of premix pavement.~~

...

9223.12. ALLEYS. The subdivider shall, or agree to, provide the following:

A. The width of roadway for an alley shall be not less than ~~20 feet~~ 30 feet when abutting commercially zoned property and a minimum right-of-way width of 25 feet when abutting residentially zoned property.

B. Grade and pave full width of dedication with ~~two (2)~~ four (4) inches of premix pavement on Type "A" aggregate base material, thickness to be determined from field soil tests.

...

9223.14. ROADSIDE TREES. Roadside trees shall be installed by the subdivider within specified areas in accordance with the Master Tree List and the standards and specifications developed by the City Engineer or the Director of Recreation and Community Services-Public Works. In addition, the subdivider shall conform with the following minimum requirements.

A. STREET PLANTING. Planting approved to be placed in the public right-of-way, with the exception of street trees, shall be maintained at a height not to exceed 42 inches in height when measured from the top of curb to top of planting.

...

D. TREE SIZE. Trees shall be in can containers of not less than fifteen (15) gallon capacity. The subdivider shall guarantee the survival of the planting for one (1) year from date of acceptance. The right to reject any item offered by the subdivider is reserved to the City Engineer or the Director of Recreation and Community Services-Public Works.

...

9223.18. IMPROVEMENTS OTHER THAN HIGHWAY AND STREET LIGHTS. In the event that fences, walls, water mains, sanitary sewers or storm drains (other than structures incidental to road improvements) are installed or are to be installed as a part of the improvement of a subdivision, plans, profiles, specifications, and all necessary details of the proposed construction shall be submitted to the City Engineer or the Director of Public Works (as required) not later than the time of filing the final tract or final parcel map for checking and shall be subject to approval by the City Engineer or the Director of Public Works (as required) before such map shall be approved; provided, however, that a subdivider may deposit the final tract or parcel map with the City Engineer or the Director of Public Works for preliminary review prior to formally submitting it for checking. Such plans, profiles, and specifications shall show full details of the proposed improvements, which shall conform to the standard of the City. Plans for sanitary sewers shall be submitted in accordance with all provisions of this Code.

SECTION 5. Subsection 9302.21e is hereby added to the Lakewood Municipal Code regarding a definition of Efficiency Units to read as follows:

9302.21e. DWELLING UNIT, EFFICIENCY UNIT. An Efficiency Unit shall have the same meaning as defined in the State of California Health and Safety Code Section 17958.1.

SECTION 6. Subsection 9302.21.a.A.2 of the Lakewood Municipal Code regarding Uses Permitted is amended to read as follows:

~~9302.21.a.A.2 Multiple Family Residential (M-F-R). The City shall ministerially approve through an application for a Building and Safety plan check to allow no more than two~~

~~external fully detached ADUs within an existing or proposed multifamily complex with two or more attached units on a lot zoned for either multiple-family residential uses or mixed uses.~~

9302.21.a.A.2 Multiple-Family Residential (M-F-R). The City shall ministerially approve ADUs through a planning review of a Ministerial Staff Review and a Building and Safety plan check on a lot within an existing or proposed multifamily complex and where the lot is zoned for M-F-R or zoned for mixed uses the following:

(a) Existing multifamily complex with two (2) or more attached units.

i. Detached ADUs: Up to eight (8) detached ADUs are allowed on a lot developed with an existing multifamily dwelling provided that the number of ADUs does not exceed the number of existing attached multifamily units on the lot, and,

ii. Conversion of non-habitable space: At least one (1) ADU shall be permitted within an existing space not used as livable space and provided the number of these ADUs does not exceed 25% of the existing primary units.

(b) Proposed multifamily complex – Detached ADUs: Up to two (2) detached ADUs are allowed on a lot that has a proposed multifamily dwelling.

...

SECTION 7. Section 9330 of the Lakewood Municipal Code regarding Multiple-Family Residential (M-F-R) Zone is amended to read as follows:

9330. MULTIPLE-FAMILY RESIDENTIAL ZONE. ~~The Multiple-Family Residential Zone is hereby created to provide a means of achieving an environment of stable, desirable character not out of harmony with the surrounding neighborhood, and which meets development standards of density and open space with landscaping, light, air, pedestrian and vehicular access, and standards of architectural design, all of which will maintain the suburban residential character of the City and protect surrounding property while providing for multiple-family residential housing. Whenever reference is made in this Code to R-3-R, R-3, or R-4 Zone, the same shall mean and include the M-F-R Zone.~~ The Multiple-Family Residential Zone is hereby created to provide a means of achieving neighborhoods with greater residential densities while maintaining a desirable character and quality of life that will benefit the overall City of Lakewood. This zone allows residential development that is not out of harmony with the surrounding neighborhoods, and which meets current development standards of density and open space with landscaping, light, air, pedestrian and vehicular access, and standards of architectural design, all of which will maintain the suburban residential character of the city, while providing for multiple-family and multifamily attached residential housing. For the purposes of this Chapter, M-F-R Zone and MFR Zone shall have the same meaning.

SECTION 8. Subsection 9331 of the Lakewood Municipal Code regarding Uses Permitted is amended to read as follows:

9331. USES PERMITTED.

A. Multiple-family dwellings, together with accessory uses and buildings, including Accessory Dwelling Units pursuant to Section 9302.1 and Residential Care Facilities, Small.

...

D. The following uses, provided in each ~~instance~~instance, a conditional use permit has been obtained and continues in full force and effect:

...

