



AGENDA

REGULAR MEETING OF THE MAYWOOD CITY COUNCIL AND THE SUCCESSOR AGENCY TO THE MAYWOOD COMMUNITY REDEVELOPMENT AGENCY

Maywood City Council Chambers
4319 E. Slauson Avenue, Maywood, CA 90270
Wednesday, November 13, 2019 at 7:00 p.m.

Rules of Decorum

*"Members of the Public are advised that all **ELECTRONIC DEVICES, CELLULAR TELEPHONES and any OTHER COMMUNICATION DEVICES** are to be turned off upon entering the City Council Chambers." If you need to have a discussion with someone in the audience, kindly step out into the lobby.*

Reglas de Comportamiento

"Al público en general se le avisa que todos los teléfonos celulares, pagers y demás aparatos de comunicación deben ser apagados al entrar a la sala de audiencias del Consejo Municipal de la Ciudad." Si usted necesita tener una conversación con alguien que está en la audiencia, amablemente le pedimos que salga del recinto y tenga su conversación en el vestíbulo de la sala de audiencias.

ROLL CALL:

Eduardo De La Riva, Mayor
Ricardo Lara, Mayor Pro Tem
Ramon Medina, Councilmember
Carlos Alvarez, Councilmember
Heber Marquez, Councilmember
Gloria Viramontes, City Treasurer
Gerardo Mayagoitia, City Clerk
Jennifer Vasquez, City Manager
David Mango, Director of Building and Planning
Anthony Rainey, Interim Finance Director
Roxanne Diaz, City Attorney

*In order to address the Council, please complete a Public Comment Card.
No Public Comment Cards will be accepted after 7:15 p.m. Time allotted per speaker: 3 minutes.
No agenda item may be taken after 9:00 p.m. without a motion to extend time by the majority of Council present.*

INVOCATION* AND PLEDGE OF ALLEGIANCE

**In permitting a nonsectarian invocation, the City does not intend to proselytize, advance, or disparage any faith or belief. Neither the City nor the City Council endorses any particular belief or form of invocation.*

COUNCIL MEMBERS' COMMENTS (3 MINUTES EACH)

PUBLIC PARTICIPATION (Agenda Items Only)

At this time speakers wishing to address the City Council on items on the agenda will be called upon in the order that the speaker card is received. The maximum time allotted for individuals to speak shall not exceed three (3) minutes.

PRESENTATION(S)

Recognition of Halloween Home Decoration Participants

Vector Control Presentation by Anais Medina Diaz of Greater Los Angeles County Vector Control District

Tenant Protections Presentation by the Legal Aid Foundation of Los Angeles

PUBLIC HEARING

1. Consideration of a resolution approving Tentative Parcel Map No. 082845 to subdivide one parcel into three parcels located at 3600 East 58th Street in the R-3 Zone, and find that the project is categorically exempt from the California Environmental Quality Act (Class 15)
2. Consideration of a resolution approving Tentative Parcel Map No. 086677 to subdivide one parcel into three parcels located at 3750 East 58th Street in the R-3 Zone, and find that the project is categorically exempt from the California Environmental Quality Act (Class 15)

CONSENT CALENDAR

All matters listed under CONSENT CALENDAR are considered to be routine and can be acted on by one roll call vote. There will be no separate discussion of these items unless members of the City Council request specific items to be removed from the Consent Calendar for separate discussion or action.

1. Minutes for 10/09/19 Council Meeting
2. Minutes for 11/5/2019
3. Resolution of the City Council of the City of Maywood and Successor Agency to the Maywood Community Redevelopment Agency Approving Prepaid Warrants.

4. Revenue Report from July to October 2019
5. Award Traffic Signal, Sign and Streetlight Maintenance Services Contract
6. Notice of Completion for the installation of three bus shelters on Slauson Avenue Project

DISCUSSION/ACTION ITEMS

7. Urgency Ordinance establishing Interim Rent Control Measures, including but not limited to, a prohibition of rent increases above 3 percent within a 12-month period

CLOSED SESSION

Conference with Legal Counsel, Anticipated Litigation, Initiation of Litigation, Government Code Section 54956.9(d)(4); Number of Potential Cases: 1

Conference with Legal Counsel, Anticipated Litigation, Significant Exposure to Litigation, Government Code Section 54956.9(d)(2), Number of Potential Cases: 1. The City has received a claim from a contractor on a public works project pursuant to Public Contract Code Section 9204. A copy of the claim is available in the City Clerk's Office.

PUBLIC PARTICIPATION (Non-Agenda Items)

At this time speakers wishing to address the City Council on an item not on the agenda will be called upon in the order that the speaker card is received. The maximum time allotted for individuals to speak shall not exceed three (3) minutes.

ADJOURNMENT - The next Regular Meeting of the Maywood City Council is on November 27, 2019.

PUBLIC ACCESS TO CITY COUNCIL MEETING AGENDA AND AGENDA PACKETS

I, Gerardo Mayagoitia, Gerardo Mayagoitia, City Clerk or Guillermo Padilla, Deputy City Clerk, hereby certify that this agenda was duly posted by law at 4319 E. Slauson Avenue, Maywood, CA 90270 and the City Website. Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection at the Maywood City Hall, 4319 E. Slauson Avenue, Maywood CA 90270. If you challenge in court any discussion or action taken concerning an item on this Agenda, you may be limited to raising only those issues you or someone else raised during the meeting or in written correspondence delivered to the City at or prior to the City's consideration of the item at the meeting. In compliance with the ADA, if you need special assistance for the meeting, call (323) 562-5723 within 72 hours prior to the meeting so the City can make reasonable arrangements to ensure  accessibility.



AGENDA 1
ITEM NO. _____

October 23, 2019

**MINUTES OF THE REGULAR MEETING
OF THE MAYWOOD CITY COUNCIL HELD IN THE COUNCIL CHAMBERS,
4319 EAST SLAUSON AVENUE, MAYWOOD, CALIFORNIA**

Mayor opened the meeting at approximately 7:00 p.m.

ROLL CALL: Eduardo De La Riva, Mayor
Ricardo Lara, Mayor Pro Tem
Ramon Medina, Councilmember
Carlos Alvarez, Councilmember
Heber Marquez, Councilmember
Gloria Viramontes, City Treasurer (Absent)
City Clerk, Gerardo Mayagoitia (Absent)
City Manager, Jennifer Vasquez
Director of Building and Planning, David Mango
Interim Director of Finance, Anthony Rainey
City Attorney, Roxanne Diaz

COUNCIL MEMBERS' COMMENTS (3 MINUTES EACH)

PUBLIC PARTICIPATION (Agenda Items Only)

At this time speakers wishing to address the City Council on items on the agenda will be called upon in the order that the speaker card is received. The maximum time allotted for individuals to speak shall not exceed three (3) minutes.

The following spoke on Agenda Items only:

1. Heather Wilson;
2. Carmen Perez.

PRESENTATION(S)

LA County Sheriff's Report – A report regarding public safety in the community
Presented by Sergeant Bearse

PUBLIC HEARING

Public Hearing to consider a resolution of the City Council of the City of Maywood establishing recurring administrative fees applicable to the renewal of commercial cannabis business licenses for businesses that cultivate, dispense, distribute and manufacture cannabis and cannabis containing products located within the City and for conducting criminal background checks for all owners, principals, managers, employees and volunteers who operate said businesses.

The following spoke on the Public Hearing:

1. Veronica Guardado;
2. Heather Wilson.

Motion to approve by Medina. Second by Alvarez. AYES: Marquez, Alvarez, Medina, Lara, and De La Riva. PASSES

CONSENT CALENDAR

All matters listed under CONSENT CALENDAR are considered to be routine and can be acted on by one roll call vote. There will be no separate discussion of these items unless members of the City Council request specific items to be removed from the Consent Calendar for separate discussion or action.

1. Minutes for 10/09/19 Council Meeting. **Motion to approve by De La Riva. Second by Lara. AYES: Marquez, Alvarez, Medina, Lara, and De La Riva. PASSES**
2. Minutes for 10/14/19 Special Council Meeting. **Motion to approve by De La Riva. Second by Lara. AYES: Marquez, Alvarez, Medina, Lara, and De La Riva. PASSES**
3. Resolution of the City Council of the City of Maywood and Successor Agency to the Maywood Community Redevelopment Agency Approving Prepaid Warrants. **Motion to approve by De La Riva. Second by Lara. AYES: Marquez, Alvarez, Medina, Lara, and De La Riva. PASSES**
4. Consideration of approving a crossing guard agreement with American Guard Services, INC. **Motion to approve with the addition of two more crossing guards for MaCES by De La Riva. Second by Alvarez. AYES: Marquez, Alvarez, Medina, Lara, and De La Riva. PASSES**
5. Consider the adoption of a resolution authorizing application submittal for and receipt of Senate Bill No. 2 Planning Grant Program Funds through the Department of Housing and Community Development. **Motion to approve by De La Riva. Second by Lara. AYES: Marquez, Alvarez, Medina, Lara, and De La Riva. PASSES**
6. Consideration of selecting December 2, 2019 as the date for the State of the City. **Motion to approve by De La Riva. Second by Lara. AYES: Marquez, Alvarez, Medina, Lara, and De La Riva. PASSES**

7. Consideration of partnering with the Tri-City Wildcats (Wildcats) to host a trunk or treat Community Event on October 30, 2019. **Motion to approve by De La Riva. Second by Lara. AYES: Marquez, Alvarez, Medina, Lara, and De La Riva. PASSES**
8. Consider a proposal submitted by HDL Companies to extend and modify the services included in an existing contract to provide cannabis business management services. **Motion to approve by Alvarez. Second by Marquez. AYES: Marquez, Alvarez, Medina, Lara, and De La Riva. PASSES**
9. Second reading of Ordinance 19-06 amending the Maywood Zoning Ordinance to implement the City's Housing Element by establishing definitions, designating uses, and adopting local planning and approval requirements for senior and affordable housing, density bonuses, and emergency shelters. **Moved to Discussion/Action Item**
10. Consideration of a contract with the Los Angeles County Department of Animal Control for services from July 1, 2019 to June 30, 2024. **Motion to approve by Lara. Second by Alvarez. AYES: Marquez, Alvarez, Medina, Lara, and De La Riva. PASSES**
11. Consideration of approving Letter of Intent (LOI) for an Investment Grade Audit (IGA) with ABM Building Solutions, LLC (ABM). **Motion to approve by De La Riva. Second by Lara. AYES: Marquez, Alvarez, Medina, Lara, and De La Riva. PASSES**

DISCUSSION/ACTION ITEMS

12. Second reading of Ordinance 19-06 amending the Maywood Zoning Ordinance to implement the City's Housing Element by establishing definitions, designating uses, and adopting local planning and approval requirements for senior and affordable housing, density bonuses, and emergency shelters. **Motion to approve by De La Riva. Second by Lara. AYES: Marquez, Lara, and De La Riva. NOES: Medina and Alvarez. PASSES**

CLOSED SESSION

Conference with Legal Counsel, Anticipated Litigation-Initiation of Litigation, Government Code Section 54956.9(d)(4); Number of potential cases: 1 **Council did not go to closed session.**

PUBLIC PARTICIPATION (Non-Agenda Items)

At this time speakers wishing to address the City Council on an item not on the agenda will be called upon in the order that the speaker card is received. The maximum time allotted for individuals to speak shall not exceed three (3) minutes.

The following spoke on Non-Agenda Items:

1. Heather Wilson

2. Maria Estrada spoke on Linda Basseet time.

ADJOURNMENT Meeting adjourned at approximately 8:36 p.m. on October 23, 2019
November 13, 2019 at 7:00 pm for the regular meeting of the Maywood City
Council.



Eduardo De La Riva, Mayor

ATTEST:



Gerardo Mayagoitia, City Clerk



AGENDA 2
ITEM NO. _____

November 5, 2019

**MINUTES OF THE SPECIAL MEETING
OF THE MAYWOOD CITY COUNCIL HELD IN THE COUNCIL CHAMBERS,
4319 EAST SLAUSON AVENUE, MAYWOOD, CALIFORNIA**

Mayor opened the meeting at approximately 6:00 p.m.

ROLL CALL: Eduardo De La Riva, Mayor
Ricardo Lara, Mayor Pro Tem
Ramon Medina, Councilmember (walked in during Closed Session)
Carlos Alvarez, Councilmember (6:01)
Heber Marquez, Councilmember
Gloria Viramontes, City Treasurer (Absent)
City Clerk, Gerardo Mayagoitia (Absent)
City Manager, Jennifer Vasquez
Director of Building and Planning, David Mango (Absent)
Interim Director of Finance, Anthony Rainey (Absent)
City Attorney, Roxanne Diaz (Absent)

COUNCIL MEMBERS' COMMENTS (3 MINUTES EACH)

PUBLIC PARTICIPATION (Agenda Items Only)

At this time speakers wishing to address the City Council on items on the agenda will be called upon in the order that the speaker card is received. The maximum time allotted for individuals to speak shall not exceed three (3) minutes.

There were no Public Speakers on Agenda Items only.

PRESENTATION(S)

PUBLIC HEARING

CONSENT CALENDAR

All matters listed under CONSENT CALENDAR are considered to be routine and can be acted on by one roll call vote. There will be no separate discussion of these items unless members of the City Council request specific items to be removed from the Consent Calendar for separate discussion or action.

DISCUSSION/ACTION ITEMS

CLOSED SESSION

The City Council met in closed session to discuss the matter of City of Maywood vs Consolidated Disposal et. al. the parties have reached a settlement with each side agreeing to dismiss the complaint and cross complaint. Consolidated and republic have agreed that the City will retain tax lien proceeds which we approximate at \$200,000. The proposed terms were agreed by a 3-2 vote with De La Riva, Lara, and Marquez voting yes and Medina and Alvarez voting no.

PUBLIC PARTICIPATION (Non-Agenda Items)

At this time speakers wishing to address the City Council on an item not on the agenda will be called upon in the order that the speaker card is received. The maximum time allotted for individuals to speak shall not exceed three (3) minutes.

There were no Public Speakers on Non-Agenda Items only.

ADJOURNMENT Meeting adjourned at approximately 6:33 p.m. on November 5, 2019 to November 13, 2019 at 7:00 pm for the regular meeting of the Maywood City Council.



Eduardo De La Riva, Mayor

ATTEST:



Gerardo Mayagoitia, City Clerk

COUNCIL AGENDA

ITEM No. 3

RESOLUTION NO. 6078

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MAYWOOD AND SUCCESSOR AGENCY TO THE MAYWOOD COMMUNITY
REDEVELOPMENT AGENCY APPROVING THE WARRANTS FOR PAYMENT**

WHEREAS, the following listed demands have been reviewed by the Interim Director of Finance, and

WHEREAS, the Interim Director of Finance has certified to the accuracy and availability of funds for payment thereof, and

WHEREAS, the register of audited demands is hereby submitted to the City Council of the City of Maywood and Successor Agency to the Maywood Community Redevelopment Agency for approval.

NOW, THEREFORE, BE IT RESOLVED, that the listed Warrants and Wire Transfers/Automated Clearing House (ACH) Transactions for \$418,707.83 are hereby ratified:

- Exhibit A – Summary of Warrants and Wire Transfers/ACH Transactions
- Exhibit B – Detail of Warrants
- Exhibit C – NOTES-Summary Warrants for Payment and Wire Transfers/ACH Transactions

PASSED, APPROVED AND ADOPTED THIS 13th day of November, 2019.

Eduardo De La Riva, Mayor

ATTEST:

APPROVED AS TO FORM:

Gerardo Mayagoitia, City Clerk

Roxanne Diaz, City Attorney

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF MAYWOOD

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I, Gerardo Mayagoitia, City Clerk of the City Council of the City of Maywood, do hereby certify that foregoing Resolution No. 6078 was duly passed and adopted by the City Council of the City of Maywood, at a regular meeting of the City Council held on the 13th of November, 2019 by the following roll call vote, to wit:

AYES:

NAYES:

ABSENT:

ABSTAINED:

Gerardo Mayagoitia, City Clerk

City of Maywood
Summary Warrants for Payment and Wire Transfers/ACH Transactions
Council Meeting Date
Wednesday, November 13, 2019

Accounts Payable

Accounts Payable prepaid warrants for payment: Checks No. 086554 - 086588	Amount
	\$ 51,539.06
Accounts Payable regular warrants for payment: Checks No. 086589 - 086616	\$ 216,835.10
Sub-total	\$ 268,374.16

Wire Transfers/ACH Transactions

10/15/19 US Bank Analysis Service Charge	\$ 960.06
10/23/19 Unemployment Insurance Benefit Charge	\$ 1,345.00
10/25/19 Lease Payment for Front Counter Cash Registers - October 2019	\$ 87.04
10/25/19 ADP Payroll Fees	\$ 176.23
10/28/19 CalPERS Unfunded Liability Payment Plan - Safety & Misc. Employees	\$ 110,480.44
10/28/19 CalPERS Health Premium and Admin Fee- November 2019	\$ 24,931.92
10/28/19 CalPERS Employer Contribution - Pay Period 9/15/19-9/28/19	\$ 5,915.14
10/28/19 CalPERS Employer Contribution - Pay Period 9/29/19-10/12/19	\$ 5,804.30
11/01/19 Merchant Fees	\$ 503.97
11/04/19 Lease Payment for Front Counter Cash Registers - November 2019	\$ 129.57
Sub-total	\$ 150,333.67

Total Demands \$ 418,707.83

EXHIBIT A

City of Maywood
Detail Warrants for Payment
Warrants No. 086554 to 086616

EXHIBIT B

Check No.	Prepays	Date	Vendor Name	Check Amt	Transaction Description
086554	P	11/7/2019	Allen B. McDade	632.25	Retiree Medical Reimbursement November 2019
086555	P	11/7/2019	Angel Villegas	492.63	Retiree Medical Reimbursement November 2019
086556	P	11/7/2019	Art Ramirez	7,684.19	Final Payroll 10-13-2019 thru 10-26-2019
086557	P	11/7/2019	Brent Talamo	284.77	Retiree Medical Reimbursement November 2019
086558	P	11/7/2019	Brinks, Inc.	375.97	October 2019 Cash Handling Service
086559	P	11/7/2019	Bruce Leflar	1,101.28	Retiree Medical Reimbursement November 2019
086560	P	11/7/2019	Calmex Graphics	260.61	Business Cards: Code Enforcement/Bldg Planning
086561	P	11/7/2019	Christine M. Locher	258.83	Retiree Medical Reimbursement November 2019
086562	P	11/7/2019	Cummins Allison	3,087.95	Currency Counting Machine
086563	P	11/7/2019	Dave And Frank Automotive	257.06	City Fleet Vehicle: Tire Repair
086564	P	11/7/2019	Delux Business Checks and Solutions	727.64	Bank Deposit Slips
086565	P	11/7/2019	Dewey Pest Control	92.00	November 2019 Pest Control City Hall
086566	P	11/7/2019	Dove Communications Inc	75.00	Labor-Voice Remote Programming
086567	P	11/7/2019	Edward Ahrens	1,101.28	Retiree Medical Reimbursement November 2019
086568	P	11/7/2019	Expert Building Maintenance	1,350.00	City Hall Janitorial Service October 2019
086569	P	11/7/2019	Los Angeles Regional Food Bank	150.00	Mobile Food Pantry October 2019
086570	P	11/7/2019	L.B. Johnson Hardware Co.	506.85	Public Works Supplies
086571	P	11/7/2019	Mapcon Technologies, Inc.	83.00	Mapcon Building & Planning Software
086572	P	11/7/2019	Maywood Mutual Water No.1	830.52	Various Locations 08/23/2019 to 10/23/2019
086573	P	11/7/2019	Maywood Mutual Water Co. No.2	1,209.64	Various Locations 09/01/2019 to 11/01/2019
086574	P	11/7/2019	Maywood Mutual Water No.3	3,836.80	Various Locations 08/20/2019 to 10/18/2019
086575	P	11/7/2019	Paul Pine	1,101.28	Retiree Medical Reimbursement November 2019
086576	P	11/7/2019	Petty Cash	307.05	Petty Cash Reimbursement

City of Maywood
Detail Warrants for Payment
Warrants No. 086554 to 086616

Check No.	Prepays	Date	Vendor Name	Check Amt	Transaction Description
086577	P	11/7/2019	Preferred Benefit Insurance Administrators, Inc.	2,205.70	Dental & Vision Insurance: November 2019
086578	P	11/7/2019	Robert Leach	1,005.00	Retiree Medical Reimbursement November 2019
086579	P	11/7/2019	Ronald Lindsey	1,102.61	Retiree Medical Reimbursement November 2019
086580	P	11/7/2019	Scott C. Anderson	1,101.28	Retiree Medical Reimbursement November 2019
086581	P	11/7/2019	So Cal Industries	461.13	Portable Restroom 4801 E 58th St (Maywood Park/Baseball Field)
086582	P	11/7/2019	Southern California Edison	16,301.97	Various Locations 09-24-2019 to 10-24-2019
086583	P	11/7/2019	Sparklets Drinking Water Corp	85.09	City Hall Office Water
086584	P	11/7/2019	Sprint	858.33	Cell Phone Service: 09/24/2019-10/23/2019
086585	P	11/7/2019	Staples Business Advantage	1,367.23	Office Supplies
086586	P	11/7/2019	Total Funds	648.25	Postage Machine
086587	P	11/7/2019	Vernon, City of	123.32	Slauson & Downey 08-28-2019 to 09-26-2019
086588	P	11/7/2019	Xerox	472.55	October 2019 Base Charge and Printing Fee
086589		11/7/2019	Robert Half Company International / Accountemps	5,114.90	Temp Labor: Human Resource Assistant & Administrative Assistant
086590		11/7/2019	American Guard Services, Inc.	6,427.89	Crossing Guard Services - September 2019
086591		11/7/2019	County of Los Angeles Department of Animal Control	6,387.25	Animal Control Services September 2019
086592		11/7/2019	Daily Journal Corporation	3,161.98	Publication of Official Notices
086593		11/7/2019	Dapeer, Rosenblit & Litvak, LLP	1,086.70	Code Enforcement Legal Services: September 2019
086594		11/7/2019	Diana Cho & Associates	1,700.00	CDBG Consulting September 2019
086595		11/7/2019	Francisco & Associates	18,000.00	Sewer Service Levy Administration Charges
086596		11/7/2019	George Hill Company	1,865.60	Street Lighting Assessment District Administration & Reports City Claims/Adjuster Services September 2019
086597		11/7/2019	Graffiti Protective Coatings	16,280.00	CityWide Graffiti Removal September 2019 October 2019 Bus Shelter Maintenance
086598		11/7/2019	HDL Coren & Cone	2,217.38	Property Tax Service: October 2019 - December 2019
086599		11/7/2019	Interwest Consulting Group	25,859.23	City Engineering Services: September 2019

City of Maywood
Detail Warrants for Payment
Warrants No. 086554 to 086616

Check No.	Prepays	Date	Vendor Name	Check Amt	Transaction Description
086600		11/7/2019	Jani-King of California, Inc. Los Angeles/Cotton Region	4,990.00	Park Custodial October 2019
086601		11/7/2019	KBJ Auto Detail	1,020.00	City Vehicle Fleet Car Wash Service September/October 2019
086602		11/7/2019	Los Angeles County Metropolitan Transportation Authority	3,600.00	October 2019 Metro TAP Cards
086603		11/7/2019	LGP Equipment Rentals	516.08	Bobcat Equipment Rental - City Yard Clean Up
086604		11/7/2019	Municipal Waste Solutions	10,945.00	September & October 2019 Waste & Recycling Consulting
086605		11/7/2019	MunieTemps - Municipal Staffing	7,920.00	Temp Labor: Inter-m Finance Director
086606		11/7/2019	Phoenix Group Information Systems	8,099.18	September 2019 Parking Citations Processing Fee
086607		11/7/2019	Procure America	785.21	Utility Services Review and Analysis
086608		11/7/2019	Redfire Technology Services	2,187.20	October 2019 I.T. Services
086609		11/7/2019	Richards, Watson & Gershon	24,097.20	Legal Services - General (September 2019)
086610		11/7/2019	Salazar Landscaping	8,649.00	Landscape Maintenance October 2019
086611		11/7/2019	Sergio Cazorla	843.75	Playground Inspections October 2019
086612		11/7/2019	Siemens Industry, Inc	6,711.60	Traffic Light & Signal Maintenance September 2019
086613		11/7/2019	State Compensation Insurance Fund	6,255.26	Workers Compensation Insurance Policy Audit FY 18/19
086614		11/7/2019	U.S. Bank Corporate Payment System	6,769.36	Credit Card Expense
086615		11/7/2019	V & M Iron Works	29,255.33	City Hall and Library Maintenance & Repair July 2019 Park Maintenance July 2019 (Riverfront Included) Street Maintenance July 2019
086616		11/7/2019	Veronica Tam & Associates	6,090.00	Housing Element Scope/Schedule/Reports/Zoning
TOTAL:				\$268,374.16	

NOTES – Summary Warrants for Payment and Wire Transfers/ACH Transactions

I. Accounts Payable – This is depicted on:

- A. The first section of **EXHIBIT A Summary Warrants for Payment and Wire Transfers/ACH Transactions** for Checks 086554 through 086588 – designated with a “P” for “Prepays” on **EXHIBIT B, Detail Warrants for Payment** totaling \$51,539.06.
- B. The first section of **EXHIBIT A Summary Warrants for Payment and Wire Transfers/ACH Transactions** for Checks 086589 through 086616 on **EXHIBIT B, Detail Warrants for Payment** totaling \$216,835.10. **EXHIBIT B** portrays the respective dates, vendor names, check amounts, and a brief transaction description of each “warrant” by its respective check number.

II. Wire Transfers/Automated Clearing House (ACH) Transactions – This is depicted on:

- A. Within the second section of **EXHIBIT A 10/15/19 Summary Warrants for Payment and Wire Transfers/ACH Transactions** for **US Bank Analysis Service Charge** totaling \$960.06. This is the City’s payment for banking services
- B. Within the second section of **EXHIBIT A 10/23/19 Summary Warrants for Payment and Wire Transfers/ACH Transactions** for **Unemployment Insurance Benefit Charge** totaling \$1,345.00. This is the City’s payment for unemployment claims
- C. Within the second section of **EXHIBIT A 10/25/19 Summary Warrants for Payment and Wire Transfers/ACH Transactions** for **Lease Payment for Front Counter Registers –October 2019** totaling \$87.04. This is the City’s payment to the lease the Point of Sale equipment for the front counter registers.
- D. Within the second section of **EXHIBIT A 10/25/19 Summary Warrants for Payment and Wire Transfers/ACH Transactions** for **ADP (Automatic Data Processing Inc.) Payroll Fees** totaling \$176.23. This is the City’s payment for payroll processing services.
- E. Within the second section of **EXHIBIT A 10/28/19 Summary Warrants for Payment and Wire Transfers/ACH Transactions** for **CalPERS Unfunded Liability Payment Plan – Safety & Miscellaneous Employees** totaling \$110,480.44. This is the City’s contributions to the California Public Employees’ Retirement System (CalPERS) for the Projected Benefit Obligation (PBO) that CalPERS actuaries calculate for the City’s portion of unfunded liabilities in the future.
- F. Within the second section of **EXHIBIT A 10/28/19 Summary Warrants for Payment and Wire Transfers/ACH Transactions** for **CalPERS Health Premium and Administrative Fee – November 2019** totaling \$24,931.92. This is the City’s contributions to the California Public Employees’ Retirement System (CalPERS) for health premiums (health insurance) for Active and Retired City employees including the CalPERS administrative fee.
- G. Within the second section of **EXHIBIT A 10/28/19 Summary Warrants for Payment and Wire Transfers/ACH Transactions** for **CalPERS Employer Contribution – Pay Period 9/15/19 – 9/28/19** totaling \$5,915.14. This is the City’s contributions to the California Public Employees’ Retirement System (CalPERS).

EXHIBIT C

- H. Within the second section of **EXHIBIT A 10/28/19 Summary Warrants for Payment and Wire Transfers/ACH Transactions** for **CalPERS Employer Contribution – Pay Period 9/29/19 – 10/12/19** totaling \$5,804.30. This is the City's contributions to the California Public Employees' Retirement System (CalPERS).
- I. Within the second section of **EXHIBIT A 11/01/19 Summary Warrants for Payment and Wire Transfers/ACH Transactions** for **Merchant Fees** totaling \$503.97. This is the City's payment for credit card processing services.
- J. Within the second section of **EXHIBIT A 11/04/19 Summary Warrants for Payment and Wire Transfers/ACH Transactions** for **Lease Payment for Front Counter Registers –November 2019** totaling \$129.57. This is the City's payment to the lease the Point of Sale equipment for the front counter registers.



AGENDA 4
ITEM NO. _____

CITY COUNCIL STAFF REPORT

DATE: NOVEMBER 13, 2019
TO: HONORABLE MAYOR, AND MEMBERS OF THE CITY COUNCIL
FROM: JENNIFER E. VASQUEZ, CITY MANAGER *JV*
RE: REVENUE REPORT FROM JULY TO OCTOBER 2019

RECOMMENDATION

Staff recommends that the City Council receive and file the Revenue Report from July to October 2019.

FISCAL IMPACT

There is no fiscal impact involved with this action.

LEGAL REVIEW

The City Attorney has reviewed this report.

BACKGROUND

In an effort to maintain transparency, the City's Finance Department prepares a monthly Revenue report for the City Council's review. The Revenue Report is a tool used by the Council to monitor and oversee the financial health of the City.

DISCUSSION

The attached analysis (see Attachment 1) compares each Revenue Fund (*GENERAL FUND*, *ENTERPRISE FUND* and *SPECIAL REVENUE FUND*) in Column A by: Column B - Monthly Revenue – July through Oct 2018, Column C - Fiscal year to Date Revenue – July through Oct 2019, Column D – July through Oct 2018 YTD versus July through Oct 2019 YTD \$ Difference, Column E – July through Oct 2019 YTD versus July through Oct 2018 YTD % Difference, Column F - Percentage Fiscal Year Remaining as of Oct 31, 2019¹, Column G - Adopted Budget FY 2019-2020, and Column H - % of FY 2019 - 2020 YTD Revenue Received.

The total *GENERAL FUND* revenue received² from July to October 2019 totaled \$2,262,373.32 which is 28.48% higher than the same period last year. However there is not enough data to make a valid projection of the remaining 8 months as 66.39% of the Fiscal Year (depicted in Column F) remains.

- *GENERAL FUND – TAXES*: A contributing factor of the reduction in both the Franchise & Collectors Fee and the Utility User Tax (UUT) is the failure of Commercial Waste Services (CWS) remitting their quarterly fee and tax payments. Finance is monitoring the effect on these taxes. In addition, the increase of Cannabis Sales Tax is higher compared to last year because there are 7 operating commercial cannabis businesses.
- *GENERAL FUND – LICENSES & PERMITS*: A contributing factor of the reduction in Parking Permits in 2019 from that of 2018 is the City's transitioning to a new parking process that we expect in the long-term will allow citizens to renew and apply for parking permits electronically rather than physically having to come in. It is expected that the City should be recovering much of this Parking Permit revenue within the next month. Additionally, the reduction of Occupancy Permits and Business License is due to a decline of new business openings within the City
- *GENERAL FUND – FINES AND FORFEITURES*: A contributing factor of the reduction in South Euclid Municipal Court (SEMC) Court Collections (DMV) and Parking Fines revenue is the loss of parking enforcement coverage on weekends. Since April 2019 there has been a vacancy for the Part-time Parking Enforcement Officer position that diminished our capacity to issue parking citations. Furthermore, the City has not cited citizens for a month and half in order for them to renew their parking permits.
- *GENERAL FUND – MISCELLANEOUS*: A contributing factor for the increase in Interest Income is due to the City transferring of idle funds to the Local Agency Investment Fund (LAIF) that is part of the Pooled Money Investment Account (PMIA) managed by the California State Treasurer's Office.

ATTACHMENT(S)

Attachment No. 1 – July to October 2019 Revenue Report

¹ 66.39% of Fiscal Year 2019/2020 remains as of October 31, 2019.

² See row entitled General Fund Revenue Totals

Attachment No. 1

A - Fiscal Year to Date Revenue Summary By Fund and Revenue Type - July through October 2019	B - Fiscal Year to Date Revenue - July through Oct 2018	C - Fiscal Year to Date Revenue - July through Oct 2019	D - July through October 2019 YTD versus 2018 \$ Difference	E - July through October 2019 YTD versus 2018 % Difference	F - Percentage of Fiscal Year Remaining as of Oct 31, 2019	G - Adopted Budget FY 2019-20	H - % of FY 2019- 2020 YTD Revenue Received
			(C minus B)	(C divided by B minus 1)	(1 minus remaining 4 months past July 2019 through October 2019 or 4/12ths] divided by 12 months)		(C divided by G)
GENERAL FUND							
Taxes:							
TAXES: A tax is a compulsory monetary contribution to the City's revenue, assessed and imposed by the City on the activities, expenditure, income, occupation, privilege, property, etc., of individuals and organizations.							
Franchise & Collectors Fee	\$81,350.05	\$18,813.14	(\$62,536.91)	-76.87%	66.39%	\$165,000.00	11.40%
Property Taxes	\$66,556.43	\$62,475.28	(\$4,081.15)	-6.13%	66.39%	\$700,800.00	8.91%
Utility Users Tax	\$348,593.12	\$313,215.34	(\$35,377.78)	-10.15%	66.39%	\$980,000.00	31.96%
Transfer Tax (Real Estate)	\$6,169.92	\$5,227.76	(\$942.16)	-15.27%	66.39%	\$25,000.00	20.91%
Transient Occupancy Tax	\$24,529.11	\$33,492.65	\$8,963.54	36.54%	66.39%	\$60,000.00	55.82%
Cannabis Sales Tax	\$279,975.49	\$749,608.17	\$469,632.68	167.74%	66.39%	\$1,200,000.00	62.47%
Sales Tax Revenue	\$492,617.70	\$659,792.60	\$167,174.90	33.94%	66.39%	\$1,710,400.00	38.58%
Taxes Totals	\$1,299,791.82	\$1,842,624.94	\$542,833.12	41.76%	66.39%	\$4,841,200.00	38.06%
GENERAL FUND							
Licenses & Permits:							
FEES: A fee is a charge imposed on an individual for a service that the person chooses to receive. A fee may not exceed the estimated reasonable cost of providing the particular service or product for which the fee is charged, plus overhead. Fees are charged for specific services, and fee revenue may fund only those services and related expenses. LICENSES and PERMITS are types of fees allowing for the operation within							
Compliance Program Fee	\$0.00	\$0.00	\$0.00	0.00%	66.39%	\$45,000.00	0.00%
Residential & Building Permits	\$16,750.60	\$17,936.50	\$1,185.90	7.08%	66.39%	\$47,000.00	38.16%
Public Works Permit Fees	\$11,020.00	\$31,173.50	\$20,153.50	182.88%	66.39%	\$50,000.00	62.35%
Other Fees & Permits	\$9,957.80	\$8,870.30	(\$1,087.50)	-10.92%	66.39%	\$46,400.00	19.12%
Occupancy Permits	\$7,935.40	\$4,024.50	(\$3,910.90)	-49.28%	66.39%	\$25,000.00	16.10%
Building Permits	\$27,334.06	\$23,669.22	(\$3,664.84)	-13.41%	66.39%	\$75,000.00	31.56%
Commercial Cannabis Applications	\$21,727.47	\$27,187.00	\$5,459.53	25.13%	66.39%	\$18,000.00	151.04%
Parking Permits	\$55,556.00	\$48,158.03	(\$7,397.97)	-13.32%	66.39%	\$100,000.00	48.16%
Apartment License	\$1,396.50	\$1,232.94	(\$163.56)	-11.71%	66.39%	\$30,000.00	4.11%
Business License	\$4,644.75	\$2,847.50	(\$1,797.25)	-38.69%	66.39%	\$215,000.00	1.32%
Vehicle License Fee - LA County	\$0.00	\$0.00	\$0.00	0.00%	66.39%	\$2,820,000.00	0.00%
Licenses and Permits Totals	\$156,322.58	\$165,099.49	\$8,776.91	5.61%	66.39%	\$3,426,400.00	4.82%

CHARGES FOR SERVICES: Charges to cover administrative costs for the provision of services.

GENERAL FUND							
Charges for Services:							
All Other Charges for Services	\$3,213.80	\$4,912.40	\$1,698.60	53%	66.39%	\$3,400.00	144.48%
Compliance and Review Fees - Cannabis	\$0.00	\$0.00	\$0.00	0.00%	66.39%	\$36,000.00	0.00%
Rubbish Assessment	\$106.31	\$93.30	(\$13.01)	-12%	66.39%	\$65,000.00	0.14%

A - Fiscal Year to Date Revenue Summary By Fund and Revenue Type - July through October 2019	B - Fiscal Year to Date Revenue - July through Oct 2018	C - Fiscal Year to Date Revenue - July through Oct 2019	D - July through October 2019 YTD versus 2018 \$ Difference	E - July through October 2019 YTD versus 2018 % Difference	F - Percentage of Fiscal Year Remaining as of Oct 31, 2019 (1 minus remaining 4 months past [July 2019 through October 2019 or 4/12ths] divided by 12 months)	G - Adopted Budget FY 2019-20	H - % of FY 2019- 2020 YTD Revenue Received (C divided by G)
Plan Check Fees	\$9,927.22	\$17,319.92	\$7,392.70	74%	66.39%	\$25,900.00	66.87%
Rents & Concessions	\$7,560.00	\$7,560.00	\$0.00	0%	66.39%	\$23,000.00	32.87%
Charges for Services Totals	\$20,807.33	\$29,885.62	\$9,078.29	44%	66.39%	\$153,300.00	19.49%
GENERAL FUND							
Fines and Forfeitures:							
Penalties: Apt & Bus License	\$819.35	\$412.25	(\$407.10)	-49.69%	66.39%	\$8,000.00	5.15%
SEMC: Court Collections (DMV)	\$49,321.83	\$43,784.97	(\$5,536.86)	-11.23%	66.39%	\$120,000.00	36.49%
Parking Fines	\$114,936.59	\$60,534.77	(\$54,401.82)	-47.33%	66.39%	\$290,000.00	20.87%
Fines and Forfeitures Totals	\$165,077.77	\$104,731.99	(\$60,345.78)	-36.56%	66.39%	\$418,000.00	25.06%
GENERAL FUND							
Leases and Concessions:							
Leased Property Rental Income	\$19,500.00	\$21,475.98	\$1,975.98	10.13%	66.39%	\$61,400.00	34.98%
Leases and Concessions Totals	\$19,500.00	\$21,475.98	\$1,975.98	10.13%	66.39%	\$61,400.00	34.98%
GENERAL FUND							
Miscellaneous:							
Interest Income	\$186.30	\$70,063.85	37608.08%	66.39%	66.39%	\$116,000.00	60.56%
Miscellaneous Revenue	\$25,046.76	\$11,112.86	(\$13,933.90)	-55.63%	66.39%	\$64,900.00	17.12%
Other (Recycle + ABx1 Reimbursement)	\$7,262.00	\$0.00	(\$7,262.00)	-100.00%	66.39%	\$7,300.00	0.00%
Street Fair Revenue	\$49,120.00	\$0.00	(\$49,120.00)	0.00%	66.39%	\$0.00	0.00%
Trade of Prop A Funds	\$0.00	\$0.00	\$0.00	0.00%	66.39%	\$387,800.00	0.00%
Miscellaneous Revenue Totals	\$81,615.06	\$81,363.01	(\$252.05)	-0.31%	66.39%	\$576,000.00	14.13%
GENERAL FUND							
RETIREE PENSION LEVY: An amount of revenue from the property tax levy approved by the voters for the purpose of paying the cost to the City of the Public Employees Retirement System (PERS).							
Retiree Pension Levy:	\$17,798.63	\$17,192.29	(\$606.34)	-3.41%	66.39%	\$950,000.00	1.81%
Retiree Pension Levy Totals	\$17,798.63	\$17,192.29	(\$606.34)	-3.41%	66.39%	\$950,000.00	1.81%
General Fund Revenue Totals	\$1,760,913.19	\$2,262,373.32	\$501,460.13	28.48%	66.39%	\$10,426,300.00	21.70%

A - Fiscal Year to Date Revenue Summary By Fund and Revenue Type - July through October 2019	B - Fiscal Year to Date Revenue - July through Oct 2018	C - Fiscal Year to Date Revenue - July through Oct 2019	D - July through October 2019 YTD versus 2018 \$ Difference	E - July through October 2019 YTD versus 2018 % Difference	F - Percentage of Fiscal Year Remaining as of Oct 31, 2019	G - Adopted Budget FY 2019-20	H - % of FY 2019- 2020 YTD Revenue Received
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(1 minus remaining 4 months
past July 2019 through
October 2019 or 4/12ths)

(C minus B)

(C divided by B minus 1)

(C divided by G)

ENTERPRISE FUND**Sewer:****SEWER SERVICE CHARGE:** Annual sewer charges to be collected on the Los Angeles County tax roll.

