PLEASANT VALLEY RECREATION & PARK DISTRICT
CITY OF CAMARILLO, CITY HALL COUNCIL CHAMBERS
601 CARMEN DR., CAMARILLO, CALIFORNIA

BOARD OF DIRECTORS
REGULAR MEETING AGENDA
January 7, 2026

5:00 P.M. **REGULAR MEETING** **NEXT RESOLUTION #797**

1. **CALL TO ORDER**
   - **A. Recess to Closed Session**
   - **B. Closed Session**
     - **i. Conference with Real Property Negotiator**
       Pursuant to Government Code section 54956.8, to enable the Board to consider negotiations and to give direction to its negotiators regarding a request to grant an easement over a small portion of that certain real property, 717 Camino Tierra Santa, Camarillo, CA 93010, APN # 152-0-252-065. District negotiators, General Manager, Assistant General Manager, and District Counsel; Negotiating Party: Calleguas Water District under negotiation; will seek direction from the Board regarding the price and terms for this property.
     - **ii. Conference with Legal Counsel – Anticipated Litigation**
       The Board will conduct a closed session, pursuant to Government Code sections 54956.9(d)(2) and (d)(3), to consider the claim of Meir. The claim is available for inspection pursuant to Government Code sec. 54957.
   - **C. Reconvene to Regular Meeting**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **AMENDMENTS TO THE AGENDA -** This is the time and place to change the order of the agenda, delete any agenda item(s), or add any emergency agenda item(s).

5. **PRESENTATIONS**
   - **A. Capital Improvement Plan – Project Updates**

6. **PUBLIC COMMENT - In accordance with Government Code Section 54954.3, the Board reserves this time to hear from the public.** If you would like to make comments about a matter within the Board's subject matter jurisdiction but not specifically on this agenda, in accordance with California law, the Board will listen, note the comments, and may bring the comments back up at a later date as an agendized item for discussion. Speakers will be allowed three minutes to address the Board.

7. **CONSENT AGENDA –** Matters listed under the Consent Agenda are considered routine and shall be acted upon without discussion and by one motion. If discussion is desired, the item will be removed from the Consent Agenda for discussion and voted on as a separate item. If no discussion is desired, then the suggested action is for the Chair to request that a motion be made to approve the Consent Agenda.
   - **A. Minutes for Regular Board Meeting of December 4, 2025**
     Approval receives and files minutes.
   - **B. Warrants, Accounts Payable & Payroll**
     District's disbursements dated on or before November 30, 2025.

C. Financial Reports

Monthly unaudited financial reports are presented to the Board for information. Approval receives and files the financial reports for November 2025.

D. Consideration and Approval for the Issuance of a Request for Bids (RFB) for ADA Parking Lot Improvements at Camarillo Grove Park

Staff seeks to solicit bids for accessibility compliance improvements to the parking lots at Camarillo Grove Park in preparation for slurry sealing.

E. Consideration and Approval of Revised Regular Board of Director Meeting Dates for 2026

The City of Camarillo has approved their 2026 Council Calendar and is requesting the District to move the December 2026 meeting from December 2, 2026, to December 3, 2026.

8. NEW ITEMS – DISCUSSION/ACTION

A. Consideration and Approval of the Award of Contract for Freedom Center Redesign Architectural Services to BOA Architecture

Staff have selected BOA Architecture as the top proposal for Architectural Services for the redesign of the Freedom Center at Freedom Park.

Suggested Action(s): A MOTION to:

1. Approve and Award the Professional Services Contract for Architectural Services for the Freedom Center Redesign project to BOA Architecture for an amount not to exceed $83,600, and
2. Authorize the General Manager to execute the contract agreement and take all necessary actions to proceed with the project.

B. Board Member Committee Assignments for 2026

The Board Chair will present committee assignments for the calendar year 2026.

Suggested Action: No action needed.

9. ORAL COMMUNICATION – INFORMATIONAL ITEMS, which do not require action but relate to District Business, will be reported by members of the Board and staff as follows:

A. Chair Kelley
B. Ventura County/California Special District Association
C. Santa Monica Mountains Conservancy
D. Standing Committees: Finance, Long Range Planning
E. Foundation for Pleasant Valley Recreation and Parks
F. General Manager's Report
G. **Board Members**

10. ADJOURNMENT

Notes: The Board of Directors reserves the right to modify the order in which agenda items are heard. Written materials related to these agenda items are available for public inspection in the Office of the Clerk of the Board, located at 1605 E. Burnley Street, Camarillo, during regular business hours beginning the Friday preceding the Wednesday Board meeting.

Announcement: Public Comment: Members of the public may address the Board on any agenda item before or during consideration of the item. [Government Code section 54954.3] Should you need special assistance (i.e., a disability-related modification or accommodations) to participate in the Board meeting or other District activities (including receipt of an agenda in an appropriate alternative format), as outlined in the Americans with Disabilities Act, or require further information, please contact the General Manager at (805) 482-1996, extension 114. Please notify the General Manager 48 hours in advance to provide sufficient time to make a disability-related modification or reasonable accommodation.

Pleasant Valley Recreation and Park District
City of Camarillo, City Hall Council Chambers
601 Carmen Dr., Camarillo, CA
Minutes of Regular Meeting
December 4, 2025

5:00 P.M. **REGULAR MEETING**

1. CALL TO ORDER

A. Recess to Closed Session

B. Closed Session

i. Conference with Real Property Negotiator

The Board conducted a closed session, pursuant to Government Code section 54956.8, re easement negotiations.
Property: 717 Camino Tierra Santa, Camarillo, CA 93010, APN #152-0-252-065.
District Negotiators: General Manager, Assistant General Manager, and District Counsel, Negotiating Party: Calleguas Water District
The Board reconvened into the Regular Meeting with nothing to report.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

All present.

4. AMENDMENTS TO THE AGENDA

Chair Dransfeldt called for a motion. A motion was made by Director Magner and seconded by Director Schlangen to approve the agenda as presented.

Motion to Approve Agenda as Presented

Voting was as follows:
Ayes: Magner, Schlangen, Kelley, Fernandez, Chair Dransfeldt
Noes:
Absent:

Motion: Carried

Carried

5. PRESENTATIONS

A. Electricity & Electric Vehicle Charging Comparisons

Administrative Services Manager Justin Kiraly presented an update on energy savings with the recent installation of solar panels and electric vehicle chargers with Sitelogiq and a lighting rate study with Utility Cost Management. The work UCM did is estimated to save the District at least $91,200 per year, and the EV chargers are expected to bring in roughly $800-1,000 per month in net revenue. These two items will provide the District with at least $100,800 in cash flow relief on an annual basis.

6. PUBLIC COMMENT

Jack Draper of Camarillo reported on issues he has been having with e-bike riders at Lokker Park. In April 2025 he shared with the District on e-bikes being driven through the park

and the destruction of the slope nearest his home. Mr. Draper stated that activity escalated in October and November, and his house has been targeted with thrown objects and pellet guns. He filed a police report and a crime report and asked the District to consider signage and demolition of the obstacle course that has been built by the bike riders. District staff addressed the concerns, and Director Kelley stated that he will also look into the issues.

7. CONSENT AGENDA

A. Minutes for Regular Board Meeting of November 5, 2025
B. Warrants, Accounts Payable & Payroll
C. Financial Reports
D. Consideration and Approval for the General Manager to Issue a Request for Bid (RFB) for Type II Slurry Sealing at Bob Kildee Community Park and Dos Caminos Park
E. Consideration and Approval of Bid Award for Carmenita Park Playground Demolition and Installation
F. Consideration and Approval for the General Manager to Issue a Request for Bids (RFB) for a Community Center Fire Alarm System
G. Consideration and Adoption of Resolution No. 796 Approving a One-Time Extra Day Off for all Full-Time, General Manager, and Part-Time Year-Round Employees

Motion to Approve Consent Agenda

Chair Dransfeldt called for a motion. A motion was made by Director Magner and seconded by Director Schlangen to approve the Consent Agenda.

Voting was as follows:
Ayes: Magner, Schlangen, Kelley, Fernandez, Chair Dransfeldt
Noes:
Absent:

Carried

Motion: Carried

8. NEW ITEMS – DISCUSSION/ACTION

A. Consideration and Approval of a Scholarship Policy

Recreation Services Manager Nicole Lousen presented a Scholarship Policy for the District to be able to provide equitable recreational opportunities by reducing financial barriers for those with limited resources. Discussion included: discounted recreational activity offerings possibly as early as late summer; exclusion of rentals, private lessons, adult sports, and CSO programs; Foundation interest in assisting with funding scholarships; and increased sponsorship attraction with the policy in place.

Motion to Approve the Scholarship Policy

Chair Dransfeldt called for a motion. A motion was made by Director Schlangen and seconded by Chair Dransfeldt to approve the Scholarship Policy.

Voting was as follows:
Ayes: Schlangen, Chair Dransfeldt, Magner, Kelley, Fernandez
Noes:
Absent:

Motion: Carried

Carried

B. Selection of Chair, Vice-Chair and Secretary for the 2026 Board of Directors
Each year, the Board of Directors reorganizes by electing its officers for a one-year term. Chair Bev Dransfeldt opened the floor for the purpose of nominations.

Director Magner nominated Director Kelley for the position of Board Chair. Director Schlangen seconded the nomination. Chair Dransfeldt requested a roll call.

Motion to Approve Director Kelley as Board Chair

Voting was as follows:
Ayes: Magner, Schlangen, Kelley, Fernandez, Chair Dransfeldt
Noes:
Absent:

Carried

Motion: Carried

Chair Dransfeldt nominated Director Magner for the position of Board Vice-Chair. Director Kelley seconded the nomination. Chair Dransfeldt requested a roll call.

Motion to Approve Director Magner as Vice-Chair

Voting was as follows:
Ayes: Chair Dransfeldt, Kelley, Magner, Fernandez, Schlangen
Noes:
Absent:

Motion: Carried

Carried

Director Magner nominated Director Schlangen for the position of Board Secretary. Director Kelley seconded the nomination. Chair Dransfeldt requested a roll call.

Motion to Approve Director Schlangen as Secretary

Voting was as follows:
Ayes: Magner, Kelley, Fernandez, Schlangen, Chair Dransfeldt
Noes:
Absent:

Motion: Carried

Carried

9. ORAL COMMUNICATIONS – INFORMATIONAL ITEMS

A. Chair Dransfeldt – Chair Dransfeldt reported on meetings and District events attended during November. She thanked staff and fellow board members for a very productive year.
B. Ventura County Special District Association/California Special District Association – VCSDA - Director Magner attended the November meeting at McCrea Ranch in which CRPD General Manager Jim Friedl discussed their local community partnerships. CSDA - Director Magner reported that the legislative activity is slow right now before the holidays.
C. Santa Monica Mountains Conservancy – Chair Dransfeldt reported on the November 17 meeting at King Gillette Ranch. The Los Angeles Aerial Rapid Transit Project (aerial gondola) was agendized and SMMC will submit a comment letter.

D. Standing Committees – Finance – Chair Dransfeldt updated on the status of the District's revenue and expenses as of November 13. Policy – Director Magner thanked Recreation Services Manager Nicole Lousen for her work on the scholarship policy.
E. Foundation for Pleasant Valley Recreation and Parks – Director Schlangen stated they met on November 12. Work on the October 2026 Amazing Race fundraiser is progressing.
F. General Manager's Report – General Manager Mary Otten reported on current projects that staff are working on, along with programs and special events.
G. Board Members – The Directors updated on the meetings and District events they attended for the month.

10. ADJOURNMENT

Chair Dransfeldt adjourned the meeting at 7:30 p.m.

Respectfully submitted, **Approval,**

Karen Roberts **Robert Kelley**
Recording Secretary **Chair**

Pleasant Valley Recreation and Park District
Monthly AP, Payroll, Wire, Online Payment Report
November 2025

	Date		Amount	
Accounts Payables:	11/30/2025	$	361,452.36	
	Total	**$**	**361,452.36**	
Payroll (Total Cost):	11/6/2025	$	178,234.78	
	11/20/2025	$	185,755.61	
	Total	**$**	**363,990.39**	
Payroll AP Payments	11/4/2025	$	36,568.54	PERS Health Insurance Premium
	11/4/2025	$	3,747.57	Guardian
	11/4/2025	$	625.50	VSP
	11/4/2025	$	2,514.53	Hartford
	11/6/2025	$	20,651.28	CALPERS - Ret-PR 11/6/2025
	11/20/2025	$	21,089.71	CALPERS- Ret-PR-11/20/2025
	Total	**$**	**85,197.13**	
	Grand Total	**$**	**810,639.88**	

Bank Reconciliation

Board Audit

User: Cwebster
Printed: 12/03/2025 - 3:28PM
Date Range: 11/01/2025 - 11/30/2025
Systems: 'AP'

Check No.	Vendor/Employee	Transaction Description	Date	Amount
Fund: 10 General Fund				
Department: 00 Non Departmentalized				
0	AFLAC	OCT 2025 BILLING PERIOD	11/04/2025	661.44
0	CALPERS HEALTH	HEALTH INS BILLING NOV 2025	11/04/2025	36,568.54
0	CALPERS PENSION	PERS CONT PR 11/6/2025 - PLAN 9(	11/06/2025	20,651.28
0	CALPERS PENSION	PERS CONT PR 11/20/2025 / PLAN !	11/26/2025	21,089.71
0	EMPLOYMENT DEVELOPMENT DI	DE 88 PMT / PR 11/6/2025	11/06/2025	3,708.95
0	EMPLOYMENT DEVELOPMENT DI	DE 88 PMT / PR 11/20/2025	11/26/2025	3,839.25
0	GUARDIAN	DENTAL BILLING NOV 2025	11/04/2025	3,747.57
0	HARTFORD LIFE & ACC. INSURAN	NOV 2025 BILLING	11/04/2025	2,514.53
0	HUB INTERNATIONAL INSURANC	INSURANCE / SEPT 2025	11/26/2025	3,682.00
0	INTERNAL REVENUE SERVICE - O	EFTPS 941 PMT / PR 11/6/2025	11/06/2025	28,779.09
0	INTERNAL REVENUE SERVICE - O	EFTPS 941 PMT / PR 11/20/2025	11/26/2025	30,016.91
0	US BANK	US BANK CAL CARD STMT 10/22/	11/25/2025	63.94
0	VSP	NOV 2025 BILLING	11/04/2025	625.50
28294	METLIFE INSURANCE CO USA	JUAREZ, JAVIER/ LAST 4 SSN 432(	11/06/2025	100.00
28308	MARIA ISABEL GONZALEZ	CLEANING DEP REFUND / CONTR	11/13/2025	300.00
28313	HARVEY MARDYKS	CLEANING DEP REFUND/ CONTR	11/13/2025	50.00
28326	METLIFE INSURANCE CO USA	JUAREZ, JAVIER/ LAST 4 SSN 432(	11/20/2025	100.00
28327	ADOLFO CAMARILLO HIGH SCHC	CLEANING DEP REFUND/ CONTR	11/26/2025	100.00
28328	CARMELITA AGPAOA	CLEANING DEP REFUND/ CONTR	11/26/2025	200.00
28335	CAMARILLO NEWCOMER'S CLUB	CLEANING DEP REFUND/ CONTR	11/26/2025	50.00
28336	CAMARILLO QUILTERS ASSOC.	CLEANING DEP REFUND/ CONTR	11/26/2025	100.00
28345	COUNTY OF VENTURA- HUMAN S	CLEANING DEP REFUND/ CONTR	11/26/2025	300.00
28349	JONATHAN SOLARZANO-HAMILT(	CLEANING DEP REFUND/ CONTR	11/26/2025	50.00
28350	SPECIAL OLYMPICS SOUTHERN C	CLEANING DEP REFUND/ CONTR	11/26/2025	100.00
28351	MAKAYLA STENZEL	CLEANING DEP REFUND/ CONTR	11/26/2025	50.00
28353	GHAZALA TROTTER	CLEANING DEP REFUND/ CONTR	11/26/2025	100.00
		Total for Department: 00 Non Departmentalized		157,548.71
Department: 03 Recreation				
0	AMAZON	Playtex Sport Tampons Multipack (24(	11/13/2025	837.03
0	DEBRA GREENWOOD	October Service Invoice	11/13/2025	1,543.75
0	ESTELA LIZARRAGA	October 2025 classes	11/13/2025	195.00
0	EXECUTIVE FACILITIES SERVICES	JANITORIAL SVC-BASEBALL WK	11/26/2025	1,198.08
0	ISABEL AYALA	OCT 2025 MILEAGE REIMB	11/13/2025	19.18
0	KATIE SHINDEN	KINDERMUSIK NOV 2025 CLASSE	11/26/2025	1,761.50
0	LINCOLN AQUATICS	MURIATIC ACID	11/26/2025	1,446.43
0	RAMIRO SALDAIN	OCT 2025 MILEAGE REIMB	11/13/2025	42.35
0	SOCAL GAS COMPANY	SVC DATE 2025-9/24 - 10/24 / AQU/	11/03/2025	2,856.73
0	US BANK	2025 Santa's Village: Special Event - E	11/25/2025	750.17
28296	ALL GOOD DRIVING SCHOOL, INC	SEPTEMBER SERVICE INVOICE	11/13/2025	88.20
28305	JESSICA DeBRUIN	VET ACADEMY / OCT 2025	11/13/2025	391.95
28310	ROBERT INGLIS	November Service Invoice	11/13/2025	441.35
28312	MAGIC JUMP RENTALS VENTURA	Hoop Mania	11/13/2025	1,279.70
28315	MARK PEREZ	Refund for remaining Forfeit Fees -Sc	11/13/2025	160.00
28318	MARIO SANCHEZ	Umpire/Referee Services	11/13/2025	400.00
28320	BRIAN SMALLWOOD	October Service Invoice	11/13/2025	52.00
28321	THE FINISH LINE	100% Lightweight Polyester, Breathab	11/13/2025	2,383.48
28322	UNITED STATES POSTAL SERVICE	Spring 2026 Activity Guide Mailing	11/13/2025	7,236.65

Check No.	Vendor/Employee	Transaction Description	Date	Amount
28323	PETER VAPOR	Umpire/Referee Services	11/13/2025	480.00
28325	DUNCAN YOUNG	OCTOBER SERVICE INVOICE	11/13/2025	1,521.00
28348	LESLIE SOKOL	JAZZ/ BODY SCULPT CLASSES	11/26/2025	705.25
28354	ULINE SHIPPING SUPPLY SPECIAL	FREIGHT	11/26/2025	1,760.70
28355	AUDREY WALZER	YOGA CLASSES/ SEPT - NOV 2025	11/26/2025	1,208.35
		Total for Department: 03 Recreation		28,758.85
Department: 04 Parks				
0	AMAZON	Sloan EL-1500 Urinal Electronic Sens	11/13/2025	335.21
0	ARAMSCO INC.	Aramsco BPO	11/13/2025	4,850.27
0	ARAMSCO INC.	Aramsco BPO	11/26/2025	74.53
0	CULLIGAN OF VENTURA COUNTY	TICKET# 3535544; 803544054	11/13/2025	51.84
0	DOG WASTE DEPOT	Dog Bags	11/13/2025	4,375.80
0	E.J. HARRISON AND SONS, INC.	NOV 2025 BILLING	11/26/2025	5,755.65
0	HUB INTERNATIONAL INSURANC	INSURANCE / OCT 2025	11/26/2025	-149.89
0	SITEONE LANDSCAPE SUPPLY LL	BPO - Irrigation parts and supplies	11/13/2025	845.91
0	SITEONE LANDSCAPE SUPPLY LL	BPO - Irrigation parts and supplies	11/26/2025	495.82
0	SOCAL GAS COMPANY	SVC DATE 2025-9/29 - 10/29 / PARK	11/03/2025	323.97
0	SOUTHERN CALIF EDISON COMPA	SVC DATE 2025-9/29 - 10/27 / SHOP	11/05/2025	6,005.89
0	SOUTHERN CALIF EDISON COMPA	SVC DATE 2025-10/9 - 11/6 / CAM C	11/19/2025	6,222.82
0	TMOBILE/SPRINT	OCT BILLING	11/13/2025	274.00
0	UNITED SITE SERVICES OF CA INC	SVC DATE 2024-10/30 - 11/26 / HOC	11/13/2025	268.64
0	UNITED SITE SERVICES OF CA INC	SVC DATE 2025-11/18 - 12/15 / SPRI	11/26/2025	221.33
0	US BANK	US BANK CAL CARD STMT 10/22/	11/25/2025	3,791.46
0	WATER & SANITATION SERVICES	SVC DATE 2025-9/30 - 10/28 / SHOP	11/13/2025	1,172.06
0	WEX BANK	FUEL PURCHASES OCT 2025	11/13/2025	917.99
28295	CLAYTON BARKLOW	REPLACEMENT PR CK 21808	11/06/2025	666.90
28297	B & B DO IT CENTER	RANGERS /RR KEYS	11/13/2025	702.97
28298	BATTERIES PLUS BULBS 320	ENV200 CA Battery Env Gee ENV20	11/13/2025	1,028.83
28300	CITY OF CAMARILLO	SVC DATE 2025-9/19 - 10/21 / FOOT	11/13/2025	37,438.56
28301	COASTAL PIPCO IRRIGATION INC.	Coastal Pipeco BPO Grounds Mainten	11/13/2025	2,221.16
28302	COUNTY OF VENTURA	REVENUE DIST / AUG 2025	11/13/2025	25.00
28303	COUNTY OF VENTURA	STATE E-FEE / FACILITY ID FA000	11/13/2025	2,258.46
28304	CRESTVIEW MUTUAL WATER CO.	OCT 2025 BILLING/ EQUESTRIAN	11/13/2025	96.73
28307	FAMCON PIPE AND SUPPLY INC.	BPO Famcon Pipe Grounds Maintenar	11/13/2025	63.06
28309	GRAINGER	BPO Grainger Building Repair	11/13/2025	1,220.19
28311	M & B SERVICES INC.	PLUMBING / FREEDOM PARK	11/13/2025	570.00
28314	NAPA AUTO PARTS	BPO Napa Vehicle Maintenance	11/13/2025	860.25
28316	PHOENIX GROUP INFORMATION S	PCSC / AUG 2025	11/13/2025	237.56
28317	R & R PRODUCTS, INC.	Scarifier for sand pro	11/13/2025	2,072.72
28331	AMERICAN RESOURCE RECVY	OCT 2025 BILLING	11/26/2025	947.39
28332	B & B DO IT CENTER	BPO B&B Hardware Building Repair	11/26/2025	769.72
28334	CALIFORNIA ENERGY COMMISSIC	PAYMENT #5 / LOAN#001-21-ECI	11/26/2025	3,214.17
28337	CAMROSA WATER DISTRICT	OCT BILLING / BIRCHVIEW	11/26/2025	13,085.68
28338	CARDIO PARTNERS INC	Physio-Control LIFEPAK CR Plus/EX	11/26/2025	963.11
28340	CITY OF OXNARD - TREASURER	OCT 2025 BILLING	11/26/2025	166.28
28342	COASTAL PIPCO IRRIGATION INC.	Coastal Pipeco BPO Grounds Mainten	11/26/2025	695.97
28343	COUNTY OF VENTURA - PUBLIC V	PROJECT#608D288/ ID 2024047/ WA	11/26/2025	1,019.87
28344	COUNTY OF VENTURA FLEET SVC	FUEL PURCHASES / SEPT 2025	11/26/2025	3,637.55
28347	NAPA AUTO PARTS	BPO Napa Vehicle Maintenance	11/26/2025	981.25
		Total for Department: 04 Parks		110,776.68
Department: 05 Administration				
0	ADVANTAGE TELECOM	INTERNET SVC / NOV 2025	11/13/2025	1,050.09
0	ALESHIRE & WYNDER LLP	OCT 2025 LEGAL SVC / SPECIAL P	11/13/2025	3,708.00
0	AMAZON	AMAZON BASICS STEREO 2.0 SPE	11/13/2025	21.98
0	AMAZON	Office Supplies BPO	11/26/2025	45.98
0	AMILIA TECHNOLOGIES USA, INC	OCT 2025 BILLING	11/13/2025	4,876.91
0	CALPERS HEALTH	HEALTH INS BILLING NOV 2025	11/04/2025	1,424.10
0	CULLIGAN OF VENTURA COUNTY	EQUIP - POU COOLER/ OCT 2025	11/13/2025	73.54
0	GUARDIAN	DENTAL BILLING NOV 2025	11/04/2025	51.49

Check No.	Vendor/Employee	Transaction Description	Date	Amount
0	HUB INTERNATIONAL INSURANC	ONLINE PROCESSING FEE	11/26/2025	3.00
0	KONICA MINOLTA	OCT 2025 BILLING	11/26/2025	43.64
0	KONICA MINOLTA PREMIER FINA	NOV BILLING	11/26/2025	573.19
0	MIXTUS INC	Contract- Marketing Services for Mult	11/13/2025	3,750.00
0	MOSS,LEVY & HARTZHEIM	AUDIT SVC	11/26/2025	5,000.00
0	QUADIENT LEASING USA, INC.	EQUIP PROP TAX	11/26/2025	78.30
0	SPECTRUM BUSINESS	NOV BILLING	11/26/2025	16.98
0	TMOBILE/SPRINT	OCT BILLING	11/13/2025	48.20
0	US BANK	US BANK CAL CARD STMT 10/22/	11/25/2025	2,067.76
0	VSP	NOV 2025 BILLING	11/04/2025	20.85
0	WATER & SANITATION SERVICES	PMT PROCESSING FEE	11/13/2025	0.75
28299	BNI PUBLICATIONS, INC	2026 BNI Public Works Costbook Inv	11/13/2025	171.57
28329	ALLCONNECTED, INC.	NOV 2025 BILLING	11/26/2025	4,798.40
28330	Allied Network Solutions, Inc	ACROBAT PRO LICENSE	11/26/2025	340.00
28333	BAY ALARM	SECURITY ALARM SVC 12/1/2025	11/26/2025	385.50
28339	CITY OF CAMARILLO- CASHIER	BROADCAST/FACILITY USE	11/26/2025	984.00
28341	COASTAL EMBROIDERY INC.	Name badges for Nic, Aidan, Ramiro,	11/26/2025	64.35
28352	TRAFFIC TECHNOLOGIES LLC	16"x24" .063 Alum. NR Park signs	11/26/2025	4,916.25
		Total for Department: 05 Administration		34,514.83
		Total for Fund:10 General Fund		331,599.07

Check No.	Vendor/Employee	Transaction Description	Date	Amount
Fund: 20 Assessment Fund				
Department: 00 Non Departmentalized				
0	EXECUTIVE FACILITIES SERVICES	JANITORIAL SUPPLIES / OCT 2025	11/26/2025	11,305.56
0	NUTRIEN AG SOLUTIONS, INC	BPO Nutrien AG Solutions Grounds M	11/13/2025	4,737.48
28319	SHOWSCAPES, INC	OCT 2025 LANDSCAPE SVC	11/13/2025	38,771.66
28324	WEST COAST ARBORISTS INC.	BPO TREE TRIMMING AND TREE	11/13/2025	26,271.00
28356	WEST COAST ARBORISTS INC.	BPO TREE TRIMMING AND TREE	11/26/2025	16,258.00
		Total for Department: 00 Non Departmentalized		97,343.70
		Total for Fund:20 Assessment Fund		97,343.70

Check No.	Vendor/Employee	Transaction Description	Date	Amount
Fund: 30 Park Dedication Fund				
Department: 00				
0	US BANK	US BANK CAL CARD STMT 10/22/.	11/25/2025	1,565.91
28300	CITY OF CAMARILLO	SVC DATE 2025-9/30 - 10/31/ HYDR	11/13/2025	304.40
28346	JORDAN & BAIN LANDSCAPE ARC	LANDSCAPE & ARCHITECTURAL	11/26/2025	12,591.99
		Total for Department: 00		14,462.30
		Total for Fund:30 Park Dedication Fund		14,462.30

Check No.	Vendor/Employee	Transaction Description	Date	Amount
Fund: 70 Capital Projects Fund				
Department: 00				
0	GANNET MEDIA CORP	RFP CARMENITA PLAYGROUND	11/13/2025	527.44
0	US BANK	US BANK CAL CARD STMT 10/22/	11/25/2025	1,306.98
28306	DELANE ENGINEERING INC	CIVIL ENG & SURVEY SVC/ AUG 2	11/13/2025	1,410.00
		Total for Department: 00		3,244.42
		Total for Fund:70 Capital Projects Fund		3,244.42

Check No.	Vendor/Employee	Transaction Description	Date	Amount
		Grand Total		446,649.49

CASH REPORT

	11/30/2025 Balance	11/30/2024 Balance
Restricted Funds		
Debt Service - Restricted	$ 162,678.42	$ 156,012.11
457 Pension Trust Restricted	$ 168,935.82	$ 75,822.90
Cal CLASS/PW Quimby Fee - Restricted	$ 3,980,288.19	$ 4,320,368.05
VC Pool Quimby- Restricted	$ 2,849,418.04	$ 2,741,129.66
Park Impact Fees	$ 2,247,736.34	$ 2,192,946.01
Total	**$ 9,409,056.81**	**$ 9,486,278.73**
Semi-Restricted Funds		
Assessment	$ 705,735.74	$ 580,979.78
LAIF - Capital	$ 1,690,305.64	$ 1,553,062.74
PacWest/CalCLASS - Capital	$ 2,121,260.60	$ 2,032,894.60
Designated Project	$ 230,484.00	$ 230,484.00
Capital Reserves	$ 500,000.00	$ 500,000.00
Contingency - Dry Period	$ 517,337.09	$ 467,337.09
Contingency - Computer	$ 40,000.00	$ 33,000.00
Contingency - Repair/Oper/Admin	$ 470,000.00	$ 420,000.00
Contingency - Compensated Absences	$ 150,000.00	$ 125,000.00
Contingency - Vehicle Replacement	$ 80,000.00	$ 80,000.00
Total	**$ 6,505,123.07**	**$ 6,022,758.21**
Unrestricted Funds		
Contingency	$ 4,567,483.72	$ 3,600,881.43
General Fund Checking	$ 398,739.63	$ 434,335.71
Total	**$ 4,966,223.35**	**$ 4,035,217.14**
Total of all Funds	**$ 20,880,403.23**	**$ 19,544,254.08**

	12/11/2025 Balance	12/31/2024 Balance
Restricted Funds		
Debt Service - Restricted	$ 162,678.42	$ 156,603.09
457 Pension Trust Restricted	$ 168,935.82	$ 162,534.56
Cal CLASS/PW Quimby Fee - Restricted	$ 3,973,758.79	$ 4,254,077.61
VC Pool Quimby- Restricted	$ 2,849,418.04	$ 2,741,129.66
Park Impact Fees	$ 2,247,736.34	$ 2,165,163.26
Total	**$ 9,402,527.41**	**$ 9,479,508.18**
Semi-Restricted Funds		
Assessment	$ 666,964.08	$ 1,296,803.75
LAIF - Capital	$ 1,690,305.64	$ 1,553,062.74
PacWest/CalCLASS - Capital	$ 2,121,260.60	$ 2,040,799.82
Designated Project	$ 230,484.00	$ 230,484.00
Capital Reserves	$ 500,000.00	$ 500,000.00
Contingency - Dry Period	$ 517,337.09	$ 467,337.09
Contingency - Computer	$ 40,000.00	$ 33,000.00
Contingency - Repair/Oper/Admin	$ 470,000.00	$ 420,000.00
Contingency - Compensated Absences	$ 150,000.00	$ 125,000.00
Contingency - Vehicle Replacement	$ 80,000.00	$ 80,000.00
Total	**$ 6,466,351.41**	**$ 6,746,487.40**
Unrestricted Funds		
Contingency	$ 3,866,326.12	$ 3,029,049.17
General Fund Checking	$ 745,842.34	$ 4,653,202.21
Total	**$ 4,612,168.46**	**$ 7,682,251.38**
Total of all Funds	**$ 20,481,047.28**	**$ 23,908,246.96**

Developer	Project					Quimby Funds				GL Code
	No.	Location	Description	Budgeted	Expended	Awarded	Balance	Committed Date	Allocation Date	Assigned
FAIRFIELD LLC						**$ 2,250,489.70**	$ 2,250,489.70		**1/31/2020**	
Public Hearing 11/7/2018	1	Freedom	Freedom Baseball Fields- Non- Contract Cost		$ 504,121.78		$ 1,746,367.92	11/7/2018		8459
	2	Freedom	Freedom Baseball Fields- Contract Cost	$ 1,100,000.00	$ 411,628.87		$ 1,334,739.05			
Public Hearing 7/3/19	3	PVAC	PVAC Restrooms and Showers	$ 500,000.00	$ 647,336.74		$ 687,402.31			8469
Mid-Year Budget Adj 2/5/2020	4	PV Fields	Fertilizer Injector System	$ 60,000.00	$ 50,788.90		$ 636,613.41			8478
	5		Senior and Community Rec Fac Project		$ 355,964.21		$ 280,649.20			8511
	6		Senior and Community Rec Fac Exterior Proj		$ -		$ 280,649.20			
	7		Community Center Kitchen Expansion	$ 250,000.00	$ 280,649.20		$ -			8480
	8		Community Center Classroom and Auditorium Enhancements							
	9		Freedom Park Parking Lot Enhancement				$ 312,958.35			
	10		Freedom Park Landscape and Walking Path							
	11		Camarillo Grove Nature Center							
				$ 1,910,000.00	**$ 2,250,489.70**		**$ -**			
ELACORA MISSION OAKS						**$ 2,649,209.00**	$ 2,649,209.00		**8/8/2021**	
	1	Encanto	Playground Equipment Installation		$ 189,887.74		$ 2,459,321.26	11/3/2016		
Budget Allocation 11/5/2020	2	Arneill Rch Pk	Arneill Ranch Park Renovation	$ 1,500,000.00	$ 1,496,641.96		$ 962,679.30	11/5/2020		8464
Budget Allocation 7/7/2021	3		Freedom Pickleball Courts	$ 1,400,000.00	$ 475,957.25		$ 486,722.05			8493
	4		Camarillo Nature Center	$ 300,000.00	$ -		$ 486,722.05			
	5		Freedom Park Landscape and Walking Path		$ -		$ 486,722.05			
			Freedom Baseball Fields		$ -		$ 486,722.05			
				$ 3,200,000.00	**$ 2,162,486.95**		**$ 486,722.05**			
KB HOMES						**$ 474,353.00**	$ 474,353.00		**8/10/2021**	
Public Hearing 7/5/2018	1	Valle Lindo	Valle Lindo RR/Pavilion*	$ 425,000.00	$ 32,368.30		$ 441,984.70			8444
Public Hearing 7/5/2018	2	Mel Vincent	Mel Vincent Park Restrooms	$ 139,500.00	$ 166,253.78		$ 275,730.92			8460
Public Hearing 7/5/2018	3	Nancy Bush	Nancy Bush Pavilion	$ 65,000.00	$ 31,537.74		$ 244,193.18			8447
	4		Community Center Classroom and Auditorium Enhancements		$ 206,464.18		$ 37,729.00			8513
	5		Dos Caminos Expansion and ADA		$ -		$ 37,729.00			
				$ 629,500.00	**$ 436,624.00**		**$ 37,729.00**			
HABITAT FOR HUMANITY						**$ 35,242.00**	$ 35,242.00		**9/17/2024**	
Public Hearing 3/6/2024	1		Community Center Improvements	$ 35,242.00	$ -		$ 35,242.00			
	2		Freedom Pickleball Courts	$ 35,242.00	$ -		$ 35,242.00			
					$ -		$ 35,242.00			
				$ 70,484.00	**$ -**		**$ 35,242.00**			
SHEA HOMES						**$ 1,264,500.00**	$ 1,264,500.00		**11/21/2024**	
Publich Hearing 7/5/2023	1		Multi-Use Gymnasium	$ 1,000,000.00	$ -		$ 1,264,500.00	7/5/2023		8504
	2		Freedom Park ADA Bathroom	$ 500,000.00	$ 42,618.32		$ 1,221,881.68	11/4/2024		8529
	3		Freedom Park Improvements		$ -		$ 1,221,881.68	11/4/2024		
	4		Community Center Improvements		$ -		$ 1,221,881.68	11/4/2024		
	5				$ -		$ 1,221,881.68			
					$ -		$ 1,221,881.68			
				$ 1,500,000.00	**$ 42,618.32**		**$ 1,221,881.68**			
Williams Homes						**$ 2,840,447.45**	$ 2,840,447.45		**7/29/2027**	
							$ 2,840,447.45			
Somis Ranch Phase 1						**$ 347,625.00**	$ 347,625.00		**8/5/2027**	
							$ 347,625.00			
Somis Ranch Phase 2						**$ 278,100.00**	$ 278,100.00		**10/20/2027**	
							$ 278,100.00			
Barry 60 LP						**$ 313,508.00**	$ 313,508.00		**3/15/2028**	
							$ 313,508.00			
Interest						**$ 1,268,451.05**	$ 1,268,451.05			
							$ 1,268,451.05			
Grand Total				**$ 8,052,196.25**	**$ 5,529,540.22**	**$ 12,359,246.45**	**$ 6,829,706.23**			

Pleasant Valley Recreation and Park District
Park Impact Fee's Collected
November 2025

FY2022				
Date Received	**Amount**		**Applicant**	**Project**
10/28/2021	$	158.40	Square One Arch	Messner Filtration
12/20/2021	$	6,983.00	Art Wahl	Stern Residence
12/21/2021	$	158,222.80	Levon Ghukasyan	Village at the Park
3/23/2022	$	6,983.00	Crestview Ranch	Spanish Hills Estates
FY 2022 Total Received	**$**	**172,347.20**		
FY 2022 Interest Earned	**$**	**11.90**		
PVRPD Administrative Fee	**$**	**(3,446.94)**		
City Administrative Fee	**$**	**(3,446.94)**		

FY2023				
Date Received	**Amount**		**Applicant**	**Project**
9/29/2022	$	218.40	Raymond Dickerhoff	Wedgewood Weddings
1/10/2023	$	7,712.79	Travis Rodriguez	Jenkins Residence
3/6/2023	$	7,712.79	Michael Dubin	600 Corte Corride
4/25/2023	$	187.98	Daiva McBride	House of Bamboo
4/28/2023	$	7,712.79	Phineas Turner	RPD-206
5/4/2023	$	69.81	Sustainability Engineering Group	Ralph's Fuel Center
5/24/2023	$	17,511.56	RJ Rieves	Rexford Ind.
FY 2023 Total Received	**$**	**41,126.12**		
FY 2023 Interest Earned	**$**	**5,998.78**		
PVRPD Administrative Fee	**$**	**(981.42)**		
City Administrative Fee	**$**	**(981.42)**		

FY2024				
Date Received	**Amount**		**Applicant**	**Project**
9/7/2023	$	1,771,314.00	Grant Williams	RPD-201 Camino Ruiz
11/30/2023	$	2,060.00	Dillon Merchant	Chick Fil-A
3/5/2024	$	660.00	Mahdi Rezvan	Arneill Pharmacy
3/18/2024	$	18,577.89	Robert Goetsch	IPD-405
3/26/2024	$	21,706.91	Charles Sandlin	Gleson/Dawson Self Storage
FY 2024 Total Received	**$**	**1,814,318.80**		
FY 2024 Interest Earned	**$**	**93,232.69**		
PVRPD Administrative Fee	**$**	**(36,286.37)**		
City Administrative Fee	**$**	**(36,286.38)**		

FY2025				
Date Received	**Amount**		**Applicant**	**Project**
7/19/2024	$	8,159.33	Connor Christ	PR-1061
7/19/2024	$	8,159.33	Travis Rodriguez	PR-1062
7/19/2024	$	8,159.33	Connor Christ	PR-1063
10/28/2024	$	80.36	Rick Morga	IPD-258TI
11/25/2024	$	3,405.87	Texas Roadhouse	CPD-256
2/14/2025	$	8,159.33	Don Gordon	PR-1065
FY 2025 Total Received	**$**	**36,123.55**		
FY 2025 Interest Earned	**$**	**102,210.56**		

FY2026				
Date Received	**Amount**		**Applicant**	**Project**
7/1/2025	$	9,513.80	Sean Trujillo	HTE 24-304
9/2/2025	$	8,955.84	GT Camarillo Owners,LLC	IPD-413
10/3/2025	$	6,088.32	Sarah Bertis	CostCo Fuel
YTD Received	**$**	**24,557.96**		
YTD Interest Earned	**$**	**39,238.25**		
Balance as of 11/31/2025	**$**	**2,247,736.34**		
Interest Balance as of 11/31/2025	**$**	**240,692.18**		

5-Year Findings Report Due	FY2027 (w/in 180D)
	FY2032 (w/in 180D)
	FY2037 (w/in 180D)
	FY2042 (w/in 180D)

California CLASS

Investment Name	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25
California CLASS	5.40%	5.42%	5.41%	5.26%	5.00%	4.83%	4.63%	4.42%	4.41%
	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25
California CLASS	4.39%	4.39%	4.35%	4.34%	4.34%	4.32%	4.27%	4.19%	4.04%

- Rates are determined at the end of the month

Ventura County Pool

Investment Name	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25
Ventura County Pool	4.57%	4.51%	4.52%	4.60%	4.47%	4.58%	4.51%	4.46%	4.58%
	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25
Ventura County Pool	4.38%	4.34%	4.28%	4.31%	4.23%	4.21%	4.23%	4.18%	4.17%

Local Agency Investment Fund (LAIF)

Investment Name	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25
Local Agency Investment Fund (LAIF)	4.48%	4.52%	4.58%	4.58%	4.52%	4.48%	4.43%	4.37%	4.33%
	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25
Local Agency Investment Fund (LAIF)	4.31%	4.28%	4.27%	4.27%	4.26%	4.25%	4.21%	4.15%	4.10%

Banc of California

Investment Name	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25
Banc of California	0.33%	0.33%	0.33%	0.33%	0.31%	0.30%	0.30%	0.30%	0.30%
	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25
Banc of California	0.30%	0.30%	0.30%	0.30%	0.30%	0.30%	0.30%	0.30%	0.30%

PLEASANT VALLEY RECREATION AND PARK DISTRICT
STAFF REPORT / AGENDA REPORT

TO: **BOARD OF DIRECTORS**

FROM: **MARY OTTEN, GENERAL MANAGER**
By: Justin Kiraly, Assistant General Manager

DATE: **January 7, 2026**

SUBJECT: **FINANCE REPORT NOVEMBER 2025**

ANALYSIS OF COMPARATIVE FINANCIALS THROUGH NOVEMBER 30, 2025

The District's Statements of Revenues and Expenditures for the period of November 1, 2025, through November 30, 2025, with a year-to-date comparison for the period of November 1, 2024, through November 30, 2024, are attached. The percent of fiscal year completed is 41.7% through Period 5 of the current fiscal year. All dollar amounts as presented are rounded to the nearest whole dollar.

REVENUES

Total revenue, including the 5th month ending November 30, 2025, for Fund 10 (General Fund) has an overall decrease of $138,188 in comparison to Fiscal Year 2024-2025. The variance from the prior year includes: 1) decrease in Interest Earnings (5310) of $23,044; 2) decrease in Rentals (5530) of $50,641, 3) increase in Public Fees (5511) of $26,547, and decrease in Rebates Received (5574) of $102,572. The Interest decrease is due to reductions in interest rates. The decrease in Rentals is due to more accurately accruing and recognizing a year-long rental at the Community Center that was recognized up front in FY 2024-2025; the full amount of the rental will be recognized by year's end. The increase in Public Fees (5511) is partially due to increased enrollment at Camp Funtastic. The District received $102,572 in one time turf mitigation rebates in fiscal year 2025. The District also received FEMA grant funding of $53,570 for COVID-19 expenditures that was processed this fiscal year.

Fund 15, the Debt Service Fund, is funded by inter-fund transfers. There is budgeted $828,360 from Fund 10 and $525,000 from Fund 20. These transfers will be made when payments are made on the associated items and depend on the availability of funds in reference to the receipt of the first secured tax apportionment. All transfers will be completed by the end of the second quarter. Transfers in this period were $28,696 from Fund 10 and $525,000 from Fund 15, total of $553,696.

Total revenue recorded for Fund 20 for November 2025, the Assessment District Fund, was $2,468 in interest earnings and $0 in Assessment Revenue.

Total revenue recorded for Fund 30 for November 2025, the Quimby Fund, was $11,766 in interest. Quimby funds are only collected when new housing developments are subdivided.

Total revenue recorded for Fund 40 for November 2025, the Park Impact Fees Fund, was $7,419 in interest and $0 in Park Impact Fees collected. Park Impact Fees are only collected when certain requirements are met whenever additional square footage is added to either residential or commercial properties.

Fund 50 Community Development Block Grant has been fully expended and reported. There is nothing further to report.

Fund 60 was established to keep donations made for a specific purpose/project separate from all other funds. There are no funds as of this report.

Fund 70, the Capital Projects Fund, is primarily funded by inter-fund transfers. There is a budgeted transfer of $532,000 from Fund 10. This transfer will be made in the second quarter, depending on the availability of funds. There was also $6,515 in interest earnings this period.

EXPENDITURES

Fund 10 Personnel Expenditures: Adjusting for the Unfunded Liability payment to CalPERS (6170) of $570,318, there was a year-over-year increase in salaries and benefits of $110,623. This is a result of reaching full staffing levels, as well as minimum wage, merit, and cost-of-living adjustments.

Fund 10 Service and Supply Expenditures show an increase of $48,338 in comparison to the same period last year.

Adjusting for the $132,000 in reserves from last fiscal year and the $87,638 in COP Debt for PV Fields that has been designated as inter-fund transfers this year, the year-to-date increase in Services and Supplies is $267,976. This includes an increase in Insurance Liability (6410) of $199,677 due to paying the full year in advance compared to two payments last fiscal year, an increase in Utilities – Water (7820) of $71,424 due to increased water rates, and an increase in Professional Services (7100) of $28,709 due to expenditures associated with a potential large-scale capital project.

Capital Expenditures were previously reported in Fund 10. This fiscal year, Fund 70 was established for Capital Expenditures. This will lead to Capital Expenditures not being reported with Fund 10 this fiscal year. There was one final payment for the Bob Kildee Windscreens of $680 from a late invoice that was charged to Fund 10 this Fiscal Year.

There is a budgeted $198,000 of drawdowns from the Designated Projects cash account for multiple projects this year. As those projects are expended, the drawdown will be reflected.

There is budgeted $1,360,360 of fund transfers this year, $532,000 to Fund 70 – Capital Projects, and $828,360 to Fund 15 – Debt Service. These transfers will be made when payments are made on the associated items and depending on the availability of funds in reference to the receipt of the first secured tax apportionment. All transfers will be completed by the end of the second quarter. At this time, $28,696 has been transferred to Fund 15 for the COP for PV Fields.

Fund 10 Total Expenditures year-to-date are $214,240 more than compared to this point last year, when adjusting for capital expenditures from FY 2025.

Fund 15 has a fiscal year total of $553,696 in debt service payments for the COP for PV Fields.

Fund 20 total expenditures year to date show as $508.116, less than compared to this point last year. However, when accounting for the budgeted $525,000 of COP Debt being paid from Fund

15 using transfers out this fiscal year, total expenses plus transfers are $16.884 more than compared to this point last year.

Fund 30 has $12,896 in Pickleball Sports Complex spending and $1,566 in Freedom Park ADA spending this month.

Fund 40 has no expenditures year-to-date.

Fund 70 has total capital expenditures this fiscal year of $15,371 for a new Dump Trailer and $44,192 for a new Park Truck in account 8420 – Equip/Facility Replacement, $24 for the Community Center Alarm, $587 for the Bob Kildee Parking Lot, $1,985 for the Cam Grove Parking Lot, $1,057 for the Dos Caminos Parking Lot, $527 for the Carmenita Playground Replacement, $3,250 for the PVAC Window Wall Motors, $12,534 for the Lokker Park Basketball Court Resurfacing, $34,506 for the Springville Tennis Court Resurfacing, and $22,542 for the Springville Upper Parking Lot Resurfacing.

FISCAL IMPACT

Overall, the financials show the District is under the approved budget for Fund 10 by 66%, Fund 15 by 59%, Fund 20 by 44%, Fund 30 by 97%, Fund 40 by 100%, and Fund 70 by 75%.