9. Residential Care Facilities, Large.

...

SECTION 9. Subsection 9332 of the Lakewood Municipal Code regarding M-F-R Development Standards is amended to read as follows:

9332. DEVELOPMENT STANDARDS.

A. Lot Size.

1. Area. The minimum required area of each lot shall be not less than 45,000 square feet.

2. Width.

(a) ~~Interior lots~~ All parcels shall have and maintain an average width of not less than ~~100~~60 feet.

(b) ~~Corner parcels shall have and maintain a width of not less than 125 feet.~~

3. Depth. All lots shall have a sufficient depth to provide not less than the required minimum lot area ~~and shall be at least 100 feet in depth.~~

4. The provisions of ~~the~~ this Subsection shall not be applicable to any lot established by subdivision map or parcel map prior to on the date of enactment of this section. The provisions of this Subsection shall not apply to parcels under common ownership and that are not developed with residential units.

B. BUILDINGS.

1. **Height.** No building or structure shall exceed the height of ~~two~~ three stories or ~~twenty-five~~ thirty-eight (38) feet except where authorized by Conditional Use Permit.

2. ~~Lot Area Per Unit.~~ Density.

(a) The maximum and minimum allowable ~~density~~ densities per lot based on lot area shall be as follows:

(1) ~~1,920 square feet per unit on lots or parcels less than 12,500 square feet.~~

(2) ~~1,750 square feet per unit on lots or parcels of at least 12,500 square feet, but no more than 25,000 square feet in area.~~

(3) ~~1,452 square feet per unit on lots or parcels greater than 25,000 square feet.~~

(1) Not more than 32 dwelling units per acre and not less than 24 units per acre for lots with less than 12,500 square feet in area.

(2) Not more than 40 dwelling units per acre and not less than 30 units per acre for lots between 12,500 square feet and 21,780 square feet in area.

(3) Not more than 50 dwelling units per acre and not less than 37.5 units per acre for lots greater than 21,780 square feet in area.

(b) ~~The maximum lot area per dwelling unit shall be 2,178 square feet for lots or parcels greater than 25,000 square feet in area in order to yield a minimum density of 20 units per acre. The minimum allowable density per lot shall be not less than 75 percent of the maximum allowable density per lot. Projects subject to ministerial approval may be approved with fewer units than as shown in the Housing Element provided a written finding is included as~~

part of the project approval that the remaining sites in the Housing Element's inventory have sufficient capacity to accommodate the remaining unmet Regional Housing Needs Assessment for each income level. Projects subject to discretionary approval may be approved with fewer units than as shown in the Housing Element provided a written finding is included in resolution or other instrument approving the project. For the purposes of this Subsection, those portions of a parcel reserved through an easement or other covenant and used for the purpose of ingress and egress, common parking facilities, and/or utilities, may be excluded when calculating the required density.

(c) Any lot or parcel that is greater than 25,000 square feet in area shall be developed with a minimum of 16 dwelling units. When the application of this chapter results in the requirement of a fractional dwelling unit, any remaining fraction shall be rounded down to the next whole number.

(d) **No Net Loss.** Prior to or concurrent with approving an application to develop a housing element parcel with fewer units by income category than identified in the housing element for that parcel, or taking any administrative, quasi-judicial, legislative, or other action to otherwise allow development of a housing element parcel at a lower residential density, as defined in Government Code Section 65863.(g), the City body or official taking such action shall make a written finding supported by substantial evidence as to whether the remaining sites identified in the housing element are adequate to meet the requirements of Government Code Section 65583.2 and to accommodate the City's share of the regional housing need pursuant Government Code Section 65584. This finding shall include a quantification of the remaining unmet need for the City's share of the regional housing need at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level.

3. Floor Area. All dwelling units shall have a minimum floor area as follows: ~~Efficiency Unit, 600; One bedroom unit, 750; Two bedroom unit, 900; Three bedroom unit, 1,050; 150 square feet for each additional bedroom.~~

A. Efficiency Units: 150 square feet and as defined as efficiency units per Health and Safety Code Section 17958.1 and shall identified by labeling such units on the floor plan submittal.

B. Studio Units: Not less than 300 square feet.

C. One Bedroom Units: Not less than 450 square feet.

D. Two Bedroom Units: Not less than 800 square feet.

E. Three Bedroom Units: Not less than 1,000 square feet.

F. Additional Bedroom Units Above Three: Not less than an additional 75 square feet shall be required for each additional bedroom.

G. Measurement for the purposes of this Section shall be taken from the outer surface of the exterior wall. The habitable floor area shall be exclusive of attached garages, storage areas, open entries, porches, or patios.

...