Sewer	\$0.00	\$10,553.60	\$10,553.60		66.39%	\$284,000.00	3.72%
Sewer Revenue Totals	\$0.00	\$10,553.60	\$10,553.60		66.39%	\$284,000.00	3.72%
Enterprise Fund Revenue Totals	\$0.00	\$10,553.60	\$10,553.60		66.39%	\$284,000.00	3.72%

SPECIAL REVENUE FUND**Metro Funds:**

"Gas Tax"
Transportation Development Act (TDA)

Special Revenue Fund: Collections of revenues in special funds that must be used for the established purposes of the funds to provide an extra level of accountability and transparency.

Bikeway	\$186,673.22	\$230,017.89	\$43,344.67	23.22%	66.39%	\$735,800.00	31.26%
Proposition A	\$11.38	\$0.00	(\$11.38)	-100.00%	66.39%	\$20,400.00	0.00%
Proposition C	\$200,956.47	\$195,226.64	(\$5,729.83)	-2.85%	66.39%	\$568,800.00	34.32%
Measure R	\$170,292.77	\$165,002.42	(\$5,290.35)	-3.11%	66.39%	\$482,500.00	34.20%
Measure M	\$125,552.11	\$136,288.24	\$10,736.13	8.55%	66.39%	\$355,000.00	38.39%
Senate Bill 1 (SB 1)	\$142,140.45	\$135,997.03	(\$6,143.42)	-4.32%	66.39%	\$401,000.00	33.91%
Surface Transportation Program (STP)	\$147,044.47	\$185,038.65	\$37,994.18	25.84%	66.39%	\$460,900.00	40.15%
Federal Grant	\$0.00	\$0.00	\$0.00	0.00%	66.39%	\$200.00	0.00%
Community Development Block Grant (CDBG)	\$50,066.00	\$215,095.00	\$165,029.00	329.62%	66.39%	\$545,700.00	39.42%
Air Quality Management District (AQMD) Grant	\$9,223.64	\$18,525.03	\$9,301.39	100.84%	66.39%	\$34,100.00	54.33%
Supplemental Law Enforcement Services Fund (SLESF) Grant	\$68,028.91	\$75,993.11	\$7,964.20	0.00%	66.39%	\$140,000.00	54.28%
Federal/State/County Governments Measure A	\$0.00	\$0.00	\$0.00	0.00%	66.39%	\$134,000.00	0.00%
Lighting & Landscaping	\$0.00	\$0.00	\$0.00	0.00%	66.39%	\$143,500.00	0.00%
Successor Agency Trust Fund - City of Maywood serves as the Successor Agency to the Maywood Redevelopment Agency	\$4,899.02	\$2,747.97	(\$2,151.05)	-43.91%	66.39%	\$174,500.00	1.57%
	\$606.57	\$0.00	(\$606.57)	-100.00%	66.39%	\$1,258,700.00	0.00%
Special Revenue Totals	\$1,105,495.01	\$1,359,931.98	\$254,436.97	23.02%	66.39%	\$5,455,100.00	24.93%

All Funds (General, Enterprise, Special Revenue) Totals

\$2,866,408.20

\$3,632,858.90

\$766,450.70

26.74%

\$16,165,400.00

22.47%



AGENDA 5
ITEM NO. _____

CITY COUNCIL STAFF REPORT

DATE: NOVEMBER 13, 2019

TO: HONORABLE MAYOR, AND MEMBERS OF THE CITY COUNCIL

FROM: JENNIFER VASQUEZ, CITY MANAGER *JV*

BY: *AH* ABEL HERNANDEZ, PUBLIC WORKS COORDINATOR

RE: AWARD TRAFFIC SIGNAL, SIGN AND STREETLIGHT
MAINTENANCE SERVICES CONTRACT

RECOMMENDATION

Staff recommends that the City Council award a three year agreement with two-one year optional extensions to Computer Service Company for traffic signal, sign and streetlight maintenance services in the form finalized and approved by the City Attorney.

FISCAL IMPACT

Based on average monthly maintenance and callout response invoice statements for fiscal year 2018/19, staff recommends, a not to exceed amount of \$90,000 per year. A three year term contract would amount to a total of \$270,000. Staff also recommends that a 10% contingency amount be included within the contract language which would allow for any needed additional work to be performed. Current traffic signal and streetlight maintenance services are paid for by Streetlight Assessment District funds and has been accounted for within the Fiscal Year 2019/20 budget.

LEGAL REVIEW

The City Attorney has reviewed this report.

BACKGROUND

On August 16, 2019, the City opened a Request for Proposals (RFP) for traffic signal, sign and streetlight maintenance services. The City received three bids from reputable traffic signal maintenance vendors. City staff evaluated the vendor proposals where Computer Service Company (CSC) obtained the highest overall score on the basis of cost, qualifications, references, previous performance and resources. Although CSC was not the lowest cost bid, the vendor was very close to the lowest. Staff closely considered previous performance and other factors for vendor selection.

DISCUSSION

Contracting with a reputable traffic signal and street lighting vendor, allows for the continuous and proper maintenance of the city's signalized intersections and city owned streetlights. Ensuring that city owned streetlights are maintained functional and illuminate city streets further promotes public safety.

ATTACHMENT(S)

Attachment No. 1 – City of Maywood Signalized Intersection Locations table

Attachment No. 2 - Proposals received (3)

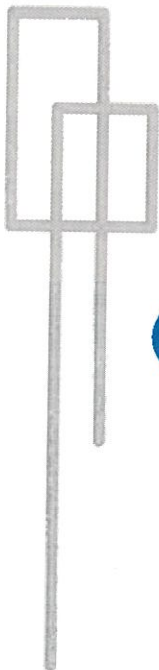
Attachment No. 1

ATTACHMENT NO. 1

CITY OF MAYWOOD SIGNAL/INTERSECTION LOCATIONS

<u>No.</u>	<u>Cross-Street</u>	<u>And</u>	<u>Cross-Street</u>
1	Atlantic Boulevard	And	55 th Street
2	Atlantic Boulevard	And	57 th Street
3	Atlantic Boulevard	And	58 th Street
4	Atlantic Boulevard	And	Slauson Avenue
5	Atlantic Boulevard	And	60 th Street
6	Atlantic Boulevard	And	61 st Street
7	Atlantic Boulevard	And	Randolph Street
8	Slauson Avenue	And	Downey Avenue
9	Slauson Avenue	And	Maywood Avenue
10	Slauson Avenue	And	Everett Avenue
11	Slauson Avenue	And	Loma Vista Avenue
12	Slauson Avenue	And	Carmelita Avenue
13	Slauson Avenue	And	Corona Avenue
14	Slauson Avenue	And	Gifford Avenue
15	Slauson Avenue	And	Fishburn Avenue
16	Slauson Avenue	And	Pine Avenue
17	Slauson Avenue	And	King Avenue
18	Slauson Avenue	And	Mayflower Avenue
19	Slauson Avenue	And	Heliotrope Avenue
20	Slauson Avenue	And	Woodlawn Avenue
21	Slauson Avenue	And	Alamo Avenue

Attachment No. 2



CSC Computer Service Company

Traffic Signal Maintenance and System Specialists

805 Todd Avenue, Azusa CA 91702



Sep 12, 2019

Priscilla Kinnard
City Clerk's Office
City of Maywood
4319 E. Slauson Avenue
Maywood, CA 90270

Subject: Cover Letter

Dear Priscilla Kinnard,

Computer Service Company ("CSC") is pleased to submit this proposal in response to the City of Maywood's Request for Proposal for Traffic Signals, Sign and Streetlight Maintenance Services dated Aug 16, 2019.

CSC was incorporated by the State of California in 1957 and has been providing traffic signal maintenance since 1979. CSC is a Women Owned Business. CSC currently employs professional IMSA certified traffic signal technicians and an operational staff consisting of dispatchers, billing specialists, customer service representatives, purchasing agent, and management team. CSC has a proven track record for 40 years as an organization entirely focused on providing quality work to our customers for traffic signal, street lighting and communication system maintenance. CSC intends to use in-house personnel and equipment required to service the City of Maywood's traffic signal and street light systems. We will continue to perform the city's routine, extraordinary maintenance and on-call status to ensure that all of the city's intersections remain safe and operational.

CSC supports the International Municipal Signal Association (IMSA) training procedures with all of our technicians obtaining advanced certification through in house training and participation in IMSA certification courses. The specialized experience and professional competence of CSC personnel identified as part of this RFP is reflected in the following section of this response.

CSC currently provides traffic signal maintenance, equipment, street and parking lot lighting, cabinet and conflict monitor testing and intersection construction projects for approximately 15 cities containing up to 115 intersections serviced per customer.



Jerry Davis is the President of Computer Service Company and is the primary Respondent for this RFP. The designated representative for the Primary Respondent will be Calvin Hansen, Secretary for CSC and the Project Manager for this RFP.

CSC stands by all conditions proposed and everything within this RFP are valid for a period of at least ninety (90) calendar days from the Proposal Due Date.

One (1) Addendum has been received through Bid Sync or the Cities Portal for this RFP.

In the event further information or clarification is required during review of the proposal, please feel free to contact me directly.

Kind Regards,

Jerry Davis – President
855 N. Todd Ave.
Azusa, CA 91702
Mobile: (951) 260-3694
Phone: (951) 738-1444
Email: jdavis@computerservco.com

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4. Experience and Qualifications

A. Information/Background on CSC

Company Name: Computer Service Company (CSC)
Legal Form of Company: Corporation
Contact: Jerry Davis: President
Corporate Office/Local Office: 855 N. Todd Ave
Azusa, CA 91702
Telephone Number: (951) 738-1444
Website: www.computerservco.com
Email: info@computerservco.com

California Business License Number: CSC maintains an "A" / "C-10" license along with DIR number 1000013135. CSC and all its subcontractors will obtain and pay for all permits and licenses as required under this contract.



CSC currently employs seven (6) office staff personnel and nine (7) Traffic Signal Electrician/Technician. Please refer to "Key Personnel/Qualifications" for their information.

CSC will provide one IMSA Level III or Level II Traffic Electrician that meets City requirements to visit and provide preventative maintenance for the City's 21 traffic signals locations once every month as well as providing night survey of lighting fixtures and illuminated street name signs per month specified in the RFP. CSC will develop a monthly summary report containing the minimum information outlined in the Scope of Work in cooperation with the City and submitted with the monthly invoice.

CSC will perform Underground Service Alerts (USA) at the direction of the City. All preventive maintenance, scheduled repair, and USA will be billed at an established flat rate, with additional emergency work/unscheduled repair paid at hourly labor rates and vehicle and equipment rates, in accordance with the cost proposal per this RFP.

List of Current Representative Projects (More available upon request)

City of Monterey Park (63 Intersections) Servicing years (2001-08, 2015-19)
Cesar Vega, Civil Engineer Associate
320 W. Newmark Avenue
Monterey Park, CA 91754
(626) 307-1320
cvega@montereypark.ca.gov

City of Los Alamitos (21 Intersections) Servicing years (2010-19)
Farhad Iranitalab, Public Works Superintendent
3191 Katella Avenue
Los Alamitos, CA 90720
(562) 368-4893
firaitalab@wildan.com

City of La Palma (21 Intersections) Servicing years (2016-19)
Douglas Benash, Engineer Technician
7821 Walker Street
La Palma, CA 90623
(714) 690-3325
douglasb@cityoflapalma.org

City of Downey (101 Intersections) Servicing years (2017-19)
Edwin Norris, Deputy Director of Public Works
11111 Brookshire Ave.
Downey, CA 90241
(562) 904-7110
enorris@downeyca.org

B. Management Contacts for the City

- i. **Jerry Davis – President – Key Staff:** As President Jerry is also the Management Contact and will sign any agrees on behalf of CSC. He is responsible for providing strong strategic leadership for the company by working with other management staff and ownership to establish long-range goals, strategies, plans and policies. As well as plan, develop, organize, implement, direct and evaluate the organization's fiscal function and performance, Jerry works closely with our entire team as well as our clients. He is responsible for the day-to-day direction, oversight and quality control of and delivery of service on this contract. Jerry has over 35 years of experience in traffic signal construction, maintenance and service operations, many of those years have been spent in high profile leadership roles. Jerry worked many of his years in this industry as an IBEW Union journeymen electrician, foreman, and general foremen and as a Project Engineer for Steiny & Co. Jerry came to CSC in early 2013 and now oversees all aspects of the company's operations. He is an active IMSA Member and holds his IMSA Work Zone Safety, Level I and Level II Traffic Signal Field Technician Certifications.
- ii. **Calvin Hansen – Business Development/ Project Manager – Key Staff:** Cal has 25+ years of experience in the traffic signal maintenance field where he started out with CSC in 1993, and seven years of traffic signal engineering work with Advantec Consulting Engineers 2011-2018. His vast knowledge includes operational and management positions responsible for planning, engineering, construction, installation ,testing, maintenance / repair, inventory, business development, marketing, programming, vendor and customer relations, staff development, product and service management. Cal is driven by his passion for public safety, quality and customer service. He is trained and uses communication systems such as; Bi-Trans, QuicNet Pro, Transparency (TMS), Aries, Centracs and MICS. Cal covers "turn-on" activities for other manufacturers to meet their workload demand. Cal also has strengths in effectively troubleshoot field cabinet, communication, and video detection, microwave, and fiber optic related problems. He has IMSA certifications in Work Zone Safety, Field Technician Levels I, II and III. Cal will be assisting CSC using his project management skill set for this contract.

- iii. **Ralph Maciel – Inventory / Warehouse Manager:** Ralph has been with CSC for 17 years. He started out as a delivery driver and over the years has worked his way up to warehouse manager. Ralph is in charge of ordering the equipment that is needed on a day-to-day basis and ensuring that the supplies stays well stocked. His knowledge of traffic signal equipment has been a vital asset in keeping our warehouse stocked with all the equipment, tools, and supplies needed to keep our cities intersections running and looking great.
- iv. **Cynthia Yuan – Human Resource / Accounting Manager:** Cynthia maintains our financial / payroll and human resource part of CSC. Cynthia has more than 20 years of comprehensive accounting experience, including over 17 years of experience in a construction company with 12 years in a traffic signal construction and maintenance company. She is an analytical thinker and strategic thought partner with a track record of success in a variety of routine and advanced accounting experience, including but not limited to general ledger activities, fixed assets schedules, job cost, payroll, AR and AP, bank reconciliation, month-end journal, amongst others. Cynthia is responsible to ensure that the preparation and analysis of financial statements are able to meet all statutory requirements and are complaint with applicable standards (i.e. GAAP). Her experience also includes preparation and analysis of federal and state quarterly and yearly payroll tax returns, union reports, sales and use tax returns, 1099 and W-2 tax forms and others. She is able to guide financial reporting and to put in place prudent management and reporting decisions. Cynthia holds a Bachelor of Science in Accounting and a Master of Business Administration with a concentration in Finance.
- v. **Dan Bylund – Purchasing / IT System Administrator:** Dan has a BA in Business and is a Certified Microsoft Professional. He has been with the company for over two years and currently working with our Web-based Maintenance Management System (MMS). This real time work monitoring program (Sales Force) allows the cities to see how the preventative and response maintenance is going on a day-to-day, hour-by-hour time basics. Dan is our liaison with the companies we purchase our equipment through. He also is involved with our monthly invoicing to the cities.
- vi. **Candice Gonzales-Office Administration:** Candice has been with CSC for 1 year. She has over 10 years of knowledge and experience in Administrative Support, Customer Service and Office Procedures. As Admin Assistant for CSC, Candice currently handles all aspects of the daily operational and administrative functions of our office. Her history of experience has allowed her to be efficient in many different areas here at CSC. She assists in our month end billing process for all of our cities and also assists with the routing and dispatching of all Field Service Calls for CSC's Service Technicians.

CSC Qualified Maintenance Personnel

CSC will maintain adequate level of labor resources as required by the Scope of Work. The designated manager will have full involvement of the work effort and conversant in its details on a day-to-day basis. The following key personnel and support team will be associated with the fulfillment of this Scope of Work and performance of specified tasks.

- vii. **Scott Ver Planck- Construction & Utility Lead / NEC Certified / IMSA Field Technician Level II – Key Staff:** Scott is our Construction Forman and will be a point of contact on any major construction work that will be done in your city. He also assist with preventative maintenance as well as working on the on-call status. Scott has been with CSC for a little over a year now. He has his NEC and is an IMSA Level II Technician and is currently studying for his IMSA Level III Field Electrician Certification.
- viii. **Galt Grotke – Maintenance Technician / IMSA Field Technician Level II- Key Staff:** Galt came to us from the United States Air Force and has been with us for one year and has achieved his IMSA Level II with his extensive electrical background from the Air Force. He also performs State Certification Testing on Traffic Signal Controller Assemblies. Galt is responsible for running CSC's bench repair, test as well as doing our Conflict Monitor Testing.
- ix. **Michael Linden- Maintenance Electrician / NEC Certified / IMSA Field Electrician Level III:** Michael has come to us as a former City of Long Beach, CA from Oct 2018 to Apr 2019 and the City of Burlingame, CA Apr 2010 to Oct 2018 as a traffic signal maintenance technicians. Michael started working in the traffic signal maintenance field back in 1985 and has been with the Cities of Concord, CA., City of Everett, WA., as well as Gray Electric Company and Cal Signal Corp all of these are in the Traffic Signal Maintenance Field. He also has an Associate Degree in Electronics Technology that has assisted him in working on traffic signal systems as well as repairing of traffic signal equipment.
- x. **Leonardo Alvarado – Maintenance Electrician & Painter / IMSA Field Electrician Level III:** Leo has been with CSC for over 21 years as a dedicated employee. He is our primary signal equipment painter and has also transitioned into a Technician as well. Leo attention to details with his work as a Tech and his want to learn more about his job has assisted him on passing his IMSA Level III Field Electrician Exam. This dedication is what makes Leo an outstanding Field Electrician.
- xi. **Albert Soto – Maintenance Electrician / IMSA Field Electrician Level III:** Albert has been with CSC for 15 years as a Maintenance Technician based out of the Baldwin Park office. Albert provides maintenance support for CSC contracted cities in the Northern Call area. He is proficient with NEMA and 170 controllers and is also working with safety lighting.



- xii. **Mando Coronado – Maintenance Electrician / IMSA Field Electrician Level III:** Mando has over two years with CSC as a Maintenance Technician. His quick learning ability has allowed him to advance quickly. Mando is set up to be USA marking certified.
- xiii. **Jorge Gomez – Maintenance Electrician / NEC Certified / IMSA Field Technician Level II:** Jorge has been with CSC for over two years as a Traffic Signal Technician. He came to us from the Construction side and has proven to be a great asset as a Southern Area Technician. Jorge is proficient with NEMA and 170 controllers and is also set up to be USA marking certified.

Technicians Certificates available upon request.

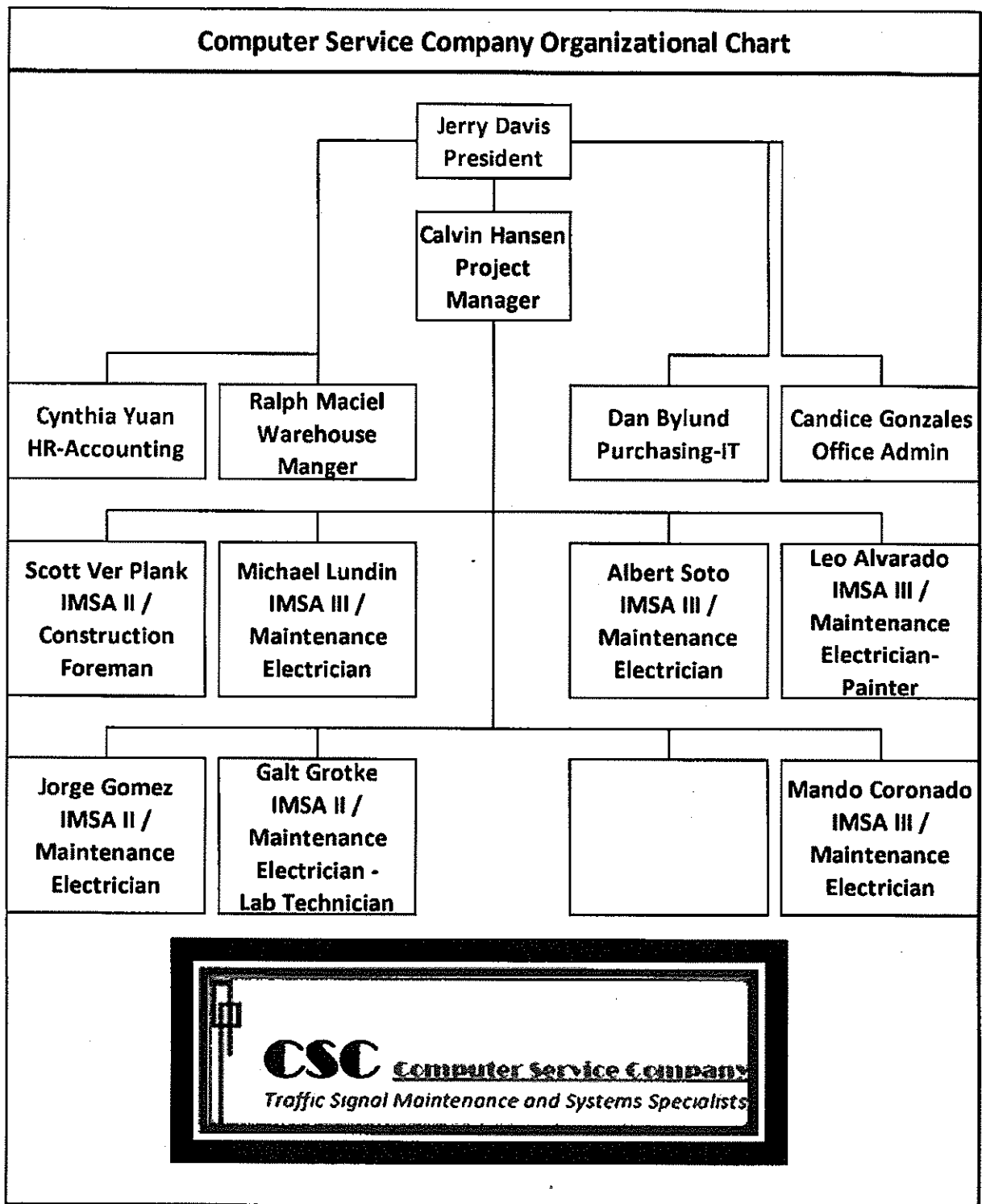
All of CSC's Maintenance Technicians are Bucket Truck Certified.

Key staff members proposed on the organizational chart shall remain on the project for the duration of the contract.

C. Subcontractors

Crosstown Electrical & Date, Inc. – Fiber installation and repair
Dave Heermance
5454 Diaz Street
Irwindale, CA 91706
dave@crosstowndata.com

Smithson Electric – Loop installation
Chris Zell
1938 E. Katella Avenue
Orange, CA 92867
chris@smithsonelectric.com



3. Approach to Scope of Work

The following sets forth Computer Service Company's (CSC) approach to accomplishing the tasks outlined in the Scope of Work (SOW). CSC complies with all applicable federal, state and local laws, codes, ordinances and regulations. In the case of a conflict between federal, state, or local laws or regulations, the strictest shall be adhered to. CSC agrees to permit any authorized federal, state, county and City of Maywood official access to its place of work, books, documents, papers, payroll materials, and other relevant contract-related records associated with this contract. All relevant records shall be retained for a minimum of three (3) years.



A. Facilities

CSC will provide and be equipped with spare parts sufficient to place the signal system back in operation for ordinary trouble calls. All work performed or equipment or parts supplied by the CSC may be inspected for approval by the City Engineer, or his authorized representative. No permanent or temporary change of controller mechanisms shall be done without prior approval of the City except in case of an emergency.

CSC maintains a lab and bench repair operation located at the Azusa office that uses certified testing procedures that are on file with the California Department of Transportation allowing for the testing of new equipment and other related technical activities as may be required. CSC has excellent facilities and tools available to assist in the repair and bench testing of existing equipment.

B. General Description

CSC will maintain traffic signal systems to eliminate or reduce the incidences of malfunctions, reduce operational complaints, and maintain equipment in proper working order. Required normal working hours for maintenance coverage is from 7:00 a.m. to 5:00 p.m., Monday through Friday, Federal holidays excluded; however, twenty-four-hour (24), on-call response to City requests for maintenance and repair services is required. In general, routine responses related to these maintenance functions during normal working hours and maintenance requiring scheduled night-rides or weekends to avoid traffic shall be considered normal scheduled maintenance work. All extraordinary and emergency work performed outside these specified hours and on holidays shall be paid at the approved overtime rates.



Whenever CSC receives requested service calls from the City or its designated representatives, CSC will provide immediate response to emergency calls and dispatch the qualified personnel and equipment to reach the site within one (1) hour of notification during normal working hours of the Contract, and within two (2) hours during non-working hours of the Contract, including nighttime hours, Saturdays, Sundays, and holidays

CSC will provide vehicle(s) to be used by the our Technicians which shall be equipped with a permanently mounted arrow board; warning beacon/strobe lights; traffic cones; construction warning sign; a hydraulic bucket capable of reaching a height of at least twenty-eight (28) feet from the roadway surface; necessary computer laptop for programming, maintenance and testing of traffic signal controllers and various equipment; and communications equipment for dispatch.

All of the CSC's employees working within the boundaries of the City shall be equipped with a cellphones capable of appropriate communications for extended periods of time with our office or with City staff.

CSC will possess, and have readily available in functioning order, all required tools, equipment, apparatus, facilities, and materials needed to perform all work necessary to maintain and repair the traffic signals, safety street lights, and flashing beacons in the City in compliance with current Caltrans and County of Los Angeles standards and specifications. All excess materials and equipment in CSC's inventory shall be the property and responsibility of the CSC until such materials or equipment is used or installed in the City.

CSC will be equipped with spare parts sufficient to return a defective signal to operation following ordinary trouble calls. We will have on hand at least five (5) spare 170 type controllers and five (5) spare NEMA Conflict monitor available for deployment within the City

CSC will notify by telephone and/or email within twenty-four (24) hours of the next business day, the Director of Public Works or his authorized representative regarding alterations of the operation of any signal or the installation/removal of any substitute controller or component.

CSC will notify Maywood Police Services (Los Angeles County Sheriff's Department) and the Director of Public Works or his authorized representative of any signal turn-offs or turn-ons necessitated by its operations and shall not make said turn- offs or turn-ons until a police officer is present or unless given permission to proceed without police control by the Director of Public Works or his authorized representative.



CSC will not represent the City in matters of policy or procedures under this contract, and not make any reference to City policy or procedures, and refer all questions or inquiries from the public regarding policy and procedures, or terms and conditions of this contract to the City.

CSC will maintain any additional traffic signals, lighted crosswalks, and appurtenant devices as they are installed, or become a part of the maintenance requirements to the City.

1. Monthly Inspection

CSC will inspect, clean, adjust and make a routine inspection of each traffic signal location once per month per the approved proposal and do a Night Survey of the Cities illuminated street name signs, and street and safety lighting on a 90 day cycle. CSC agrees that it will maintain a record in each controller cabinet showing the date and time checked. Controllers shall not be replaced, except for repair, without prior approval of the City.

CSC will submit a standard checklist for inspections and tasks that are conducted at each intersection, which shall include but not be limited to the following:

- a. Clean the inside and outside of all controller cabinet assemblies, electrical service, battery back-up cabinets, and interconnect cabinets, removing any foreign material, including graffiti. Tighten all electrical termination and check all fiber and Ethernet connections. Inspect/protect all related facilities for/from ant, bug, or rodent infiltration. Rust and water damage shall be reported to the City in the monthly report.
- b. Check the timing of individual signal phasing and integral timing circuits for the correct operation per the timing sheet.
- c. Check and verify timing of yellow (clearance) intervals on all phases by stopwatch per the timing sheet.
- d. Check and set, if necessary, all real-time digital clocks to the National Bureau of Standard time.
- e. Check detector units and systems including but not limited to inductive loops, video cameras, and pedestrian pushbuttons for correct detection of both vehicles and pedestrians and adjust or repair as necessary to restore intended operation. This includes the splicing (or re-splicing) of detector loops and the replacement of pedestrian buttons as needed.

- f. Inspect all relays, clocks, dials, motors, switches, and similar equipment for all components of the traffic signal systems. Make routine adjustments or minor repairs as needed.
- g. Walk all vehicular approaches of the intersection and visually inspect all signal poles, mast arms, signal head and indications (including programmed visibility indications), traffic control signs, pedestrians signals, illuminated street name signs, loop sealants, pull box covers, and any other devices to verify the correct condition, placement, and/or operation. Any traffic signal or illuminated indication that is burned out or has reached 80 percent depletion curve shall be replaced. All traffic heads and pedestrian heads found out of alignment shall be properly aligned and secured. Check all traffic signal indication visibility at approach distances, remedy, or report visibility deficiencies to the City immediately. Missing signs, including pedestrian pushbutton plates, shall be replaced. Cracked or damaged loop sealants shall be re-sealed. All other equipment found loose, missing or damaged shall be secured, replaced, or repaired.
- h. Inspect and verify operations of all pedestrian push buttons and countdown pedestrian signal heads. CSC will walk each marked crosswalk to verify operations and make any repairs or replacements as required to pedestrian signals, push button systems and signage. Any audible pedestrian push buttons shall be checked for proper short- and long-press messages and button vibration during the walk interval.
- i. Immediately correct all safety deficiencies found during routine inspection and submit work authorization requests to the City to schedule non-emergency work.
- j. Check the operation of the Emergency Vehicle Pre-Emption equipment in the cabinet and located within fire stations. The special signage and signal operation at Marguerite and Via Angelina shall be inspected and maintained for proper operation and sign visibility.
- k. Inspection of illuminated street name signs and safety lights shall include at least one night-time inspection each month with replacement lamps as required in addition to the timely replacement of burned-out lamps as reported or observed. CSC will notify the City of any sign panels or housing in need of refurbishment or replacement.

2. Quarterly Maintenance (Every Three Months)

The following tasks, required every three months, shall be included in the established monthly fees for routine maintenance.

- a. Video detection camera housing and signal head indicator lamps, and hoods once every three (3) months. Do not scratch or damage optics. Follow manufacturer's recommendations. Maintenance shall include cleaning of lenses and housings, and lubrication as needed on a quarterly basis. Cameras units shall be repaired and/or replaced according to the provisions of payment for extraordinary maintenance.

EXTRAORDINARY MAINTENANCE

Extraordinary/emergency maintenance involves the repair or replacement of equipment damaged by vehicle collisions, vandalism, civil disorder, windstorm, natural disasters, street construction or excavation. Extraordinary/emergency maintenance also includes replacements based on obsolescence, required MUTCD updates, or other unusual factors when the labor and materials necessary to ensure the safe and efficient operation of the City's traffic signal system goes beyond routine maintenance, as defined in Section III.

CSC will provide extraordinary/emergency maintenance for the City's traffic signal system and related equipment. CSC will prepare and submit a proposal/work order to the City providing the details and justification for the needed repairs. The work shall be subject to City authorization and will be scheduled during regular hours whenever possible. City reserves the right to separately bid extraordinary maintenance work to other firms in the event a negotiated price or schedule of completing repairs cannot be reached which is acceptable to both parties or is deemed by the City to exceed the terms of the current Contract. CSC may be required to assist or support other firms selected by the City (i.e., fiber troubleshooting) as requested.

Generally, extraordinary/emergency maintenance of the City's traffic signal equipment and systems will include but not be limited to:

1. Repair and/or replacement of a failed or malfunctioning signal system caused by collision, vandalism, civil disorder, windstorm, natural disaster, street construction or excavation
2. Modifications to traffic signal equipment such as, but not limited to, upgrades of controller cabinets and controller components
3. Replacement of batteries for battery back-up systems
4. LED module replacements
5. Pedestrian indication and push button replacements
6. Painting of cabinets and signal heads

7. New lenses and framework
8. Signal loop detectors
9. Video detection cameras
10. CCTV camera
11. Interconnect installation, repair, terminations, and testing of same (excludes monthly testing)
12. Replacement when said equipment becomes obsolete or deteriorates beyond repair

CSC will report to the Director of Public Works or his authorized representative the conditions and provide satisfactory evidence that replacement is necessary per terms of Extraordinary Maintenance with cost estimates, including labor, to perform said work. We will also submit to the City photo records of damaged equipment requiring repair or replacement resulting from collisions. No work shall proceed without the Director of Public Works' or his authorized representative's written authorization, except in emergencies and/or when the immediate replacement or repairs are required to prevent injury to persons or property damage.

CSC may be required to assist in the final inspection of new installations or provide interim emergency response or repairs of signals not currently owned by the City as authorized by the City.

COST PROPOSAL SCHEDULE

1. Monthly inspection and testing of controller, actuation system (traffic loops or other traffic sensing system), indicator lamps (standard and Light Emitting Diode), reflectors, Pedestrian Signals, and pushbuttons. Contractor shall test all components through at least three cycles during each monthly testing period. At least one inspection cycle per 90-day period shall be done at night and shall include illuminated street name signs, street and safety lighting.

ANNUAL COST PER INTERSECTION: \$ 744.00

ANNUAL COST FOR 21 INTERSECTIONS: \$ 15,624.00

ANNUAL COST FOR QUARTERLY STREET LIGHT INSPECTION: \$ 3,190.00

2. Monthly inspection, cleaning and adjustment of control unit and cabinet, including removal of accumulated dirt and debris, inspection and cleaning of seals and drains, and removal of any graffiti, stickers or other non-official markings on the exterior of the controller cabinet. Exterior of cabinet shall be repainted in original colors, if appropriate, to remove markings.

ANNUAL COST PER INTERSECTION: \$ 360.00

3. Quarterly cleaning and inspection of all indicator lamps, camera/photo sensors, cleaning of hood, targets, lenses and reflectors as needed, and verification of focus and aim of individual indicators and signal head assembly. Contractor shall thoroughly clean, inspect and polish each lamp and reflector at each intersection a minimum of once per calendar year and replacement of failed lamps. Contractor shall document date and time of annual cleaning and polishing.

ANNUAL COST PER INTERSECTION: \$ 1,584.00

4. Replacement of any failed indicator lamp as identified during inspection or within one business day of notification if two or more indicator lamps remain operation in the direction of travel: if less than two indicator lamps are operating, Contractor shall respond within 24 hours of notification.

COST PER LAMP REPLACEMENT INCLUDING MATERIALS AND SUPPLIES PERFORMED DURING MONTHLY OR QUARTERLY INSPECTION: \$ 52.00

COST PER LAMP REPLACEMENT, EMERGENCY RESPONSE: \$ 52.00



5. Repair or replacement of any failed critical system component as identified during inspection or within 2-hours of notification of Contractor by City. Minimum 1-hour to be charged upon arrival at intersection. Materials and components shall be priced on actual cost plus applicable sales taxes and delivery charges. Contractor shall be allowed a 10% mark-up on the total cost of component. Contractor shall submit copies of receipts for all materials and components with invoice.

FULLY BURDENED LABOR RATE PER HOUR NORMAL HOURS: \$ 100.00

FULLY BURDENED LABOR RATE PER HOUR EMERGENCY
RESPONSE: \$ 100.00

6. Repairs or replacement of streetlights or components, illuminated street-name signs and other lighting replacement as identified by the City. Materials and components shall be priced on actual cost plus applicable sales tax and delivery charges. Contractor shall be allowed a 10% mark-up on total cost of component. Contractor shall submit copies of receipts for all materials and components with invoice. The City owns and maintains a total of 550 Verdeon C-Series model LED streetlights/luminaires.

FULLY BURDENED LABOR RATE PER HOUR: \$ 100.00

7. Underground Service Alert – USA (Dig Alert Service).

PER USA \$ 200.00

The 10% bid bond shall be provided for the amount indicated for Items 1, 2 and 3. The final selection of the contractor will include but not limited to the proposed prices per year, per units for optional items, bidders qualifications, experience, references, and other relevant items to ensure the lowest qualified and responsive bid is selected that is in the best interest of the City.

PERSONNEL PROVIDING SERVICES

List the position titles and responsibilities of personnel that will be providing services, emergency response services and after hour services to the City per this RFP.

PERSONNEL

Position	Hourly Straight Time / Hourly Overtime	
Title: <u>Signal Maintenance Supervisor</u> Description: <u>Field Supervisor</u>	\$ <u>100.00</u>	/\$ <u>155.00</u>
Title: <u>Transportation System Electrician</u> Description: <u>Field Electrician</u> <u>IMSA Level III</u>	\$ <u>100.00</u>	/\$ <u>155.00</u>
Title: <u>Transportation System Electrician</u> Description: <u>Field Electrician/Construction</u> <u>IMSA Level II</u>	\$ <u>96.00</u>	/\$ <u>145.75</u>
Title: <u>Construction Manager</u> Description: <u>Field Construction Manager</u> <u>IMSA Level III or II</u>	\$ <u>100.00</u>	/\$ <u>155.00</u>
Title: <u>Laboratory Electrician</u> Description: <u>Cabinet & CMU Testing</u> <u>IMSA Level III or II</u>	\$ <u>96.00</u>	/\$ <u>145.75</u>
Title: <u>Fiber Optic/Interconnect Specialist</u> Description: <u>Troubleshoot & Repair of Fiber Optic or Twisted Pair Interconnect</u>	\$ <u>145.00</u>	/\$ <u>200.00</u>

EMERGENCY RESPONSE AND AFTER HOUR SERVICES (5pm to 8am)

VEHICLES AND EQUIPMENT

The vehicles and equipment listed hereon may not accurately reflect the rolling stock used by your firm. For those vehicle and equipment that are not used by your firm, cross out and mark as "N/A" to indicate that the vehicle or equipment is not available or necessary for the emergency response services requested in this RFP.