RECOMMENDATION

It is recommended that the Board review and approve the Financial Statements for November 30, 2025, for Fund 10, Fund 15, Fund 20, Fund 30, Fund 40, and Fund 70.

ATTACHMENTS

1) Financial Statement of Revenue and Expenditures as of November 30, 2025, Fund 10 (2 pages)
2) Financial Statement of Revenue and Expenditures as of November 30, 2025, Fund 15 (1 page)
3) Financial Statement of Revenue and Expenditures as of November 30, 2025, Fund 20 (1 page)
4) Financial Statement of Revenue and Expenditures as of November 30, 2025, Fund 30 (1 page)
5) Financial Statement of Revenue and Expenditures as of November 30, 2025, Fund 40 (1 page)
6) Financial Statement of Revenue and Expenditures as of November 30, 2025, Fund 70 (1 page)

General Ledger
10 - General Fund
November 2025 41.7%

Account-Description	Period Amount	One Year Prior Actual	Year to Date	Budget	Budget Remaining	% of Budget Used
Revenue						
5110-5230 Tax Apportionment	$ -	$ 24,338.15	$ 26,163.52	$ 9,236,500.00	$ 9,210,336.48	0%
5310 - Interest Earnings	$ 17,913.48	$ 197,189.61	$ 174,145.68	$ 270,000.00	$ 95,854.32	64%
5505 - Facility Cleaning Fee	$ 695.80	$ -	$ 695.80	$ -	$ (695.80)	-
5506 - Park Patrol Citations	$ -	$ 1,647.59	$ 4,286.57	$ 3,000.00	$ (1,286.57)	143%
5508 - Bingo - Primary Revenue	$ -	$ 8,937.05	$ -	$ 3,600.00	$ 3,600.00	0%
5509 - Excess Bingo Revenue	$ -	$ 919.05	$ -	$ -	$ -	-
5510 - Contract Classes-Public Fees	$ 16,025.05	$ 113,929.81	$ 90,903.88	$ 215,763.00	$ 124,859.12	42%
5511 - Public Fees	$ 6,408.50	$ 193,836.29	$ 220,384.14	$ 337,745.00	$ 117,360.86	65%
5520 - Public Fees-Entry Fees	$ 2,149.20	$ 19,769.00	$ 13,143.60	$ 47,240.00	$ 34,096.40	28%
5525 - Vending Concessions	$ 151.19	$ 259.65	$ 151.19	$ 1,450.00	$ 1,298.81	10%
5530 - Rental	$ 49,912.49	$ 358,849.89	$ 308,208.90	$ 772,640.30	$ 464,431.40	40%
5535 - Cell Tower Revenue	$ 10,369.23	$ 76,158.36	$ 58,869.49	$ 171,863.00	$ 112,993.51	34%
5540 - Parking Fees	$ 1,424.95	$ 17,464.40	$ 12,257.41	$ 10,350.00	$ (1,907.41)	118%
5550 - Dues	$ -	$ 125.00	$ -	$ -	$ -	-
5555 - Advertising Revenue	$ -	$ 3,685.00	$ 855.00	$ 6,000.00	$ 5,145.00	14%
5558 - Sponsorships/Donations	$ 310.34	$ 6,139.31	$ 310.34	$ 10,000.00	$ 9,689.66	3%
5561 - Special Event	$ 31,036.51	$ 30,652.33	$ 54,862.84	$ 132,406.00	$ 77,543.16	41%
5563 - Staffing Cost Recovery	$ 1,625.50	$ 34,848.25	$ 10,725.50	$ 46,110.00	$ 35,384.50	23%
5564 - Special Event Permits	$ (200.00)	$ 950.00	$ -	$ -	$ -	-
5566 - Security Services - Recovery	$ -	$ 2,695.00	$ 2,200.00	$ 8,000.00	$ 5,800.00	28%
5570 - Contributions	$ 25.01	$ 785.91	$ 237.91	$ -	$ (237.91)	-
5573 - Grants	$ -	$ -	$ -	$ 16,717.00	$ 16,717.00	0%
5574 - Rebates Recieved	$ -	$ 102,572.00	$ -	$ -	$ -	-
5575 - Other Misc Revenue	$ 6,878.00	$ 34,600.00	$ 35,119.50	$ 42,000.00	$ 6,880.50	84%
5576 - Restricted Donations	$ -	$ 572.64	$ -	$ -	$ -	-
5585 - Incentive Income	$ -	$ 976.10	$ 649.89	$ 2,350.00	$ 1,700.11	28%
5592 - FEMA Grant	$ -	$ -	$ 53,570.09	$ -	$ (53,570.09)	-
5600 - Reimbursement - ROPS	$ -	$ 141,101.73	$ 167,072.77	$ 560,000.00	$ 392,927.23	30%
Revenue	$ 144,725.25	$ 1,373,002.12	$ 1,234,814.02	$ 11,893,734.30	$ 10,658,920.28	10%
YTD Comparison			$ (138,188.10)			
1111-Designated Projects Drawdown	$ -	$ -	$ -	$ 198,000.00	$ 198,000.00	0%
Drawdown	$ -	$ -	$ -	$ 198,000.00	$ 198,000.00	0%
YTD Comparison			$ -			
Personnel	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	-
6100 - Full Time Salaries	$ 247,272.28	$ 1,133,868.21	$ 1,219,061.48	$ 3,409,438.44	$ 2,190,376.96	36%
6101 - Overtime Salaries	$ 1,983.57	$ 7,265.13	$ 7,151.87	$ 21,500.00	$ 14,348.13	33%
6105 - Car Allowance	$ 461.52	$ 2,307.60	$ 2,307.60	$ 6,000.00	$ 3,692.40	38%
6108 - Cell Phone Allowance	$ 1,924.36	$ 6,369.00	$ 7,338.36	$ 18,589.00	$ 11,250.64	39%
6110 - Part-Time Salaries	$ 23,422.02	$ 208,059.67	$ 207,907.75	$ 610,279.00	$ 402,371.25	34%
6120 - Retirement	$ 41,575.17	$ 201,419.87	$ 215,585.39	$ 625,924.00	$ 410,338.61	34%
6121 - 457 Pension	$ 87.17	$ 8,505.97	$ 6,821.86	$ 10,000.00	$ 3,178.14	68%
6125 - Deferred Compensation	$ 399.46	$ 1,997.30	$ 1,978.02	$ 6,165.00	$ 4,186.98	32%
6130 - Employee Insurance	$ 34,737.70	$ 155,270.17	$ 161,946.30	$ 467,432.00	$ 305,485.70	35%
6131 - Med Ins.- Retirees	$ -	$ -	$ -	$ 16,683.00	$ 16,683.00	0%
6140 - Workers Compensation	$ 15,251.15	$ 69,397.57	$ 74,984.98	$ 206,289.00	$ 131,304.02	36%
6150 - Unemployment Insurance	$ -	$ -	$ -	$ 10,000.00	$ 10,000.00	0%
6170 - PERS Unfunded Liability	$ -	$ 515,039.00	$ 570,318.00	$ 657,229.00	$ 86,911.00	87%
Personnel	$ 367,114.40	$ 2,309,499.49	$ 2,475,401.61	$ 6,065,528.44	$ 3,590,126.83	41%
YTD Comparison			$ 165,902.12			
Services and Supplies	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	-
6210 - Telephone/Internet	$ 1,384.24	$ 9,389.21	$ 8,738.84	$ 23,860.00	$ 15,121.16	37%
6220 - IT Services	$ 4,798.40	$ 32,844.63	$ 27,596.79	$ 67,317.00	$ 39,720.21	41%
6230 - IT Hardware	$ -	$ 5,553.67	$ 5,168.71	$ 7,200.00	$ 2,031.29	72%
6240 - Software Services	$ 3,576.00	$ 17,770.36	$ 16,950.25	$ 47,110.00	$ 30,159.75	36%
6310 - Pool Chemicals	$ 1,446.43	$ 3,762.96	$ 3,746.19	$ 7,500.00	$ 3,753.81	50%
6320 - Janitorial Supplies	$ 9,300.60	$ 27,028.74	$ 30,861.67	$ 73,200.00	$ 42,338.33	42%
6330 - Kitchen Supplies	$ -	$ 43.51	$ -	$ 500.00	$ 500.00	0%
6340 - Food Supplies	$ 410.38	$ 1,575.49	$ 2,814.63	$ 6,665.00	$ 3,850.37	42%
6350 - Water Maint & Service	$ 125.38	$ 281.55	$ 304.48	$ 908.00	$ 603.52	34%
6360 - Laundry/Wash Service	$ -	$ -	$ 80.00	$ 1,425.00	$ 1,345.00	6%
6380 - Medical Supplies	$ -	$ -	$ 63.53	$ 1,115.00	$ 1,051.47	6%
6410 - Insurance Liability	$ -	$ 212,058.00	$ 411,735.00	$ 530,145.00	$ 118,410.00	78%
6500 - Equipment Maintenance	$ -	$ 53.64	$ 53.57	$ 2,500.00	$ 2,446.43	2%
6510 - Fuel	$ 4,555.54	$ 23,161.66	$ 17,342.50	$ 60,250.00	$ 42,907.50	29%
6520 - Vehicle Maintenance	$ 5,597.36	$ 16,278.97	$ 11,430.91	$ 46,620.00	$ 35,189.09	25%
6610 - Building Repair	$ 3,768.77	$ 22,623.81	$ 26,160.04	$ 79,779.00	$ 53,618.96	33%
6620 - HVAC Maintenance/Repairs	$ -	$ 839.00	$ -	$ 9,000.00	$ 9,000.00	0%
6630 - Playground Maintenance	$ -	$ 10,484.96	$ 16,896.56	$ 35,000.00	$ 18,103.44	48%
6650 - Deferred Maintenance	$ -	$ -	$ -	$ 180,000.00	$ 180,000.00	0%
6710 - Grounds Maintenance	$ 7,279.43	$ 49,463.64	$ 40,601.65	$ 104,588.00	$ 63,986.35	39%
6730 - Contracted Pest Control	$ -	$ 1,800.00	$ 3,600.00	$ 7,400.00	$ 3,800.00	49%
6740 - Rubbish & Refuse	$ 6,869.32	$ 38,450.97	$ 35,927.46	$ 101,332.00	$ 65,404.54	35%
6750 - Vandalism/Theft	$ -	$ -	$ 131.70	$ 1,500.00	$ 1,368.30	9%
6810 - Memberships	$ -	$ 14,653.00	$ 7,135.00	$ 17,765.00	$ 10,630.00	40%
6910 - Office Supplies	$ 355.29	$ 5,683.21	$ 4,326.53	$ 34,595.00	$ 30,268.47	13%
6920 - Postage Expense	$ 7,236.65	$ 13,297.03	$ 14,477.81	$ 22,650.00	$ 8,172.19	64%
6930 - Advertising Expense	$ -	$ 174.44	$ -	$ 5,200.00	$ 5,200.00	0%
6940 - Printing Charges	$ 616.83	$ 3,311.08	$ 3,083.66	$ 12,797.00	$ 9,713.34	24%
6950 - Bank & Registration Fees	$ 2,036.00	$ 15,084.74	$ 11,419.08	$ 35,920.00	$ 24,500.92	32%
6960 - Approp Redev/Collection Fees	$ -	$ 60.85	$ 65.41	$ 878,392.00	$ 878,326.59	0%
6980 - Minor Furn Fixture & Equip	$ 78.30	$ 1,668.39	$ 2,021.76	$ 9,137.00	$ 7,115.24	22%
7010 - Fingerprint Fees (HR)	$ 90.00	$ 432.00	$ 357.50	$ 3,360.00	$ 3,002.50	11%
7020 - Fire & Safety Insp Fees	$ -	$ -	$ -	$ 6,372.00	$ 6,372.00	0%
7030 - Permit & Licensing Fees	$ 2,469.55	$ 630.51	$ 2,979.55	$ 8,708.00	$ 5,728.45	34%

7100 - Professional Services	$	4,948.08	$	27,472.73	$	56,181.43	$	241,705.00	$	185,523.57			23%
7110 - Legal Services	$	3,708.00	$	9,440.50	$	14,857.98	$	96,000.00	$	81,142.02			15%
7115 - Typeset and Print Services	$	-	$	10,263.39	$	10,876.78	$	38,100.00	$	27,223.22			29%
7120 - Instructor Services	$	7,908.35	$	44,415.02	$	67,768.89	$	137,620.00	$	69,851.11			49%
7125 - PERS Admin Fees	$	33.85	$	604.77	$	631.37	$	2,200.00	$	1,568.63			29%
7130 - Audit Services	$	5,000.00	$	12,050.00	$	5,750.00	$	16,825.00	$	11,075.00			34%
7140 - Medical & Health Srvcs	$	-	$	812.44	$	3,141.89	$	11,000.00	$	7,858.11			29%
7150 - Security Services	$	385.50	$	3,533.50	$	3,725.00	$	9,217.00	$	5,492.00			40%
7160 - Entertainment Services	$	-	$	-	$	200.00	$	3,750.00	$	3,550.00			5%
7180 - Business Services	$	6,179.79	$	89,481.93	$	81,670.38	$	185,623.00	$	103,952.62			44%
7190 - Umpire/Referee Services	$	880.00	$	1,250.00	$	1,665.00	$	2,830.00	$	1,165.00			59%
7210 - Subscriptions	$	191.55	$	158.76	$	507.78	$	3,130.00	$	2,622.22			16%
7310 - Rents & Leases - Equip	$	1,769.67	$	8,509.99	$	10,765.51	$	52,830.00	$	42,064.49			20%
7320 - Bldg/Field Leases & Rental	$	-	$	-	$	-	$	60.00	$	60.00			0%
7410 - Division Supplies	$	2,719.63	$	14,489.85	$	9,968.96	$	42,770.00	$	32,801.04			23%
7430 - Bingo Supplies	$	-	$	2,290.84	$	-	$	-	$	-			-
7440 - Sporting Goods	$	-	$	3,300.58	$	2,634.78	$	11,780.00	$	9,145.22			22%
7450 - Arts and Craft Supplies	$	-	$	431.86	$	84.71	$	2,025.00	$	1,940.29			4%
7460 - Training Supplies	$	-	$	-	$	-	$	4,675.00	$	4,675.00			0%
7500 - Small Tools	$	-	$	4,137.88	$	1,115.73	$	7,000.00	$	5,884.27			16%
7510 - Safety Supplies	$	982.90	$	2,063.98	$	897.12	$	4,950.00	$	4,052.88			18%
7610 - Uniform Allowance	$	1,028.83	$	9,296.59	$	6,403.43	$	18,100.00	$	11,696.57			35%
7620 - Safety Clothing	$	-	$	904.53	$	52.97	$	1,200.00	$	1,147.03			4%
7710 - Conference&Seminar Staff	$	455.00	$	3,082.93	$	4,540.00	$	20,307.00	$	15,767.00			22%
7715 - Conference&Seminar Board	$	-	$	-	$	2,043.99	$	2,325.00	$	281.01			88%
7720 - Conference&Seminar Travel Exp	$	-	$	2,043.35	$	1,582.31	$	10,030.00	$	8,447.69			16%
7725 - Out of Town Travel Board	$	-	$	461.32	$	1,171.35	$	2,970.00	$	1,798.65			39%
7730 - Private Vehicle Mileage	$	61.53	$	437.97	$	162.89	$	1,470.00	$	1,307.11			11%
7750 - Buses/Excursions	$	-	$	4,652.85	$	6,326.48	$	10,950.00	$	4,623.52			58%
7760 - Tuition/Book Reimbursement	$	-	$	-	$	-	$	4,000.00	$	4,000.00			0%
7810 - Utilities - Gas	$	3,180.70	$	9,707.34	$	11,161.53	$	51,525.00	$	40,363.47			22%
7820 - Utilities - Water	$	51,793.03	$	435,302.78	$	506,726.58	$	988,248.20	$	481,521.62			51%
7830 - Utilities - Electric	$	15,442.88	$	92,127.73	$	68,438.55	$	197,500.00	$	129,061.45			35%
7840 - Airport Assessment Exp	$	-	$	-	$	-	$	14,000.00	$	14,000.00			0%
7910 - Awards and Certificates	$	2,383.48	$	4,614.88	$	6,955.51	$	20,690.00	$	13,734.49			34%
7920 - Meals for Staff Training	$	55.23	$	395.58	$	321.34	$	3,000.00	$	2,678.66			11%
7930 - Employee Morale	$	845.63	$	1,566.41	$	1,337.08	$	5,500.00	$	4,162.92			24%
7950 - COP Debt - PV Fields	$	-	$	87,637.72	$	-	$	-	$	-			-
7971 - Reserve Computer Fleet	$	-	$	7,000.00	$	-	$	-	$	-			-
7973 - Reserve Dry Period	$	-	$	50,000.00	$	-	$	-	$	-			-
7975 - Reserve Repair/Oper/Admin	$	-	$	50,000.00	$	-	$	-	$	-			-
7976 - Reserve - Compensated Absences	$	-	$	25,000.00	$	-	$	-	$	-			-
Services and Supplies	$	171,948.10	$	1,547,400.02	$	1,595,738.10	$	4,655,715.20	$	3,059,977.10			34%
YTD Comparison					$	48,338.08							
Capital	**$**	**-**	**$**	**-**	**$**	**-**	**$**	**-**	**$**	**-**			**-**
8420 - Equip/Facility Replacement	$	-	$	53,459.91	$	-	$	-	$	-			-
8507 - Lokker Playground	$	-	$	618,279.44	$	-	$	-	$	-			-
8531 - Bob Kildee Windscreens	$	-	$	-	$	680.00	$	-	$	(680.00)			-
Capital	$	-	$	671,739.35	$	680.00	$	-	$	(680.00)			-
YTD Comparison					$	(671,059.35)							
Total Expenses	$	539,062.50	$	4,528,638.86	$	4,071,819.71	$	10,721,243.64	$	6,649,423.93			38%
YTD Comparison					$	(456,819.15)							
Total Non-Capital Expenses	$	539,062.50	$	3,856,899.51	$	4,071,139.71	$	10,721,243.64	$	6,650,103.93			38%
YTD Comparison					$	214,240.20							
Interfund Transfers Out													
Capital Fund 70 Transfer Out	$	-	$	-	$	-	$	532,000.00	$	532,000.00			0%
Debt Service Fund 15 Transfer Out	$	-	$	-	$	28,695.64	$	799,664.36	$	828,360.00			4%
Interfund Transfers Out	$	-	$	-	$	28,695.64	$	1,331,664.36	$	1,360,360.00			2%
YTD Comparison					$	28,695.64							
Revenue plus Drawdown Total	$	144,725.25	$	1,373,002.12	$	1,234,814.02	$	12,091,734.30	$	10,856,920.28			10%
Non-Capital Expense plus Transfers Out Total	$	539,062.50	$	4,528,638.86	$	4,100,515.35	$	12,052,908.00	$	8,009,783.93			34%
YTD Revenue-Expenses			$	(3,155,636.74)	$	(2,865,701.33)							
YTD Comparison					$	289,935.41							

General Ledger
15 - Debt Services
November 2025 41.7%

Account-Description	Period Amount	One Year Prior Actual	Year to Date	Budget	Budget Remaining	% of Budget Used
Interfund Transfers In						
General Fund 10 Transfer	$ -	$ -	$ 28,696.00	$ 828,360.00	$ 799,664.00	3%
Assessment Fund 15 Transfer	$ -	$ -	$ 525,000.00	$ 525,000.00	$ -	100%
Interfund Transfers In	$ -	$ -	$ 553,696.00	$ 1,353,360.00	$ 799,664.00	41%
YTD Comparison			$ 553,696.00			
Services and Supplies	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**-**
7950 - COP Debt - PV Fields	$ -	$ -	$ 553,695.64	$ 753,419.00	$ 199,723.36	73%
7951 - ELPA Energy Services Project	$ -	$ -	$ -	$ 599,941.00	$ 599,941.00	0%
Services and Supplies	$ -	$ -	$ 553,695.64	$ 1,353,360.00	$ 799,664.36	41%
YTD Comparison			$ 553,695.64			
Total Expenses	$ -	$ -	$ 553,695.64	$ 1,353,360.00	$ 799,664.36	41%
YTD Comparison			$ 553,695.64			
Revenue plus Transfers In Total	$ -	$ -	$ 553,696.00	$ 1,353,360.00	$ 799,664.00	41%
Expenses Total	$ -	$ -	$ 553,695.64	$ 1,353,360.00	$ 799,664.36	41%
YTD Revenue-Expenses		$ -	$ 0.36			
YTD Comparison			$ 0.36			

General Ledger
20 - Assessment Fund
November 2025 41.7%

Account-Description	Period Amount	One Year Prior Actual	Year to Date	Budget	Budget Remaining	% of Budget Used
Revenue						
	$ -	$ -	$ -	$ -	$ -	-
5310 - Interest Earnings	$ 2,468.06	$ 21,993.57	$ 29,863.11	$ 25,000.00	$ (4,863.11)	119%
5500 - Assessment Revenue	$ -	$ 3,020.15	$ 2,189.31	$ 1,393,438.00	$ 1,391,248.69	0%
Revenue	$ 2,468.06	$ 25,013.72	$ 32,052.42	$ 1,418,438.00	$ 1,386,385.58	2%
YTD Comparison			$ 7,038.70			
Services and Supplies	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**-**
6709 - Incidental Costs - Assess	$ -	$ 10,567.89	$ 11,781.64	$ 19,444.00	$ 7,662.36	61%
6710 - Grounds Maintenance	$ 4,737.48	$ 6,200.38	$ 4,737.48	$ 78,294.00	$ 73,556.52	6%
6719 - Tree Care	$ 42,529.00	$ 97,374.71	$ 46,405.00	$ 120,000.00	$ 73,595.00	39%
6720 - Contracted LS Services	$ 50,077.22	$ 188,471.57	$ 198,018.48	$ 603,748.00	$ 405,729.52	33%
6722 - Park Amenities - Assess	$ -	$ 5,887.19	$ -	$ 44,000.00	$ 44,000.00	0%
6750 - Vandalism/Theft	$ -	$ -	$ -	$ 70.00	$ 70.00	0%
6960 - Approp Redev/Collection Fees	$ -	$ 7.51	$ 5.47	$ 10,000.00	$ 9,994.53	0%
7950 - COP Debt - PV Fields	$ -	$ 460,554.69	$ -	$ -	$ -	-
Services and Supplies	$ 97,343.70	$ 769,063.94	$ 260,948.07	$ 875,556.00	$ 614,607.93	30%
YTD Comparison			$ (508,115.87)			
Total Expenses	$ 97,343.70	$ 769,063.94	$ 260,948.07	$ 875,556.00	$ 614,607.93	30%
YTD Comparison			$ (508,115.87)			
Interfund Transfers Out						
Debt Service Fund 15 Transfer Out	$ -	$ -	$ 525,000.00	$ 525,000.00	$ -	100%
Interfund Transfers Out	$ -	$ -	$ 525,000.00	$ 525,000.00	$ -	100%
YTD Comparison			$ 525,000.00			
Revenue Total	$ 2,468.06	$ 25,013.72	$ 32,052.42	$ 1,418,438.00	$ 1,386,385.58	2%
Expense plus Transfers Out Total	$ 97,343.70	$ 769,063.94	$ 785,948.07	$ 1,400,556.00	$ 614,607.93	56%
YTD Revenue-Expenses-Transfers Out		$ (744,050.22)	$ (753,895.65)			
YTD Comparison			$ (9,845.43)			

General Ledger
30 - Park Dedication Fund
November 2025 41.7%

Account-Description	Period Amount	One Year Prior Actual	Year to Date	Budget	Budget Remaining	% of Budget Used
Revenue						
	$ -	$ -	$ -	$ -	$ -	-
5310 - Interest Earnings	$ 11,766.17	$ 117,978.52	$ 93,699.71	$ 160,000.00	$ 66,300.29	59%
Revenue	$ 11,766.17	$ 117,978.52	$ 93,699.71	$ 160,000.00	$ 66,300.29	59%
YTD Comparison			$ (24,278.81)			
Capital	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**-**
8493 - Pickleball Sports Complex	$ 12,896.39	$ 15,194.33	$ 36,596.55	$ 1,050,000.00	$ 1,013,403.45	3%
8504 - Multi-Generation Center	$ -	$ -	$ -	$ 1,000,000.00	$ 1,000,000.00	0%
8511 - Senior/Community Center Enhanc	$ -	$ 231,872.23	$ -	$ -	$ -	-
8513 - Community Ctr/Classroom Enhanc	$ -	$ -	$ 31,310.95	$ 140,000.00	$ 108,689.05	22%
8529 - Freedom Park ADA Bathroom	$ 1,565.91	$ -	$ 1,565.91	$ 400,000.00	$ 398,434.09	0%
8538 - Dos Caminos Refurbishment	$ -	$ -	$ -	$ 100,000.00	$ 100,000.00	0%
Capital	$ 14,462.30	$ 247,066.56	$ 69,473.41	$ 2,690,000.00	$ 2,620,526.59	3%
YTD Comparison			$ (177,593.15)			
Total Expenses	$ 14,462.30	$ 247,066.56	$ 69,473.41	$ 2,690,000.00	$ 2,620,526.59	3%
YTD Comparison			$ (177,593.15)			
Revenue Total	$ 11,766.17	$ 117,978.52	$ 93,699.71	$ 160,000.00	$ 66,300.29	59%
Expenses Total	$ 14,462.30	$ 247,066.56	$ 69,473.41	$ 2,690,000.00	$ 2,620,526.59	3%
YTD Revenue-Expenses		$ (129,088.04)	$ 24,226.30			
YTD Comparison			$ 153,314.34			

Date Received	Amount	Amount Earmarked	Developer	Development Case #	Amount Expended	Balance	Allocation Date
7/31/2014	$ 615,709.00	$ 720,600.00	AMLI Residential	Springville (RPD-173)	$ 615,709.00	$ -	7/31/2019
1/31/2015	$ 2,250,489.70	$ 2,250,489.70	Fairfield LLC		$ 2,250,489.70	$ -	1/31/2020
8/8/2016	$ 2,649,209.00	$ 3,200,000.00	Comstock/Elacora Mission Oaks		$ 2,162,486.95	$ 486,722.05	8/8/2021
8/10/2016	$ 474,353.00	$ 629,500.00	KB Homes		$ 436,624.00	$ 37,729.00	8/10/2021
6/7/2018	$ 21,612.25	$ 21,612.25	Crestview		$ 21,612.25	$ -	6/7/2023
3/6/2019	$ 35,242.00	$ 70,484.00	Habitat for Humanity	Barry St (RPD-203)	$ -	$ 35,242.00	9/17/2024
11/21/2019	$ 1,264,500.00	$ 1,500,000.00	Shea Homes		$ 42,618.32	$ 1,221,881.68	11/21/2024
7/29/2022	$ 2,840,447.45	$ -	Williams Homes		$ -	$ 2,840,447.45	7/29/2027
8/5/2022	$ 347,625.00	$ -	Somis Ranch Phase 1		$ -	$ 347,625.00	8/5/2027
10/20/2022	$ 278,100.00	$ -	Somis Ranch Phase 2		$ -	$ 278,100.00	10/20/2027
3/15/2023	$ 313,508.00	$ -	Barry 60 LP		$ -	$ 313,508.00	3/15/2028
	$ 1,268,451.05	$ -	Interest Account		$ -	$ 1,268,451.05	
Total	**$ 12,359,246.45**	**$ 8,392,685.95**			**$ 5,529,540.22**	**$ 6,829,706.23**	

General Ledger
40 - Park Impact Fees Fund
November 2025 41.7%

Account-Description	Period Amount	One Year Prior Actual	Year to Date	Budget	Budget Remaining	% of Budget Used
Revenue						
	$ -	$ -	$ -	$ -	$ -	-
5310 - Interest Earnings	$ 7,418.98	$ 46,803.02	$ 39,238.25	$ 60,000.00	$ 20,761.75	65%
5450 - Park Impact Fees	$ -	$ 20,019.22	$ 24,557.96	$ -	$ (24,557.96)	-
Revenue	$ 7,418.98	$ 66,822.24	$ 63,796.21	$ 60,000.00	$ (3,796.21)	106%
YTD Comparison			$ (3,026.03)			
Services and Supplies	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**-**
6951 - Administrative Fee	$ -	$ -	$ -	$ 1,130.00	$ 1,130.00	0%
Services and Supplies	$ -	$ -	$ -	$ 1,130.00	$ 1,130.00	0%
YTD Comparison			$ -			
Total Expenses	$ -	$ -	$ -	$ 1,130.00	$ 1,130.00	0%
YTD Comparison			$ -			
Revenue Total	$ 7,418.98	$ 66,822.24	$ 63,796.21	$ 60,000.00	$ (3,796.21)	106%
Expenses Total	$ -	$ -	$ -	$ 1,130.00	$ 1,130.00	0%
YTD Revenue-Expenses		$ 66,822.24	$ 63,796.21			
YTD Comparison			$ (3,026.03)			

General Ledger
70 - Capital Projects Fund
November 2025 41.7%

Account-Description	Period Amount	One Year Prior Actual	Year to Date	Budget	Budget Remaining	% of Budget Used
Revenue						
	$ -	$ -	$ -	$ -	$ -	-
5310 - Interest Earnings	$ 6,515.35	$ -	$ 36,107.30	$ -	$ (36,107.30)	-
Revenue	$ 6,515.35	$ -	$ 36,107.30	$ -	$ (36,107.30)	-
YTD Comparison			$ 36,107.30			
Interfund Transfers In						
General Fund 10 Transfer In	$ -	$ -	$ -	$ -	$ -	-
Interfund Transfers In	$ -	$ -	$ -	$ -	$ -	-
YTD Comparison			$ -			
Capital	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**-**
8420 - Equip/Facility Replacement	$ 238.05	$ -	$ 56,562.93	$ 57,000.00	$ 437.07	99%
8517 - Community Center Alarm	$ 23.50	$ -	$ 23.50	$ -	$ (23.50)	-
8518 - Bob Kildee Parking Lot	$ -	$ -	$ 586.95	$ -	$ (586.95)	-
8519 - Cam Grove Parking Lot	$ 1,985.43	$ -	$ 1,985.43	$ -	$ (1,985.43)	-
8521 - Dos Caminos Parking Lot	$ 470.00	$ -	$ 1,056.95	$ -	$ (1,056.95)	-
8532 - Carmenita Playground Replaceme	$ 527.44	$ -	$ 527.44	$ 250,000.00	$ 249,472.56	0%
8533 - PVAC Window Wall Motors	$ -	$ -	$ 3,250.00	$ 45,000.00	$ 41,750.00	7%
8534 - Freedom Center Refurbishment	$ -	$ -	$ -	$ 100,000.00	$ 100,000.00	0%
8535 - Lokker Park B-Ball Court Resur	$ -	$ -	$ 12,533.50	$ 20,000.00	$ 7,466.50	63%
8536 - Springville Tennis Court Resur	$ -	$ -	$ 34,506.49	$ 40,000.00	$ 5,493.51	86%
8537 - Springville Upper P-Lot Resurf	$ -	$ -	$ 22,542.00	$ 20,000.00	$ (2,542.00)	113%
Capital	$ 3,244.42	$ -	$ 133,575.19	$ 532,000.00	$ 398,424.81	25%
YTD Comparison			$ 133,575.19			
Total Expenses	$ 3,244.42	$ -	$ 133,575.19	$ 532,000.00	$ 398,424.81	25%
YTD Comparison			$ 133,575.19			
Revenue plus Transfers In Total	$ 6,515.35	$ -	$ 36,107.30	$ -	$ (36,107.30)	-
Expenses Total	$ 3,244.42	$ -	$ 133,575.19	$ 532,000.00	$ 398,424.81	25%
YTD Revenue-Expenses		$ -	$ (97,467.89)			
YTD Comparison			$ (97,467.89)			

PLEASANT VALLEY RECREATION AND PARK DISTRICT
STAFF REPORT / AGENDA REPORT

TO: **BOARD OF DIRECTORS**

FROM: **MARY OTTEN, GENERAL MANAGER**
By: Matthew Parker, Park Services Manager

DATE: **January 7, 2026**

SUBJECT: **CONSIDERATION AND APPROVAL FOR THE ISSUANCE OF A REQUEST FOR BIDS (RFB) FOR ADA PARKING LOT IMPROVEMENTS AT CAMARILLO GROVE PARK**

BACKGROUND

The District completed a comprehensive ADA Evaluation and Transition Plan in 2022 to identify accessibility deficiencies across all District parks and facilities. The Plan identified a range of outdoor and site-related accessibility improvements needed to ensure compliance with the Americans with Disabilities Act ("ADA"), improve public access, and reduce long-term liability.

Camarillo Grove Park, located at 6968 Camarillo Springs Rd, Camarillo, CA 93012, was identified as requiring multiple ADA-related improvements within the parking lot, including accessible parking stall upgrades, compliant path-of-travel improvements, curb ramp adjustments, slope corrections, and replacement of outdated signage and striping. These improvements are necessary to meet current accessibility standards and ensure safe and equitable access to major amenities such as the picnic areas, dog park, nature center, and trailhead access.

Camarillo Grove Park serves as a regional destination, hosting group events, educational programs, community gatherings, and recreational use throughout the year. The condition and accessibility of its parking facilities directly impact visitor experience and inclusivity. Completing the necessary ADA improvements is an essential step before the District can proceed with the planned slurry seal and restriping of the lot. Performing ADA modifications prior to applying new slurry seal ensures the pavement surface and final striping layout align with ADA-compliant design and avoids unnecessary rework and added expense.

This project was deferred from a prior fiscal year due to budgetary limitations while higher-priority ADA projects at Bob Kildee and Dos Caminos Parks moved forward. With those projects now underway, the Camarillo Grove Park parking lot represents the next critical step in continuing the District's long-term ADA transition implementation and infrastructure enhancement efforts.

Authorizing the issuance of a Request for Bids (RFB) will allow the District to seek competitive proposals from qualified contractors experienced in ADA-compliant construction and civil site

improvements. The competitive bid process supports cost control, quality assurance, and compliance with public contracting requirements.

ANALYSIS

The proposed project will address ADA compliance requirements through improvements including:

- Reconfiguration of accessible parking stalls and access aisles
- Construction or correction of ADA-compliant curb ramps
- Installation of compliant accessible pathways from parking to park amenities
- Slope and grade corrections to meet ADA maximum running and cross slope standards
- Updated signage, pavement markings, and striping in accordance with Federal ADA and Title 24 of the California Building standards.

These upgrades will ensure Camarillo Grove Park is more accessible and user-friendly for individuals with disabilities and will reduce long-term ADA exposure for the District.

Issuing a Bid at this stage allows Staff to evaluate contractor qualifications, ADA construction experience, cost proposals, and scheduling capacity. Once bids are evaluated, Staff will return to the Board with a recommendation for contract award. This project also aligns with the District's strategic priorities of maintaining and modernizing its existing facilities, meeting regulatory obligations, and supporting community inclusivity.

A mandatory job walk will be held on January 27th, with bids due no later than 12:00 p.m. on Friday, February 14th.

FISCAL IMPACT

There is no fiscal impact associated with authorizing the issuance of the RFP.

The actual project cost will be determined through the competitive bidding process. Funding for ADA improvements at Camarillo Grove Park is included in the FY 2024–2025 Capital Improvement Budget.

Staff will return to the Board on March 4, 2026, with a recommended contractor and total project cost after bid evaluation.

STRATEGIC PLAN COMPLIANCE

Meets 2021-2026 Strategic Plan Goal and Strategy

- 3.1: Renovate and modernize existing parks and recreation facilities to ensure all parks meet the evolving accessibility needs of the community while complying with new design standards.

RECOMMENDATION

Staff recommends that the Board of Directors authorize Staff to issue a Request for Bids (RFB) for ADA parking lot improvements at Camarillo Grove Park.

ATTACHMENTS

1) Draft Request for Bids (RFB) (74 pages)
2) Parking Lot Civil/Construction Plans - Camarillo Grove Park (5 pages)

PLEASANT VALLEY RECREATION AND PARK DISTRICT

CONTRACT DOCUMENTS
SPECIFICATIONS AND STANDARD DRAWINGS

ADA PARKING LOT IMPROVEMENTS AT CAMARILLO GROVE PARK PROJECT

FISCAL YEAR 2025 - 2026

SPEC NO. 2026.427.8519

BID DUE: Friday, February 14, 2026, AT 12:00 P.M.

1605 E. Burnley Street
Camarillo, CA 93010

Phone: (805) 482-1996 / Fax: (805) 482-3468

PLEASANT VALLEY RECREATION & PARK DISTRICT
CALIFORNIA

CONTRACT DOCUMENTS,
SPECIFICATIONS AND STANDARD DRAWINGS

FOR THE

ADA PARKING LOT IMPROVEMENTS PROJECT

SPEC NO. 2026.427.8519

FISCAL YEAR 2025-2026

IN THE CITY OF CAMARILLO, CALIFORNIA

Approved by:

_____(name), RCE _____ Date _____
(title)

PLEASANT VALLEY RECREATION & PARK DISTRICT

ADA PARKING LOT IMPROVEMENTS PROJECT

SPEC NO. 2026.427.8519

FISCAL YEAR 2025-2026

TABLE OF CONTENTS

TABLE OF CONTENTS.....i

NOTICE INVITING SEALED BIDS .....A-1 - A-4

INSTRUCTIONS TO BIDDERS .....B-1 - B-6

BID FORM .....C-1 - C-4

BID BOND .....D-1 - D-2

INFORMATION REQUIRED OF BIDDERS .....E-1 - E-8

AGREEMENT.....F-1 - F-4

FAITHFUL PERFORMANCE BOND G-1

LABOR AND MATERIAL BOND .....H-1 - H-2

WORKERS' COMPENSATION CERTIFICATE.....I-1

APPRENTICESHIP REQUIREMENTS.....J-1

GENERAL PROVISIONS .....GP-1 - GP-6

SPECIAL PROVISIONS.....SP-1 - SP-23

TECHNICAL SPECIFICATIONS .....TP-1 – TP-_4_

CONSTRUCTION DRAWINGS .....APPENDIX A

PLEASANT VALLEY RECREATION & PARK DISTRICT
NOTICE INVITING SEALED BIDS

FOR THE

ADA PARKING LOT IMPROVEMENTS PROJECT
SPEC NO. 2026.427.8519

PUBLIC NOTICE IS HEREBY GIVEN THAT:

Sealed bids will be received at the District Office of the Pleasant Valley Recreation District, 1605 E. Burnley Street Camarillo, CA 93010, up to the hour of **12:00 P.M. Friday, February 14, 2026,** at which time they will be collected for staff review and completeness. There will be no public opening of bids. Bid results will be available on the Pleasant Valley Recreation & Park District's website (https://www.pvrpd.org/request-for-proposals-bids) within 72 hours after bids are received, for performing the following work:

ADA PARKING LOT IMPROVEMENTS PROJECT
SPEC NO. 2026.427.8519

All in accordance with the plans, specifications, and other contract documents on file in the Parks Department of the Pleasant Valley Recreation & Park District.

The words "**ADA PARKING LOT IMPROVEMENTS PROJECT, SPEC. NO. 2026.427.8519**" shall appear on the envelope of each sealed bid, and each sealed envelope shall be addressed to the Pleasant Valley Recreation and Park District, 1605 E. Burnley Street, Camarillo, CA 93010. Attention to: Parks Department

MANDATORY INFORMATIONAL PRE-BID MEETING. There will be a **Mandatory Informational Pre-Bid meeting Tuesday January 27, 2026, at 9:00 A.M., at Camarillo Grove Park**, 6968 Camarillo Springs Rd, Camarillo, CA 93012.

DESCRIPTION OF WORK: The work to be done consists of furnishing all materials, equipment, tools, labor, and incidentals as required in the Plans, Specifications and Contract documents for said project to improve and upgrade parking lots for ADA Compliance. The work will take place at **Camarillo Grove Park** in Camarillo, California, and other related work as described in the Specifications and Contract Documents, by reference, made a part hereof. **This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.**

THE ENGINEER'S ESTIMATE FOR THIS PROJECT IS: _N/A.

COMPLETION OF WORK: All work to be done under this contract shall be completed within THIRYY **(30) consecutive working days, exclusive of maintenance periods,** beginning on the date stipulated in the written "Notice to Proceed" to be issued by the Engineer.

LIQUIDATED DAMAGES: Liquidated damages of $250/day will apply to this project. See Special Provisions for detailed information on liquidated damages.

OBTAINING CONTRACT DOCUMENTS: Plans, Specifications, and contract documents may be obtained on the District's website at: https://www.pvrpd.org/request-for-proposals-bids

STATE LABOR STANDARDS & WAGE REQUIREMENTS: In entering into a public works contract, or a subcontract, to supply goods, services, or materials pursuant to a public works contract, the Contractor and all subcontractors agree to follow the State Labor standards. State Labor standards provisions, including prevailing wage requirements, will be enforced such that the general rate of per diem wages (prevailing wage) shall be paid for each craft, classification, or type of worker needed to execute the contract to all workers employed in the execution of the contract. All contractors and subcontractors must furnish electronic certified payroll records directly to the Labor Commissioner (aka Division of Labor Standards Enforcement) as further described in Article IX of the Agreement. The State General Prevailing Wage Determination is as established by the California Department of Industrial Relations (available at http://www.dir.ca.gov/DLSR/PWD/index.htm). The prevailing rate of per diem wages are on file at the Pleasant Valley Recreation & Park District, Department of Parks, 1605 E. Burnley Street, Camarillo, CA 93010, and are available to any interested party on request.

AWARD OF CONTRACT: Each contractor and subcontractor listed on the bid must be registered with the Department of Industrial Relations pursuant to Labor Code Section 1725.5, subject to the limited exceptions set forth in Labor Code Section 1771.1(a) (regarding the submission of a bid as authorized by Business & Professions Code Section 7029.1 or Public Contract Code Section 10164 or 20103.5, provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded).

SUBCONTRACTOR'S LIST: Bidder understands that if he or she fails to specify a subcontractor for any portion of the work to be performed under the contract, he or she shall be deemed to have agreed to perform such portion himself and that he or she shall not be permitted to sublet or subcontract that portion of the work except in cases of public emergency or necessity. In compliance with the provisions of Section 4100 through 4107 of the Public Contract Code of the State of the California and any amendments thereto, the undersigned bidder has set forth on the form provided therefor, the name and location of the place of business of each subcontractor who will perform work or labor or render services to the prime contractor, in or about the construction of or improvements to be performed, under the contract documents to which the attached bid is responsive including special fabrication and installation, and the portion of the work which will be done by each subcontractor for each subcontract in excess of one-half of one percent (1/2%) of this total bid or, in the case of bids for the construction of street and highways, including bridges, in excess of one-half of one percent (1/2%) of this total bid or $10,000.00, whichever is greater. Additionally, once a subcontractor has been listed in the bid, another subcontractor may not be substituted unless the appropriate statutory procedure is followed and the District consents to the substitution.

BID GUARANTY: Bids must be accompanied by cash, or by cashier's or certified check made payable to the Pleasant Valley Recreation & Park District, or by a **bid bond** executed by an

admitted surety insurer on the bond form provided herein, in the amount of **ten percent (10%)** of the amount of bid price, made payable to the Pleasant Valley Recreation & Park District as a guarantee that the bidder, whose bid is accepted, will promptly execute the contract, secure payment of workers' compensation insurance, and furnish a satisfactory **faithful performance bond** in the amount of **one hundred percent (100%)** of the total bid price and a **payment bond** (labor and material bond) in the amount of **one hundred percent (100%)** of the total bid price which complies with all of the requirements of Civil Code Section 9554.

RETENTION: The District will deduct a five percent (5%) retention from all progress payments as specified in Section 7-3.2 of the 2021 Standard Specifications for Public Works Construction. The District in accordance with Public Contract Code Sect. 22300 shall permit the substitution of securities for any moneys withheld by a public agency to ensure performance under a contract. The District hereby incorporates herein all of the provisions set forth in Public Contract Code Sect. 22300.

CONTRACTOR'S LICENSE: At the time of "Award of the Contract", the Prime Contractor must have a valid California State Contractor's License with a classification of **"A" or "C-32"** in accordance with provisions of California Business and Professions Code Sections 7000 through 7145 and the contractor shall warrant that it and all subcontractors are properly licensed, which includes each entity having a local business license.

DISTRICT'S RIGHTS RESERVED: The District reserves the right to reject any and all bids or to waive any irregularities or informalities in any bids or in the bidding, should it deem this necessary for the public good, and also the bid of the bidder who has been delinquent or unfaithful in any former contract with the Pleasant Valley Recreation & Park District. No bidder may withdraw his or her bid for a period of **sixty (60) days** after the date from the opening thereof.

BID REGISTRATION: N/A ~~Only registered plan holders will be permitted to submit a bid for the project. To register to bid on this project, email the _____, _____, at _____, 72 hours prior to bids being due with the following information: Name of company, company address, name of contact, phone number, fax number, and contact's email address. The subject line of the email must state: **BID REGISTRATION FOR ADA PARKING LOT IMPROVEMENTS PROJECT, SPEC NO. 2026.427.8519**.~~

BID QUESTIONS: All bid questions shall be submitted by email to Matthew Parker, Parks Services Manager at mparker@pvrpd.org. For the benefit of all proposed bidders, the questions must be submitted no later than 5:00 P.M on Friday, February 6, 2026, to allow adequate time for responses.

BID RESULTS: Bid results shall also be available on the Pleasant Valley Recreation & Park District's website (https://www.pvrpd.org/request-for-proposals-bids) within 72 hours after bid receipt.

INSTRUCTIONS TO BIDDERS

BID REGISTRATION: N/A ~~Only registered plan holders will be permitted to submit a bid for the project. To register to bid on this project, email _____, _____, at _____ at least 72 hours prior to bids being due with the following information: Name of company, company address, name of contact, phone number, fax number, and contact's email address. The subject line of the email must state: **BID REGISTRATION FOR ADA PARKING LOT IMPROVEMENTS PROJECT, SPEC NO. 2026.427.8519.**~~

BID FORM: All bids shall be submitted on the Bid Forms provided herein for the **ADA PARKING LOT IMPROVEMENTS PROJECT, SPEC NO. 2026.427.8519.** All information requested therein must be clearly and legibly set forth in the manner and form indicated. The District will not consider any bid not meeting these requirements.

DELIVERY OF BIDS: The bids shall be delivered by the time and to the place stipulated in the "Notice Inviting Sealed Bids." It is the bidder's sole responsibility to see that his or her bid is received in proper time. Any bid received after the scheduled closing time for receipt of bids will be returned to the bidder unopened. Bidders or their authorized agents are invited to be present at bid opening.

MODIFICATIONS AND ALTERNATIVE BIDS: Unauthorized conditions, limitations, or provisos attached to a bid will render it unresponsive and may cause its rejection. The complete bid forms shall be without alterations or erasures, unless each such correction is suitably authenticated by affixing in the margin immediately opposite the correction the surname or surnames of the person or persons signing the bid. Alternative bids will not be considered unless called for. No oral, telegraphic, or telephonic bid or modifications will be considered.

WITHDRAWAL OF BID: The bid may be withdrawn upon request by the bidder without prejudice to himself prior to, but not after the time fixed for opening of bids, provided that the request is in writing, has been executed by the bidder or his or her duly authorized representative, and is filed with the Clerk of the Board. **No bid may be withdrawn during the period of sixty (60) days after the opening of bids.**

BID GUARANTY: Each bid shall be accompanied by cash, or a cashier's or certified check, or by a bid bond in the amount of **ten percent (10%)** of the amount named in the bid. Said check or bond shall be made payable to the District and shall be given as a guarantee that the bidder, if awarded the work, will enter into a contract within fifteen (15) days after written notice of the award and will furnish the necessary bonds as hereinafter provided. In case of refusal or failure to enter into said contract, the check or bond, as the case may be, shall be forfeited to the District. No bidder's bond will be accepted unless it conforms substantially to the form furnished by the District, which is bound herein, and is properly filled out and executed.