C. YARD REQUIREMENTS.

1. Front Yard Setback Area. Every lot shall have a front yard setback area of not less than ~~twenty (20)~~ 15 feet in depth measured from the front property line, ~~or not less than 10 feet from the front property line, where the lot or parcel is located on a cul-de-sac street or on a~~

~~knuckle intersection. All primary multi-family structures shall maintain a minimum twenty (20) foot setback for the first story and a minimum twenty-five (25) foot setback for any story above the first story, except as allowed for ADU projections into the front yard.~~

2. Side Yard Setback Area.

a) ~~On interior lots, the side yard setback area shall not be less than four (4) feet in width, unless otherwise waived, or modified by state law. five (5) feet in width, unless otherwise waived or modified by state law. Where a building or structure on a lot exceeds two (2) stories in height, the required side yard shall be increased an additional one (1) foot at ground level for each story over the first two stories except as modified by state law. Accessory Dwelling Units (ADUs) shall be allowed to have a side yard setback of not less than four (4) feet.~~

b) ~~On the corner lots, the side yard setback area abutting a street shall not be less than four (4) feet in width, unless otherwise waived, or modified by state law. five (5) feet in width unless otherwise waived or modified by state law. Where a building or structure on a lot exceeds two (2) stories in height, the required side yard shall be increased an additional one (1) foot at ground level for each story over the first two stories, except as modified by state law. Accessory Dwelling Units (ADUs) shall be allowed to have a side yard setback of not less than four (4) feet.~~

3. Rear Yard. ~~The rear yard shall not be less than four (4) feet, unless otherwise waived, or modified by state law. ten (10) feet unless otherwise waived or modified by state law. Where a building or structure on a lot exceeds two (2) stories in height, the required yard shall be increased and additional two and one-half (2 1/2) foot at ground level for each story in excess of two stories, unless otherwise waived, or modified by state law. Accessory Dwelling Units (ADUs) shall be allowed to have a rear yard setback of not less than four (4) feet.~~

...

D. DISTANCE BETWEEN BUILDINGS. There shall be provided and maintained on each lot the following open or unobstructed space between buildings:

1. ~~The minimum distance between all buildings on a project site shall be at least ten (10) feet.~~

2. ~~Where said open space between buildings is provided with an exit or entry, the minimum distance shall be fifteen (15) feet.~~

E. ~~USEABLE~~ OPEN SPACE At least ~~650~~ 300 square feet of ~~useable~~ usable open space shall be provided for each dwelling unit; as follows:

1. **~~Useable~~ Usable Open Space.** ~~Useable~~ Usable open space shall include a combination of private and common open space areas that include the following:

(a) ~~Useable~~ Usable areas designed for and to be used for outdoor living, recreation, and/or landscaping.

(b) ~~Useable~~ Usable open spaces shall include; balconies, roof decks, patios, swimming pools, open cabanas, recreation rooms, gymnasiums, and indoor living space designed for sports, games, and recreation.

2. **Private Open Space.** Private open space is included in and is a part of the requirement for ~~650~~ 300 square feet of ~~useable~~ usable open space per unit. Balconies and private patios shall count toward the private open space area requirement. A minimum of ~~130~~ 100 square feet of private open space shall be provided adjacent to each unit. All private open space interior

dimensions shall be no less than ~~eight feet~~. ~~If the lot or parcel is greater than 25,000 square feet in area, then interior private open space dimensions shall be no less than six (6) feet.~~

3. Common Area Open Space. The ~~useable~~ usable open space for common areas shall have minimum dimensions of ~~ten feet~~ five (5) feet. Required front yard areas shall not be included in ~~useable~~ usable open space calculations.

4. All ~~useable~~ usable open space, except private patios, balconies, fenced swimming pools, ~~walkways~~, and ~~walkway areas~~ and building structures, shall be furnished and maintained with ~~lawn and~~ landscaping. Yard areas designed for games may be surfaced with ~~AC paving or concrete~~ hardscaping as approved by the City.

5. ~~Useable~~ Usable open space within a building or structure properly improved and designed for sports, games or recreational purposes, may contribute to a maximum of twenty-five percent (25%) of the open space requirement.

6. In computing ~~useable~~ usable open space, ~~there shall be excluded all the following~~ areas shall be excluded: ~~on said lot~~ Areas devoted to automobile parking spaces, driveways, and loading zones. Also excluded from ~~useable~~ usable open space is any storage area and any area fenced or otherwise inaccessible to tenants.

F. REQUIRED LANDSCAPING.

1. A minimum of five percent (5%) of the total lot area shall be permanently maintained with landscaping.

2. Not less than five percent (5%) of the total paved area used for driveways and for open parking shall be landscaped where such areas are visible from dwelling units on the lot or from adjacent property or public rights-of-way. One twenty-four (24") inch box tree shall be provided for each ten (10) open parking spaces.

3. All landscaping shall be provided and maintained with an ~~adequate sprinkler~~ automatic irrigation system.

4. A planter bed used as landscaping shall have an average width of three (3) feet and a minimum area of nine (9) square feet.

5. A minimum eighteen-inch (18") planter bed shall be required separating a driveway from a dwelling unit on lots with a street frontage greater than 50 feet.

6. There shall be a minimum of one (1) tree per unit provided on the subject lot; ~~said trees to~~ and shall be a minimum of fifteen (15) gallon box twenty-four (24") inch box in size.

7. Plans shall be submitted for all proposed landscape areas in accordance with the City's Water Conservation in Landscaping Ordinance as applicable.