Personnel Vehicle	\$ <u>N/A</u>	Per hour
Pickup Truck	\$ <u>15.00</u>	Per hour
Service Truck	\$ <u>25.00</u>	Per hour
Service/Ladder Truck	\$ <u>N/A</u>	Per hour

Boom/Ladder Truck	\$ N/A	Per hour
Crane Truck	\$ 150.00	Per hour
Altec/Tesla Truck	\$ 32.00	Per hour
Concrete Saw	\$ 20.00	Per hour
Air Compressor w/Tools	\$ 25.00	Per hour
Arrow Board	\$ 15.00	Per hour
Wire Trailer	\$ 15.00	Per hour
	\$	Per hour
	\$	Per hour
	\$	Per hour

*Any equipment not listed will be paid per current Caltrans equipment rates.

MATERIAL MARK-UP

Material mark-up will not exceed 15 % of supplier's invoice price (cost) that will be furnished to the City in any cost proposal for emergency response work.

***The PROPOSER shall provide prices for all of the items listed above. Failure to do so may be the grounds for rejection of the proposal. Additional line items additional services may be provided as needed.

CITY OF MAYWOOD SIGNAL/INTERSECTION LOCATIONS

<u>No.</u>	<u>Cross-Street</u>	<u>And</u>	<u>Cross-Street</u>
1	Atlantic Boulevard	And	55 th Street
2	Atlantic Boulevard	And	57 th Street
3	Atlantic Boulevard	And	58 th Street
4	Atlantic Boulevard	And	Slauson Avenue
5	Atlantic Boulevard	And	60 th Street
6	Atlantic Boulevard	And	61 st Street
7	Atlantic Boulevard	And	Randolph Street
8	Slauson Avenue	And	Downey Avenue
9	Slauson Avenue	And	Maywood Avenue
10	Slauson Avenue	And	Everett Avenue
11	Slauson Avenue	And	Loma Vista Avenue
12	Slauson Avenue	And	Carmelita Avenue
13	Slauson Avenue	And	Corona Avenue
14	Slauson Avenue	And	Gifford Avenue
15	Slauson Avenue	And	Fishburn Avenue
16	Slauson Avenue	And	Pine Avenue
17	Slauson Avenue	And	King Avenue
18	Slauson Avenue	And	Mayflower Avenue
19	Slauson Avenue	And	Heliotrope Avenue
20	Slauson Avenue	And	Woodlawn Avenue
21	Slauson Avenue	And	Alamo Avenue

ADDENDUM No. 1
for
CITY OF MAYWOOD TRAFFIC SIGNAL, SIGN AND STREETLIGHT MAINTENANCE SERVICES
RFP
Answers to Questions

1. Section 1 of Scope of Services states that Service for streetlights to be provided on an as needed basis while Section A states at least one inspection cycle per 90-day period shall be done at night and shall include illuminated street name signs, street and safety lighting.

Question: Is this price for the 550 streetlight inspections to be included in the monthly intersection inspection rate?

Service for streetlights to be provided on an as needed basis but we would like that the contractor conduct a night time drive throughout the city every 90 days to check if any streetlights or illuminated street name signs are out. If any lights are found out during this night time inspection, the light location should be reported to city staff, then this "as needed" repair work will be submitted for approval then executed by contractor if approved.

Please provide a separate Annual Cost for the 550 streetlight night time inspections (every 90 days ; 4 inspections annually) under Cost Proposal Schedule Section 1 below "Annual Cost for 21 Intersections" on page 11.

2. Section 1 C of Scope of Work states: Contractor shall thoroughly clean, inspect and polish each lamp and reflector at each intersection a minimum of once per calendar year and **replacement** of failed lamps.

Question: Will the replacement of a LED/ lamp be an extra charge per #4 of the Cost Proposal Schedule?

Yes.

3. Section 2 of Scope of Work states that the: City desires to have each signal placed on an inspection schedule to ensure that each signal is inspected once every 90 days but Section 1 A & B of Scope of Work both state Monthly inspections.

Can the City please clarify if the inspections will be completed on a monthly or 90-day cycle?

Should read as Monthly signal inspections.

4. Does the below item include materials and supplies?

COST PER LAMP REPLACEMENT,
EMERGENCY RESPONSE:

\$ _____

Item shall include materials and supplies on page 11, but shall not include equipment or vehicle for emergency response (e.g. service truck, crane truck, concrete saw etc...). Equipment or Vehicles for emergency response shall be separately itemized under "Emergency Response and After Hours Services" on page 13 and 14.

City of Maywood Traffic Signal, Sign and Streetlight Maintenance Services

September 13, 2019

City of Maywood
City Clerk's Office
4319 E. Slauson Avenue
Maywood, CA 90270

ATTN: Priscilla Kinnard

Subject: Traffic Signal, Sign and Streetlight Maintenance Services

Econolite Systems, Inc. is pleased to submit this proposal to the City of Maywood for the Traffic Signal, Sign and Streetlight Maintenance Services program described in the City's Request for Proposal and Addendum No.1. Econolite Systems has been providing these and other related traffic management services for city, county, and state agencies since our inception; we understand the services you need, and we know how to accomplish your goals while keeping the public safe.

We have identified seven (7) specific areas where Econolite Systems is the most qualified local firm to provide the services, highlighted below and detailed throughout our proposal:

- Our dedicated Team is intimately familiar with solving municipal service needs such as the City of Maywood's and we are organized to provide unparalleled response.
- We have a proven track record of providing similar maintenance services for many cities.
- We are extremely familiar and trained with the City's traffic signal and related equipment.
- Our staff are manufacturer-trained on various video detection systems.
- We have on-staff IMSA-certified fiber optic technicians for emergency repairs, including OTDR testing, fusion-splicing, and terminating.
- All our key staff are IMSA- and NEC-certified Electricians, and have gained vast experience working directly with city, county, and CA state agencies.
- Econolite Systems owns all equipment that would be used in this project.

To ensure corporate visibility for this effort, I will be the Project Manager and single Point-of-Contact responsible for the services listed in Section IV – Scope of Services of the RFP. As Associate Vice President (AVP) for Econolite Systems, I am authorized to sign and submit this proposal on behalf of Econolite and have the legal authority to bind the company.

If you require any additional information, or have any questions regarding our proposal, please contact me at (714) 575-5734, email at bakerley@econolite.com, or fax (714) 666-1123.

Sincerely,
Econolite Systems, Inc.



Brian Akerley
Associate Vice President
1250 N. Tustin Ave
Anaheim, CA. 92807

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Cover Letter

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3. Experience and Qualifications

3.a Description and Organization

Econolite Systems, Inc. (formerly Aegis) has been providing traffic signal maintenance and Intelligent Transportation System (ITS)-related projects for cities throughout Southern California since 2009. That is what we do. Our Econolite team of experienced professionals are intimately familiar with the traffic system maintenance and repair issues that impact municipalities such as the City of Maywood. As the one-stop-shop leader for traffic management solutions, Econolite is prepared to provide a comprehensive, cost-effective Traffic Signal, Sign, and Streetlight Maintenance Services program to fully support Maywood's 21-traffic signal intersection and 550 streetlight system.

Econolite Systems, Inc. has reviewed the City of Maywood's Request for Proposal in its entirety, including Addendum No. 1 Answers to Questions, and we foresee no issues that would prevent us from signing the City's Contract Agreement. Econolite Systems and any assigned personnel maintain appropriate, current professional licenses and insurance to conduct business and perform professional services as described in this proposal. Econolite understands the services are a public work and the proposed term of the contract is for three (3) years with the option to renew for two (2) additional one-year periods at the discretion of the City.

Firm History

Econolite began in 1933, with a single unique product innovation—a stop sign with a flashing beacon that turned off during the daytime, extending bulb life and reducing power consumption. That product shared its name with the company, "ECONOLITE." Econolite never stopped innovating and is the only One-Stop-Shop provider of ITS products and services in the industry.

Today, the Econolite family includes our product groups, **Econolite Control Products, Inc. and Econolite Canada**; our services group, **Econolite Systems, Inc.**; and world-class expertise in Connected and Automated Vehicles provided by **CAVita**.

Together, the Econolite family employs over 675 people throughout North America, with its headquarters located in Anaheim, California, and offices throughout the US and Canada.



Econolite Systems, Inc. was launched in 2009 to offer professional services in the same tradition of quality and customer support that Econolite brings with their products. Econolite Systems combines the industry-leading products of Econolite, with Intelligent Transportation System (ITS) professional engineering, maintenance, installation, and technical services tailored to each customer's needs. Econolite Systems offers core competencies in the following areas:

- **Maintenance and Operations.** Econolite Systems provides traffic signal and streetlight installation and maintenance services. We currently maintain over 10,000 ITS devices with over 50 licensed electricians and technicians on staff and available.
- **Installation and System Integration.** Econolite Systems is a one-stop-shop solution provider offering installation and integration services. This includes project management, streetlight installation and maintenance, traffic signal/ITS device and communications installation and maintenance, construction of supporting infrastructure, and system integration, combining all the discrete components into one functional, effective system.
- **Engineering.** Econolite Systems offers engineering support to its customers for systems engineering and design, communications design, and system optimization. Our staff of engineers also works hand in hand with our channel partners to provide additional engineering services as needed.
- **Software Development and System Delivery.** Econolite Systems provides software development services for system and controller software customization. In addition to Econolite's industry-leading line of software products, including Centrac, Econolite Systems offers the ability to develop custom software and additional functionality for existing and new systems.

Why Econolite is the Best Firm for this Project

We are prepared to provide a comprehensive program of Traffic Signal, Sign, And Streetlight Maintenance Services to the City of Maywood. We have highlighted the following characteristics that distinguish Econolite as the provider of choice over all other providers for the City.

- Our staff are the most experienced available.
- Our team structure ensures continual 24/7 communication and response.
- Our Anaheim office has a full test lab for repairs and cabinet testing; a fully stocked warehouse for any traffic signal replacement needs; spare cabinets; spare Type II and Type III services; and spare poles with temp plates. Figures 1 and 2 highlight areas of our test lab and warehouse.
- Our training includes continual hands-on training with 2070 Controllers and 333 cabinets.
- Econolite technicians are trained with UPS Systems, video detection systems, and CCTV systems.
- Our on-staff IMSA Level II-certified fiber optic technicians use in-house fusion splicers, OTDRs, and power light meters for fiber optic testing and emergency repairs.



Figure 1: Econolite's Test Lab



Figure 2: Econolite's Warehouse

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- Our seasoned utility construction technicians are able to perform from 10' 1A, up to Type 24 pole knock-downs, emergency wire pulls, signal modifications including conduit installations, and cabinet change-outs.
- Spare equipment is available in our warehouse suitable for the city's needs.
- Our local staff respond quickly and engage supporting staff when needed.

Econolite's Traffic Signal System maintenance program is designed to eliminate or reduce the incidences of malfunctions, reduce operational complaints, and maintain the equipment in proper working order for improved mobility and public safety. Econolite understands that the traffic signal systems in the City of Maywood are critical safety devices to the public that need to be operational on a 24/7 basis. As such, Econolite will provide and maintain service response appropriate to the notification from the City on a 24-hour, 7-days per week basis, including holidays. Our dispatched vehicles, shown in Figure 3, are supplied with sufficient spare traffic signal equipment and parts typically required to restore properly functioning street signal and lighting equipment. As needed, maintenance services available include traffic signal battery back-up, traffic signal communications infrastructure, flashing beacons, intersection safety lights, in-roadway warning light systems, and related electrical systems.

We understand that all traffic signal system work shall be performed in accordance with the current Standard Plans and Section 86 of the Standard Specifications for the State of California, Department of Transportation (latest edition); the latest "Green Book" Standard Specifications for Public Works Construction; and the current City of Maywood Standard Plans. In addition, Econolite understands that the total amount of work available to the contractor will be a function of routine traffic signal maintenance, plus the amount of work that is required due to normal "wear and tear," collision damage, vandalism, and other factors that may result in the need for emergency response maintenance services. Econolite's traffic technicians will be regularly assigned to the City, as necessary, to provide preventive maintenance and to respond to unscheduled/emergency work.



Figure 3: Econolite Bucket Truck

Location of Offices

The most important element of the City of Maywood's Traffic Signal Maintenance Services project will be Econolite's personnel assigned to keeping the Maywood traffic signal infrastructure operating properly. Econolite's proposed staff are the most qualified, certified, and Econolite-trained to perform all routine maintenance. Their roles include all duties and responsibilities necessary to ensure that the City's traffic signal system operates as designed and with as little down time as possible to keep traffic moving forward safely.

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All our employees assigned to the City of Maywood project are based out of our headquarters office in Anaheim, CA, located at 1250 N. Tustin Avenue (as shown in Figure 4). Less than 30 minutes from the City of Maywood, this office will provide full-time service with staffing, equipment, and technical support within the required response times. In addition to our technical staff, our local Anaheim office also houses a testing and repair lab, corporate yard, an 18-ton crane, a 50' bucket truck, as well as an extensive inventory of both new and spare parts available to serve the City.



Figure 4: Local Support - Econolite's Headquarters in Anaheim, CA

Under the leadership of Mr. Akerley, this same management team and structure were tasked with responding to the Glendale city-wide power outage in 2019, making significant contributions to keeping the motoring public moving safely and efficiently. This Econolite team were also significant responders to the area-wide Thousand Oaks wild-fire emergency of 2019, helping to ensure safer transportation for emergency response vehicles and the motoring public in the affected area.

Econolite owns the resources and has the expertise to comprehensively address the requirements for the Traffic Signal, Sign, and Streetlight Maintenance Services for the City of Maywood. Our designated personnel are International Municipal Signal Association (IMSA) Level II and Level III technicians and National Electrical Code (NEC)-certified Electricians with many years of experience in the traffic maintenance industry.

Econolite Systems currently has offices across the United States, Canada, and Worldwide. We have two offices located in the state of California as shown in the following table, including our corporate headquarters in Anaheim within a 30-minute drive of Maywood. All offices have technical staff available and ready seven days a week, 24-hours a day.

Econolite Systems California Offices

Anaheim – Corporate Office Houses Technical Staff, Warehouse, and Testing and Repair Lab	Fremont Houses Technical Staff and Warehouse and Repair
1250 N. Tustin Avenue Anaheim, CA 92807	4120 Business Center Drive, Fremont, CA 95131
Phone: (714) 575-5546 Fax: (714) 666-1123	Phone: (408) 577-1733 Fax: (408) 577-1831
www.econolite.com	www.econolite.com

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3.b Qualification and Experience

Econolite Systems has a distinguished record of successful, ongoing contracts with local municipalities for traffic signal, sign, and streetlight maintenance services with requirements similar or identical to those of Maywood. Econolite offers Maywood unsurpassed qualifications and experience as we provide for the cities shown in the table below. In addition to the point-of-contact, we include the contract duration in the table to illustrate our ongoing commitment and relationship with satisfied customers.

Customer Name (Partial List)	Contract Description	Contract Duration	Signals	Point-of-Contact	Phone Number	Contract Value (\$k)
City of Santa Ana	Traffic Signal Maintenance	2002 - Ongoing	303	Phat Vu	714.713.6602	600
City of Brea	Traffic Signal Maintenance	2008 - Ongoing	47	Will Wenz	714.990.7695	145
City of Thousand Oaks	Traffic Signal Maintenance	2005 - Ongoing	171	Robert Sweeting	805.449.2348	350
City of Claremont	Traffic Signal Maintenance	2012 - Ongoing	43	Vince Ramos	909.399.5395	120
City of Eastvale	Traffic Signal Maintenance	2016 - Ongoing	44	Craig Bradshaw	951.361.0900	200
City of Glendale	Traffic Signal Maintenance	2018 - Ongoing	235	Pastor Casanova	818.548.3945	750
City of La Verne	Traffic Signal Maintenance	2011 - Ongoing	25	Anthony Ciotti	909.596.8741	100
City of Montclair	Traffic Signal Maintenance	2010 - Ongoing	45	Mike Hudson	909.625.9441	130
City of Upland	Traffic Signal Maintenance	2006 - Ongoing	108	Bob Critchfield	909.291.2946	150
City of Yucaipa	Traffic Signal Maintenance	2005 - Ongoing	28	Chuck Collet	909.841.0336	90
City of Bell Gardens	Traffic Signal Maintenance	2010 - Ongoing	78	Chau Vu	562.806.7770	200

3.c References

City of Santa Ana	
Address:	20 Civic Center Plaza., Santa Ana, CA 92701
Contact:	Phat Vu
Phone Number:	714.713.6602
Email Address	pvu@santa-ana.org
Project Dates:	2004 – Ongoing
Project Highlights:	Providing the City with full traffic signal maintenance services, including extraordinary maintenance, lamp replacement, maintenance of video detection systems, UPS installation and maintenance, underground service alert marking, intersection re-wiring, solar powered flashing beacons, and IRWL maintenance.

City of Thousand Oaks	
Address:	2100 Thousand Oaks Blvd., Thousand Oaks, CA 91362
Contact:	Robert Sweeting
Phone Number:	805.449.2348
Email Address	rsweeting@toaks.org
Project Dates:	June 2005 – Ongoing
Project Highlights:	Providing the City with full traffic signal maintenance services, including extraordinary maintenance, lamp replacement, maintenance of video detection systems, UPS installation and maintenance, underground service alert marking, intersection re-wiring, solar powered flashing beacons, and IRWL maintenance. Additionally, the City chose Econolite for their expansion of traffic controllers and CCTV network communications projects, eliminating the City's disjointed collection of ISP connections, IP-over copper, and fiber segments, providing the City with a new fiber optic network.

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City of Bell Gardens	
Address:	8327 Garfield Ave., Bell Gardens, CA 90201
Contact:	Chau Vu
Phone Number:	562.806.7770
Email Address	cvu@bellgardens.org
Project Dates:	December 2010 – Ongoing
Project Highlights:	Updating, repairing, and maintaining the City of Bell Gardens' traffic signals with services that include, but are not limited to, routine monthly maintenance, extraordinary services, emergency service lamp replacement, maintenance of video detection systems, UPS installation and maintenance, intersection re-wiring, solar-powered flashing beacons, and IRWL maintenance.

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3.d Personnel Qualifications

Our qualifications include over 150 years of combined experience in traffic management, including all aspects of routine/preventive maintenance, fault isolation, diagnosis and troubleshooting, and emergency maintenance services. Our management and organizational structures are designed to provide quick and straightforward access to the team member with your solution. From our Associate Vice President and Project Manager Brian Akerley to our lead electricians, your Maywood Team is qualified, experienced, and ready to respond.

Details of the individuals assigned to the Maywood Team are provided as follows:

Brian Akerley – Project Manager, AVP

Percentage of Time Devoted to this Contract: 25%

Econolite's Associate Vice President Mr. Brian Akerley will serve as our Project Manager for the City of Maywood's Traffic Signal, Sign, and Streetlight Maintenance project. Brian has over 20 combined years of experience in the traffic signal maintenance, ITS, traffic system troubleshooting and diagnostics, and electrical contracting industries. Brian currently leads our Southern California Field Services business, including our maintenance practice. Due to the size and importance of this project, we are proposing to use Brian as the Project Manager, whose experience and qualifications ensure exemplary service to the City of Maywood.

Brian began his career in 1998 with Technical Support Services, Inc. as a Project Manager overseeing large scale network conversion projects with IBM, Washington Mutual, and The City of Hartford, CT among others. In 2003, he joined BKM Technology Group as Senior Project Manager overseeing the company's Industrial, Commercial, and Municipal Electrical contracts throughout CT, NY, and NJ. In 2013 Brian joined Econolite Systems, Inc. as a Department Manager and subsequently assumed P&L responsibility for Southern California's traffic signal maintenance and construction operations.

Brian's current ongoing commitments include:

- Project Manager, Traffic Signal Maintenance Services, City of Santa Ana
- P&L Manager for Southern California Field Services
- National Electrical Contractor Licensing

His construction experience includes:

- Project Delivery Manager/Estimator, Traffic Management Center ATMS, City of Palm Springs, CA
- Project Delivery Manager/Estimator, Oxnard Blvd ITS Extension, Oxnard, CA
- Project Advisor, BAIFA Express Lanes Fiber Optic Communications Network, San Francisco, CA

Responsibilities - Mr. Akerley will be Econolite's single point-of-contact to the City, responsible for ensuring an open line of communication exists at all times between the City and the Econolite Systems' team. He will also be responsible for the Field Operations Team, including Electricians and Technicians. Brian will be responsible for adherence to all contractual budgets, deadlines, and project milestones/schedules. Brian will be Econolite's representative to the City of Maywood for the duration of the project.

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Ryan Bell – Transportation System Electrician (Lead)

Percentage of Time Devoted to this Contract: 50%

Mr. Ryan Bell has been with Econolite for 10 years. His responsibilities include preventive maintenance of intersections, along with cabinets, safety lights and street name sign repairs, troubleshooting, and assisting utility crews.

Ryan is a NEC-certified Electrician, an IMSA Level III Traffic Signal Technician, and holds a certificate in Work Zone Safety from IMSA. In addition, Ryan holds a certificate for Iteris Vantage Advanced Video Detection training.

His additional experience includes work in various cities on Econolite controllers, video detection systems, central system software, and UPS battery back-ups. His experience also includes maintaining controller and video detection systems. In addition, he is responsible for lamp burn-outs, turned signals, UPS installations and maintenance, intersections in flash, blackouts, monthly preventive maintenance, and troubleshooting detection and/or communications systems.

Ryan will be performing routine preventive maintenance and repairs. He will respond to calls from the City regarding lamp outages or turned signals and battery back-up systems.

Ryan's current experience includes:

- Technician, Traffic Signal Maintenance Services, City of Santa Ana, CA
- Technician, Traffic Signal Maintenance Services, City of Cerritos, CA (as-needed)

Rafael Mendoza – Transportation System Electrician

Percentage of Time Devoted to this Contract: 50%

Mr. Rafael Mendoza has 14 years of experience in preventive monthly maintenance, on-call support, and troubleshooting interconnect systems. He is a NEC-certified Electrician, IMSA Traffic Signal Field Level III Technician, and IMSA Work Zone Safety-certified. Rafael is proficient with Econolite controllers, Multisonics 820A controllers, 170 and 170E controllers, Autoscope video detection systems, Iteris video detection systems, and UPS battery backup systems.

Rafael's current experience includes:

- Technician, Traffic Signal Maintenance Services, City of Westminster, CA
- Technician, Traffic Signal Maintenance Services, City of Brea, CA (as-needed)

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Scott Vu – Transportation System Electrician

Percentage of Time Devoted to this Contract: 25%

Mr. Scott Vu is a Traffic Signal Technician/Traffic Signal Systems Technician, with 23 years of experience. He is a NEC-certified Electrician and is certified at IMSA Levels I, II, and III as a Traffic Signal Technician and a Traffic Signal Systems Technician. He earned an Associate Degree in Electronics from Santa Ana College.

Soon after he completed school in 1995, he started working at Signal Maintenance, Inc. in Anaheim, California as a bench technician. While he was at SMI, he also performed, troubleshooting, diagnostics, cabinet testing and a variety of repairs. Scott joined Econolite in 2004, as a bench technician completing repairs on many different manufacturers' controllers and other traffic-related equipment.

Scott is currently one of Econolite's Lead Technicians, working in most cities in Southern California, at all levels of Traffic Signal Control. Some of his responsibilities include lamp burn outs, turned signals, intersections in flash, blackouts, monthly preventive maintenance and troubleshooting detection, and/or communication. Mr. Vu is familiar with both Centrac's, Aries, and other traffic coordination systems.

Scott's current experience includes:

- Technician, Traffic Signal Maintenance Services, City of Bell Gardens, CA
- Technician, Traffic Signal Maintenance Services, City of Santa Ana, CA

Ryan Shearer – Fiber Optic Lead Technician/Traffic Signal Technician

Percentage of Time Devoted to this Contract: As needed

Mr. Ryan Shearer has 15 years of experience in electrical maintenance and is a NEC-certified Electrician, an IMSA Level III Traffic Signal Field Technician, and an IMSA Level II Fiber Optics Technician.

Ryan is adept with many types of traffic signal controllers and specializes in the maintenance and repair of different types of detection systems. He is proficient in programming CMUs and MMUs, basic signal timing principals, and cabinet modifications. Ryan is also experienced in program installation, testing, and maintenance of various battery back-up systems.

Ryan's current experience includes:

- Technician, Traffic Signal Maintenance Services, County of Ventura, CA
- Caltrans Fiber Optic Backhaul Construction Services in Orange/Los Angeles Counties
- Technician, Traffic Signal Maintenance Services, City of Thousand Oaks, CA

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Marco Proto – As-Needed Technician

Percentage of Time Devoted to this Contract: As needed

Mr. Marco Proto has 37 years of experience in the traffic signal construction industry. Marco is a NEC-certified Electrician, an IMSA Level I Traffic Signal Technician, and IMSA Work Zone Safety-trained.

His experience includes traffic signal construction, maintenance and repair, streetlight maintenance, equipment maintenance, high voltage troubleshooting, diagnostics, and all types of electrical connections. As a Lead Utility Technician, Marco is knowledgeable, experienced, and capable of handling all the City's traffic signal systems preventive maintenance and repairs.

Marco's current experience includes:

- Southern California Utility Construction (as needed)

Hugh Proto – As-Needed Technician

Percentage of Time Devoted to this Contract: As needed

Mr. Hugh Proto is a utility technician with 35 years of experience working in the traffic signal construction industry. Hugh is a NEC-certified Electrician and IMSA Work Zone Safety trained. His experience began with Galland Electric in 1976, as a laborer and then a foreman. He worked for Peek Traffic as a field superintendent managing a crew of 20 field personnel responsible for installing traffic signal and streetlights. Hugh will be supporting responsive and emergency maintenance activities for the City.

Hugh's current experience includes:

- Southern California Utility Construction (as needed)

Henry Ha – As-Needed Technician

Percentage of Time Devoted to this Contract: As needed

Mr. Henry Ha is a Lead Traffic Signal Technician with over 17 years of experience. Henry is a NEC-certified Electrician and an IMSA Levels II and III Traffic Signal Technician.

He is knowledgeable in cabinet and controller repair, preventive maintenance, ITS troubleshooting, communications, and pole installation.

Henry leads the maintenance and services on all traffic equipment utilized by various city agencies and is familiar with NEMA and Type 332 cabinets.

Henry's current experience includes:

- Technician, Traffic Signal Maintenance Services, City of Santa Ana, CA

City of Maywood Traffic Signal, Sign and Streetlight Maintenance Services

3.e Organization

With over 50 licensed, certified electrician and traffic technicians on staff and available, we have the qualified, experienced personnel to keep Maywood's traffic moving forward safely. Our Maywood Team organization is shown in Figure 5. With the breadth and depth of licensed, certified electricians and technicians available and currently on staff, Econolite is prepared to meet any availability contingencies.

Under the leadership of Mr. Akerley, this same management team and structure were tasked with responding to the Glendale city-wide power outage in 2019, making significant contributions to keeping the motoring public moving safely and efficiently. This Econolite team were also significant responders to the area-wide Thousand Oaks wild-fire emergency of 2019, helping to ensure safer transportation for emergency response vehicles and the motoring public in the affected area.

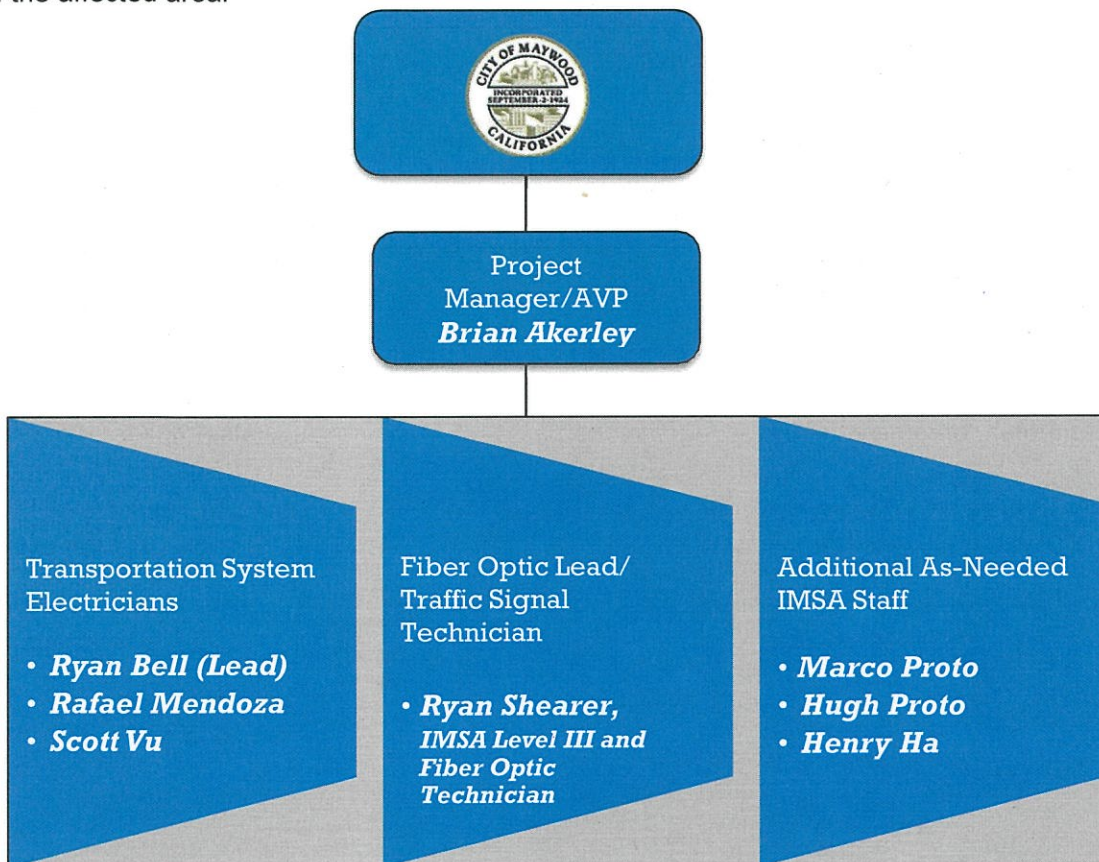


Figure 5: Econolite's Maywood Team. The Maywood Team offers over 150 years of traffic management experience, including IMSA-qualified and NEC-certified credentials

3.f Licenses

Econolite Systems and our technical staff hold all required license(s) in good stature to conduct business and perform services as described in this proposal.

4. Approach to Scope of Services

The following paragraphs describe our project approach, including the work methodology, and the practices, and procedures we already have in place and will follow throughout the successful completion of the contract.

Work Methodology

Our methodology considers the needs of the City of Maywood as expressed in the RFP for routine maintenance of the 21 traffic signal intersections and an as needed basis for 550 streetlight and sign system. Per the specification and customized service needs of the City of Maywood, Econolite Systems, Inc. will perform:

- Monthly inspection, cleaning and adjustment
- Annual cleaning and inspection
- Failed lamp/Critical component replacement
- As needed sign, streetlight, and related maintenance services
- Preventive Maintenance Checklist
- Monthly Documentation and Reporting

The schedule we will provide the City of Maywood will ensure accuracy and provide proof of service that Econolite has fulfilled its service commitments to inspect each component through 3 test cycles during monthly testing including at least one night inspection every 90 days. This schedule, and meeting our milestones and deadlines, are a few of the main reasons our firm has been successful in continuing to provide the highest level of professional services available - it works!

As part of Econolite's practices and policies, our services, facilities, and personnel adhere to all local municipal, state and federal regulations and guidelines, including vehicle conditions, air quality, NPDES, courteous operation, waste diversion and recycling, and other requirements specified in the Scope of Services of the RFP.

Econolite will be your number one proponent for maximizing safety for the motoring public citizens in the City of Maywood. Technicians will utilize Econolite's proven maintenance program and/or adjust its program to meet the City's needs. This program has been carefully designed to eliminate or reduce incidence of malfunctions, reduce traffic congestion, extend the useful life of the traffic management equipment, and promote safety of the motoring public. All work will conform to the latest edition of Caltrans Standard Specifications, and testing will conform to the most recent NEMA specifications.

A customer-specific Preventive Maintenance (PM) checklist will be created and used by the technicians as PM tasks are completed (see Figure 8). The checklist is followed and completed in "real time" within our web-based Maintenance Management System, *teamEpro*. Each month will list the intersection locations and any miscellaneous electrical maintenance services required. Econolite will use the PM checklist per specifications.

Econolite's proposed staff are IMSA-certified, NEC-certified and Econolite-trained, and will perform all the routine maintenance. Their roles will include all the duties and responsibilities that are deemed necessary to ensure that the City's traffic signal system operates as designed, and with as little down time as possible. Our technicians' vehicles are fully equipped, to enable them to troubleshoot and repair most malfunctions found during the preventative maintenance check, or any callout. Should any technician encounter unique problems, he/she will have instant communications to a network of fully qualified factory technical/engineering staff that can

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assist them by phone, and/or on-site to solve the problem(s) with as little inconvenience to the motoring public as possible (Figure 6).

If awarded this contract, our staff will repair, replace, or otherwise render in good working order any defective parts of the traffic signals, traffic signal control equipment, and other related equipment with like make and model parts. No permanent change of control mechanisms will be done without prior approval. Econolite staff will notify the City of any equipment removed from the controller cabinet within 24 working hours. Additionally, Econolite will comply with the post-call and/or email notification.

Monthly Inspections and Testing

Econolite will perform inspection and testing on a monthly basis. A schedule will be developed and submitted to the city detailing the inspection schedule to ensure all intersections are inspected including one monthly cycle at night every 90-days (including illuminated street name signs, street and safety lighting). Equipment inspected and tested on a monthly basis will include, but not be limited to the following:

- Controller
- Actuation System (traffic loops or other traffic sensing system)
- Indicator lamps
- Reflectors
- Pedestrian Signals
- Pushbutton
- 3 test cycles (minimum) per monthly inspection
- Monthly inspection performed at night once every 90-days

Econolite will notify the City Traffic Engineer, or the authorized representative, in advance of any traffic signal turn-offs or turn-ons necessary; *work will not be performed without prior approval.*

In addition to inspecting and testing the controller, regular monthly service will include a monthly inspection of the control unit and cabinet. This inspection, cleaning, and adjustment will include, but not be limited to the following:

- Cleaning/Removing dirt and debris
- Inspecting/Cleaning seals and drains
- Cleaning/Removing graffiti, stickers, or other non-official markings on the exterior for the controller cabinet
- Re-painting the exterior controller cabinet (as necessary for graffiti removal/cleaning) in the original cabinet color
- Indicator Lamps
- Cleaning Hoods, targets, lenses, and reflectors
- Verifying focus and aim of individual indicators and signal head assembly



Figure 6: Ready to Respond

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Annual Cleaning and Inspection

Econolite will thoroughly clean, inspect and polish each lamp and reflector at each intersection, including replace failed lamps, at a minimum of once per calendar year. The date and time of the annual cleaning will be documented and reported.

Failed Lamp/Critical Component Replacement

Econolite will provide a 24/7 dispatch service to record and dispatch all calls for failed lamps and critical system components. The Dispatch Console is integrated into teamEpro, our Field Data Collection service. Using the teamEpro Dispatch Console, Econolite can receive all calls for the City of Maywood, log the calls, and dispatch the appropriate on-call technician. This service is a 24-hour, 7-days-a-week existing operation that utilizes a toll-free number for all incoming calls. The calls are dispatched to whomever is on call for the City and all information is logged into the database to tie in with the field data. This allows for accurate reporting.

Econolite understands the response time requirements for failed lamp(s) and critical components are:

- Replace failed lamp identified during inspection within one (1) business day of notification if two (2) or more lamps remain operating correctly in the direction of travel.
- Replace failed lamp identified during inspection within 24 hours of notification if less than two (2) lamps operating in the direction of travel.
- Repair or replace any failed critical system component as identified during inspection or within 2-hours of notification by the City.
- All repairs will be made after the City has been notified and provided approval to Econolite to proceed.
- Document all work performed on the cabinet record and for the monthly report.

Our technicians carry laptops with WiFi and a smart phone, along with enough temporary or replacement equipment to ensure that the location is in safe operation at all times. In addition, we have available temporary base plates and poles up to Type-17.

As Needed Sign, Streetlight, and Related Maintenance Service

As indicated by the City's designated representatives, Econolite will perform maintenance, repair, and replacement services for signs and streetlights. Similar to Emergency calls, we will verify calls with the listed locations before running the call; please note that our toll-free number should only be given to those authorized to call in problem reports. The number is not public and should not be published.

Additionally, Econolite will comply with the post-call and/or email notification. This information will also be available on teamEpro, the City's web-based, Graphical User Interface.

Signal Upgrades and Installation

If requested, Econolite will furnish, install, modify, and/or upgrade traffic signals or electrical or mechanical traffic control/traffic safety devices, along with appurtenant traffic signal equipment. All additional work will be performed to the satisfaction of the City.

Underground Service Alert (Dig Alert) Monitoring

When requested, Econolite staff will respond to verify underground conduits and mark out per City standards. We understand that when required, we will be responsible for marking existing

City of Maywood Traffic Signal, Sign and Streetlight Maintenance Services

traffic signal conduits and interconnect cables (stranded copper wire and fiber optics) for Underground Service Alert (USA) using a pipe locator. All marking for USA will be completed upon receiving notice from the City of Maywood.

Inventory Records

Econolite uses our Asset Management Module in teamEpro to track and keep records of City assets as shown in Figure 7. Using a real-time inventory system increases accuracy and makes accessing the information both quick and easy. Additionally, the electronic system reduces the amount of paper used in the field, which is another step to partnering with the Maywood.

Asset Management Module

Econolite will establish the database of equipment in the field for the City by creating an inventory of all locations for major assets and building the initial database. Using teamEpro, Econolite will confirm major asset data, and continue to maintain the database of major assets at each location.

Pending Repair List

Econolite will make available a monthly report of all pending repair work needed at each traffic signal intersection and flashing beacon location. This information can be viewed in teamEpro as well as in the existing report by sorting the "Follow Up" column.

Meetings

Meetings will be arranged and established on a routine basis with the City's designated staff upon award of the contract. We anticipate at a minimum the project manager and the primary signal technician will attend the meetings. Econolite will discuss the anticipated workload, status of spare parts and inventory, previous month's repairs, and other outstanding issues during these meetings. Notes taken during the meetings will be distributed to all attendees.