DISCREPANCIES IN BIDS: In case of discrepancy between numeric and handwritten amounts, the handwritten amount shall prevail. In case of discrepancy between the unit cost and the total set forth for that item, the unit cost shall prevail, provided however, if the amount set forth as a unit cost is ambiguous, unintelligible, or uncertain for any cause, or if is omitted, or in the case of unit

basis items, is the same amount as the entry in the "Total Item Amount" column, then the amount set forth in the "Total Item Amount" column for the item shall prevail in accordance with the following:

(1) As to lump sum items, the amount set forth in the "Total Item Amount" column shall be the item price.

(2) As to unit basis items, the amount set forth in the "Total Item Amount" column shall be divided by the estimated quantity for the item and the price thus obtained shall be the unit costs.

If the "Total Contract Amount" does not equal the sum of the item totals, then the Engineer, after resolving any discrepancy in the item price totals, shall sum the total column and the resultant amount shall be considered the "Total Contract Amount".

COMPETENCY OF BIDDERS: In selecting the lowest responsible bidder, consideration will be given not only to the financial standing but also to the general competency of the bidder for the performance of the work covered by the plans and specifications. To this end, each bid shall be supported by a statement of the bidder's experience on the form entitled **"Information Required of Bidder"** bound herein. No bid will be awarded to a Contractor who, at the time of the bid opening and "Award of the Contract", is not licensed in accordance with the laws of the State of California under applicable provisions of the Business and Professions Code or from a Contractor who has failed to demonstrate the attributes of trustworthiness, quality, fitness, capacity and experience to satisfactorily perform the public works contract. The Contractor shall include the Contractor's license number, license classification, and license expiration date on the form furnished herein entitled "Information Required of Bidders." The licensing requirements for Contractors shall apply also to Subcontractors. In addition, any contractor or subcontractor who is ineligible under Lab C §§1777.1 and 1777.7 is prohibited from working on this Project.

SUBCONTRACTOR'S LIST: Bidder understands that if he or she fails to specify a subcontractor for any portion of the work to be performed under the contract, he or she shall be deemed to have agreed to perform such portion himself and that he or she shall not be permitted to sublet or subcontract that portion of the work except in cases of public emergency or necessity. In compliance with the provisions of Section 4100 through 4107 of the Public Contract Code of the State of the California and any amendments thereto, the undersigned bidder has set forth on the form provided therefor, the name and location of the place of business of each subcontractor who will perform work or labor or render services to the prime contractor, in or about the construction of or improvements to be performed, under the contract documents to which the attached bid is responsive including special fabrication and installation, and the portion of the work which will be done by each subcontractor for each subcontract in excess of one-half of one percent (1/2%) of this total bid or, in the case of bids for the construction of street and highways, including bridges, in excess of one-half of one percent (1/2%) of this total bid or $10,000.00, whichever is greater. Additionally, once a subcontractor has been listed in the bid, another subcontractor may not be substituted unless the appropriate statutory procedure is followed and the District consents to the substitution.

BIDDER'S EXAMINATION OF SITE: Each bidder shall examine carefully the site of the proposed work and the contract documents herein. It will be assumed that the bidder has investigated and is satisfied as to the conditions to be encountered; as to the character, quality, and quantity of the materials to be furnished; and as to the requirements of the contract, specifications, and drawings. The name of the individual who examined the site of the work and the date of such examination shall be stated in the form entitled "Information Required of Bidder" in the space provided therefor.

EQUIVALENT MATERIALS: Approval of equipment and materials offered as equivalents to those specified must be obtained in writing from the District. Requests for consideration of equivalents must be submitted in writing allowing five (5) working days for complete consideration of all specifications, samples, references, tests, and other details to the full satisfaction of the District.

TAXES: No mention shall be made in the bid of Sales Tax, Use Tax, or any other tax, as all amounts bid will be deemed and held to include any such taxes that may be applicable.

DISQUALIFICATION OF BIDDERS: More than one bid from an individual, firm partnership, corporation, or association under the same or different names will not be considered. Reasonable grounds for believing that any bidder is interested in more than one bid for the work contemplated will cause the rejection of all bids in which such bidder is interested. If there is reason for believing that collusion exists among the bidders, all bids will be rejected and none of the participants in such collusion will be considered in future bids. Similarly, failure to comply with the registration requirements of Labor Code Section 1725.5, as further described in the Notice Inviting Bidders, will disqualify a Bidder.

RETURN OF BID GUARANTIES: Within **ten (10) days** after award of the contract, the District will return the bid guaranties made by check accompanying each of the bids except for the three (3) lowest bidders. All other bid guaranties made by check will be held until the contract has been finally executed. They will then be returned to the respective bidders whose bids they accompany. Bid guaranties made by bond shall be void according to the bid bond language, page D-1.

AWARD OF CONTRACT: Bids will be compared on the basis of the lowest possible cost and the contract, if awarded, will be awarded to a responsible bidder whose bid complies with the requirements of these specifications. The award, if made, will be made within **sixty (60) days** after the opening of the bids, provided that the award may be made after said period if the successful bidder shall not have given the District written notice of the withdrawal of his or her bid.

EXECUTION OF CONTRACT: The bidder to whom award is made shall execute a written contract with the District on the form agreement provided, and shall secure all insurance and bonds as herein provided within **fifteen (15) days** from the date of written notice of the award. Failure or refusal to enter into a contract as herein provided, or to conform to any of the stipulated requirements in connection therewith shall be just cause for the annulment of the award and the forfeiture of the bid guaranty.

If the successful bidder refuses or fails to execute the contract, the District may award the contract to the second lowest responsible bidder. If the second lowest responsible bidder refuses or fails to execute the contract, the District may award the contract to the third lowest responsible bidder. On the failure or refusal of such second or third lowest bidder to execute the contract, such bidder's guaranty shall be likewise forfeited to the District. The work may then be re-advertised.

INSURANCE: Certificates in the amounts required shall be furnished by the Contractor to the District and approved by the District prior to the commencement of work.

The Contractor and its subcontractors shall maintain insurance in conformance with the requirements set forth below. Contractor will use existing coverage to comply with these requirements. If that existing coverage does not meet the requirements set forth herein, Contractor agrees to amend, supplement, or endorse the existing coverage to do so.

Contractor acknowledges that the insurance coverage and policy limits set forth in this section constitute the minimum amount of coverage required. Any insurance proceeds available to Contractor or its subcontractors in excess of the limits and coverage identified in this Agreement and which is applicable to a given loss, claim or demand, will be equally available to District.

Contractor shall provide the following types and amounts of insurance:

Without limiting Contractor's indemnification of District, and prior to commencement of Work, Contractor shall obtain, provide and maintain at its own expense during the term of this Agreement, policies of insurance of the type and amounts described below and in a form satisfactory to District:

General liability insurance. Contractor shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than $5,000,000 per occurrence, $10,000,000 general aggregate on an "occurrence" basis, for bodily injury, personal injury, and property damage, and a $10,000,000 completed operations aggregate. The policy must include contractual liability that has not been amended. Any endorsement restricting standard ISO "insured contract" language will not be accepted.

Automobile liability insurance. Contractor shall maintain automobile insurance at least as broad as Insurance Services Office form CA 00 01 covering bodily injury and property damage for all activities of the Contractor arising out of or in connection with Work to be performed under this Agreement, including coverage for any owned, hired, non-owned or rented vehicles, in an amount not less than $5,000,000 combined single limit for each accident.

Umbrella or excess liability insurance. Contractor shall obtain and maintain an umbrella or excess liability insurance that will provide bodily injury, personal injury and property damage liability coverage at least as broad as the primary coverages set forth above, including commercial general liability and employer's liability. Such policy or policies shall include the following terms and conditions:

- A drop down feature requiring the policy to respond in the event that any primary insurance that would otherwise have applied proves to be uncollectable in whole or in part for any reason;
- Pay on behalf of wording as opposed to reimbursement;
- Concurrency of effective dates with primary policies;
- Policies shall "follow form" to the underlying primary policies; and
- Insureds under primary policies shall also be insureds under the umbrella or excess policies.

Workers' compensation insurance. Contractor shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance (with limits of at least $1,000,000) for Contractor's employees in accordance with the laws of the State of California, Section 3700 of the Labor Code. In addition, Contractor shall require each subcontractor to similarly maintain Workers' Compensation Insurance and Employer's Liability Insurance in accordance with the laws of the State of California, Section 3700 for all of the subcontractor's employees.

Contractor shall submit to District, along with the certificate of insurance, a Waiver of Subrogation endorsement in favor of District, its officers, agents, employees and volunteers.

Pollution liability insurance. Environmental Impairment Liability Insurance shall be written on a Contractor's Pollution Liability form or other form acceptable to District providing coverage for liability arising out of sudden, accidental and gradual pollution and remediation. The policy limit shall be no less than $1,000,000 dollars per occurrence or claim, and $2,000,000 policy aggregate. All activities contemplated in this Agreement shall be specifically scheduled on the policy as "covered operations." The policy shall provide coverage for the hauling of waste from the project site to the final disposal location, including non-owned disposal sites.

Products/completed operations coverage shall extend a minimum of three (3) years after project completion. Coverage shall be included on behalf of the insured for covered claims arising out of the actions of independent contractors. If the insured is using subcontractors, the Policy must include work performed "by or on behalf" of the insured. Policy shall contain no language that would invalidate or remove the insurer's duty to defend or indemnify for claims or suits expressly excluded from coverage. Policy shall specifically provide for a duty to defend on the part of the insurer. The District, its officials, officers, agents, and employees, shall be included as insureds under the policy.

Builder's risk insurance. Upon commencement of construction and with approval of District, Contractor shall obtain and maintain builder's risk insurance for the entire duration of the project until only the District has an insurable interest. The Builder's Risk coverage shall include the coverages as specified below.

The named insureds shall be Contractor and District, including its officers, officials, employees, and agents. All subcontractors (excluding those solely responsible for design Work) of any tier and suppliers shall be included as additional insureds as their interests may appear. Contractor shall not be required to maintain property insurance for any portion of the project following transfer of control thereof to District. The policy shall contain a provision that all proceeds from the builder's risk policy shall be made payable to the District. The District will act as a fiduciary for all other interests in the project.

The policy shall be provided for replacement value on an "all risk" basis for the completed value of the project. There shall be no coinsurance penalty or provisional limit provision in any such policy. The policy must include: (1) coverage for any ensuing loss from faulty workmanship, Nonconforming Work, omission or deficiency in design or specifications; (2) coverage against machinery accidents and operational testing; (3) coverage for removal of debris, and insuring the buildings, structures, machinery, equipment, materials, facilities, fixtures and all other properties constituting a part of the project; (4) Ordinance or law coverage for contingent rebuilding, demolition, and increased costs of construction; (5) transit coverage (unless insured by the supplier or receiving contractor), with sub-limits sufficient to insure the full replacement value of any key equipment item; (6) Ocean marine cargo coverage insuring any project materials or supplies, if applicable; (7) coverage with sub-limits sufficient to insure the full replacement value of any property or equipment stored either on or off the Site or any staging area. Such insurance shall be on a form acceptable to District to ensure adequacy of terms and sublimits and shall be submitted to the District prior to commencement of construction.

Other provisions or requirements

Proof of insurance. Contractor shall provide certificates of insurance to District as evidence of the insurance coverage required herein, along with a waiver of subrogation endorsement for workers' compensation. Insurance certificates and endorsements must be approved by District's risk manager prior to commencement of performance. Current certification of insurance shall be kept on file with District at all times during the term of this contract. District reserves the right to require complete, certified copies of all required insurance policies, at any time.

Duration of coverage. Contractor shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the Work hereunder by Contractor, his agents, representatives, employees or subcontractors. Contractor must maintain general liability and umbrella or excess liability insurance for as long as there is a statutory exposure to completed operations claims. District and its officers, officials, employees, and agents shall continue as additional insureds under such policies.

Primary/noncontributing. Coverage provided by Contractor shall be primary and any insurance or self-insurance procured or maintained by District shall not be required to contribute with it. The limits of insurance required herein may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis for the

benefit of District before the District's own insurance or self-insurance shall be called upon to protect it as a named insured.

District's rights of enforcement. In the event any policy of insurance required under this Agreement does not comply with these requirements or is canceled and not replaced, District has the right but not the duty to obtain the insurance it deems necessary and any premium paid by District will be promptly reimbursed by Contractor or District will withhold amounts sufficient to pay premium from Contractor payments. In the alternative, District may cancel this Agreement.

Acceptable insurers. All insurance policies shall be issued by an insurance company currently authorized by the Insurance Commissioner to transact business of insurance or is on the List of Approved Surplus Line Insurers in the State of California, with an assigned policyholders' Rating of A- (or higher) and Financial Size Category Class VII (or larger) in accordance with the latest edition of Best's Key Rating Guide, unless otherwise approved by the District's risk manager.

Waiver of subrogation. All insurance coverage maintained or procured pursuant to this agreement shall be endorsed to waive subrogation against District, its elected or appointed officers, agents, officials, employees and volunteers or shall specifically allow Contractor or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Contractor hereby waives its own right of recovery against District, and shall require similar written express waivers and insurance clauses from each of its subconsultants.

Enforcement of contract provisions (non estoppel). Contractor acknowledges and agrees that any actual or alleged failure on the part of the District to inform Contractor of non-compliance with any requirement imposes no additional obligations on the District nor does it waive any rights hereunder.

Requirements not limiting. Requirements of specific coverage features or limits contained in this Section are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue and is not intended by any party or insured to be all inclusive, or to the exclusion of other coverage, or a waiver of any type. If the Contractor maintains higher limits than the minimums shown above, the District requires and shall be entitled to coverage for the higher limits maintained by the Contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the District.

Notice of cancellation. Contractor agrees to oblige its insurance agent or broker and insurers to provide to District with a thirty (30) day notice of cancellation (except for nonpayment for which a ten (10) day notice is required) or nonrenewal of coverage for each required coverage.

Additional insured status. General liability policies shall provide or be endorsed to provide that District and its officers, officials, employees, agents, and volunteers shall be additional insureds under such policies. This provision shall also apply to any excess/umbrella liability policies.

Prohibition of undisclosed coverage limitations. None of the coverages required herein will be in compliance with these requirements if they include any limiting endorsement of any kind that has not been first submitted to District and approved of in writing.

Separation of insureds. A severability of interests provision must apply for all additional insureds ensuring that Contractor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the insurer's limits of liability. The policy(ies) shall not contain any cross-liability exclusions.

Pass through clause. Contractor agrees to ensure that its subconsultants, subcontractors, and any other party involved with the project who is brought onto or involved in the project by Contractor, provide the same minimum insurance coverage and endorsements required of Contractor. Contractor agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this section. Contractor agrees that upon request, all agreements with consultants, subcontractors, and others engaged in the project will be submitted to District for review.

Agency's right to revise requirements. The District reserves the right at any time during the term of the contract to change the amounts and types of insurance required by giving the Contractor a ninety (90) day advance written notice of such change. If such change results in substantial additional cost to the Contractor, the District and Contractor may renegotiate Contractor's compensation.

Self-insured retentions. Any self-insured retentions must be declared to and approved by District. District reserves the right to require that self-insured retentions be eliminated, lowered, or replaced by a deductible. Self-insurance will not be considered to comply with these specifications unless approved by District.

Timely notice of claims. Contractor shall give District prompt and timely notice of claims made or suits instituted that arise out of or result from Contractor's performance under this Agreement, and that involve or may involve coverage under any of the required liability policies.

Additional insurance. Contractor shall also procure and maintain, at its own cost and expense, any additional kinds of insurance, which in its own judgment may be necessary for its proper protection and prosecution of the Work.

BONDS: The required bonds in the amounts required shall be furnished by the Contractor to the District and approved by the District prior to the commencement and throughout the duration of the work.

The Contractor shall secure with a responsible corporate surety or corporate sureties, satisfactory bonds conditioned upon faithful performance by the Contractor, of all requirements under the contract and upon the payment of claims of material supplier and laborers thereunder. The **Faithful Performance Bond** shall be in the sum of not less than **one hundred percent (100%)** of the estimated aggregate amount of the payments to be made under the contract computed on the basis of the prices stated in the bid. The **Payment Bond** (Labor and Material Bond) shall be in the sum

of not less than **one hundred percent (100%)** of the estimated aggregate amount of the payments to be made under the contract computed on the basis of the prices stated in the bid.

The payment bond shall contain the original notarized signature of an authorized officer of the surety and affixed thereto shall be a certified and current copy of his power of attorney. **The payment bond shall be unconditional and remain in force during the entire term of the contract** agreement and shall be null and void only if the Contractor completely and faithfully pays all subcontractors and suppliers

SUFFICIENCY OF INSURER OR SURETY FOR PAYMENT BOND AND PERFORMANCE BOND: All insurers are to be rated A or better according to the most recent Best Rating Guide or The Key Rating Guide, and only if they are of a financial category Class VII or better, unless such requirements are waived by the Risk Manager of the District due to unique circumstances. All sureties shall be admitted surety insurers authorized to do business in the State of California by the Insurance Commissioner. Should the District object to the sufficiency of the insurer or surety the Contractor shall immediately deliver to the District the following documents:

(a) A copy of the "Certificate of Authority" of the Insurer or Surety issued by the Insurance Commissioner, which authorizes the Insurer or Surety to transact surety insurance in the State of California; or

(b) A certificate from the Clerk of the County of Ventura that the "Certificate of Authority" of the Insurer or Surety has not been surrendered, revoked, canceled, annulled, or suspended or, in the event the "Certificate of Authority" of the Insurer or Surety has been suspended, that renewed authority has been granted.

Failure of Contractor to timely deliver these documents shall require the District to refrain from entering the agreement, as Contractor will be deemed to have failed to ensure the sufficiency of the Insurer or Surety to the satisfaction of the District, as required by the provisions of the Bond and Undertaking Law, Code of Civil Procedure 995.660. Upon receipt of any bonds, District shall contact the bond company to verify the bond's validity.

EVIDENCE OF RESPONSIBILITY: Upon the request of the District, a bidder whose bid is under consideration for the award of the contract shall submit promptly to the District satisfactory evidence showing the bidder's financial resources, his or her construction experience, and his or her organization and plant facilities available for the performance of the contract.

EMPLOYMENT OF APPRENTICES: Attention is directed to the provisions in Sections 1777.5 and 1777.6 of the California Labor Code concerning employment of apprentices by the Contractor, or any Subcontractor under the Contractor. The Contractor, and any Subcontractor under the Contractor, shall comply with the requirements of said sections in the employment of apprentices; however, the Contractor shall have full responsibility for compliance with said Labor Code sections for all apprenticeable occupations, regardless of any other contractual or employment relationships alleged to exist.

WAGE RATES: In entering into a public works contract, or a subcontract, to supply goods services, or materials pursuant to a public works contract, the Contractor, or subcontractor, offers and agrees to follow the State Labor standards. State Labor standards provisions, including prevailing wage requirements, will be enforced. The State General Prevailing Wage Determination is as established by the California Department of Industrial Relations (available at http://www.dir.ca.gov/DLSR/PWD/index.htm). The general rate of per diem wages (prevailing wage) shall be paid for each craft, classification, or type of worker needed to execute the contract to all workers employed in the execution of the contract. The prevailing rate of per diem wages are on file at the Pleasant Valley Recreation & Park District, Department of Parks, 1605 E. Burnley Street, Camarillo, CA 93010, and are available to any interested party on request.

California Labor Code section 1773.3 requires that public agencies notify the DIR when public projects are awarded within 30 days of award and the imposition of a fine at a rate of $100 per day, not to exceed $10,000, was authorized for failure to provide notification. At the time of award, the bidder will be requested to provide DIR Award Notification Data for each General Contractor and for each Sub-contractor performing work on the project which data will be necessary to notify DIR of the award. If the Contractor fails to provide the requested DIR Award Notification Data within 30 days after the issuance of the Notice of Award/Notice to Proceed, thereby causing District to incur the imposition of a fine by the DIR, such fine will be imposed upon the General Contractor for reimbursement.

SAFETY PERMIT: The Contractor, and not the District, shall be responsible for performing safety inspections for this project. Particular attention is called to Subsection 7-10.4.1 of the Standard Specifications for Public Works Construction, which requires orders issued by the California Division of Occupational Health and Safety (Cal/OSHA). The Contractor, if needed, shall secure a permit for excavation and trenching from Cal/OSHA and shall file a copy of such permit with the Engineer prior to commencement of work.

CARB CERTIFICATES: Before award of contract and for a project involving the use of in-use off-road diesel-fueled vehicles, as defined by 13 CCR 2449, bidder shall obtain and provide to District copies of the valid Certificates of Reported Compliance, as described in 13 CCR 2449(n), for the fleet performing services pursuant to this bid and all listed subcontractors.

OTHER PERMITS, FEES, AND LICENSES: The Contractor shall, prior to the start of construction, obtain a **"Construction Permit"** from the District. This will be a **NO FEE Permit**. In addition, the Contractor, and **ALL** sub-contractors, **shall possess a City business license** at the time of application for the Construction Permit and for the duration of the contract. The amount of the business license fee may be obtained from the City of Camarillo.

BID FORM

FIRM NAME: _____

POINT OF CONTACT: _____

ADDRESS: _____

_____

TELEPHONE NUMBER: _____

FAX NUMBER: _____

FOR THE

ADA PARKING LOT IMPROVEMENTS PROJECT

SPEC NO. 2026.427.8519

FISCAL YEAR 2025-20226

PLEASANT VALLEY RECREATION & PARK DISTRICT

BID FOR THE

ADA PARKING LOT IMPROVEMENTS PROJECT

SPEC NO. 2026.427.8519

TO THE PLEASANT VALLEY RECREATION & PARK DISTRICT:

This Bid is submitted in accordance with the advertised "Notice Inviting Sealed Bids" to perform all work and improvements therein described, and to furnish all labor and materials, equipment and incident insurance necessary therefor, in accordance with the specifications therefor known as "ADA PARKING LOT IMPROVEMENTS **PROJECT, SPEC NO. 2026.427.8519"** which are on file in the office of the Parks of the Pleasant Valley Recreation & Park District.

Definition of Terms (for a complete definition of terms, see Standard Specifications for Public Works Construction, 2021 Edition):

CY	Cubic yard
EA	Each
LF	Linear foot
LS	Lump sum
SF	Square foot
SY	Square yard
TON	Ton

The undersigned Bidder hereby proposes and agrees to enter into a contract to perform the work and improvements therein mentioned to the satisfaction of and under the supervision of the Parks of the Pleasant Valley Recreation & Park District, duly appointed for said work in the matter of the construction and installation of **"ADA PARKING LOT IMPROVEMENTS PROJECT, SPEC NO. 2026.427.8519",** for the sum set forth in the following schedule:

NOTE: The estimated quantities shown herein are approximate and to be used only for comparison of bids. Payment for quantities will be made for actual materials used on the job and based on the unit costs shown below. The District reserves the right to increase or decrease the amount of any quantity shown and to delete all or any item from the contract.

PLEASANT VALLEY RECREATION & PARK DISTRICT

ADA PARKING LOT IMPROVEMENTS PROJECT
SPEC NO. 2026.427.8519

BID SCHEDULE – BASE BID
CAMARILLO GROVE PARK

ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT COST	TOTAL ITEM AMOUNT	NOTE
1.	AC Pavement Section	5,800	SF			
2.	Concrete Pavement	935	SF			
3.	Concrete walkway	850	SF			
4.	Curb Ramps	7	EA			
5.	ADA Parking Stall	7	EA			
6.	Signage	12	EA			
7.	AC Burm	0	LF			
8.	AC Walkway	0	SF			
9.	Concrete Curb	326	LF			
10.						
11.						
12.						
13.						
14.						

ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT COST	TOTAL ITEM AMOUNT	NOTE
15.						
16.						
17.						
18.						
19.						
20.						
21.						
22.						
23.						
24.						
TOTAL BID AMOUNT IN FIGURES					$	
TOTAL BID AMOUNT IN WORDS _____						

_____
Bidder Name

_____
Signature of Bidder

Dated _____

RESOLUTION OF CONSTRUCTION CLAIMS

(To Be Executed By Bidder and Submitted With Bid)

When a Public Works claim is made to the District, the District will conduct a reasonable review of the claim and, within 45 days, provide the claimant with a written statement identifying what portion of the claim is disputed and what portion is undisputed and both parties shall work to resolve the claim as by Public Contract Code 9204. (A copy of Section 9204 may be found in the Special Provisions, under "Resolution of Construction Claims").

Additionally, in all Public Works claims, which may arise between the Contractor and the District which do not exceed the sum of three hundred seventy-five thousand dollars ($375,000), the requirements of California Public Contract Code, Section 20104 through 20104.6, inclusive, shall apply. (A copy of said Code Sections may be found in the Special Provisions, under "Resolution of Construction Claims of $375,000 or Less".) Said Code Sections shall apply for the purpose of filing claims and civil actions for claims as defined in Section 20104 of the Public Contract Code.

The bidder's signature is required to verify he/she has reviewed the Code Sections.

_____

Bidder Name

_____

_____

Signature of Bidder

Dated_____

BID BOND

(10% of the Bid Amount)

KNOW ALL MEN BY THESE PRESENTS that we _____ as Principal, hereinafter referred to as "Contractor" and _____ as Surety, are held and firmly bound unto the Pleasant Valley Recreation & Park District, hereinafter called the "District," in the sum of _____ Dollars ($_____), for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents. The conditions of this obligation are such that whereas the Contractor submitted to the District a certain Bid, attached hereto and hereby made a part hereof, to enter into a contract in writing for the _____

_____

,

and will furnish all required certificates of insurance and bonds as required by the Contract.

NOW, THEREFORE, if said Bid shall be rejected; or in the alternate, if said Bid is accepted, and the Contractor (i) executes and delivers a contract in the prescribed form of the Agreement, (ii) delivers certificates evidencing that the required insurance is in effect, (iii) executes and delivers Performance and Payment Bonds in the forms prescribed, and (iv) in all other respects performs the agreement created by the acceptance of said Bid, then this obligation shall be void; otherwise this obligation shall remain in full force and effect, it being expressly understood and agreed that the liability of the Surety for any and all default of the Contractor hereunder shall be the amount of this obligation as herein stated. In the event suit is brought upon this bond by District and judgment is recovered, Surety shall pay all costs incurred by District in said suit, including a reasonable attorney's fee to be fixed by the court.

The Surety, for the value received, hereby stipulates and agrees that the obligations of said Surety and its bond shall in no way be impaired or affected by an extension of the time within which the District may accept such a bid; and said Surety does hereby waive notice of any such extension.

IN WITNESS WHEREOF, the above-bound parties have executed this instrument under their several seals this ____ day of _____, 202__, the name and corporate seal of each corporate party being hereto affixed and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.

ATTEST:

_____

(Contractor)

_____

(Address)

_____

_____

(By)

_____

(Title)

ATTEST:

_____

(Surety)

_____

(Address)

_____

_____

(By)

_____

(Title)

(To be filled in by Surety):

The rate of premium on this bond is $_____ per thousand.

The total amount of premium charged is $_____

NOTARY PUBLIC ATTACH CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

INFORMATION REQUIRED OF BIDDERS

The bidder is required to supply the following information.
(Additional sheets may be attached if necessary.)

(1) Address: _____

(2) Telephone: _____

(3) Type of Firm: _____
(Individual, Partnership, or Corporation)

(4) Contractor's State License Classification_____ Expiration date_____

(5) Corporate organized under the laws of the State of: _____

(6) Is 51% or more of the business owned by: American Indian ( ), Asian ( ), Black ( ), Hispanic ( ), Female ( ), Other (Specify) _____.

(7) List the names and addresses of all members of the firm, or names and titles of all officers of the corporation.

_____
_____
_____
_____

(8) Number of years of experience as a Contractor in construction work. _____

(9) List at least three (3) completed similar projects completed in the last **48** months:

Contract Amount	Class of Work	Date Completed	Name, Contact, Address and Telephone No. of Client
$_____	_____	_____	_____
Contract Amount	Class of Work	Date Completed	Name, Contact, Address and Telephone No. of Client
$_____	_____	_____	_____
Contract Amount	Class of Work	Date Completed	Name, Contact, Address and Telephone No. of Client
$_____	_____	_____	_____

(10) List the name of the person who inspected the site of the proposed work for your firm:

Date of Inspection: _____

(11) If requested by the District, the Bidder shall furnish a notarized financial statement, financial data, or other information and reference sufficiently comprehensive to permit an appraisal of Bidder's current financial condition.

(12) List the name and address of all **subcontractors who will perform work** in or about the project and indicate what part of the work will be done by each such Subcontractor.

NAME: _____
ADDRESS: _____
LICENSE NO. & CLASS: _____
WORK TO BE PERFORMED: _____
_____

NAME: _____
ADDRESS: _____
LICENSE NO. & CLASS: _____
WORK TO BE PERFORMED: _____
_____

NAME: _____
ADDRESS: _____
LICENSE NO. & CLASS: _____
WORK TO BE PERFORMED: _____
_____

NAME: _____
ADDRESS: _____
LICENSE NO. & CLASS: _____
WORK TO BE PERFORMED: _____
_____

NAME: _____
ADDRESS: _____
LICENSE NO. & CLASS: _____
WORK TO BE PERFORMED: _____
_____

List the name and address of **Major Equipment Suppliers** who will provide equipment or major components for the project.

NAME: _____
ADDRESS: _____
EQUIPMENT TO BE PROVIDED: _____
_____

NAME: _____
ADDRESS: _____
EQUIPMENT TO BE PROVIDED: _____
_____

NAME: _____
ADDRESS: _____
EQUIPMENT TO BE PROVIDED: _____
_____

NAME: _____
ADDRESS: _____
EQUIPMENT TO BE PROVIDED: _____
_____

NAME: _____
ADDRESS: _____
EQUIPMENT TO BE PROVIDED: _____
_____

(13) The Contractor shall furnish the following information concerning bid depository or registry services used in obtaining subcontractor bid figures for this Bid. Additional sheets may be attached if necessary.

A. Were bid depository or registry services used in obtaining subcontractor bid figures in order to compute your bid? Yes ( ) No ( )

B. If the answer to "A." is "Yes," forward a copy of the rules of each bid depository you used in the preparation of this Bid.

C. Did you have any source of subcontractor bids other than bid depositories? Yes ( ) No ( )

D. Has any person or group threatened you with subcontractor boycotts, union boycotts, or other sanctions to attempt to convince you to use the services or abide by the rules of one or more bid depositories? Yes ( ) No ( )

E. If the answer to “D” is "Yes", please explain the following details:

(a) Date: _____

(b) Name of person or group: _____

(c) Job involved (if applicable): _____

(d) Nature of threats: _____
_____
_____
_____
_____

(e) Additional comments: _____
_____
_____
_____
_____

(TO ACCOMPANY BID)

In accordance with Public Contracting Code Section 10162, the bidder shall complete, under penalty of perjury, the following questionnaire:

QUESTIONNAIRE

Has the bidder, any officer of the bidder, or any employee of the bidder who has a proprietary interest in the bidder, ever been disqualified, removed, or otherwise prevented from bidding on or completing a Federal, State, or local government project because of a violation of law or a safety regulation?

Yes _____ No _____

If the answer is yes, explain the circumstances in the following space:

Note: This questionnaire constitutes a part of the Bid, and a signature on the Bid shall be constituted a signature on this questionnaire.

CONTRACTOR LICENSE AFFIDAVIT

STATE OF CALIFORNIA)
COUNTY OF_____) ss.

_____, being first duly sworn, deposes
Name

and says that he or she is _____of _____,
Title **Name of Firm**

the party making the foregoing bid, is a licensed Contractor, a duly authorized partner of a Joint Venture which holds a license as a Partnership, or a duly authorized principal and/or representative of a Corporation which holds a license as a Corporation, and that he or she understands the information shown below shall be included with the bid, and understands that any bid not containing this information, or if this information is subsequently proven to be false, shall be considered non-responsive and shall be rejected by the Pleasant Valley Recreation & Park District.

_____
Contractor's State License Number and Classification

_____
License Expiration Date

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Subscribed at:_____
(City and County, State)

on _____, 20_____.

_____ _____
Signature State License Number and Classification

_____
Street Address City State Zip Code

Telephone Number _____

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)
) ss.
COUNTY OF_____)

On _____, 20__, before me, _____, a Notary Public, personally appeared _____, 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.

Signature_____

(Seal)

NONCOLLUSION DECLARATION TO BE EXECUTED BY BIDDER AND SUBMITTED WITH BID

The undersigned declares:

I am the _____ of _____, the party making the foregoing bid.

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

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

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on _____ [date], at _____ [city], _____ [state].

AGREEMENT

THIS AGREEMENT, made and entered into by and between the **PLEASANT VALLEY RECREATION & PARK DISTRICT, CALIFORNIA,** hereinafter referred to as the **"District"** and _____hereinafter referred to as the **"Contractor"**.

WITNESSETH: That the parties hereto do mutually agree as follows:

ARTICLE I: For and in consideration of the payments and agreements hereinafter mentioned to be made and performed by said District, said Contractor agrees with said District to construct the work under the District's specification entitled "ADA PARKING LOT IMPROVEMENTS PROJECT, SPEC NO. 2026.427.8519" and to perform and complete in a good and workmanlike manner all the work pertaining thereto shown on the drawings and described in the specifications herein, to furnish at his or her own proper cost and expense all tools, equipment, labor, and materials necessary therefor, except such material and equipment as in said specifications as expressly stipulated to be furnished by said District, and to do everything required by this Agreement and the said specifications and drawings.

ARTICLE II: For furnishing all said materials and labor, furnishing and removing all plant, temporary works or structures, tools and equipment and doing all the work contemplated and embraced in this Agreement, also for all loss and damage arising out of the nature of the work aforesaid, or from the action of the elements, or from any unforeseen difficulties which may arise from or be encountered in the prosecution of the work until its acceptance by said District, and for all risks of every description connected with the work; also for all expenses incurred by or in consequence of the suspension or discontinuance of work, except such as in the said specifications are expressly stipulated to be borne by said District, and for well and faithfully completing the work the whole thereof, in the manner shown and described in said drawings and specifications and in accordance with the requirements of the Engineer, said District will pay and said Contractor shall receive in full compensation therefor the prices named in the Bidding Schedule of the Bid hereto attached.

ARTICLE III: All work to be done under this contract shall be completed within Thirty **(30) consecutive working days**, exclusive of maintenance periods, beginning on the date stipulated in the written Notice to Proceed issued by the Engineer. Any changes in time and/or price are to be submitted to the District Engineer, in writing, within 3 days of the occurrence giving rise to the request and shall request a formal decision from the District within 3 days and shall include data supporting the request.

ARTICLE IV: The District hereby promises and agrees with said Contractor to employ, and does hereby employ, said Contractor to provide the materials and to do the work according to the terms and conditions herein contained and referred to for the price aforesaid, and hereby contracts to pay for the same, at the time, in the manner, and upon the conditions set forth in said specifications; and the said parties for themselves, their heirs, executors, administrators, successors, and assigns, do hereby agree to the full performance of the covenants herein contained.

ARTICLE V: The Notice Inviting Sealed Bids, the Instructions to Bidders, the Bid, the Specifications, and the Drawings mentioned therein, all addenda issued prior to the opening of the bid by the District, all contract change orders issued after execution of the Contract Agreement, the Special Provisions, Non-Collusion Declaration, Faithful Performance Bond, Payment Bond, all of which are essential parts of this contract, are hereby incorporated in and made part of this Agreement.

ARTICLE VI: Contractor acknowledges the provisions of Labor Code Section 1860 requiring every employer to be insured against liability for worker's compensation, or to undertake self-insurance in accordance with the provisions of that code, and certifies that it is in compliance with such provisions.

ARTICLE VII: The Contractor shall supply the District with Certificates evidencing all required insurance policies as described in the Instructions to Bidders.

ARTICLE VIII: The Contractor certifies that he or she is aware of the provisions of Public Contract Code Section 6109 and that any contractor or subcontractor who is ineligible under Labor Code Sections 17771.1 and 1777.7 is prohibited from working on this Project.

ARTICLE IX: Contractor acknowledges and agrees to comply with the provisions of the State Labor Code requiring every employer to pay at least the minimum prevailing rate of per diem wages for each craft, classification, or type of workman needed to execute this contract. State general prevailing wage determination as established by the California Department of Industrial Relations (available at http://www.dir.ca.gov/DLSR/PWD/index.htm) and the contractor shall post all required job site notices. The statutory provisions for penalties for failure to pay prevailing wages and/or failure to otherwise comply with state's wage and hour laws will be enforced. This contract is subject to compliance monitoring and enforcement by the Department of Industrial Relations. Contractor agrees that eight hours' labor constitutes a legal day's work.

The Contractor hereby agrees that the Contactor, and any subcontractor under the Contractor, shall pay not less than the general prevailing rate of per diem wages, as determined by the Director of the Department of Industrial Relations, to all workers employed in the execution of this contract as required under Subsection 5-3.2 of the 2021 Standard Specifications for Public Works Construction, and shall submit weekly to the District, certified copies of the payroll records for all said workers and shall comply with all statutory requirements relating to certified copies of payroll records, including the maintenance of the records, their certification, and their availability for inspection as required by Labor Code Section 1776 and as required under Subsection 5-3.3 of said Standard Specifications for Public Works Construction. In addition, the Contractor and any subcontractors must furnish electronic certified payroll records directly to the Labor Commissioner (aka Division of Labor Standards Enforcement) in a format prescribed by the Labor Commissioner no less than monthly. The Labor Commissioner may at any time require the contractors and subcontractors to furnish electronic certified payroll records.

The prevailing rate of per diem wages are on file at the Pleasant Valley Recreation & Park District, Department of Public Works, 1605 E. Burnley Street, Camarillo, CA 93010 , and are available to any interested party on request. The Contractor is required to post at the job site the prevailing rate

of per diem wages as determined by the Director of the Department of Industrial Relations and other notices prescribed by regulation.

Contractor and any subcontractor under the Contractor must comply with the requirements of California Labor Code Sections 1777.5 and 1777.6 regarding the employment of apprentices.

ARTICLE X: The Contractor hereby agrees to indemnify and defend the District, its officers, agents, and employees against, and to hold and save them and each of them harmless from, any and all actions, suits, claims, damages to persons or property, losses, costs, penalties, obligations, errors, omissions, or liabilities (hereinafter "Claims or Liabilities") that may be asserted or claimed by any person, firm, or entity arising out of or in connection with this Agreement, the construction of the project, any alleged breach or breach of any provision set forth in this Agreement or the plans or specifications for the project, design defects, any alleged violation or violation of any federal, state, or local, law, ordinance, statute, rule, regulation, or order, any failure or alleged failure to secure any applicable regulatory permit, license, or agreement, and the errors and omissions, willful misconduct, or negligence, whether said negligence is concurrent, active or passive, of the Contractor, its officers, agents, employees, or any other persons, except that the Contractor shall not be required to indemnify, defend, and hold harmless the District, its officers, agents, and employees against Claims or Liabilities caused by the negligence or willful misconduct or active negligence of the District, its officers, agents, or employees.

ARTICLE XI: The District, in accordance with Public Contract Code Section 22300, shall permit the substitution of securities for any moneys withheld by the District to secure performance under a contract. The District hereby incorporates herein all of the provisions set forth in Public Contract Code Section 22300.

ARTICLE XII: In the performance of this agreement, the Contractor shall not engage in, nor permit others he or she may hire to engage in, discrimination in the employment of persons because of their race, religious creed, color, or national origin, except as provided in Government Code Section 12940. Violation of this provision may result in the imposition of penalties as provided in Labor Code Section 1735.

ARTICLE XIII: Contractor will be compensated for any utility relocation required as part of the project which is not shown on the plans and Contractor will not be assessed liquidated damages for any delays caused by the District's or a pubic utility's failure to provide for removal or relocation of utility facilities.

ARTICLE XIV: The Contractor shall maintain accounts and records, including personnel, property, and financial records, adequate to identify and account for all costs pertaining to the contract and such other records as may be deemed necessary by the District to assure proper accounting for all project funds, both federal and non-federal shares. These records will be made available for audit purposes to the District or any authorized representative and will be retained for 3 years after the expiration of this contract, unless permission to destroy them is granted by the District.

ARTICLE XV: No officer or employee of the District shall have any financial interest in this Agreement nor shall any such officer or employee participate in any decision relating to the

Agreement which affects his or her financial interest or the financial interest of any corporation, partnership or association in which he or she is interested, in violation of any State statute or regulation. Similarly, Contractor warrants that it has not paid or given and will not pay or give any third party any money or other consideration for obtaining this Agreement.

ARTICLE XVI: The persons executing this Agreement on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said party, (iii) by so executing this Agreement, such party is formally bound to the provisions of this Agreement, and (iv) the entering into this Agreement does not violate any provision of any other Agreement to which said party is bound.

ARTICLE XVII: Legal actions concerning any dispute, claim or matter arising out of or in relation to this Agreement shall be instituted in the Superior Court of the County of Ventura, State of California, or any other appropriate court in such county, and Contractor agrees to submit to the personal jurisdiction of such court in the event of such action.

ARTICLE XVIII: District will timely notify Contractor of any third party claim received by the District relating to this Agreement.

[Signatures on next page]

DISTRICT: PLEASANT VALLEY RECREATION & PARK DISTRICT, CALIFORNIA

Dated _____, 202_

By: _____
_____, Chairman

ATTEST:

_____
_____, Clerk of the Board

Dated _____, 202_

CONTRACTOR: _____

By: _____
AUTHORIZED REPRESENTATIVE

_____
TITLE

By: _____
AUTHORIZED REPRESENTATIVE

_____
TITLE

(Attach acknowledgment for each Authorized Representative of Contractor.)

Address: _____
_____
Phone: _____
Fax: _____
Email: _____

FAITHFUL PERFORMANCE BOND

WHEREAS, the PLEASANT VALLEY RECREATION & PARK DISTRICT, ("District"), has awarded to _____, as Contractor ("Principal"), a Contract for the work entitled and described as follows **ADA PARKING LOT IMPROVEMENTS PROJECT, SPEC NO. 2026.427.8519;**

WHEREAS, the Contractor is required under the terms of said Contract to furnish a bond for the faithful performance of the Contract;

NOW, THEREFORE, we the undersigned Contractor and Surety, are held and firmly bound unto the District in the sum of _____ ($_____), this amount being not less than one hundred percent (100%) of the total contract price, lawful money of the United States of America, for payment of which sum well and truly be made we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents. In case suit is brought upon this bond, the Surety will pay a reasonable attorney's fee to the District in an amount to be fixed by the court.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT, if the hereby bound Contractor, or its heirs, executors, administrators, successors, or assigns, shall in all things stand and abide by, well and truly keep and perform all undertakings, terms, covenants, conditions, and agreements in the said Contract and any alteration thereof, made as therein provided, all within the time and in the manner designated and in all respects according to their true intent and meaning, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect.

FURTHER, the said Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration, or modification of the Contract Documents or of the work to be performed thereunder shall in any way affect its obligations on this bond, and it does hereby waive notice of such change, extension of time, alteration, or modification of the Contract Documents or of the work to be performed thereunder.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this __ day of _____, 202__.

_____ **PRINCIPAL**

BY: _____
(PRINCIPAL SEAL)

_____ **SURETY**

Address of Surety: _____

_____
CITY STATE ZIP

_____
TELEPHONE

BY: _____
(PRINCIPAL SEAL)

LABOR AND MATERIAL BOND
(PAYMENT BOND)

WHEREAS, the PLEASANT VALLEY RECREATION & PARK DISTRICT, ("District"), has awarded to _____, as Contractor ("Contractor"), a Contract for the work entitled and described as follows:

ADA PARKING LOT IMPROVEMENTS PROJECT

SPEC NO. 2026.427.8519

WHEREAS, said Contractor is required to furnish a bond in conjunction with said Contract, to secure the payment of claims of laborers, mechanics, material men, and other persons as provided by law;

NOW, THEREFORE, we the undersigned Contractor and Surety, are held and firmly bound unto the District in the sum of _____ ($_____), this amount being not less than one hundred percent (100%) of the total contract price, lawful money of the United States of America, for payment of which sum well and truly be made we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents. In case suit is brought upon this bond, the Surety will pay a reasonable attorney's fee to the District in an amount to be fixed by the court.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT, if said Contractor, its heirs, executors, administrators, successors, assigns, or subcontractor fails to pay: (1) for any work, materials, services, provisions, provender, or other supplies, or for the use of implements of machinery, used in, upon, for, or about the performance of the work to be done, or for any work or labor thereon of any kind; (2) for work performed by any of the persons named in Civil Code Section 9100; (3) for any amounts due under the Unemployment Insurance Code with respect to work or labor performed under the contract; and/or (4) for any amounts required to be deducted, withheld, and paid over to the Employment Development Department from the wages of employees of the Contractor and/or its subcontractors pursuant to Section 13020 of the Unemployment Insurance Code with respect to such work and labor, then the Surety herein will pay for the same in an amount not exceeding the sum specified in this bond, otherwise the above obligation shall be void.

This bond shall inure to the benefit of any of the persons named in Civil Code Section 9100 so as to give a right of action to such persons or their assigns in any suit brought upon the bond. Moreover, if the District or any entity or person entitled to file stop payment notices is required to engage the services of an attorney in connection with the enforcement of this bond, each shall be liable for the reasonable attorney's fees incurred, with or without suit, in addition to the above sum.

Said Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration, or modification of the Contract Documents or of the work to be performed thereunder shall in any way affect its obligations on this bond, and it does hereby waive notice of

such change, extension of time, alteration, or modification of the Contract Documents or of the work to be performed thereunder.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this _____day of _____, 202__.

_____ **CONTRACTOR** _____ **SURETY**

_____
ADDRESS OF SURETY

_____
CITY STATE ZIP

_____
TELEPHONE

BY: _____ BY: _____
(CONTRACTOR SEAL) (CONTRACTOR SEAL)

CONTRACTOR'S CERTIFICATE
REGARDING WORKERS' COMPENSATION

Labor Code Section 3700

"Every employer except the state shall secure the payment of compensation in one or more of the following ways:

(a) By being insured against liability to pay compensation by one or more insurers duly authorized to write compensation insurance in this state.

(b) By securing from the Director of Industrial Relations a certificate of consent to self-insure either as an individual employer, or as one employer in a group of employers, which may be given upon furnishing proof satisfactory to the Director of Industrial Relations of ability to self-insure and to pay any compensation that may become due to his or her employees.

(c) For any county, city, city and county, municipal corporation, public district, public agency, or any political subdivision of the state, including each member of a pooling arrangement under a joint exercise of powers agreement (but not the state itself), by securing from the Director of Industrial Relations a certificate of consent to self-insure against workers' compensation claims, which certificate may be given upon furnishing proof satisfactory to the director of ability to administer workers' compensation claims properly, and to pay workers' compensation claims that may become due to its employees. On or before March 31, 1979, a political subdivision of the state which, on December 31, 1978, was uninsured for its liability to pay compensation, shall file a properly completed and executed application for a certificate of consent to self-insure against workers' compensation claims. The certificate shall be issued and be subject to the provisions of Section 3702.

For purposes of this section, "state" shall include the superior courts of California."

I am aware of the provisions of Section 3700 of the Labor Code, which requires every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract.

_____

CONTRACTOR

By: _____

AUTHORIZED REPRESENTATIVE

_____

TITLE

(In accordance with Article 5 {commencing at Section 1860}, Chapter 1, Part 7, Division 2, of the Labor Code, the above certificate must be signed and filed with the awarding body prior to performing any work under this contract.)

APPRENTICESHIP REQUIREMENTS

Labor Code, Division 2, Part 7, Chapter 1, Section 1773.3 "Notice; Required information" states:

"(a)(1) An awarding agency shall provide notice to the Department of Industrial Relations of any public works contract subject to the requirements of this chapter, within five (5) days of the award.

(2) The notice shall be transmitted electronically in a format specified by the department and shall include the name of the contractor, any subcontractor listed on the successful bid, the bid and contract award dates, the contract amount, the estimated start and completion dates, job site location, and any additional information the department specifies that aids in the administration and enforcement of this chapter.
(b) In lieu of responding to any specific request for contract award information, the department may make the information provided by awarding bodies pursuant to this section available for public review on its Internet Web site."

Also note **Labor Code Sections 1776(g), 1777.5 and 1777.7**.