G. TRASH AREAS.

A. There shall be provided and maintained within one hundred ~~fifty (100150)~~ fifty (100150) feet ~~or~~ of each building containing one or more dwelling units a room inside of a building or an enclosure exterior, fully secured, and lockable trash enclosure with a rain-proof roof built in accordance with current City specifications. The trash enclosure height shall be tall enough to allow the lids of the stored bins and containers to open to their maximum height. The trash enclosure shall be designed for the purpose of storing garbage, waste, refuse, and trash of all persons utilizing said parcel. Said all three waste streams (i.e. organic, solid, and recycling) with sufficient weekly storage capacity for the number of proposed dwelling units. The enclosure shall have on each side thereof a solid reinforced masonry wall of not less than five (5) feet in height except for openings. All openings shall be equipped with gates or doors which meet the

height requirement of this subsection and the fence requirements for durability. Such gates or doors shall be equipped at all times with a fully operating, self-closing device. Trash room/enclosure doors and gates shall be kept locked to prevent unauthorized dumping or scavenging. At least ~~one opening or gate or door shall be of sufficient width~~ one opening or gate or door, at least 36 inches in width, shall ~~to provide~~ be provided to allow ~~reasonable and necessary~~ access to the trash storage area. Access to trash room and trash enclosures shall be maintained at all times and not be blocked by vehicles and other obstructions. ~~and said opening door or gate shall at all times be located and maintained at such a place and in such a fashion that access to the storage area for the deposit and removal of waste, trash, refuse and garbage is reasonably afforded.~~ The City may approve the substitution of a solid fence or other material when in its opinion of the Director of Community Development that such fence or other material will adequately comply with the provisions of this subsection in an aesthetically pleasing manner.

B. All garbage stored within ~~such~~ an enclosure shall be placed and maintained in a metal or plastic container which has an overlapping fly-tight lid. The lid shall be secured in place at all times when the container is not being filled or emptied.

C. ~~Garbage, waste, Waste, refuse and trash, other than garbage,~~ as defined in Section 9302.25aa, shall be placed, maintained and stored in containers of substantial design and construction that will retain therein ~~said all garbage, waste, refuse, and trash, refuse, and waste~~ and may be readily emptied by trash collectors and which, further, do not readily disintegrate, fall apart, blow, or scatter about the premises.

D. Garbage, waste, refuse and trash may also be stored in metal bins equipped with wheels and those bins shall be stored in an enclosure of the designed structure approved by the Director. All garbage waste, refuse and trash contained in such bins shall be maintained within the interior of ~~said the~~ metal bins and shall be equipped with a lid which shall be completely closed at all times except when being filled or emptied.

E. All ~~of said the~~ aforementioned containers shall be kept and maintained within the walls of ~~said the~~ enclosure except when being emptied by a collector.

F. There shall be provided and maintained within ~~said the required~~ storage area or enclosure, trash containers, as aforementioned, of not less than fifty (50) gallon capacity per dwelling unit or where a bin-type trash container is used, there shall be ~~such~~ a bulk trash container ~~of with a minimum~~ three-yard capacity for each fifteen dwelling units.

G. No ~~persons~~ person in the M-F-R Zone shall deposit, maintain, accumulate, dispose of, or allow the deposit, accumulation, maintenance or any disposal of any garbage, waste, refuse or trash outside of a building or a trash enclosure, except as authorized in this Section.

H. UTILITY AREAS.

~~There shall be a maintenance room or building with a minimum of 75 square feet for the storage of building maintenance tools and may be used for shared laundry facilities.~~

1. Each multifamily residential project shall provide on-site laundry facilities. Each dwelling unit shall include a laundry closet or room with utility connections for laundry appliances. The interior dimensions of each laundry closet or room shall be no less than 36 inches in each direction and ceiling height of not less than seven-feet, six-inches (7'-6").

2. There shall be a maintenance room or building with a minimum area of 75 square feet for the storage of building maintenance supplies and/or tools where the lot or parcel is greater than 21,780 square feet in area and where 50 or more dwelling units are proposed.

I. INTERNAL WALKWAYS.

1. There shall be at least one (1) internal walkway between each dwelling unit primary entry door and both an adjacent public street sidewalk and between the any off-street parking area on the site and buildings containing dwelling units. Such walkways shall be a minimum of thirty-six (36) inches wide and shall be improved with a hard, durable, continuous walkable surface.

2. Driveways shall not be defined or used as the required internal walkways.

J. PRIVATE STORAGE SPACE.

Each unit shall be provided with an enclosed private storage space with a minimum capacity of 125 cubic feet. No dimension may be less than two feet and at least one dimension must be at least seven feet. Private storage spaces shall be located adjacent to one or more of the following areas:

1. The residential unit to which the private storage space is assigned.
2. Within the residential unit but shall not include closets inside of a bedroom.
3. A central mailbox area.
4. The same parking area serving its assigned residential unit.

More than one private storage space area may be provided for each residential unit. The minimum interior dimension shall be at least three (3) feet and at least seven (7) feet in height. Each private storage space shall have a minimum capacity of 100 cubic feet.

K. WALLS. A solid, reinforced masonry wall, not less than six (6) feet in height, shall be constructed and maintained along all exterior property lines, except in those areas designated as a front yard or where a pedestrian or vehicular access gate is provided.

L. LIGHTING. ~~Exterior lighting of porches and grounds shall be designed, installed and arranged in such a manner to eliminate the reflection of direct or indirect lighting upon abutting or adjacent properties.~~ Exterior lighting of entryways, walkways, between buildings, grounds, and within parking areas shall be designed, installed, and arranged to provide safe use thereof and shall not reflect direct or indirect light upon abutting or adjacent properties outside of the project site. Light fixtures shall be fitted with shatter resistant safety glass or be constructed in a similarly durable manner. Walkways shall be illuminated with either light standards or building-mounted lighting, or a combination of the two.

M. VACANT PROPERTY OR BUILDING. Any vacant property or building subject to vandalism, trespassing, dumping, storage or graffiti, and determined to be a property nuisance as provided in Section 4323.A, shall be completely enclosed with six (6) feet high fencing or walls, with locked accesses.