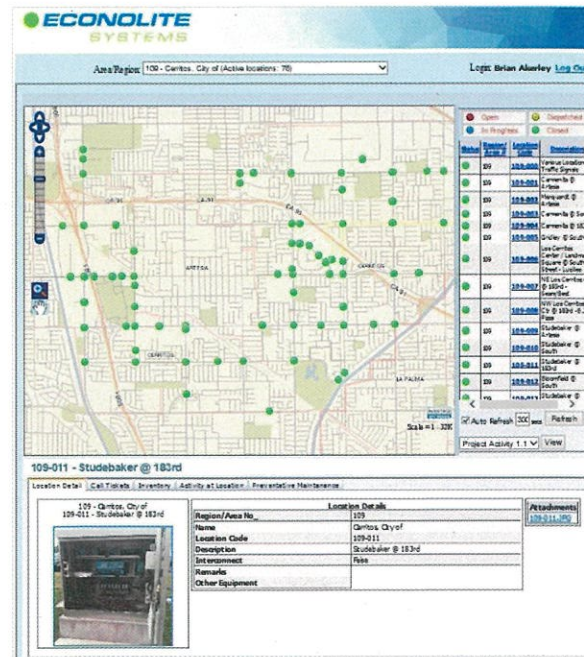


Figure 7: teamEpro Real Time Asset Management

City of Maywood Traffic Signal, Sign and Streetlight Maintenance Services

Preventative Maintenance Checklist Form

Using the electronic Preventative Maintenance (PM) checklist designed for the City as shown in Figure 8, all items listed will be completed and checked following the procedural requirements of the City. At this time, if any safety issues are found, immediate action will be taken to correct the situation, and the City's representative will be notified.

Using our web-based system, teamEpro, all maintenance services from the field will be displayed as they occur electronically – in real-time. The teamEpro system is customizable to the items the City has designated in the RFP, allowing the information to be available as it happens, rather than as a printed PM checklist submitted following each inspection. The City's representative has the convenience of accessing the permanent documents at any time of the day.

Figure 8: PM Checklist

Monthly Activities Report

Econolite will make available a computerized monthly activity report, as shown in Figure 9, by the 15th working day of each month for the previous month worked. The report will provide the following information in both a printout and as an Excel spreadsheet or in other file types (e.g., PDF, TIFF, CSV, and XML):

- Time the service calls were received, time arrived at the intersection, the response time, the number of hours spent for each repair, and a specific listing of intersections with three calls in one month.
- A complete record of all work that was performed during the time period covered on the report, including the time and date the PM work was performed, the make, model, and serial number of any major components, or other newly installed equipment.

Loc. Code	Location Name	Project No.	Project Description	Employee	Start Date	End Date	Amount
104-001	Bolsa Chica @ Churchill	PM1042018-A	Preventative Maintenance 2018	Rodrigo Maldonado	1/29/2018 10:14:43 AM	1/29/2018	
104-001	Bolsa Chica @ Churchill	PM1042018-A	Preventative Maintenance 2018	Rafael Mendoza	2/27/2018 7:45:14 AM	2/27/2018	
104-001	Bolsa Chica @ Churchill	PM1042018-A	Preventative Maintenance 2018	Rafael Mendoza	3/13/2018 9:18:08 AM	3/13/2018	
104-001	Bolsa Chica @ Churchill	PM1042018-A	Preventative Maintenance 2018	Rafael Mendoza	4/5/2018 8:21:13 AM	4/5/2018	

Figure 9: teamEpro Activity Report

Our Report Services portal will allow City's selected managers access to the information. With this web-based site, the City can sort, review, and print any needed information to meet specific needs. The report allows the collected information to be sorted by:

- Employee
- Location
- Date
- Work Type

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Task Summary

All of our technicians are capable of performing the routine maintenance required by the City. Our lead traffic signal electrician will be on hand full-time to lead the maintenance performance, with other technicians available on an as-needed basis.

Provided below are specific tasks to be performed by the technicians per the provisions of routine maintenance:

<u>Tasks to be Performed</u>	<u>Performed by:</u>
------------------------------	----------------------

Monthly

- | | |
|--|---|
| <ul style="list-style-type: none">• Monthly Inspection, Cleaning, Testing and Adjustment of Control unit and Cabinet | Ryan Bell, Rafael Mendoza, and other as-needed technicians will provide monthly inspections |
|--|---|

Annually

- | | |
|--|--|
| <ul style="list-style-type: none">• Annual Inspection, Cleaning, Polish and Adjustment of all lamps and Control unit and Cabinet | Ryan Bell, Rafael Mendoza, and other Econolite technicians will perform annual cleaning, inspection, and polishing of indicator lamps, hoods, targets, lenses and reflectors, and verification of focus and aim of individual lamps and signal heads as needed |
| <ul style="list-style-type: none">• Traffic Signal Controller Software | Working with the manufacturers, Econolite technicians will update the software on an as-needed basis or when new software release updates are provided and required by the manufacturers |
| <ul style="list-style-type: none">• Painting | Our technicians will obtain locations that require painting. Prior to the end of the year, a list of locations will be provided to the City for approval |

COST PROPOSAL SCHEDULE

1. Monthly inspection and testing of controller, actuation system (traffic loops or other traffic sensing system), indicator lamps (standard and Light Emitting Diode), reflectors, pedestrian signals, and pushbuttons. Contractor shall test all components through at least three cycles during each monthly testing period. At least one inspection cycle per 90-day period shall be done at night and shall include illuminated street name signs, street and safety lighting.

ANNUAL COST PER INTERSECTION:	\$ 1,620.12
ANNUAL COST FOR <u>21</u> INTERSECTIONS:	\$ 34,022.52
ANNUAL COST FOR STREETLIGHT NIGHT INSPECTIONS:	\$ 1,383.02

2. Monthly inspection, cleaning and adjustment of control unit and cabinet, including removal of accumulated dirt and debris, inspection and cleaning of seals and drains, and removal of any graffiti, stickers or other non-official markings on the exterior of the controller cabinet. Exterior of cabinet shall be repainted in original colors, if appropriate, to remove markings.

ANNUAL COST PER INTERSECTION:	\$ 1,327.68
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3. Quarterly cleaning and inspection of all indicator lamps, camera/photo sensors, cleaning of hoods, targets, lenses and reflectors as needed, and verification of focus and aim of individual indicators and signal head assembly. Contractor shall thoroughly clean, inspect and polish each lamp and reflector at each intersection a minimum of once per calendar year and replacement of failed lamps. Contractor shall document date and time of annual cleaning and polishing.

ANNUAL COST PER INTERSECTION:	\$ 4,425.66
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4. Replacement of any failed indicator lamp as identified during inspection or within one business day of notification if two or more indicator lamps remain operating in the direction of travel: if less than two lamps are operating, Contractor shall respond within 24-hours of notification.

COST PER LAMP REPLACEMENT INCLUDING MATERIALS AND SUPPLIES PERFORMED DURING MONTHLY OR QUARTERLY INSPECTION:	\$ 160.09
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COST PER LAMP REPLACEMENT EMERGENCY RESPONSE:	\$ 191.06
--	-----------

City of Maywood

Traffic Signal, Sign and Streetlight Maintenance Services

5. Repair or replacement of any failed critical system component as identified during inspection or within 2-hours of notification of Contractor by City. Minimum 1-hour to be charged upon arrival at intersection. Materials and components shall be priced on actual cost plus applicable sales taxes and delivery charges. Contractor shall be allowed a 10% mark-up on the total cost of component. Contractor shall submit copies of receipts for all materials and components with invoice.

FULLY BURDENED LABOR RATE PER
HOUR NORMAL HOURS: \$ 158.97 /hour

FULLY BURDENED LABOR RATE PER
HOUR, EMERGENCY RESPONSE: \$ 251.54 /hour

6. Repairs or replacements of streetlights or components, illuminated street-name signs and other lighting replacement as identified by the City. Materials and components shall be priced on actual cost plus applicable sales taxes and delivery charges. Contractor shall be allowed a 10% mark-up on the total cost of component. Contractor shall submit copies of receipts for all materials and components with invoice. The City owns and maintains a total of 550 Verdeon C-Series model LED streetlights/luminaires.

FULLY BURDENED LABOR RATE PER HOUR: \$ 158.97 /hour

7. Underground Service Alert – USA PER USA: \$ 317.92 /each
(Dig Alert Service) ****

The 10% bid bond shall be provided for the amount indicated for items 1, 2, and 3. The final selection of the contractor will include but not limited to the proposed prices per year, per units for optional items, bidders qualifications, experience, references, and other relevant items to ensure the lowest qualified and responsive bid is selected that is in the best interest of the City.

City of Maywood

Traffic Signal, Sign and Streetlight Maintenance Services

PERSONNEL PROVIDING SERVICES

List the position titles and responsibilities of personnel that will be providing services, emergency response services and after hour services to the City per this RFP.

PERSONNEL

Position

Position (Title/Description)	\$ Hourly Straight Time	\$ Hourly Overtime	\$ Hourly Doubletime
Signal Maintenance Superintendent	\$133.15	\$179.44	\$225.72
Traffic Signal Technician	\$112.49	\$147.21	\$181.93
Outdoor Lighting Technician	\$133.15	\$179.44	\$225.72
Fiber Optic Technician	\$133.15	\$179.44	\$225.72

City of Maywood

Traffic Signal, Sign and Streetlight Maintenance Services

EMERGENCY RESPONSE AND AFTER HOUR SERVICES (5pm to 8am)

VEHICLES AND EQUIPMENT

The vehicles and equipment listed hereon may not accurately reflect the rolling stock used by your firm. For those vehicles and equipment that are not used by your firm, cross out and mark as "N/A" to indicate that the vehicle or equipment is not available or necessary for the emergency response services requested by this RFP.

Personnel Vehicle	\$ 13.90 Per hour
Pickup Truck	\$ 28.78 Per hour
Service Truck	\$ 38.59 Per hour
Service/Ladder Truck	\$38.59 Per hour
Boom/Ladder Truck	\$ 38.59 Per hour
Crane Truck***	\$ 151.00 Per hour
Altec/Tesla Truck	\$ 38.59 Per hour
Concrete Saw	\$ 25.17 Per hour
_____	\$ _____ Per hour
_____	\$ _____ Per hour
_____	\$ _____ Per hour
_____	\$ _____ Per hour
_____	\$ _____ Per hour
_____	\$ _____ Per hour

* Any equipment not listed will be paid per current Caltrans equipment rates

** All callouts Portal-to-Portal

*** Crane billed on four (4) hour minimum

**** All USA callouts are billed per location

MATERIAL MARK-UP

Material mark-up will not exceed 10 % of supplier's invoice price (cost) that will be furnished to the City in any cost proposal for emergency response work.

***The PROPOSER shall provide prices for all of the items listed above. Failure to do so may be the grounds for rejection of the proposal. Additional line items additional services may be provided as needed.

CITY OF MAYWOOD SIGNAL/INTERSECTION LOCATIONS

No.	<u>Cross-Street</u>	And	<u>Cross-Street</u>
1	Atlantic Boulevard	And	55 th Street
2	Atlantic Boulevard	And	57 th Street
3	Atlantic Boulevard	And	58 th Street
4	Atlantic Boulevard	And	Slauson Avenue
5	Atlantic Boulevard	And	60 th Street
6	Atlantic Boulevard	And	61 th Street
7	Atlantic Boulevard	And	Randolph Street
8	Slauson Avenue	And	Downey Avenue
9	Slauson Avenue	And	Maywood Avenue
10	Slauson Avenue	And	Everett Avenue
11	Slauson Avenue	And	Loma Vista Avenue
12	Slauson Avenue	And	Carmelita Avenue
13	Slauson Avenue	And	Corona Avenue
14	Slauson Avenue	And	Gifford Avenue
15	Slauson Avenue	And	Fishburn Avenue
16	Slauson Avenue	And	Pine Avenue
17	Slauson Avenue	And	King Avenue
18	Slauson Avenue	And	Mayflower Avenue
19	Slauson Avenue	And	Heliotrope Avenue
20	Slauson Avenue	And	Woodlawn Avenue
21	Slauson Avenue	And	Alamo Avenue



Helping Our Communities Become Vibrant,
Growing & Green

Proposed to:

Ms. Priscilla Kinnard
City Clerk's Office
City of Maywood
4319 E. Slauson Avenue
Maywood, CA 90270



CITY OF MAYWOOD

REQUEST FOR PROPOSALS: TRAFFIC SIGNAL, SIGN AND
STREETLIGHT MAINTENANCE SERVICES

September 13th, 2019

Ms. Priscilla Kinnard
City Clerk's Office
City of Maywood
4319 E. Slauson Avenue
Maywood, CA 90270



RE: Proposal for: Traffic Signal, Sign and Streetlight Maintenance Services

Ms. Kinnard,

Siemens ITS would like to express our sincere appreciation for the opportunity to participate in the proposal process for providing Traffic Signal, Sign and Streetlight Maintenance Services for the City's traffic signal system. The prices and terms stated in our proposal package will remain in effect for 90-days from the date of submission, September 13th, 2019.

Siemens Mobility, Inc. is a corporation, incorporated in the State of Delaware on November 29th, 2017. Siemens Intelligent Traffic Solutions (ITS) is a business unit within Siemens Mobility, Inc. a subsidiary member of the Siemens AG corporate group. Our federal tax employer I.D. number is 30-1018552 and our corporate address is One Penn Plaza Suite 1100, New York, NY 10119.

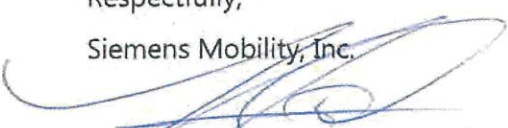
Siemens ITS is an electrical contracting firm who is a California licensed A & C-10 contractor (CA License #1042278) and is also a registered Public Works Contractor (DIR No. 1000059880), who provides leading edge traffic technology for the fast-paced Intelligent Transportation Systems world. Whether providing maintenance services, local controllers, controller firmware, central systems, system analysis, design, or integration, Siemens brings innovative and reliable solutions to customers. **Siemens Mobility, Inc. has been successfully servicing this contract for the City of Maywood since 1979 (over 40 years);** therefore we are well-versed in the cities equipment, staff, operations, and expectations.

Siemens Mobility, Inc. acknowledges receipt of Addendum #1 (Answers to Questions), received on Friday 09/06/2019.

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

Respectfully,

Siemens Mobility, Inc.



Michael J. Hutchens
Operations Manager
2250 Business Way
Riverside, CA 92501
(714) 448-6943 (Cell)
(951) 784-6600 (Office)
(951) 784-6700 (Fax)
michael.hutchens@siemens.com

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3. Experience and Qualifications

Statement of Qualifications

Our Past

Founded by Werner Von Siemens (pictured right) in 1847, Siemens has become a global powerhouse in electronics and electrical engineering, operating in the industry, energy and healthcare sectors. Siemens AG (Berlin and Munich) entered the traffic industry market in 1924 with the implementation of the first signal system with red, yellow and green in Berlin, Germany. Innovation continued when Siemens introduced the first centrally controlled light signal system in 1926 and a tradition of developing ground-breaking technology in the traffic industry began. With its many years of presence in the world markets, Siemens Traffic Solutions possesses extensive international know-how and proven technical platforms in the areas of traffic management and guidance.



Siemens entered the US transportation market in 1995 through the acquisition of two industry leaders in the United States; Eagle Traffic Control Products and Gardner Transportation Systems. In 2010 Siemens acquired Republic ITS, a U.S. leader in traffic signal and street light maintenance services in order to enhance its presence in the intelligent traffic solutions (ITS) market in the USA. With these business acquisitions, along with our extensive dealer network, Siemens Intelligent Traffic Solutions (ITS) business unit has the ability to solve traffic problems throughout the country and around the world.



Our Present

Siemens currently services over 10,000 traffic signalized intersections and 400,000 streetlights under long-term maintenance agreements nationwide. We are dedicated to meeting and exceeding the challenging public safety requirements associated with our industry. Siemens has been in the traffic signal maintenance industry worldwide for over 50 years. Locally, Siemens (formerly Republic ITS & Signal Maintenance, Inc.) has been in business for over 40 years servicing numerous contracts throughout the state of California. Currently, in California alone Siemens maintains intersections for over 115 agencies encompassing over 4,000 locations of various sizes from full function intersections to in-pavement flashing crosswalks and rapid flashing beacons.

Our Future

At Siemens, we are always looking to the future and for our ITS division, the future is bright. With infrastructure improvement being the focus for many municipal governments these days, it is imperative that Siemens stays on the cutting edge of technology in order to remain relevant. Whether the agency is looking for connected vehicle, smart street lighting solutions, service/ support contracting, ITS software and controllers or complete infrastructure management, Siemens is constantly evolving the industry. We look to the future with the foresight that can only be gained through 170 years of experience and more importantly, we aim to shape it.

Firm Qualifications

Siemens is uniquely qualified to achieve the goals and targets that have been established by the City of Maywood in this RFP. Our core business is traffic signal and streetlight maintenance and repair services. We have a long history of providing exceptional traffic solutions and services for municipal agencies throughout the United States.

Our experience:



Siemens ITS continues to successfully execute long term service agreements in over 200 communities nationwide, which include maintenance programs for:

- 10,000 Signalized Intersections
- 400,000 Streetlights
- 600 Call Boxes



In California, Siemens ITS maintains traffic signals and street lighting for 115 communities, encompassing:

- 4,000 Signalized Intersections
- 40,000 Streetlights
- 600 Call Boxes

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

Among the most beneficial:

- ✓ **Siemens Mobility, Inc. is the current service provider for this contract and has been servicing the City of Maywood since 1979 (over 40 years);** therefore we are well-versed in the cities equipment, staff, operations, and expectations.
- ✓ Siemens has the largest workforce of IMSA Level III Certified Traffic Signal Technicians, Streetlight Technicians and NEC Certified Electricians in the industry. In addition, Siemens employs a wealth of key construction personnel for major repairs, dedicated utility locators for underground service alert (USA) Dig Alert service and Corning certified fiber optic technicians. *Please refer to the Staffing Resources section for details pertaining to the extensive experience of our employees assigned to your service agreement.*
- ✓ Siemens has strategically positioned local field offices with an abundance of inventory and technical resources.
- ✓ Our ability to complete entire projects in-house. Although we have many valuable external partners, we do not have to rely on consultants, outside sub-contractors, or sourced project management. This improves communication, streamlines work, and eliminates unnecessary costs or delays.
- ✓ We give our Customers the access to effectively track progress and manage service orders and the ability to review historical intersection information using our web-based Customer Portal. All technicians wirelessly update the street light and traffic signal database as work is performed making all information available virtually real time.

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

Corporation Information / Contractor's License / Public Works Contractor Registration

Siemens Mobility, Inc. is a corporation, incorporated in the State of Delaware on November 29th, 2017. Siemens Intelligent Traffic Solutions (ITS) is a business unit within Siemens Mobility, Inc. a subsidiary member of the Siemens AG corporate group. Our federal tax employer I.D. number is 30-1018552 and our corporate address is One Penn Plaza Suite 1100, New York, NY 10119.

Siemens Mobility Inc. is an electrical contracting firm who is California licensed and bonded as an A & C-10 contractor (CA License #1042278). Our company specializes in construction and maintenance of traffic signals, streetlights and associated equipment. Siemens Mobility Inc.'s national staff of more than 200 employees includes an array of professional engineers and technicians with International Brotherhood of Electrical Workers (IBEW), IMSA and numerous industry manufacturer and systems certifications.



Detail:		Registration History	
Registration Number:	1000059880	Effective Date	Expiration Date
Status:	Active	7/1/2019	6/30/2021
CSLB Number:	1042278	7/30/2018	6/30/2019
Legal Entity Type:	Corporation		
Mailing Address:	1026 E. LACY AVE ANAHEIM CA 92805		
County:	Orange		

Staff Qualifications

Contract Management Team

If selected, Shenoa Townsend will be the Account Manager serving the City of Maywood. Shenoa, her service coordinator, Debra McVay-Manzo, and the area supervisor, Henry Graves, will be responsible for maintaining communication with the City regarding daily operation and maintenance of all traffic signal system equipment. Our account management team as well as our field staff will work closely with you and your team in order to ensure that all of your requests are being effectively addressed. We make every effort to make certain that the City's staff is always aware of issues that are in need of attention.

	Shenoa Townsend, Service Account Manager Shenoa has 14 years of experience with service coordinating and contract management related to traffic signal and streetlight maintenance. She has served as Service Coordinator, Senior Service Account Coordinator and now Service Account Manager. Shenoa is accountable for the overall contract performance in the Los Angeles and Ventura County areas, manages 8 field employees and will be responsible for the overall contract performance and day to day correspondence for this contract. If selected, Shenoa will be directly responsible for administering the contract and ensuring all maintenance activities are performed in line with the City's scope of work. Shenoa will be the first point of contact and can assist with all inquiries pertaining to the entire agreement. ➤ Shenoa has been the Service Account Manager for the City of Maywood's Traffic Signal, Sign and Streetlight Maintenance Services Contract from 2015-Current
Experience: - Service Account Manager, Siemens - 2015 to Present - Senior Service Account Coordinator, Siemens - 2012 to 2015 - Jr. Project Manager, Republic ITS - 2008 to 2012 (acquired by Siemens in 2010) - Service Coordinator, Republic ITS - 2005 to 2008	Other Industry Certifications: - Microsoft Word/Excel - Adobe Products - Microsoft Project - SAP (ERP System)
	Debra McVay-Manzo, Service Coordinator Debra has over 7 years of experience maintaining customer contracts and providing support to the management and field execution team. She is well versed in many software applications and systems including, but not limited to, Microsoft Excel, Word, Outlook, Live Meeting, SAP ERP systems, Mcompanion, and SharePoint. Debra is responsible for day to day coordination, dispatching, Customer billing, and supports Shenoa and the field technicians with all other topics. ➤ Debra has been the Service Coordinator for the City of Maywood's Traffic Signal, Sign and Streetlight Maintenance Services Contract from 2015-Current
Experience: - Service Coordinator, Siemens - 2014 to Present - Administrative Support, Siemens - 2012 to 2014	Other Certifications: - SAP (ERP System)
	Henry Graves, Maintenance Field Supervisor Henry has 33 years of experience maintaining and repairing traffic signal and streetlight systems. He is extremely knowledgeable with all field elements including, but not limited to, traffic signal rewiring, underground conduit installation, traffic signal modifications, pole foundation removal and installation, complete traffic signal installation, and routine/emergency maintenance response. Henry will be responsible for supporting the Service Account Management Team with monitoring maintenance field activities, site inspections, and scheduling maintenance technicians.
Experience: - Field Supervisor, Siemens - 2010 to Present - Maint. Superintendent, Republic ITS - 2004 to 2010 (acquired by Siemens in 2010) - Utility Supervisor, Signal Maintenance, Inc. - 2000 to 2004 (acquired by Republic in 2004) - Utility Lead, Signal Maintenance, Inc. - 1995 to 2000 - Utility Worker, Superior Signal Services - 1986 to 1995	 IMSA Your Partner in PUBLIC SAFETY - IMSA Work Zone Safety

Field Maintenance Team

Siemens will assign one primary traffic signal technician as well as one primary streetlight technician, who will be responsible for responding to calls within normal business hours. We will also assign secondary technicians to provide back up support in the event your primary technician is unavailable (i.e. vacation, sick days, jury duty, etc.).

Primary Technicians:

	Michael Ortega, Traffic Signal Technician Mike has 18 years of experience with all facets of traffic signal maintenance and repair. He is extremely knowledgeable with all traffic signal control equipment, specifically 170/2070 controllers and BiTrans /LACO software systems. Mike also has a vast understanding of the field elements such as traffic signal wiring, loop detection, video detection, emergency vehicle and railroad preemption, etc.
Experience: - Traffic Signal Technician, Siemens - 2010 to Present - Traffic Signal Technician, Republic ITS - 2007 to 2010 <i>(acquired by Siemens in 2010)</i> - Traffic Signal Technician, Signal Maintenance Inc. - 2001 to 2004 <i>(acquired by Republic in 2004)</i>	 IMSA Your Partner in PUBLIC SAFETY - IMSA Work Zone Safety - IMSA Level I, II, III Certified Traffic Signal Technician Other Industry Certifications: - Bucket Truck Certified - ATSI CMU/MMU Test Equipment Certified
	Son Le, Streetlight Technician/Electrician Sonny has over 30 years of experience in streetlight and traffic signal maintenance, with extensive experience on all types of systems, such as Series streetlight circuits (6.6) and the more modern Multiple circuits. He is extremely knowledgeable with all aspects of streetlight maintenance, troubleshooting, and construction.
Experience: - Street Light Technician, Siemens - 2010 to Present - Street Light Technician, Republic ITS - 2004 to 2010 <i>(acquired by Siemens in 2010)</i> - Street Light Technician, Signal Maintenance Inc. - 1989 to 2004 <i>(acquired by Republic in 2004)</i>	 IMSA Your Partner in PUBLIC SAFETY - IMSA Work Zone Safety - IMSA Level I, II, III Certified Traffic Signal Technician Other Industry Certifications: - NEC Certified - Bucket Truck Certified - OSHA Certified

Back-up Technician:

	Jacob Gamboa, Traffic Signal Technician Mr. Gamboa has over 6 years' experience in traffic signal maintenance with experience on all types of systems. He is knowledgeable with video detection, telemetry, communications and all other aspects of traffic signal and streetlight maintenance as well as troubleshooting.
Experience: - Traffic Signal Technician, Siemens – 2013 to Present	 IMSA Your Partner in PUBLIC SAFETY - IMSA Work Zone Safety - IMSA Level I Certified Traffic Signal Technician Other Industry Certifications: - Bucket Truck Certified

Management Contacts

Michael Hutchens is the Southwest Area Operations Manager and is responsible for all operations in California and directly manages the service team that, if selected, would be managing the day to day traffic signal maintenance activities in the City of Maywood. Steven Teal, the Director of Service for Siemens Mobility Inc., is heavily involved in the operations and is available as an escalation point if ever necessary. ***Both Michael and Steven have signatory authority and are authorized to execute legal documents on behalf of Siemens Mobility, Inc (see attached "Delegation of Approval Authority" at end of Proposal).***



Steven M. Teal, Director of Service (U.S.)

Steven has had a long, productive, and successful career in the traffic signal maintenance and repair industry. Currently he assumes the accountability for overall profits and losses for the complete Customer Service (CS) business nationwide with responsibility for 60 office employees, management of 250 field employees and over 250 municipal traffic signal and street lighting maintenance contracts. Steven is involved in the local operations and will provide technical support to the local contract management team.

We feel it's important that Customers have the ability to voice opinions, concerns, and compliments to our senior managers, therefore Steven will be available to you as a top level escalation point.

Experience:

- Director of Service (U.S.), Siemens - October, 2015 to Present
- Southwest Operations Manager, Siemens - 2012 to 2015
- Regional Manager, Republic ITS - 2007 to 2012 *(acquired by Siemens in 2010)*
- Operations Manager, Republic ITS - 2006 to 2007
- Project Manager, Republic ITS - 2004 to 2006
- Maint. Manager, Signal Maintenance, Inc. - 2003 to 2004 *(acquired by Republic ITS in 2004)*
- Lead Traffic Signal Technician, Signal Maintenance, Inc. - 2001 to 2003
- Traffic Signal Technician, Signal Maintenance, Inc. - 1998 to 2001



- IMSA Work Zone Safety
 - IMSA Level I, II, III Certified Traffic Signal Technician
 - IMSA Associate Member
- Other Industry Certifications:
- Microprocessors
 - Iteris Video Detection



Michael Hutchens, Area Operations Manager

Mike has over 25 years of extensive experience in both the technical and construction related aspects of the traffic signal and streetlight maintenance industry. He has served in many different capacities with increasing responsibility as he has shown himself to be thorough, professional and competent through the years from field laborer to project management, and most recently Operations management. Mike is responsible for overall profits and losses for the Southwest US territory with responsibility for 30 office employees, management of 70 field employees and 115 traffic signal and street lighting maintenance Customers. Mike is directly involved in the day to day operations. Mike will support the contract management team and also serve as the City's first point of escalation, if necessary.

Experience:

- Operations Manager, Siemens - November, 2015 to Present
- Senior Service Account Manager, Siemens - 2010 to 2015
- Sr. Project Manager, Republic ITS - 2006 to 2010 *(acquired by Siemens in 2010)*
- Maintenance Operations Manager, Team Econolite - 2003 to 2006
- Chief Estimator, US Traffic Corporation - 1998 to 2003
- Utility Technician, Signal Maintenance, Inc. - 1994 to 1998



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

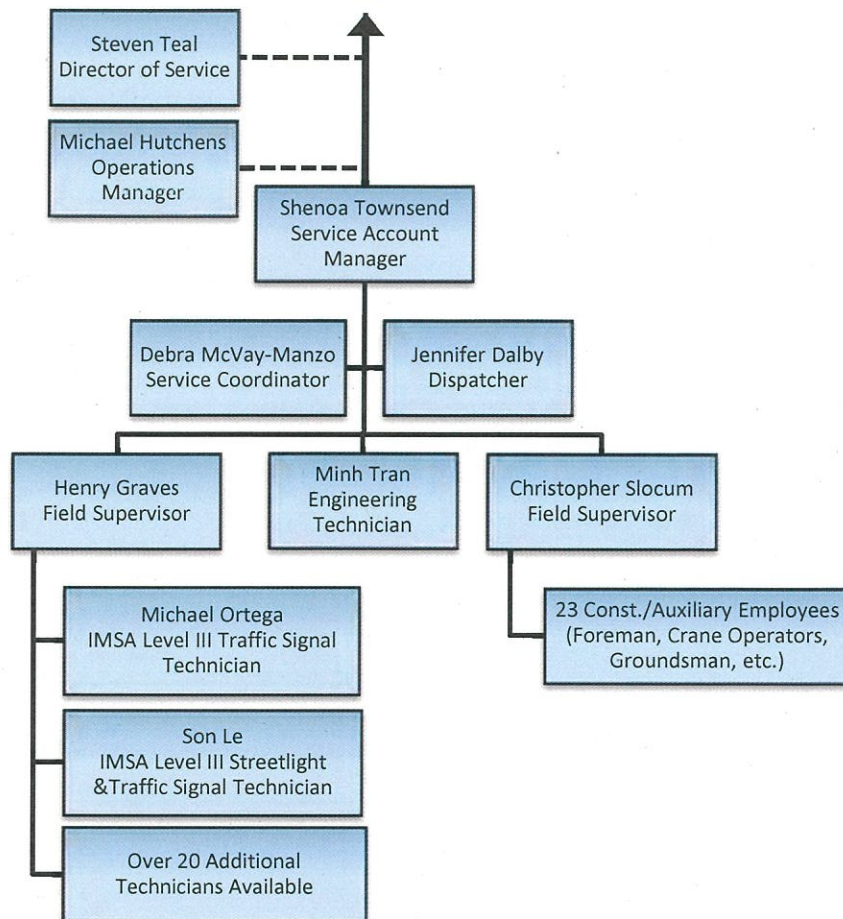
Additional Resources

In addition to the previously mentioned traffic signal technicians, Siemens has over 20 additional streetlight/traffic signal technicians (mostly IMSA Level III certified) located in Los Angeles, Ventura, Orange, Riverside, and San Bernardino County areas. We also employ over 20 key construction personnel for major repairs. These include certified crane operators, dedicated utility locators for (USA) Dig Alert service and Corning certified fiber optic technicians.

For your reference and to outline the strength of our team, we have listed additional personnel below:

SOUTHERN CALIFORNIA ROSTER			IMSA					nec	
Area	Employee Name	Position/Title	Workzone Safety	Level I Technician	Level II Technician	Level III Technician	Level III Bench	Inspector	NEC
Managers/ Supervisors	Steven Teal	Director of Service	✓	✓	✓	✓			
	Michael Hutchens	Area Operations Manager	✓	✓	✓	✓			
	Jeffrey Pierce	Service Account Manager	✓	✓	✓	✓			
	Christopher Stocum	Field Supervisor (Construction/Utility)	✓						✓
	Henry Graves	Field Supervisor (Maintenance)	✓						
Orange County	Rodrigo Contreras	Traffic Signal Technician	✓	✓	✓	✓	✓		✓
	Kevin Daxon	Traffic Signal Technician	✓	✓	✓	✓		✓	✓
	Niam Yanie	Traffic Signal Technician	✓	✓	✓	✓			✓
	Francisco Alvarado	Traffic Signal Technician	✓	✓	✓	✓			
	William Eichmann	Traffic Signal Technician	✓	✓	✓	✓			
	Rodney Ford	Sound/Communications Technician	✓						
	David Elias	Traffic Signal Technician	✓						
San Diego County	Ricardo Hernandez	Traffic Signal Technician	✓	✓	✓	✓			
	Benjamin Phillips	Traffic Signal Technician	✓	✓	✓	✓			
	Timothy Kosman	Traffic Signal Foreman	✓	✓	✓	✓			
	Raphael Lopez	Street Light Technician	✓						
San Bernardino/ Riverside County	Samson Monte	Lead Traffic Signal Technician	✓	✓	✓	✓	✓		✓
	Timothy Walker	Lead Traffic Signal Technician	✓	✓	✓	✓			✓
	Alberto Ramirez	Traffic Signal Technician	✓	✓	✓	✓			✓
	Jorge Luviano	Traffic Signal Technician	✓	✓	✓	✓			
	Nicole Ramos	Traffic Signal Technician	✓	✓	✓	✓			
	Gabriel Knutson	Traffic Signal Technician	✓	✓	✓	✓			✓
	Brandon Meidl	Traffic Signal Technician	✓	✓	✓	✓			
Los Angeles/ Ventura County	Cerardo Anguiano	Traffic Signal Technician	✓	✓	✓	✓	✓		✓
	Linda McNeill	Traffic Signal Technician	✓	✓	✓	✓			✓
	Emigdio Cervantes	Traffic Signal Technician	✓	✓	✓	✓			
	Michael Ortega	Traffic Signal Technician	✓	✓	✓	✓			
	Ben Tolken	Traffic Signal Technician	✓	✓	✓	✓			
	Yolanda Bojorano	Traffic Signal Technician	✓	✓	✓	✓			
	Jacob Gamboa	Traffic Signal/Street Light Groundman	✓						
Specialist/ Technical Support	Mitch Tran	Engineering Technician/Specialist	✓	✓	✓	✓	✓	✓	✓
	Matthew Pullin	Traffic Signal Specialist/Lab Technician	✓	✓	✓	✓	✓		
	Nathaniel Baker	Traffic Signal/Fiber Optics Technician	✓	✓	✓	✓			
Construction & Utility Support	Son Le	Streetlight/Traffic Signal Technician	✓	✓	✓	✓			✓
	Christopher Franco	Streetlight/Traffic Signal Technician	✓	✓	✓	✓			✓
	Colin Landis	Streetlight/Traffic Signal Technician	✓	✓	✓	✓			
	David Molino	Traffic Signal Construction Foreman	✓	✓	✓	✓			✓
	Cecil Terry Jr.	Traffic Signal Construction Foreman	✓	✓	✓	✓			✓
	Craig Yanes	Traffic Signal Foreman, Loop Crew Lead	✓	✓	✓	✓			
	Hugo Munoz	Traffic Signal Foreman, Crane Operator	✓	✓	✓	✓			
	Jeff Willis	Traffic Signal/Street Light Groundman	✓	✓	✓	✓			
	Chad Newton	Traffic Signal Groundman, Crane Operator	✓	✓	✓	✓			
	David Lakeman	Traffic Signal Groundman, Crane Operator	✓	✓	✓	✓			
	Jose Robles Herrera	Traffic Signal/Street Light Groundman	✓	✓	✓	✓			
	Olson Garcia	Traffic Signal Groundman, Loop Crew	✓	✓	✓	✓			
	Johnathon Burgess	Traffic Signal/Street Light Groundman	✓	✓	✓	✓			
	Brian Lucas	Traffic Signal/Fiber Optics Technician	✓	✓	✓	✓			
	Frank Jaurigue	Traffic Signal/Street Light Groundman	✓	✓	✓	✓			
	Herman Noriega	Traffic Signal/Street Light Groundman	✓	✓	✓	✓			
	Mark Medina	Traffic Signal/Street Light Groundman	✓	✓	✓	✓			
	Casey Garcia	USA Underground Utility Locator	✓	✓	✓	✓			
	Raphael Vargas	Street Light Outage Checker	✓	✓	✓	✓			

Organizational Information



Staffing Levels

Siemens ITS has the largest workforce of IMSA Level III Certified Traffic Signal Technicians, Streetlight Technicians and NEC Certified Electricians in the industry. In addition to the technicians/electricians noted, Siemens employs a wealth of key personnel including our own in-house loop crew as well as construction personnel for major repairs.

Sub-contractors / Sub-consultants

Siemens intends to use sub-contractors (West Coast Backhoe Services, Inc. and/or Competitive Edge Electric, Inc.) for digging pole foundations/trenching. Both of these vendors specialize in excavation (trenches/holes). All other services will be performed by Siemens as the Prime contractor.

Suppliers and manufactures will be used as-needed to allow Siemens to provide the best overall cost savings for the City of Maywood and/or as dictated by city standards.