NOTICE

THE CONTRACTOR WILL BE REQUIRED TO FURNISH THE PLEASANT VALLEY RECREATION & PARK DISTRICT WITH THE CLASSIFICATIONS OF LABORERS TO BE USED FOR THE COMPLETION OF THIS PROJECT WITHIN THREE (3) WORKING DAYS AFTER NOTIFICATION OF AWARDING OF CONTRACT.

PLEASANT VALLEY RECREATION & PARK DISTRICT

GENERAL PROVISIONS

SCOPE OF WORK: This project will improve and upgrade parking lots for ADA Compliance within the Pleasant Valley Recreation & Park District. The work to be done consists of furnishing all materials, equipment, tools, labor, and incidentals as required by the Plans, Specifications, and Contract Documents. The general items of work are provided by Plans, Specifications and Contract Documents.

LOCATION OF WORK: The work will take place at Camarillo Grove Park in Camarillo, California.

STANDARD SPECIFICATIONS: The Standard Specifications of the District are contained in the 2021 Edition of the Standard Specifications for Public Works Construction, with amendments and supplements, as written and promulgated by the Joint Cooperative Committee of the Southern California Chapter of the American Public Works Association and the Southern California District of the Associated General Contractors of California ("Greenbook"). Copies of these Standard Specifications are available from the publisher, Building News, Incorporated, 990 Park Center Drive, Suite E, Vista, California 92081; telephone (760) 734-1113.

The Standard Specifications set forth above will control the General Provisions, Construction Materials, and Construction Methods for this Contract, except as amended by the Plans, Special Provisions, or other Contract Documents. The following Special Provisions are supplementary and in addition to the provisions of the Standard Specifications unless otherwise noted and the section numbers of the Special Provisions coincide with those of the said Standard Specifications. Only those sections requiring elaborations, amendments, specifying of the options, or additions are called out.

LEGAL ADDRESS OF CONTRACTOR: The address given in the Contractor's bid on which the contract is founded is hereby designated as the place to which all notices, letters, and other communications to the Contractor shall be mailed or delivered. Unless otherwise required by law, the mailing to or delivering at the above-named place of any notice, letter, or other communication by the District to the Contractor shall be deemed sufficient service thereof upon the Contractor. The date of said service shall be the date of such mailing or delivery. Such address may be changed at any time by a written notice signed by the Contractor and delivered to the Engineer.

RECOVERY OF DAMAGES: The making of an estimate and payment in accordance therewith shall not preclude the District from demanding and recovering from the Contractor such damages as it may sustain by reason of the Contractor's failure to comply with the Specifications.

MONIES MAY BE RETAINED: The District may keep any monies which would otherwise be payable at any time hereunder and apply the same, or so much as may be necessary therefor, to the payment of any expenses, losses, or damages, as determined by the Engineer, incurred by the District, for which the Contractor is liable under the contract.

SALES AND/OR TAXES: Except as may be otherwise specifically provided herein, all sales and/or use taxes assessed by federal, state, or local authorities on materials used or furnished by the Contractor in performing the work hereunder shall be paid by the Contractor.

ALLOWABLE VARIATION: When in these Specifications a maximum or minimum, either in size, percentage, or thickness or relating to quality, character, or other matter, is allowed or prescribed, the work shall be accepted as in compliance if within such maximum or minimum so allowed thereby.

PROTECTION OF PUBLIC UTILITIES: The Contractor shall not be assessed liquidated damages for delay in completion of the project when such delay is caused by failure of the District or owner of a public utility to provide for removal or relocation of existing utility facilities. This Agreement is subject to Government Code Sections 4215 and 4126 – 4216.9. Contractor must notify utilities and obtain an identification number before excavation or be subject to liability for damages to subsurface installations.

EMERGENCY INFORMATION: The names, addresses, and telephone numbers of the Contractor and subcontractors, or their representatives, shall be filed with the Parks Department, the District Fire Department, and the County Sheriff's Department prior to beginning work.

EMPLOYMENT OF APPRENTICES: The Contractor's attention is directed to the provisions of Sections 1777.5 and 1777.6 of the Labor Code concerning the employment of apprentices by the Contractor or any Subcontractor under the Contractor. The Contractor, and any subcontractor under the Contractor, shall comply with the requirements of all statutory provisions relating to the employment of apprentices. Information relative to apprenticeship standards and administration of the apprenticeship program may be obtained from the Director of Industrial Relations, P.O. Box 603, San Francisco, California 94101 or from the Division of Apprenticeship Standards and its branch offices.

PENALTIES FOR DISCRIMINATION IN EMPLOYMENT: Any Contractor who shall be found in violation of the nondiscrimination provisions of the State of California Fair Employment Practices Act or similar provisions of federal law or executive order in the performance of any contract with the District shall be found in material breach of such contract and the District shall have power to cancel or suspend the Contractor, in whole or in part, or to deduct from the amount payable to such Contractor the sum of twenty-five dollars ($25.00) for each person for each calendar day during which such person was discriminated against, as damages for said breach of contract; or both. Only a finding of the State of California Fair Employment Practices Commission or the equivalent federal agency or officer shall constitute evidence of a violation of contract under this section.

The Contractor shall enclose with his or her bid a Compliance Report stating that he or she will pursue an affirmative course of action as required by the affirmative action guidelines.

PROVISIONS REQUIRED BY LAW DEEMED INSERTED: Each and every provision of law and clause required by law to be inserted in this contract shall be deemed to be inserted herein,

and the contract shall be read and enforced as though it were included herein. If through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon application of either party, the contract shall forthwith be physically amended to make such insertion or correction.

PAYROLL RECORDS: The Contractor's attention is directed to the following provisions of Labor Code Section 1776, "Payroll record of wages paid; Inspections; Forms; Effect of noncompliance; Penalties". The Contractor shall be responsible for the compliance with these provisions by his or her subcontractors.

"(a) Each contractor and subcontractor shall keep an accurate payroll record, showing the name, address, social security number, work classification, straight time and overtime hours worked each day and week, and the actual per diem wages paid to each journeyman, apprentice, worker, or other employee employed by him or her in connection with the public work. Each payroll record shall contain or be verified by a written declaration that it is made under penalty of perjury, stating both of the following:

(1) The information contained in the payroll record is true and correct.

(2) The employer has complied with the requirements of Sections 1771, 1811, and 1815 for any work performed by his or her employees on the public works project.

(b) The payroll records enumerated under subdivision (a) shall be certified and shall be available for inspection at all reasonable hours at the principal office of the contractor on the following basis:

(1) A certified copy of an employee's payroll record shall be made available for inspection or furnished to the employee or his or her authorized representative on request.

(2) A certified copy of all payroll records enumerated in subdivision (a) shall be made available for inspection or furnished upon request to a representative of the body awarding the contract and the Division of Labor Standards Enforcement of the Department of Industrial Relations.

(3) A certified copy of all payroll records enumerated in subdivision (a) shall be made available upon request to the public for inspection or for copies thereof. However, a request by the public shall be made through either the body awarding the contract or the Division of Labor Standards Enforcement. If the requested payroll records have not been provided pursuant to paragraph (2), the requesting party shall, prior to being provided the records, reimburse the costs of preparation by the contractor, subcontractors, and the entity through which the request was made. The public may not be given access to such records at the principal office of the contractor.

(c) Unless required to be furnished directly to the Labor Commissioner in accordance with paragraph (3) of subdivision (a) of Section 1771.4, the certified payroll records shall be on forms provided by the Division of Labor Standards Enforcement or shall contain the same information as the forms provided by the division. The payroll records may consist of printouts of payroll data that are maintained as computer records, if printouts contain the same information as the forms provided by the division and the printouts are verified in the manner specified subdivision (a).

(d) A contractor or subcontractor shall file a certified copy of the records enumerated in subdivision (a) with the entity that requested the records within 10 days after receipt of a written request.

(e) Except as provided in subdivision (f), any copy of records made available for inspection as copies and furnished upon request to the public or any public agency by the awarding body or the Division of Labor Standards Enforcement shall be marked or obliterated to prevent disclosure of an individual's name, address, and social security number. The name and address of the contractor awarded the contract or the subcontractor performing the contract shall not be marked or obliterated. Any copy of records made available for inspection by, or furnished to, a multiemployer Taft-Hartley trust fund (29 U.S.C. Sec. 175a) shall be marked or obliterated only to prevent disclosure of an individual's full social security number, but shall provide the last four digits of the social security number. Any copy of records made available for inspection by, or furnished to, a joint labor-management committee established pursuant to the federal Labor Management Cooperation Act of 1978 (29 U.S.C. Sec. 175a) shall be marked or obliterated only to prevent disclosure of an individual's social security number.

(f)(1) Notwithstanding any other provision of law, agencies that are included in the Joint Enforcement Strike Force on the Underground Economy established pursuant to Section 329 of the Unemployment Insurance Code and other law enforcement agencies investigating violations of law shall, upon request, be provided nonredacted copies of certified payroll records. Any copies of records or certified payroll made available for inspection and furnished upon request to the public by an agency included in the Joint Enforcement Strike Force on the Underground Economy or to a law enforcement agency investigating a violation of law shall be marked or redacted to prevent disclosure of an individual's name, address, and social security number.
(2) An employer shall not be liable for damages in a civil action for any reasonable act or omission taken in good faith in compliance with this subdivision.

(g) The contractor shall inform the body awarding the contract of the location of the records enumerated under subdivision (a), including the street address, city, and county, and shall, within five working days, provide a notice of a change of location and address.

(h) The contractor or subcontractor has 10 days in which to comply subsequent to receipt of written notice requesting the records enumerated in subdivision (a). In the event that the contractor or subcontractor fails to comply within the 10-day period, he or she shall, as a penalty to the state or political subdivision on whose behalf the contract is made or awarded, forfeit one hundred dollars ($100) for each calendar day, or portion thereof, for each worker, until strict compliance is effectuated. Upon the request of the Division of Labor Standards Enforcement, these penalties shall be withheld from progress payments then due. A contractor is not subject to a penalty assessment pursuant to this section due to the failure of a subcontractor to comply with this section.

(i) The body awarding the contract shall cause to be inserted in the contract stipulations to effectuate this section.

(j) The director shall adopt rules consistent with the California Public Records Act (Chapter 3.5 (commencing with Section 6250) of Division 7 of Title 1 of the Government Code) and the

Information Practices Act of 1977 (Title 1.8 (commencing with Section 1798) of Part 4 of Division 3 of the Civil Code) governing the release of these records, including the establishment of reasonable fees to be charged for reproducing copies of records required by this section.

ASSIGNMENT OF ANTITRUST ACTIONS: The Contractor's attention is directed to the following provision of the Public Contracts Code, Section 7103.5, which shall be applicable to the Contractor and his or her subcontractors:

"(b) In entering into a public works contract or a subcontract to supply goods, services, or materials pursuant to a public works contract, the contractor or subcontractor offers and agrees to assign to the awarding body all rights, title, and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. Sec. 15) or under the Cartwright Act (Chapter 2 (commencing with Section 16700) of Part 2 Division 7 of Business and Professions Code), arising from purchases of goods, services, or materials pursuant to the public works contract or the subcontract. This assignment shall be made and become effective at the time the awarding body tenders final payment to the contractor, without further acknowledgment by the parties."

CONSTRUCTION SCHEDULES: Prior to issuing the "Notice to Proceed", the Engineer will schedule a preconstruction meeting with the Contractor to review the proposed construction schedule and delivery dates, arrange utility coordination, discuss construction methods, and clarify inspection procedures. The Contractor must provide to the Engineer, at the time of the pre-construction meeting, a schedule in the form of a Gantt Chart for review and approval. Any change in the construction schedule will require the Contractor to provide revised charts of those changes to the Engineer within two (2) working days. The "Notice to Proceed" will be issued upon approval of the project schedule. Requests for changes in the schedule shall be submitted by the Contractor to the Engineer in writing for approval at least 48 hours prior to the scheduled operations on the streets affected.

The schedule shall be broken down into activities by street with durations no greater than one week. No more than 15% of the activities may be on the critical path of the baseline schedule. The Engineer will review the baseline schedule and the Contractor will make any reasonable changes requested to make the schedule acceptable.

If at any time project completion is ten or more working days behind schedule, the Contractor shall submit a recovery schedule, subject to approval, showing how the original completion date will be met.

CONSTRUCTION WORKING HOURS: The Contractor's regular hours of work will be from 7:00 AM to 5:00 PM on all working days as defined in Section 1-2 of the Greennbook .

EQUIVALENT MATERIALS: Approval of equipment and materials offered as equivalents to those specified must be obtained in writing from the District prior to the opening of bids. Requests for consideration of equivalents must be submitted in writing allowing five (5) working days for complete consideration of all specifications, samples, references, tests, and other details to the full satisfaction of the District.

SPECIAL PROVISIONS

PLEASANT VALLEY RECREATION & PARK DISTRICT

ADA PARKING LOT IMPROVEMENTS PROJECT

SPEC NO. 2026.427.8519

FISCAL YEAR 2025-2026

1. GENERAL

A. THE REQUIREMENT: All work embraced herein shall be accomplished in accordance with the applicable portions of the "Standard Specifications for Public Works Construction" 2021 edition, plus any supplements, published, herein referred to as "Standard Specifications," except as modified by the General Conditions, these Special Provisions, Standard Drawings and the Project Plans ("Greenbook"). In addition to the above, the Contractor shall comply with the requirements of the following:

(1) Notice Inviting Sealed Bids
(2) Instructions to Bidders
(3) Bid
(4) Bid Bond
(5) Information Required of Bidder
(6) Agreement
(7) Faithful Performance Bond
(8) Payment Bond (Labor and Material Bond)

B. DEFINITION OF TERMS: Wherever in the Standard Specifications terms are used, they shall be understood to mean and refer to the following:

(1) District – The Pleasant Valley Recreation & Park District
(2) Board - The District's governing board
(3) Director, Engineer - The District's Parks Services Manager, acting either directly or through authorized agents. Also referred to herein as District Engineer.
(4) Other terms appearing in the Standard Specifications, the General Conditions, and these Special Provisions shall have the intent and meaning specified in Section 1 of the Standard Specifications.

C. SCOPE AND CONTROL OF THE WORK:

PROJECT PLANS: The location of the work, its general nature, extent, form and detail of the various features are shown on drawings accompanying and made a part of these specifications.

Section 2 is amended by adding thereto the following new Subsection 2-1.1 Plans and Specifications:

> "2-1.1 Plans and Specifications. The Contractor shall maintain a control set of Plans and Specifications on the project site at all times. All final locations determined in the field, and any deviations from the Plans and Specifications, shall be marked in red on this control set to show the as-built conditions. Upon completion of all work, the Contractor shall return the control set to the Engineer. Final payment will not be made until this requirement is met."

Section 2 is amended by adding thereto the following new Subsection 2-1.2 Record Drawings:

> "2-1.2 Record Drawings.
>
> All corrections on record drawings shall be done in red ink. Record drawings shall be a control set of the construction plans kept on the site for daily recording of "as built" conditions. Show dimensioned locations of all buried facilities, such as drains, sumps, pipe, valves, electrical conduits, and irrigation wires.
>
> Dimensions must be taken from above ground permanent architectural objects, not plants or irrigation heads. All dimensions, notes, etc., shall be legible.
>
> Record drawings shall be reviewed prior to all progress payment requests, and submitted prior to final inspection."

D. COMPLETION OF WORK:

(1) All work to be done under this contract shall be completed within Thirty **(30) consecutive working days,** exclusive of maintenance periods, beginning on the date stipulated in the written "Notice to Proceed" issued by the Engineer.

(2) In the event that the Engineer is of the opinion that the work is being inadequately or improperly prosecuted in any respect, he or she may demand that the Contractor improve or change the prosecution of the work in such manner as to assure proper and timely completion.

E. FINAL INVOICE AND PAYMENT:

(1) Whenever in the opinion of the Engineer the Contractor shall have completely performed the contract on his or her part, the Engineer shall notify the District that the contract has been completed in its entirety. He or she shall request that the District accept the work and that the District of the Board be authorized to file, on behalf of the District, in the office of the Ventura County Recorder, a notice of completion of the work herein

agreed to be done by the Contractor. The Contractor will then submit to the Engineer for approval a written statement of the final quantities of contract items for inclusion in the final invoice. Upon receipt of such statement, the Engineer shall check the quantities included therein and shall authorize the Contractor to submit an invoice which in the Engineer's opinion shall be just and fair, covering the amount and value of the total amount of work done by the Contractor, not including the work that has already been invoiced by the Contractor. District will pay this invoice less any amounts District is required to withhold as described elsewhere in the Contract Documents.

(2) On the expiration of sixty (60) calendar days after recordation of the acceptance of the project by Ventura County Recorder, the District shall pay to the Contractor the amount remaining after deducting from the amount or value stated in the invoice all prior payments to the Contractor and all amounts to be kept and retained under the provisions of the contract and 150% of all disputed amounts, and shall release the faithful performance bond and the labor and material bond once all applicable disputes have been resolved. The District will comply with Public Contract Code Section 7107 and other applicable law regarding the release of retention.

F. RETENTION: The District will deduct a five percent (5%) retention from all progress payments as specified in Section 7-3.2 of the 2021 Standard Specifications for Public Works Construction.

G. SUBSTITUTION OF SECURITIES FOR RETENTION: Public Contract Code Section 22300 is hereby incorporated by reference. The substitution of securities for any moneys withheld by a public agency to ensure performance under a contract shall be permitted by the District.

H. NO PERSONAL LIABILITY: No agent of the Pleasant Valley Recreation & Park District shall be personally responsible for any liability arising under the contract. No claim shall be made or filed, and neither the District nor any of its agents shall be liable for, or held to pay money, except as specifically provided in the contract.

I. UNPAID CLAIMS: If, upon or before the completion of the work herein agreed to be performed or at any time prior to the expiration of the period within which claims of lien may be filed for record as prescribed by Civil Code Section 8416, any person or persons claiming to have performed any labor or furnished any material, supplies, or services toward the performance or completion of this contract or that they have agreed to do so, shall file with the District a verified statement of such claim, stating in general terms the kind of labor and materials and the name of the person to or for whom the same was done or furnished, or both, and the amount in value, as near as may be, of that already done or furnished, or both, together with a statement that the same has not been paid, or if any person or persons shall bring against the District or against any agent or agents thereof any action to enforce such claim, the District shall until the discharge thereof withhold from the moneys under its control so much of said moneys due or to become due the Contractor under this contract as shall be sufficient to satisfy and discharge the amount in such notice or under such action claimed to be due, together with the costs thereof; provided, that if the District shall in its discretion permit the Contractor to file such additional bond as is authorized by

Civil Code Section 9364 in a sum equal to 125% of the amount of the claim, said moneys shall not thereafter be withheld on account of such claim.

J. ADDITIONAL SURETY: If during the continuance of the contract any of the sureties upon the faithful performance bond in the opinion of the Engineer are or become insufficient, he or she may require additional sufficient sureties which the Contractor shall furnish to the satisfaction of the Engineer within fifteen (15) days after notice and, in default thereof, the contract may be suspended and the work completed as provided in Section 6 of the Standard Specifications.

K. NOISE CONTROL REQUIREMENTS: The Contractor shall comply with all local sound control and noise level rules, regulations, and ordinances that apply to any work performed pursuant to the contract.

Each internal combustion engine, used for any purpose on the job or related to the job, shall be equipped with a muffler of a type recommended by the manufacturer. No internal combustion engine shall be operated on the project without said muffler. The noise level from the Contractor's operations, between the hours of 7:00 A.M. and 5:00 P.M., shall not exceed 86 dBA at a distance of fifty (50) feet. This requirement in no way relieves the Contractor from responsibility for complying with the District Code Chapter 8.20 "Noise Control" regulating noise level. Said noise level requirements shall apply to all equipment on the job or related to the job, including but not limited to trucks, transmit mixers, or transient equipment that may or may not be owned by the Contractor. The use of loud sound signals shall be avoided in favor of light warnings except those required by safety laws for the protection of personnel.

Full compensation for conforming to the requirements of this section shall be considered as included in the unit cost for the various contract items of work involved, and no additional compensation will be allowed therefor.

L. PERMITS AND LICENSES: The Contractor shall procure all permits and licenses, pay all charges and fees, and give all notices necessary and incident to the due and lawful prosecution of the work. The Contractor shall also ensure that all subcontractors obtain required permits and licenses.

The Environmental Quality Act of 1970 (Chapter 1433, Stats. 1970), as amended by Chapter 1154, Stats. 1972, may be applicable to permits, licenses, and other authorizations which the Contractor must obtain from local agencies in connection with performing the work of the contract. The Contractor shall comply with all applicable environmental laws and regulations and conditions on the project in obtaining such permits, licenses, and other authorizations, and they shall be obtained in sufficient time to prevent delays to the work, and in undertaking the construction of the project. Contractor shall also comply with all applicable mandatory standards and policies relating to energy efficiency.

In the event that the District has obtained permits, licenses, or other authorizations applicable to the work in conformance with the requirements in said Environmental Quality Act of 1970, the Contractor shall comply with the provisions of said permits, licenses, and other authorizations.

M. PAYMENTS: Attention is directed to Subsection 7-3.2 of the Standard Specifications for partial payment and final payment requirements. No partial payment will be made for any materials on hand which are furnished but not incorporated in the work.

N. LEGAL ACTIONS AGAINST THE DISTRICT: In the event litigation is brought against the District concerning compliance by the District with State or Federal laws, rules, or regulations applicable to highway work, the provisions of this section shall apply.

(1) If, pursuant to court order, the District prohibits the Contractor from performing all or any portion of the work, the delay will be considered a utility delay within the meaning of Subsection 4-2.5 of the Standard Specifications unless the contract is terminated as hereinafter provided, in which event compensation payable to the Contractor shall be determined in accordance with said termination provisions.

(2) If, pursuant to court order (other than an order to show cause) the District is prohibited from requiring the Contractor to perform all or any portion of the work, the District may, if it so elects, eliminate the enjoined work pursuant to Section 2-7 of the Standard Specifications or terminate the contact in accordance with Subsections 6-6 and 6-7 of the Standard Specifications.

(3) If the final judgment in the action prohibits the District from requiring the Contractor to perform all or any portion of the work, the District will either eliminate the enjoined work pursuant to Section 2-7 of the Standard Specifications or terminate the contract in accordance with Subsections 6-6 and 6-7 of the Standard Specifications.

(4) Termination of the contract and the total compensation payable to the Contractor in the event of termination shall be governed by the following:

(a) The Engineer will issue the Contractor a written notice specifying that the contract is to be terminated. Upon receipt of said written notice and, except as otherwise directed in writing by the Engineer, the Contractor shall:

[1] Stop all work under the contract, except that portion of the work specifically directed to be completed prior to acceptance.

[2] Perform work the Engineer deems necessary to secure the project for termination.

[3] Remove equipment and plan from the site of the work.

[4] Take such action as is necessary to protect materials from damage.

[5] Notify all Subcontractors and suppliers that the contract is being terminated and that their contracts of orders are not to be further performed unless otherwise authorized in writing by the Engineer.

[6] Provide the Engineer with an inventory list of all materials previously produced, purchased, or ordered from suppliers for use in the work and not yet used in the work, including its storage location and such other information as the Engineer may request.

[7] Dispose of materials not yet used in the work as directed by Engineer. It shall be the Contractor's responsibility to provide the District with good title to all materials purchased by the District hereunder, including materials for which partial payment has been made as provided in Subsection 7-3.2 of the Standard Specifications, and with bills of sale or other documents of title for such materials.

[8] Subject to the prior written approval of the Engineer, settle all outstanding liabilities and all claims arising out of subcontracts or orders for materials terminated hereunder. To the extent directed by the Engineer, the Contractor shall assign to the District all the right, title, and interest of the Contractor under subcontracts or orders for materials terminated hereunder.

[9] Furnish the Engineer with the documentation required to be furnished by the Contractor under the provisions of the contract including, on projects as to which Federal funds are involved, all documentation required under the Federal requirements included in the contract.

[10] Take such other actions as the Engineer may direct.

(b) Acceptance of the contract as hereinafter specified shall not relieve the Contractor of responsibility for damage to materials except as follows:

[1] The Contractor's responsibility for damage to materials for which partial payment has been made as provided in Subsection 7-3.2 of the Standard Specifications, and for materials furnished by the District for use in the work and unused, shall terminate when the Engineer certifies that such materials have been stored in the manner and at the locations he or she has directed.

[2] The Contractor's responsibility for damage to materials purchased by the District subsequent to the issuance of the notice that the contract is to be terminated shall terminate when title and delivery of the materials has been taken by the District.

[3] When the Engineer determines that the Contractor has completed the work under the contract directed to be completed prior to termination and such other work as may have been ordered to secure the project for termination, he or she will recommend that the Engineer formally accept the contract, and immediately upon and after such acceptance by the

Engineer, the Contractor will not be required to perform any further work thereon and shall be relieved of his or her contractual responsibilities for injury to persons or property which occurs after the formal acceptance of the project by the Engineer.

(c) The total compensation to be paid to the Contractor shall be determined by the Engineer on the basis of the following:

[1] The reasonable cost to the Contractor, without profit, for all work performed under the contract, including mobilization, demobilization, and work done to secure the project for termination. Reasonable cost will include a reasonable allowance for project overhead and general administrative overhead not to exceed a total of seven percent (7%) of direct costs of such work.

When in the opinion of the Engineer, the cost of a contract item of work is excessively high due to costs incurred to remedy or replace defective or rejected work, the reasonable cost to be allowed will be the estimated reasonable cost of performing such work in compliance with the requirements of the plans and specifications and the excessive actual cost shall be disallowed.

[2] A reasonable allowance for profit on the cost of the work performed as determined under Subsection (a), provided the Contractor establishes to the satisfaction of the Engineer that it is reasonably probable that he or she would have made a profit had the contract been completed and provided further that the profit allowed shall in no event exceed four percent (4%) of said cost.

[3] The reasonable cost to the Contractor of handling material returned to the vendor, delivered to the District, or otherwise disposed of as directed by the Engineer.

[4] A reasonable allowance for the Contractor's administrative costs in determining the amount payable due to termination of the contract.

All records of the Contractor and his or her subcontractors, necessary to determine compensation in accordance with the provisions of this section, shall be open to inspection or audit by representatives of the District at all times after issuance of the notice that the contract is to be terminated and for a period of three years, and such records shall be retained for that period.

After acceptance of the work by the Engineer, the Engineer may make payments on the basis of interim estimates pending issuance of the Final Estimate when in his or her opinion the amount thus paid, together with all amounts previously paid, will not result in total compensation in excess of

that to which the Contractor will be entitled. All payments, including payment upon the Final Estimate, shall be subject to deduction for prior payments and amounts, if any, to be kept or retained under the provisions of the contract.

The provisions of this section shall be included in all subcontracts.

O. TRENCHING: In accordance with Section 6705 of the California Labor Code,

No contract for public works involving an estimated expenditure in excess of twenty-five thousand dollars ($25,000), for the excavation of any trench or trenches five feet or more in depth, shall be awarded unless it contains a clause requiring submission by the Contractor and acceptance by the awarding body or by a registered civil or structural engineer employed by the awarding body, to whom authority to accept has been delegated, in advance of excavation, of a detailed plan showing the design of shoring, bracing, sloping, or other provisions to be made for worker protection from the hazard of caving ground during the excavation of such trench or trenches. If such plan varies from the shoring system standards, the plan shall be prepared by a registered civil or structural engineer.

Nothing in this section shall be deemed to allow the use of a shoring, sloping, or protective system less effective than that required by the Construction Safety Orders.

Nothing in this section shall be construed to impose tort liability on the awarding body or any of its employees.

The terms "public works" and "awarding body," as used in this section, shall have the same meaning as in Sections 1720 and 1722, respectively, of the Labor Code."

In addition, pursuant to Public Contracts Code § 7104, if the project involves digging trenches or other excavations that extend deeper than four feet below the surface:

(a) That the contractor shall promptly, and before the following conditions are disturbed, notify the local public entity, in writing, of any:

(1) Material that the contractor believes may be material that is hazardous waste, as defined in Section 25117 of the Health and Safety Code, that is required to be removed to a Class I, Class II, or Class III disposal site in accordance with provisions of existing law.

(2) Subsurface or latent physical conditions at the site differing from those indicated by information about the site made available to bidders prior to the deadline for submitting bids.

(3) Unknown physical conditions at the site of any unusual nature, different materially from those ordinarily encountered and generally recognized as inherent in work of the character provided for in the contract.

(b) That the local public entity shall promptly investigate the conditions, and if it finds that the conditions do materially so differ, or do involve hazardous waste, and cause a decrease or increase in the contractor's cost of, or the time required for, performance of any part of the work shall issue a change order under the procedures described in the contract.

(c) That, in the event that a dispute arises between the local public entity and the contractor whether the conditions materially differ, or involve hazardous waste, or cause a decrease or increase in the contractor's cost of, or time required for, performance of any part of the work, the contractor shall not be excused from any scheduled completion date provided for by the contract, but shall proceed with all work to be performed under the contract. The contractor shall retain any and all rights provided either by contract or by law which pertain to the resolution of disputes and protests between the contracting parties."

Full compensation for sheeting, shoring, bracing, sloping, and all other provisions required for worker protection shall be considered as included in the contract price shown in the appropriate Bid Item, and no additional compensation will be allowed therefor.

P. CHANGES IN WORK:

The following Section is hereby added:

"7.4.3.3 Mark-up Cap. Work by the Subcontractor the Contractor's total mark-up is not to exceed 12%."

Q. CONTROL OF MATERIALS:

The following sections are added to Section 4:

> "4-1.1 General. The Contractor and all subcontractors, suppliers, and vendors shall guarantee that all work performed under this contract fully meets the requirements thereof as to quality of workmanship. Should any defects become evident within a period of one year from the date of the acceptance of the work by the District's Board, the Contractor shall, at his or her own expense, make any repair or replacement necessary to restore the work to full compliance with these Special Provisions.
>
> Such repair and replacement shall be made promptly upon receipt of written notice from the Engineer. If the Contractor fails to make such repair and replacement promptly, the Engineer may cause the work to be done and the costs incurred thereby shall become the liability of the Contractor and his or her Surety.
>
> If, in the opinion of the Engineer, defective work creates a dangerous condition or requires immediate correction or attention to prevent further loss by the District or to prevent interruption of operations of the District, the District will attempt to give the notice required by this article. If the Contractor cannot be contacted or does not comply with the Engineer's request for correction within a reasonable time as

determined by the Engineer, the District may, notwithstanding the provisions of this article, proceed to make such correction or attention and the costs of such correction or attention shall be charged against the Contractor.

The foregoing obligation shall be secured by the surety bond in a form approved by the Engineer in an amount not less than ten (10%) of the final contract price or $1,000.00, whichever is greater, and shall be delivered to the Engineer prior to final acceptance of the work. Payment for fulfilling the requirements of this section shall be considered as included in the unit cost for the various contract items of work, and no additional compensation will be allowed therefor."

"4-4.1 Test of Materials. Except as elsewhere specified, the District will bear the cost of testing material and/or workmanship that meets or exceeds the requirements indicated in the project specifications contained herein, Standard Specifications and the Special Provisions. The cost of all other tests, including the retesting of material or workmanship that fails to pass the first test, shall be borne by the Contractor."

Section 4-5 shall be replaced with the following:

"4-5 Certification. A Certificate of Compliance shall be furnished prior to the use of any materials for which these specifications or the special provisions require that such a certificate be furnished. In addition, when so authorized in these specifications or in the Special Provisions, the Engineer may permit the use of certain materials or assemblies prior to sampling and testing if accompanied by a Certificate of Compliance. The certificate shall be signed by the manufacturer of the material or the manufacturer of assembled materials and shall state that the materials involved comply in all respects with the requirements of the specifications. A Certificate of Compliance shall be furnished with each lot of material delivered to the work and the lot so certified shall be clearly identified in the certificate."

R. CARB Compliance. For a project involving the use of in-use off-road diesel-fueled vehicles, as defined by 13 CCR 2449, Contractor shall obtain copies of the valid Certificates of Reported Compliance, as described in 13 CCR 2449(n), for the fleet performing services pursuant to this contract and all listed subcontractors, if applicable, prior to commencing any work pursuant to this Contract or any renewed contract with that fleet. Contractor shall indemnify, defend and hold harmless the District, its officers, agents, employees and directors from any liability imposed arising from Contractor's violation of any regulation set forth in 13 CCR 2449.

S. CONFERENCES AND MEETING: When and as directed by the Engineer, the Contractor shall attend all conferences and meetings that the Engineer deems necessary for the proper progress of work under this contract.

T. UNDERGROUND SERVICE ALERT: Except in an emergency, the Contractor, prior to conducting any excavation or resurfacing, shall contact the appropriate regional notification

center, at least two working days prior to commencing that excavation or resurfacing. The regional notification center shall provide an inquiry center and shall notify any member, if known, who has a subsurface installation in the area of the proposed excavation or resurfacing.

Underground Service Alert may be contacted by calling 1-800-422-4133.

U. RESOLUTION OF ALL CONSTRUCTION CLAIMS:

"9204. Legislative findings and declarations regarding timely and complete payment of contractors for public works projects; claims process

(a) The Legislature finds and declares that it is in the best interests of the state and its citizens to ensure that all construction business performed on a public works project in the state that is complete and not in dispute is paid in full and in a timely manner.

(b) Notwithstanding any other law, including, but not limited to, Article 7.1 (commencing with Section 10240) of Chapter 1 of Part 2, Chapter 10 (commencing with Section 19100) of Part 2, and Article 1.5 (commencing with Section 20104) of Chapter 1 of Part 3, this section shall apply to any claim by a contractor in connection with a public works project.

(c) For purposes of this section:

(1) "Claim" means a separate demand by a contractor sent by registered mail or certified mail with return receipt requested, for one or more of the following:

(A) A time extension, including, without limitation, for relief from damages or penalties for delay assessed by a public entity under a contract for a public works project.

(B) Payment by the public entity of money or damages arising from work done by, or on behalf of, the contractor pursuant to the contract for a public works project and payment for which is not otherwise expressly provided or to which the claimant is not otherwise entitled.

(C) Payment of an amount that is disputed by the public entity.

(2) "Contractor" means any type of contractor within the meaning of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code who has entered into a direct contract with a public entity for a public works project.

(3)(A) "Public entity" means, without limitation, except as provided in subparagraph (B), a state agency, department, office, division, bureau, board, or commission, the California State University, the University of California, a city, including a charter city, county, including a charter county, city and county, including a charter city and county, district, special district, public authority, political subdivision, public corporation, or nonprofit transit corporation wholly owned by a public agency and formed to carry out the purposes of the public agency.

(B) "Public entity" shall not include the following:

(i) The Department of Water Resources as to any project under the jurisdiction of that department.

(ii) The Department of Transportation as to any project under the jurisdiction of that department.

(iii) The Department of Parks and Recreation as to any project under the jurisdiction of that department.

(iv) The Department of Corrections and Rehabilitation with respect to any project under its jurisdiction pursuant to Chapter 11 (commencing with Section 7000) of Title 7 of Part 3 of the Penal Code.

(v) The Military Department as to any project under the jurisdiction of that department.

(vi) The Department of General Services as to all other projects.

(vii) The High-Speed Rail Authority.

(4) "Public works project" means the erection, construction, alteration, repair, or improvement of any public structure, building, road, or other public improvement of any kind.

(5) "Subcontractor" means any type of contractor within the meaning of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code who either is in direct contract with a contractor or is a lower tier subcontractor.

(d)(1)(A) Upon receipt of a claim pursuant to this section, the public entity to which the claim applies shall conduct a reasonable review of the claim and, within a period not to exceed 45 days, shall provide the claimant a written statement identifying what portion of the claim is disputed and what portion is undisputed. Upon receipt of a claim, a public entity and a contractor may, by mutual agreement, extend the time period provided in this subdivision.

(B) The claimant shall furnish reasonable documentation to support the claim.

(C) If the public entity needs approval from its governing body to provide the claimant a written statement identifying the disputed portion and the undisputed portion of the claim, and the governing body does not meet within the 45 days or within the mutually agreed to extension of time following receipt of a claim sent by registered mail or certified mail, return receipt requested, the public entity shall have up to three days following the next duly publicly noticed meeting of the governing body after the 45-day period, or extension, expires to provide the claimant a written statement identifying the disputed portion and the undisputed portion.

(D) Any payment due on an undisputed portion of the claim shall be processed and made within 60 days after the public entity issues its written statement. If the public entity fails to issue a written statement, paragraph (3) shall apply.

(2)(A) If the claimant disputes the public entity's written response, or if the public entity fails to respond to a claim issued pursuant to this section within the time prescribed, the claimant may demand in writing an informal conference to meet and confer for settlement of the issues in dispute. Upon receipt of a demand in writing sent by registered mail or certified mail, return receipt requested, the public entity shall schedule a meet and confer conference within 30 days for settlement of the dispute.

(B) Within 10 business days following the conclusion of the meet and confer conference, if the claim or any portion of the claim remains in dispute, the public entity shall provide the claimant a written statement identifying the portion of the claim that remains in dispute and the portion that is undisputed. Any payment due on an undisputed portion of the claim shall be processed and made within 60 days after the public entity issues its written statement. Any disputed portion of the claim, as identified by the contractor in writing, shall be submitted to nonbinding mediation, with the public entity and the claimant sharing the associated costs equally. The public entity and claimant shall mutually agree to a mediator within 10 business days after the disputed portion of the claim has been identified in writing. If the parties cannot agree upon a mediator, each party shall select a mediator and those mediators shall select a qualified neutral third party to mediate with regard to the disputed portion of the claim. Each party shall bear the fees and costs charged by its respective mediator in connection with the selection of the neutral mediator. If mediation is unsuccessful, the parts of the claim remaining in dispute shall be subject to applicable procedures outside this section.

(C) For purposes of this section, mediation includes any nonbinding process, including, but not limited to, neutral evaluation or a dispute review board, in which an independent third party or board assists the parties in dispute resolution through negotiation or by issuance of an evaluation. Any mediation utilized shall conform to the timeframes in this section.

(D) Unless otherwise agreed to by the public entity and the contractor in writing, the mediation conducted pursuant to this section shall excuse any further obligation under Section 20104.4 to mediate after litigation has been commenced.

(E) This section does not preclude a public entity from requiring arbitration of disputes under private arbitration or the Public Works Contract Arbitration Program, if mediation under this section does not resolve the parties' dispute.

(3) Failure by the public entity to respond to a claim from a contractor within the time periods described in this subdivision or to otherwise meet the time requirements of this section shall result in the claim being deemed rejected in its entirety. A claim that is denied by reason of the public entity's failure to have responded to a claim, or its failure to otherwise meet the time requirements of this section, shall not constitute an adverse finding with regard to the merits of the claim or the responsibility or qualifications of the claimant.

(4) Amounts not paid in a timely manner as required by this section shall bear interest at 7 percent per annum.

(5) If a subcontractor or a lower tier subcontractor lacks legal standing to assert a claim against a public entity because privity of contract does not exist, the contractor may present to the public entity a claim on behalf of a subcontractor or lower tier subcontractor. A subcontractor may request in writing, either on their own behalf or on behalf of a lower tier subcontractor, that the contractor present a claim for work which was performed by the subcontractor or by a lower tier subcontractor on behalf of the subcontractor. The subcontractor requesting that the claim be

presented to the public entity shall furnish reasonable documentation to support the claim. Within 45 days of receipt of this written request, the contractor shall notify the subcontractor in writing as to whether the contractor presented the claim to the public entity and, if the original contractor did not present the claim, provide the subcontractor with a statement of the reasons for not having done so.

(e) The text of this section or a summary of it shall be set forth in the plans or specifications for any public works project that may give rise to a claim under this section.

(f) A waiver of the rights granted by this section is void and contrary to public policy, provided, however, that (1) upon receipt of a claim, the parties may mutually agree to waive, in writing, mediation and proceed directly to the commencement of a civil action or binding arbitration, as applicable; and (2) a public entity may prescribe reasonable change order, claim, and dispute resolution procedures and requirements in addition to the provisions of this section, so long as the contractual provisions do not conflict with or otherwise impair the timeframes and procedures set forth in this section.

(g) This section applies to contracts entered into on or after January 1, 2017.

(h) Nothing in this section shall impose liability upon a public entity that makes loans or grants available through a competitive application process, for the failure of an awardee to meet its contractual obligations.

(i) This section shall remain in effect only until January 1, 2027, and as of that date is repealed, unless a later enacted statute that is enacted before January 1, 2027, deletes or extends that date."

RESOLUTION OF CONSTRUCTION CLAIMS OF $375,000 OR LESS:

"**20104. Application of article; provisions included in plans and specifications**

(a) (1) This article applies to all public works claims of three hundred seventy-five thousand dollars ($375,000) or less which arise between contractor and a local agency.

(2) This article shall not apply to any claims resulting from a contract between a contractor and a public agency when the public agency has elected to resolve any disputes pursuant to Article 7.1 (commencing with Section 10240) of Chapter 1 of Part 2.

(b) (1) "Public work" means "public works contract" as defined in Section 1101 but does not include any work or improvement contracted for by the State or the Regents of the University of California.

(2) "Claim" means a separate demand by the contractor for (A) a time extension, (B) payment of money or damages arising from work done by or on behalf of, the contractor pursuant to the contract for a public work and payment of which is not otherwise expressly provided for or the claimant is not otherwise entitled to, or (C) an amount the payment of which disputed by the local agency.

(c) The provisions of this article or a summary thereof shall be set forth in the plans or specifications for any work which may give rise to a claim under this article.

(d) This article applies only to contracts entered into on or after January 1, 1991."

"**20104.2. Claims; requirements; tort claims excluded**

For any claim subject to this article, the following requirements apply:

(a) The claim shall be in writing and include the documents necessary to substantiate the claim. Claims must be filed on or before the date of final payment. Nothing in this subdivision is intended to extend the time limit or supersede notice requirements otherwise provided by contract for the filing of claims.

(b) (1) For claims of less than fifty thousand dollars ($50,000), the local agency shall respond in writing to any written claim within 45 days of receipt of the claim, or may request, in writing, within 30 days of receipt of the claim, any additional documentation supporting the claim or relating to defenses to the claim the local agency may have against the claimant.

(2) If additional information is thereafter required, it shall be requested and provided pursuant to this subdivision, upon mutual agreement of the local agency and the claimant.

(3) The local agency's written response to the claim, as further documented, shall be submitted to the claimant within 15 days after receipt of the further documentation or within a period of time no greater than that taken by the claimant in producing the additional information, whichever is greater.

(c) (1) For claims of over fifty thousand dollars ($50,000) and less than or equal to three hundred seventy-five thousand dollars ($375,000), the local agency shall respond in writing to all written claims within 60 days of receipt of the claim, or may request, in writing, within 30 days of receipt of the claim, any additional documentation supporting the claim or relating to defenses to the claim the local agency may have against the claimant.

(2) If additional information is thereafter required, it shall be requested and provided pursuant to this subdivision, upon mutual agreement of the local agency and the claimant.

(3) The local agency's written response to the claim, as further documented, shall be submitted to the claimant within 30 days after receipt of the further documentation, or within a period of time no greater than that taken by the claimant in producing the additional information or requested documentation, whichever is greater.

(d) If the claimant disputes the local agency's written response, or the local agency fails to respond within the time prescribed, the claimant may so notify the local agency, in writing, either within 15 days of receipt of the local agency's response or within 15 days of the local agency's failure to respond within the time prescribed, respectively, and demand an informal conference to

meet and confer for settlement of the issues in dispute. Upon a demand, the local agency shall schedule a meet and confer conference within 30 days for settlement of the dispute.

(e) Following the meet and confer conference the claim or any portion remains in dispute, the claimant may file a claim as provided in Chapter 1 (commencing with Section 900) and Chapter 2 (commencing with Section 910) of Part 3 of Division 3.6 of Title 1 of the Government Code. For purposes of those provisions, the running of the period of time within which a claim must be filed shall be tolled from the time the claimant submits his or her written claim pursuant to subdivision (a) until the time that claim is denied as a result of the meet and confer process, including any period of time utilized by the meet and confer process.

(f) This article does not apply to tort claims and nothing in this article is intended nor shall be construed to change the time periods for filing tort claims or actions specified by Chapter 1 (commencing with Section 900) and Chapter 2 (commencing with Section 910) of Part 3 of Division 3.6 of Title 1 of the Government Code."

"**20104.4. Civil action procedures; mediation and arbitration; trial de novo; witnesses**

The following procedures are established for all civil actions filed to resolve claims subject to this article:

(a) Within 60 days, but no earlier than 30 days, following the filing or responsive pleadings, the court shall submit the matter to nonbinding mediation unless waives by mutual stipulation of both parties. The mediation process shall provide for the selection within 15 days by both parties of a disinterested third person as mediator, shall be commenced within 30 days of the submittal, and shall be concluded within 15 days from the commencement of the mediation unless a time requirement is extended upon a good cause showing to the court or by stipulation of both parties. If the parties fail to select a mediator within the 15-day period, any party may petition the court to appoint the mediator.

(b) (1) If the matter remains in dispute, the case shall be submitted to judicial arbitration pursuant to Chapter 2.5 (commencing with Section 1141.10) of Title 3 of Part 3 of the Code of Civil Procedure, notwithstanding Section 1141.11 of that code. The Civil Discovery Act (Title 4 (commencing with Section 2016.010), of the Code of Civil Procedure) shall apply to any proceeding brought under this subdivision consistent with the rules pertaining to judicial arbitration.

(2) Notwithstanding any other provision of law, upon stipulation of the parties, arbitrators appointed for purposes of this article shall be experienced in construction law, and, upon stipulation of the parties, mediators and arbitrators shall be paid necessary and reasonable hourly rates of pay not to exceed their customary rate, and such fees and expenses shall be paid equally by the parties, except in the case of arbitration where the arbitrator, for good cause, determines a different division. In no event shall these fees or expenses be paid by state or county funds.

(3) In addition to Chapter 2.5 (commencing with Section 1141.10) of Title 3 of Part 3 of the Code of Civil Procedure, any party who after receiving an arbitration award requests a trial de novo but does not obtain a more favorable judgment shall, in addition to payment of costs and fees under that chapter, pay the attorney's fees of the other party arising out of trial de novo.

(c) The court may, upon request by any party, order any witnesses to participate in the mediation or arbitration process."

"**20104.6. Payment on undisputed portion of claim; interest on arbitration award or judgment**

(a) No local agency shall fail to pay money as to any portion of a claim which is undisputed except as otherwise provided in the contract.

(b) In any suit filed under Section 20104.4, the local agency shall pay interest at the legal rate on any arbitration award or judgment. The interest shall begin to accrue on the date the suit is filed in a court of law."

W. WORKING HOUR RESTRICTIONS: Eight hours' labor is a legal day's work. Any workers time of service is restricted to eight hours during any calendar day and forty hours during any calendar week, unless overtime compensation is paid at not less than one and one-half times the basic rate of pay. The Contractor or Subcontractor shall, as a penalty to the District forfeit twenty-five dollars ($25) for each worker employed in the execution of the contract by the respective Contractor or subcontractor for each calendar day during which the worker is required or permitted to work more than eight hours in any one calendar day and forty hours in any one calendar week in violation of the law.

X. EXAMINATION AND AUDIT: All documents and records that relate in any way to this Agreement shall be maintained for a period of three years after the final payment under this Agreement. These records shall be subject to the examination and audit by the District and by the State Auditor, at the request of the District or as part of any audit of the District, for a period of three years after final payment under the Agreement.

Y. DELAYS AND EXTENSIONS OF TIME

6-4.4 Written Notice and Report. The first sentence of subsection 6-6.4 is hereby deleted and replaced with the following:

"If the Contractor desires payment for a delay as specified in Subsection 6-6.3 of the Standard Specifications, it shall notify the Engineer in writing within 3 days of the beginning of the delay. If the Contractor desires an extension of time as specified in Subsection 6-4.2 of the Standard Specifications, it shall notify the Engineer in writing within 3 days of the beginning of the delay. Such notice shall specify the nature of the delay, cause, and the conditions that set the beginning time for the delay."