N. MECHANICAL, ELECTRICAL, AND PLUMBING INSTALLATIONS. All mechanical, electrical, and plumbing installations shall be subject to the following standards:

1. Air condition condensers, heat pumps, and similar equipment shall not be located in the required front or side yards. Roof-mounted equipment shall be located behind parapets and shall not be visible at ground level. Equipment located on decks and balconies shall be screened from view by a solid wall matching the architecture of the building. All conduit and line set shall be located within the building and not visible from external views.

2. All electrical equipment rooms, electrical panels, and similar enclosures shall be flush with the exterior surface of the building. All doors and covers shall be painted to match adjacent wall surfaces. All conduits shall be located within the building. All electrical utility lines shall be located underground.

3. Photovoltaic panels and solar water heater panels may be roof mounted or located above open parking areas subject to applicable setbacks. All conduit and plumbing shall be located within the building or structure and shall not be run between buildings above finished grade. Connecting conduit shall be painted to match adjacent surfaces.

4. All water heaters, water softeners, and similar appliances shall be located enclosure within the building. All plumbing and conduits shall be located within the building.

...

O. BY-RIGHT APPROVAL OF MULTI-FAMILY PROJECTS WITH AT LEAST 20% AFFORDABILITY. Approval shall be granted for multi-family residential projects where the project applicant voluntarily includes at least 20 Percent (20%) of the units as affordable pursuant to CGC 65583.2 without discretionary approval and subject to the following:

1. Multi-family residential projects on housing sites shall be a “use by right,” subject to all the following requirements:

a. The site is designated in Appendix B: RHNA Sites List of the 2021-2029 Housing Element to accommodate lower income households and it is either:

i. A non-vacant site included in one prior housing element as indicated in Appendix B by a residential unit(s) under the Existing Use-Existing Units column and as indicated by a “Yes” under the Last Two Cycles column, or;

ii. A site indicated as being vacant during the previous two Housing Element cycles;

b. The site was not previously approved to develop a portion of the city’s regional housing need allocation;

c. The project restricts at least twenty percent (20%) of the units to rents or sales prices affordable to lower income households; and

d. The site has sufficient water, sewer, and other dry utilities available and is accessible and as indicated by a “Yes” under the Infrastructure column.

2. “Use by right” shall have the same meaning as provided in Government Code Section 65583.2, subdivision (i).

3. “Lower income households” shall have the same meaning as provided in Health and Safety Code section 50079.5.

4. Review of qualifying projects shall be reviewed pursuant to Section 9200 et al. and the Subdivision Map Act and the subdivision map processes set forth therein, which may result in a “project” for purposes of CEQA.

5. Qualifying projects shall be ministerially reviewed for compliance with applicable objective standards.

...

P. OBJECTIVE DESIGN STANDARDS. Architectural and landscape plans for development projects submitted for compliance review with this section shall be consistent with Lakewood’s Objective Design Standards for Multiple-Family Residential Development. The

Objective Design Standards for Multiple-Family Residential Development shall become effective following adoption by City Council resolution. The Director of Community Development shall cause the Objective Design Standards to be prepared and is authorized to update these Standards from time to time.

SECTION 10. Subsection 9332.5 of the Lakewood Municipal Code regarding Density Bonuses in the M-F-R zone is amended to read as follows:

9332.5 DENSITY BONUSES.

...

B. IMPLEMENTATION. Density Bonuses shall be granted in accordance with Sections 65915 through 65918 of the California Government Code ~~(CGC)~~. Shared housing developments and residential care facilities for the elderly, as defined in Section 1569.2 of the Health and Safety Code, shall be eligible for Density Bonuses per CGC 65915.

SECTION 11. The following new Part 23 pertaining to Development Agreements including Sections 9800 through 9808 are hereby added to Chapter 3 of Article IX of the Lakewood Municipal Code:

**PART 23
DEVELOPMENT AGREEMENTS**

SECTION 12. Sections 9800 through 9808 of the Lakewood Municipal Code pertaining Development Agreements are hereby added as follows:

9800. PURPOSE. The purpose of this section is to establish procedures and requirements for consideration of development agreements by the City consistent with state law. This section is adopted pursuant to California Government Code Section 65864 et seq.

9801. APPLICATION.

A. An applicant may propose that the City consider entering into a development agreement pursuant to California Government Code section 65864 et seq. by filing an application with the Community Development Department and by demonstrating that the project satisfies the eligibility requirements of this Chapter.

B. The application shall be submitted on development agreement forms and containing all requested information as required by the Director of Community Development.

C. The development agreement application form shall be in a format approved by the Director of Community Development.

D. The status of the applicant as an owner of the property shall be established to the satisfaction of the Director of Community Development.

E. The application is accompanied by all other lawfully required documents, materials, and information.

F. The Director of Community Development is authorized to receive, review, process and prepare, together with applicable recommendations to the Planning and

Environment Commission and the City Council for consideration, all applications for development agreements.

G. An application fee, as established by a resolution of the City Council, shall be collected for any development agreement application made pursuant to the provisions of this chapter. Additionally, appropriate fees shall be established and collected for periodic reviews conducted pursuant to Section 9806.