References

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

Client/Agency	Customer Address	Type of Work	Agency Contact Person	Telephone Number	Email Address	Customer Since	Contract Status	Contract Amount
Alhambra, City of	111 South First St Alhambra, CA 91801	On-Call Traffic Signal Maintenance	Ed Wright	(626) 570-5062	EWright1@cityofalhambra.org	Jun-07	Ongoing	\$15,000.00
Anaheim, City of	201 South Anaheim Boulevard Suite 502 Anaheim, CA 92805	On-Call Traffic Signal Maintenance	John Thai Jeff Swanson	(714) 765-5202 (714) 412-9233	jthai@anaheim.net jswanson@anaheim.net	Oct-04	Ongoing	\$1,080,000.00
Apple Valley, Town of	14955 Dale Evans Pkwy. Apple Valley, CA 92307	Traffic Signal Maintenance	Mike Cadley	(760) 240-7000 Ext 7376	mcadley@applevalley.org	Oct-04	Ongoing	\$183,395.00
Arcadia, City of	11800 Goldring Road Arcadia, CA 91066	On-Call Traffic Signal Maintenance	Tyler Poldori	(626) 256-2710	tpoldori@arcadica.gov	Oct-04	Ongoing	\$44,470.00
Artesia, City of	18747 Clarkdale Ave. Artesia, CA 90701	Traffic Signal Maintenance		(562) 865-6262		Dec-97	Ongoing	\$25,000.00
Azusa, City of	213 E. Foothills Blvd. Azusa, CA 91702	Traffic Signal Maintenance	Daniel Bobadilla	(626) 812-5264	dbobadilla@ci.azusa.ca.us	Sep-88	Ongoing	\$65,000.00
Baldwin Park, City of	14403 E. Pacific Ave Baldwin Park, CA 91706	Traffic Signal Maintenance	David Lopez	(626) 960-4011 Ext 458	dlopez@baldwinpark.com	Oct-18	Ongoing	\$140,000.00
Banning, City of	99 Ramsey Street Banning, CA 92220	Traffic Signal Maintenance	Laurie Sampson	(951) 922-3139	lsampson@ci.banning.ca.us	Feb-96	Ongoing	\$25,000.00
Barstow, City of	220 East Mountain View St. Suite A Barstow, CA 92311	Traffic Signal Maintenance	Tom Alva	(760) 255-5141	talva@barstowca.org	May-11	Ongoing	\$245,670.00
Cal Poly Pomona	3801 West Temple Avenue Pomona, CA 91768	Traffic Signal Maintenance	Christopher Norris	(909) 869-4267	cinnorris@cpp.edu	Jul-10	Ongoing	\$1,000.00
Calabasas, City of	100 Civic Center Way Calabasas, CA 91302	Traffic Signal Maintenance	Benjamin Chan	(818) 224-1600	bchan@cityofcalabasas.com	Jun-11	Ongoing	\$50,000.00
Calimesa, City of	908 Park Avenue Calimesa, CA 92320	Traffic Signal Maintenance	Margaret Monson	(909) 795-9801 Ext 235	pmw@ci.cityofcalimesa.net	Oct-04	Ongoing	\$25,000.00
Carlsbad, City of	405 Oak Ave Carlsbad, CA 92008	Contract Repair Work As Needed	Doug Bilse Tam Tran	(760) 602-7504 (760) 602-2736	doug.bilse@carlsbadca.gov tam.tran@carlsbadca.gov	Apr-18	Ongoing	TBD
Cathedral City, City of	68700 Avenida Lalo Guerrero Cathedral City, CA 92234	Traffic Signal Maintenance	Deanna Pressgrove	(760) 770-0369	DPressgrove@cathedralcity.gov	Jul-18	Ongoing	\$100,000.00
Chino, City of	13220 Central Ave Chino, CA 91710	Traffic Signal Maintenance	Mario Flores	(909) 591-9828	mflores@cityofchino.org	Jul-12	Ongoing	\$918,374.00
Colton, City of	650 No La Cadena Drive Colton, CA 92324	Traffic Signal Maintenance	Victor Ortiz	(909) 370-5065	vortiz@coltonca.gov	Jul-08	Ongoing	\$87,120.00
Commerce, City of	2535 Commerce Way Commerce, CA 90040	Traffic Signal Maintenance	Gina Nila	(323) 722-4805 Ext 2839	ginan@ci.commerce.ca.us	Oct-04	Ongoing	\$50,000.00
Coronado, City of	1825 Strand Way Coronado, CA 92118	Traffic Signal Maintenance	Ed Walton Dave Johnson	(619) 522-7385 (619) 522-2425	ewalton@coronado.ca.us djohnson@coronado.ca.us	Nov-17	Ongoing	\$25,000.00
Costa Mesa, City of	PO Box 1200 COSTA MESA CA 92626	Traffic Signal Maintenance	Mike Sampson	(714) 754-5017	michael.sampson@costamesaca.gov	Mar-11	Ongoing	\$347,016.00
Cudahy, City of	5220 Santa Anna Street Cudahy, CA 90201	Traffic Signal & Streetlight Maintenance	Aaron Hernandez-Torres	(323) 773-5143 Ext 228	ahernandez@cityofcudahyca.gov	Jun-85	Ongoing	\$15,000.00
Cypress, City of	5775 Orange Ave Cypress, CA 90630	Traffic Signal Maintenance	Nick Mangalaliri	(714) 229-6729	N.Mangal@cypressca.org	Oct-18	Ongoing	\$385,000.00
Dana Point, City of	33282 Golden Lantern Dana Point, CA 92628	Traffic Signal Maintenance	Matt Sinacori	(949) 248-3574	msinacori@danapoint.org	Jul-02	Ongoing	\$35,000.00
Desert Hot Springs, City of	65950 Pierson Blvd Desert Hot Springs, CA 92240	Traffic Signal Maintenance	Scott Wittig	(760) 329-6411	swittig@cityofdhs.org	Mar-11	Ongoing	\$4,000.00
Diamond Bar, City of	21825 E. Copley Drive Diamond Bar, CA 91765	Traffic Signal Maintenance	David Liu Christian Malpica	(909) 839-7041 (909) 839-7042	Dliu@diamondbarca.gov CMalpica@diamondbarca.gov	Sep-00	Ongoing	\$150,000.00
El Cajon, City of	200 E Main St. El Cajon, CA 92020	SL Retrofit Contract/ No Maintenance at this time	Mario Sanchez	(619) 441-1651	msanchez@cityofelcagon.us	Apr-18	Ongoing	\$18,995.00
El Monte, City of	3527 Santa Anita El Monte, CA 91731	On-Call Traffic Signal Maintenance	Vincent Ramirez	(626) 580-6256	vramirez@elmonteca.gov	Dec-17	Ongoing	\$25,000.00
Fountain Valley, City of	PO Box 8030 Fountain Valley, CA 92728	Traffic Signal Maintenance	Temo Galvez John Nguyen	(714) 593-4517 (714) 593-4443	temo.galvez@fountainvalley.org john.nguyen@fountainvalley.org	Oct-00	Ongoing	\$100,000.00
Fullerton, City of	303 W. Commonwealth Fullerton, CA 92832	Traffic Signal Maintenance	Dave Langstaff	(714) 738-6858	davel@ci.fullerton.ca.us	Apr-18	Ongoing	\$125,000.00
Garden Grove, City of	PO Box 3070 Garden Grove, CA 92840	On-Call Traffic Signal Maintenance	Jose Vasquez	(714) 719-0278	josev@ci.garden-grove.ca.us	Feb-12	Ongoing	\$300,000.00
Gardena, City of	1700 West 162nd Street Gardena, CA 90247	On-Call Traffic Signal Maintenance	Jon Felix	(310) 217-9642	jfelix@ci.gardena.ca.us	Sep-98	Ongoing	\$5,000.00
Golden Rain Foundation	PO Box 3519 Seal Beach, CA 90740	Traffic Signal Maintenance	Mark Weaver	(562) 431-6586	markw@hwb.com	Dec-91	Ongoing	\$5,000.00
Hermosa Beach, City of	1315 Valley Drive Hermosa Beach, CA 90254	On-Call Traffic Signal Maintenance	Ellis Freeman	(310) 318-0259	efreeman@hermosabch.org	Sep-98	Ongoing	\$1,000.00
Hesperia, City of	15776 Main Street Hesperia, CA 92345	On-Call Traffic Signal Maintenance	Scott Smith	(760) 947-1814	ssmith@cityofhesperia.us	Jul-03	Ongoing	\$15,000.00
Highland, City of	27215 Base Line Highland, CA 92346	Traffic Signal Maintenance	Carlos Zamano	(909) 864-8732 Ext 254	czamano@cityofhighland.org	Jul-02	Ongoing	\$5,000.00
Huntington Beach, City of	2000 Main St Huntington Beach, CA 92648	Streetlight Maintenance	Bob Stachelski	(714) 536-5523	bstachelski@surfcity-hb.org	Jul-17	Ongoing	\$2,250,000.00
Indio, City of	93-101 Avenue 45 Indio, CA 92201	On-Call Traffic Signal Maintenance	Ricardo Mercado	(760) 625-1817	rmercado@indio.org	Jul-06	Ongoing	\$25,000.00
Irvine, City of	6427 Oak Canyon #3 Irvine, CA 92618	Traffic Signal Maintenance	Toan Nguyen Dave Flanagan	(949) 724-6000 (949) 724-7684	tnghuyen@ci.irvine.ca.us dflanagan@ci.irvine.ca.us	Sep-98	Ongoing	\$850,826.00

Client/Agency	Customer Address	Type of Work	Agency Contact Person	Telephone Number	Email Address	Customer Since	Contract Status	Contract Amount
La Habra, City of	201 West La Habra Blvd La Habra, CA 90633	Traffic Signal Maintenance	Michael Plotnik	(562) 393-4162	mplotnik@lahabra.gov	Jul-10	Ongoing	\$93,000.00
La Puente, City of	15900 E. Main Street La Puente, CA 91744	Traffic Signal Maintenance	Ricardo Carrillo	(626) 855-1500	rcarrillo@lapuente.org	Jan-09	Ongoing	\$55,000.00
La Quinta, City of	76-495 Calle Tampico La Quinta, CA 92253	On-Call Traffic Signal Maintenance	Kris Gusterson	(760) 777-7051	kgusterson@la-quinta.org	Sep-08	Ongoing	\$1,000.00
Laguna Beach, City of	505 Forest Ave Laguna Beach, CA 92651	SL Maintenance	Wade Brown	(949) 497-0360	wbrown@lagunabeachcity.net	Feb-18	Ongoing	\$40,000.00
Laguna Niguel, City of	30111 Crown Valley Pkwy Laguna Niguel, CA 92677	Traffic Signal Maintenance	Edgar Abrencia	(949) 362-4338	Eabrencia@cityoflagunaniguel.org	Nov-16	Ongoing	\$165,000.00
Lomita, City of	24300 Narbonne Lomita, CA 90717	Traffic Signal & Streetlight Maintenance	Virginia Lortz	(310) 325-9830	vlortz@lomitacity.com	Feb-03	Ongoing	\$5,000.00
Malibu, City of	23815 Stuart Ranch Road Malibu, CA 90265	Traffic Signal Maintenance	Travis Hart	(310) 456-2489 Ext 341	thart@malibuca.gov	May-98	Ongoing	\$7,920.00
Maywood, City of	4319 East Slauson Avenue Maywood, CA 90270	Traffic Signal Maintenance	Art Ramirez	(310) 562-5723	art.ramirez@cityofmaywood.org	Aug-79	Ongoing	\$20,000.00
Monrovia, City of	600 South Mountain Avenue Monrovia, CA 91016	Traffic Signal Maintenance	Sean Sullivan	(626) 932-5522	ssullivan@ci.monrovia.ca.us	Jul-87	Ongoing	\$20,000.00
Montebello, City of	1600 West Beverly Blvd Montebello, CA 90640	Traffic Signal Maintenance	Sam Kouri	(323) 887-1462	Skouri@cityofmontebello.com	Sep-99	Ongoing	\$150,000.00
Moorpark, City of	799 Moorpark Ave. Moorpark, CA 93021	Traffic Signal Maintenance	Ashraf Rostom	(805) 208-5669	Arostom@MoorparkCA.gov	Jul-87	Ongoing	\$20,000.00
Newport Beach, City of	3300 Newport Blvd. Newport Beach, CA 92661	Traffic Signal Maintenance	Bryan Loo	(949) 644-3324	bloo@newportbeachca.gov	Oct-04	Ongoing	\$280,000.00
Newport Beach, City of	PO Box 1768 Newport Beach, CA 92660-1267	Streetlight Maintenance	Jim Auger Dave Ichikawa	(949) 644-3324 (949) 718-3431	jauger@newportbeachca.gov dichikawa@newportbeachca.gov	Aug-17	Ongoing	\$280,000.00
Norco, City of	1281 Fifth Street Norco, CA 92860	Traffic Signal Maintenance	Chad Blais	(951) 270-5678	cblais@ci.norco.ca.us	Dec-06	Ongoing	\$25,000.00
Ontario, City of	303 E. B Street Ontario, CA 91764	Traffic Signal Maintenance	Johnson Hua	(909) 395-2131	jhua@ontarioca.gov	Jul-06	Ongoing	\$497,124.50
Ontario, City of	303 E. B Street Ontario, CA 91764	Streetlight Maintenance	Patrick Malloy	(909) 395-2612	pmalloy@ontarioca.gov	Oct-04	Ongoing	\$568,485.00
Orange, City of	637 W. Struck Orange, CA 92667	On Call TS Maintenance	Jimmy Rocha	(714) 981-9567	jrocha@cityoforange.org	Apr-11	Ongoing	\$40,000.00
Orange County Transportation Authority	550 South Main Street Orange, CA 92663	Call Box Maintenance	Patrick Sampson	(714) 560-5425	psampson@octa.net	Jul-09	Ongoing	\$300,000.00
Palm Desert, City of	73510 Fred Waring Drive Palm Desert, CA 92260	Traffic Signal Maintenance	Robert Becerra	(760) 346-0611	rbecerra@cityofpalmdesert.org	Feb-06	Ongoing	\$100,000.00
Port Hueneme, City of	746 Industrial Ave. Port Hueneme, CA 93041	Traffic Signal Maintenance	Terri Padilla	(805) 986-6577	tpadilla@cityofporthueneme.org	Jul-96	Ongoing	\$25,000.00
Poway, City of	14467 Lake Poway Road Poway, CA 92064	Park Lighting (Item 15) Street Lighting (Item 10) Traffic Signals (Item 5)	Diane Mann Donna Valentin Mike Bernd	(858) 658-4717 (858) 658-4704 (858) 658-4738	dmann@poway.org dvalentin@poway.org mbernd@poway.org	Jul-13	Ongoing	\$300,000.00
Rancho Cucamonga, City of	10500 Civic Center, Dr. Rancho Cucamonga, CA 91729	Traffic Signal Maintenance	Pat Gallagher	(909) 477-2740 Ext 4109	pat.gallagher@cityofrc.us	Oct-04	Ongoing	\$828,050.00
Rancho Mirage, City of	69-825 Highway 111 Rancho Mirage, CA 92270	Traffic Signal Maintenance	Justin Ruberg	(760) 343-0561 Ext 532	justin@ci.rancho Mirage ca.gov	May-04	Ongoing	\$10,000.00
Rancho Santa Margarita, City of	22112 El Paseo Rancho Santa Margarita, CA 92688	Traffic Signal Maintenance	Terry Gregory	(949) 635-1800 Ext 5102	tgregory@cityofrsm.org	Aug-16	Ongoing	\$161,139.00
Rialto, City of	335 W. Rialto Ave Rialto, CA 92376	LED Streetlight Conversion	Azzam Jabshah	(909) 820-2525 Ext 2082	ajabshah@rialtoca.gov	May-17	Ongoing	\$1,420,230.54
Rolling Hills Estates, City of	4045 Palos Verdes Drive N. Rolling Hills, CA 90274	Traffic Signal Maintenance	Greg Grammer	(310) 377-1577	gregg@ci.rolling-hills-estates.ca.us	Feb-99	Ongoing	\$50,000.00
San Bernardino Waste	222 West Hospitality San Bernardino, CA 92415	Traffic Signal Maintenance	Steven Thom	(909) 386-9097	steve.thom@dpw.sbcounty.gov	Nov-08	Ongoing	\$15,000.00
San Diego, County of	5560 Overland Ave Suite 270 San Diego, CA 92123	Traffic Signal Maintenance	Kristen Moeachron	(858) 505-6367	kristin.moeachron@sdcounty.ca.gov	Jul-18	Ongoing	\$405,000.00
San Fernando, City of	117 Macneil Street San Fernando, CA 91340	On-Call Traffic Signal Maintenance	Michael Walker	(818) 898-1297	Mwalker@sfcity.org	Oct-04	Ongoing	\$55,000.00
San Marino, City of	2200 Huntington Drive San Marino, CA 91108	Traffic Signal Maintenance	Dean Werner	(626) 960-1889	Dwerner@SanMarinoCA.gov	Jan-93	Ongoing	\$25,000.00
Santa Paula, City of	970 Ventura St. Santa Paula, CA 93060	Traffic Signal Maintenance	John Iasin	(805) 933-4212 Ext 307	jiasin@spcity.org	Jun-06	Ongoing	\$100,000.00
Seal Beach, City of	211 Eighth Street Seal Beach, CA 90740	Traffic Signal Maintenance	David Spitz	(562) 431-2527 Ext 1331	dspitz@sealbeachca.gov	Oct-04	Ongoing	\$49,761.00
Shafter, City of	336 Pacific Avenue Shafter, CA 93263	Traffic Signal Maintenance	Michael James	(661) 746-5002 Ext 118	mjames@shafter.com	Mar-92	Ongoing	\$2,500.00
Simi Valley, City of	2929 Tapo Canyon Road Simi Valley, CA 93063	Traffic Signal Maintenance	Dave Medina	(805) 585-6700	dmedina@simivalley.org	Aug-03	Ongoing	\$200,000.00
Solana Beach, City of	635 South Highway 101 Solana Beach, CA 92075	Traffic Signal Maintenance	Steve Kerr	(858) 720-2400	skerr@cosb.org	Jul-11	Ongoing	\$24,700.00
Solana Beach, City of	635 South Highway 101 Solana Beach, CA 92075	Streetlight Maintenance	Vanessa Rivera	(858) 720-2470	vrivera@cosb.org	Jul-11	Ongoing	\$29,700.00
South El Monte, City of	1415 Santa Anita Ave South El Monte, CA 91733	Traffic Signal Maintenance	Patrick Lang	(626) 579-6540	plang@cityofmontebello.com	Aug-95	Ongoing	\$50,000.00
South Pasadena, City of	825 Mission Street South Pasadena, CA 91030	Traffic Signal Maintenance	Francois Beard	(626) 403-7370	fbeard@southpasadenaca.gov	Mar-87	Ongoing	\$49,000.00
Southern California Edison	5000 Pacific Coast Highway San Clemente, CA 92672	Traffic Signal Maintenance	Ruth Nevez	(949) 368-6131	ruth.nevez@sce.com	Jan-03	Ongoing	\$2,500.00
Twentynine Palms, City of	P.O. Box 995 Twentynine Palms, CA 92277	Traffic Signal Maintenance	Noel Perdue	(760) 367-7623	nperdue@29palms.org	Jul-88	Ongoing	\$5,000.00
University of California, Irvine (UCI)	200 Public Services Building Irvine, CA 92697	Traffic Signal Maintenance	Daniel Herrera Kevin Tobin	(909) 824-8531 (949) 824-0967	dherrera4@uci.edu ktobin@uci.edu	Oct-04	Ongoing	\$50,000.00
University of California, Los Angeles (UCLA)	555 Westwood Plaza, Suite 185 Los Angeles, CA 90095	Traffic Signal & Count Station Maintenance	Piyali Chaudhuri	(310) 206-8564	pchaudhuri@ucla.edu	May-12	Ongoing	\$12,000.00

Client/Agency	Customer Address	Type of Work	Agency Contact Person	Telephone Number	Email Address	Customer Since	Contract Status	Contract Amount
Vernon, City of	4305 Santa Fe Avenue Vernon, CA 90058	Traffic Signal Maintenance	Vincent Rodriguez	(323) 583-8811 Ext. 220	VRodriguez@ci.vernon.ca.us	May-18	Ongoing	\$297,354.00
Villa Park, City of	1785 Santiago Blvd Villa Park, CA 92861	Traffic Signal Maintenance	M Akrim Hindiyyah	(714) 998-1500	ahindiyyah@villapark.org	Jan-87	Ongoing	\$5,000.00
Vista, City of	1165 E. Taylor Street Vista, CA 92084	Traffic Signal & Streetlight Maintenance	Saim Hasenin Mickey Romero	(760) 639-6177 (760) 639-6116	hhasenin@ci.vista.ca.us mromero@ci.vista.ca.us	Jul-11	Ongoing	\$54,166.10
West Covina, City of	1444 West Garvey Ave. West Covina, CA 91790	On-Call Traffic Signal Maintenance	Carlos Dominguez	(626) 939-8784	Cdominguez@westcovina.org	Sep-98	Ongoing	\$2,500.00
Wildomar, City of	23873 Clinton Keith Road Wildomar, CA 92595	Traffic Signal Maintenance	Les Chapman	(951) 677-7751 Ext. 205	lchapman@cityofwildomar.org	Jul-09	Ongoing	\$25,000.00
Wolf Creek Federal Services, Inc.	9466 Black Mountain Road, Suite #2 San Diego, CA 92126	Traffic Signal Maintenance	Michael Eggen	(858) 578-0276	michael.eggen@chuglachgov.com	Oct-16	Ongoing	\$37,874.16
Yucca Valley, Town of	58928 Busines Center Dr. Yucca Valley, CA 92284	Traffic Signal Maintenance	Janet Yochmowitz	(760) 369-6579 ext. 308	jyochmowitz@yucca-valley.org	Aug-13	Ongoing	\$10,000.00

Primary Facilities and Staff Supporting the City of Maywood:

If selected, all contract management, coordination and field technicians will be based out of this office:

Siemens ITS' Anaheim Office

Office, Contract Administration, and Warehouse

1026 E. Lacy Ave.

Anaheim, CA 92805

Phone (714) 456-9902

Fax (714) 456-9905



Our Anaheim location is located 29 miles from the Maywood City Hall (near Disneyland) and will be the base of operations for all things administrative to your city. The warehouse at this location stocks over \$500,000.00 in inventory including new controllers, cabinets, signals, luminaries, and most necessary ancillary devices. Though most of our staff keeps plenty of equipment on their trucks, if the need arises, this location can be easily accessed around the clock 365 days a year as a source of additional inventory that is readily available. Our Riverside location is located near the 91/215 freeway interchange, which has another \$600,000.00 in readily available inventory as an additional resource.

Other Local Siemens ITS Facilities:

Siemens ITS' Riverside, CA Office

Office, Warehouse, & Testing Facility

2250 Business Way

Riverside, CA 92501

Phone (951) 784-6600

Fax (951) 784-6700

Siemens ITS' San Diego, CA Office

Office & Warehouse

1820 John Towers Ave., Suite A

El Cajon, CA 92020

Phone (619) 562-1104

Fax (619) 562-1125

Key Contact

During the evaluation, if the City should have any inquiries regarding this proposal please, feel free to contact:

Michael J. Hutchens

Operations Manager, West

2250 Business Way

Riverside, CA 92501

Phone (951) 784-6600

Fax (951) 784-6700

Email: michael.hutchens@siemens.com

4. Approach to Scope of Services

Our Understanding

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

We understand that the general scope of the work to be done consists of providing on-call traffic signal repair services of malfunctioning or damaged traffic signal system equipment. Siemens will have available and readily accessible qualified personnel, all required tools, equipment, apparatus, facilities, and material and will perform all work necessary to maintain in good workmanlike manner, all City owned traffic signals, as outlined in the Scope of Work and in compliance with current City and State Standards.

Siemens will provide a 24-hour, 7 days a week call service for knockdowns and other traffic signal system related emergencies. All Siemens technicians are supplied with proper field equipment at all times so he/she may sufficiently address any problem with a traffic signal as well as have continuous communication access through cellular phone.

Siemens will keep a sufficient stock of common replacement components of a typical traffic signal system. The replacement component types, quantities and storage location will be adequate to meet the Emergency and Non-emergency service response time requirements.

Our Approach

Emergency response call outs and unscheduled/non-emergency repairs are initiated by calling our toll free emergency phone number **1-800-229-6090** (this will be a live dispatcher 24 hours a day, 7 days a week), report the traffic signal location, the problem, and leave your call back information. Our dispatcher will create a work order in our visual planning board. Once the work order is released by our dispatcher it will immediately transfer to our technicians queue on their android device. As part of our quality control practice, our dispatcher will follow up with a phone call to our technician to confirm that he/she is in receipt of the call out/work order. The technician will arrive at the site within the contracted response time to assess and correct the reported problem. Once the problem is corrected, the technician will inform the Customer of the repair actions.

Throughout the term of this agreement, Siemens will provide and maintain emergency service response on a twenty-four (24) hour, three-hundred and sixty-five (365) day basis, including all holidays. All personnel for Siemens that may be dispatched will have continuous communication access through cellular phone. **The response time for emergency calls will not exceed two (2) hours.** In cases of major malfunction or damage, Siemens will contact the Public Works Department to receive further direction.



Siemens will be responsible for responding to emergency calls from persons designated by the City. Unless otherwise identified in this Scope of Work or the Agreement, responsive calls will be paid on a time and materials basis.

All non-emergency calls will be responded to as mutually agreed upon between the City and Siemens.

Upon completion of responsive service requests (both Emergency and Non-Emergency), Siemens will notify the Public Works Department that the work has been completed. Notification will be within twenty-four (24) hours of said completion to both the City personnel initiating the emergency call-out and the City's contract manager.

Upgrades and Installations

Although the City retains the right to perform any work on its' traffic signal system by use of City forces, by negotiated contract with a separate contractor of the City's choosing, or by advertising such work for public bid, Siemens is able and definitely willing to provide these construction services for new installations of traffic signal poles and modifications and/or upgrades to existing traffic signals. This work can be performed within an appropriate timeframe established by the City and for a mutually agreed upon price.

Communication and Teamwork

At Siemens, we are your partner. Our project management team as well as our field personnel will be constantly communicating with the City representatives and we will follow all communication/notification requirements as set forth and agreed upon. Routine monthly meetings will be key to ensure that everyone is on the same page, not only for traffic signal status but to make sure that we are on track with the City's budget and that we are serving the citizens of the City of Maywood to the highest level possible.

Siemens employees working for the City will be equipped with any necessary communication devices in order to keep our City liaison(s) informed at all times. Currently, all of our staff is outfitted with an Android device that will enable them to send, and receive real-time information as well as text, email and phone capabilities.

Vehicles, Equipment & Resources

Siemens will have available and readily accessible all required tools, equipment, apparatus, facilities, skilled labor services and materials to perform all work necessary to maintain the traffic signals and equipment in a workmanlike manner. All bucket trucks are equipped with spare parts sufficient to return a defective traffic signal to operation following all ordinary and most extraordinary trouble calls. Our technicians will have on-hand, any necessary equipment to maintain operable traffic signals within the City of Maywood.

Our warehouse and field technicians that will support the City of Maywood will be permanently stationed in our Anaheim facility, which is located 29 miles from Maywood's City Hall.



Siemens owns and operates approximately 100 service vehicles of various types and sizes in the State of California. The bulk of which are located in Southern California. All technicians are assigned vehicles which are taken home daily in order to ensure rapid response in case of emergency. To help ensure safety, Siemens uses hydraulic bucket trucks with aerial lifts which are OSHA approved, inspected and certified as required by law. All drivers are trained through the Sentry Program for Insulated Devices. In addition to bucket trucks, Siemens also owns many construction vehicles, towable arrow boards, towable air compressors, towable changeable message signs, Bobcat with auger & backhoe attachments, all required hand tools, and many other items for maintenance and construction. The list below shows our Southern California fleet and its respective proximity to the City of Maywood.

Siemens Vehicles and Equipment

Area	Employee Name	Vehicle No.	Year	Make	Description
Technical Support	Minh Tran	V3061	2011	Ford	Pickup
	Matthew Hulin	V061	2014	Ram	Pickup
	Kevin Davon	V079	2017	Ford	45' Insulated Bucket Truck
Orange County	Francisco Alvarado	V078	2017	Ford	45' Insulated Bucket Truck
	Niam Yanie	57-41570586	2017	Ford	45' Insulated Bucket Truck
	Rodrigo Gonzalez	V050	2013	Ford	Econoline Van
	Benjamin Phillips	77-36287313	2017	Ford	42' Insulated Bucket Truck
	William Eichmann	V074	2017	Ford	45' Insulated Bucket Truck
	David Blas	57-16707258	2011	Dodge	40' Non-Insulated Bucket Truck
	Alberto Ramirez	V082	2017	Ford	45' Insulated Bucket Truck
San Bernardino/ Riverside County	Christopher Franco	V083	2017	Ford	45' Insulated Bucket Truck
	Jorge Luviano	V081	2017	Ford	45' Insulated Bucket Truck
	Healie Ramos	47-22406942	2012	Ford	42' Insulated Bucket Truck
	Samson Monte	V084	2017	Ford	45' Insulated Bucket Truck
	Timothy Walker	V075	2017	Ford	45' Insulated Bucket Truck
	Brandon Meidl	57-16707256	2011	Dodge	40' Non-Insulated Bucket Truck
	Gabriel Knutson	V085	2017	Ford	45' Insulated Bucket Truck
Los Angeles County	Ben Lokken	47-19322329	2011	Ford	40' Non-Insulated Bucket Truck
	Gerardo Angulano	V076	2017	Ford	45' Insulated Bucket Truck
	Emigdio Cervantes	57-20910276	2017	Ford	40' Non-Insulated Bucket Truck
	Linda McNeill	57-20910286	2012	Ford	42' Insulated Bucket Truck
	Michael Ortega	V077	2017	Ford	45' Insulated Bucket Truck
	Dennis Kyle	57-16711733	2011	Dodge	40' Non-Insulated Bucket Truck
	Yolanda Bajarano	V197PK	2009	Ford	Econoline Van
Utility/ Construction	Christopher Slocum	V019	2017	Ford	45' Insulated Bucket Truck
	Colin Landis	V069	2017	Ford	45' Insulated Bucket Truck
	Son Le	57-20910290	2017	Ford	42' Insulated Bucket Truck
	Nathaniel Baker	57-27077547	2013	Ram	42' Insulated Bucket Truck
	Jeff Willis	57-41570570	2016	Ford	42' Insulated Bucket Truck
	Timothy Kosman	V070	2017	Ford	45' Insulated Bucket Truck
	David Molino	V037	2012	Ford	Utility/Construction Service Truck
	Pedro Yanez	V3060	2011	Ford	Utility/Construction Service Truck
	Cecil Terry Jr.	V034	2012	Ford	Utility/Construction Service Truck
	Craig Yanes	V015	2011	Ford	Utility/Construction Service Truck
	Hugo Munoz	V026	2012	Ford	Utility/Construction Service Truck
	Chad Newton	V036	2012	Ford	Utility/Construction Service Truck
	Johnathon Burgess	V0022	2009	Chev	Utility/ Constr. Truck
	Jose Robles Herrera	57-39702400	2016	Ram	45' Insulated Bucket Truck
	Olsen Garcia	V031	2012	Ford	Utility/Construction Service Truck
	Casey Garcia	V251S2	2012	Chev	Service Truck
	Mark Medina	V3064	2011	Ford	Pickup
	Michael De La Riva	V3052	2009	Ford	40' Non-Insulated Bucket Truck

Additional/Pooled Vehicles

Vehicle No.	Year	Make	Type	License
V093	2016	Ford	4 Yard Dump Truck	CA 37946C2
V052	2014	Freightliner	Crane Truck	CA 41167M1
V3063	2011	Ford	Pickup Truck	CA 89537C1
V3064	2011	Ford	Pickup Truck	CA 44932L1
V023	2005	Ford	3 Yard Dump Truck	CA 7R94547
V3033	2002	GMC	7 Yard Dump Truck	CA 7A52545
57-20910295	2012	Ford	42' Non Insulated Bucket Truck	CA NRF1-0915
47-11832323	2008	Ford	Utility/Construction Service Truck	IN 1093034

Available Construction Equipment

Equip. No.	Year	Type	License
AB588	2014	Arrow Board (Towable)	CA NRF1-0915
CC51	2011	GP Concrete Saw (Circle Saw)	N/A
TR311	2004	MLBLT Trailer	CA 4KE1864
AB584	2014	Changeable Message Sign (Towable)	TBD
AB587	2014	Changeable Message Sign (Towable)	TBD
HM341	2000	Crafco Hot Melt Machine	TBD
AC313	1999	Ingersoll Rand DP Air Compressor	CA 56618073
AB321	1999	Allmand 25 Lamp SP Arrowboard (Towable)	TBD
TR511	1980	Cable Trailer	CA 2FE4803
M311	2009	Cimline Loop Sealing Hot Melt Machine	CA 5E560124
VAC311	2009	Ditch Witch 800gal Vacuum (Towable)	CA 4LEB242
AC312	2008	Airman DP Air Compressor (Towable)	TBD
TR315	2007	Zieman 1170 Tilt Deck Trailer	CA 4JE2941
AC060131	2007	Sullair Air Compressor (Towable)	CA 5E600037
TR312	2007	Individual Conductor (Wire) Trailer	CA 4FU2188
AC290018	2007	Sullair Air Compressor (Towable)	CA 5E600038
AC321	2006	Sullair Air Compressor (Towable)	CA 5E600034
AB312	2006	Allmand 25 Lamp SP Arrowboard (Towable)	CA 5E613989
AC341	2005	Ingersoll Rand DP Air Compressor	CA 5E600022



Reporting and Record Keeping

Invoices

Siemens will provide invoices on a monthly basis. Invoices will be submitted each month and will include a summary of all response costs. All costs will be broken down into each category of labor, material and equipment used.

Detailed Billing/ Activity Reports

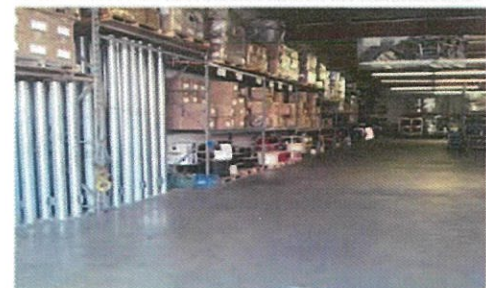
In addition to our Customer Portal, the City will receive a detailed billing report on or before the 15th day for the prior month. Each work order will include the description, response, caller information, and the labor, equipment and materials billed for each location.

Traffic Signal Maintenance for CITY OF NEWPORT BEACH Work Order Completion Period:				
CITY OF NEWPORT BEACH - 4144 Birch St				
Date Completed: Fri, JAN/16/2015 10:30		Work Order #: 5002422785 Debit Memo Req.		
Description: 5 STL'S B/O. NO PWR FASHION ISLAND * CALLER: JIM Response: TROUBLESHOOT STREET LIGHTS. FOUND BURIED PULL BOX AND BLOWN FUSES, RE SPICE CONDUCTORS.				
Item:	Qty and Unit Cost		Extra Charges	Routine Maint.
ELECTRICIAN (RT)	8.000 H @ 0.00 per H		\$ 0.00	\$0.00
BUCKET TRUCK	8.000 H @ 0.00 per H		\$ 0.00	\$0.00
Visit Total			\$ 0.00	\$0.00
Date Completed: Wed, JAN/21/2015 19:30		Work Order #: 5002425505 Debit Memo Req.		
Description: SL ON BIRCH HAVE NO POWER * CALLER: BRENT Response: MEET UP WITH CITY'S EMPLOYEE (BRENT) AT BIRCH/DOVE. T/S ON A STRING OF STL'S ARE B/O ON W/S AND FOUND WIRES DAMAGED INSIDE P/B ON N/S OF DOVE WEST OF BIRCH. REMOVED DIRTS INSIDE P/B AND RESPICED WIRES AND NOW STL'S ARE WORKING OK.				
Item:	Qty and Unit Cost		Extra Charges	Routine Maint.
ELECTRICIAN (OT)	2.500 H @ 0.00 per H		\$0.00	\$0.00
BUCKET TRUCK	2.500 H @ 0.00 per H		\$0.00	\$0.00
Visit Total			\$0.00	\$0.00
Total			\$0.00	\$0.00
			Extra Charges	Routine Maint. Total
Report Total			\$ 0.00	\$ 0.00 \$ 0.00
		Locations Serviced		
Total		1		

Material Inventory

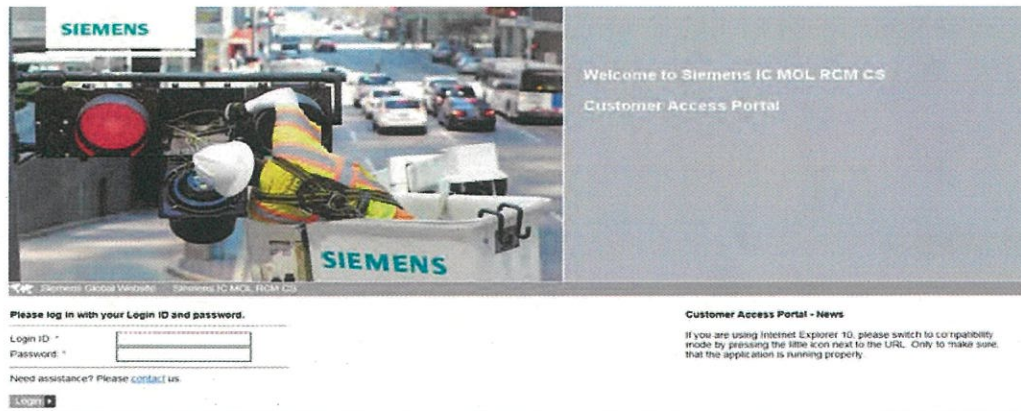
Siemens maintains an extensive inventory of traffic signal and streetlight equipment including controllers, cabinets, load switches, signal heads, poles, LED indications, luminaries (HPS, MH, MV LPS and LED), service enclosures, controller cabinets and other miscellaneous parts. This extensive inventory combined with our vast experience and testing facilities enable Siemens to repair or replace damaged equipment expeditiously and professionally.

Siemens employees will be equipped with all spare parts necessary to place a traffic signal system back in operation for all trouble calls. Siemens will notify the City if any equipment was removed and replaced with approved spare equipment. Inventory levels will be maintained and periodically checked to ensure we have a sufficient supply of inventory to keep the city's traffic signal system fully functioning.



Customer Portal (Traffic Signal / Street Light Service Management System)

Another form of communication is our web-based management system where our technicians transmit all service information in real time. This is included with all of our Maintenance offerings at no additional charge.



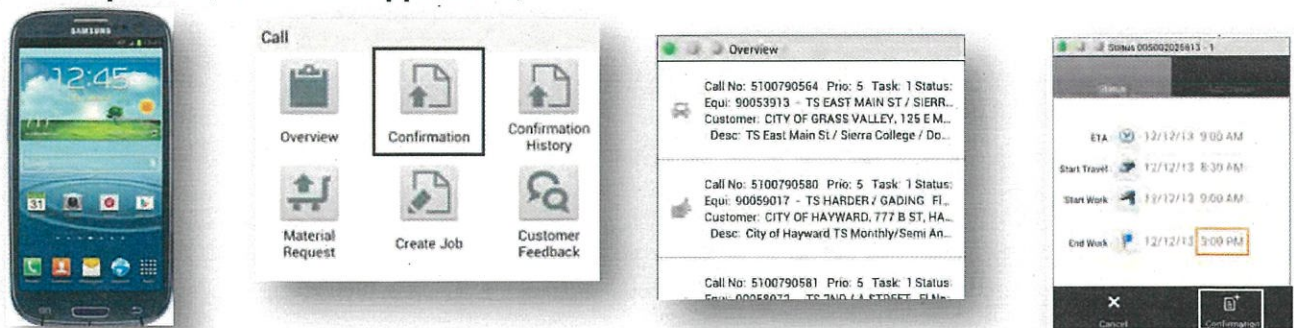
The Siemens Customer Service Portal allows customers to:

- Asset map, incl. Google Street View application
- Real-time status of service request calls
- History per functional location
- Overall historical maintenance and repair data
- Real-time equipment inventories, maps, event reporting, photos, etc.

Siemens recognizes that speed, efficiency, and comprehensive service are the keys to customer satisfaction in our industry. With this in mind, we are constantly seeking innovative ways to improve our service delivery. We have developed an in-house suite of applications that represent what we believe to be the forefront of customer account management and maintenance tracking in our industry.

Siemens utilizes a proprietary management system that we refer to as *mCompanion*. This software is used to dispatch work orders and to track the progress of all work. Our technicians are now transmitting service response items (preventative maintenance, emergency calls, scheduled extraordinary repairs, etc.) in real-time back to our traffic signal/street light maintenance and management system using a handheld device. This allows our customers to view all work orders in real time through our Customer Portal. This software also allows us to monitor many key performance items such as time arrived onsite, time of completion, materials used, and vehicle/equipment used. This information is then pulled into our internal processing system which features a secure web portal that the City can access in order to obtain progress on technician work for call outs and maintenance activities as well as a list of assets, asset map, real-time status of scheduled maintenance and service request calls, history per functional location, real-time equipment inventories, maps and event reporting as well as digital photographs of equipment. Detailed training of our management system is available anytime.