Z. PROTECTION AND RESTORATION OF EXISTING IMPROVEMENTS

The second paragraph of Subsection 400-1 of the Standard Specifications is hereby deleted and replaced with the following:

"The Contractor shall relocate, repair, replace, or reestablish all existing improvements within the project area which are not designated for removal (e.g., curbs, sidewalks, driveways, fences, walls, sprinkler systems, signs, utility installations, pavements, structures, etc.) which are damaged or removed as a result of his or her operations or as required by the Plans and Specifications.

Where existing traffic striping, pavement markings, and curb markings are damaged or their reflectivity reduced by the Contractor's operations, such striping or markings shall also be considered as existing improvements and the Contractor shall repaint or replace such improvements.

Relocations, repairs, replacements, or reestablishments shall be at least equal to the existing improvements and shall match such improvements in finish and dimensions unless otherwise specified."

Subsection 400-1.1 of the Standard Specifications is hereby added to read as follows:

"All costs to the Contractor for protecting, removing, restoring, relocating, repairing, replacing, or reestablishing existing improvements shall be included in the unit cost for the various items of work and no additional compensation will be allowed therefore."

2. PUBLIC CONVENIENCE AND SAFETY

A. GENERAL: In addition to the requirements specified in Part 6 of the Standard Specifications, traffic control shall conform to the provisions of the latest edition of the State of California, Department of Transportation, "Manual of Traffic Controls."

The Contractor shall give one week advance notice prior to the start of construction to all residences and businesses facing or siding on the construction area. Said notice shall be in writing on the Contractor's letterhead and shall explain in concise terms the extent and nature of the Work, the anticipated schedule, and office and emergency telephone numbers where the Contractor's representative can be reached.

Should the Contractor appear to be neglectful or negligent in furnishing warning and protective measures, the Engineer may direct attention to the existence of a hazard and the necessary warning and protective measures shall be furnished and installed immediately by the Contractor at his or her expense.

Should the Engineer point out the inadequacy of warning and protective measures, such action on the part of the Engineer shall not relieve the Contractor from responsibility for public safety or abrogate his or her obligation to furnish and pay for these devices.

If the Contractor cannot be contacted or if attention is directed to the existence of a hazard and the Contractor fails to provide the necessary safety devices, said devices will be placed, or caused to be placed, by the District. The cost of placement to these devices shall be the sole responsibility of the Contractor and shall be paid for at the rate of $50 per call-out plus $25 per traffic control device for each 24 hours, or fraction thereof, that the device is required. Said costs shall be deducted from the total contract price for the work.

Prior to beginning any construction, the Contractor shall furnish the Engineer with local emergency phone numbers where he or she or a representative may be contacted during non-working hours or days for the purpose of replacing or providing additional warning or safety devices as directed by the Engineer.

B. UTILITIES: It is anticipated that the existing utilities will not interfere with the Contractor's construction operations. However, the Contractor shall exercise due care to ensure that the utility facilities are not damaged during his or her operations, and must notify utilities and obtain an identification number before excavation or be subject to liability for damages to subsurface installations. When in doubt, the Contractor shall contact the utility concerned before proceeding further.

Upon completion of the project, the Contractor shall be responsible to remove all painted utility markings, whether done by him or her or the respective utility owners on behalf of the contractor for this project work, from the surfaces of sidewalks, driveway approaches, curbs and gutters using the removal method acceptable to the Engineer. Any damage to sidewalks, driveway approaches, curbs and gutters due to the Contractor’s removal operation shall be repaired at the Contractor’s expense and to the satisfaction of the Engineer. Payment for removing utility markings shall be included in other items of work, and no additional compensation will be allowed therefore.

C. LOCATION: The location and existence of any underground utility or substructure, if shown on Plans, was obtained from a search of available records. No guarantee is made or implied that the information is complete or accurate. It shall be the Contractor's responsibility alone to determine the exact location of underground utilities or substructures of every nature and to protect them from damage. The Contractor shall excavate and expose all high-risk underground facilities.

The Contractor shall notify the owners of all utilities and substructures as set forth in the General Provisions.

D. RELOCATION: The second sentence of the last paragraph of Subsection 402-4 of the Standard Specifications is hereby deleted and replaced with the following:

“When not otherwise required by the Plans and Specifications and when directed by the Engineer, the Contractor shall arrange for the relocation of service connections, as necessary, between the meter and property line, or between the meter and limits of construction.

The Contractor shall be compensated for the costs of locating and repairing, removing and relocating utility facilities, provided that any damage is not due to the failure of the Contractor or

subcontractor to exercise reasonable care and the utility facilities were not indicated in the plans and specifications with reasonable accuracy. The Contractor shall not be assessed liquidated damages for delay in completion of the project, when such delay was caused by the failure of the District or the owner of the utility to provide for removal or relocation of such utility facilities."

E. DELAYS: The second paragraph of Subsection 402-5 is hereby deleted and replaced with the following two paragraphs:

"The Contractor will not be entitled to damages or additional payment for delays attributable to utility relocations or alterations if correctly located, noted and completed in accordance with Subsection 402-1. The Contractor shall ascertain further detailed information to coordinate his or her work to this effect.

All notification of utility companies shall be by the Engineer based on Contractor's request as submitted to the Engineer at least 72 hours in advance of the needed work. Any costs for delay of the Contractor or utility companies in this regard shall be assigned to the Contractor, if these costs are a result of the Contractor's request being untimely in any respect, except for the utility company not responding at their agreed time."

F. AIR POLLUTION CONTROL

Section 3-12.2, "Air Pollution", of the Standard Specifications is supplemented by the following:

"The Contractor shall comply with all air pollution control rules, regulations, ordinances and statutes which apply to any work performed pursuant to the contract including any air pollution control, rules, regulations, ordinances and statutes specified in Section 11017 of the Government Code.

In the absence of any applicable air pollution control rules, regulations, ordinances or statutes governing solvents, all solvents, including but not limited to the solvent portions of paints, thinners, curing compounds, and liquid asphalt used on the project shall comply with the applicable material requirements of the County Air Pollution Control District. All containers of paint, thinner, curing compound or liquid asphalt shall be labeled to indicate that the contents fully comply with said requirements."

G. WATER POLLUTION: The Contractor shall comply with the requirements of Subsection 3-12.6 of the Standard Specifications and shall conduct his or her operations so as to prevent portland cement, mud, silt or other materials from entering the surface drainage structures of the adjoining street and any underground storm drainage system.

Full compensation for prevention of water pollution and all required control work for preservation, clean-up and restoration of damaged property shall be considered as included in the unit cost for the various contract items of work, and no additional compensation will be allowed therefor.

H. PROJECT APPEARANCE: The Contractor shall maintain a neat appearance to the work.

Full compensation for conforming to the provisions of this section not otherwise provided for shall be considered as included in unit cost for the various contract items of work involved and no additional compensation will be allowed therefor.

I. WORK HOURS: The Contractor's working hours shall be limited to the hours between 7:00 a.m. and 5:00 p.m., excluding recognized holidays. Deviation from normal working hours will not be allowed without prior consent of the District Engineer.

In the event work is allowed by the Engineer outside of the normal working hours, at the request of and for the benefit of the Contractor, inspection service fees may be levied against the Contractor at a rate of $50.00 per hour, including travel time where applicable. The above charge may also be levied if inspection services are deemed necessary by the Engineer as a matter of public safety or to otherwise insure the quality of the work.

J. CONSTRUCTION YARD: It shall be the Contractor's responsibility to locate any storage sites for materials and equipment needed and such sites must be approved in advance by the Engineer and must be free of objectionable material. The Contractor must submit to the Engineer for approval any and all agreement(s) between the Contractor and the property owner(s) of said storage site(s) and/or construction site(s) for approval prior to the start of construction. Said agreement(s) must provide for the restoration of the site(s) by the Contractor prior to the filing of "Notice of Completion" by the Engineer. Full compensation shall be considered as included in unit cost for the various contract items of work involved and no additional compensation will be allowed therefor.

No equipment or material used for staging shall be allowed to be stored on any District property or city streets during non-work time. All stage equipment and/or material shall be stored offsite and if such location is used, it shall be submitted in writing and approved by the District Engineer. All costs associated with such staging and location shall be included in other bid items of work and no additional compensation will be allowed thereof.

K. SANITARY CONVENIENCE: Necessary sanitary facilities for the use of the workmen performing the work, properly secluded from public observation and in compliance with health ordinances and laws, shall be constructed and maintained by Contractor, in a manner approved by the Engineer, and the use of such facilities shall by strictly enforced by the Contractor.

L. INSPECTION: The Engineer, or his or her authorized agent, shall at all times have access to work during construction and shall be furnished, to the extent possible, complete information and all documentation to ascertain full knowledge regarding the progress, workmanship and character of materials used and employed in the work. Whenever required, the Contractor shall furnish to the District for test, and free of charge, samples of any one of the materials proposed to be used in the work. Said samples shall be delivered by the Contractor at the place within the District designated by the Engineer. Rejected material must be immediately removed from the work by the Contractor and shall not again be brought back to the site of the improvement.

The Contractor shall notify the Engineer or his or her authorized agent forty-eight (48) hours in advance when he or she will require inspection for either material or work to be done.

The inspection of the work shall not relieve the Contractor of any of his or her obligations to fulfill the contract as prescribed. Defective work shall be made good, and unsuitable materials may be rejected, notwithstanding the fact that such defective work and unsuitable materials have been previously overlooked by the Engineer or his or her authorized agent and accepted or estimated for payment.

M. RESPONSIBILITY OF THE DISTRICT: The District shall not be held responsible for the care or protection of any material or parts of the work prior to final acceptance, except as expressly provided for in these Contract Documents.

N. RECYCLING OF MATERIALS: Contractor's Obligation. Recycling of asphalt concrete, portland cement concrete, aggregate base, and green waste (trees and shrubs) is required. The Contractor is required to recycle at least 50% of all recyclable materials. All recycled materials shall be weighed on a certified weigh scale with weight tickets showing project name. RECORDS OF DISPOSAL, INCLUDING WEIGHT OF MATERIALS, SHALL BE SUBMITTED TO THE DISTRICT ON A MONTHLY BASIS.

Prior to commencing work, the Contractor shall complete the "Construction and Demolition Waste Reduction and Recycling Plan" form and submit it to the Parks Department for review and approval. The Contractor will be expected to follow the approved Plan and document results during construction. At the completion of activities, the Contractor shall submit the "Construction and Demolition Waste Reduction and Recycling Report" form to the Public Works Department for review and approval of compliance with the Plans. The above-referenced forms are provided in Appendix 2.

The Contractor is obligated, under this contract, to recycle the waste material through an approved recycling plant. **In the event the Contractor fails to comply with the C&D requirements (at least 50%), three percent (3%) of the approved contract amount will be forfeited to the District by Contractor as a penalty.**

Payment for Recycling of Materials shall be included in the unit cost for the various contract items of work and no additional compensation will be allowed therefor.

O. TRAFFIC AND ACCESS: ***The Contractor shall notify the occupants of all affected properties at least 48 hours prior to any temporary obstruction of access. Vehicular access to property line shall be maintained, except as required for construction for a reasonable period of time. No overnight closure of any driveway will be allowed, except as permitted by the Engineer. Temporary ramps for driveways shall be provided and maintained by the end of each working day and during the weekends. Temporary driveway ramps shall be constructed with crushed miscellaneous base as directed by the Engineer.***

Contractor shall maintain vehicular, bicycle, and pedestrian traffic access through the project area at all times. A minimum of one 12-foot wide traffic lane and a minimum of one 4-foot wide all-

weather paved pedestrian walkway shall be provided at all times, except as permitted by the Engineer. During times when less than 2 lanes of traffic are provided, contractor shall provide traffic control for the entire duration there is less than 2 lanes. The traffic lanes shall be maintained on all-weather pavement and shall remain unobstructed.

P. STREET CLOSURES, DETOURS, BARRICADES, PARKING: Street closures will not be allowed, except as specifically permitted by the Engineer.

The Contractor shall prepare any traffic control or detour plans that may be required as directed by the Engineer.

Lane transitions shall conform to the Caltrans Traffic Manual, Section 5-08.4, "Transition Area."

Temporary traffic channelization shall be accomplished with delineators. Temporary striping will not be allowed unless specifically permitted by the Engineer. The Contractor shall prepare any plans that may be required for temporary striping to the satisfaction of the Engineer. In no event will temporary striping be allowed on finished pavement surfaces which are to remain.

The Contractor shall schedule an employee to police the temporary delineators and barricades within the travel way during weekday, nonworking hours and over Saturdays, Sundays, and holidays. Any corrective work required to be done by District forces shall be back charged to the Contractor based on the actual costs, plus District overhead and withheld from the final payment.

As specified in the General Provisions, the schedule shall be submitted to the Engineer for approval prior to commencing work. This schedule shall allow affected people ample "on-street" parking within a reasonable distance from their homes and businesses. Requests for changes in the schedule shall be made in accordance with the General Provisions.

Temporary "No Parking" signs shall be posted at least 24 hours, but no more than 48 hours, in advance of the work. The signs shall be placed no more than 250 feet apart on each side of the street and at shorter intervals if conditions warrant. Signs shall be posted only for the areas necessary to accomplish the work. The Contractor shall provide the signs and will be responsible for adding the dates and hours of closure to the signs, removal of the signs, and furnishing and placing of barricades, if necessary, for posting of signs. All signs shall be removed within 48 hours after the effective date.

Payment for STREET CLOSURES, DETOURS, BARRICADES, PARKING shall be considered as included in the unit cost for bid item: "Traffic Control" no additional compensation will be allowed therefor.

TECHNICAL PROVISIONS

PLEASANT VALLEY RECREATION & PARK DISTRICT

ADA PARKING LOT IMPROVEMENTS PROJECT
SPEC NO. 2026.427.8519

1. General Requirements

- **Scope of Work:**
  The Contractor shall furnish all labor, materials, tools, equipment, and incidentals necessary to complete the park improvements shown on the plans dated June 25, 2025. This includes grading, demolition, paving, concrete flatwork, and asphalt curb/berm.
- **Standards & Codes:**
  All work shall conform to the latest versions of:
  - Cal Green Code
  - Americans with Disabilities Act (ADA)
  - California Building Code (CBC)
  - Local municipal codes
- **Utilities Notification:**
  Contractor shall call 811 for utility locating services before any excavation.

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2. Demolition & Site Preparation

- Remove existing concrete, asphalt, and other elements indicated for demolition per plans.
- All removed material shall be properly disposed of off-site.
- Protect existing features not designated for removal.

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3. Grading and Earthwork

- Perform all necessary clearing, grubbing, and grading to achieve final subgrade elevations.
- Finish subgrade shall be within ±0.10 feet of design grade.
- Fill areas shall be compacted to a minimum of 90% relative compaction per ASTM D1557.

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4. Concrete Work

- **Flatwork:**
  Install concrete paths, pads, and curbs per detail.
  - Minimum compressive strength: 3,000 psi at 28 days
  - Finish: Medium broom finish perpendicular to traffic
- **Curbs and Gutters:**
  Install new concrete curbs and gutters per City of Camarillo standard details.

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5. Pavement

- **Asphalt Paving:**
  Construct pavement sections as shown on plans.
  - 3” asphalt concrete (Type A, PG 64-10)
  - Over 6” Class II aggregate base
  - Compact base to 95% minimum, asphalt to 92–95% of maximum theoretical density
- **Slurry Seal (if shown):**
  Apply Type II slurry seal to designated pavement areas per Caltrans Standard Specifications.

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6. Asphalt Curb / Berm

- **Installation:**
  Place asphalt curb or berm at edges as shown on plan and profile views.
  - Dimensions and shape per detail (typically 6” wide x 4” high or as shown)
  - Formed and hand-tamped or machine-laid while asphalt is hot
  - Tack coat shall be applied to all contact surfaces before placement
  - Compact curb to match adjacent pavement density requirements
- **Materials:**
  Use same asphalt mix as for paving (Type A, PG 64-10).
  Tack coat: SS-1h or approved equal.
- **Finish:**
  Smooth and uniform finish, with edges cleanly formed and sloped to ensure drainage.

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7. Temporary Controls

- Implement erosion and sediment control BMPs prior to start of construction.
- Install orange safety fencing around construction areas to restrict public access.

8. Closeout

- Submit as-built drawings reflecting any approved field changes.
- Schedule final inspection with City for punch list and acceptance.
- Remove construction debris and clean all disturbed areas.

APPENDIX A

CONSTRUCTION DRAWINGS

GENERAL NOTES

1. GRADING SHALL BE IN ACCORDANCE WITH THE CITY OF CAMARILLO GRADING ORDINANCE WHICH ADOPTS BY REFERENCE THE CALIFORNIA BUILDING CODE/2022 ED. (CBC), THE VENTURA COUNTY STANDARD LAND DEVELOPMENT SPECIFICATIONS (SLDS), THE LAND DEVELOPMENT MANUAL (LDM), AND THE MOST RECENT EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC) SHALL BE APPLICABLE.

2. A PRECONSTRUCTION CONFERENCE OF ALL INTERESTED PARTIES SHALL BE HELD PRIOR TO ANY CONSTRUCTION OR GRADING TO ANSWER ANY QUESTIONS OR TO CLARIFY ANY PORTION OF THESE GRADING PLANS.

3. ALL RECOMMENDATIONS MADE BY THE SOILS ENGINEER (AND/OR ENGINEERING GEOLOGIST, WHERE EMPLOYED) CONTAINED IN THE REPORTS REFERENCED HEREON AS APPROVED OR CONDITIONED BY THE CITY SHALL BE A PART OF THIS GRADING PLAN.

4. THE GRADING PLAN SHALL BE DESIGNED UTILIZING BEST MANAGEMENT PRACTICES (BMP'S) FOR THE DISCHARGE OF STORM WATER RUNOFF FROM THE PROJECT IN COMPLIANCE WITH THE REQUIREMENTS OF THE VENTURA COUNTY NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT.

5. ALL GRADED SURFACES SUBJECT TO EROSION SHALL BE PROTECTED AND EROSION CONTROL PLANTING SHALL BE ESTABLISHED AS APPROVED BY THE CITY ENGINEER. STORM DAMAGE PREVENTION MEASURES OR PREVENTATIVE DEVICES REQUIRED BY THE CITY ENGINEER SHALL BE INSTALLED AND FULLY FUNCTIONAL BY OCT. 1.

6. STABILIZATION OF SLOPES SHALL BE IN ACCORDANCE WITH CITY APPROVED METHODS (TAMPING, GRID ROLLING, PLANTING, & IRRIGATION SYSTEM). THE SUBDIVIDER SHALL PLANT EACH AND EVERY SLOPE, BOTH CUT & FILL, FOUR FEET OR MORE IN HEIGHT, WITH SUITABLE GRASSES AND GROUND COVER.

7. ALL DELETERIOUS MATERIAL, SUCH AS LUMBER, LOGS, BRUSH, OR ANY OTHER ORGANIC MATERIALS OR RUBBISH, SHALL BE REMOVED FROM ALL AREAS TO RECEIVE COMPACTED FILL.

8. UNSUITABLE MATERIAL, SUCH AS TOP SOIL, WEATHERED BED ROCK, ETC., SHALL BE REMOVED AS REQUIRED BY THE SOILS ENGINEER (AND/OR ENGINEERING GEOLOGIST, WHERE EMPLOYED) FROM ALL AREAS TO RECEIVE COMPACTED FILL OR DRAINAGE STRUCTURES.

9. ALL AREAS TO RECEIVE COMPACTED FILL SHALL BE INSPECTED AND APPROVED BY THE SOILS ENGINEER (AND/OR ENGINEERING GEOLOGIST, WHERE EMPLOYED) AFTER REMOVAL OF UNSUITABLE MATERIAL AND EXCAVATION OF KEYWAYS AND BENCHES, AND PRIOR TO PLACEMENT OF SUBSURFACE DRAINAGE SYSTEMS OR ANY FILL.

10. ALL SOIL OR ROCK MATERIALS DEEMED UNSUITABLE FOR PLACEMENT IN COMPACTED FILL SHALL BE REMOVED FROM THE SITE. ANY MATERIAL SUCH AS CONCRETE OR IMPORTED MATERIALS SHALL BE APPROVED BY THE SOILS ENGINEER AND CITY ENGINEER PRIOR TO USE IN COMPACTED FILL. WHERE EXCAVATED MATERIAL IS BLOCKY, IT WILL BE BROKEN INTO SUITABLE PARTICLE SIZES, NONE LARGER THAN 12 INCHES IN LARGEST DIMENSION, BEFORE BEING USED AS FILL IN CONFORMANCE WITH SEC. J107.3 OF THE CBC.

11. THE SOILS ENGINEER SHALL DIRECT THE REMOVAL OR TREATMENT OF ANY EXISTING UNDERGROUND STRUCTURES SUCH AS IRRIGATION LINES, ETC.

12. ANY WATER WELL LOCATED WITHIN THE SITE SHALL BE REPORTED TO THE DEPARTMENT OF PUBLIC WORKS PRIOR TO ITS MODIFICATION OR DESTRUCTION. SPECIAL PROCEDURES ARE REQUIRED FOR ABANDONMENT.

13. ALL EXCAVATED BACK SLOPES AND KEYS FOR BUTTRESS FILLS MUST BE EXAMINED BY THE SOILS ENGINEER AND ENGINEERING GEOLOGIST TO INSURE THAT ALL POTENTIAL PLANES OF FAILURE HAVE BEEN EXPOSED IN THE EXCAVATION AND WILL BE ADEQUATELY SUPPORTED BY THE PROPOSED BUTTRESS. FIELD CERTIFICATION TO BE SUBMITTED BY THE CONSULTANTS.

14. THE SOILS ENGINEER SHALL SUBMIT RECOMMENDATIONS FOR CORRECTIVE WORK TO INSURE SLOPE STABILITY WHERE UNSTABLE MATERIAL IS EXPOSED AT THE TOP OF CUTS.

15. TERRACE DRAINS, INTERCEPTOR DRAINS AND DOWNDRAINS SHALL ALL BE CONSTRUCTED OF 3" MIN. P.C.C. (OR GUNITE) REINFORCED WITH 6" x 6" x 10 x 10 W.W.M. AND SHALL BE OF EITHER SEMI-CIRCULAR OR TRIANGULAR CROSS SECTION, AND SHALL BE INSTALLED PRIOR TO APPROVAL OF ROUGH GRADING BY THE CITY ENGINEER. AT THEIR RESPECTIVE JUNCTIONS, THE INVERT OF DOWNDRAINS SHALL BE ONE FOOT BELOW THE PROJECTION OF THE INVERT OF THE INTERCEPTOR OR TERRACE DRAINS. JUNCTIONS SHALL BE WARPED AND SUFFICIENT PAVEMENT SHALL BE PROVIDED, OR SPLASH WALLS CONSTRUCTED TO PREVENT EROSION BY SPLASHING.

16. MATERIALS FOR INTERCEPTOR DRAINS, TERRACE DRAINS, AND DOWNDRAINS SHALL MEET SUBSECTIONS 201-1 OF THE SSPWC AND SUBSECTION 400 OF THE SLDS, EXCEPT THAT THE CONCRETE LINED SWALES, V-DITCHES, PAVED TERRACE DRAINS, DOWNDRAINS, BERMS, VELOCITY REDUCERS AND OTHER EROSION PROTECTION DEVICES SHALL BE OF CLASS 520-C-2500 UNLESS OTHERWISE SPECIFIED.

17. INTERIM SOILS AND GEOLOGIC REPORTS SHALL BE SUBMITTED TO THE CITY AS REQUIRED BY THE CITY ENGINEER, CITY INSPECTOR, OR DESIGNATED CITY REPRESENTATIVE.

18. PRIOR TO PLACEMENT OF CONCRETE SIDEWALK, GUTTER AND CURB, THE BASE SHALL BE SPRAYED FOR WEED CONTROL WITH PRE-EMERGENT SPRAY.

19. FINAL COMPACTION AND SOILS ENGINEERING (AND, IF APPLICABLE, ENGINEERING GEOLOGY) REPORTS, SUMMARIZING ALL WORK PERFORMED AND CONCLUDING THAT FILLS HAVE BEEN PLACED ACCORDING TO THE APPROVED PLANS AND STATING THAT ALL GEOLOGIC FEATURES ARE GROSSLY STABLE AS GRADED SHALL BE SUBMITTED TO THE CITY PRIOR TO APPROVAL OF THE ROUGH GRADING BY THE CITY ENGINEER.

20. IF IMPORT/EXPORT IS REQUIRED, THE FOLLOWING SHALL BE SUBMITTED TO THE CITY ENGINEER:

    A. IF SOIL COMES FROM/OR GOES TO A SITE WITHIN THE CITY LIMITS OF CAMARILLO, SUBMIT:

        1. GRADING PLAN OF SOURCE/DISPOSAL SITE SIGNED BY CIVIL ENGINEER AND SOILS ENGINEER TO BE APPROVED BY THE CITY ENGINEER.
        2. GRADING PERMIT AND PAYMENT OF REQUIRED FEES FOR SOURCE/DISPOSAL SITE.
        3. GRADING BOND, IF APPLICABLE, FOR SOURCE/DISPOSAL SITE.

    B. IF SOIL COMES FROM/OR GOES TO A SITE OUTSIDE THE CITY LIMITS OF CAMARILLO, SUBMIT:

        1. COPY OF THE APPROVED GRADING PERMIT OR PERMISSION FROM OUTSIDE AGENCY.
        2. THE SOURCE OF IMPORT/EXPORT SHALL BE PROPERLY IDENTIFIED WITH AN ASSESSOR'S PARCEL NO.

    C. IN EITHER CASE, SUBMIT:

        1. A CERTIFICATE OF SUITABILITY OF THE IMPORTED/EXPORTED (IF WITHIN CITY) SOIL BY THE SOILS ENGINEER.
        2. CLEAN-UP AND REPAIR FUNDS AS DETERMINED BY THE CITY ENGINEER.
        3. SPECIFIC HAUL ROUTE SHALL BE APPROVED BY THE CITY ENGINEER.

21. PRIOR TO PROJECT APPROVAL, THE DEVELOPER SHALL OBTAIN THE FOLLOWING PERMITS (IF APPLICABLE):

    A. UTILITIES: UNDERGROUND PERMITS("*" DENOTES FRANCHISE UTILITY)

    * SOUTHERN CALIFORNIA GAS CO. PERMIT NO. N/A
    * SOUTHERN CALIFORNIA EDISON PERMIT NO. N/A
    * TELEPHONE COMPANY PERMIT NO. N/A
    * CABLE TELEVISION PERMIT NO. N/A

    B. BUILDING AND SAFETY PERMIT NO. N/A

    C. V.C. WATERSHED PROTECTION DIST. PERMIT NO. N/A

    D. V.C. ROADS DEPT. PERMIT NO N/A

    E. CALTRANS PERMIT NO. N/A

    F. SOUTHERN PACIFIC RAILROAD PERMIT NO. N/A

22. CONTRACTOR SHALL CONTACT USA/SC (UNDERGROUND SERVICE ALERT) AT 1-800-227-2600 FOR LOCATING UNDERGROUND FACILITIES, TWO WORKING DAYS PRIOR TO DIGGING.

23. EXCAVATIONS: ALL EXCAVATIONS OF 5' OR GREATER IN DEPTH, REQUIRE A CAL-OSHA PERMIT. (805) 654-4581 24 HR. SERVICE.

    CAL-OSHA PERMIT NO. _____ DATE _____

24. QUANTITIES:

    CUT 0 CUBIC YARDS FILL 0 CUBIC YARDS

    EXPORT N/A CUBIC YARDS IMPORT N/A CUBIC YARDS

    DISPOSAL SITE G.P. NO. _____ SOURCE SITE G.P. NO. _____

    GRADING BOND NO. _____ AMOUNT: $ _____

25. CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 2 (TWO) UNITS HORIZONTAL TO 1 (ONE) UNIT VERTICAL.

26. BENCHMARK DATA: 2" BRASS DISK AT THE SOUTHWESTERLY CORNER OF THE INTERSECTION OF CALLE BELLA VISTA AND CRESTVIEW AVENUE, 60.0 FEET SOUTHERLY OF THE CENTER OF CRESTVIEW AVE., 20.5 FEET WESTERLY OF THE CENTER OF CALLE BELLA VISTA, 5.0 FEET SOUTHERLY OF B.C. CURB RETURN, SET FLUSH IN TOP OF CURB

    BENCH MARK NO. VCPID 446 STAMPING 113-1 (1986)
    ELEV. 243.36 FEET NAVD 88

ENGINEERED GRADING INSPECTION CERTIFICATE

JOB ADDRESS 6869 CAMARILLO SPRINGS ROAD. CAMARILLO, CA 93012

OWNER XXXXX

ROUGH GRADING CERTIFICATION

A. BY SOILS ENGINEER

I HEREBY CERTIFY THAT THE EARTH FILLS PLACED ON THE ABOVE LOTS WERE INSTALLED UPON COMPETENT AND PROPERLY PREPARED BASE MATERIAL AND COMPACTED IN COMPLIANCE WITH REQUIREMENTS OF THE GRADING ORDINANCE. I FURTHER CERTIFY THAT WHERE THE REPORT OR REPORTS OF AN ENGINEERING GEOLOGIST, RELATIVE TO THIS SITE, HAVE RECOMMENDED THE INSTALLATION OF BUTTRESS FILLS OR OTHER SIMILAR STABILIZATION MEASURES, SUCH EARTHWORK CONSTRUCTION HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED DESIGN.

LOT NUMBERS _____

SEE REPORT DATED _____ FOR TEST DATA, RECOMMENDED ALLOWABLE SOIL BEARING VALUES, AND SPECIAL RECOMMENDATIONS.

REMARKS _____

ENGINEER _____ (SIGNATURE) REG. NO. _____ DATE _____

EXP. DATE _____

B. BY ENGINEERING GEOLOGIST

I CERTIFY THAT THE ROUGH GRADING WORK INCORPORATES ALL OF THE RECOMMENDATIONS CONTAINED IN THE REPORT OR REPORTS FOR WHICH I AM RESPONSIBLE AND ALL RECOMMENDATIONS THAT I HAVE MADE BASED ON FIELD INSPECTION OF THE WORK DURING GRADING.

LOT NUMBERS _____

REMARKS _____

ENGINEERING GEOLOGIST _____ (SIGNATURE) C.E.G. NO. _____ DATE _____

C. BY SUPERVISING CIVIL ENGINEER

I CERTIFY TO THE SATISFACTORY COMPLETION OF ROUGH GRADING INCLUDING: GRADING TO APPROXIMATE FINAL ELEVATIONS; PROPERTY LINES LOCATED AND STAKED; CUT AND FILL SLOPES CORRECTLY GRADED AND LOCATED IN ACCORDANCE WITH THE APPROVED DESIGN; SWALES AND TERRACES GRADED READY FOR PAVING; BERMS INSTALLED; AND REQUIRED DRAINAGE SLOPES PROVIDED ON THE BUILDING PADS. I FURTHER CERTIFY THAT WHERE REPORT OR REPORTS OF AN ENGINEERING GEOLOGIST AND/OR SOILS ENGINEER HAVE BEEN PREPARED RELATIVE TO THIS SITE, THE RECOMMENDATIONS CONTAINED IN SUCH REPORTS HAVE BEEN FOLLOWED IN THE PROSECUTION OF THE WORK.

LOT NUMBERS _____

REMARKS _____

ENGINEER _____ (SIGNATURE) REG. NO. _____ DATE _____

EXP. DATE _____

FINAL GRADING CERTIFICATION

BY SUPERVISING CIVIL ENGINEER

I CERTIFY TO THE SATISFACTORY COMPLETION OF GRADING IN ACCORDANCE WITH THE APPROVED PLANS. ALL DRAINAGE DEVICES REQUIRED BY THE GRADING PERMIT, GRADING PLANS, AND GRADING ORDINANCE HAVE BEEN INSTALLED. EROSION TREATMENT OF SLOPES AND IRRIGATION SYSTEMS (WHERE REQUIRED) HAVE BEEN INSTALLED. ADEQUATE PROVISION HAVE BEEN MADE FOR DRAINAGE OF SURFACE WATERS FROM EACH BUILDING SITE.

LOT NUMBERS _____

REMARKS _____

ENGINEER _____ (SIGNATURE) REG. NO. _____ DATE _____

EXP. DATE _____

GRADING CONTRACTOR CERTIFICATION

BY GRADING CONTRACTOR

I CERTIFY THAT THE GRADING WAS DONE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS, THE GRADING ORDINANCE, AND THE RECOMMENDATIONS OF THE CIVIL ENGINEER, SOILS ENGINEER AND ENGINEERING GEOLOGIST. IT IS UNDERSTOOD THAT THIS CERTIFICATION INCLUDES ONLY THOSE ASPECTS OF THE WORK THAT CAN BE DETERMINED BY ME, AS A COMPETENT GRADING CONTRACTOR, WITHOUT SPECIAL EQUIPMENT OR PROFESSIONAL SKILLS.

GRADING CONTRACTOR _____ (SIGNATURE) LICENSE NO. _____ DATE _____

INSTRUCTIONS: THE OWNER MAY SIGN IF GRADING WAS NOT DONE BY A LICENSED GRADING CONTRACTOR.

LEGEND/ABBREVIATIONS:

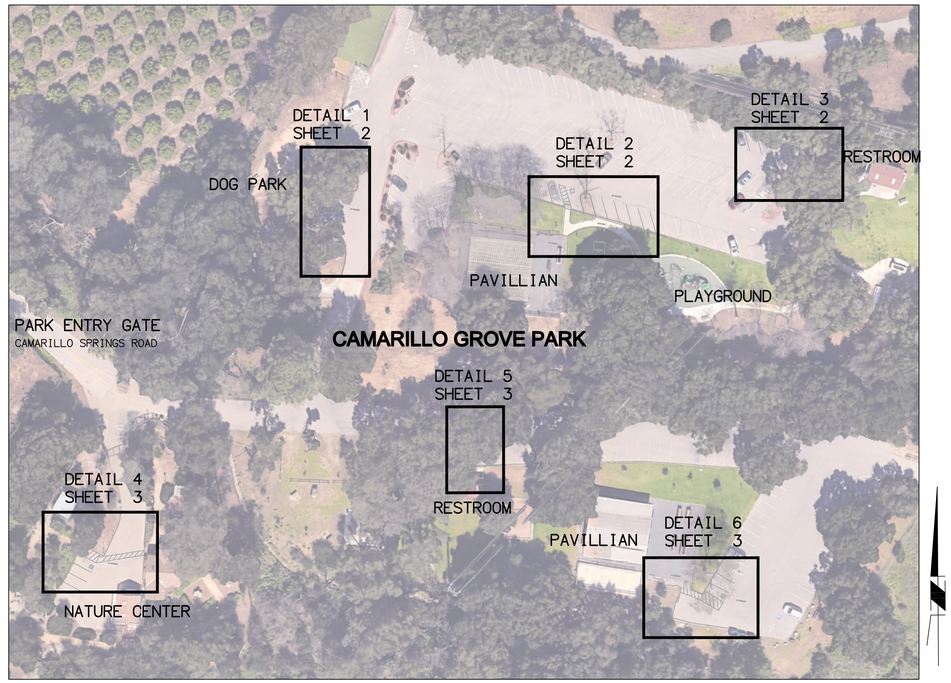
CENTER LINE	
PROPERTY LINE	
RIGHT OF WAY	
DAYLIGHT LINE	
(200)	EXISTING CONTOUR
200	PROPOSED CONTOUR
FLOWLINE	
EASEMENT	
EX UTILITY	
OVER-EX LIMIT	
S	SANITARY SEWER
W	WATER LINE
SD	STORM DRAIN
6' STUCCO WALL	
RETAINING WALL	
FENCE	
CONC WALK/DRIVEWAY NOTED PER PLAN	

AC	ASPHALT CONCRETE PAVING
BLDG	BUILDING
CF	CURB FACE
CONC	CONCRETE
CO	CLEANOUT
EG	EDGE OF GUTTER
EW	EACH WAY
EX	EXISTING
FF	FINISH FLOOR ELEVATION
FG	FINISH GROUND
FL	FLOW LINE
FS	FINISHED SURFACE
GB	GRADE BREAK
GFF	GARAGE FINISHED FLOOR
GM	GAS METER
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
MH	MANHOLE
MIN	MINIMUM
NTS	NOT TO SCALE
OC	ON CENTER
PB	PULL BOX
PP	POWER POLE
RET	RETAINING
TB	TOP OF BERM
TF	TOP OF FOOTING
TG	TOP OF GRATE
TC	TOP OF CURB
TW	TOP OF WALL
WM	WATER METER
WV	WATER VALVE

811 Know what's below. Call before you dig.

DIAL TOLL FREE 811 AT LEAST TWO DAYS BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA



INDEX MAP

NTS

COUNTY of VENTURA
Resource Management Agency
APPROVED

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Michael Lapraik, PE, SE 10/17/2025
Building and Safety Division

SEAL: REGISTERED PROFESSIONAL ENGINEER SCOTT DELANE UHLES No C 72391 CIVIL STATE OF CALIFORNIA

SEAL:

SEAL:

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION	DRAWING NO.
1	PAVEMENT, GRADING, AND STRIPING PLAN COVER SHEET	C-
2	PAVEMENT, GRADING, AND STRIPING PLAN	C-
3	PAVEMENT, GRADING, AND STRIPING PLAN	C-

APPROVAL BY CONSULTANTS

THIS GRADING PLAN IS ACCEPTABLE IN REGARD TO SOILS (AND GEOLOGIC, IF APPLICABLE) CONDITIONS AND CONFORMS TO THE RECOMMENDATIONS OF THE SUPPORTIVE REPORTS DATED:

SOILS ENGINEERING REPORTS: _____

BY _____ (SIGNATURE) SOILS ENGINEER REG. NO.

(PRINT NAME)

COMPANY _____

ENGINEERING GEOLOGY REPORTS: _____

BY _____ (SIGNATURE) ENGINEERING GEOLOGIST C.E.G. NO.

(PRINT NAME)

COMPANY _____

REFERENCE DRAWING NUMBERS

REV.	DESCRIPTION	APP'D	DATE

PREPARED BY:

DELANE ENGINEERING
400 W VENTURA BLVD, STE 265, CAMARILLO, CA 93010
PHONE: 310.546.5211-DELANEENGINEERING.COM

6-25-2025

SCOTT D. UHLES, P.E. RCE 72391 DATE

STANDARD COVER SHEET FOR

PAVEMENT GRADING AND STRIPING PLAN

INDEX MAP, STANDARD DETAILS AND NOTES

CAMARILLO GROVE PARK

E.P. 25- CITY OF CAMARILLO G.P. 25-

APPROVED: CITY OF CAMARILLO

CITY ENGINEER DATE
PUBLIC WORKS
RCE 76459 EXP 12/31/2026

CHECKED BY:

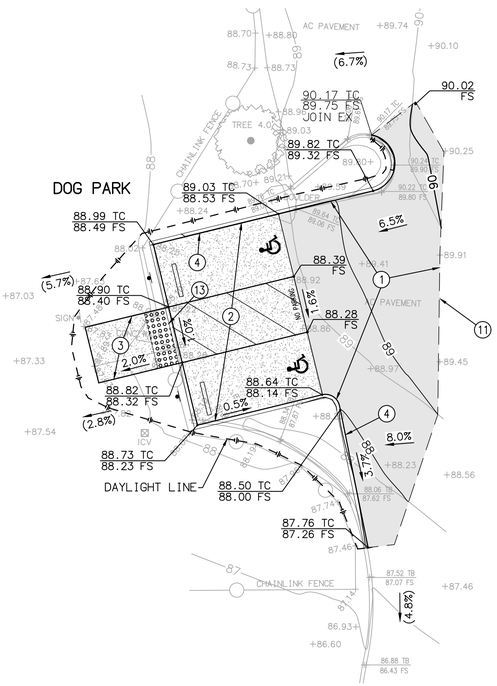
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SHEET 1 OF 5

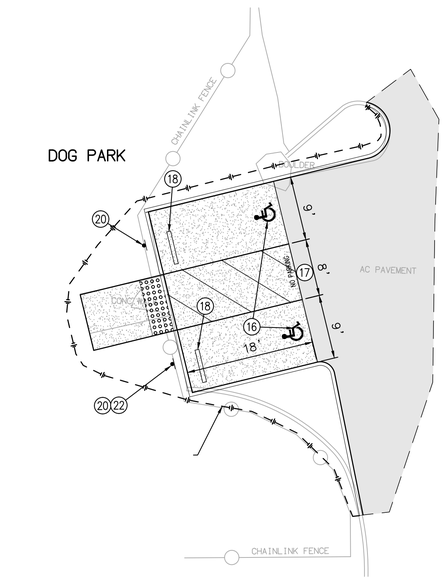
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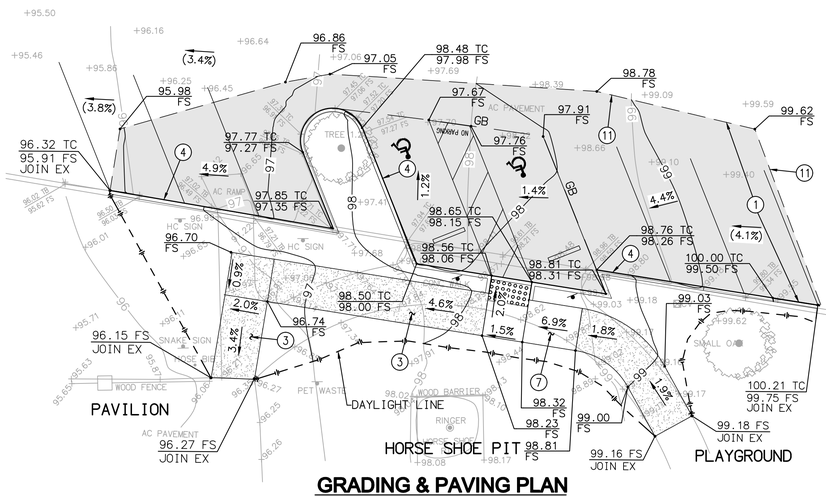


GRADING & PAVING PLAN

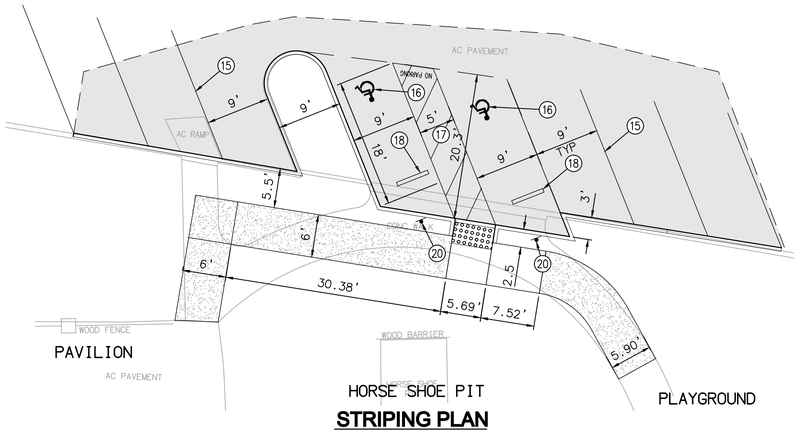


STRIPING PLAN

DETAIL 1

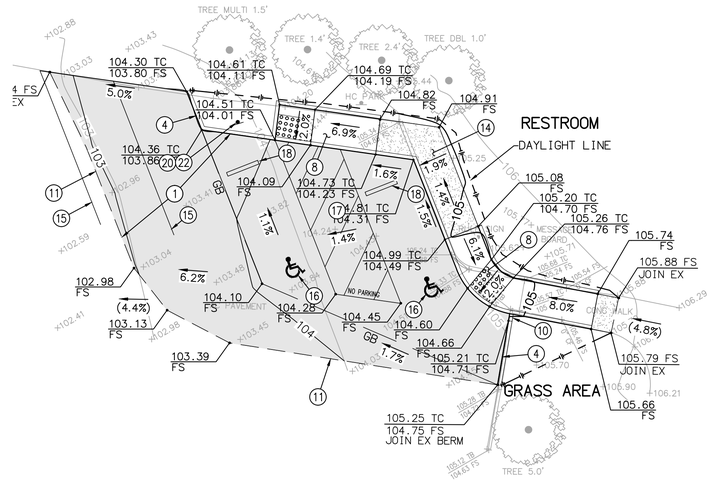


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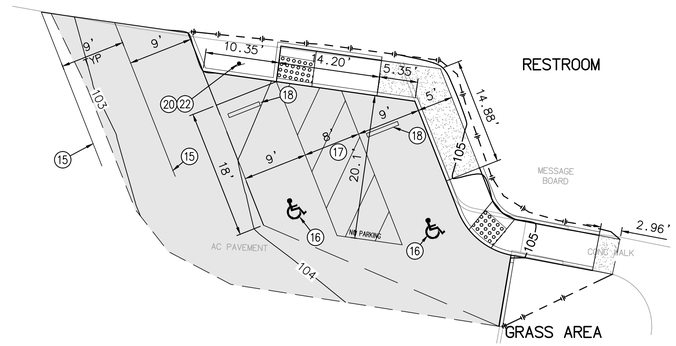


STRIPING PLAN

DETAIL 2



GRADING & PAVING PLAN

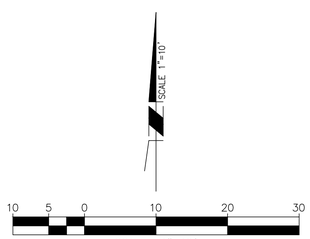


STRIPING PLAN

DETAIL 3

CONSTRUCTION NOTES

1. CONSTRUCT ASPHALT PAVEMENT SECTION TO MATCH ADJACENT EXISTING SECTION, SCARIFY AND RECOMPACT EXISTING BASETO 90% RELATIVE COMPACTION AND MAINTAIN MIN BASE THICKNESS PER EXISTING CONDITIONS
2. CONSTRUCT 6" PCC (520-C-2500) ON 4" AB, WITH #4 BARS AT 24" OC, EW, JOINT SPACING 10' MAX EACH WAY
3. CONSTRUCT 4" CONCRETE WALK OVER NATIVE SOIL TO 95% RELATIVE COMPACTION AND SPPWC STD 112-2
4. CONSTRUCT 6" CURB PER CAMARILLO STD PLATE E-4.1 (REV D), TYPE A-1
7. CONSTRUCT CURB RAMP PER SPPWC STD 111-5, CASE A, TYPE 5, AND AS MODIFIED PER PLAN
8. CONSTRUCT CURB RAMP PER SPPWC STD 111-5, CASE B, TYPE 1, AND AS MODIFIED PER PLAN
10. CONSTRUCT CURB TRANSITION FROM 6" TO 0" CURB FACE (L=1')
11. SAWCUT LINE, LIMITS OF PAVEMENT REMOVAL
13. CONSTRUCT AC BERM (H=PER PLAN) PER SPPWC STD 120-3, D1-6
14. CONSTRUCT AC WALK (W=PER PLAN) 2% MAX CROSS SLOPE OVER EXISTING AC PAVEMENT
15. PAINT 4" WHITE STRIPE FOR STANDARD 9' X 18' PARKING STALL. UNLESS OTHERWISE NOTED PER PLAN
16. INSTALL ACCESSIBLE PARKING STALL PER CALTRANS STD A90A AND AS SHOWN PER PLAN
17. PAINT 5' OR 8' WIDE ACCESSIBLE PATH WITH 4" BLUE BORDER AND 4" WHITE DIAGONAL LINES 3 FEET APART ON CENTER
18. INSTALL 4' WHEEL STOP AS SHOWN PER PLAN
20. INSTALL ACCESSIBLE PARKING SIGN (R99C) AND POST SPPWC STD 180-0
22. INSTALL VAN ACCESSIBLE SIGN (R7-8B)



NOTE:

1. ALL PARKING LOT PAINT AND ACCESSIBLE STRIPING SHALL BE INSTALLED AFTER PARKING LOT RE-SURFACING IS COMPLETED.
2. ALL ACCESSIBLE PARKING AND RAMPS SHALL COMPLY WITH CBC 11B, SEE SHEETS 4 AND 5

COUNTY of VENTURA
Resource Management Agency

APPROVED

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Michael Lapraik, PE, SE 10/17/2025
Building and Safety Division