9802. PROCEDURE.

A. The procedure for consideration of a development agreement is as follows:

1. The Director of Community Development, upon finding the application for a development agreement complete, shall set the application, together with recommendations, for public hearing before the Planning and Environment Commission pursuant to Part 12 of this Chapter (Procedure, Hearings, Notices and Fees). Following conclusion of the public hearing by the Planning and Environment Commission, the Planning and Environment Commission shall make a written recommendation to the City Council that it approve, conditionally approve, or deny the application.

2. Upon receipt of the Planning and Environment Commissions' recommendation, the City Clerk shall set the application and written report of the Planning and Environment Commission for public hearing before the City Council. Following conclusion of the public hearing, the City Council shall approve, conditionally approve, or deny the application.

3. Notice of the hearings outlined in subsections 1 and 2 above shall be given in the form of a notice of intention to consider approval of a development agreement as required by State law (California Government Code section 65867).

4. Should the City Council approve or conditionally approve the application, it shall, as a part of its action of approval, direct the preparation of a development agreement embodying the terms and conditions of the application as approved or conditionally approved by it, as well as an ordinance authorizing execution of the development agreement by the City Manager or his/her designee.

5. The ordinance shall contain findings, and the facts supporting them, that the development agreement is consistent with the General Plan and with any applicable specific plans and this Code, and that the agreement will promote the public interest and welfare of the City.

6. The ordinance for the development agreement may be subjected to referendum in the manner provided by State law.

9803. DEVELOPMENT AGREEMENT CONTENT.

A. Mandatory Contents. A development agreement prepared pursuant to this Chapter shall:

1. Describe the location of the subject property.
2. Specify the duration of the agreement.
3. Specify the permitted uses for the subject property.
4. Specify the density or intensity of the proposed uses.
5. Describe the maximum setbacks, height, and size of proposed structures.
6. Describe active and passive open space areas including those used for recreational purposes.

7. Describe the provisions, if any, for reservation or dedication of land for public purposes.

8. Prohibit protection from either a future growth control ordinance or a future increase in development fees.

9. Provide for the possibility of the subsequent discovery of health and safety issue which would necessitate a reconsideration/ amendment of the previously approved development agreement.

10. Provide for a tiered amendment review procedure that may incorporate the following:

a. Approval of minor modifications to the satisfaction of the Director of Community Development.

b. Approval for major modifications by the Planning and Environment Commission.

c. Approval of major amendments by the City Council.

B. Optional Contents. A development agreement prepared pursuant to this Chapter may include the following:

1. Conditions, terms, restrictions, and requirements for subsequent discretionary actions, provided that the conditions, terms, restrictions, and requirements for subsequent discretionary actions shall not prevent development of the land for the uses and to the density or intensity of development specified in the agreement.

2. Provisions that require that construction be commenced within a specified time and that the project or any phase thereof be completed within a specified time.

3. Terms and conditions relating to applicant financing of necessary public improvements and facilities, including, but not limited to, applicant participation in benefit assessment proceedings.

4. Any other terms, conditions and requirements as the council may deem necessary and proper, including, but not limited to, a requirement for ensuring, to the satisfaction of the City, performance of all provisions of the agreement in a timely fashion by the applicant/contracting party.

9804. EXECUTION AND RECORDATION.

A. The City shall not execute any development agreement until on or after the date upon which the ordinance approving the agreement becomes effective.

B. The development agreement shall be recorded by the developer in the office of the Los Angeles County Recorder no later than 30 days after it is executed. Failure to record the agreement will nullify this agreement.

9805. ENVIRONMENTAL REVIEW.

The approval or conditional approval of a development agreement pursuant to this Chapter shall be deemed a discretionary act for purposes of the California Environmental Quality Act (CEQA) unless otherwise prohibited by state law.

9806. PERIODIC REVIEW.

A. Every development agreement approved and executed pursuant to this Chapter may

be subject to an annual review by the City during the term of the agreement. The purpose of the annual review shall be to determine whether the applicant and/or contracting party or its successor-in-interest has complied in good faith with the terms of the development agreement. The burden of proof shall be on the applicant and/or contracting party or its successor to demonstrate compliance with the full satisfaction of, and in a manner prescribed by, the City.

B. The purpose of the annual review shall be to determine whether the applicant and/or contracting party or its successor-in-interest has complied in good faith with the terms of the development agreement. The burden of proof shall be on the applicant/contracting party or its successor to demonstrate compliance with the full satisfaction of, and in a manner prescribed by, the City.

C. If, as a result of periodic review pursuant to this section, the City Council finds and determines, on the basis of substantial evidence, that the applicant/contracting party or its successor-in-interest has not complied in good faith with the terms or conditions of the agreement, the City Council may order, after a noticed public hearing in the manner prescribed by Part 12 of this Chapter (Procedure, Hearings, Notices and Fees), that the agreement be terminated or modified.

9807. FUTURE EFFECT OF DEVELOPMENT AGREEMENT.

Unless otherwise provided by the development agreement, the rules, regulations and official policies governing permitted uses of the land, density, and design, improvement and construction standards and specifications, applicable to development of the property subject to a development agreement, are the rules, regulations, and official policies in force at the time of execution of the agreement. A development agreement does not prevent the City, in subsequent actions applicable to the property, from applying new rules, regulations and policies which do not conflict with those rules, regulations, and policies applicable to the property under the development agreement, nor does a development agreement prevent the City from conditionally approving or disapproving any subsequent development project application on the basis of existing or new rules, regulations, and policies in effect at the time of such subsequent action.