M-Companion (Technician Application)



Scope of Work:

1. SERVICES TO BE PROVIDED. The City desires to retain Siemens to provide full services for maintenance and repair of the City's **21** traffic signal intersections on a routine basis. Service for signs and streetlights to be provided on an as-needed basis. Services are to include:

- A. Monthly inspection and testing of controller, actuation system (traffic loops or other traffic sensing system), indicator lamps (standard and Light Emitting Diode), reflectors, pedestrian signals, and pushbuttons. Siemens will test all components through at least three cycles during each monthly testing period. At least one inspection cycle per 90-day period will be done at night and will include illuminated street name signs, street and safety lighting.
- B. Monthly inspection, cleaning and adjustment of control unit and cabinet, including removal of accumulated dirt and debris, inspection and cleaning of seals and drains, and removal of any graffiti, stickers or other non-official markings on the exterior of the controller cabinet. Exterior of cabinet will be repainted in original colors, if appropriate, to remove markings.
- C. Quarterly cleaning and inspection of all indicator lamps, cleaning of hoods, targets, lenses and reflectors as needed, and verification of focus and aim of individual indicators and signal head assembly. Siemens will thoroughly clean, inspect and polish each lamp and reflector at each intersection a minimum of once per calendar year and replacement of failed lamps. Siemens will document date and time of annual cleaning and polishing.
- D. Replacement of any failed lamp as identified during inspection or within one business day of notification if two or more lamps remain operating in the direction of travel: if less than two lamps are operating, Siemens will respond within 24-hours of notification.
- E. Repair or replacement of any failed critical system component as identified during inspection or within 2-hours of notification of Siemens by City.
- F. Maintain a record of all inspections on a report to be kept in each controller cabinet in a format acceptable to the City Engineer.
- G. Provide a monthly report to the city of all inspections including corrective actions taken at each traffic signal.

2. FREQUENCY AND QUANTITY OF SERVICE. The City currently has 21 traffic signals located at various intersections throughout the City. City desires to have each signal placed on an inspection schedule to ensure that each signal is inspected monthly.

COST PROPOSAL SCHEDULE

1. Monthly inspection and testing of controller, actuation system (traffic loops or other traffic sensing system), indicator lamps (standard and Light Emitting Diode), reflectors, pedestrian signals, and pushbuttons. Contractor shall test all components through at least three cycles during each monthly testing period. At least one inspection cycle per 90-day period shall be done at night and shall include illuminated street name signs, street and safety lighting.

ANNUAL COST PER INTERSECTION: \$ **636.00**

ANNUAL COST FOR **21** INTERSECTIONS: \$ **13,356.00**

PER ADDENDUM #1:

ANNUAL COST FOR QUARTERLY NIGHT

INSPECTION OF 550 STREETLIGHTS: \$ **1,592.00**

2. Monthly inspection, cleaning and adjustment of control unit and cabinet, including removal of accumulated dirt and debris, inspection and cleaning of seals and drains, and removal of any graffiti, stickers or other non-official markings on the exterior of the controller cabinet. Exterior of cabinet shall be repainted in original colors, if appropriate, to remove markings.

ANNUAL COST PER INTERSECTION: \$ **291.00**

3. Quarterly cleaning and inspection of all indicator lamps, camera/photo sensors, cleaning of hoods, targets, lenses and reflectors as needed, and verification of focus and aim of individual indicators and signal head assembly. Contractor shall thoroughly clean, inspect and polish each lamp and reflector at each intersection a minimum of once per calendar year and replacement of failed lamps. Contractor shall document date and time of annual cleaning and polishing.

ANNUAL COST PER INTERSECTION: \$ **533.00**

4. Replacement of any failed indicator lamp as identified during inspection or within one business day of notification if two or more indicator lamps remain operating in the direction of travel: if less than two indicator lamps are operating, Contractor shall respond within 24 - hours of notification.

COST PER LAMP REPLACEMENT INCLUDING
MATERIALS AND SUPPLIES PERFORMED
DURING MONTHLY OR QUARTERLY INSPECTION: \$ **73.00**

COST PER LAMP REPLACEMENT,
EMERGENCY RESPONSE: \$ **73.00**

5. Repair or replacement of any failed critical system component as identified during inspection or within 2-hours of notification of Contractor by City. Minimum 1-hour to be charged upon arrival at intersection. Materials and components shall be priced on actual cost plus applicable sales taxes and delivery charges. Contractor shall be allowed a 10% mark-up on the total cost of component. Contractor shall submit copies of receipts for all materials and components with invoice.

FULLY BURDENED LABOR RATE PER
HOUR NORMAL HOURS:

\$ 159.00* / hour.

FULLY BURDENED LABOR RATE PER
HOUR, EMERGENCY RESPONSE:

\$ 188.00* / hour.

6. Repairs or replacement of streetlights or components, illuminated street-name signs and other lighting replacement as identified by the City. Materials and components shall be priced on actual cost plus applicable sales taxes and delivery charges. Contractor shall be allowed a 10% mark-up on the total cost of component. Contractor shall submit copies of receipts for all materials and components with invoice. The City owns and maintains a total of 550 Verdeon C-Series model LED streetlights/luminaires.

FULLY BURDENED LABOR RATE PER HOUR:

\$ 159.00* /hour.

7. Underground Service Alert – USA PER USA
(Dig Alert Service)

\$ 265.00 /each

The 10% bid bond shall be provided for the amount indicated for Items 1, 2 and 3. The final selection of the contractor will include but not limited to the proposed prices per year, per units for optional items, bidders qualifications, experience, references, and other relevant items to ensure the lowest qualified and responsive bid is selected that is in the best interest of the City.

Bid Bond is enclosed within Proposal

*** - Hourly rates are higher due to including truck rates**

PERSONNEL PROVIDING SERVICES

List the position titles and responsibilities of personnel that will be providing services, emergency response services and after hour services to the City per this RFP.

PERSONNEL

Position	Hourly Straight Time / Hourly Overtime
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Title: <u>Foremen</u>	\$ <u>137.00</u> / \$ <u>166.00</u>
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Description: <u>Supervisor who oversees construction activities and is on-site</u>	
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Title: <u>Journeyman</u>	\$ <u>131.00</u> / \$ <u>157.00</u>
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Description: <u>Traffic Signal Electrician who also responds to call outs and responses</u>	
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Title: <u>Transportation Technician</u>	\$ <u>118.00</u> / \$ <u>138.00</u>
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Description: <u>Provides Maintenance Services (i.e. Preventative Maintenance, etc.)</u>	
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Title: <u>Groundman</u>	\$ <u>105.00</u> / \$ <u>145.00</u>
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Description: <u>Provides construction support (i.e. lens cleaning, assisting foreman, etc.)</u>	
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Title: _____	\$ _____ / \$ _____
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Description: _____	
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Title: _____	\$ _____ / \$ _____
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Description: _____	
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EMERGENCY RESPONSE AND AFTER HOUR SERVICES (5pm to 8am)**VEHICLES AND EQUIPMENT**

The vehicles and equipment listed hereon may not accurately reflect the rolling stock used by your firm. For those vehicle and equipment that are not used by your firm, cross out and mark as "N/A" to indicate that the vehicle or equipment is not available or necessary for the emergency response services requested in this RFP.

Personnel Vehicle	\$ <u>1.00</u> Per hour
Pickup Truck	\$ <u>20.00</u> Per hour
Service Truck	\$ <u>25.00</u> Per hour
Service/Ladder Truck	\$ <u>Not Safe</u> Per hour

Boom/Ladder Truck	\$ <u>28.00</u>	Per hour
Crane Truck	\$ <u>55.00</u>	Per hour
Altec/Tesla Truck	\$ <u>28.00</u>	Per hour
Concrete Saw	\$ <u>1.00</u>	Per hour
<u>Arrow Board</u>	\$ <u>1.00</u>	Per hour
_____	\$ _____	Per hour
_____	\$ _____	Per hour
_____	\$ _____	Per hour
_____	\$ _____	Per hour
_____	\$ _____	Per hour

*Any equipment not listed will be paid per current Caltrans equipment rates.

MATERIAL MARK-UP

Material mark-up will not exceed 10 % of supplier's invoice price (cost) that will be furnished to the City in any cost proposal for emergency response work.

***The PROPOSER shall provide prices for all of the items listed above. Failure to do so may be the grounds for rejection of the proposal. Additional line items additional services may be provided as needed.

CITY OF MAYWOOD SIGNAL/INTERSECTION LOCATIONS

No.	Cross-Street	And	Cross-Street
1	Atlantic Boulevard	And	55 th Street
2	Atlantic Boulevard	And	57 th Street
3	Atlantic Boulevard	And	58 th Street
4	Atlantic Boulevard	And	Slauson Avenue
5	Atlantic Boulevard	And	60 th Street
6	Atlantic Boulevard	And	61 st Street
7	Atlantic Boulevard	And	Randolph Street
8	Slauson Avenue	And	Downey Avenue
9	Slauson Avenue	And	Maywood Avenue
10	Slauson Avenue	And	Everett Avenue
11	Slauson Avenue	And	Loma Vista Avenue
12	Slauson Avenue	And	Carmelita Avenue
13	Slauson Avenue	And	Corona Avenue
14	Slauson Avenue	And	Gifford Avenue
15	Slauson Avenue	And	Fishburn Avenue
16	Slauson Avenue	And	Pine Avenue
17	Slauson Avenue	And	King Avenue
18	Slauson Avenue	And	Mayflower Avenue
19	Slauson Avenue	And	Heliotrope Avenue
20	Slauson Avenue	And	Woodlawn Avenue
21	Slauson Avenue	And	Alamo Avenue

Document A310TM – 2010

Conforms with The American Institute of Architects AIA Document 310

Bond Number: 79434-CHU-19-156

Bid Bond

CONTRACTOR:

(Name, legal status and address)

Siemens Mobility, Inc.
1026 E. Lacy Avenue
Anaheim, CA 92805

SURETY:

(Name, legal status and principal place of business)

Federal Insurance Company
202B Halls Mill Road
Whitehouse Station, NJ 08889-3454
State of Inc: Indiana

OWNER:

(Name, legal status and address)

City of Maywood
4319 E. Slauson Avenue
Maywood, CA 90270

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

BOND AMOUNT: Ten Percent of Amount Bid (10% of Amount Bid)

PROJECT:

(Name, location or address, and Project number, if any)

Traffic Signal, Sign and Streetlight Maintenance Services

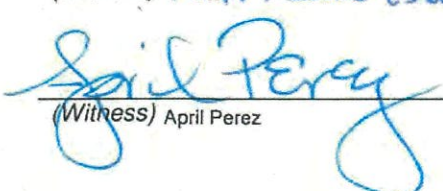
The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension exceeding sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted. Provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. If this Bond is furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 13th day of September, 2019


(Witness) Robert Mowbray (Site Manager)


(Witness) April Perez

Siemens Mobility, Inc.
(Principal)

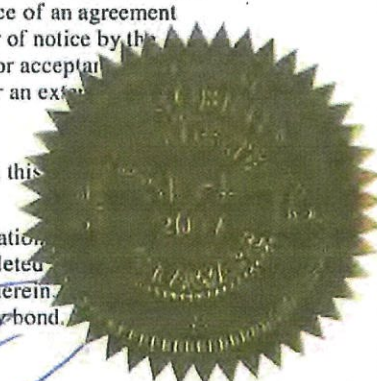
(Seal)

(Title) Michael J. Hutchins (Operating Manager)

Federal Insurance Company
(Surety)

(Seal)

(Title) Jessica Iannotta, Attorney-in-Fact



CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Riverside }

On September 6, 2019 before me, Melissa M. Torna, Notary Public
(Here insert name and title of the officer)

personally appeared Robert Paquette and Michael J. Hutchens,
who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

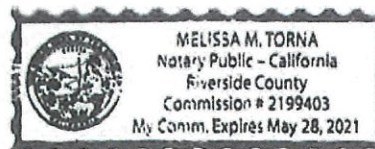
I certify under PENALTY OF PERJURY under the laws of the State of California that
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public Signature
My Commission Expires: 5/28/2021

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ✦ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ✦ Indicate title or type of attached document, number of pages and date.
 - ✦ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of NJ }

County of Morris }

On 9/13/2019 before me, Kristin S. Bender, Notary Public
(Here insert name and title of the officer)

personally appeared Jessica Iannotta
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

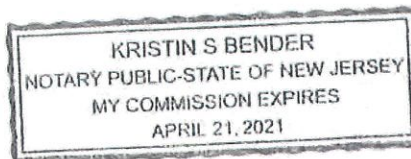
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Kristin S. Bender

Notary Public Signature
My Commission Expires: 4/21/2021

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages Document Date

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☒ Attorney-in-Fact
☐ Trustee(s)
☐ Other

INSTRUCTIONS FOR COMPLETING THIS FORM

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- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

Power of Attorney

Federal Insurance Company | Vigilant Insurance Company | Pacific Indemnity Company

Know All by These Presents, That **FEDERAL INSURANCE COMPANY**, an Indiana corporation, **VIGILANT INSURANCE COMPANY**, a New York corporation, and **PACIFIC INDEMNITY COMPANY**, a Wisconsin corporation, do each hereby constitute and appoint Annette Audinot, Kristin S. Bender, Jessica Iannotta, Kelly O'Malley and April D. Perez of Morristown, New Jersey; Megan Schlueter of Raleigh, North Carolina-----

each as their true and lawful Attorney-in-Fact to execute under such designation in their names and to affix their corporate seals to and deliver for and on their behalf as surety thereon or otherwise, bonds and undertakings and other writings obligatory in the nature thereof (other than bail bonds) given or executed in the course of business, and any instruments amending or altering the same, and consents to the modification or alteration of any instrument referred to in said bonds or obligations.

In Witness Whereof, said **FEDERAL INSURANCE COMPANY**, **VIGILANT INSURANCE COMPANY**, and **PACIFIC INDEMNITY COMPANY** have each executed and attested these presents and affixed their corporate seals on this 7th day of January, 2019.

Dawn M. Chloros

Dawn M. Chloros, Assistant Secretary

Stephen M. Haney

Stephen M. Haney, Vice President



STATE OF NEW JERSEY

County of Hunterdon

ss.

On this 7th day of January, 2019, before me, a Notary Public of New Jersey, personally came Dawn M. Chloros, to me known to be Assistant Secretary of **FEDERAL INSURANCE COMPANY**, **VIGILANT INSURANCE COMPANY**, and **PACIFIC INDEMNITY COMPANY**, the companies which executed the foregoing Power of Attorney, and the said Dawn M. Chloros, being by me duly sworn, did depose and say that she is Assistant Secretary of **FEDERAL INSURANCE COMPANY**, **VIGILANT INSURANCE COMPANY**, and **PACIFIC INDEMNITY COMPANY** and knows the corporate seals thereof, that the seals affixed to the foregoing Power of Attorney are such corporate seals and were thereto affixed by authority of said Companies; and that she signed said Power of Attorney as Assistant Secretary of said Companies by like authority; and that she is acquainted with Stephen M. Haney, and knows him to be Vice President of said Companies; and that the signature of Stephen M. Haney, subscribed to said Power of Attorney is in the genuine handwriting of Stephen M. Haney, and was thereto subscribed by authority of said Companies and in deponent's presence.

Notarial Seal



KATHERINE J. ADELAAR
NOTARY PUBLIC OF NEW JERSEY
No. 2016885
Commission Expires July 16, 2019

Katherine J. Adelaar

Notary Public

CERTIFICATION

Resolutions adopted by the Boards of Directors of **FEDERAL INSURANCE COMPANY**, **VIGILANT INSURANCE COMPANY**, and **PACIFIC INDEMNITY COMPANY** on August 30, 2016:

"RESOLVED, that the following authorizations relate to the execution, for and on behalf of the Company, of bonds, undertakings, recognizances, contracts and other written commitments of the Company entered into in the ordinary course of business (each a "Written Commitment"):

- (1) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise.
- (2) Each duly appointed attorney-in-fact of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise, to the extent that such action is authorized by the grant of powers provided for in such person's written appointment as such attorney-in-fact.
- (3) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to appoint in writing any person the attorney-in-fact of the Company with full power and authority to execute, for and on behalf of the Company, under the seal of the Company or otherwise, such Written Commitments of the Company as may be specified in such written appointment, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.
- (4) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to delegate in writing to any other officer of the Company the authority to execute, for and on behalf of the Company, under the Company's seal or otherwise, such Written Commitments of the Company as are specified in such written delegation, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.
- (5) The signature of any officer or other person executing any Written Commitment or appointment or delegation pursuant to this Resolution, and the seal of the Company, may be affixed by facsimile on such Written Commitment or written appointment or delegation.

FURTHER RESOLVED, that the foregoing Resolution shall not be deemed to be an exclusive statement of the powers and authority of officers, employees and other persons to act for and on behalf of the Company, and such Resolution shall not limit or otherwise affect the exercise of any such power or authority otherwise validly granted or vested."

I, Dawn M. Chloros, Assistant Secretary of **FEDERAL INSURANCE COMPANY**, **VIGILANT INSURANCE COMPANY**, and **PACIFIC INDEMNITY COMPANY** (the "Companies") do hereby certify that

- (i) the foregoing Resolutions adopted by the Board of Directors of the Companies are true, correct and in full force and effect,
- (ii) the foregoing Power of Attorney is true, correct and in full force and effect.

Given under my hand and seals of said Companies at Whitehouse Station, NJ, this **September 13, 2019**



Dawn M. Chloros

Dawn M. Chloros, Assistant Secretary

IN THE EVENT YOU WISH TO VERIFY THE AUTHENTICITY OF THIS BOND OR NOTIFY US OF ANY OTHER MATTER, PLEASE CONTACT US AT:

Telephone (908) 903-3493 Fax (908) 903-3656 e-mail: surety@chubb.com

FEDERAL INSURANCE COMPANY
STATEMENT OF ASSETS, LIABILITIES AND SURPLUS TO POLICYHOLDERS

Statutory Basis

DECEMBER 31, 2018

(in thousands)

ASSETS		LIABILITIES AND SURPLUS TO POLICYHOLDERS	
Cash and Short Term Investments	\$ (360,335)	Outstanding Losses and Loss Expenses	\$ 8,523,482
United States Government, State and Municipal Bonds	5,738,426	Reinsurance Payable on Losses and Expenses	1,490,981
Other Bonds	3,916,616	Unearned Premiums	1,914,190
Stocks	100,774	Ceded Reinsurance Premiums Payable	405,271
Other Invested Assets	959,127	Other Liabilities	565,865
TOTAL INVESTMENTS	10,354,608	TOTAL LIABILITIES	10,899,789
Investments in Affiliates:		Capital Stock	20,980
Great Northern Ins. Co.	384,987	Paid-In Surplus	2,711,474
Vigilant Ins. Co.	333,743	Unassigned Funds	2,057,398
Chubb Indemnity Ins. Co.	176,202	SURPLUS TO POLICYHOLDERS	4,789,842
Chubb National Ins. Co.	176,647		
Chubb European Inv. Holdings, SLP	120,469		
Other Affiliates	99,299		
Premiums Receivable	1,281,368		
Other Assets	2,762,308		
TOTAL ADMITTED ASSETS	\$ 15,689,631	TOTAL LIABILITIES AND SURPLUS	\$ 15,689,631

Investments are valued in accordance with requirements of the National Association of Insurance Commissioners, At December 31, 2018, investments with a carrying value of \$566,806,856 were deposited with government authorities as required by law.

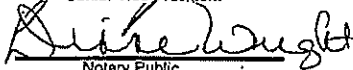
STATE OF PENNSYLVANIA

COUNTY OF PHILADELPHIA

John Taylor, being duly sworn, says that he is Senior Vice President of Federal Insurance Company and that to the best of his knowledge and belief the foregoing is a true and correct statement of the said Company's financial condition as of the 31 st day of December, 2018.

Sworn before me this March 19, 2019


 Senior Vice President


 Notary Public

August 8, 2019
 My commission expires

COMMONWEALTH OF PENNSYLVANIA
 NOTARIAL SEAL
 Diane Wright, Notary Public
 City of Philadelphia, Philadelphia County
 My Commission Expires Aug. 8, 2019
 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

THIS DELEGATION ONLY APPLIES TO SIEMENS MOBILITY, INC. ALL CONTRACTS, BIDS, CERTIFICATES, AFFIDAVITS OR ANCILLARY DOCUMENTS TO BE SIGNED ON BEHALF OF SIEMENS INDUSTRY, INC. MUST BE SIGNED BY MARC BUNCHER AND MARSHA SMITH WITHOUT EXCEPTION

**DELEGATION OF APPROVAL AUTHORITY FROM
CEO MARC BUNCHER AND CFO MARSHA SMITH**

**Mobility Management
Rolling Stock
Intelligent Traffic Systems
Turnkey Projects & Electrification
Customer Services**

SIEMENS MOBILITY, INC.

- A. The undersigned **Marc Buncher, CEO** and **Marsha Smith, CFO** of the Siemens Mobility, Inc. (the "Corporation"), a corporation duly organized and existing under the laws of the State of Delaware, by virtue of the authority vested as CEO and CFO to sign or countersign and otherwise execute in the name, or on behalf of the Corporation, any bids, projects, contracts, agreements and any certificates, affidavits or ancillary documents in connection therewith to the extent the foregoing instruments and are consistent with the limits of authority granted under LoA guidelines and grants of release for and on behalf of the Corporation, do hereby delegate to and acknowledge that the following person(s) may exercise such authority for and on our behalf up to \$10 million.

AUTHORIZED SIGNATORIES	
<u>Business Operations</u> (Name/Position)	<u>Finance/Central Support Function</u> (Name/Position)
John Paljug VP – MM	Stefan Heckrath Senior Director, FBA – MM
Michael Cahill VP – RS	Christopher Halleus Senior Director, FBA – RS
Robin Stimson VP – RS MK&S	Natalie Liggett Senior Director, FBA – CS
Michael Tyler VP – CS	Miriam Scheer Senior Director, FBA – TPE
Andreas Thon VP – TPE	David Buchfuehrer Senior Director, FBA – ITS
Marcus Welz VP – ITS	

- B. It is further acknowledged that the following individuals are hereby authorized to sign or countersign and otherwise execute in the name or on behalf of the Corporation the same documents as referenced in paragraph A, up to and including a transactional limit of \$5 million. Any such delegation extends to but is limited to the same scope, documents and subject matter as referenced and granted in paragraph A, limited to the monetary amount stated in this paragraph.

AUTHORIZED SIGNATORIES	
<u>Business Operations</u> (Name/Position)	<u>Finance/Central Support Function</u> (Name/Position)
Douglas Dreisbach Director, Projects – MM	Nick D'Alessandro Controller, Products & Freight Engineering MM
Stephan Klein, Senior Project Director – MM	Jessica Shaiegan Director, Procurement – MM
Steve Gitkin Sales Director - ITS	Valerie Conway Senior Director, RS SPR
David Gutierrez Director, RS LR	Thomas Wiechert Director, RS LR
Luis Tondi Resta Director, Products – MM	Dariusz Chrominski Director, RS LM
Armin Kick VP – RS LM & HI	Thomas Glafenhein Director, RS SC BG & RS TD
Ibrahim Kalender Director, RS SC BG	Kim Swain Director, RS CRC, LM & ME
Raymond Ginnell VP – RS CRC	Angel Acuna-Siles Director, FBA Projects – MM
Mike Nolan Director, Sales – MM	Matthew Rumbold Manager, Procurement – CS
Yagnesh Kikaganeshwala Head – RS TD	

- C. It is further acknowledged that the following individuals are hereby authorized to sign or countersign and otherwise execute in the name, or on behalf of the Corporation, the same documents as referenced in paragraph A, up to and including a transactional limit of \$3 million. Any such delegation extends to but is limited to the same scope, documents and subject matter as referenced and granted in paragraph A, limited to the monetary amount stated in this paragraph.

AUTHORIZED SIGNATORIES	
<u>Business Operations</u> (Name/Position)	<u>Finance/Central Support Function</u> (Name/Position)
Tony Ritter Director, CS	Nikki Bassi Director, RS
Reiner Martin Director, CS	Cathie Steele Director, CS LR & MM
Mark Bennett VP, Operations RS	Carrie Hernandez Director, RS SPR
David Hart Manager, TPE	Michelle Picard Director, RS
Cesar Losada Director, CS	Matthaeus Decker Manager, RS SPR
Goutham Lingannagari Director, Bid & Project Management – ITS	Craig Debevoise Projects Commercial, ITS
Simon Davidoff Director, Data Services – CS	David Anderson Project Procurement Manager, TPE
Steve Teal Director, ITS Service	Rudolf Wagner Performance Controlling, MO

Jeb A. Echols Manager, Project Estimating – MM	Warren Openshaw Director, Operations BA, RS
Paul Aichholzer Director, Projects, RS CRC & LM	Angela Maria De Paiva Delicado Finance Manager, REM Americas
Rodrigo Resende Business Development Professional, TPE	Daria Lesnykh Controller, CS MLT
Benjamin Kotze Head of Engineering, TPE	Marco Pfeiffer Commercial Director, RS CRC & LM
Gary O'Brien Head of REM Americas	Nico Lindenau Commercial Director, RS CRC
Michael Gaertner Director, ITS PLM/R&D	Adrian Solano Head of Operations BA, MMF
Ash Evans Deputy Director, CS UT	
Rob Heinrichs Deputy Director, CS MLT	
Eryn Devola Head of Operations, MMF	

- D. It is further acknowledged that the following individuals are hereby authorized to sign or countersign and otherwise execute in the name, or on behalf of the Corporation, the same documents as referenced in paragraph A, up to and including a transactional limit of \$1 million. Any such delegation extends to but is limited to the same scope, documents and subject matter as referenced and granted in paragraph A, limited to the monetary amount stated in this paragraph.

AUTHORIZED SIGNATORIES	
<u>Business Operations</u> (Name/Position)	<u>Finance/Central Support Function</u> (Name/Position)
Paul Eliea, Director, MM	Tommy Charurat Director, Performance Controlling RS
David Costello, Director, MM	Gisela Kaufmann Controller, MM
Jim Lyons Sr. Manager, MM	Constanze Kutschki Manager, RS SPR
Jeff Balogh Sr. Director, MM	Ronald Staggs Commercial Project Manager, RS LR
George Long VP, Engineering RS	Mary Matos Commercial Project Manager, RS LR
Robert Martner Senior Project Manager, RS LM	Christine Jaw Commercial Project Manager, CS
Jeffrey Curran Project Manager, RS LR	Kavita Patel Commercial Project Manager, CS
Duane Kopp Project Manager, CS	Christopher Smith Commercial Project Manager, RS LR
Ron VanHuiksloot Project Manager, RS LR	Adam Huey Commercial Project Manager, RS CRC & LM
Thomas Stehlik Project Manager, RS ME	Thomas Koprowski Commercial Project Manager, RS SC BG
Vioel Aninoiu Project Manager, RS LR	Tamara Schmitt Commercial Project Manager, ITS
Carsten Nebe Project Manager, RS CRC	Solomon Lee Commercial Project Manager, MM
Mark Anderson Project Manager, CS	David Sarles Project Procurement Manager, MM

Aaldrik Metting Project Manager, RS LR	Emily Watson Procurement Commodity Manager, MM
Chander Khanna, Sr. Director, Manufacturing Processes RS	Joel Nielsen Commercial Project Manager, RS LR
Ibrahim Kalender Project Manager, RS SC BG	James Hryniewicz Commercial Bid Manager, TPE
Barry Sidler Program Manager, CS	Donna Lam Commercial Project Manager, RS CRC
Luis Correia Project Manager, CS	Noureann Mitchell Procurement Project Manager, ITS
Michael Hutchens Operations Manager, ITS	Rosa Baquero Commercial Project Manager, Field Services RS
William Tucker Operations Manager, ITS	Sarah Jenik Commercial Support, CS
Gerhard Leitner Field Engineering Management, CS	David Michna Commercial Project Manager, CS
Ivan Bukin Project Manager, CS	Peter Silberhom Commercial Project Manager, RS CRC & ME
Kevin McGrew Director, Quality RS	Lars Volger Commercial Project Manager, MM
Jamil Nasr Engineering Director, MM	Tien Pham Commercial Project Manager, CS
Christopher Hammett Project Manager, TPE	Liam Nelson Commercial Project Manager, TPE
Abhinav Mitra Project Manager, TPE	Marcin Szczapa Commercial Project Manager, CS
Matthew Thomas Project Manager, CS	Clive Lepper Commercial Project Manager, RS LR
Mason Boswell Project Manager, RS LR	Michael Keats Commercial Project Manager, TPE
Mark Godsey Project Manager, TPE	Noe Padilla Commercial Project Manager, TPE
Shawn McCuaig Director, Field Services RS	Nishant D'Sa Commercial Project Manager, MM
Evgeny Inozemtsev Project Manager, RS SC BG	Lauren Westfall Commercial Project Manager, MM
Francois-Xavier Beau Project Director, MM	Lisa Carns Commercial Project Manager, MM
Jacob Street Project Manager, MM	Angela Hunter Commercial Project Manager, MM
Michael Carlo Project Manager, RS LR	Anchal Bansal Commercial Project Manager, ITS
Rolf Neuhaus Project Manager, RS CRC	Claudia Thiele Commercial Project Manager, ITS
Hany Gadalla Project Manager, TPE	Karlene Keene Controlling, RS TD
Nicholas Corley Warehouse Manager, TPE	Rogério Lavieri Commercial Project Manager, RS LM
Tony Abboreno Project Manager, TPE	Varnnaphapar Mekwattana Commercial Project Manager, RS SC BG
Eddie Urioste Project Manager, TPE	Olga Fedorov Commercial Project Manager, CS
Erik Schildknecht Project Manager, CS	Stefan Brown Commercial Project Manager, TPE

Jon Aliason Project Manager, CS	Yasmine Forghani Commercial Project Manager, RS LM
Malte Schierwater Project Manager, RS LM	Tatiana Simonchik Commercial Project Manager, RS LM
Timothy Ferguson Head of Operations, RS TD	Charles Hollman Commercial Project Manager, RS LR
Clint Schuckel Operations Manager, ITS	Stefan Hagl Project Procurement Manager, TPE
Laryssa Parker Head of Digital Lab, ITS	Annemarie Bech Commercial Project Manager, RS CRC & LM
Charles Bell Project Manager, RS LR	Willian Da Silva Commercial Project Manager, MM
Nathan Kalesnikoff Project Manager – Bids & Proposals, TPE	Britten Stark Performance Controller, TPE
Jonathan Vann Project Manager, TPE	Camilo Valdivieso Commercial Project Manager, RS SC BG
Alejandro Sierra Project Manager, TPE	Megan Wagner Commercial Project Manager, ITS
Nils Soyke Head of Bid Management, ITS	
Del Nichols Head of PLM, ITS	
Bryce Dudgeon Project Manager, RS CRC	
Shawn Cline Project Manager, TPE	
Chris Sanchez Production Manager, TPE	
Matthias Berghofer Project Manager, RS SC BG	

- E. It is further acknowledged that the following individuals are hereby authorized to sign or countersign and otherwise execute in the name, or on behalf of the Corporation, the same documents as they are referenced in paragraph A, up to and including a transactional limit of \$250 thousand. Any such delegation extends to but is limited to the same scope, documents and subject matter as referenced and granted in paragraph A, limited to the monetary amount stated in this paragraph.

AUTHORIZED SIGNATORIES	
<u>Business Operations</u> (Name/Position)	<u>Finance/Central Support Function</u> (Name/Position)
Diana Johnson Bid Manager, ITS	
Sam Babaeiha Bid Manager, ITS	
David Love Sales Manager, ITS	
Robert Paquette Sales Manager, ITS	
Stefan Kraemer Business Developer, RS TD	
David Popp Bid Manager, RS TD	
Jennifer Pearson Project Manager, RS TD	
Robert Leighton Project Manager, RS TD	

- F. It is further acknowledged that each of the signatures of the persons referred to in paragraphs A, B, C, D, and E are binding upon the Corporation.
- G. It is further acknowledged that any document shall require the signature of two (2) of the above Authorized Signatories, one each from Business Operations and from Finance/Central Support Functions, whom shall have the requisite signature authority to be legally binding upon the Corporation.
- H. It is further acknowledged that each of the persons referred to herein is authorized to delegate such person's authority hereunder to additional members of his or her management team up to the limit of such person's delegation of authority, provided that such delegation is in written form signed by the delegator and filed with the Legal Department.
- I. It is further acknowledged that the Secretary or an Assistant Secretary of the Corporation is authorized to issue certifications attesting to the incumbency, authority and status of any of the persons referred to in this resolution.

IN WITNESS WHEREOF, we have hereunto subscribed our names and affixed the corporate seal of the said Corporation, as of the 5th day of August, 2019.

**Buncher
Marc**

Digitally signed by Buncher Marc
DN: cn=Buncher Marc, o=Siemens,
email=marc.buncher@siemens.com
Date: 2019.08.22 12:39:02 -05'00'

Marc Buncher
CEO
Siemens Mobility, Inc.

**Smith
Marsha**

Digitally signed by Smith Marsha
DN: cn=Smith Marsha, o=Siemens,
email=marsha.smith@siemens.com
Date: 2019.08.14 13:54:26 -04'00'

Marsha Smith
CFO
Siemens Mobility, Inc.



AGENDA 6
ITEM NO. _____

CITY COUNCIL STAFF REPORT

DATE: NOVEMBER 13, 2019
TO: HONORABLE MAYOR, AND MEMBERS OF THE CITY COUNCIL
FROM: JENNIFER E. VASQUEZ, CITY MANAGER *Jm*
BY: MANUEL GOMEZ, CONSULTANT PROJECT MANAGER
RE: NOTICE OF COMPLETION FOR THE INSTALLATION OF THREE BUS SHELTERS ON SLAUSON AVENUE PROJECT

RECOMMENDATION

It is recommended that the City Council accept the completed project and direct staff to file a Notice of Completion for the Installation of Three Bus Shelters on Slauson Avenue Project.

FISCAL IMPACT

There is no fiscal impact with the filing of the Notice of Completion. Project expenditures total \$78,415 for this project.

LEGAL REVIEW

The City Attorney has reviewed this report.

BACKGROUND

On May 8, 2019, the City Council awarded a contract to Humphrey Constructors in an amount of \$71,500 for the Installation of Three Bus Shelters on Slauson Avenue Project. The project provided for the installation of new bus shelters at

the intersections of Maywood Avenue, Loma Vista Avenue and Mayflower Avenue.

DISCUSSION

The project was completed on September 16, 2019 to the satisfaction of the City's Consultant City Engineer. The work was appropriately inspected and conforms to the requirements outlined in the approved contract specifications. There were no construction contract change orders issued for this project and the final construction contract cost was \$71,500. An additional \$6,915 in Engineering Project Management costs brings the total project expenditures to \$78,415.

It is requested that the City Council formally accept the project and direct staff to file a Notice of Completion with the Los Angeles County Clerk-Recorder.

ATTACHMENT(S)

Attachment No. 1 – Notice of Completion for the Installation of Three Bus Shelters on Slauson Avenue Project

Attachment No. 1

**RECORDING REQUESTED BY
CITY OF MAYWOOD**

ATTACHMENT NO. 1

WHEN RECORDED MAIL TO:

**City of Maywood
4319 East Slauson Avenue
Attn: David Mango, Director of Building and Planning**

**Official Business Document Entitled
To Free Recording Per Government Code
Sections 6103 and 27383**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF COMPLETION

NOTICE PURSUANT TO CIVIL CODE SECTION 3093, MUST BE FILED WITHIN 10 DAYS AFTER COMPLETION

Notice is hereby given that:

1. The undersigned is owner of or corporate officer of the owner of the interest or estate stated below in the property hereinafter described:
2. The full name of the owner is CITY OF MAYWOOD.
3. The full address of the owner is 4319 East Slauson Avenue, Maywood, California 90270.
4. The nature of the interest or estate is: In fee.
5. The work of improvements(s) on the property hereinafter described was completed on September 16, 2019. The work done was the Installation of Three Bus Shelters on Slauson Avenue Project.
6. The name of Contractor for such work improvement was Humphrey Constructors, Inc.
7. The property on which said work of improvement was completed is in the City of Maywood, County of Los Angeles, State of California, and is described as follows: The project includes replacement of one existing damaged bus shelter and installing two new bus shelters on Slauson Avenue at the intersections of Maywood Avenue, Loma Vista Avenue, and Mayflower Avenue.

DATED: November 13, 2019

CITY OF MAYWOOD

**Jennifer E. Vasquez
City Manager**

VERIFICATION

I, the undersigned, say, I am the Chief Administrative Officer of the City, the declarant of the foregoing notice of completion: I have read said notice of completion and know the contents thereof; the same is true of my knowledge.

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

Executed on November 13, 2019, at Maywood, California

Jennifer E. Vasquez



AGENDA
ITEM NO. 7

CITY COUNCIL STAFF REPORT

DATE: NOVEMBER 13, 2019

TO: HONORABLE MAYOR, AND MEMBERS OF THE CITY COUNCIL

FROM: JENNIFER E. VASQUEZ, CITY MANAGER *JV*

BY: ROXANNE DIAZ, CITY ATTORNEY

RE: URGENCY ORDINANCE ESTABLISHING INTERIM RENT CONTROL MEASURES, INCLUDING BUT NOT LIMITED TO, A PROHIBITION OF RENT INCREASES ABOVE 3 PERCENT WITHIN A 12-MONTH PERIOD

RECOMMENDATIONS

Staff recommends the City Council introduce the urgency ordinance by title only and waive full reading and adopt the urgency ordinance establishing interim rent control measures for multi-family properties citywide.

FISCAL IMPACT

There is no fiscal impact to adopt the urgency ordinance.

LEGAL REVIEW

The City Attorney has reviewed this report.

BACKGROUND

On October 8, 2019, Assembly Bill 1482 ("AB 1482"), the Tenant Protections Act of 2019, was passed. Proponents of AB 1482 assert that the bill was passed to address California's affordable housing crisis by preventing rent gouging and arbitrary evictions. The bill limits annual rent increases to 5% plus the rate of inflation, the bill also requires landlords to provide a "just cause" for evicting tenants and, in some circumstances, pay for tenants to relocate. AB 1482 becomes effective on January 1, 2020 and will provide renter protections to households in the City of Maywood.

Maywood is one of the state's most dense cities and like many other cities, it is experience a housing affordability crisis. Now that California has adopted AB 1482, cities are scrambling to take some control back by establishing their own rent control ordinances during this interim period before state law takes effect. While some believe

the market should dictate rents, it is evident that California's housing crisis is not going to get any better unless cities can find a way to make housing affordable and available to all income-levels.

DISCUSSION

There is a concern about increasing rents. In reviewing how our neighboring cities are addressing this issue, we have found that the County of Los Angeles and the Cities of Bell Gardens, Cudahy, Inglewood and Culver City have all adopted either interim or permanent ordinances to establish rent control measures and policies to protect tenants from becoming displaced.

Keeping in mind the housing crisis, the homeless crisis, commuting times to and from work, and the increasing gap between the haves and the have-nots, staff believes it is in the City's best interest to establish a temporary moratorium on rent increases over 3%, similar to what has been adopted in Bell Gardens and Cudahy

It is clear that rent control, or lack thereof, both have negative impacts on tenants and landlords. While rent control helps those with less resources, it also discourages investment in communities that desperately need it. To quote Jim Lapidés, a vice president at the National Multifamily Housing Council, who opposes current rent control restrictions, "Rent control is definitely having a moment across the country. But we're seeing folks turn to really shortsighted policy that will end up making the very problem worse."