PREPARED BY
DELANE ENGINEERING
400 W VENTURA BLVD, STE 265, CAMARILLO, CA 93010
PHONE: 310.546.5711-DELANEENGINEERING.COM
SCOTT DELANE UHLES RCE NO 72391 6-25-2025 DATE

REGISTERED PROFESSIONAL ENGINEER — SCOTT DELANE UHLES — No C 72391 — CIVIL — STATE OF CALIFORNIA

REVIEWED:
TRAFFIC ENGINEER DATE

REVIEWED:
DIRECTOR, COMMUNITY DEVELOPMENT DATE

REVIEWED:
STORMWATER COORDINATOR DATE
N/A
WATER RECLAMATION SUPERINTENDENT DATE
N/A
PUBLIC WORKS MAINTENANCE SUPERINTENDENT DATE
N/A
WATER SUPERINTENDENT DATE

REV.	DESCRIPTION	APP'D	DATE

DEPARTMENT OF PUBLIC WORKS
CITY OF CAMARILLO

CAMARILLO GROVE PARK
PAVEMENT, GRADING, AND STRIPING PLAN

DRN BY: DT | DES BY: DT | CK'D BY: SU

APPROVED:
CITY ENGINEER DATE
PUBLIC WORKS
RCE 76459 EXP 12/31/2026

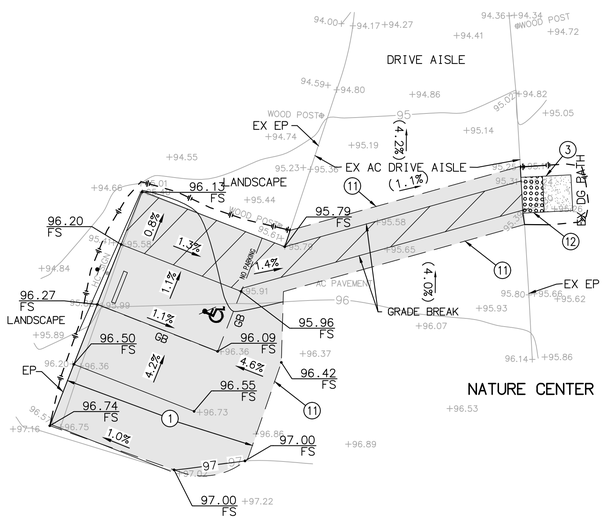
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SPEC. NUMBER | PROJ. NUMBER

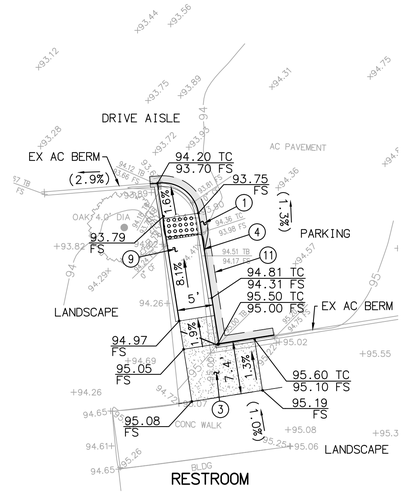
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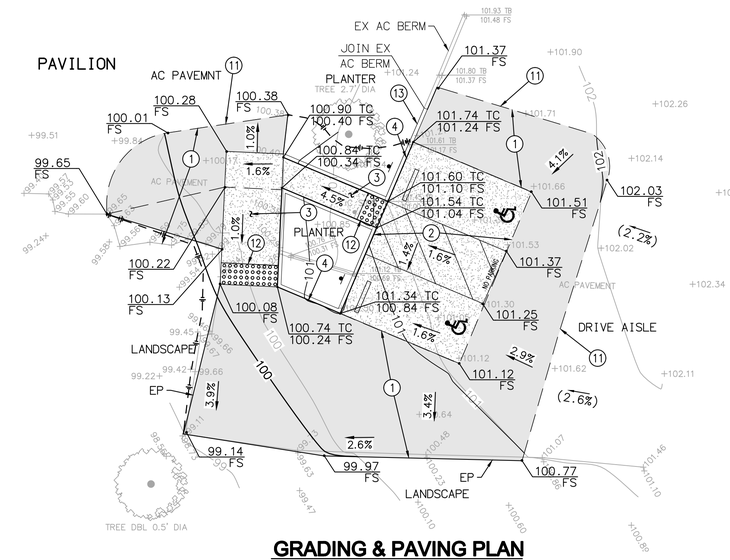
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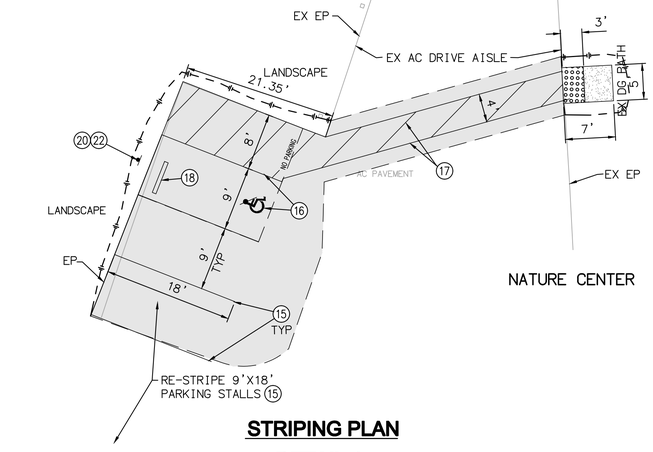
GRADING & PAVING PLAN



DETAIL 5

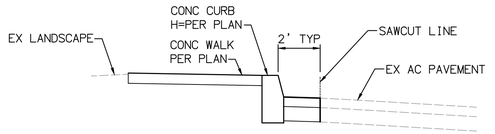


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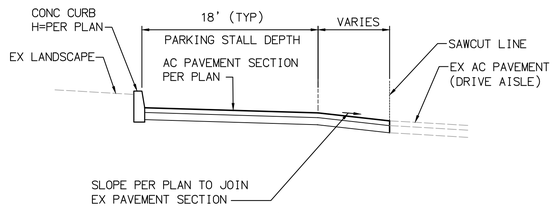
STRIPING PLAN

DETAIL 4



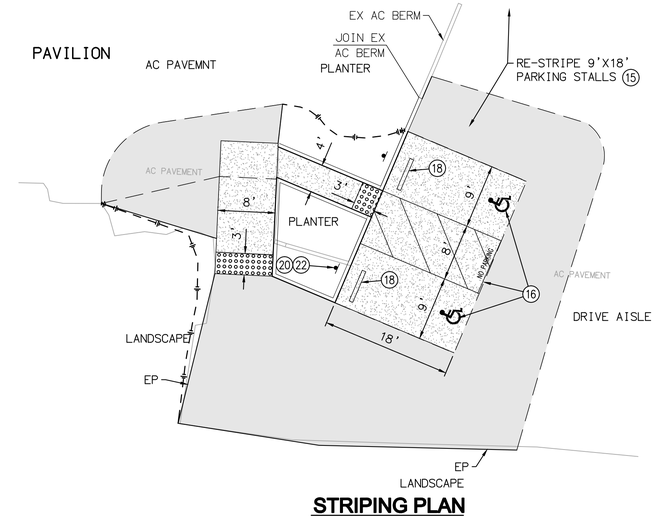
TYPICAL SECTION SIDEWALK JOIN TO EXISTING

NTS



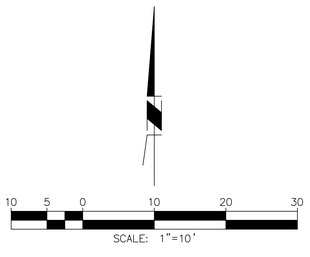
TYPICAL SECTION PARKING STALL JOIN TO EXISTING

NTS



STRIPING PLAN

DETAIL 6



CONSTRUCTION NOTES

1. CONSTRUCT ASPHALT PAVEMENT SECTION TO MATCH ADJACENT EXISTING SECTION, SCARIFY AND RECOMPACT EXISTING BASETO 90% RELATIVE COMPACTION AND MAINTAIN MIN BASE THICKNESS PER EXISTING CONDITIONS
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4. CONSTRUCT 6" CURB PER CAMARILLO STD PLATE E-4.1 (REV D), TYPE A-1
9. CONSTRUCT CURB RAMP PER SPPWC STD 111-5, CASE D, TYPE 2, AND AS MODIFIED PER PLAN
11. SAWCUT LINE, LIMITS OF PAVEMENT REMOVAL
12. INSTALL TRUNCATED DOMES AS SHOWN PER PLAN AND SPPWC STD 111-5
13. CONSTRUCT AC BERM (H=PER PLAN) PER SPPWC STD 120-3, D1-6
15. PAINT 4" WHITE STRIPE FOR STANDARD 9' X 18' PARKING STALL. UNLESS OTHERWISE NOTED PER PLAN
16. INSTALL ACCESSIBLE PARKING STALL PER CALTRANS STD A90A AND AS SHOWN PER PLAN
17. PAINT 5' OR 8' WIDE ACCESSIBLE PATH WITH 4" BLUE BORDER AND 4" WHITE DIAGONAL LINES 3 FEET APART ON CENTER
18. INSTALL 4' WHEEL STOP AS SHOWN PER PLAN
20. INSTALL ACCESSIBLE PARKING SIGN (R99C) AND POST SPPWC STD 180-0
22. INSTALL VAN ACCESSIBLE SIGN (R7-8B)

NOTE:

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2. ALL ACCESSIBLE PARKING AND RAMPS SHALL COMPLY WITH CBC 11B, SEE SHEETS 4 AND 5.

COUNTY of VENTURA
Resource Management Agency
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Michael Lapraik, PE, SE 10/17/2025
Building and Safety Division

REGISTERED PROFESSIONAL ENGINEER
SCOTT DELANE UHLES
No C 72391
CIVIL
STATE OF CALIFORNIA

PREPARED BY
DELANE ENGINEERING
400 W VENTURA BLVD, STE 265, CAMARILLO, CA 93010
PHONE: 310.546.5711-DELANEENGINEERING.COM
6-25-2025
SCOTT DELANE UHLES RCE NO 72391 DATE

REVIEWED:
TRAFFIC ENGINEER DATE

REVIEWED:
DIRECTOR, COMMUNITY DEVELOPMENT DATE

REVIEWED:
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N/A
WATER RECLAMATION SUPERINTENDENT DATE
N/A
PUBLIC WORKS MAINTENANCE SUPERINTENDENT DATE
N/A
WATER SUPERINTENDENT DATE

REV.	DESCRIPTION	APP'D	DATE

DEPARTMENT OF PUBLIC WORKS
CITY OF CAMARILLO

CAMARILLO GROVE PARK PAVEMENT, GRADING, AND STRIPING PLAN

DRN BY: DT | DES BY: DT | CK'D BY: SU

APPROVED:
CITY ENGINEER DATE
PUBLIC WORKS
RCE 76459 EXP 12/31/2026

RECOMMENDED BY:

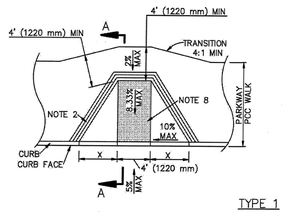
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F.B. PG. | SHEET 3 OF 5 | C-

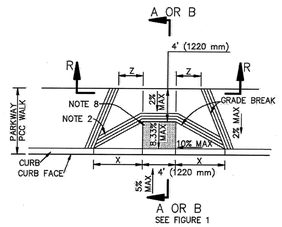
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SAVE DATE: 6/24/25 DEBBIETALAMANTES

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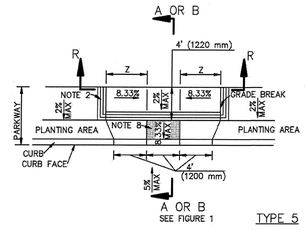


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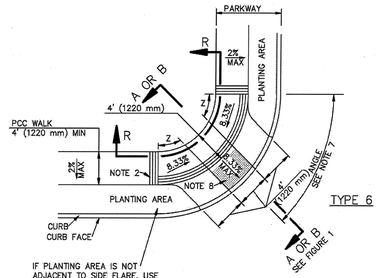
CASE A

PARTS OF THIS STANDARD PLAN SHOW INSTALLATION FOR TYPICAL RETROFIT CONDITIONS, AND ARE NOT FULLY COMPLIANT WITH CALIFORNIA BUILDING CODE REQUIREMENTS FOR NEW DEVELOPMENT.

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION		
PROMULGATED BY THE PUBLIC WORKS STANDARDS INC. GREENBOOK COMMITTEE 1992 REV. 1998, 2000, 2005, 2008, 2012	**CURB RAMP** USE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION	STANDARD PLAN 111–5 SHEET 1 OF 10



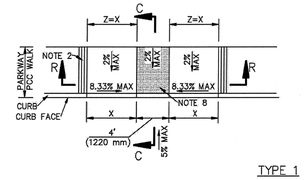
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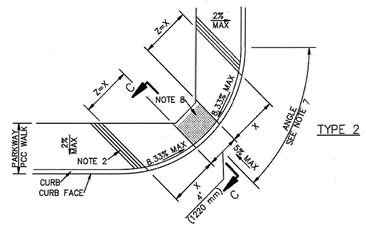
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CASE A

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION		
	CURB RAMP	STANDARD PLAN 111–5 SHEET 3 OF 10



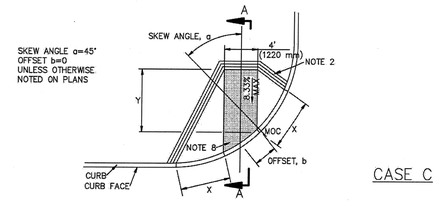
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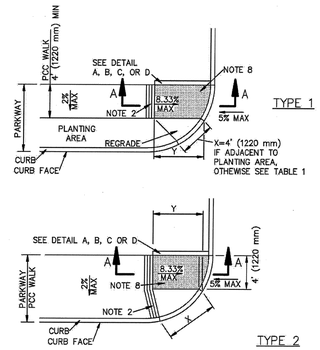
TYPE 2

CASE B

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION		
	CURB RAMP	STANDARD PLAN 111–5 SHEET 4 OF 10



CASE C

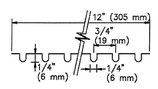


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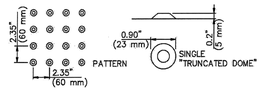
TYPE 2

CASE D

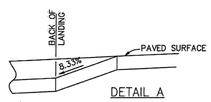
STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION		
	CURB RAMP	STANDARD PLAN 111–5 SHEET 5 OF 10



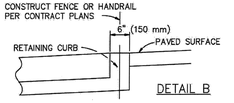
GROOVING DETAIL



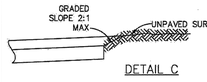
DETECTABLE WARNING DETAIL



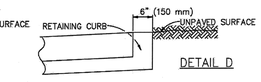
DETAIL A



DETAIL B



DETAIL C

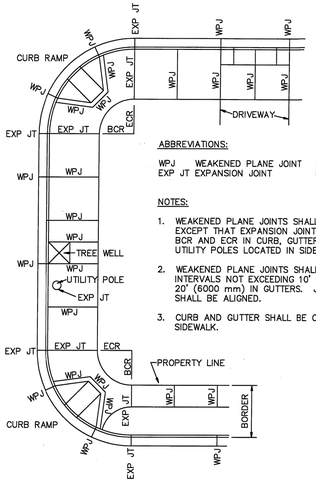


DETAIL D

GENERAL NOTES:

1. CONCRETE SHALL BE CLASS 520–C–2500 (310–C–17) CONFORMING TO SSPWC 201–1.1.2 AND SHALL BE 4" (100 mm) THICK.
2. THE RAMP SHALL HAVE A 12" (305 mm) WIDE BORDER WITH 1/4" (6 mm) GROOVES APPROXIMATELY 3/4" (19 mm) OC. SEE GROOVING DETAIL.
3. THE RAMP SURFACE SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE CONFORMING TO SSPWC 303–1.9.
4. USE DETAIL "A" OR "B" IF EXISTING SURFACE BEHIND LANDING IS PAVED.
5. USE DETAIL "C" OR "D" IF EXISTING SURFACE BEHIND LANDING IS UNPAVED.
6. R = 3' (900 mm) UNLESS OTHERWISE SHOWN ON PLAN. SEE SHEET 7.
7. ANGLE = Δ/2 UNLESS OTHERWISE SHOWN ON PLAN.
8. CONSTRUCT DETECTABLE WARNING SURFACE PER DETAIL THIS SHEET. MATERIALS SHALL BE PER CONTRACT DOCUMENTS.

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION		
	CURB RAMP	STANDARD PLAN 111–5 SHEET 10 OF 10



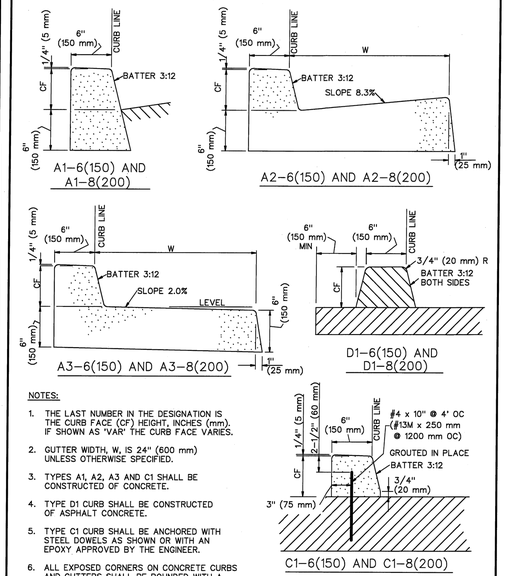
ABBREVIATIONS:

WPJ WEAKENED PLANE JOINT
EXP JT EXPANSION JOINT
BCR BEGINNING OF CURB RETURN
ECR END OF CURB RETURN

NOTES:

1. WEAKENED PLANE JOINTS SHALL BE USED FOR ALL JOINTS, EXCEPT THAT EXPANSION JOINTS SHALL BE PLACED AT THE BCR AND ECR IN CURB, GUTTER AND SIDEWALK, AND AROUND UTILITY POLES LOCATED IN SIDEWALK AREAS.
2. WEAKENED PLANE JOINTS SHALL BE CONSTRUCTED AT REGULAR INTERVALS NOT EXCEEDING 10' (3000 mm) IN WALKS AND 20' (6000 mm) IN GUTTERS. JOINTS IN CURB AND WALK SHALL BE ALIGNED.
3. CURB AND GUTTER SHALL BE CONSTRUCTED SEPARATELY FROM SIDEWALK.

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION		
PROMULGATED BY THE PUBLIC WORKS STANDARDS INC. GREENBOOK COMMITTEE 1994 REV. 1998, 2009	**CURB AND SIDEWALK JOINTS** USE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION	STANDARD PLAN 112–2 SHEET 1 OF 1



NOTES:

1. THE LAST NUMBER IN THE DESIGNATION IS THE CURB FACE (CF) HEIGHT, INCHES (mm). IF SHOWN AS "VAR" THE CURB FACE VARIES.
2. GUTTER WIDTH, W, IS 24" (600 mm) UNLESS OTHERWISE SPECIFIED.
3. TYPES A1, A2, A3 AND C1 SHALL BE CONSTRUCTED OF CONCRETE.
4. TYPE D1 CURB SHALL BE CONSTRUCTED OF ASPHALT CONCRETE.
5. TYPE C1 CURB SHALL BE ANCHORED WITH STEEL DOWELS AS SHOWN OR WITH AN EPOXY APPROVED BY THE ENGINEER.
6. ALL EXPOSED CORNERS ON CONCRETE CURBS AND GUTTERS SHALL BE ROUNDED WITH A 1/2" (15 mm) RADIUS.

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION		
PROMULGATED BY THE PUBLIC WORKS STANDARDS INC. GREENBOOK COMMITTEE 1994 REV. 1998, 2009, 2021	**CURB AND GUTTER – BARRIER** USE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION	STANDARD PLAN 120–3 SHEET 1 OF 1

REGISTERED PROFESSIONAL ENGINEER — SCOTT DELANE UHLES — No C 72391 — CIVIL — STATE OF CALIFORNIA

PREPARED BY
DELANE ENGINEERING
400 W VENTURA BLVD, STE 265, CAMARILLO, CA 93010
PHONE: 310.546.5711–DELANEENGINEERING.COM
6-25-2025
SCOTT DELANE UHLES RCE NO 72391 DATE

COUNTY of VENTURA
Resource Management Agency
APPROVED
This set of plans and specifications MUST be kept on the job at all times and it is unlawful to make any changes or alterations on same without written permission from the Building and Safety Division, County of Ventura. The stamping of this plan and specifications SHALL NOT be held to permit or to be an approval of the violation of any provisions of any County Ordinance of State Law.
Michael Lapraik, PE, SE 10/17/2025
Building and Safety Division

REVIEWED:
TRAFFIC ENGINEER DATE

REVIEWED:
DIRECTOR, COMMUNITY DEVELOPMENT DATE

REVIEWED:
STORMWATER COORDINATOR DATE
N/A
WATER RECLAMATION SUPERINTENDENT DATE
N/A
PUBLIC WORKS MAINTENANCE SUPERINTENDENT DATE
N/A
WATER SUPERINTENDENT DATE

REV.	DESCRIPTION	APP'D	DATE

DEPARTMENT OF PUBLIC WORKS
CITY OF CAMARILLO

CAMARILLO GROVE PARK

DRN BY: DT | DES BY: DT | CK'D BY: SU

APPROVED:
CITY ENGINEER DATE
PUBLIC WORKS
RCE 76459 EXP 12/31/2026

RECOMMENDED BY:

SPEC. NUMBER | PROJ. NUMBER

F.B. PG. | SHEET 4 OF 5 | C-

PLOT DATE: 6/25/25 8:19 AM FILE NAME: H:\VR00\TP\MTA\01\04\A\CAD\DLV\A34-04-07-01.DWG

SAVE DATE: 6/24/25 DEBBIETALAMANTES

SECTION 34

PARKING
CHECKLIST

General

☐ The provisions of Division 5 (General Site and Building Elements) must apply where required by Division 2 (Scoping Requirements) or where referenced by a requirement in this chapter.
(CA T24 11B-501.1) (ADA 501.1)

Parking Space – Identification

☐ Parking space identification signs must include the International Symbol of Accessibility complying with Section 11B-703.7.2.1 (International Symbol of Accessibility) in white on a blue background. Fig. 1
(CA T24 11B-502.6) (ADA 502.6)

☐ Signs identifying van parking spaces must contain additional language or an additional sign with the designation "Van Accessible." Fig. 2
(CA T24 11B-502.6) (ADA 502.6)

☐ Signs must be 60" (1524 mm) min. above the finish floor or ground surface measured to the bottom of the sign. Fig. 1
(CA T24 11B-502.6) (ADA 502.6)

DSA Advisory 11B-502.6 Identification.
This section requires that an additional "van accessible" sign or additional language be posted below the International Symbol of Accessibility when designating an accessible parking space that will accommodate a van. A single parking sign incorporating both the International Symbol of Accessibility and the language "van accessible" may be used.

ADA Advisory 502.6 Identification.
The required "van accessible" designation is intended to be informative, not restrictive, in identifying those spaces that are better suited for van use. Enforcement of motor vehicle laws, including parking privileges, is a local matter.

EXCEPTIONS
Signs located within a circulation path must be a min. of 80" (2032 mm) above the finish floor or ground surface measured to the bottom of the sign. Fig. 3
(CA T24 11B-502.6 (EXC))

Finish and Size

☐ Parking identification signs must be reflectorized with a min. area of 70 sq. in. (45,161 mm2). Fig. 1
(CA T24 11B-502.6.1)

Minimum Fine

☐ Additional language or an additional sign below the International Symbol of Accessibility must state "Minimum Fine $250". Fig. 1 & 2
(CA T24 11B-502.6.2)

Location

☐ A parking space identification sign must be visible from each parking space.
(CA T24 11B-502.6.3)

☐ Signs must be permanently posted either immediately adjacent to the parking space or within the projected parking space width at the head end of the parking space.
(CA T24 11B-502.6.3)

PARKING SPACE REFLECTORIZED SIGN (11B-502.6)

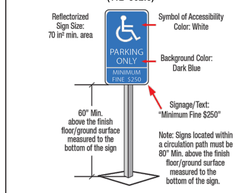


FIGURE 1

VAN-ACCESSIBLE SIGN



FIGURE 2

ACCESSIBLE SIGN LOCATION (11B-502.6)

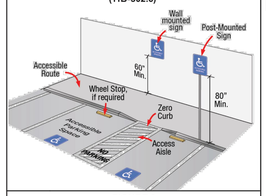


FIGURE 3

SECTION 34

PARKING
CHECKLIST

☐ Signs may also be permanently posted on a wall at the interior end of the parking space.
(CA T24 11B-502.6.3)

Marking - Surface Identification

☐ Each accessible car and van space must have surface identification complying with either Section 11B-502.6.4.1 (Option 1) or Section 11B-502.6.4.2 (Option 2). Fig. 4
(CA T24 11B-502.6.4)

Option 1

☐ The parking space must be marked with an International Symbol of Accessibility complying with Section 11B-703.7.2.1 (International Symbol of Accessibility) in white on a blue background a minimum 36" (914 mm) wide x 36" (914 mm) high. Fig. 4 & 5
(CA T24 11B-502.6.4.1)

NOTE: For details see Section 31, Signs & Identification.

☐ The centerline of the International Symbol of Accessibility must be a max. of 6" (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and its lower corner at, or lower side aligned with, the end of the parking space length.
(CA T24 11B-502.6.4.1)

Option 2

☐ The parking space must be outlined in blue or painted blue and must be marked with an International Symbol of Accessibility complying with Section 11B-703.7.2.1 (International Symbol of Accessibility) in white on a blue background a minimum 36" (914 mm) wide x 36" (914 mm) high in white or a suitable contrasting color. Fig. 4 & 5
(CA T24 11B-502.6.4.2)

NOTE: For details see Section 31, Signs & Identification.

☐ The International Symbol of Accessibility's centerline must be a max. of 6" (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and its lower corner at, or lower side aligned with, the end of the parking space.
(CA T24 11B-502.6.4.2)

Additional Signs

☐ An additional sign must be posted either; 1) in a conspicuous place at each entrance to an off-street parking facility or 2) immediately adjacent to on-site accessible parking and visible from each parking space. Fig. 6
(CA T24 11B-502.8)

☐ The additional sign must not be less than 17" (432 mm) wide x 22" (559 mm) high. Fig. 6
(CA T24 11B-502.8.1)

☐ The additional sign must clearly state in letters with a min. height of 1" (25 mm) the following: "Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at the owner's expense. Towed vehicles may be reclaimed at: _____ or by telephoning _____."
(CA T24 11B-502.8.2)

PARKING SPACE SURFACE IDENTIFICATION (11B-502.6.4)

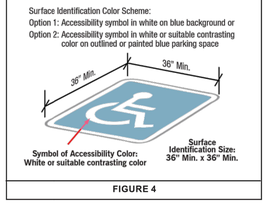


FIGURE 4

SURFACE IDENTIFICATION – LOCATION (11B-502.6.4)



FIGURE 5

UNAUTHORIZED PARKING SIGN (11B-502.8)

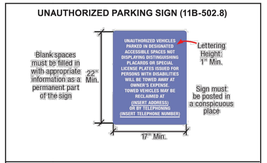
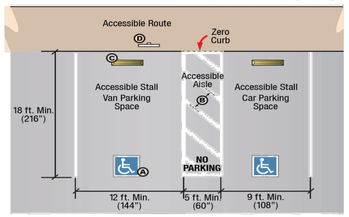


FIGURE 6

SECTION 34

PARKING
CHECKLIST

PARKING SPACE DIMENSIONS (11B-502)



KEY

A: Surface Identification 36" Min. wide x 36" Min. high

B: Access Aisle:
- Blue painted borderline
- Hatched Lines: 36" Max. on center.
- "NO PARKING" must be painted in white letters, 12" Min. Height.

12" Min. NO PARKING 12" Min.

C: Wheel Stop if provided.

D: Parking Identification Sign

NOTE: Width Measurements must be made from Centerline of stripes.

FIGURE 10

EXCEPTIONS
In existing multistory parking facilities: car parking spaces, access aisles and vehicular routes must provide a vertical clearance of 80" (2032mm) min. Existing vertical clearance must stay between 80" (2032 mm) and 98" (2489 mm). This does not apply to van parking spaces, access aisles, or vehicular routes serving them.
(CA T24 11B-502.5 (EXC))

Parking Spaces – Dimensions

☐ Car and van parking spaces must comply with Section 11B-502 (Parking spaces). Fig. 10
(CA T24 11B-502.1) (ADA 502.1)

☐ Where parking spaces are marked with lines, width measurements of parking spaces and access aisles must be made from the centerline of the markings.
(CA T24 11B-502.1) (ADA 502.1)

EXCEPTIONS
Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements must be permitted to include the full width of the line defining the parking space or access aisle.
(CA T24 11B-502.1 (EXC)) (ADA 502.1 (EXC))

Vehicle Spaces

☐ Car and van parking spaces must be 18 ft. or 216" (5486 mm) long min. Fig. 10
(CA T24 11B-502.2) (ADA 502.2)

☐ Car parking spaces must be 9 ft. or 108" (2743 mm) wide min. Fig. 10
(CA T24 11B-502.2) (ADA 502.2)

☐ Van parking spaces must be 12 ft. or 144" (3658 mm) wide min. Fig. 10
(CA T24 11B-502.2) (ADA 502.2)

☐ Parking spaces must be marked to define the width, and must have an adjacent access aisle complying 11B-502.3 (Access aisle). Fig. 10
(CA T24 11B-502.2) (ADA 502.2)

EXCEPTIONS
Van parking spaces must be permitted to be 108" (2743 mm) wide min. where the access aisle is 96" (2438 mm) wide min. the parking space or access aisle.
(CA T24 11B-502.2 (EXC)) (ADA 502.2 (EXC))

Floor or Ground Surfaces

☐ Parking spaces and access aisles serving them must comply with Section 11B-302 (Floor or ground surfaces).
(CA T24 11B-502.4) (ADA 502.4)

☐ Access aisles must be at the same level as the parking spaces they serve.
(CA T24 11B-502.4) (ADA 502.4)

DSA Advisory 11B-502.4 Floor or ground surfaces.
Accessible parking spaces and access aisles are required to be level (maximum 1:48 slope) in all directions to provide a surface for wheelchair transfer to and from vehicles. The access aisle needs to be adjacent to, and the same required length as the accessible space it serves. Where two parking stalls share the same access aisle, a full depth aisle is required; in diagonal parking, the geometric layout will require additional access aisle depth to satisfy the loading area for both of the adjacent parking stalls as indicated in Figure 11B-502.3.3.

ADA Advisory 502.4 Floor or Ground Surfaces.
Access aisles are required to be nearly level in all directions to provide a surface for wheelchair transfer to and from vehicles. The exception allows sufficient slope for drainage. Built-up curb ramps are not permitted to project into access aisles and parking spaces because they would create slopes greater than 1:48.

SECTION 34

PARKING
CHECKLIST

☐ Changes in level are not permitted.
(CA T24 11B-502.4) (ADA 502.4)

EXCEPTIONS
Slopes not steeper than 1:48 must be allowed.
(CA T24 11B-502.4 (EXC.1))

☐ Access aisles must adjoin an accessible route. Fig. 11
(CA T24 11B-502.3) (ADA 502.3)

☐ Two parking spaces or one parking space and one electrical vehicle charging space are allowed to share a common access aisle.
(CA T24 11B-502.3) (ADA 502.3)

ADA Advisory 502.3 Access Aisle.
Accessible routes must connect parking spaces to accessible entrances. In parking facilities where the accessible route must cross vehicular traffic lanes, marked crossings enhance pedestrian safety, particularly for people using wheelchairs and other mobility aids. Where possible, it is preferable that the accessible route not pass behind parked vehicles.

☐ Access aisles serving car and van parking spaces must be 60" (1524 mm) wide min. Fig. 11
(CA T24 11B-502.3.1) (ADA 502.3.1)

☐ Access aisles must extend the full required length of the parking spaces they serve.
(CA T24 11B-502.3.2) (ADA 502.3.2)

Access Aisle – Marking

☐ Access aisles must be marked with a blue painted borderline around their perimeter. Fig. 11
(CA T24 11B-502.3.3)

☐ The area within the blue borderlines must be marked with hatched lines a max. of 36" (914 mm) on center in a color contrasting with that of the aisle surface, preferably blue or white. Fig. 8
(CA T24 11B-502.3.3)

☐ The words "NO PARKING" must be painted on the surface within each access aisle in white letters a min. of 12" (305 mm) in height and located to be visible from the adjacent vehicular way. Fig. 11
(CA T24 11B-502.3.3)

ADA Advisory 502.3.3 Marking.
The method and color of marking are not specified by these requirements but may be addressed by State or local laws or regulations. Because these requirements permit the van access aisle to be as wide as a parking space, it is important that the aisle be clearly marked.

ADA Advisory 502.3.4 Location.
Wheelchair lifts typically are installed on the passenger side of vans. Many drivers, especially those who operate vans, find it more difficult to back into parking spaces than to back out into comparatively unrestricted vehicular lanes. For this reason, where a van and car share an access aisle, consider locating the van space so that the access aisle is on the passenger side of the van space.

ACCESS AISLE (11B-502.3)

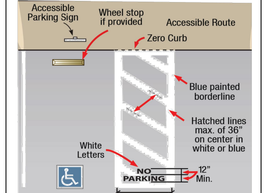


FIGURE 11

☐ Access aisle markings may extend beyond the minimum required length.
(CA T24 11B-502.3.3)

DSA Advisory 11B-502.3.3 Marking.
The requirement that the hatching at the loading and unloading access aisle be a suitable contrasting color to the parking space is intended to ensure that the hatching is visually distinct from the background to which it is applied, and thus can be more easily seen. As hatching is generally recognized as a no-parking area, this difference in contrast assists drivers by providing a conspicuous visual deterrent to parking in the loading and unloading access aisle.
Asphalt is often the parking surface material used at accessible parking spaces. Asphalt is generally considered to be fairly dark in appearance. In order to provide a suitable contrasting color at the hatched area of the loading and unloading access aisle, a light color hatching should be used at locations where asphalt is the parking surface material. Although white paint is preferred (and traditionally the color most often used), its use is not mandatory under the California Building Code (CBC).
In order to provide a suitable contrast at the hatched area of the loading and unloading access aisle in locations where light concrete is used as the parking surface material (such as at concrete parking garages), a dark color hatching should be used. Although blue paint is preferred, its use is not mandatory under the California Building Code (CBC).

Access Aisle – Marking

☐ Access aisles must not overlap the vehicular way.
(CA T24 11B-502.3.4) (ADA 502.3.4)

☐ Access aisles must be permitted to be placed on either side of the parking space to have the access aisles located on the passenger side of the parking spaces.
(CA T24 11B-502.3.4) (ADA 502.3.4)

☐ Where parking spaces are marked with lines, width measurements of parking spaces and access aisles must be made from the centerline of the markings.
(CA T24 11B-502.1) (ADA 502.1)

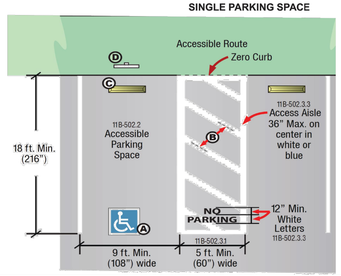
EXCEPTIONS
Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements must be permitted to include the full width of the line defining the parking space or access aisle.
(CA T24 11B-502.1 EXC) (ADA 502.1 EXC)

NOTE: See all applicable requirements in this section.

SECTION 34

PARKING
CHECKLIST

SINGLE PARKING SPACE



KEY

A: Surface Identification 36" Min. wide x 36" Min. high

B: Access Aisle:
- Blue painted borderline
- Hatched Lines: 36" Max. on center.
- "NO PARKING" must be painted in white letters,

12" Min. NO PARKING 12" Min.

C: Wheel Stop if provided

D: Parking Identification Sign

NOTE: Width Measurements must be made from Centerline of stripes.

FIGURE 12

Access Aisle

☐ Access aisles serving parking spaces must comply with Section 11B-502.3 (Access aisle).
(CA T24 11B-502.3) (ADA 502.3)

☐ Parking space min. dimensions: 9 ft. or 108" (2743 mm) wide by 18 ft. or 216" (5486 mm) long. Fig. 12
(CA T24 11B-502.2) (ADA 502.2)

☐ Access aisle min. dimensions: 5 ft. or 60" (1524 mm) wide by 18 ft. or 216" (5486 mm)long. Fig. 12
(CA T24 11B-502.3.1) (ADA 502.3)

☐ The parking access aisles must adjoin accessible route.
(CA T24 11B-502.3) (ADA 502.3)

☐ 2 parking spaces may share a common access aisle.
(CA T24 11B-502.3) (ADA 502.3)

☐ Access aisles must extend the full required length of the parking spaces they serve.
(CA T24 11B-502.3.2) (ADA 502.3.2)

☐ Access aisles must be marked with a blue painted borderline around their perimeter.
(CA T24 11B-502.3.3) (ADA 502.3.3)

☐ The area within the blue borderlines must be marked with hatched lines a max. of 36" (914 mm) on center in a color contrasting with that of the aisle surface, preferably blue or white.
(CA T24 11B-502.3.3) (ADA 502.3.3)

☐ The words "NO PARKING" must be painted on the surface within each access aisle in white letters a min. of 12" (305 mm) in height and located to be visible from the adjacent vehicular way. Fig. 12
(CA T24 11B-502.3.3)

☐ Access aisle markings may extend beyond the minimum required length. Fig. 12
(CA T24 11B-502.3.3)

☐ Access aisles must not overlap the vehicular way.
(CA T24 11B-502.3.4) (ADA 502.3.4)

☐ Access aisles must be permitted to be placed on either side of the parking space.
(CA T24 11B-502.3.4) (ADA 502.3.4)

☐ Van parking spaces are required to have the access aisles located on the passenger side of the parking spaces.
(CA T24 11B-502.3.4)(ADA 502.3.4)

☐ Where parking spaces are marked with lines, width measurements of parking spaces and access aisles must be made from the centerline of the markings. Fig. 12
(CA T24 11B-502.1) (ADA 502.1)

EXCEPTIONS
Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements must be permitted to include the full width of the line defining the parking space or access aisle.
(CA T24 11B-502.1 EXC) (ADA 502.1 EXC)

NOTE: See all applicable requirements in this section .

SECTION 34

PARKING
CHECKLIST

Single Parking Spaces

☐ The min. length of each parking space must be 18 ft. or 216" (5486 mm). Fig. 13 & 14
(CA T24 11B-502.2) (ADA 502.2)

☐ Parking space min. dimensions: 9 ft. or 108" (2743 mm) wide by 18 ft. or 216" (5486 mm) long. Fig. 13 & 14
(CA T24 11B-502.2) (ADA 502.2)

☐ Access aisle min. dimensions: 5 ft. or 60" (1524 mm) wide by 18 ft. or 216" (5486 mm) long. Fig. 13 & 14
(CA T24 11B-502.3.1) (ADA 502.3)

☐ The parking access aisles must adjoin accessible route.
(CA T24 11B-502.3) (ADA 502.3)

☐ 2 parking spaces must be permitted to share a common access aisle. Fig. 13 & 14
(CA T24 11B-502.3) (ADA 502.3)

☐ Access aisles must extend the full required length of the parking spaces they serve.
(CA T24 11B-502.3.2) (ADA 502.3.2)

☐ Access aisles must be marked with a blue painted borderline around their perimeter.
(CA T24 11B-502.3.3) (ADA 502.3.3)

☐ The area within the blue borderlines must be marked with hatched lines a max. of 36" (914 mm) on center in a color contrasting with that of the aisle surface, preferably blue or white.
(CA T24 11B-502.3.3)

☐ The words "NO PARKING" must be painted on the surface within each access aisle in white letters a min. of 12" (305 mm) in height and located to be visible from the adjacent vehicular way. Fig. 13 & 14
(CA T24 11B-502.3.3)

☐ Access aisle markings may extend beyond the minimum required length. Fig. 13 & 14
(CA T24 11B-502.3.3)

☐ Access aisles must not overlap the vehicular way.
(CA T24 11B-502.3.4) (ADA 502.3.4)

☐ Access aisles must be permitted to be placed on either side of the parking space.
(CA T24 11B-502.3.4) (ADA 502.3.4)

☐ Where parking spaces are marked with lines, width measurements of parking spaces and access aisles must be made from the centerline of the markings. Fig. 12
(CA T24 11B-502.1) (ADA 502.1)

EXCEPTIONS
Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements must be permitted to include the full width of the line defining the parking space or access aisle.
(CA T24 11B-502.1 EXC) (ADA 502.1 EXC)

NOTE: See all applicable requirements in this section .

DOUBLE PARKING SPACE

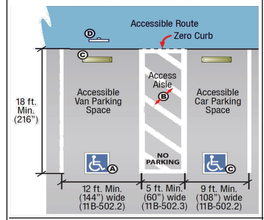


FIGURE 13

DIAGONAL PARKING SPACE



Note: Van Accessible parking spaces have access aisle on the passenger side.

FIGURE 14

KEY

A: Surface Identification 36" Min. wide x 36" Min. high

B: Access Aisle:
- Blue painted borderline
- Hatched Lines: 36" max. on center.
- "NO PARKING" must be painted in white letters, 12" Min. Height.

12" Min. NO PARKING 12" Min.

C: Wheel Stop

D: Parking Identification Sign

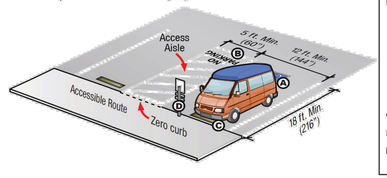
NOTE: Width Measurements must be made from Centerline of stripes.

SECTION 34

PARKING
CHECKLIST

VAN ACCESSIBLE PARKING SPACE

Note: Accessible van parking space width can be reduced to 9 ft. (108") if the access aisle is expanded to a min. of 8 ft. (96")



KEY

A: Surface Identification (11B-502.6.4.1) 36" Min. wide x 36" Min.high

B: Access Aisle) (11B-502.3):
- Blue painted borderline
- Hatched Lines: 36" Max. on center.
- "NO PARKING" must be painted in white letters, 12" Min. Height.

12" Min. NO PARKING 12" Min.

C: Wheel Stop

D: Parking Identification Sign

NOTE: Width Measurements must be made from Centerline of stripes.

FIGURE 15

Van Parking Spaces

☐ For every 6 or fraction of 6 parking spaces required by Section 11B-208.2 (Minimum number) to comply with Section 11B-502 (Parking spaces), at least 1 must be a van parking space complying with Section 11B-502 (Parking spaces).
(CA T24 11B-208.2.4) (ADA 208.2.4)

☐ Van Parking Space Minimum Dimensions: 12 ft. or 144" (3658 mm) wide by 18 ft. or 216" (5486 mm) long. Fig. 15
(CA T24 11B-502.2) (ADA 502.2)

☐ Access aisle min. dimensions: 5 ft. or 60" (1524 mm) wide by 18 ft. or 216" (5486 mm) long. Fig. 15
(CA T24 11B-502.2) (ADA 4.6.3)

☐ Van parking spaces must be permitted to be 9 ft. or 108" (2743 mm) wide min. where the access aisle is a min. of 8 ft. (96") (2438 mm) wide.
(CA T24 11B-502.2) (ADA 502.2)

☐ The parking access aisles must adjoin accessible route.
(CA T24 11B-502.3) (ADA 502.3)

☐ 2 parking spaces must be permitted to share a common access aisle.
(CA T24 11B-502.3) (ADA 502.3)

☐ Access aisles must extend the full required length of the parking spaces they serve.
(CA T24 11B-502.3.2) (ADA 502.3.2)

☐ Access aisles must be marked with a blue painted borderline around their perimeter.
(CA T24 11B-502.3.3) (ADA 502.3.3)

☐ The area within the blue borderlines must be marked with hatched lines a max. of 36" (914 mm) on center in a color contrasting with that of the aisle surface, preferably blue or white.
(CA T24 11B-502.3.3)

☐ The words "NO PARKING" must be painted on the surface within each access aisle in white letters a min. of 12" (305 mm) in height and located to be visible from the adjacent vehicular way. Fig. 15
(CA T24 11B-502.3.3)

☐ Access aisle markings may extend beyond the minimum required length. Fig. 15
(CA T24 11B-502.3.3)

☐ Access aisles must not overlap the vehicular way.
(CA T24 11B-502.3.4) (ADA 502.3.4)

☐ Van parking spaces must have access aisles located on the passenger side of the parking space.
(CA T24 11B-502.3.4) (ADA 502.3.4)

☐ Where parking spaces are marked with lines, width measurements of parking spaces and access aisles must be made from the centerline of the markings. Fig. 15
(CA T24 11B-502.1) (ADA 502.1)

EXCEPTIONS
Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements must be permitted to include the full width of the line defining the parking space or access aisle.
(CA T24 11B-502.1 EXC) (ADA 502.1 EXC)

NOTE: See all applicable requirements in this section.

SECTION 34

PARKING
CHECKLIST

☐ Changes in level are not permitted.
(CA T24 11B-502.4) (ADA 502.4)

EXCEPTIONS
Slopes not steeper than 1:48 must be allowed.
(CA T24 11B-502.4 (EXC.1))

☐ Access aisles must adjoin an accessible route. Fig. 11
(CA T24 11B-502.3) (ADA 502.3)

☐ Two parking spaces or one parking space and one electrical vehicle charging space are allowed to share a common access aisle.
(CA T24 11B-502.3) (ADA 502.3)

ADA Advisory 502.3 Access Aisle.
Accessible routes must connect parking spaces to accessible entrances. In parking facilities where the accessible route must cross vehicular traffic lanes, marked crossings enhance pedestrian safety, particularly for people using wheelchairs and other mobility aids. Where possible, it is preferable that the accessible route not pass behind parked vehicles.

☐ Access aisles serving car and van parking spaces must be 60" (1524 mm) wide min. Fig. 11
(CA T24 11B-502.3.1) (ADA 502.3.1)

☐ Access aisles must extend the full required length of the parking spaces they serve.
(CA T24 11B-502.3.2) (ADA 502.3.2)

Access Aisle – Marking

☐ Access aisles must be marked with a blue painted borderline around their perimeter. Fig. 11
(CA T24 11B-502.3.3)

☐ The area within the blue borderlines must be marked with hatched lines a max. of 36" (914 mm) on center in a color contrasting with that of the aisle surface, preferably blue or white. Fig. 8
(CA T24 11B-502.3.3)

☐ The words "NO PARKING" must be painted on the surface within each access aisle in white letters a min. of 12" (305 mm) in height and located to be visible from the adjacent vehicular way. Fig. 11
(CA T24 11B-502.3.3)

ADA Advisory 502.3.3 Marking.
The method and color of marking are not specified by these requirements but may be addressed by State or local laws or regulations. Because these requirements permit the van access aisle to be as wide as a parking space, it is important that the aisle be clearly marked.

ADA Advisory 502.3.4 Location.
Wheelchair lifts typically are installed on the passenger side of vans. Many drivers, especially those who operate vans, find it more difficult to back into parking spaces than to back out into comparatively unrestricted vehicular lanes. For this reason, where a van and car share an access aisle, consider locating the van space so that the access aisle is on the passenger side of the van space.

☐ Access aisle markings may extend beyond the minimum required length.
(CA T24 11B-502.3.3)

DSA Advisory 11B-502.3.3 Marking.
The requirement that the hatching at the loading and unloading access aisle be a suitable contrasting color to the parking space is intended to ensure that the hatching is visually distinct from the background to which it is applied, and thus can be more easily seen. As hatching is generally recognized as a no-parking area, this difference in contrast assists drivers by providing a conspicuous visual deterrent to parking in the loading and unloading access aisle.
Asphalt is often the parking surface material used at accessible parking spaces. Asphalt is generally considered to be fairly dark in appearance. In order to provide a suitable contrasting color at the hatched area of the loading and unloading access aisle, a light color hatching should be used at locations where asphalt is the parking surface material. Although white paint is preferred (and traditionally the color most often used), its use is not mandatory under the California Building Code (CBC).
In order to provide a suitable contrast at the hatched area of the loading and unloading access aisle in locations where light concrete is used as the parking surface material (such as at concrete parking garages), a dark color hatching should be used. Although blue paint is preferred, its use is not mandatory under the California Building Code (CBC).