9808. APPROVED DEVELOPMENT AGREEMENTS.

Pursuant to this Chapter, development agreements approved by the City Council shall be filed and available for public review in the office of the City Clerk.

SECTION 13. CEQA. This Ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment. This Ordinance has no impact on the physical environment as it will only modify administrative procedures and not result in any changes to the physical environment.

SECTION 14. SEVERABILITY. If any section, subsection, subdivision, paragraph, sentence, clause, phrase or portion of this ordinance or its application to any person or

circumstance, is for any reason held to be invalid, unenforceable or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance or its application to any other person or circumstance. The City Council hereby declares that it would have adopted this ordinance and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, paragraph, sentences, clauses, phrases, or portions thereof be declared invalid, unenforceable or unconstitutional.

SECTION 15. CONTINUITY. To the extent the provisions of the Lakewood Municipal Code as amended by this ordinance are substantially the same as the provisions of that Code as they read immediately prior to the adoption of this ordinance, then those provisions shall be construed as continuations of the earlier provisions and not as new enactments.

SECTION 16. CERTIFICATION. The City Clerk shall certify the adoption of this Ordinance. The City Council hereby finds and determines there are no newspapers of general circulation both published and circulated within the city and, in compliance with Section 36933 of the Government Code, Directs the City Clerk to cause said Ordinance within fifteen (15) days after its passage to be posted in at least three (3) public places within the city as established by Ordinance. This Ordinance shall take effect thirty (30) days after its adoption.

SECTION 17. EFFECTIVE DATE. This ordinance shall take effect immediately upon its adoption.

ADOPTED AND APPROVED this _____ day of _____, 2025,
by the following roll call vote:

	AYES	NAYS	ABSENT
Council Member Wood	_____	_____	_____
Council Member Croft	_____	_____	_____
Council Member Arellano	_____	_____	_____
Council Member Rogers	_____	_____	_____
Mayor Chase	_____	_____	_____

Mayor

ATTEST:

City Clerk

DIVIDER SHEET

Reports

COUNCIL AGENDA

October 28, 2025

TO: Honorable Mayor and City Council

SUBJECT: Approval of Water Rights Lease Agreement to City of Cerritos

INTRODUCTION

The Central Groundwater Basin Judgment allows parties owning groundwater rights to lease excess annual extraction rights to other parties.

STATEMENT OF FACT

The City of Lakewood owns 9,432 acre-feet (AF) of Allowed Pumping Allocation (APA) of extraction rights in the Central Basin. The Central Basin Groundwater Judgment limits water purveyors to the extraction of adjudicated rights and currently up to 60 percent of total APA that are not exercised can be carried over to the next fiscal year. Any additional excess amount must be leased to another agency or is lost.

City of Lakewood holds water rights about equal to the historical normal production, however through many years of water conservation efforts and improvements in water use efficiencies, we have an excess to current needs. Due to this excess, an agreement with the City of Cerritos to lease 700 AF in each FY 23/24, FY 24/25 and FY 25/26 from City of Lakewood was approved by City Council on September 27, 2022.

As the current agreement is set to expire on June 30, 2026, staff has diligently negotiated to extend another long-term lease with City of Cerritos to alleviate future surplus water rights. The proposed agreement allows City of Cerritos to lease 700 AF for each FY 26/27, FY 27/28, and FY 28/29 at a set price of \$170.00 per AF for \$119,000 per year for a total amount of \$357,000.

Staff has discussed this item with the City Council Water Resources Committee and recommended City Council approval.

RECOMMENDATION

Staff recommends that the City Council:

1. Approve groundwater rights lease agreement to City of Cerritos for 700 acre-feet each FY 26/27, FY 27/28, and FY 28/29 for \$119,000 per year for a total amount of \$357,000.
2. Authorize City Manager to sign corresponding agreement in a form approved by City Attorney.



Derek Nguyen, Ph.D., P.E.
Director of Water Resources



Thaddeus McCormack
City Manager

WATER RIGHT LICENSE AND AGREEMENT

This Water Right License and Agreement ("Agreement") dated as of October 27, 2025 is entered into by and between the City of Cerritos, a California municipal corporation ("Licensee"), and the City of Lakewood, a California municipal corporation ("Licensor").

For a valuable consideration, Licensor hereby grants Licensee: a license to extract 700 acre-feet in accordance with Licensor's Judgment dated October 11, 1965 and entered in Los Angeles Superior Court Case No. 786, 656 entitled "Central and West Basin Water Replenishment District vs. Charles E. Adams, et al." Such license shall be for the duration of each of the following periods: (i) July 1, 2026 to June 30, 2027, (ii) July 1, 2027 to June 30, 2028, and (iii) July 1, 2028 to June 30, 2029.