By establishing a temporary freeze on excessive rent increases (i.e., over 3% increase) similar to our neighboring cities, this will provide consistency in the region as the effective date of AB 1482 draws closer. According to a September 19, 2019 article in the New York Times, studies have shown that newer rent control policies are effective in protecting tenants from evictions and sudden rent increases, which often lead to homelessness, especially for the lower-income and elderly who are at a higher risk of becoming homeless. Also, the article states that many of the newer policies are less strict than older policies that have been in effect for decades in places like New York and San Francisco.

CONCLUSION

To ensure that our residents are treated fairly and that landlords do not take advantage of this interim period before AB 1482 becomes effective, it is in the City's best interest to adopt an urgency ordinance to protect tenants from dramatic rent increases.

ATTACHMENT(S)

Attachment No. 1: Urgency Ordinance

ATTACHMENT 1

URGENCY ORDINANCE NO. ____-U

**AN URGENCY ORDINANCE OF THE CITY OF MAYWOOD
ESTABLISHING INTERIM RENT CONTROL MEASURES, INCLUDING
BUT NOT LIMITED TO, A PROHIBITION OF RENT INCREASES ABOVE
3 PERCENT WITHIN A 12-MONTH PERIOD**

**THE CITY COUNCIL OF THE CITY OF MAYWOOD DOES ORDAIN AS
FOLLOWS:**

Section 1. Findings and Intent.

A. The City of Maywood ("City") is a general law city incorporated under the laws of the State of California.

B. Pursuant to its police power, the City may enact and enforce laws within its boundaries which promote the public health, morals, safety, or general welfare of the community, and are not in conflict with general laws.

C. It has come to the City's attention that rents throughout the Los Angeles County area are continuing to rise as real estate costs rise, which is leading to a decrease in affordability for many and potential homelessness.

D. The City Council has considered these rising rent costs and requires additional time to create an ordinance that would address both Tenant and Landlord concerns.

E. This urgency ordinance is intended to temporarily stabilize rent increases for tenants while still allowing a maximum 3 percent rent increase for Landlords while the City further studies the issue to come up with a permanent rent control program.

F. Unless this ordinance takes effect immediately as provided herein, there is a high likelihood that residential renters will be subject to economic hardship and potential displacement that may lead to homelessness to the detriment of the public health, safety and welfare.

G. For all these reasons, *inter alia*, the City Council finds there is a current and immediate threat to the public health, safety and welfare and that increases in rent for certain residential tenancies would result in that threat to the public health, safety or welfare absent implementation of the restrictions contained in this ordinance. Accordingly, there is an urgent need for the immediate preservation of the public peace, health, and safety to enact this ordinance on an urgency basis.

Section 2. Definitions. For the purposes of this urgency ordinance, the following definitions shall apply:

A. "Base Rent" means the monthly Rent that was in effect on November 13, 2019.

B. "Covered Rental Unit(s)" means any dwelling units as defined in California Civil Code section 1940, subsection (c), including joint living and work quarters used or occupied in consideration of payment of Rent. This definition applies to any dwelling space that is actually used for residential purposes, whether or not the residential use is legally permitted, including live-work spaces, mobile homes rented by the owner of a mobile home to a Tenant, and accessory dwelling units. For purposes of compliance with this ordinance, Covered Rental Unit does not include:

1. Any dwelling unit in which the Landlord or any member of his/her immediate family occupies one of the dwelling units on the property containing the Rental Unit and it is necessary for the Landlord or any member of his/her immediate family to use either a bathroom or kitchen facility common with the tenant;

2. A dwelling unit which is alienable separate from the title to any other dwelling unit or which is a subdivided interest in a subdivision, as specified in subdivision (b), (d), or (f) of Section 11004.5 of the Business and Professions Code;

3. A dwelling unit for which a certificate of occupancy was issued after February 1, 1995; or

4. Any other dwelling unit exempt under the Costa-Hawkins Rental Housing Act (California Civil Code Section 1954.52) or any other applicable state or federal law.

C. "Hearing Officer" means the person designated by the City Manager to conduct a review hearing under Section 6 of this ordinance.

D. "Housing Services" means all services provided by the Landlord related to the use or occupancy of a Covered Rental Unit, including but not limited to, insurance, repairs, replacement, maintenance, painting, utilities, heat, water, elevator service, laundry facilities, recreational areas and/or pools, Janitorial service, refuse removal, furnishings, parking, storage, and security services.

E. "Landlord" means an owner, lessor, or sublessor who receives or is entitled to receive Rent of the use and occupancy of any Covered Rental Unit or portion thereof, and the representative, agent, or successor of such owner, lessor, or sublessor. For purposes of this ordinance, a Landlord does not include an individual whose primary residence is the same Covered Rental Unit as the Tenant.

F. "Rent(s)" is the sum of all periodic payments and all nonmonetary consideration demanded or received by a Landlord from a Tenant for the use or occupancy of a Covered Rental Unit, including tenant's access to and use of Housing Services. Rent includes without limitation, the fair market value of goods accepted, labor performed, or services rendered.

G. "Responsible Person" is a person responsible for, or alleged to be responsible for, a violation of this ordinance

H. "Tenant" means a person entitled, by written or oral agreement, or by sufferance, to the use or occupancy of any Covered Rental Unit.

Section 3. Rent Increases.

A. As of the effective date of this ordinance, and until January 1, 2020, no Landlord in the City of Maywood may request, receive, or retain Rent for a Covered Rental Unit from an existing Tenant whose tenancy began before or on November 13, 2019, at an amount that exceeds the monthly Rent that was in effect on November 13, 2019, plus any Rent increase authorized by this Section. Until January 1, 2020, no Landlord may request, receive, or retain Rent for a Covered Rental Unit from a Tenant whose tenancy began after November 13, 2019, at an amount that exceeds the initial monthly Rent charged for the Covered Rental Unit, plus any increase authorized by this Section. A decrease in Housing Services is considered an increase in Rent. A Tenant may petition for an adjustment in rent based on a decrease in Housing Services under the process set forth in Section 6 of this ordinance.

B. While this ordinance is in effect, the monthly Rent charged for a Covered Rental Unit that is continuously occupied by the same Tenant may be increased no more than three percent (3%) in any 12-month period. For any Covered Rental Unit in which Rent for the Tenant household has been increased more than three percent (3%) since November 13, 2019, Rent for that particular Tenant household shall be capped at the Rent as of November 13, 2019, plus three percent (3%) for the twelve (12) months following the effective date of the Rent increase.

C. In the event that a Tenant household has already paid Rent in excess of an three percent (3%) increase over their November 5, 2019 rent, the Landlord shall credit the Tenant for the balance of the overpayment. The Landlord may elect to either: (a) pay the Tenant the balance of the overpayment directly in one lump sum, or (b) give the Tenant a credit against the Rent otherwise due from the Tenant to the Landlord over a six-month period. In the event the Landlord elects to pay the Tenant in one lump sum, the payment shall be due on or before the next Rent payment is due from the Tenant to the Landlord after the effective date of this ordinance. In the event the landlord elects to give the Tenant a credit over a six-month period, the credit shall be granted beginning the first date a Rent payment is due from the Tenant to the Landlord after the effective date of this ordinance. Any payment or credit under this subsection shall be enforceable notwithstanding the expiration of this ordinance.

D. For any Covered Rental Unit in which Rent for a particular Tenant household has not been increased by three percent (3%) of the Rent charged on November 13, 2019, the Rent for that particular Tenant household may only be increased following the effective date of this ordinance by an amount that, when added to the amount of any Rent increase noticed on or after November 13, 2019, does not exceed three percent (3%) of the monthly Rent charged on November 13, 2019, or of the initial rent charged if the tenancy began after November 13, 2019.

Section 4. Exceptions and Exemptions. The following are exempt from this ordinance:

A. Rooms or accommodations in hotels provided that such accommodations are not occupied by the same tenant for thirty (30) or more days.

B. Housing accommodates in a hospital, convent, monastery, church, religious facility, extended care facility, asylum, non-profit home for the aged;

C. Dormitories owned and operated by an institution of higher education, or a high school or elementary school; and

D. Rental units that are temporary housing or drug counseling requiring intake, case management or counseling as part of the occupation, and an occupancy agreement.

This ordinance does not regulate the initial Rent at which a Covered Rental Unit is offered.

Section 5. Enforcement. In any action by a Landlord to recover possession of a Covered Rental Unit, the Tenant may raise as an affirmative defense any violation or noncompliance with the provisions of this ordinance.

Section 6. Petition for Relief.

A. **Petition Process.** If a Landlord desires to increase the rent for a Covered Rental Unit in an amount greater than allowed in Section 3 of this ordinance, and the Landlord contends that the limitations on Rent increases in Section 3 will prevent the Landlord from receiving a fair and reasonable return with respect to the operation of the property containing the Covered Rental Unit, the Landlord may file a petition with the City Clerk requesting a hearing, which will be heard by a Hearing Officer appointed by the City Manager. The Landlord shall mail a copy of the petition by first class mail, postage prepaid, to all Tenants whose Rents are the subject of the petition within five (5) calendar days after the date the petition is filed. Within ten (10) calendar days after the date the petition is filed, the Landlord shall file a proof of service signed under penalty of perjury stating that a copy of the petition was mailed to all such Tenants. The petition shall include a statement indicating the basis on which the Landlord contends that the limitations of this ordinance on Rent increases will prevent the Landlord from receiving a fair and reasonable return, together with any evidence that the Landlord wants the Hearing Officer

to consider. The Landlord shall bear the burden of proving by a preponderance of the evidence at the hearing that because of the implementation of this ordinance, the Landlord is unable to obtain a fair and reasonable return.

B. Hearing Process.

1. A hearing before the Hearing Officer shall be set for a date no sooner than fifteen (15) days and no later than sixty (60) days after receipt of the request and proof of service on any request complying with the requirements of this Section 6, unless the Hearing Officer determines that good cause exists for an extension of time. The Hearing Officer shall send written notice to the Landlord and the Tenant of the date, time, and place set for the hearing. Upon receipt, the Landlord shall post such notice in a conspicuous place at the affected property including the Covered Rental Units that are the subject of the petition. Such notice shall be placed on a written instrument that is at least eleven (11) inches in width and seventeen (17) inches in length, and shall be placed not less than four (4) feet above ground level in the common area, at the entry or entries to the building or units, or other similar location or locations as necessary to provide Tenants a reasonable opportunity to view the notice and be advised of the hearing. Within five (5) calendar days of receipt of the notice of hearing, the Landlord shall personally deliver a copy of the notice to each Tenant in the affected Covered Rental Units.

2. At the hearing the Landlord shall be given the opportunity to testify, call witnesses, and to present evidence concerning the petition. The Hearing Officer shall then hear testimony from the Tenants in the affected Covered Rental Units. The Hearing Officer may continue the hearing and request additional information from the Landlord or Tenants prior to issuing a written decision. The Hearing Officer shall have the power to issue orders to keep order and decorum during the hearing. All hearings conducted by the Hearing Officer shall be open to the public.

3. The Hearing Officer may, in his or her discretion, grant a continuance of the hearing date upon a request and a showing of good cause by the Landlord or Tenant. The request must be made in writing and be received by the Hearing Officer at least five (5) business days prior to the hearing date. In the instance of a Landlord's continuance request, the Landlord must personally deliver a copy of the request to the affected Tenant(s). In the instance of a Tenant's continuance request, the Tenant must personally deliver a copy of the request to the Landlord. In no event shall the continuance be longer than fifteen (15) calendar days from the originally scheduled hearing date.

4. The cost of the hearing, including but not limited to a Hearing Officer's fee, shall be borne by the petitioner.

C. Evaluation of Petitions. In evaluating the petitions from a Landlord or Tenant, the Hearing Officer shall consider all relevant factors that may potentially impact a Landlord's ability to obtain a fair and reasonable return and shall consider the basis for the calculation of any increase in Rent. Relevant factors may include, but are not limited to, changes in costs to the Landlord attributable to increased utility rates, property taxes,

insurance, advertising, variable mortgage interest rates, governmental assessments and fees, incidental services, employee costs, normal repair and maintenance, upgrading and addition of amenities or services, rent rolls, financial statements, expert analysis, and relevant studies.

D. Hearing Officer Decision. After considering all of the testimony and evidence submitted at the hearing, within twenty (20) calendar days after the conclusion of the hearing, the Hearing Officer shall issue a written decision denying, affirming or modifying the petition and shall adopt written findings in support of that decision. The written decision shall be served by first-class mail, postage prepaid on the Landlord and any Tenants in the affected Covered Rental Unit. The Hearing Officer's decision shall be final.

E. Judicial Review of Hearing Officer Decision. Any person directly aggrieved by an administrative decision of a Hearing Officer pertaining to a Petition for Relief from the ordinance may seek judicial review in the Superior Court pursuant to Government Code Section 53069.4 and/or Code of Civil Procedure Sections 1094.5 and 1094.6.

F. Timing of Petitions and Hearing. Any petition that is timely filed before the expiration of this ordinance may continue to be adjudicated. Relief may be granted retroactively to the date the petition was filed.

Section 7. Inconsistent Provisions.

A. Nothing in this ordinance shall be interpreted as limiting, repealing, or superseding any provision of Chapter 17 of Title 8 of the Maywood Municipal Code. To the extent that any provision of this ordinance conflicts with a provision of Chapter 17 of Title 8 of the Maywood Municipal Code, Chapter 17 shall apply.

B. Aside from subsection A of this Section 7 of this ordinance, any provision of the Maywood Municipal Code or appendices thereto that conflicts with the provisions of this ordinance, to the extent of such conflict and no further, is hereby repealed or modified to the extent necessary to implement the provisions of this ordinance and the City Clerk shall make any necessary changes to the Maywood Municipal Code for internal consistency.

Section 8. Severability.

If any section, subsection, sentence, clause, or phrase of this ordinance, or any part thereof, is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause, or phrase would be subsequently declared invalid or unconstitutional.

Section 9. Sunset Date. This ordinance shall expire by its own terms after December 31, 2019.

Section 10. Compliance with California Environmental Quality Act. The City Council finds that Ordinance No. 900-U is not subject to the California Environmental Quality Act pursuant to Section 15060(c)(2), constituting an activity that will not result in a direct or reasonably foreseeable indirect physical change in the environment, and pursuant to Section 15060(c)(3) constituting an activity that is not a project as defined in Section 15378.

Section 11. Effective Date. This Ordinance is an urgency ordinance for the immediate preservation of the public peace, health, and safety within the meaning of Government Code Section 36937(b); and therefore shall be passed immediately upon its introduction and shall become effective immediately upon its adoption.

Section 12. Certification and Publication. The City Clerk shall certify to the adoption of this Ordinance and shall cause the same to be published or posted in the manner prescribed by law.

PASSED, APPROVED AND ADOPTED this 13th day of November, 2019.

Eduardo De La Riva, Mayor

ATTEST:

Gerardo Mayagoitia, City Clerk

APPROVED AS TO FORM:

Roxanne Diaz, City Attorney

I, Gerardo Mayagoitia, City Clerk of the City of Maywood, do hereby certify that the foregoing Urgency Ordinance was adopted at a regular meeting of the City Council of the City of Maywood held on the 13th day of November, 2019 by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Gerardo Mayagoitia, City Clerk



PUBLIC HEARING

AGENDA 1
ITEM NO. _____

CITY COUNCIL STAFF REPORT

DATE: NOVEMBER 23, 2019

TO: HONORABLE MAYOR, AND MEMBERS OF THE CITY COUNCIL

FROM: JENNIFER E. VASQUEZ, CITY MANAGER *JM*

BY: *DM* DAVID MANGO, DIRECTOR OF BUILDING AND PLANNING

RE: CONSIDERATION OF A RESOLUTION APPROVING TENTATIVE PARCEL MAP NO. 082845 TO SUBDIVIDE ONE PARCEL INTO THREE PARCELS LOCATED AT 3600 EAST 58TH STREET IN THE R-3 ZONE, AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CLASS 15)

RECOMMENDATION

Staff recommends that the City Council consider the proposed Resolution approving Tentative Parcel Map ("TPM") no. 082845 to subdivide one parcel into three parcels located at 3600 East 58th Street, and find that the project is categorically exempt from the California Environmental Quality Act.

FISCAL IMPACT

There is no fiscal impact associated with this action.

LEGAL REVIEW

The City Attorney has reviewed this report.

BACKGROUND

Jose Hernandez ("Applicant") is seeking approval for a Tentative Parcel Map ("TPM") which proposes subdividing one parcel into three parcels. The 14,310 square foot (0.33-acre) project site is located at 3600 East 58th Street, at the southeast corner of Everett Avenue and East 58th Street ("Project Site"). The Project Site has a General Plan designation of Residential and zoning designation of R3 (Residential).

There are four (4) existing single-family dwellings on the site, as well as two (2) two-car garages. Three units and both garages will remain. Each of the three parcels will have a separate driveway – the two northern parcels will take access from East 58th Street and the southern parcel will take access from Everett Avenue. The second dwelling on Lot 1 will be demolished and replaced with a two-car garage and an Accessory Dwelling Unit (ADU) on the second floor.

The subdivision ordinance of the City of Maywood identifies the Planning Commission as the "Advisory Agency," who are responsible for recommending approval, conditional approval or denial of all applications for land divisions. The ordinance also states that "the City Council shall have final jurisdiction in the approval, conditional approval, or disapproval of tentative maps."

On October 15, 2019, a public hearing was held at a meeting of the Planning Commission to consider the Tentative Parcel Map. In order to make a recommendation to the City Council for approval, the Maywood Subdivision Ordinance requires that the Planning Commission makes "a finding as to whether or not the division, along with its improvement and design, conforms to the City General Plan." Having made this finding, the Commission adopted Resolution PC19-0452 recommending approval subject to an additional condition that has been incorporated into the resolution of approval.

DISCUSSION

The Maywood Subdivision Ordinance in section 9 (b) states:

"At the public hearing, the City Council shall hear all of the evidence and shall act upon the Planning Commission's report, and shall approve, conditionally approve, or disapprove, the tentative map. The action of the Council shall be recorded in the form of a resolution, and shall contain the facts and reasons for the approval or denial of the tentative map. No tentative map shall be approved, unless the council finds that the proposed subdivision along with its design and improvements is consistent with the General Plan of the City."

State Law Requirements

In addition to the above, the Subdivision Map Act requires consideration of the following:

- A. Whether the proposed map and design or improvement are consistent with applicable general and specific plans.
- B. Whether the site is physically suitable for the type and proposed density of development.
- C. Whether the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage, substantially and avoidably injure fish or wildlife or their habitat, or is likely to cause public health problems.
- D. Whether the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
- E. Whether the discharge of waste water from the proposed subdivision into the existing sewer systems will result in a violation of existing requirements presented by the Los Angeles Regional Water Quality Control Board.

A. Consistency with applicable general and specific plans

As noted above, the Project Site has a General Plan designation of Residential; it is not within a specific plan area. The existing units on the Project Site are within the allowable density established in the General Plan. Because the addition of the proposed ADU is also within the allowable density permitted by the General Plan, the City Council can make the finding that the proposed TPM is consistent with the General Plan.

The proposed TPM is also consistent with the R-3 (Residential) requirements set forth in the City's Zoning Ordinance as explained below. The proposed TPM meets the lot width, lot coverage, and other residential standards. With respect to minimum lot size, the Applicant proposes to subdivide the Project Site to form three parcels, as described below:

Parcel No.	Lot Size
1.	4,830 square feet
2.	4,600 square feet
3.	4,880 square feet
Total	14,310 square feet

The Zoning Ordinance, however, provides that the minimum lot size for a residential lot in the R-3 Zone is 5,000 square feet. Notwithstanding, according to Section 5110.20 of the Maywood Zoning Code, the Director of Planning and

Building may consider and render an Administrative Modification of Standards with regard to the minimum lot size. An Administrative Modification is a process “to permit development on property constrained due to lot size, shape, location, access restrictions, or other physical constraints.” The intent is that the deviation will be minor and no impact will occur. This modification is issued by the Director of Planning and Building without a public hearing involving slight modifications to the provisions of the Zoning Ordinance for, among other circumstances, the “reduction of required lot area, minimum floor area requirements, reduction of size of yards, courts, open areas, or landscaped areas by less than 10 percent of the area.”

In this case, each proposed lot size is reduced by less than ten percent (500 square feet) of the required minimum lot size. Therefore, the Director of Planning and Building will approve an Administrative Modification for minimum lot size. With the Administrative Modification, the proposed TPM is consistent with the City’s Zoning Ordinance.

Accordingly, the proposed TPM for 3600 East 58th Street, would be consistent with the Maywood General Plan and the Maywood Zoning Ordinance because: (i) the proposed land use is consistent with the existing R-3 Residential zoning and therefore is consistent with the land use designation in the General Plan for the site (Residential); (ii) the proposed subdivision will result in one additional housing unit (an ADU above the garage on Lot 1) and the density would be within the allowable density established in the General Plan; and (iii) pursuant to an Administrative Modification for minimum lot size, the proposed parcels are consistent with the R-3 (Residential) zoning district for the site with respect to lot size, lot width, lot coverage etc. established under the residential standards.

B. Physical Suitability of Project Site for the Type and Proposed Density

Pursuant to Section 66474 (c) and (d) of the California Government Code, the site of the proposed subdivision is physically suitable for the type and proposed density of development because the property was previously developed and has all necessary access and utilities provided.

C. Likelihood of substantial environmental damage, substantial and avoidable injury to fish or wildlife or their habitat, or potential health problems

Pursuant to Section 66474 (e) and (f) of the California Government Code, the design of the subdivision and its improvements are not likely to cause substantial environmental damage, substantially and avoidably injure fish or wildlife or their habitat, or cause serious public health problems because the site of the proposed subdivision was previously developed with three single- family residential units and contains no significant wildlife habitat or potential health hazards. In addition, staff included proposed conditions to mitigate any potential health problems occurring during demolition and construction activities.

D. Conflict with easements

Pursuant to Section 66474 (g) of the California Government Code, the design of the subdivision and its improvements will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision because existing easements are adjusted to accommodate the proposed new lots.

E. Discharge of waste water

Pursuant to Section 66474.6 of the California Government Code, the waste discharge from the proposed subdivision into the existing community sewer system will not result in violation of the existing requirements prescribed by the Los Angeles Regional Water Quality Control Board because the existing sewer system has adequate capacity to handle the waste discharge.

LAUSD concerns

In response to the public hearing notice regarding the TPM application, the Los Angeles Unified School District (LAUSD) raised concerns about the impacts of the TPM project on Loma Vista Elementary School, which is located across the street from the Project Site. The LAUSD requested that the Applicant be required to mitigate impacts on air quality, noise, traffic, pedestrian access during construction, and recommended a number of conditions to achieve the same.

Staff reviewed the LAUSD's comments and has incorporated those conditions that would apply to this type of project. A copy of the LAUSD's full comments are provided as Attachment 2.

Based on the above, staff has concluded that the proposed TPM, as conditioned, is in conformity with the Municipal Code and Subdivision Map Act.

CONDITIONS OF APPROVAL

The Los Angeles Unified School District recommended a list of conditions for the project. Below are the conditions that would be incorporated into the resolution.

Air Quality

1. Construction vehicles shall not idle in excess of five minutes.
2. The Applicant shall ensure that construction equipment is properly tuned and maintained in accordance with manufacturer's specifications.

3. The Applicant shall water and/or mist soil as it is being excavated and loaded onto the transportation trucks.
4. The Applicant shall water and/or mist and/or apply surfactants to soil placed in transportation trucks prior to exiting the site.
5. The Applicant shall minimize soil drop height into transportation trucks or stockpiles during dumping.
6. The Applicant shall cover the bottom of the excavated area with polyethylene sheeting when work is not being performed.
7. The Applicant shall place stockpiled soil on polyethylene sheeting and cover with similar material.
8. The Applicant shall place stockpiled soil in areas shielded from prevailing winds.
9. The Applicant shall ensure that streets are swept at the end of the day if visible soil material is carried onto adjacent public paved roads.
10. The Applicant shall suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per hour (mph).

Noise

1. The Applicant's contractor shall notify LAUSD's Transportation Branch at (213) 580-2950 with the expected start and ending dates of construction activity and shall provide the school and/or its designated representative(s) with contact information for the Applicant and/or Applicant's contractor for purposes of reporting any noise issues.

Traffic/Transportation

1. The Applicant's contractor shall notify LAUSD's Transportation Branch at (213) 580-2950 with the expected start and ending dates of construction activity if that activity will affect traffic surrounding Loma Vista Avenue School.
2. During the construction phase, truck traffic and construction vehicles may not cause traffic delays for transported students.
3. Construction trucks and other vehicles are required to stop when encountering school buses using red-flashing-lights must-stop-indicators per the California Vehicle Code.

4. Contractors must install and maintain appropriate traffic controls (signs and signals) to ensure vehicular safety.

Pedestrian Safety

1. The Applicant's contractor shall notify LAUSD's Transportation Branch at (213) 580-2950 with the expected start and ending dates of construction activity if that activity will affect pedestrian routes to or from Loma Vista Avenue School.
2. Contractors must install and maintain appropriate traffic controls (signs and signals) to ensure pedestrian safety.
3. Haul routes are not to pass by any school, except when school is not in session.

The City Engineer recommends conditions of approval for this project as follows:

1. The Applicant shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.
2. No grading shall be performed without the prior issuance of a grading permit by the City.
3. Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries.
4. The Applicant/owner or contractor shall apply for an Encroachment Permit for work performed within the public right of way. Compliance with current environmental regulations applies and additional studies and/or permits may be required.
5. The Applicant's contractor is required to submit for a haul route permit for the hauling of material to and from the project site. Said permit will include limitations of haul hours, number of loads per day and the posting of traffic control personnel at all approved entrances/exits onto public roads. Hauled material shall be to/from an approved site.
6. Storm water and non-storm water discharges from the project site shall be mitigated in conformance with the applicable Regional Water Quality

Control Board permit(s) and/or site specific SWPPP prior to entering into the MS4s including, but not limited to, storm drains, streets, channels, etc.

7. The developer/Applicant shall provide all tenants/employees/homeowners with educational materials regarding Best Management Practices for Stormwater Pollution Prevention. Educational materials are available on the California Stormwater Quality Association's website.
8. Prior to filing the Final Map for review and approval, the Applicant shall provide street improvements adjacent to the proposed land division to the satisfaction of the City Engineer. Improvements shall include, but are not limited to, driveway modifications, sidewalk improvements, ADA improvements, replacement of damaged curb and gutter, and street resurfacing and/or slurry seal of street pavement within the boundary of the dedicated Right-of-Way property as directed by the Engineer.
9. The Applicant shall dedicate, design and construct all improvements in accordance the City of Maywood standards, as further conditioned herein and to the satisfaction of the City Engineer.
10. All grading shall conform to the California Building Code, including Appendix J, and all other relevant laws, rules, and regulations governing grading in the City of Maywood. Prior to commencing any grading which includes 50 or more cubic yards, the developer shall obtain a grading permit from the Building and Planning Department.
11. All necessary measures to control dust shall be implemented by the developer during grading to the satisfaction of the City Engineer.
12. Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) with surface drainage collection unless otherwise approved by the City Engineer. Contour grade to mimic natural slopes in the area. All retaining walls shall require a separate permit from the Building and Planning Department.
13. Erosion control – landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded. The soils engineer shall review the erosion control plans for conformance with the Geotechnical Report's Findings and Recommendations. Erosion control shall be placed within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season. The Developer shall plant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with soil stabilizers and ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the City Engineer and City Planner.

14. The Applicant shall design and construct all driveways in accordance with the City of Maywood's standards.
15. Improvement Plans for underground utilities (eg. Water, sewer, electrical, telecommunications, etc.) to be placed in public right of way or easement that will be owned and maintained by other entities shall be reviewed by the City prior to Utility Agency approval. The City shall have a place on the Title Sheet to accept the plans with a statement "The city's acceptance is limited to the placement of utilities relative to public infrastructure clearances, uses and future plans within the right of way." The plans shall be attached to a city Encroachment Permit.

Planning staff recommends conditions of approval for this project as follows:

1. The use and improvements authorized by the proposed TPM shall conform to the Conditions of Approval contained herein and to the improvement plans and specifications approved by the City. Any appreciable modification of the approved plans and specifications, as determined by the Director of Building and Planning, shall require prior approval of the City Council.
2. The proposed TPM which, if not used within twenty-four (24) months, will expire and become null and void and of no effect, except if an extension is applied for prior to the expiration date and an extension is granted by the Planning Commission. Extensions shall not exceed twelve (12) months.
3. The Applicant agrees to allow the City inspector access to the Project Site to reasonably inspect the same at all times to assure compliance with these Conditions of Approval. Failure to provide reasonable access will constitute cause for a Revocation of the proposed TPM.
4. The Applicant shall comply with the requirements of the Maywood Subdivision Map Ordinance, Article V. Tentative Maps.
5. Prior to the issuance of an occupancy permit for the authorized use, all applicable Conditions of Approval shall be completed to the reasonable satisfaction of the City.
6. The Applicant shall defend, indemnify and hold harmless the City of Maywood (City) and its officials, officers, employees, and agents from and against any claim, action, or proceeding against the City, its officials, officers, employees or agents to attack, set aside, void or annul any approval or condition of approval of the City concerning this project, including but not limited to any approval or mitigation measure imposed by the City Council, Planning Commission, or Director of Building and

Planning. The City shall promptly notify the Applicant of any claim, action, or proceeding concerning the project and City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officials, officers, employees and agents in the defense of the matter.

7. This proposed TPM shall be subject to revocation for any violation of or noncompliance with any of these Conditions of Approval and/or other codes, regulations, or standards enforced by or beneficial to the City of Maywood. The Applicant acknowledges that failure to meet any of the Conditions of Approval contained herein will be cause for a revocation of the proposed TPM.
8. This approval will not be effective until ten (10) days after the date upon which it is granted by the City Council. Also, within ten (10) days from the adoption of the Resolution approving this Application, the Applicant and/or Owner of the subject property shall execute, notarize and record with the Los Angeles County Clerk an affidavit agreeing to comply with the aforementioned conditions.

As noted in the report, the Planning Commission recommends a condition of approval for this project as follows:

1. This approval is subject to effectively safeguarding the health of children in proximity to any construction activities occurring on this project with respect to lead contaminated soil. Prior to the approval of a final map or before any construction activities commence, the Applicant shall provide staff with either a no further action required letter from the State of California Department of Toxic Substances Control (DTSC), or proof that the entire site has been properly remediated under the supervision of the DTSC.

ENVIRONMENTAL ASSESSMENT

Categorical Exemption: The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15315 (Class 15: Minor Land Divisions) because the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

ATTACHMENT(S)

1. Proposed Resolution
2. LAUSD Comment Letter

Attachment No. 1

RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAYWOOD, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP 082845, TO SUBDIVIDE ONE PARCEL INTO THREE PARCELS LOCATED AT 3600 EAST 58TH STREET IN THE R-3 ZONE, AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CLASS 15)

WHEREAS, an application was submitted by Jose Hernandez ("Applicant") seeking approval for a Tentative Parcel Map ("TPM") which proposes subdividing one parcel into three parcels. The 14,310 square foot (0.33-acre) project site is located at 3600 East 58th Street and Assessor's Parcel Number 6311-009-021, at the southeast corner of Everett Avenue and East 58th Street ("Project Site"); and

WHEREAS, the Project Site has a General Plan designation of Residential and zoning designation of R3 (Residential); and

WHEREAS, the City's Subdivision Ordinance provides that the Planning Commission serves as the Advisory Agency to recommend approval, conditional approval, or denial of applications for land divisions to the City Council after a public hearing; and

WHEREAS, City Planning Department staff reviewed the proposed TPM for compliance with the State Subdivision Map Act, the City's General Plan, and the City's Zoning and Subdivision Ordinances; and

WHEREAS, Planning Department staff also completed an initial environmental assessment of the proposed matter in accordance with the California Environmental Quality Act (CEQA) and recommends that the City Council determine the project Categorically Exempt from CEQA review as a Class 15 exemption pursuant to State CEQA Guidelines Section 15315 because the project falls within the minor land division exemption for subdivisions for four or fewer parcels; and

WHEREAS, on October 15, 2019, the Planning Commission of the City of Maywood held a duly noticed public hearing on the Application at which time all persons wishing to testify in connection with the Application were heard and the Application was comprehensively reviewed. At the conclusion of the hearing, the Planning Commission unanimously adopted Resolution PC19-0452 with Commission Chair Perez absent, finding that the proposed TPM conforms to the City's General Plan, and recommending that the City Council conditionally approve the Application as outlined in Resolution PC-19-0452; and

WHEREAS, on November 13, 2019, the City Council of the City of Maywood held a duly noticed public hearing on the Application, considered written and oral comments, and facts and evidence presented by the Applicant, City staff, and other interested parties.

NOW THEREFORE, The City Council of the City of Maywood does hereby resolve as follows:

SECTION 1. Incorporation of Recitals. The City Council hereby finds that all of the facts in the above recitals are true and correct and incorporated and adopted as findings of the City Council as if fully set forth in this resolution.

SECTION 2. CEQA Findings. The City Council has independently reviewed the previous environmental document review determination, and based on the whole record before it, finds and determines that the proposed TPM is Categorically Exempt from CEQA review as a Class 15 exemption pursuant to State CEQA Guidelines Section 15315 (Class 15: Minor Land Divisions). The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 (Class 15: Minor Land Divisions) because the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

SECTION 3. Findings. Based on the entire record before the City Council and all written and oral evidence presented to the City Council, including the Planning Commission recommendation, the staff report, and pursuant to the provisions of State and local law, the City Council finds as follows:

- A. The proposed TPM is consistent with the Maywood General Plan and the Maywood Zoning Ordinance because: i) the proposed land use is the same as the existing R-3 Residential zoning and therefore is consistent with the land use designation in the General Plan for the site (Residential); ii) the proposed subdivision will result in one additional housing unit an Accessory Dwelling Unit (ADU) above the garage on Lot 1 and the density would be within the allowable density established in the General Plan; and iii) pursuant to an Administrative Modification for minimum lot size, the proposed parcels are consistent with the R-3 (Residential) zoning district for the site with respect to the lot size, lot width, lot coverage etc. established under the residential standards; and
- B. Pursuant to Section 66474 (c) and (d) of the California Government Code, the Project Site of the proposed subdivision is physically suitable for the type and proposed density of development because the property was previously developed and has all necessary access and utilities provided; and

- C. Pursuant to Section 66474 (e) and (f) of the California Government Code, the design of the subdivision and its improvements are not likely to cause substantial environmental damage, substantially and avoidably injure fish or wildlife or their habitat, or cause serious public health problems because the site of the proposed subdivision was previously developed with three single- family residential units and, with the recommended conditions, contains no significant wildlife habitat or any potential health hazards; and
- D. Pursuant to Section 66474 (g) of the California Government Code, the design of the subdivision and its improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision because existing easements are adjusted to accommodate the proposed new house; and
- E. Pursuant to Section 66474.6 of the California Government Code, the waste discharge from the proposed subdivision into the existing community sewer system will not result in violation of the existing requirements prescribed by the Los Angeles Regional Water Quality Control Board because the existing sewer system has adequate capacity to handle the waste discharge; and
- F. Based on the above findings, the City Council concludes that the proposed TPM, as conditioned, is in conformity with the Subdivision Map Act, the City General Plan, and Subdivision and Zoning Ordinances.

SECTION 5. Conditions of Approval. Based on the entire record before the Council, all written and oral evidence presented to the Council, the report from the Planning Commission, and the findings set forth in this Resolution, the Council hereby approves TPM Application No. 082845, to allow the creation of three parcel from one parcel on the Project Site, subject to the conditions of approval in Exhibit A.

SECTION 6. Certification. The City Clerk shall certify to the passage and adoption of this resolution and enter it into the original book of resolutions.

PASSED, APPROVED AND ADOPTED this 13th day of November, 2019.

Eduardo De La Riva, Mayor

ATTEST:

Gerardo Mayagoitia, City Clerk

APPROVED AS TO FORM:

Roxanne Diaz, City Attorney

I, Gerardo Mayagoitia, City Clerk of the City of Maywood, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the City Council of the City of Maywood held on the 13th day of November, 2019 by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Gerardo Mayagoitia, City Clerk

EXHIBIT A

The Los Angeles Unified School District recommended a list of conditions for the project. Below are the conditions that would be incorporated into the resolution.

Air Quality

1. Construction vehicles shall not idle in excess of five minutes.
2. The Applicant shall ensure that construction equipment is properly tuned and maintained in accordance with manufacturer's specifications.
3. The Applicant shall water and/or mist soil as it is being excavated and loaded onto the transportation trucks.
4. The Applicant shall water and/or mist and/or apply surfactants to soil placed in transportation trucks prior to exiting the site.
5. The Applicant shall minimize soil drop height into transportation trucks or stockpiles during dumping.
6. The Applicant shall cover the bottom of the excavated area with polyethylene sheeting when work is not being performed.
7. The Applicant shall place stockpiled soil on polyethylene sheeting and cover with similar material.
8. The Applicant shall place stockpiled soil in areas shielded from prevailing winds.
9. The Applicant shall ensure that streets are swept at the end of the day if visible soil material is carried onto adjacent public paved roads.
10. The Applicant shall suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per hour (mph).

Noise

1. The Applicant's contractor shall notify LAUSD's Transportation Branch at (213) 580-2950 with the expected start and ending dates of construction activity and shall provide the school and/or its designated representative(s) with contact information for the Applicant and/or Applicant's contractor for purposes of reporting any noise issues.

Traffic/Transportation

1. The Applicant's contractor shall notify LAUSD's Transportation Branch at (213) 580-2950 with the expected start and ending dates of construction activity if that activity will affect traffic surrounding Loma Vista Avenue School.
2. During the construction phase, truck traffic and construction vehicles may not cause traffic delays for transported students.
3. Construction trucks and other vehicles are required to stop when encountering school buses using red-flashing-lights must-stop-indicators per the California Vehicle Code.
4. Contractors must install and maintain appropriate traffic controls (signs and signals) to ensure vehicular safety.

Pedestrian Safety

1. The Applicant's contractor shall notify LAUSD's Transportation Branch at (213) 580-2950 with the expected start and ending dates of construction activity if that activity will affect pedestrian routes to or from Loma Vista Avenue School.
2. Contractors must install and maintain appropriate traffic controls (signs and signals) to ensure pedestrian safety.
3. Haul routes are not to pass by any school, except when school is not in session.

The City Engineer recommends conditions of approval for this project as follows:

1. The Applicant shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.
2. No grading shall be performed without the prior issuance of a grading permit by the City.
3. Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries.
4. The Applicant/owner or contractor shall apply for an Encroachment Permit for work performed within the public right of way. Compliance with current environmental regulations applies and additional studies and/or permits may be required.