Access Aisle – Marking

☐ Access aisles must not overlap the vehicular way.
(CA T24 11B-502.3.4) (ADA 502.3.4)

☐ Access aisles must be permitted to be placed on either side of the parking space except for van parking spaces which must have access aisles located on the passenger side of the parking spaces.
(CA T24 11B-502.3.4) (ADA 502.3.4)

COUNTY of VENTURA
Resource Management Agency
APPROVED

This set of plans and specifications MUST be kept on the job at all times and it is unlawful to make any changes or alterations on same without written permission from the Building and Safety Division, County of Ventura. The stamping of this plan and specifications SHALL NOT be held to permit or to be an approval of the violation of any provisions of any County Ordinance of State Law.

Michael Lapraik, PE, SE 10/17/2025
Building and Safety Division

REGISTERED PROFESSIONAL ENGINEER — SCOTT DELANE UHLES — No C 72391 — CIVIL — STATE OF CALIFORNIA

PREPARED BY
DELANE ENGINEERING
400 W VENTURA BLVD, STE 265, CAMARILLO, CA 93010
PHONE: 310.546.5711-DELANEENGINEERING.COM
6-25-2025
SCOTT DELANE UHLES RCE NO 72391 DATE

REVIEWED:
TRAFFIC ENGINEER DATE

REVIEWED:
DIRECTOR, COMMUNITY DEVELOPMENT DATE

REVIEWED:
STORMWATER COORDINATOR DATE
N/A
WATER RECLAMATION SUPERINTENDENT DATE
N/A
PUBLIC WORKS MAINTENANCE SUPERINTENDENT DATE
N/A
WATER SUPERINTENDENT DATE

REV.	DESCRIPTION	APP'D	DATE

DEPARTMENT OF PUBLIC WORKS
CITY OF CAMARILLO

CAMARILLO GROVE PARK

DRN BY: DT | DES BY: DT | CK'D BY: SU

APPROVED:
CITY ENGINEER DATE
PUBLIC WORKS
RCE 76459 EXP 12/31/2026

RECOMMENDED BY:
SPEC. NUMBER | PROJ. NUMBER
F.B. PG. | SHEET 5 OF 5 | C-

PLOT DATE: 6/25/25 9:20 AM FILE NAME: H:\VR00\TVR01A\010434\CAD\DLVL434-00-01-02.DWG
SAVE DATE: 6/24/25 DEBBIETALAMANTES

1073309

PLEASANT VALLEY RECREATION AND PARK DISTRICT
STAFF REPORT / AGENDA REPORT

TO: **BOARD OF DIRECTORS**

FROM: **MARY OTTEN, GENERAL MANAGER**
By: Jessica A. Puckett, CPRE, Administrative Analyst

DATE: **January 7, 2026**

SUBJECT: **CONSIDERATION AND APPROVAL OF REVISED REGULAR BOARD OF DIRECTOR MEETING DATES FOR 2026**

BACKGROUND

According to the Board Bylaws and Resolution No. 582, the Board of Directors (Board) meets the first Wednesday of every month at the City of Camarillo City Hall Council Chambers. The Community/Senior Center located at 1605 E. Burnley Street, Camarillo, California is allocated as an alternate meeting location in the event the primary location specified is unavailable.

ANALYSIS

Staff identified dates for the Board goal-setting workshop and budget workshops to take place at the District office as part of the annual Board calendar. The Board goal-setting workshop is scheduled for Saturday, January 31, 2026. The budget workshops are scheduled to take place on Saturday, April 25, 2026, and Tuesday, May 5, 2026.

The City of Camarillo has confirmed the 2026 City Council meeting dates. There is no conflict for the month of November, however, the City has requested the District utilize council chambers on Thursday, December 3, 2026, instead of the date of Wednesday, December 2, 2026, originally approved by the Board on December 4, 2025. It is recommended that the Board review all the finalized meeting dates and approve the revised 2026 Board Calendar to accommodate the change in date from December 2, 2026, to December 3, 2026.

FISCAL IMPACT

There is no budget impact because of this action.

RECOMMENDATION

It is recommended that the Board approve the revised 2026 Regular Board Meetings Calendar moving the December meeting date from Wednesday, December 2, 2026, to Thursday, December 3, 2026.

ATTACHMENTS

1) Board of Directors Regular Meeting Dates 2026 Calendar (1 page)

PLEASANT VALLEY RECREATION AND PARK DISTRICT

BOARD OF DIRECTOR MEETING DATES

CITY OF CAMARILLO, CITY HALL COUNCIL CHAMBERS
601 CARMEN DRIVE, CAMARILLO
(UNLESS OTHERWISE NOTED)

2026 DATES

- Wednesday, January 7, 6:00 pm
  - **Saturday, January 31 at 9:00 am - Board Goal Setting Workshop: Senior Center**
- Wednesday, February 4, 6:00 pm
- Wednesday, March 4, 6:00 pm
- Wednesday, April 1, 6:00 pm
  - **Saturday, April 25 at 8:00 am - Budget Workshop: Senior Center**
  - **Tuesday, May 5 at 5:00 pm - Budget Workshop: Senior Center**
- Wednesday, May 6, 6:00 pm
- Wednesday, June 3, 6:00 pm
- Wednesday, July 1, 6:00 pm
- Wednesday, August 5, 6:00 pm *(typically dark in August)*
- Wednesday, September 2, 6:00 pm
- Wednesday, October 7, 6:00 pm
- Wednesday, November 4, 6:00 pm
- Thursday, December 3, 6:00 pm

PLEASANT VALLEY RECREATION AND PARK DISTRICT
STAFF REPORT / AGENDA REPORT

TO: **BOARD OF DIRECTORS**

FROM: **MARY OTTEN, GENERAL MANAGER**
By: Jessica A. Puckett, CPRE, Administrative Analyst

DATE: **January 7, 2026**

SUBJECT: **CONSIDERATION AND APPROVAL OF THE AWARD OF CONTRACT FOR FREEDOM CENTER REDESIGN ARCHITECTURAL SERVICES TO BOA ARCHITECTURE**

SUMMARY
The Pleasant Valley Recreation and Park District ("District") issued a Request for Proposals ("RFP") on October 2, 2025, from experienced architectural firms to assist in the visioning and preparation of design concepts and cost estimation for the remodeling of the Freedom Center ("Center") located at Freedom Park. The District received three proposals in response to the RFP. Staff have evaluated and selected a preferred proposal from Black, O'Dowd and Associates, Inc. ("BOA") out of Long Beach, CA.

BACKGROUND
The Freedom Center is an 8,973 sq. foot building located within Freedom Park. Freedom Park is home to the former Oxnard Air Force Base. The Base was first opened in 1940 and closed in 1945 and then reopened in 1951-1970. The Freedom Center served as the former Officers Club or "Officers' Open Mess" for the base. The building features one large meeting hall with a raised stage, a side meeting room, full bar set-up in the back, a kitchen once used for a full commercial operation, eight storage rooms, an exterior built-in stage off the bar room, and two bathrooms (men's and women's). The Center was evaluated for ADA compliance as a part of the District's 2022 ADA Transition Plan.

The Center currently serves the District as the office space for the Park Rangers, programming space for senior table tennis, and private rentals for both organizations and individuals.

ANALYSIS
The 2024-2029 Capital Improvement Plan set aside $100,000 towards the cost of exploring design options for remodeling the facility due to the age and condition of the building. At a bare minimum, the facility needs to be brought into compliance with building, safety, and ADA codes. In analyzing usage of the facility from 2021-2025, the average annual usage of the facility is 31% of the available hours.

Request for Proposal

A formal RFP for architectural services was approved by the Board of Directors on October 1, 2025, and put out for requests from October 2, 2025, to November 5, 2025. The RFP solicited bids

from certified architects and associated firms to provide professional assessment and design services to complete the following tasks broken up into two (2) phases:

- Phase No. 1: Evaluate Current Use of the Existing Freedom Center Facility
    - Complete inventory of all interior spaces and assets
    - Identification of potential alternative uses for the facility within the existing footprint
    - Provide a brief comparative overview of how other cities and agencies use similar-sized and styled facilities.
- Phase No. 2: Conceptual Redesign Alternatives
    - Take the findings in Phase 1 and translate them into redesign solutions by conducting high-level building conditions assessments (e.g. structural, destructive, mechanical, electrical, plumbing, accessibility, and building code, etc.)
        - Prepare three (3) conceptual redesign alternatives (e.g. "Deluxe," "Standard," and "Economy") that illustrate different levels of investment and scope of improvements
        - Provide schematic plans, diagrams, and illustrative renderings or sketches for each concept.
    - Provide preliminary cost estimates for each alternative, including construction, soft costs, and contingencies (Rough Order of Magnitude).
        - Phasing strategies included, if needed.

Five (5) firms attended the mandatory site walk-through on October 21, 2025, at the Center.

Proposals Received

Three (3) proposals were received by the District by the November 5, 2025, deadline. The listing of the proposals and associated costs:

FIRM	LOCATION	PROPOSAL COST
1. BOA [Black, O'Dowd & Associates, Inc.] Architecture	Long Beach	$83,600
2. Dahlin Group Architecture	Irvine	$89,000
3. Bildsten Architecture and Planning	Santa Barbara	$95,903

The lowest responsible bid received, and highest scoring proposal was from BOA Architecture from Long Beach at $83,600. Staff evaluated proposals based on:

a) Past Performance Record
b) Staffing Capabilities / Technical Competence
c) Approach to Work
d) Quality Control
e) Ease of Use
f) Creativity
g) References

BOA Architecture's proposal contained the highest volume of relevant experience in public recreational center design and renovation. Their proposal mentioned the use of only two subconsultants, which reduces the costs involved in the service. The firm's approach to the project was viewed as pragmatic and thorough. District staff have had a positive working experience with BOA as the firm is the current architectural designer for the Freedom Park Restroom Remodel project. The proposed cost of $83,600 for architectural design services and assessment testing

aligns with the allocated budget and includes the additional necessary costs of structural, destructive, electrical, hazardous materials, and geotechnical testing. Staff feels confident in the capability and approach of BOA Architecture in completing the reenvisioning of the Freedom Center.

Project Timeline:

- January 7, 2026 Board approval and contract award
- January 12, 2026 Project Kick-Off Meeting
- April 10, 2026 Preliminary Assessment Report Due
- June 12, 2026 Final Report Due
- July 1, 2026 Presentation to Board of Directors on Final Report and Design Options

FISCAL IMPACT

The $83,600 cost for design services and assessment testing is included in the $100,000 allocated in the FY 2025-2026 Capital Improvements Budget. No additional fiscal impact is anticipated in this design phase.

STRATEGIC PLAN COMPLIANCE

Meets 2021-2026 Strategic Plan Goal and Strategies

- **3.1:** Modernize park facilities to meet population growth and design standards.
- **3.4.C:** Prioritize improvements at Freedom Park.

RECOMMENDATION

It is recommended that the Board of Directors:

1. Approve and Award the Professional Services Contract for Architectural Services for the Freedom Center Redesign project to BOA Architecture for an amount not to exceed $83,600, and
2. Authorize the General Manager to execute the contract agreement and take all necessary actions to proceed with the project.

ATTACHMENTS

1) RFP Submittal – BOA Architecture (116 pages)
2) BOA Design Fee Spreadsheet – Revised 12-30-25 (1 page)
3) Professional Services Agreement with BOA Architecture (25 pages)
4) ADA Transition Plan Report – Freedom Center (52 pages)

PLEASANT VALLEY RECREATION & PARK DISTRICT

NOVEMBER 5, 2025

REQUEST FOR PROPOSAL FOR FREEDOM CENTER REDESIGN PROJECT
RFP# 2025-13

SAMPLE PROJECTS DESIGNED BY BOA ARCHITECTURE



LA County ISD, Convert Fire Station to the East LA Boxing Club, County of Los Angeles



New Banning Wilmington Senior/Multi-Purpose Center
City of Los Angeles



Fresh and Modern Multi-purpose room - Cypress Senior Ctr
City of Cypress



Sierra Madre Youth Activity-Teen Center
City of Sierra MadreV



Mas Fukai Park Renovation, New Community Center Concept Design
BOA + DVD Teams, City of Gardena



New Community Ctr. with large indoor multipurpose Rm - Fremont Park Community Ctr.
City of Glendale

BOA Architecture
Government Services

BLACK O'DOWD AND ASSOCIATES, INC.
DBA BOA ARCHITECTURE
1511 COTA AVENUE
LONG BEACH, CA 90813
PH: (562) 912-7900

LETTER TO THE SELECTION COMMITTEE

Re: Design Services for Freedom Center Re-Design (NO. 2025-13) Nov. 5, 2025
To: Jessica A. Puckett, CPRE Administration Analyst

MUNICIPAL PARKS EXPERTISE

After having thoroughly reviewed your RFP and walking the project site, we feel that the BOA Design Team is a very "good fit" for your Freedom Center Redesign project . As the prime-consultant, BOA is a 10-person architectural firm with a competitive advantage in municipal architectural projects including: renovation/addition; interior improvements, façade improvements, building systems modernization, roof repair/replacement, and ADA compliance projects. Our "sweet spot" are architectural renovation projects in the $50,000 to $5,000,000 construction cost range. In continuous business for over 65 years, BOA has completed architectural design services for over 2000 public works projects for over 80 local cities and public entities. Of particular interest to you is that we have completed over 500 Public Park and Recreation facilities architectural renovation projects for numerous municipalities and counties. BOA recently completed the Construction Document design for 5 municipal park and community building renovation projects at South Gate Hollydale Park, Gardena Mas Fukai Park, Carson Mills Park, Glendale Glorietta Park, and Diamond Bar Heritage Park. BOA has renovated over 50 community centers. We are confident we can compete favorably with just about any other firm on these types of municipal Park (site amenities and building) renovation projects. Our staff training, experience, and production systems are geared toward these types of modernization and often "messy" renovation projects.

ADA COMPLIANCE EXPERTISE

During the 10/21/25 Pre-Proposal Meeting it was mentioned that ADA Compliance was important to your project. As an asset to your project, since the 1991 enactment of the American Disabilities Act (ADA), BOA has been at the architectural forefront in the modification of existing facilities to comply with the ADA. Totaling over 800 public facilities, BOA has arguably designed more architectural projects for the sole purpose of ADA Compliance than ANY other architectural firm in Southern California. BOA has in-house, CASp-certified, expertise and an abundance of past ADA compliance experience. BOA has been under contract to retrofit Government-owned facilities for ADA Compliance for the following governmental agencies:

- San Bernardino County (35 Projects)
- State of California, Dept. of Motor Vehicle (7 Design & construction projects and ADA transition plan for 32 facilities)
- State of California, Dept. of Mental Health (24 Facilities and 600,000 S.F.)
- City of Long Beach (80 Projects)
- City of Hawthorne (20 Projects)
- City of Irvine (10 Projects)
- City of Placentia (12 Projects)
- U.S. Postal Service (20 Projects for the LA Region)
- City of Santa Maria (56 Facilities)
- Cerritos College (35 Facilities)
- East L.A. College (40 Facilities)

Along with ADA Compliance architectural design expertise, BOA has also provided Access Compliance Plan Review services for the Cities of Placentia and Pasadena and the Los Angeles Basin Regional Office of the Division of the State Architect. Our role was to ensure that construction drawings and specifications comply with accessibility standards based on the California Building Code, the Americans with Disabilities Act Accessibility Guidelines, and DSA's Accessibility Plan Review Guidelines.

BOA has an establish and proven approach to ADA Compliance. We have developed ADA checklists to quickly identify barriers to the Disabled. We have in-house staff with an over abundance of ADA Compliance project experience. And we have very accurate ADA Compliance cost estimating.

BOA also has an in-house Quality Control program to ensure project thoroughness. We will use our ADA Compliance expertise to your benefit and to not only resolve Freedom Centers's non-compliance issues but also creatively and esthetically enhance your facilities. BOA will also be evaluating situations where architectural changes in your existing buildings may not be feasible or desirable. In that case, some other reasonable accommodations need to be made. For example, at a Community Center kitchen, one would probably not be required to lower all non-compliant countertops for wheelchair access. To save on construction costs, we would recommend modifying only the sink cabinet for ADA compliance. The ADA allows equivalent facilitation where only a portion of the countertop needs to be accessible. Another example is at an existing facility, a new hi-low accessible drinking fountain will probably not be required if an existing accessible drinking fountain was located relatively close by. In this case, a directional sign to the accessible drinking fountains will be all that will be required.

BOA Architecture's mission statement is to be a recognized leader in architecture and to consistently exceed the expectations of our clients, employees and design partners. We thank you for your time and consideration.

BOA ARCHITECTURE



Edward Lok Ng, Architect/ LEED AP

TABLE OF CONTENTS



City of South Gate:
New Hollydale Community Park and
New Community Center



City of Cypress:
Fresh and Modern Renovated Lobby at
Cypress Senior Center



City of Lawndale:
New Teen Youth Development Center
Multi-purpose room



City of Diamond Bar:
Heritage Park and Community Center
Renovation

COVER PAGE

LETTER TO THE SELECTION COMMITTEE

TABLE OF CONTENTS

1. **DESIGN INFORMATION**
2. **TECHINICAL QUALIFICATIONS AND EXPERIENCE**
3. **PROJECT STAFFING AND ORGANIZATION**
4. **PROJECT UNDERSTANDING AND APPROACH**
5. **FINANCIAL AND OTHER INFORMATION**
6. **REFERENCES**
7. **APPENDIX**

- **Example of a feasibility study recently completed by BOA**

1. DESIGN INFORMATION

As stated in our Letter to the Selection Committee, BOA has completed over 2,000 public works architectural projects for over 80 local cities and counties specific to your project. Additionally, we have renovated over 50 community centers. We feel that BOA Architecture and its Design Team are most qualified for your contract. We believe our Design Team can best provide the PVRPD, with the requested services for the following reasons:

- **We Understand the Project**

As a design firm that specializes in renovation and modernization of Parks/Recreation and community center projects, it is our nature to understand the program needs of the specific user and the expectations and requirements of the Client. Please note that BOA has current and recent contracts with LA County ISD, San Bernardino County SDD, and the cities of Pasadena, Gardena, Glendale, Bellflower, and Carson to renovate their community centers. So, we understand how to expedite and more importantly how to complete these community centers' modernization projects. Our experience in the development of creative design solutions to various City and County facilities renovation, interior tenant improvement, and ADA Compliance projects, coupled with our existing knowledge of on construction cost on similar modernization projects, will be definite assets to the District.

- **We Will Give Your Project the Highest Priority**

BOA will commit its staff and resources, to complete the project to "your" schedule. BOA offers personal and direct involvement by the firm's principals throughout the design process so that quick and "valued" decisions can be made without extensive "paperwork". We consider our team an "extension of your "staff". It is only by working together as a "Team" that schedules can be met, quality of documents assured, and your goals for your project can be met and exceeded. We believe our current working relationships with PVRPD and other government entities on similar renovation/repair projects, interior space planning, and ADA Compliance projects demonstrate our capabilities and commitment to your schedule and the goals of your project.

- **Our Approach is Proven**

BOA's approach to public agency facilities has been developed and refined over more than half century of continuous practice. Our goal is that your projects will be "on-time" and "on-budget", and that the eventual constructed facilities exceed your expectations for function, durability, ease of construction, efficiency, accessibility, and extend the life of your facilities. We have provided a detailed written methodology of our quality control systems and project management systems to ensure high quality Construction Documents.

- **We Have Extensive Experience in Public Works Project**

We have included in our RFP response, an extensive list of similar projects successfully completed by BOA. Many of these projects are directly related to aspects of your upcoming projects. Please note that we have completed over 50 Community Center modernization projects for local cities and counties in the greater LA area.

- **We Have Assembled an Excellent Design Team**

We have assembled an experienced team of design professionals to join us to complete your multitude of projects. The Design Team that we have assembled is the same team that has performed more than 100 recent (within past 5 years) public works projects and over 30 community center renovation projects together. We have decided to maintain the continuity of the Design Team because we have a very good working relationship, high degree of efficiency, and client satisfaction.

Thank you for the opportunity to submit these qualifications. We hope that our proposal communicates our enthusiasm and the strengths of our firm, project team, and approach. We are enthusiastic about the opportunity to work with PVRPD again on this important assignment. Consistent with our policy of excellent customer services, we will commit to a same day response time. Meaning, a licensed architect will be at your office within the same day of your call to meet your needs.

2. TECHNICAL QUALIFICATIONS AND EXPERIENCE

BOA's current in-house staff has modernized and renovated numerous public facilites (Municipal, County, State Owned Facilities) within the greater LA area. Specific to your project, we have designed over 50 community centers either new or renovated projects for many local cities. The 3 Facilites that exemplifies our experience and are most relevent to your Freedom Center project are as follows:

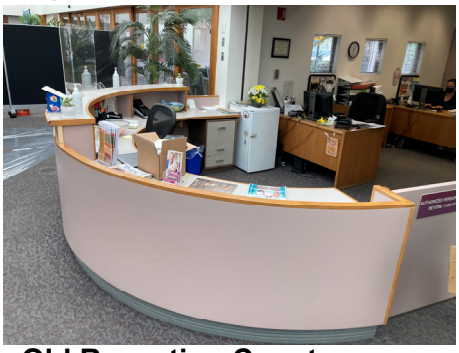
1. Cypress Senior Center Renovation
2. Glendale Freedom Park New Community Center
3. Diamond Bar Heritage Park & Community Center Renovation

We were the prime consultant on these projects that was completed in the last 3 years. We completed their design and provided overall project management. We have provided descriptions of these projects for your review, in the following 5 pages.

Additionally we have included a list of other Public Works architectural projects that we have completed or currently in the design or construction phases that were completed within the last 5 years. We have also attached in this section, other relevant past projects completed by BOA's current in-house staff that are similar to your Freedom Center Re-Design Project.

Please note that we have attached for your review, an example of a Feasibility Study that was recently completed by BOA. This example will give you a good idea of our capabilities and creativity.

Cypress Senior Center Interior Improvements



Old Reception Counter



Old Restroom



Old Multi-purpose Rm.

Client: City of Cypress, contact: Kevin Chin, Project Managers **Date completed:** June. 2024
Architect Team: Edward Lok Ng, Leo Arteaga, Kyle Ng **Construction Cost:** $1,200,000
Project Description: BOA, was commissioned to design and provide construction support to give this dated Cypress Senior Center a new and fresh look. Composed for a new, modern-contemporary appeal, we provided new paint, carpet, ceiling tiles, LED linear lighting, and new LVT flooring. The old parquet wood flooring and obsolete operable wall in the large multi-purpose assembly room were replaced with LVT flooring and easy-to-use operable wall. All the pink color cabinets doors were refinished with new plastic laminate facing. The old reception counter was replaced with a new modern-style reception desk to greet seniors. The commercial kitchen received new epoxy flooring and new cabinets. The main entry doors were converted with new sensor operating auto-sliding doors. Finally, we totally remodel an old/dated set of men's-women's restrooms. We incorporated new porcelain tile floors, tile walls, smooth drywall ceilings, accessible lavatories with expansive countertops, urinals, toilets, new solid phenolic toilet partitions, and LED linear lighting. And arranged in a modern-contemporary composition for a fresh and appealing look. Materials and finishes in the restrooms were selected for durability, easy-maintenance, and their natural aesthetic appeal. Accessibility features that went "beyond the Building Code" included, push-pad auto- doors for easy entry, sensor activated plumbing fixtures, extra grab bars at the urinals, extra semi-ambulatory toilet stalls, and a long shelf above the lavatories to store bags & belongings. These special features were specifically designed to make going to the restroom easier for seniors. Serving 250 seniors daily and wedding & special events on the weekends, these modernized restrooms will be well used and appreciated.



Fresh and Modern Restrooms



Fresh and Modern Lobby



Fresh and Modern Multi-purpose Rm.

Cypress Senior Center Restrooms Remodel





BEFORE: Original restrooms before renovation

Client: City of Cypress, contact: Kevin Chin, Project Managers **Date completed:** June. 2024
Architect Team: Edward Lok Ng, Leo Arteaga, Kyle Ng **Construction Cost:** $500,000
Project Description: BOA, was commissioned to design and provide construction support to completely gut and totally remodel an old/dated set of men's-women's restroom at the Cypress Senior Center. This project incorporated new porcelain tile floors, tile walls, smooth drywall ceilings, accessible lavatories with expansive countertops, urinals, toilets, new solid phenolic toilet partitions, and LED linear lighting. And arranged in a modern-contemporary composition for a fresh and appealing look. Building materials and finishes were selected for durability, easy-maintenance, and their natural aesthetic appeal. Accessibility features that went "beyond the Building Code" included, push-pad auto- doors for easy entry, sensor activated plumbing fixtures, extra grab bars at the urinals, extra semi-ambulatory toilet stalls, and a long shelf above the lavatories to store bags & belongings. These special features were especifically designed to make going to the restroom easier for seniors. Serving 250 seniors daily and wedding & special events on the weekends, these modernized restrooms will be well used and appreciated.



Urinals with Grab bars for increased accessibility



AFTER: Newly Renovated Restrooms with New Finishes and Fixtures.



Push -pad Auto-door for Easy Entry

PROJECT EXPERIENCE

FREMONT PARK, *City of Glendale (completed Construction, August 2025)*

Fremont Park, has a special character and being the oldest park in the city, an important historical context; it provides a wonderful greenspace and needed recreational opportunities for the residents who live just north of downtown Glendale. Through several outreach meetings, the park's use and current needs for recreation were planned. The range of improvements planned will be enjoyed by all: new synthetic turf soccer fields, community center, play spaces, picnic grounds and ball courts. New lighting, easy access, and a full perimeter drive path will ensure better security. New parking, new maintenance facilities and a refurbished home for the model railroad club will improve this community focal point. This busy facility includes an active tennis community with regularly scheduled lessons, tournaments, and play days. An update of the facility was needed, access, lighting and new fencing, and net stations were installed. BOA Architecture, as a sub-consultant to David Volz Design (DVD Landscape Architects), designed the new community building & new tennis pro-shop, park restrooms, maintenance bldg. The new 4000sf Community Center Building features a large multipurpose indoor community rm. a community warming kitchen, restrooms, and admin offices. Adjacent the community room is an expansive shaded flexible outdoor area for multipurpose outdoor gatherings. The community bldg.. was designed to be open and flexible, able to accommodate a variety of park/recreation programs and rental events, and ability for enhanced indoor-outdoor programing.

Client: City of Glendale
Joseph Gonzalez, PM
818-550-4415
JGonzalez@glendaleca.gov

End Construction 8- 2025
Construction cost: 20 mil
Design cost: $1,100,000

BOA Architecture team:
Edward Lok Ng., Leo Arteaga, Josue Soma

DVD design team:
Eric Sterling, Gary Valdez



New play areas next to new Community Ctr.



New warming kitchen in Community Ctr.



Large shaded outdoor area next to Community Ctr. for indoor-outdoor events.



New Community Ctr. w large indoor multipurpose Rm.

HERITAGE PARK, *City of Diamond Bar (currently in Construction Document phase of Design)*

Heritage Park, spanning 3 acres in the City of Diamond Bar, is undergoing a comprehensive modernization. BOA Architecture partnered with David Volz Design (DVD) to spearhead the renovation of the park grounds, and completely renovating the existing community building & add 2000sf. This collaborative effort will create an inclusive recreational space that caters to the diverse interests of the community. The revitalization plan with DVD & BOA's innovative touches, encompasses a themed play design inspired by the historic Diamond Bar ranch style that reflects the ranch style of the new shade structure. Within the park, two distinct play areas will be created, accompanied by a new basketball court, and shaded amenities. A picturesque walking path will encircle the park's perimeter, providing a scenic route for visitors. The project also includes a diverse selection of trees and an upgraded irrigation system featuring bioswales, water quality enhancements, and basins. The existing 5000sf Community Center Building (large community rm, daycare rm., admin offices) will be completely remodeled with new lighting, HVAC, flooring, ceiling-wall acoustics, warming kitchen, A 2000sf building addition will further enhance the community building with new storage, expanded kitchen, more offices, and new restrooms. New shade structures with an iconic entry tower will recall the City's historic windmill structure. Other shade structures off the large community room and daycare room, will further enhance indoor-outdoor programing.







Client: Diamond Bar, City
Nicholas Delgado, PE
Public Works PM
21810 Copley Dr.
Diamond Bar CA
909-839-7043
NDelgado@diamondbarca.gov

Key Elements:
3 age group play equipment.
Expansive custom shade structures
Basketball court
Community building
Public Park restrooms

Services provided:
Schematic Plans
Design Development
Construction Documents
Construction Admin.

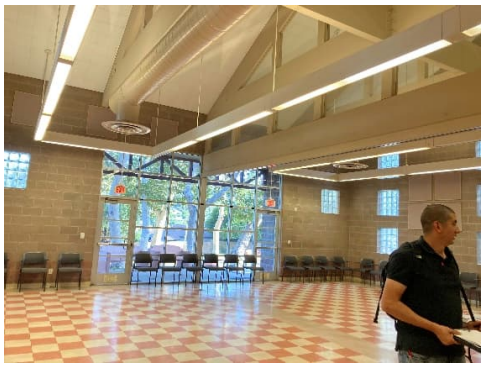
Design start: 11-2023
Construction 1- 2025
Construction cost: 10 mil
Design cost: $$500,000

BOA Architecture design team:
Edward Lok Ng, Kyle Ng, Leo Arteaga, Josue Soma

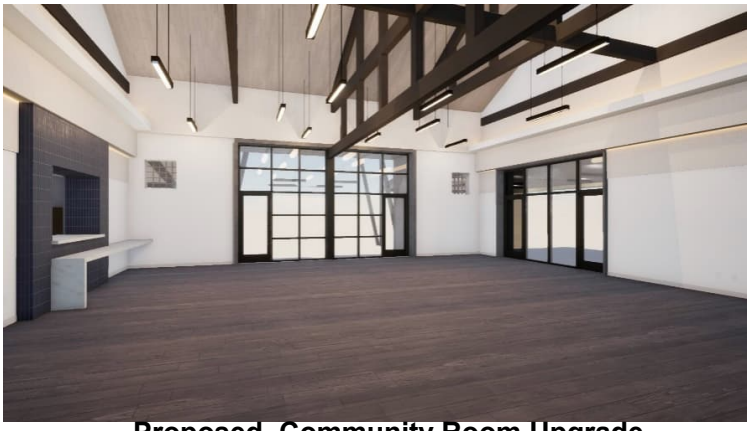
DVD design team:
Eric Sterling, Kevin Volz, Luis Pedraza, Xitlali

BOA Architecture

DIAMOND BAR HERITAGE PARK COMMUNITY CENTER RENOVATION & ADDITION



Before



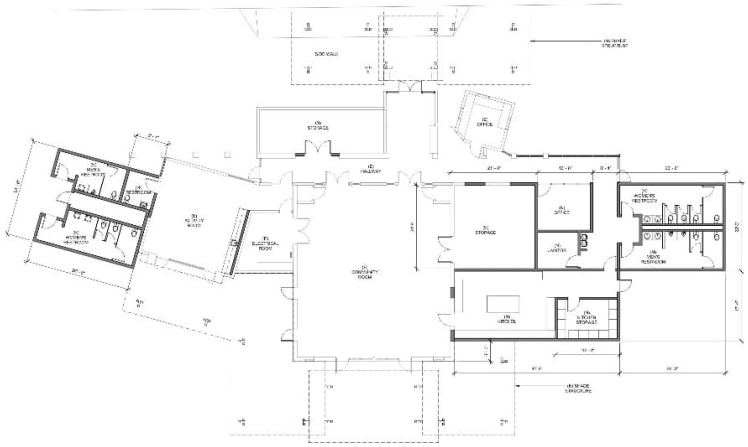
Proposed, Community Room Upgrade
and new Kitchen for flexible programing



Before



Proposed, Iconic Entry Structure to Comm Ctr



OPTION A

Proposed floor plan with new
Kitchen, larger restrooms



Before



Proposed, Shaded Patio at Rear Comm Ctr.
For large parties, flexible programing

The following is a select list of projects that BOA has completed or currently in the design phase within the last 5 years. Our current workload is moderate and we are available to take on your upcoming immediately.

PARKS & RECREATION

PUBLIC ENTITY PROJECTS	COST EST.	IN DESIGN	COMPLETED DESIGN	IN CONST.	CONST. COMPLETED
City of Diamond Bar					
Heritage Park Reno & Comm Ctr Reno	$10 Million		X		
City of Gardena					
Mas Fukai Park & New Teen Ctr	$8 Million		X		
City of Glendale					
Fremont Park New Comm Ctr , Restrooms, Maint Bldg.	$5 Million		X		X
Central Park new Public Restroom & Amphitheater	$12 Million		X	X	
City of South Gate					
Hollydale Park new Comm Ctr & Public Restrooms	$1.5 Million		X		X
City Hall & Auditorium Roof Repair & Replacement	$1.2 Million		X		
San Bernardino County					
Lawler Lodge, 2 New Cabins in Idyllwile	$3 Million		X	X	
Kessler Park Renovation and Snack Bar & Restroom Bldg	$1.5 Million		X		X
City of Pasadena					
Villa Park Comm. Ctr. Renovation	$2 Million		X		X
City of Buana Park					
Peak Park Pool Bldg Renovation Feasibility Study	$5 Million		X		X
City of Newport Beach					
Renovation 7 Beach Restrooms	$4 Million		X	X	X
LA County ISD					
Eastside Boxing Gym Renovation	$2 Million		X		X
Saybrook Recreation Ctr Remodel	$1 Million		X	X	X
Whittier Narrows Visitors Ctr Remodel	$1 Million		X	X	X
Roy Campanella Rec Ctr Remodel	$1 Million		X	X	X
Sorensen Rec Ctr. Remodel	$1 Million		X	X	X
City of San Bernardino					
Seccombe Lake Park Historic Gazebo Repair	$700,000		X	X	
San Bernardino County					
Lake Cahuilla Park Restroom Modernization	$2.5Million		X	X	

CITY HALL

PUBLIC ENTITY PROJECTS	COST EST.	IN DESIGN	COMPLETED DESIGN	IN CONST.	CONST. COMPLETED
City of Palmdale					
EOC Remodel	$3 Million	X			
City of Irvine					
City Hall Police Dept. 3rd floor Tenant Improvement	$1 Million	X			
Police Dept. Public Counter and Lobby Renovation	$500,000		X		X
City Council Chambers renovation & AV Tech	$2 Million		X		X
City of Rialto					
Comm Development Offices Renovation	$1.5 Million	X			
Birdsall Park New Snack Bar and Restroom Pre-Fab Bldg	$1.5 Million		X		
City of San Bernardeno					
Nicholson Park Comm Ctr and Public Restroom Renovation	$2 Million		X	X	
City of Carson					
City Hall Facade Improvement and Interior Renovation	$2 Million		X	X	X
City of Santa Ana					
Back of Council Chambers Translation Room and Restroom Remodel	$1 Million		X		X
City of Costa Mesa					
City Council Chambers renovation & AV Tech	$1.5 Million		X		X
City of Lakewood					
City Council Chambers remodel and AV replacement	$3 Million	X			

LIST OF PUBLIC ENTITIES CONTRACTS SINCE 2022

FIRE STATIONS

PUBLIC ENTITY PROJECTS	COST EST.	IN DESIGN	COMPLETED DESIGN	IN CONST.	CONST. COMPLETED
City of Pasadena					
Fire Station 33 Remodel	$900,000		X		X
Fire Station 38 Remodel	$1 Million		X		X
Fire Station 33 Storage Bldg New	$400,000		X		X
Orange County Fire Authority					
FS 41 Air Operations Addition	$3 Million	X			
Fire Station 73 Remodel	$800,000	X			
Fire Station 12 Remodel	$400,000				X
Fire Station 73 Remodel	$900,000	X			X
City of LaQuinta FS 70 Remodel	$700,000		X		X
City of Montebello FS 56 Remodel	$600,000		X	X	
City of Costa Mesa FS 3 Remodel	$1 Million		X		X
City of West Covina FS 3 Remodel	$1.5 Million		X		
City of Rialto FS 203 Remodel	$400,000		X		X
City of Rialto FS 204 Remodel	$400,000		X		X
City of Anaheim FS4 Remodel	$3 Million		X	X	
City of Banning FS 89 Remodel	$1 Million	X			
City of Gardena FS 158 Remodel	$700,000		X		X

MISCILANEOUS PUBLIC FACILITIES

PUBLIC ENTITY PROJECTS	COST EST.	IN DESIGN	COMPLETED DESIGN	IN CONST.	CONST. COMPLETED
Eastern Municipal Water District (EMWD)					
New Fuel Station	$3 Million		X		
City of Irvine					
City Hall and City Yard Workplace Safety	$3 Million		X		X
Mobility Hub at Transit Ctr	$1 Million	X			
CSU Fullerton					
New Olympic Pool and Pool Equipment, Design, Designs	$5 Million		X		X
City of Santa Monica					
Airport 2800 Bldg Reno Interior & Exterior Remodel Seismic Retrofit	$4 Million		X		X
City of La Mirada					
Emergency Generators at 3 City Facilities	$1 Million		X	X	
City of San Bernardino					
Makers room remodel for Aspiring Inventors	$400,000		X		
City of Torrance					
Transit Maintenance Renovation	$1.5 Million	X			
City of Placentia					
ADA Compliance for Row Curb Ramp at over 100 Intersection	$1.5 Million				X
City of Palmdale					
Emergency Operations Center	$3 Million		X		
SAVES food and clothes distribution	$6 Million	X			
Port of Los Angeles					
Historic San Pedro Fish Market Window Replacement	$1 Million	X			
Cabrillo Marine Aquarium - Food Prep Facility Remodel	$1 Million	X			

MAS FUKAI PARK, *City of Gardena (currently in Construction Document phase of Design)*

Mas Fukai Park in the City of Gardena is on the cusp of a remarkable transformation, currently in the Construction Document phase, David Volz Design (DVD) & BOA Architecture partnered taking charge to renovate the park grounds, new community building, & new public restrooms. This collaborative effort is set to breathe new life into the park, creating an inclusive recreational space that caters to the diverse interests of the community. DVD & BOA's innovative touch introduces modern pickleball courts and basketball courts, providing sports enthusiasts with top-notch facilities to indulge in their favorite activities. The park's existing ballfields and bleachers will undergo substantial improvements, ensuring a delightful experience for sports spectators and players alike. Additionally, an invigorating exercise walking path snakes its way through the park's picturesque landscape, complemented by strategically placed exercise equipment, enticing visitors to embrace an active and healthy lifestyle. As a serene oasis for relaxation, a unique foot reflexology labyrinth will be featured, offering a tranquil retreat where visitors can unwind and rejuvenate their senses amidst the soothing natural surroundings. The new 5000sf Community Ctr. will provide state-of-the-art facilities for a dedicated Teen Center, a Dance Studio, and a large community rental room for large events. Natural building materials of wood ceilings, concrete floors, and large expanses of glass promote the Client's indoor-outdoor ambience. The rejuvenated Mas Fukai Park is poised to become a cherished community haven, fostering a sense of unity and well-being for residents and visitors to treasure for years to come.









Client: City of Gardena
Kevin Kwak, PE
Assistant Public Works Director
1717 West 162nd Street
Gardena, CA 90247 310-217-9643
kkwak@cityofgardena.org

Key Elements:
Pickleball courts
Basketball courts
Updated ballfields
Foot reflexology labyrinth
Community building
Public park restrooms

Services provided:
Schematic Plans
Design Development
Construction Documents
Construction Admin.

Design start: Oct. 2022
Construction starts: Dec. 2024

Construction cost: $6 mil
Design cost: $755,830

DVD design team:
Eric Sterling, Kevin Volz, Luis Pedraza, Sarah Moon.

BOA Architecture design team:
Edward Lok Ng, Kyle Ng, Leo Arteaga.

LA COUNTY ISD, Eddie Heredia, Eastside Boxing Club



BEFORE





AFTER, completed, Jan. 2023

Client: County of Los Angeles ISD, contact; Orania Stamus 213-200-8094 or Shahen Soghomonian 818-751-9377**Construction Cost:** $1,300,000 for 5000 sf renovation. **Completed:** 2023 Located in East LA, this renovation project totally transformed a historic, but obsolete, 1950's mid-century fire station into a recreational community boxing gym for at-risk local youths-teens. BOA collaborated with LA County historian to ensure that exterior defining architectural features of the building were not altered. The non-original apparatus garage doors at the street frontage and alley, were replaced with new sectional glass garage doors for openness and natural lighting. The new garage doors maintained the historic character of the original fire station. Even though, new HVAC was installed, the large operable glass garage doors allowed for natural open-air boxing-training workouts, which was much desired by the boxers and trainers. The old and ugly rooftop HVAC equipment were removed, and roofing was replaced with new energy-saving reflective shingles. Exterior walls-windows were repaired, patch & painted. The interior was totally gutted to install new electrical/data, new LED lighting, new drywall, and removed some walls to create larger workout-training areas, and a weight room. The former sloped floor apparatus garage, was demolished, re-poured with new concrete, for a boxing ring and enough space around the ring for portable chairs and bleacher for viewing. Other project scope comprised of replacement & modernizing the HVAC, plumbing & electrical systems, fire alarm, interior/exterior lighting, new renovated ADA compliant restrooms with lockers, add R-30 roof insulation, replace the roofing & raingutters, repair rotted wood roof beams and fascia, new rubber sports flooring throughout, paint interior/exterior, removed former kitchen walls & built-ins to create larger rooms. New exterior sitework included; ADA parking stall, large trash enclosure, and new entry ramp/stairs for accessibility from the street, new gates/fence off alley,



New Restrooms w Lockers



New Rubber Sports Flooring wall finishes, LED Lighting



New Trash Enclosure, Gates, Fence, Add ADA Parking

HOLLYDALE COMMUNITY PARK, *City of South Gate (currently in Construction, at 95% complete)*



The new vision of this park is a vibrant activity space that would include: play lots, ball courts, health and wellness tracks, a new community building with public restrooms. The improved park is to have new picnic spaces, a play lawn, an open-air theater with a movie screen backdrop, benches, play equipment, shade trees, and a gateway marker at the neighborhood entryway. Various neighborhood gatherings are anticipated for this envisioned green oasis. Gatherings are to include organized neighborhood events and a revamped city-run Halloween program that was very popular in past years at this site. This site will be a gated facility. It is currently secured on three sides.

The master plan includes a decorative street edge fence. New welcoming gateways are envisioned along busy Industrial Avenue. The ability to close the park will allow for nighttime security and provide protection from the street for young children. Lighting and security cameras will be installed along with emergency vehicles and maintenance access ways. Eleven new parking stalls will be built along the street edge to encourage and accommodate easy access to this needed park facility. A new community center, public restrooms, covered patios and a large room provides indoor recreation programing and community rental opportunities.





Client:
City of South Gate
Reference: Steve Costley
Interim Director of Parks & Recreation
(323) 563-5494
scostley@sogate.org

Key Elements:
Children's playground
Parking
Hard court activities
Walking trail, Security fencing
Community Bldg. w restrooms.

Services provided:
- (8) Community Outreach Workshops & Display Exhibits
- Summary Report
- Design Development
- Final Concept Plan
- Construction Documents
- Grant Application Assistance

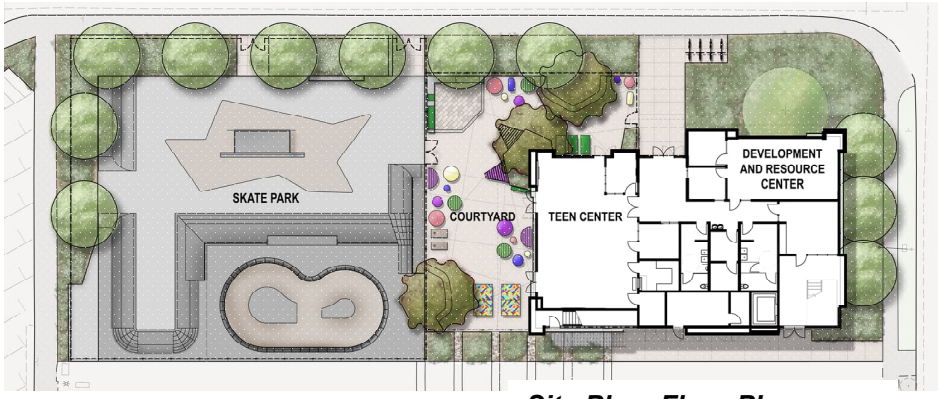
Acreage: 1.42
Start Date: October 2017
Cost of Design: $253,000
Construction start: Oct. 2023

DVD Landscape Arch. design team: Eric Sterling, David Volz, Luis Pedraza, Sarah Moon, Xitlali Casarrubias,

BOA Architecture design team: Edward Lok Ng, Kyle Ng, Leo Arteaga.

Lawndale Youth Development Ctr. - Teen Ctr.

Project: YDC or Youth Development Center-Teen Center, Lawndale, CA **Construction Cost:** $11,000,000
Owner: City of Lawndale, contact: Jason Minter, Community Development Director **Current Status:** Schematic Design
Project Description: A brand new "state of the art" facility dedicated to the teenagers of Lawndale, it will meet their recreational and social needs and provide space for family counseling and after-school "youth development and intervention" programs. Through our public outreach efforts, the teens wanted "a creative place to hangout". In response, on the first floor of this dedicated Teen Center includes a large multi-purpose for social events, hangout, and gaming. It can easily be converted to a creative dance and fitness studio by moving the portable furniture to the sides. Adjacent is kitchen space that can be used as a "test" kitchen for creative cooking. Near the large multi-purpose room is a Classroom / "Maker" room for teen to be creative with computer technology, arts-crafts, and lots of counter space for 3D printing and floor area for animatronics-robotics. At the main lobby entry will be private offices for career counseling, Teen-family counseling, staff office. Outdoor amenities include ping-pong, outdoor gardening, outdoor music stage, and gathering areas. The main feature at the exterior is the Skate Park which will be an attraction for the teen center and will be open to the public. Playful colors and shapes will adorn the interior. Large windows provide a panoramic view of the Skate Park, outdoor gathering spaces, and let in a lot of natural light. The second floor of this 10,000sf building, with its own separate entry, will be home to the City's Municipal Service Dept offices, and Multi-media - Cable TV offices. The exterior building materials of masonry veneer, large expanses of glass & generous roof eave overhangs were arranged into a contemporary expression that will blend and be compatible with the adjacent civic center modern-contemporary architecture.



Site Plan -Floor Plan



North main entry w 1st floor Teen Center, Municipal Services 2nd floor



Main Lobby to Teen Ctr.



Teen Center Multi-purpose Room



Outdoor courtyard at Northwest



The main entry located at the corner of Pacific Coast Hwy./Eubank Ave in Wilmington, is a contemporary expression of the historic Banning House



Playful colors define the stage at the Multi-Purpose Rm.



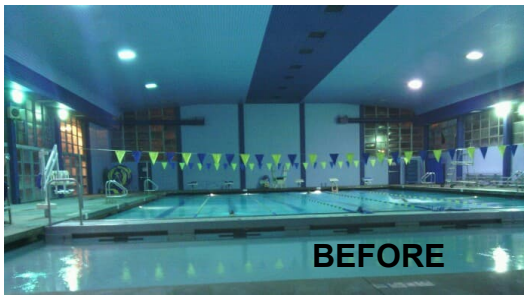
Commercial kitchen for meals program



Spacious interior hallways overlook courtyard.