Licensor and Licensee agree as follows:

1. Licensor warrants that it has 700 acre-feet of Allowed Pumping Allocation for each period and that it has not pumped and will not pump or permit or license any other person to pump any part of said 700 acre-feet during each of the periods of (i) July 1, 2026 to June 30, 2027, (ii) July 1, 2027 to June 30, 2028, and (iii) July 1, 2028 to June 30, 2029.
2. Licensee shall exercise said rights under the license and extract the same on behalf of Licensor during the periods above specified and put the same to beneficial use. Licensee shall not by the exercise hereunder of said rights acquire any right to extract water independent of the rights of Licensor.
3. Licensee shall pay assessments levied on the pumping of said groundwater by the Water Replenishment District of Southern California ("District").
4. Licensee shall notify the District and the Watermaster that said pumping was done pursuant to this Agreement and provide the District and Watermaster with a copy of the signed document.
5. Licensee shall note, in any recording of water production for the period of this Agreement, that said pumping was done pursuant to this Agreement.
6. Licensee's Allowed Pumping Allocation shall, without flex, be increased by the amount hereby leased when computing carryover or allowable over-extraction as provided by Part III, Subpart A and B in Licensor's Judgment.
7. Licensee shall pay to Licensor \$170 per acre-foot for water pumped under this Agreement in Fiscal Year (FY) 2026-2027, \$170 per acre-foot in FY 2027-2028, and \$170 per acre-foot in FY 2028-2029. As such, the payments to Licensor total to \$119,000 in FY 2026-2027, \$119,000 in FY 2027-2028, and \$119,000 in FY 2028-2029. The final sum of all payments to Licensor shall not exceed a total of \$357,000.
8. Licensor and Licensee mutually agree to indemnify, defend, and hold harmless each

other and its officers, directors, agents, employees, and representatives from and against any and all claims, losses, costs, liabilities, expenses, including but not limited to penalties, fines, and reasonable attorneys' fees, and damages arising out of or in connection with any breach of respective obligations, covenants, representations, or warranties contained in this Agreement.

9. Neither Licenser nor Licensee shall be liable for failure or delay in performance of this Agreement caused by events beyond its reasonable control ("Force Majeure") , including but not limited to acts of God, acts or regulatory restraints of any governmental agency, basin-wide restrictions, or legal actions affecting rights under this Agreement. In the event of Force Majeure, the performance of affected obligations shall be suspended for the duration of and to the extent of the event.
10. Neither Licenser nor Licensee may assign its rights under this Agreement, delegate its obligations, in whole or in part, or transfer any interest in this Agreement without the prior written consent of the other. Any attempt of such prohibited assignment, delegation, or transfer shall be void.
11. This Agreement constitutes the entire agreement between Licenser and Licensee and supersedes all prior agreements, understandings and representations, both written and oral, between Licenser and Licensee with respect to the subject matter of this Agreement.
12. This Agreement shall be interpreted, construed, and governed both as to validity and performance of Licenser and Licensee in accordance with the laws of the State of California. Los Angeles County, California shall be the venue for any action, special proceeding, or other proceeding that may be brought or arise out of, in connection with, or by reason of this Agreement.
13. No amendment to or modification of this Agreement shall be valid unless made in writing and approved by both Licenser and Licensee. This requirement for written modifications cannot be waived and any attempted waiver shall be void.
14. This Agreement may be executed in any number of counterparts and each of such counterparts shall for all purposes be deemed to be an original, whether the signatures are originals, electronic, facsimiles, or digital. All such counterparts shall together constitute but one and the same Agreement.
15. The persons executing this Agreement on behalf of Licenser and Licensee warrant that they are acting pursuant to duly designated authority and are authorized to enter into this Agreement.

[SIGNATURE PAGE AS FOLLOWS]

IN WITNESS WHEREOF, Licenser and Licensee hereby execute and enter into this Agreement as of the date first-above written.

LICENSOR:

CITY OF LAKEWOOD

Thaddeus McCormack, City Manager

APPROVED AS TO FORM:

ATTEST:

Steve Skonik, City Attorney

Jo Mayberry, City Clerk

Dated:

LICENSEE:

CITY OF CERRITOS

Robert A. Lopez, City Manager

APPROVED AS TO FORM:

ATTEST:

Pam Lee, City Attorney

Cynthia Nava, City Clerk

Dated: October 27, 2025

D I V I D E R S H E E T

Housing Successor

**CITY OF LAKEWOOD SUCCESSOR AGENCY - HOUSING
FUND SUMMARY 10/9/2025**

In accordance with section 2521 of the Lakewood Municipal Code, presented herewith is a summary of obligations to be paid by the City of Lakewood. Each of the following demands has been audited by the Director of Finance and Administrative Services and approved by the City Manager.

3901	HOUSING SUCCESSOR AGENCY	35,000.00
		35,000.00

Council Approval		
	Date	City Manager

Attest		
	City Clerk	Director of Finance and Administrative Services

**CITY OF LAKEWOOD SUCCESSOR AGENCY - HOUSING
SUMMARY CHECK/EFT REGISTER**

CHECK/EFT DATE	VENDOR NAME	CHECK/EFT AMOUNT
10/09/2025	HOLMES, KRISTINE	35,000.00
	Totals:	35,000.00

**CITY OF LAKEWOOD SUCCESSOR AGENCY - HOUSING
FUND SUMMARY 10/16/2025**

In accordance with section 2521 of the Lakewood Municipal Code, presented herewith is a summary of obligations to be paid by the City of Lakewood. Each of the following demands has been audited by the Director of Finance and Administrative Services and approved by the City Manager.

3901	HOUSING SUCCESSOR AGENCY	40,050.00
		40,050.00

Council Approval		
	Date	City Manager

Attest		
	City Clerk	Director of Finance and Administrative Services

**CITY OF LAKEWOOD SUCCESSOR AGENCY - HOUSING
SUMMARY CHECK/EFT REGISTER**

CHECK/EFT DATE	VENDOR NAME	CHECK/EFT AMOUNT
10/16/2025	THE SALVATION ARMY	40,050.00
	Totals:	40,050.00