5. The Applicant's contractor is required to submit for a haul route permit for the hauling of material to and from the project site. Said permit will include limitations of haul hours, number of loads per day and the posting of traffic control personnel at all approved entrances/exits onto public roads. Hauled material shall be to/from an approved site.
6. Storm water and non-storm water discharges from the project site shall be mitigated in conformance with the applicable Regional Water Quality Control Board permit(s) and/or site specific SWPPP prior to entering into the MS4s including, but not limited to, storm drains, streets, channels, etc.
7. The developer/Applicant shall provide all tenants/employees/homeowners with educational materials regarding Best Management Practices for Stormwater Pollution Prevention. Educational materials are available on the California Stormwater Quality Association's website.
8. Prior to filing the Final Map for review and approval, the Applicant shall provide street improvements adjacent to the proposed land division to the satisfaction of the City Engineer. Improvements shall include, but are not limited to, driveway modifications, sidewalk improvements, ADA improvements, replacement of damaged curb and gutter, and street resurfacing and/or slurry seal of street pavement within the boundary of the dedicated Right-of-Way property as directed by the Engineer.
9. The Applicant shall dedicate, design and construct all improvements in accordance the City of Maywood standards, as further conditioned herein and to the satisfaction of the City Engineer.
10. All grading shall conform to the California Building Code, including Appendix J, and all other relevant laws, rules, and regulations governing grading in the City of Maywood. Prior to commencing any grading which includes 50 or more cubic yards, the developer shall obtain a grading permit from the Building and Planning Department.
11. All necessary measures to control dust shall be implemented by the developer during grading to the satisfaction of the City Engineer.
12. Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) with surface drainage collection unless otherwise approved by the City Engineer. Contour grade to mimic natural slopes in the area. All retaining walls shall require a separate permit from the Building and Planning Department.
13. Erosion control – landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded. The soils engineer shall review the erosion control plans for conformance with the Geotechnical Report's Findings and Recommendations. Erosion control

shall be placed within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season. The Developer shall plant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with soil stabilizers and ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the City Engineer and City Planner.

14. The Applicant shall design and construct all driveways in accordance with the City of Maywood's standards.
15. Improvement Plans for underground utilities (eg. Water, sewer, electrical, telecommunications, etc.) to be placed in public right of way or easement that will be owned and maintained by other entities shall be reviewed by the City prior to Utility Agency approval. The City shall have a place on the Title Sheet to accept the plans with a statement "The city's acceptance is limited to the placement of utilities relative to public infrastructure clearances, uses and future plans within the right of way." The plans shall be attached to a city Encroachment Permit.

Planning staff recommends conditions of approval for this project as follows:

1. The use and improvements authorized by the proposed TPM shall conform to the Conditions of Approval contained herein and to the improvement plans and specifications approved by the City. Any appreciable modification of the approved plans and specifications, as determined by the Director of Building and Planning, shall require prior approval of the City Council.
2. The proposed TPM which, if not used within twenty-four (24) months, will expire and become null and void and of no effect, except if an extension is applied for prior to the expiration date and an extension is granted by the Planning Commission. Extensions shall not exceed twelve (12) months.
3. The Applicant agrees to allow the City inspector access to the Project Site to reasonably inspect the same at all times to assure compliance with these Conditions of Approval. Failure to provide reasonable access will constitute cause for a Revocation of the proposed TPM.
4. The Applicant shall comply with the requirements of the Maywood Subdivision Map Ordinance, Article V. Tentative Maps.
5. Prior to the issuance of an occupancy permit for the authorized use, all applicable Conditions of Approval shall be completed to the reasonable satisfaction of the City.
6. The Applicant shall defend, indemnify and hold harmless the City of Maywood (City) and its officials, officers, employees, and agents from and against any claim, action, or proceeding against the City, its officials, officers, employees or agents to attack, set aside, void or annul any approval or condition of approval of the City

concerning this project, including but not limited to any approval or mitigation measure imposed by the City Council, Planning Commission, or Director of Building and Planning. The City shall promptly notify the Applicant of any claim, action, or proceeding concerning the project and City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officials, officers, employees and agents in the defense of the matter.

7. This proposed TPM shall be subject to revocation for any violation of or noncompliance with any of these Conditions of Approval and/or other codes, regulations, or standards enforced by or beneficial to the City of Maywood. The Applicant acknowledges that failure to meet any of the Conditions of Approval contained herein will be cause for a revocation of the proposed TPM.
8. This approval will not be effective until ten (10) days after the date upon which it is granted by the City Council. Also, within ten (10) days from the adoption of the Resolution approving this Application, the Applicant and/or Owner of the subject property shall execute, notarize and record with the Los Angeles County Clerk an affidavit agreeing to comply with the aforementioned conditions.

The Planning Commission recommends a condition of approval as follows:

1. This approval is subject to effectively safeguarding the health of children in proximity to any construction activities occurring on this project with respect to lead contaminated soil. Prior to the approval of a final map or before any construction activities commence, the Applicant shall provide staff with either a no further action required letter from the State of California Department of Toxic Substances Control (DTSC), or proof that the entire site has been properly remediated under the supervision of the DTSC.

Attachment No. 2

Los Angeles Unified School District

Office of Environmental Health and Safety

AUSTIN BEUTNER
Superintendent of Schools

CARLOS A. TORRES
Director, Environmental Health and Safety

JENNIFER FLORES
Deputy Director, Environmental Health and Safety

September 16, 2019

David Mango
Maywood Building and Planning Department
4319 E. Slauson Avenue
Maywood, CA 90270

SUBJECT: PROJECT LOCATION: 3600 E 58th Street
CASE NUMBER: PC 19-06

Presented below are comments submitted on behalf of the Los Angeles Unified School District (LAUSD) regarding the Notice of Public Hearing to consider the following: Categorical Exemption pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15332, Article 19, related CEQA findings, report from the Maywood City Planning Commission. LAUSD is concerned about the potential negative impacts of the project on our students, staff and parents traveling to and from Loma Vista Elementary School (ES), since the project located at 3600 E 58th Street is across the street from the school.

Based on the extent/location of the proposed development, it is our opinion that environmental impacts on the surrounding community (air quality, noise, traffic, pedestrian safety, etc.) may occur. Since the project may have an environmental impact on LAUSD schools, recommended conditions designed to help reduce or eliminate potential impacts are included in this response.

Air Quality

Construction activities for the proposed project could potentially result in short term effects on ambient air quality in the area resulting from equipment emissions and fugitive dust. Completing activities such as demolition and excavation when school is not in session will go a long way towards minimizing air quality impacts. To ensure that effective conditions are applied to further reduce construction air pollutant impacts, we ask that the following language be included in the recommended conditions for air quality impacts:

- Implement all applicable provisions of Rule 403 for fugitive dust control during construction of the Project.
- Utilize low emission "clean diesel" equipment with new or modified engines manufactured to meet Tier 4 specifications, or retrofitted to comply with CARB's verified diesel emission control strategy (VDECS).
- Construction vehicles shall not idle in excess of five minutes.
- Ensure that construction equipment is properly tuned and maintained in accordance with manufacturer's specifications.
- Water/mist soil as it is being excavated and loaded onto the transportation trucks.
- Water/mist and/or apply surfactants to soil placed in transportation trucks prior to exiting the site.
- Minimize soil drop height into transportation trucks or stockpiles during dumping.

333 South Baudry Avenue, 21st Floor, Los Angeles, CA 90017 • Telephone (213) 241-3199 • Fax (213) 241-6816

The Office of Environmental Health and Safety is dedicated to providing a safe and healthy environment for the students and employees of the Los Angeles Unified School District.

- Cover the bottom of the excavated area with polyethylene sheeting when work is not being performed.
- Place stockpiled soil on polyethylene sheeting and cover with similar material.
- Place stockpiled soil in areas shielded from prevailing winds.
- Sweep streets at the end of the day if visible soil material is carried onto adjacent public paved roads (recommend water sweepers).
- Install wheel washers (or steel shaker plates) where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip.
- Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per hour (mph).
- Excavation and transportation of soil known to contain hazardous substances should be limited to periods when school is not in session.

Noise

Noise created by construction activities may affect the school in proximity to the proposed project site. These construction activities include grading, earth moving, hauling, and use of heavy equipment.

LAUSD established maximum allowable noise levels to protect students and staff from noise impacts generated in terms of Leq. These standards were established based on regulations set forth by the California Department of Transportation. LAUSD's exterior noise standard is 67 dBA Leq and the interior noise standard is 45 dBA Leq. A noise level increase of 3 dBA or more over ambient noise levels is considered significant for existing schools and would require mitigation to achieve levels within 2 dBA of pre-project ambient level. To ensure that effective conditions are employed to reduce construction related noise impacts on the campus, we ask that the following language be included in the recommended conditions for noise impacts:

- If the proposed mitigation measures do not reduce noise impacts to a level of insignificance, the project applicant shall develop new and appropriate measures to effectively mitigate construction related noise at the affected school. Provisions shall be made to allow the school and or designated representative(s) to notify the project applicant when such measures are warranted.
- All pile driving equipment shall be equipped with noise control devices and/or shall implement noise buffers with minimum quieting factor of 10dBA, to the extent feasible. If possible, drilled piles are preferred to driven piles.
- Demolition activities shall be scheduled for when school is not in session.

Traffic/Transportation

LAUSD's Transportation Branch **must be contacted** at (213) 580-2950 regarding the potential impact upon existing school bus routes. The Project Manager or designee will have to notify the LAUSD Transportation Branch of the expected start and ending dates for various portions of the project that may affect traffic within nearby school areas. To ensure that effective conditions are employed to reduce construction and operation related transportation impacts on District sites, including the net increase of 1000 or more daily vehicle trips, we ask that the following language be included in the recommended conditions for traffic impacts:

- School buses must have unrestricted access to schools.
- During the construction phase, truck traffic and construction vehicles may not cause traffic delays for our transported students.
- During and after construction changed traffic patterns, lane adjustment, traffic light patterns, and altered bus stops may not affect school buses' on-time performance and passenger safety.
- Construction trucks and other vehicles are required to stop when encountering school buses using red-flashing-lights must-stop-indicators per the California Vehicle Code.
- Contractors must install and maintain appropriate traffic controls (signs and signals) to ensure vehicular safety.
- Contractors must maintain ongoing communication with LAUSD school administrators, providing sufficient notice to forewarn children and parents when existing vehicle routes to school may be impacted.
- Parents dropping off their children must have access to the passenger loading areas.

Pedestrian Safety

Construction activities that include street closures, the presence of heavy equipment and increased truck trips to haul materials on and off the project site can lead to safety hazards for people walking in the vicinity of the construction site. To ensure that effective conditions are employed to reduce construction and operation related pedestrian safety impacts on District sites, we ask that the following language be included in the recommended conditions for pedestrian safety impacts:

- Contractors must maintain ongoing communication with LAUSD school administrators, providing sufficient notice to forewarn children and parents when existing pedestrian routes to school may be impacted.
- Contractors must maintain safe and convenient pedestrian routes to all nearby schools. The District will provide School Pedestrian Route Maps upon your request.
- Contractors must install and maintain appropriate traffic controls (signs and signals) to ensure pedestrian and vehicular safety.
- Haul routes are not to pass by any school, except when school is not in session.
- No staging or parking of construction-related vehicles, including worker-transport vehicles, will occur on or adjacent to a school property.
- Funding for crossing guards at the contractor's expense is required when safety of children may be compromised by construction-related activities at impacted school crossings.
- Barriers and/or fencing must be installed to secure construction equipment and to minimize trespassing, vandalism, short-cut attractions, and attractive nuisances.

- Contractors are required to provide security patrols (at their expense) to minimize trespassing, vandalism, and short-cut attractions.

The District's charge is to protect the health and safety of students and staff, and the integrity of the learning environment. The comments presented above identify potential environmental impacts related to the proposed project that must be addressed to ensure the welfare of the students attending Loma Vista ES their teachers and the staff, as well as to assuage the concerns of the parents of these students. Therefore, the recommended conditions set forth in these comments should be adopted as conditions of project approval to offset environmental impacts on the affected school students and staff.

Thank you for your attention to this matter. If you need additional information, please contact me at (213) 241-4210.

Regards,

A handwritten signature in black ink, appearing to read 'Alex Campbell', is written over a horizontal line.

Alex Campbell
Assistant CEQA Project Manager



PUBLIC HEARING

AGENDA 2
ITEM NO. _____

CITY COUNCIL STAFF REPORT

DATE: NOVEMBER 13, 2019

TO: HONORABLE MAYOR, AND MEMBERS OF THE CITY COUNCIL

FROM: JENNIFER E. VASQUEZ, CITY MANAGER *JV*

BY: *DM* DAVID MANGO, DIRECTOR OF BUILDING AND PLANNING

RE: CONSIDERATION OF A RESOLUTION APPROVING TENTATIVE PARCEL MAP NO. 086677 TO SUBDIVIDE ONE PARCEL INTO THREE PARCELS LOCATED AT 3750 EAST 58TH STREET IN THE R-3 ZONE, AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CLASS 15)

RECOMMENDATION

Staff recommends that the City Council consider the proposed Resolution approving Tentative Parcel Map ("TPM") no. 086677 to subdivide one parcel into three parcels located at 3750 East 58th Street, and find that the project is categorically exempt from the California Environmental Quality Act.

FISCAL IMPACT

There is no fiscal impact associated with this action.

LEGAL REVIEW

The City Attorney has reviewed this report.

BACKGROUND

Leo Agredano ("Applicant") is seeking approval for a Tentative Parcel Map ("TPM") which proposes subdividing one parcel into three parcels. The 13,913 square foot (0.32 acre) project site is located at 3750 East 58th Street, at the southwest corner of Carmelita Avenue and East 58th Street ("Project Site"). The Project Site has a General Plan designation of Residential and zoning designation of R3 (Residential).

The Project Site is currently developed with three existing single-family dwellings, as well as three two-car garages. Under the proposed TPM, all three units and the garages will remain. The Applicant proposes a separate driveway for the parcel that takes access from Carmelita Avenue and a shared driveway for the two parcels that take access from 58th Street.

The subdivision ordinance of the City of Maywood identifies the Planning Commission as the "Advisory Agency," who are responsible for recommending approval, conditional approval or denial of all applications for land divisions. The ordinance also states that "the City Council shall have final jurisdiction in the approval, conditional approval, or disapproval of tentative maps."

On October 15, 2019, a public hearing was held at a meeting of the Planning Commission to consider the Tentative Parcel Map. In order to make a recommendation to the City Council for approval, the Maywood Subdivision Ordinance requires that the Planning Commission makes "a finding as to whether or not the division, along with its improvement and design, conforms to the City General Plan." Having made this finding, the Commission adopted Resolution PC19-0453 recommending approval subject to conditions recommended by staff as well as certain additional conditions requested by the Los Angeles Unified School District for a similar TPM project located near the Project Site, which have all been incorporated into the resolution of approval.

DISCUSSION

The Maywood Subdivision Ordinance in section 9 (b) states:

"At the public hearing, the City Council shall hear all of the evidence and shall act upon the Planning Commission's report, and shall approve, conditionally approve, or disapprove, the tentative map. The action of the Council shall be recorded in the form of a resolution, and shall contain the facts and reasons for the approval or denial of the tentative map. No tentative map shall be approved,

unless the council finds that the proposed subdivision along with its design and improvements is consistent with the General Plan of the City..."

State Law Requirements

In addition to the above, the Subdivision Map Act requires consideration of the following:

- A. Whether the proposed map and design or improvement are consistent with applicable general and specific plans.
- B. Whether the site is physically suitable for the type and proposed density of development.
- C. Whether the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage, substantially and avoidably injure fish or wildlife or their habitat, or is likely to cause public health problems.
- D. Whether the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
- E. Whether the discharge of waste water from the proposed subdivision into the existing sewer systems will result in a violation of existing requirements presented by the Los Angeles Regional Water Quality Control Board.

A. Consistency with applicable general and specific plans

As noted above, the Project Site has a General Plan designation of Residential; it is not within a specific plan area. The existing units on the Project Site are within the allowable density established in the General Plan. Because the proposed TPM does not contemplate additional housing, the City Council can make the finding that the proposed TPM is consistent with the General Plan.

The proposed TPM is also consistent with the R-3 (Residential) requirements set forth in the City's Zoning Ordinance as explained below. The proposed TPM meets the lot width, lot coverage, and other residential standards. With respect to minimum lot size, the Applicant proposes to subdivide the Project Site to form three parcels, as described below:

Parcel No.	Lot Size
1.	4,563 square feet
2.	4,560 square feet
3.	4,777 square feet
Total	13,913 square feet

The Zoning Ordinance, however, provides that the minimum lot size for a residential lot in the R-3 Zone is 5,000 square feet. Notwithstanding, according to

Section 5110.20 of the Maywood Zoning Code, the Director of Planning and Building may consider and render an Administrative Modification of Standards

with regard to the minimum lot size. An Administrative Modification is a process "to permit development on property constrained due to lot size, shape, location, access restrictions, or other physical constraints." The intent is that the deviation will be minor and no impact will occur. This modification is issued by the Director of Planning and Building without a public hearing involving slight modifications to the provisions of the Zoning Ordinance for, among other circumstances, the "reduction of required lot area, minimum floor area requirements, reduction of size of yards, courts, open areas, or landscaped areas by less than 10 percent of the area."

In this case, each proposed lot size is reduced by less than ten percent (500 square feet) of the required minimum lot size. Therefore, the Director of Planning and Building will approve an Administrative Modification for minimum lot size. With the Administrative Modification, the proposed TPM is consistent with the City's Zoning Ordinance.

Accordingly the proposed TPM for 3750 East 58th Street would be consistent with the Maywood General Plan and Maywood Zoning Ordinance because: i) the proposed land use is consistent with the existing R-3 Residential zoning and therefore is consistent with the land use designation in the General Plan for the site (Residential); ii) the proposed subdivision will result in no additional housing units is within the allowable density established in the General Plan; and iii) pursuant to an Administrative Modification for minimum lot size, the proposed parcels are consistent with the R-3 (Residential) zoning district for the site with respect to lot size, lot width, lot coverage etc. established under the residential standards.

B. Physical Suitability of Project Site for the Type and Proposed Density

Pursuant to Section 66474 (c) and (d) of the California Government Code, the site of the proposed subdivision is physically suitable for the type and proposed density of development because the property was previously developed and has all necessary access and utilities provided.

C. Likelihood of substantial environmental damage, substantial and avoidable injury to fish or wildlife or their habitat, or potential health problems

Pursuant to Section 66474 (e) and (f) of the California Government Code, the design of the subdivision and its improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat or to cause serious public health problems because the site of the proposed subdivision was previously developed with three single-family residential units and contains no significant wildlife habitat or any potential health

hazards. In addition, staff included proposed conditions to mitigate any potential health problems occurring during demolition and construction activities.

D. Conflict with easements

Pursuant to Section 66474 (g) of the California Government Code, the design of the subdivision and its improvements will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision because existing easements are conditioned to accommodate the proposed new lots.

E. Discharge of waste water

Pursuant to Section 66474.6 of the California Government Code, the waste discharge from the proposed subdivision into the existing community sewer system will not result in violation of the existing requirements prescribed by the Los Angeles Regional Water Quality Control Board because the existing sewer system has adequate capacity to handle the waste discharge; and

Based on the above, staff has concluded that the proposed TPM, as conditioned, is in conformity with the Municipal Code and Subdivision Map Act.

CONDITIONS OF APPROVAL

The City Engineer recommends conditions of approval for this project as follows:

1. The Applicant shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.
2. No grading shall be performed without the prior issuance of a grading permit by the City.
3. Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries.
4. The Applicant/owner or contractor shall apply for an Encroachment Permit for work performed within the public right of way. Compliance with current environmental regulations applies and additional studies and/or permits may be required.

5. The Applicant's contractor is required to submit for a haul route permit for the hauling of material to and from the project site. Said permit will include limitations of haul hours, number of loads per day and the posting of traffic control personnel at all approved entrances/exits onto public roads. Hauled material shall be to/from an approved site.
6. Storm water and non-storm water discharges from the project site shall be mitigated in conformance with the applicable Regional Water Quality Control Board permit(s) and/or site specific SWPPP prior to entering into the MS4s including, but not limited to, storm drains, streets, channels, etc.
7. The developer/Applicant shall provide all tenants/employees/homeowners with educational materials regarding Best Management Practices for Stormwater Pollution Prevention. Educational materials are available on the California Stormwater Quality Association's website.
8. Prior to filing the Final Map for review and approval, the Applicant shall provide street improvements adjacent to the proposed land division to the satisfaction of the City Engineer. Improvements shall include, but are not limited to, driveway modifications, sidewalk improvements, ADA improvements, replacement of damaged curb and gutter, and street resurfacing and/or slurry seal of street pavement within the boundary of the dedicated Right-of-Way property as directed by the Engineer.
9. The Applicant shall dedicate, design and construct all improvements in accordance the City of Maywood standards, as further conditioned herein and to the satisfaction of the City Engineer.
10. All grading shall conform to the California Building Code, including Appendix J, and all other relevant laws, rules, and regulations governing grading in the City of Maywood. Prior to commencing any grading which includes 50 or more cubic yards, the developer shall obtain a grading permit from the Building and Planning Department.
11. All necessary measures to control dust shall be implemented by the developer during grading to the satisfaction of the City Engineer.
12. Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) with surface drainage collection unless otherwise approved by the City Engineer. Contour grade to mimic natural slopes in the area. All retaining walls shall require a separate permit from the Building and Planning Department.
13. Erosion control – landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded. The soils engineer shall review the

erosion control plans for conformance with the Geotechnical Report's Findings and Recommendations. Erosion control shall be placed within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season. The Developer shall plant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with soil stabilizers and ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the City Engineer and City Planner.

14. The Applicant shall design and construct all driveways in accordance with the City of Maywood's standards.
15. Improvement Plans for underground utilities (eg. Water, sewer, electrical, telecommunications, etc.) to be placed in public right of way or easement that will be owned and maintained by other entities shall be reviewed by the City prior to Utility Agency approval. The City shall have a place on the Title Sheet to accept the plans with a statement "The city's acceptance is limited to the placement of utilities relative to public infrastructure clearances, uses and future plans within the right of way." The plans shall be attached to a city Encroachment Permit.

Planning staff recommends conditions of approval for this project as follows:

1. The use and improvements authorized by the proposed TPM shall conform to the Conditions of Approval contained herein and to the improvement plans and specifications approved by the City. Any appreciable modification of the approved plans and specifications, as determined by the Director of Building and Planning, shall require prior approval of the City Council.
2. The proposed TPM which, if not used within twenty-four (24) months, will expire and become null and void and of no effect, except if an extension is applied for prior to the expiration date and an extension is granted by the Planning Commission. Extensions shall not exceed twelve (12) months.
3. The Applicant agrees to allow the City inspector access to the Project Site to reasonably inspect the same at all times to assure compliance with these Conditions of Approval. Failure to provide reasonable access will constitute cause for a Revocation of the proposed TPM.
4. The Applicant shall comply with the requirements of the Maywood Subdivision Map Ordinance, Article V. Tentative Maps.

5. Prior to the issuance of an occupancy permit for the authorized use, all applicable Conditions of Approval shall be completed to the reasonable satisfaction of the City.
6. The Applicant shall defend, indemnify and hold harmless the City of Maywood (City) and its officials, officers, employees, and agents from and against any claim, action, or proceeding against the City, its officials, officers, employees or agents to attack, set aside, void or annul any approval or condition of approval of the City concerning this project, including but not limited to any approval or mitigation measure imposed by the City Council, Planning Commission, or Director of Building and Planning. The City shall promptly notify the Applicant of any claim, action, or proceeding concerning the project and City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officials, officers, employees and agents in the defense of the matter.
7. This proposed TPM shall be subject to revocation for any violation of or noncompliance with any of these Conditions of Approval and/or other codes, regulations, or standards enforced by or beneficial to the City of Maywood. The Applicant acknowledges that failure to meet any of the Conditions of Approval contained herein will be cause for a revocation of the proposed TPM.
8. This approval will not be effective until ten (10) days after the date upon which it is granted by the City Council. Also, within ten (10) days from the adoption of the Resolution approving this Application, the Applicant and/or Owner of the subject property shall execute, notarize and record with the Los Angeles County Clerk an affidavit agreeing to comply with the aforementioned conditions.

The Planning Commission recommends that the City Council adopt additional conditions of approval that were recommended for a similar TPM project located near the Project Site, as follows:

Air Quality

1. Construction vehicles shall not idle in excess of five minutes.
2. The Applicant shall ensure that construction equipment is properly tuned and maintained in accordance with manufacturer's specifications.
3. The Applicant shall water and/or mist soil as it is being excavated and loaded onto the transportation trucks.

4. The Applicant shall water and/or mist and/or apply surfactants to soil placed in transportation trucks prior to exiting the site.
5. The Applicant shall minimize soil drop height into transportation trucks or stockpiles during dumping.
6. The Applicant shall cover the bottom of the excavated area with polyethylene sheeting when work is not being performed.
7. The Applicant shall place stockpiled soil on polyethylene sheeting and cover with similar material.
8. The Applicant shall place stockpiled soil in areas shielded from prevailing winds.
9. The Applicant shall ensure that streets are swept at the end of the day if visible soil material is carried onto adjacent public paved roads.
10. The Applicant shall suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per hour (mph).

Noise

1. The Applicant's contractor shall notify LAUSD's Transportation Branch at (213) 580-2950 with the expected start and ending dates of construction activity and shall provide the school and/or its designated representative(s) with contact information for the Applicant and/or Applicant's contractor for purposes of reporting any noise issues.

Traffic/Transportation

1. The Applicant's contractor shall notify LAUSD's Transportation Branch at (213) 580-2950 with the expected start and ending dates of construction activity if that activity will affect traffic surrounding Loma Vista Avenue School.
2. During the construction phase, truck traffic and construction vehicles may not cause traffic delays for transported students.
3. Construction trucks and other vehicles are required to stop when encountering school buses using red-flashing-lights must-stop-indicators per the California Vehicle Code.
4. Contractors must install and maintain appropriate traffic controls (signs and signals) to ensure vehicular safety.

Pedestrian Safety

1. The Applicant's contractor shall notify LAUSD's Transportation Branch at (213) 580-2950 with the expected start and ending dates of construction activity if that activity will affect pedestrian routes to or from Loma Vista Avenue School.
2. Contractors must install and maintain appropriate traffic controls (signs and signals) to ensure pedestrian safety.
3. Haul routes are not to pass by any school, except when school is not in session.

ENVIRONMENTAL ASSESSMENT

Categorical Exemption: The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15315 (Class 15: Minor Land Divisions) because the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

ATTACHMENT(S)

1. Proposed Resolution

Attachment No. 1

RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAYWOOD, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP 086677, TO SUBDIVIDE ONE PARCEL INTO THREE PARCELS LOCATED AT 3750 EAST 58TH STREET IN THE R-3 ZONE, AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CLASS 15)

WHEREAS, an application was submitted by Leo Agredano ("Applicant") who is seeking approval for a Tentative Parcel Map ("TPM") which proposes subdividing one parcel into three parcels. The 13,913 square foot (0.32 acre) project site is located at 3750 East 58th Street, at the southwest corner of Carmelita Avenue and East 58th Street ("Project Site"); and

WHEREAS, the Project Site has a General Plan designation of Residential and zoning designation of R3 (Residential); and

WHEREAS, the City's Subdivision Ordinance provides that the Planning Commission serves as the Advisory Agency to recommend approval, conditional approval, or denial of applications for land divisions to the City Council after a public hearing; and

WHEREAS, City Planning Department staff reviewed the proposed TPM for compliance with the State Subdivision Map Act, the City's General Plan, and the City's Zoning and Subdivision Ordinances; and

WHEREAS, Planning Department staff also completed an initial environmental assessment of the proposed matter in accordance with the California Environmental Quality Act (CEQA) and recommends that the City Council determine the project Categorically Exempt from CEQA review as a Class 15 exemption pursuant to State CEQA Guidelines Section 15315 because the project falls within the minor land division exemption for subdivisions for four or fewer parcels; and

WHEREAS, on October 15, 2019, the Planning Commission of the City of Maywood held a duly noticed public hearing on the Application at which time all persons wishing to testify in connection with the Application were heard and the Application was comprehensively reviewed. At the conclusion of the hearing, the Planning Commission unanimously adopted Resolution PC19-0453 with Commission Chair Perez absent, finding that the proposed TPM conforms to the City's General Plan, and recommending that the City Council conditionally approve the Application as outlined in Resolution PC-19-0453; and

WHEREAS, on November 13, 2019, the City Council of the City of Maywood held a duly noticed public hearing on the Application, considered written and oral comments, and facts and evidence presented by the Applicant, City staff, and other interested parties.

NOW THEREFORE, The City Council of the City of Maywood does hereby resolve as follows:

SECTION 1. Incorporation of Recitals. The City Council hereby finds that all of the facts in the above recitals are true and correct and incorporated and adopted as findings of the City Council as if fully set forth in this resolution.

SECTION 2. CEQA Findings. The City Council has independently reviewed the previous environmental document review determination, and based on the whole record before it, finds and determines that the proposed TPM is Categorically Exempt from CEQA review as a Class 15 exemption pursuant to State CEQA Guidelines Section 15315 (Class 15: Minor Land Divisions). The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 (Class 15: Minor Land Divisions) because the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

SECTION 3. Findings. Based on the entire record before the City Council and all written and oral evidence presented to the City Council, including the Planning Commission recommendation, the staff report, and pursuant to the provisions of State and local law, the City Council finds as follows:

- A. The proposed TPM is consistent with the Maywood General Plan and the Maywood Zoning Ordinance because: i) the proposed land use is the same as the existing R-3 Residential zoning and therefore is consistent with the land use designation in the General Plan for the site (Residential); ii) the proposed subdivision will not result in the construction of additional housing and the existing density is within the allowable density established in the General Plan; and iii) pursuant to an Administrative Modification for minimum lot size, the proposed parcels are consistent with the R-3 (Residential) zoning district for the site with respect to the lot size, lot width, lot coverage etc. established under the residential standards; and
- B. Pursuant to Section 66474 (c) and (d) of the California Government Code, the Project Site of the proposed subdivision is physically suitable for the type and proposed density of development because the property was previously developed and has all necessary access and utilities provided; and

- C. Pursuant to Section 66474 (e) and (f) of the California Government Code, the design of the subdivision and its improvements are not likely to cause substantial environmental damage, substantially and avoidably injure fish or wildlife or their habitat, or cause serious public health problems because the site of the proposed subdivision was previously developed with three single- family residential units and, with the recommended conditions, contains no significant wildlife habitat or any potential health hazards; and
- D. Pursuant to Section 66474 (g) of the California Government Code, the design of the subdivision and its improvements will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision because existing easements are conditioned to accommodate the proposed new lots; and
- E. Pursuant to Section 66474.6 of the California Government Code, the waste discharge from the proposed subdivision into the existing community sewer system will not result in violation of the existing requirements prescribed by the Los Angeles Regional Water Quality Control Board because the existing sewer system has adequate capacity to handle the waste discharge; and
- F. Based on the above findings, the City Council concludes that the proposed TPM, as conditioned, is in conformity with the Subdivision Map Act, the City General Plan, and Subdivision and Zoning Ordinances.

SECTION 5. Conditions of Approval. Based on the entire record before the Council, all written and oral evidence presented to the Council, the report from the Planning Commission, and the findings set forth in this Resolution, the Council hereby approves TPM Application No. 086677, to allow the creation of three parcel from one parcel on the Project Site, subject to the conditions of approval in Exhibit A.

SECTION 6. Certification. The City Clerk shall certify to the passage and adoption of this resolution and enter it into the original book of resolutions.

PASSED, APPROVED AND ADOPTED this 13th day of November, 2019.

Eduardo De La Riva, Mayor

ATTEST:

Gerardo Mayagoitia, City Clerk

APPROVED AS TO FORM:

Roxanne Diaz, City Attorney

I, Gerardo Mayagoitia, City Clerk of the City of Maywood, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the City Council of the City of Maywood held on the 13th day of November, 2019 by the following vote:

AYES:
NOES:
ABSTAINED:
ABSENT:

Gerardo Mayagoitia, City Clerk

EXHIBIT A

The City Engineer recommends conditions of approval for this project as follows:

1. The Applicant shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.
2. No grading shall be performed without the prior issuance of a grading permit by the City.
3. Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries.
4. The Applicant/owner or contractor shall apply for an Encroachment Permit for work performed within the public right of way. Compliance with current environmental regulations applies and additional studies and/or permits may be required.
5. The Applicant's contractor is required to submit for a haul route permit for the hauling of material to and from the project site. Said permit will include limitations of haul hours, number of loads per day and the posting of traffic control personnel at all approved entrances/exits onto public roads. Hauled material shall be to/from an approved site.
6. Storm water and non-storm water discharges from the project site shall be mitigated in conformance with the applicable Regional Water Quality Control Board permit(s) and/or site specific SWPPP prior to entering into the MS4s including, but not limited to, storm drains, streets, channels, etc.
7. The developer/Applicant shall provide all tenants/employees/homeowners with educational materials regarding Best Management Practices for Stormwater Pollution Prevention. Educational materials are available on the California Stormwater Quality Association's website.
8. Prior to filing the Final Map for review and approval, the Applicant shall provide street improvements adjacent to the proposed land division to the satisfaction of the City Engineer. Improvements shall include, but are not limited to, driveway modifications, sidewalk improvements, ADA improvements, replacement of damaged curb and gutter, and street resurfacing and/or slurry seal of street pavement within the boundary of the dedicated Right-of-Way property as directed by the Engineer.

9. The Applicant shall dedicate, design and construct all improvements in accordance the City of Maywood standards, as further conditioned herein and to the satisfaction of the City Engineer.
10. All grading shall conform to the California Building Code, including Appendix J, and all other relevant laws, rules, and regulations governing grading in the City of Maywood. Prior to commencing any grading which includes 50 or more cubic yards, the developer shall obtain a grading permit from the Building and Planning Department.
11. All necessary measures to control dust shall be implemented by the developer during grading to the satisfaction of the City Engineer.
12. Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) with surface drainage collection unless otherwise approved by the City Engineer. Contour grade to mimic natural slopes in the area. All retaining walls shall require a separate permit from the Building and Planning Department.
13. Erosion control – landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded. The soils engineer shall review the erosion control plans for conformance with the Geotechnical Report's Findings and Recommendations. Erosion control shall be placed within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season. The Developer shall plant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with soil stabilizers and ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the City Engineer and City Planner.
14. The Applicant shall design and construct all driveways in accordance with the City of Maywood's standards.
15. Improvement Plans for underground utilities (eg. Water, sewer, electrical, telecommunications, etc.) to be placed in public right of way or easement that will be owned and maintained by other entities shall be reviewed by the City prior to Utility Agency approval. The City shall have a place on the Title Sheet to accept the plans with a statement "The city's acceptance is limited to the placement of utilities relative to public infrastructure clearances, uses and future plans within the right of way." The plans shall be attached to a city Encroachment Permit.

Planning staff recommends conditions of approval for this project as follows:

1. The use and improvements authorized by the proposed TPM shall conform to the Conditions of Approval contained herein and to the improvement plans and specifications approved by the City. Any appreciable modification of the approved

plans and specifications, as determined by the Director of Building and Planning, shall require prior approval of the City Council.

2. The proposed TPM which, if not used within twenty-four (24) months, will expire and become null and void and of no effect, except if an extension is applied for prior to the expiration date and an extension is granted by the Planning Commission. Extensions shall not exceed twelve (12) months.
3. The Applicant agrees to allow the City inspector access to the Project Site to reasonably inspect the same at all times to assure compliance with these Conditions of Approval. Failure to provide reasonable access will constitute cause for a Revocation of the proposed TPM.
4. The Applicant shall comply with the requirements of the Maywood Subdivision Map Ordinance, Article V. Tentative Maps.
5. Prior to the issuance of an occupancy permit for the authorized use, all applicable Conditions of Approval shall be completed to the reasonable satisfaction of the City.
6. The Applicant shall defend, indemnify and hold harmless the City of Maywood (City) and its officials, officers, employees, and agents from and against any claim, action, or proceeding against the City, its officials, officers, employees or agents to attack, set aside, void or annul any approval or condition of approval of the City concerning this project, including but not limited to any approval or mitigation measure imposed by the City Council, Planning Commission, or Director of Building and Planning. The City shall promptly notify the Applicant of any claim, action, or proceeding concerning the project and City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officials, officers, employees and agents in the defense of the matter.
7. This proposed TPM shall be subject to revocation for any violation of or noncompliance with any of these Conditions of Approval and/or other codes, regulations, or standards enforced by or beneficial to the City of Maywood. The Applicant acknowledges that failure to meet any of the Conditions of Approval contained herein will be cause for a revocation of the proposed TPM.
8. This approval will not be effective until ten (10) days after the date upon which it is granted by the City Council. Also, within ten (10) days from the adoption of the Resolution approving this Application, the Applicant and/or Owner of the subject property shall execute, notarize and record with the Los Angeles County Clerk an affidavit agreeing to comply with the aforementioned conditions.

The Planning Commission recommends that the City Council adopt additional conditions of approval that were recommended for a similar TPM project located near the Project Site, as follows:

Air Quality

1. Construction vehicles shall not idle in excess of five minutes.
2. The Applicant shall ensure that construction equipment is properly tuned and maintained in accordance with manufacturer's specifications.
3. The Applicant shall water and/or mist soil as it is being excavated and loaded onto the transportation trucks.
4. The Applicant shall water and/or mist and/or apply surfactants to soil placed in transportation trucks prior to exiting the site.
5. The Applicant shall minimize soil drop height into transportation trucks or stockpiles during dumping.
6. The Applicant shall cover the bottom of the excavated area with polyethylene sheeting when work is not being performed.
7. The Applicant shall place stockpiled soil on polyethylene sheeting and cover with similar material.
8. The Applicant shall place stockpiled soil in areas shielded from prevailing winds.
9. The Applicant shall ensure that streets are swept at the end of the day if visible soil material is carried onto adjacent public paved roads.
10. The Applicant shall suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per hour (mph).

Noise

1. The Applicant's contractor shall notify LAUSD's Transportation Branch at (213) 580-2950 with the expected start and ending dates of construction activity and shall provide the school and/or its designated representative(s) with contact information for the Applicant and/or Applicant's contractor for purposes of reporting any noise issues.

Traffic/Transportation

1. The Applicant's contractor shall notify LAUSD's Transportation Branch at (213) 580-2950 with the expected start and ending dates of construction activity if that activity will affect traffic surrounding Loma Vista Avenue School.
2. During the construction phase, truck traffic and construction vehicles may not cause traffic delays for transported students.
3. Construction trucks and other vehicles are required to stop when encountering school buses using red-flashing-lights must-stop-indicators per the California Vehicle Code.
4. Contractors must install and maintain appropriate traffic controls (signs and signals) to ensure vehicular safety.

Pedestrian Safety

1. The Applicant's contractor shall notify LAUSD's Transportation Branch at (213) 580-2950 with the expected start and ending dates of construction activity if that activity will affect pedestrian routes to or from Loma Vista Avenue School.
2. Contractors must install and maintain appropriate traffic controls (signs and signals) to ensure pedestrian safety.
3. Haul routes are not to pass by any school, except when school is not in session.