Project: Wilmington Senior/Multi-Purpose Center at Banning Park, Los Angeles Area-Wilmington, CA
Client: City of Los Angeles, Recreation & Parks Dept. contact Paul Tseng ph: 213-847-9435
Construction Cost: $2,400,000 **Completed:** 2003 **Architect Team:** Edward Lok Ng,
Project Description: A new “state of the art” facility dedicated to senior citizens. It will meet recreational/social needs of seniors, and provide a ”home away from home.” This 12,000 sf facility is located on the grounds of National Historic Banning House. BOA worked closely with a Historic Consultant to locate & design a new building that was compatible but not mimic the Banning House. BOA also coordinated with the Councilman’s Office, User Groups, City Cultural affairs, and Park Preservation to resolve design conflicts. This U-shape building with a courtyard focus, offered natural lighting within a secured environment, and provided a pleasant setting for seniors to meet and outdoor recreation. It was designed specifically for seniors with limited mobility and varying disabilities. This facility exceeds ADA accessibility code requirements, featuring, access lift to the stage, automatic opening doors, liberal use of handrails/grab bars in the hallways, and an open plan to facilitate visual accessibility. Crime prevention features included, access controls, selective use of windows at ground level, and natural surveillance at courtyard and front entry. BOA coordinated workshops with senior & park user groups to formulate security, programmatic, and accessibility goals and provided a forum for User input.

Bellflower Indoor Pool & Locker Room Renovation



Indoor Pool Before Renovation

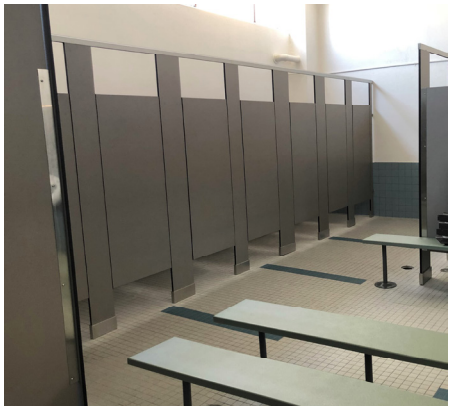

Rotted Wood Roof Framing


Locker Rm Before Renovation

Project: Bellflower Aquatic Center, Indoor Pool Locker Room Renovation **Construction Cost:** $1,500,000
Location: Thompson Park, Bellflower, CA **Architect Team:** Edward Lok Ng, Leo Arteaga
Client: City of Bellflower Dept. of Public Works, contact: Bernie Iniquez (562) 760-3250 **Year Built:** 2020
Project Description: BOA Architecture was commissioned to repair and improve an old 1960's indoor pool building and its locker rooms. Our challenges were to replace all the rotted wood framing in the locker rooms. The wood studs had rotted from decades of water seepage from showers, and from the maintenance staff "hose down" the floor twice per day and pool operations (patrons are typically dripping wet when using the locker rooms). BOA's solution was to carefully sawcut the entire locker room concrete floor, and install new concrete floors sloping and install numerous new drains, to expel water quickly. We designed new concrete curbs to protect new and existing wood stud walls from moisture, rot, and corrosion damage. All rooms were designed have at least 2 floor drains to push water out of each room quickly. New fiberglass doors and door frames provided corrosion protection and allow "hosing-down" of concrete floors in every room. The swimming pool locker rooms can accommodate over 100 swimmers with newly renovated facility included; men & women locker room/showers/restroom, private dressing stalls. Plumbing fixtures and toilet room accessories were chosen for their reliability, low-maintenance and durability in a wet environment. We also remodel the entry lobby, staff offices, and swimmer check-in counter. Also, due to poor ventilation in the concealed ceiling of the indoor pool building, much of the wood framing plywood and roof rafters had rotted. BOA removed and designed a new exposed structural roof deck with exposed rafters and plywood. New rigid insulation and new PVC single-ply "cool roof" helped to moderate interior temperature. Multiple new, large capacity, heavy duty exhaust fans located at the roof ridge helped to promoted ventilation with slow air movement (for patron comfort) while moving large volumes of air. We design large new fabric air conditioning ducts that will not corrode for the existing air conditioning system. These enhancements to the existing mechanical system also expelled pool chemical odor and moisture before its corrosive effects can harm the steel structure. New high-efficiency, up and down, LED lighting replaced old and obsolete fluorescent fixtures, lit pool decks and featured the new exposed ceiling. The large existing structural steel beam were painted with marine grade epoxy painted to minimize further rust and corrosion.


After; New Ceiling Structure, New Lighting, New Fabric Ducts




After; New Shower, New Locker Rm

AFTER



BEFORE



AFTER: NEW 1ST FLOOR ENTRY & 2ND FLOOR ADDITION

AERIAL OF NEW AND RENOVATED FACILITIES



Project: Youth Activity-Teen Center,
Construction Cost: $1,400,000
Owner: City of Sierra Madre, CA

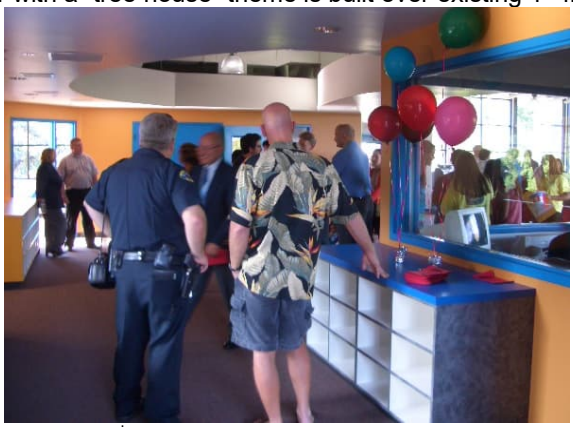
Project Description: A new "state of the art" facility dedicated to teenagers of Sierra Madre, it will meet their recreational and social needs, and also provide after-school "intervention" programs. It was designed specifically for teens, to give them "their own place, their "clubhouse" on the second floor over an existing community center. In outreach meetings with the teens,, the teens decided that it should be a "tree house" just for teenagers. This second floor addition was nestled among oak trees, incorporated articulated knee braces (representing tree branches) and fiber cement siding & generous roof eave overhangs into a contemporary expression of craftsman motif to achieve the "tree house" appearance. The architecture was also sensitive to the surrounding residential craftsman style and the architecture of the existing building on the first floor, by matching the existing horizontal red brick and low pitched wood gable roof. This facility included a large multi-purpose game room, other rooms for homework, computer labs, teen counseling, staff office, skateboard storage, arts and crafts, kitchen for cooking crafts and snacks, and outdoor gardening and gathering areas. Playful colors and shapes dominate the interior. Large corner windows provided panoramic views of the City park grounds. The new second floor addition was built independent of the roof structure below to allow current City programs to remain operational during construction, and to save money on needless demolition and rework of the existing first floor. The first floor was also renovated for ADA compliance that included retrofit restrooms, new ramps, reception counter, and new doors.



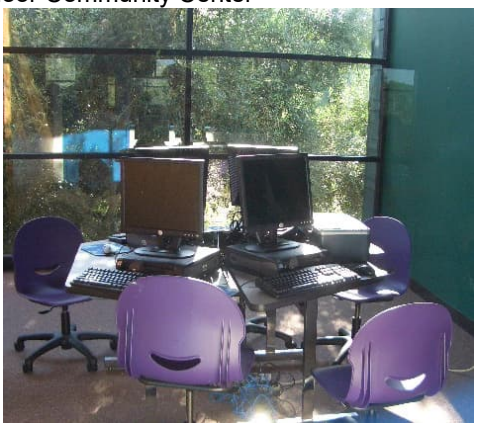
New 2nd floor Teen Center with a "tree house" theme is built over existing 1st floor Community Center



Main entry from parking lot.



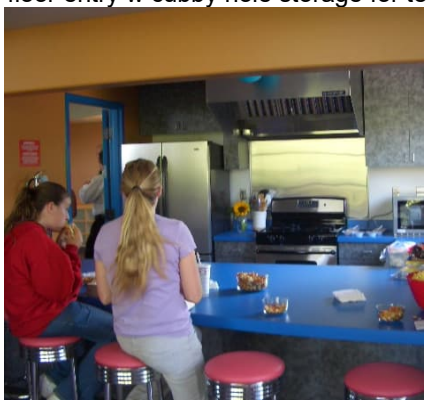
Colorful 2nd floor entry w cubby hole storage for teens.



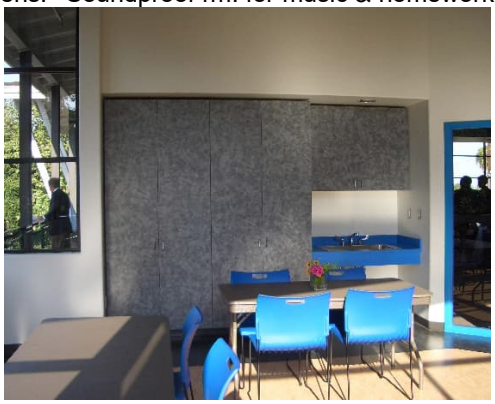
Soundproof rm. for music & homework



Multi-Purpose Rm. for large activities.



Kitchen for snacks & cooking craft.



Large arts & crafts room

Project: Sierra Madre Youth Activity Center (Teen Center) **Location:** 611 E. Sierra Madre Blvd.. Sierra Madre, CA 91024
Construction Cost: $1,400,000 **Year Built:** 2005 **Client:** City of Sierra Madre, Dept. of Public Works









Street into entry courtyard | Multi-purpose Rm. for dining/dancing/card playing | Courtyard entry

Project: **Bartlett Senior Center**, Torrance, CA **Client:** City of Torrance, 3031 Torrance Blvd., Torrance, CA 90509
Architect Team: Edward Lok Ng; project manager/project designer
Project Description: This new two-story, 13,000 square foot facility provides both recreational and social needs of senior citizens in Old Downtown Torrance. It was designed specifically for seniors with limited mobility, and exceeds ADA code requirements. Accessibility features included; an elevator, automatic opening doors, liberal use of handrails/grab bars, and an open plan to facilitate accessibility. An entry courtyard shaded by trees welcomes visitors and seniors. A full commercial kitchen serves over 300 hot meals per day. To bring the project within a tight budget, the 5000 sf multi-purpose room was constructed over 6 existing championship quality shuffleboard courts. Great effort was made to preserve the shuffleboard courts in both the design and construction phases. CPTED (Crime Prevention Through Environmental Design) features include, CCTV, access controls, and natural courtyard surveillance. The building exterior was designed to be architecturally compatible with the adjacent "Art Deco" style museum. A Senior Advisory Committee was organized to formulate security and accessibility goals, and provide user input in the design process. The courtyard allowed seniors to participate in recreational activities or “people watching” in a secured lush/shaded outdoor space.

Pasadena Villa Parke Boxing Gym Remodel & Addition

Project: Pasadena Villa Parke Boxing Gym Renovation & Addition **Construction Cost:** $1,500,000
Location: Villa Parke, Pasadena, CA **Architect Team:** Edward Lok Ng, Leo Arteaga
Client: City of Pasadena Dept. of Public Works, contact: Tiffiny Chen PE (626) 744-6771 **Year Built:** July 2023



Project Description: BOA Architecture recently completed the design and construction for the Boxing Gym at the Villa Parke Community Center. BOA Architecture was commissioned to expand and modernize this old municipal community boxing gym to better meet the growing needs of this popular City program. The "gem" of this project is the addition of a new entry lobby for the existing Boxing Gym and Weight Room. The existing courtyard that is situated between the Boxing Gym and Weight Room (which separated these 2 spaces) was demolished to make way for a new indoor lobby Atrium allowed direct access to, not only the Boxing gym and weight rooms, but beyond, to the basketball gym. Boxing activities often spill in the adjacent basketball gym. The natural lite Atrium lobby instantly allowed the Boxing Gym, Weight Room, and Basketball areas to be multi-functional with easy circulation between each other, giving the City more programing flexibility. Other improvements included a new public check-in reception desk, new rubber sport flooring throughout that allow boxing training to occur anywhere in the boxing gym, weight room, and new lobby. New lockers allow the boxers to conveniently store away valuables while using the facilities. A new storage mezzanine was added above the existing restrooms to allow boxing gear to be stored away. The old and obsolete HVAC equipment was replaced with new ones. Also, part of this project was to repair the roof leaks that had damaged the flooring and ceiling. The entire roofing (20,000 sf) was replaced with PVC-TPO roofing.



Ex. Entry to Courtyard Between Boxing & Wt. Rm.



Ex. Courtyard Between Boxing & Wt. Rm.



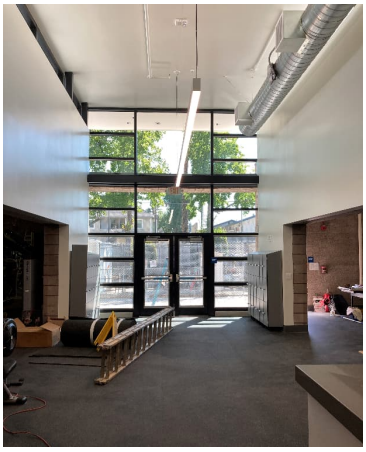
Proposed Entry to Lobby of Boxing & Wt. Rm.



Proposed Interior of New Entry Lobby



Completed Entry to Lobby of Boxing & Wt. Rm.



Completed Interior of New Entry Lobby



BEFORE



AFTER

San Gabriel Presbyterian Church Renovation



Client: San Gabriel Presbyterian Church **Date completed:** 2011
Architect Team: Edward Lok Ng, Miguel Andrade **Construction Cost:**$450,000
Project Description: In a Design-Build effort with New Creation Builders, BOA Architecture was commissioned to transform an existing obsolete multi-purpose social hall and kitchen into a new multi-purpose space that can function as; social hall, Sunday school classrooms, church for theater-like worship service with theater-like acoustics and sound equipment, and basketball/volleyball ministries. It has a seating capacity of 400 people with flexible seating options and allowance for basketball and volleyball court configurations. Landscape and paving improvements to the existing adjacent courtyard was also an important element of the project. New patio doors allowed the improved courtyard to become a pre-function and overflow space for the new social hall thus providing greater flexibility and multi-function. New ceiling panels improved the room acoustics and shrouded existing HVAC ducts/equipment and insulation. The old kitchen was completely gutted to make way for a new bigger commercial kitchen with commercial appliances and sinks, granite countertops, wood cabinets, beverage service center, and pass-thru counter with warming trays. Church volunteers serves 200 lunches each Sunday.





BEFORE



AFTER



BEFORE – demolition of previous office function





AFTER – Commercial Kitchen designed for church functions & volunteers serving over 3000 meals each Sunday



AFTER–new food service counter



Main eating area is in outdoor courtyard



Food distribution ministry

Sa-Rang, Kingdom Dream Center – Food Service Building

Client: Sa-Rang Community Church, **Design Team:** Edward Lok Ng **Kitchen Consultant**: Dewco-Webb FSD
Completed: 2009 **Cost:** $1 million for Food Service Building, $10 million for overall project
Project Description: Part of this large tenant improvement project was the Food Service building. BOA transformed one of six office buildings into a dining facility with a large commercial kitchen, dining room with 200 seats, and an intimate café with seating for 100 people. All interior finishes were removed and demolished. Only the shell of the existing building remained. The HVAC-electrical-plumbing-fire protection systems were completely replaced. The existing concrete slab was saw-cut in many locations to allow new utilities to be installed. New energy-efficient windows and storefront system replaced single-pane windows. The new kitchen is able to prepare 3000 meals per sitting. This food service building also supports Sa=Rang's food distribution to those in need in the local community. The adjacent central courtyard functions are an outdoor dining for this large Korean-American church. SaRang Community Church is the largest Korean church outside of Korea and has a membership of 12,000 people.



Site Plan



BEFORE - demolition



BEFORE- construction



AFTER – new Worship Center



On-stage praise songs and music



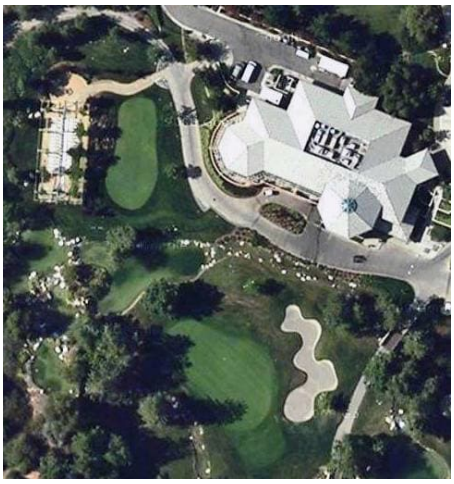
program-able lighting transforms and enhances music productions

Project: Sa-Rang, Kingdom Dream Center

Client: Sa-Rang Community Church, Anaheim **Completed:** 2009 **Architect Team:** Edward Lok Ng **Cost:** $10 million
Project Description: BOA provide architecture/engineering services to totally renovate six existing buildings totaling 80,000 s.f. BOA converted 6 office buildings into church use. Sitework includes new driveway entries and landscape/ hardscape design for a new central courtyard for outdoor gatherings. The renovated buildings will house the church's Youth Ministry functions, with classroom and worship facilities for pre-K through high school, as well as food service facilities; snack café, dining, and full commercial kitchen. Three main Worship Halls accommodate 1600 worshippers. Design work to convert the campus to serve these functions included new mechanical systems, significant upgrades to the existing plumbing/electrical systems, acoustics, and lighting systems, upgrades to provide ADA compliance, significant reconfiguration of partitions and interior layout of spaces, new roof screens, upgrades to fire rated corridors/fire sprinklers, and all new enhanced finishes throughout. We worked extensively with acoustic and lighting Engineers and Owner's Worship director to produce proper stage sound/music and lighting effects for stage drama & live music. BOA worked closely with the church's building council and other members of the community to ensure that the project satisfies the long term needs and goals of this large and rapidly growing church community. SaRang Community is the largest Korean church in USA with 12,000 members. AV Technology was a big part of the design effort for the sanctuary buildings where worship services were held. Acoustics and sound equipment selection for the main assembly hall were critical issues to the use-ability of the Worship Center. It was vital that the attendees "experience" the worship music, drama production and speakers on stage. We worked carefully with our Acoustic Engineer and AV Technology and IT Consultant, and the church Users to produce proper indoor sound and lighting at all locations within the large assembly space. 2 large high-definition10'x7' rear-projection screens were installed at each of 3 Worship Halls.









Project: Coyote Hills Out-door Wedding Chapel, Fullerton, CA **Construction cost:** $130,000 **completed:** Mar.2003
Client: Coyote Hills Country Club, contact Graham Stanley ph: 562-430-6854 **Architect Team:** Edward Lok Ng
Project Description: BOA was commissioned to design a new outdoor wedding structure on a very limited budget. The site overlooked the rolling hills of the spectacularly scenic grounds of the Coyotes Hills Country Club as a backdrop of this outdoor chapel. BOA designed a heavy timber arbor structure recalling a shape/framework of a traditional church. Overhead purple colored wisteria blossoms provide sun shading for over 150 seats. Columns that flank the wedding altar are enhanced with multiple diagonal braces and up-lighting to give one an image of “flaming torches” during twilight/evening weddings. We worked extensively with acoustic and lighting Engineers and Owner’s events coordinator to produce proper outdoor sound/music and lighting effects. We also worked closely with the Contractor and Landscape Architect to complete construction, precise grading, and landscape/hardscape within 2-months, just in time for pre-scheduled Spring weddings.

3. PROJECT STAFFING AND ORGANIZATION

FIRM PROFILE

Established in 1961, BOA is an S-Corporation architectural firm and a certified Small Business Enterprise (SBE) by the State of California DGS department and City of Los Angeles. The company's corporate officer and principal is Edward Lok Ng (licensed architect in the State of California). BOA has been in continuous business since 1961. The firm has nine (9) architectural staff, and one (1) office manager, totaling ten (10) employees. In addition to architecture, BOA also has in-house expertise in ADA Compliance and interior design services.

LEGAL NAME AND ADDRESS:

Black, O'Dowd and Associates, Inc.
DBA BOA Architecture
1511 Cota Avenue
Long Beach, CA 90813
Phone: (562) 912-7900

SERVICES PROVIDED BY FIRM:

Architecture
Interior Design
ADA Compliance Consultant

YEAR FIRM ESTABLISHED:

BOA was originally established in 1961 under the name of Black, O'Dowd and Associates

CURRENT WORKLOAD:

Our current workload is moderate and is such that we can begin your Project immediately.

PRINCIPAL CONTACT:

Edward Lok Ng, Architect, LEED AP
Employed since 1982, Principal since 1996, License CA #C16840
email: lok.ng@boaarchitecture.com

STRUCTURE OF FIRM:

California Corporation #D055-4236
Federal I.D. #95-2632309
State I.D. #153-7551-2
City of Los Angeles-Business License #437008-75
Dun & Bradstreet #04-441-9737

PERSONNEL BY DISCIPLINE:

Architectural Staff: 9
Administrative Staff: 1
BOA currently employs 10 employees.

CURRENT INSURANCE COVERAGE:

Professional Liability - $10,000,000
General Liability - $10,000,000
Limits can be increased if required and are negotiable on an individual basis.

FIRM'S ANNUAL DESIGN FEES RECEIVED:

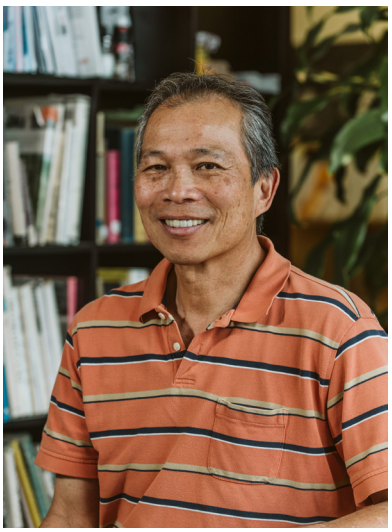
Approximately $2,000,000

KEY PERSONNEL & RESUMES

Please find in the following pages BOA's Key Personnel and Resumes that will design your project, for your review.

BOA RESUMES

EDWARD LOK NG
ARCHITECT, LEED AP



PROJECT RESPONSIBILITY

Maintain Client communication, lead overall design effort in form and function, compile client and user group input and maintain day-to-day contact with Client, and the entire Design Team.

EDUCATION

Bachelor of Architecture, University of Hawaii, 1981

PROFESSIONAL REGISTRATION

Licenced Architect, C-16840, State of California, 1986

LEED Acreditted Professional 2009

Completed Accessibility Surveyor Training for State Leased Buildings and Facilities, State of California, since 2003

EXPERIENCE

Edward Lok Ng has been a member of BOA since 1982. Principal and Director of Design, Mr. Ng has over 40 years of experience in all phases of the design process. He has personally designed and managed over 500 municipal facility projects and over 300 parks and recreation projects. And he has designed and managed 8 Public Park with community center Renovation projects within the last 5 years. He leads a talented team of designers and consultants to ensure that design solutions effectively meet the clients' and users' needs while adhering to client schedules and budget constraints. He is proficient in computer aided design (CADD). He has been the Project Manager Designer for numerous City Hall facilities, civic/ public buildings, parks and recreation, Fire Stations, Police Dept. facilities, and ADA retrofit/transition plan projects. This extensive municipal architecture experience coupled with Mr. Ng's dedication and commitment to design excellence has led to numerous honors and commendations for BOA. Currently, Mr. Ng is the Project Manager for all Public Park and Community Center Renovation projects for the Cities of Gardena, Anaheim, Glendale, South Gate and Irvine (4 community center renovations) as well as the firm's current community center modernization and repair projects with LA County ISD.

A certified plan review consultant to California's Division of the State Architect, Mr. Ng has completed DSA-sponsored training as an Access Compliance Plan Reviewer and Accessibility Surveyor. As a member of the City of Long Beach Disabled Access Appeals Board since 1994 and the Design Review Board for the City of Downey since 1989, he has reviewed applications and appeals for a broad range of commercial and municipal designed projects. He is also LEED, AP Certified and has design several LEED Certified projects. His expertise on sustainability design will be a definite asset towards your sustainability goals.

BOA RESUMES

LEONARDO ARTEAGA
PROJECT MANAGER, CASP



PROJECT RESPONSIBILITY
Apply and interpret technical requirements of the Americans with Disabilities Act and access provisions of the California Building Code for this project. In addition, he will spearhead the ADA Compliance assessment and problem-solving for this project. He will also provide quality control of all Construction Documents for this project

EDUCATION
Bachelor of Architecture, California State Polytechnic University at Pomona, 2002

PROFESSIONAL REGISTRATION
California Certified Access Specialist, 2009 - CASp #55

ICC-Certified Accessinility Inspector and Plan Examiner - #8088179

EXPERIENCE
Leonardo Arteaga is a Project Manager with expertise in applying and interpreting technical requirements of the Americans with Disabilities Act (ADA) and access provisions of the California Building Code (CBC). Mr. Arteaga is a California Certified Access Specialist. He graduated from California State Polytechnic University, Pomona, in 2002 with a Bachelor of Architecture degree and has been at BOA Architecture since 1997. In 2009, he successfully fulfilled the experience and testing requirements set forth by the Division of the State Architect (DSA) and became a California Certified Access Specialist. His experience ADA Compliance experience includes accessibility plan check services on behalf of the DSA-Los Angeles Basin Regional Office and the County of San Bernardino-Department of Risk Management, ADA Transition Plan and accessibility inspections, compiling inspection information into accurate and concise accessibility reports, cost feasibility reports, and code analysis roles covering all phases of barrier removal. His relevant Public Park experience and expertise includes all types of municipal facilities (Auditorium, Community Centers, Public Restrooms, and the grounds at public parks, parking lots) for ADA Compliance for the Cities of Long Beach, South Gate, Glendale, Pasadena, Placentia, Irvine, Huntington Beach, and City of San Bernardino, and County of San Bernardino. Other experience include DSA-LA Basin Region Office – Consultant Access Compliance Plan Reviewer (2008-2011), County of San Bernardino, CA – Inspection, Review and Analysis, and ADA Title III Private Entity Accessibility Surveys – multiple facilities.

BOA RESUMES

KYLE NG
PROJECT MANAGER, DIRECTOR OF INTERIOR DESIGN



PROJECT RESPONSIBILITY

Equipped with a BFA in Interior Architecture (from CSU Long Beach) and Masters of Architecture (Cal Poly Pomona), Kyle is BOA's Director of Interior Design. Kyle offers valuable design insight especially for the interior of your buildings, and is in-charge of interior design directions, and is responsible for our extensive interior materials library and resources. He works to spearheads the production of interior design construction documents; drawings, specifications and 3-dimensional modeling. He also coordinates with Clients and our sub-consultants/engineers to resolves critical interior design issues.

EDUCATION

Masters of Architecture
Cal Poly Pomona University, 2017
BFA, Interior Architecture from CSU Long Beach
Licensure in Progress

YEARS OF EXPERIENCE

Employed by BOA since 2010

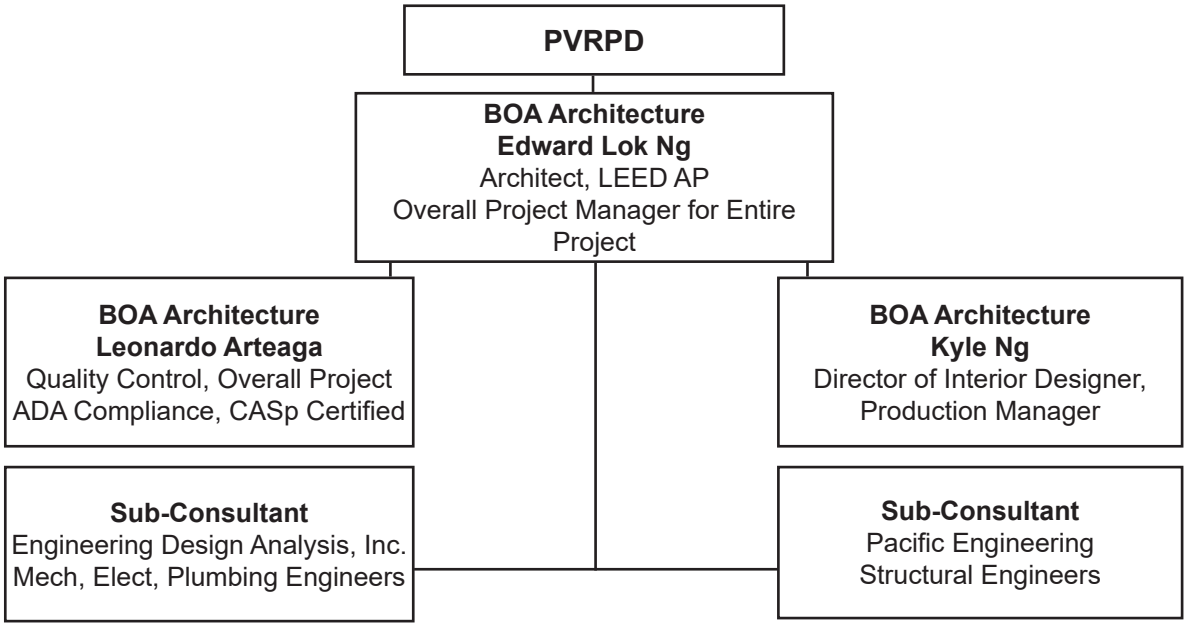
EXPERIENCE

Kyle has been a member of BOA since 2010, with over 12 years of architectural experience in all phases of a project, from conception, through construction, and project close-out. He has experience in both private commercial and especially public works interior renovation projects for numerous public clients; understanding the goals of the Client and that open communications are the keys to a successful project. He leads the interior design and production effort to ensure that design solutions effectively meet the clients' and users' needs and goals while adhering to client schedules and budget constraints. He is advance-proficient in both Computer Aided Design (CADD) and in BIM Revit 3D 2020. He has been the Project Designer for interior design projects for numerous public parks renovation projects; Cities of Gardena, Irvine, Costa Mesa, Laguna Beach, Laguna Niguel, Pasadena, and for LA County ISD. Kyle's wide variety of interior Public Parks design work experience includes:

- City of Laguna Niguel Senior Center interior renovation
- LA County ISD, interior & exterior renovation at Public Parks locations
- City of Pasadena Villa Parke renovation and addition of the Community Center
- Gardena Mas Fukai Park renovation, 5,000 s.f. new community center, public restrooms
- San Bernardeno County Wonder Valley Community Center renovation
- Lake Forest Sports Park renovation
- City of Lawndale Youth Development Center and Skatepark

Most importantly, he has designed the interior over 100 municipal parks/recreation building renovation projects.

ORGANIZATION CHART



Please note that BOA Architecture, as the prime-consultant, will be responsible for all aspects of your project, including architecture and engineering. BOA staff, Edward Lok Ng, Architect, will be the project manager overseeing your entire project, and have day-to-day communication with you. Leo Arteaga, CASp, will lead the ADA compliance assessment and accessibility design, and be responsible for the Quality Control of the entire submittal Documents. Kyle Ng, Interior Designer, will design the building interior and select all the interior finishes. Our sub-consultants that are listed above are all State of California licensed professionals in their respective disciplines, and have teamed with BOA on numerous other municipal park-recreation projects for over 20-years. Note that only a brief description of our sub-consultant qualifications are provided below, their full qualifications are available upon request.

Mechanical and Engineer: Engineering- Design-Analysis 10231 Slater Ave., Suite 203, Fountain Valley, CA 92708 Kevin Friedman, P.E. CA State License# 27267- holds a BSME from Purdue University. Mr. Friedman has over 30 years' experience in facilities planning and design, interiors design, special building systems planning and design, laboratory design, controls, energy conservation, and computerized building modeling and simulation for commercial and public works projects. EDA has worked with BOA on over 500 public building renovation projects for over 20 years.

Structural Engineer: Pacific Engineering, 17703 Crenshaw Blvd. Torrance, CA 90504
17703 Crenshaw Blvd. Torrance, CA 90504; Victor Chaiprasert CA State License #C36235 - Mr. Chaiprasert is a registered structural engineer in the State of California with over 40 years of experience in steel, timber, masonry and reinforced concrete construction of all types of structures. BOA has worked with Pacific Engineering for over 20 years.

4. PROJECT UNDERSTANDING AND APPROACH

We have thoroughly reviewed your RFP and walked through every part of your Freedom Center. We understand that the purpose of this project is two-fold; to evaluate the current recreational programming usage and future needs of the Freedom Center and based on that evaluation, provide the District with three tiers of potential design solutions ("economy, standard, deluxe" or good, better, and best options) for the renovation and/or remodeling of the existing facility. This will assist the District with determining the most appropriate long-term investment in the facility. We will also provide construction cost for each of the 3 options.

In order to attain this purpose, utilizing a public participation (we will interview the various user groups) in the gathering of information, BOA will: identify the types of recreational activities currently performed in the Center; determine whether there is a surplus or shortage of indoor facility space available for the performance of these activities; quantify the amount of space needed to address any identified deficit, taking into account the likely time of day such activity can reasonably be expected to be performed by the affected population and provide reasonable estimates of the cost of expanded and/or new facilities to accommodate identified space needs. We will organize this data in an easy-to-read spreadsheet for use in creating various floor plan options. We plan to glean the Center's Programming needs and goals by interviewing the PVRPD, program directors, and directors of various user groups.

Project Scope of Work
A key objective in this project is to stimulate public communication and facilitate community outreach in the completion of the following tasks:

Phase 1 – Evaluate Current Use of the Existing Freedom Center Facility
Objective: Document how the current Freedom Center Facility is used today and evaluate whether its current spaces can support potential alternative uses – all within the existing building footprint. The following is an outline that describes how we will organize your project.

Tasks:
- Conduct an inventory of existing indoor spaces and assets (rooms, square footage, layout, current conditions, and specialized features such as flooring, mirrors, AV equipment, storage, etc.).
- The District will provide information on current indoor programming and private reservation usage by space (types of activities, frequency, participation levels, and scheduling patterns).
- In the interview sessions with user groups, we will stimulate communication to promote imput and foster community to identify goals and set priorities for the use of the Freedom Center.
- Identify potential alternative uses that could occur within the existing footprint, based on current District goals, community demand, and in consultation with District staff and other related projects.
- Provide a brief comparative overview of how similar-sized facilities in nearby cities or agencies utilize their space (for context only).
- As the District do not have any as-built drawings, BOA will take full as-built measurements and create site plan, floor plan, roof plan, sections, and elevations of your existing Freedom Center.

Deliverables: a comprehensive report and electronic inventory documenting—
- Provide a spreadsheet to organize current indoor space allocation and use within the Freedom Center
- Provide another spreadsheet (or within the same spreadsheet) showing gaps, overlaps, or underused areas
- Provide a list of potential new or alternative uses that could fit within the existing footprint
- A brief comparative summary of other like-sized facilities
- Provide a list of space priorities, adjacencies, space sizes, and locations gleaned from communication with the user groups.

Phase 2 – Conceptual Redesign Alternatives

Objective: Translate the findings from Phase 1 into potential physical redesign solutions for the existing Freedom Center facility. This phase should focus on how the current building footprint could be renovated, reconfigured, or repurposed to meet identified community needs.

Tasks:

- Conduct a high-level building conditions assessment of the Freedom Center (structural, mechanical, electrical, plumbing, accessibility, and building code compliance, accessibility).
- Develop space planning diagrams showing how the existing footprint could be reorganized to support current and potential future uses.
- Prepare three conceptual redesign alternatives (e.g., “Economy,” “Standard,” and “Deluxe” or “Good”, “Better”, and “Best”) that illustrate different levels of investment and scope of improvements. Assess capacity for modern technology integration. We will also provide options for expansion to meet the future needs of the community
- Provide schematic plans, diagrams, and illustrative renderings or sketches for each concept.
- Provide preliminary cost estimates for each alternative, including construction, soft costs, and contingencies (Rough Order of Magnitude).
- Identify any phasing strategies or operational impacts during construction.

Deliverables: a conceptual redesign package including—

- Space planning diagrams and schematic floor plans
- Visual renderings or conceptual sketches
- Preliminary cost estimates and comparison table. Provide construction cost and design cost with a list of testing and reports needed for the next phase of design. Beside Architecture and Engineering, we expect that you will need; geotechnical-soils report, asbestos-lead paint report, destruction testing to uncover structural foundation and roof framing.
- Narrative descriptions of scope, benefits, and operational implications
- Phasing and implementation considerations for each alternative
- Provide a DRAFT submittal (90% complete) for comments by PVRPD
- Provide Final submittal

For your reference, and to give you an idea of the quality of our work, we have attached in the Appendix, an example of a Feasibility Study completed recently by BOA.

PROPOSED APPROACH

Key to a creative and efficient delivery of the Feasibility Study for your Freedom Center Redesign project is the close collaboration and coordination between the client and design team. This section contains a description of our project management approach and methodology, highlighting the services we are providing to complete your project as contained in the Scope of Work of the RFP. Because BOA has completed numerous private of public community center renovation projects that are very similar with the process to successfully complete project. We totally understand what needs to be done. We will commit to closely collaborating with you to designing your facilities improvements and see it through completion, as written in your RFP.

BOA has over 60 years of continuous architectural experience in managing and designing similar public facilities from project conception to project close-out. Our staff also has an abundance of architectural Public Works facilities experience and successful past performance for the following areas of an architectural project that will be included in your project:

- Program Development
- Feasibility Studies/Project Definition
- Conceptual Design
- Project Design-Construction Documents
- Specifications
- Design Reviews
- Cost Estimating
- Value Engineering
- Constructability Reviews
- Building Evaluations
- Troubleshooting
- Construction Support Services
- CADD/Drafting Work (BIM/3D)

BOA's project management approach is based upon our extensive past experience in preparing comprehensive architectural construction documents for architectural Community Center, and Youth Center, wedding venues, and Church architectural projects using a Multi-Discipline Design Team. Your project will need not only architectural expertise, but also other design disciplines, such as ADA Compliance (in-house expertise), and Engineering design. BOA will provide leadership and direction to the Design Team. BOA's management approach incorporates the following 5 components used successfully on facilities design projects:

1. Project Management
2. Project Documentation
3. Consultant Coordination
4. Quality Control
5. Work Plan

1. PROJECT MANAGEMENT

BOA, throughout an extensive history of municipal Community Center design, and facilities addition/renovation, continues to develop and refine its management philosophy to better address its future projects. BOA will implement our most advanced management techniques in the undertaking of this project. The goal of our management philosophy is to accomplish a well-designed project that exceeds client expectations, meets its budget, gives you options for informed decision-making, is deliverable on time, and meets all functional needs and City, State and County building code requirements. Our techniques of management encompass the ideals by which these goals are achieved. Our project management approach is characterized by the following considerations:

Design/Management Integration: Successful projects require the fusion of the design disciplines with those of management. They must have common goals and an integrated process. This is best achieved by appointing leaders with mutual respect and extensive facilities modernization and public works design experience on similar projects.

BOA will have Edward Lok Ng, Principal, as the Project Manager on your project. An examination of Mr. Ng's qualifications reveals that he has personally designed and successfully managed and designed over 10 Senior Centers, 7 Teen Centers, 8 churches, and 40 Community Center projects for nearby cities and over 500 other Municipal facilities architectural projects, and he has been the Project Designer in all BOA's recent projects involving Community Centers. It is the Project Manager's task to help establish the appropriate design vision and see it through its successful realization.

Client Participation: Client participation will be critical. Design goals cannot be realized without the thorough understanding of the client's needs and sensitivity to patrons and city staff that use your facilities. The early involvement of the Client and the users will be continued throughout the design process. The Project Manager will ensure that the efforts of the team are always addressed to the specific client user group. The understanding and involvement of the client will extend to Client appointed representatives, i.e., maintenance managers, engineering staff, and City engineers in a mutually productive partnership.

BOA is intimately familiar with both modernization and new (ground-up) community center facilities. Team-work and close coordination among staff, consultants, and the Clients are essential to a successful project. Timely participation and response of the Client is absolutely critical if the project is to be successful and "on time". BOA will be responsible for ensuring that a high degree of coordination occurs and that project milestones are met. BOA's biggest assets are its attention to construction details, thoroughness in drawing documentation and ease of constructability. A major priority of BOA will be to establish continuing dialogue with your staff, Building/Safety plan check, and representatives of interested parties so that our products reflect community goal, Client policy, and conformance with your Design/Manual Standards.

2. PROJECT DOCUMENTATION

Project Documentation is a result of systems set up in BOA's Project Management Manual. This guide on how to run a project effectively and efficiently, developed more than 60 years of architectural practice, is firm, but flexible; responsive to the specific dynamics of specific projects, but unyielding in its insistence on full documentation, responsiveness, and performance. Keys elements include:

Project Checklist: This is initiated at the beginning of each project and services as a guide of all elements of the project to be completed, and as a central index for all project related material. It is continually updated and reviewed during regular project audits.

Product File and Technical Project Checklist: Initiated at the start of design work, this checklist serves to record all considerations and decisions regarding building materials and methods to be used in construction. It also becomes a comprehensive guide for preparation of the Construction Documents (in case we are selected for the next phase of design work).

3. CONSULTANT COORDINATION

The engineering consultants play a very critical and active role in all phases of the work. The Project Manager leads in coordinating the efforts of consultants with the help of:

- Frequent coordination meetings.
- Consultant orientation packets which are distributed at project commencement and periodically through the project.
- Clearly defined scopes of work which define separation of responsibilities and eliminate grey areas.
- Milestone Outline, prepared specifically for each project which clearly defines consultant performance expectations for each phase.
- Project Schedule coordinated with a milestone outline, reviewed and signed off by all consultants.
- Drawing Status Log which is updated every two weeks which track's consultant's performance.
- CADD (AutoCAD 2024 and Revit 2024) procedures involving background and overlay methodologies that insure up-to-date and coordinated design effort. Your project drawings will be completed using BIM/3D/Revit 2024 (3 dimensional modeling).

4. QUALITY CONTROL

Quality assurance begins with the commitment, experience and abilities of the team members. All of the firm's personnel contain many design specialists versed in the complexities of the individual phases of the design process. The quality assurance program for the project will draw on these skills to assist the team in obtaining its goals for a design of vision that delivers the maximum functional and accessibility solution to the user that addresses the needs of the client and does so with the most efficient construction process. BOA has an established Quality Control program that is based on three mechanisms.

The Quality Control Manual: The Quality Control Manual documents, activities, tasks, and deliverables are to be achieved in each phase of work. Checklists are included and, at the completion of each phase, are signed off by the Project Manager. The manual also includes exemplary forecasts for meetings, programs, schedules and Agendas. We have a quality control checklist that is customized especially for Public Works facilities projects. Checklist items range from plumbing fixture standards, to City department clearances, to record drawing procedures, to amount to copies needed for review submittals, and much more.

Quality Control Review: Quality Control Reviews occur prior to client Submittals and at key points in the project schedule. During these reviews, the entire sets of documents are checked by an experienced, a highly-skilled architectural professional who has had major experience in the design of similar projects to ensure a "questioning character" in this process. Major emphasis is placed on Constructability and on satisfying the operational requirements of the user and thoroughness of documentation. As a part of this project, BOA will commit Mr. Leo Arteaga, Architect/Quality Review Officer. He, who has over 30 years of architectural experience and is CASp certified, will be ideal for this role because of his extensive municipal and Public Works experience and familiarity with processes and procedures for these types of projects. Mr. Arteaga will review this Feasibility Study at 90% completion. This involvement is formalized and part of the quality control manual procedures. We are committed to providing quality design services and trust that our past work with other local cities is indicative of that commitment.

Project Standards: From our experience of over 2000 public works architectural projects, BOA has developed its own Project Standard that can be customized to the Client that enhances quality control of bid documents and the construction process. Project Standards include:

1. Construction document detail drawings: With the input of past governmental clients, BOA has developed, refined, and field tested over 300 Standard construction details that are geared for public works renovation/addition projects. We have Standard, field tested, construction document details for just about every field condition possible; accessible lavatory counters, transitions of existing to new addition, restrooms upgrade, signage, railings, entry doors, stairs, ramps, site work, parking lot, window/door replacement, roof repair, building expansion joints, elevator retrofit, HVAC replacement etc.

2. BOA has developed a standard facilities modernization equipment list e.g., types of new handrails, access lifts, lighting fixtures, plumbing fixtures, drinking fountains, furniture, restroom accessories, audio-visual equipment, etc., complete with manufacturer Model # and their acceptable approved equal. The Standard equipment list has been field tested and proven to be of high quality, durability, parts availability, and acceptable to the many past municipal clients.

3. BOA has developed a standard keynoting system with over 150 items that addresses virtually every facility field condition and many retrofit/repair conditions. These standard keynotes have been field tested and refined, and have proven to be clear and concise to construction contractors.

4. WORK PLAN

An integral part of our management approach is to develop a written Work Plan during the project's Pre-Design phase, so that the Design Team and Client have clear written directions and instructions for each phase of the project. So that the entire Design Team is on the "Same Page", We will create a Refined written Work Plan for each design phase of your up-coming Freedom Center Redesign Project, as well as a project Design Schedule, upon initiation of the project. Our preliminary Work Plan is included in the following pages:

INITIAL PLANNING PHASE- PRE-DESIGN

Initial Meeting with Client
•Establish protocol and lines of communication
•Statements of Goals and Objectives
•Review schedule & establish significant milestone dates
•Develop a formal project schedule
•Develop a formal written Work Plan

Program Appraisal
•Verify functional relationships with Users
•Confirm area allowances
•Review functional program
•Prepare a written report for facilities program
•Update program changes

Site Appraisal
•Review site information
•Walk site and document observations
•Photograph site and adjacent areas
•Establish need for destructive testing, topographic survey, soil/geology reports, as-built drawings,
•Study planning/context constraints
•Document zoning and parking requirements
•Appraise and document connections/access
•Document expansion requirements
•take as-built measurements
•Establish location of existing utility lines

Cost Plan
•Assessment of non-programmed needs
•Budget review and analysis
•Resolution of scope in relation to budget
•Develop cost plan

Work Plan
•Review sub-consultant selection with Client
•Establish management plan
•Develop project directory
•LEED design approach, if any necessary
•Establish quality control procedures
•Establish project numbers and accounts
•Review legal and agency requirements
•Develop a written Work Plan

Contract Negotiation and Approval
•Ascertain Owner's requirements
•Determine form of contract and review
•Review possible modification to clients standard contract form.
•Define architects' scope of work

Client Meetings
•Produce Revit-3D as-built drawings of your facility
•Establish frequency and pattern of attendance







LA County ISD - Sorensen Recreation Center Maintenance and Repair: Initial Site Assessment at Roof and Windows

SCHEMATIC PLAN PHASE

Issue Project Documents
•Program
•Budget & Cost Model
•Schedule
•Project Directory
•Protocol
•Work Plan

Initial Meeting with Consultant Team
•Review project documents
•Establish consultants' goals
•Establish CADD/3D format and files

Initial Meeting with Client
•Review Schematic Design Schedule
•Establish "Key" dates and participants
•Establish design goals
•Review scope of work

Concept Studies
•50% Schematic Design, provide 4-5 floor plan sketches for review with the Client and user groups prior to settling on 3 options
•Schematic Design, provide 3 options
•Expansion options (if any)
•Study connections/access
•Review construction methods
•Check concepts against cost plan

Complete Phase Documentation
•Preliminary Quality Control (QC) review
•Coordinate all disciplines

Cost Analysis
•Review options with client

Preliminary Agency Review
•Obtain schedule commitment from Bldg. Dept., fire dept., planning dept.
•Review areas of concern

Quality Control Review
•Final review by Quality Control Officer
•Sign off by Project Manager
•Review pre-fabricated building options
•Review options with client

Inter-Team Interviews
•Establish space planning goals
•Refine selected options

Phase Development & Documentation
•Establish building plans
•Proceed with internal and inter-team QC review
•Establish building sections, elevations, 3D views
•Establish building systems; structural, electrical, natural vent
•Develop overall site design
•Address "special" issues, e.g., ADA code & design, for crime prevention/security, LEED, energy savings options.
•Develop preliminary room/space criteria
•Develop preliminary equipment layouts
•Outline Specifications

Issues Backgrounds to Consultants
•Provide translations where necessary

Formal Acceptance by Client
•Notice to proceed with Design Development

Value Engineering
•Review all options with client
•Issue agreed changes to all consultants

Client Meetings
•Scheduled as needed – Involve Client Maintenance/Repair Service Director & User Programs Director

Draft Submittal at 90% Completion
•await comment from client
•address comments from client within 2 weeks

Final Submittal at 100%

5. FINANCIAL AND OTHER INFORMATION

In response to your request for information in this section, see below:

1. To our knowledge, BOA does not have any prior or on-going contract failures, any civil or criminal litigation or investigation pending that involves the firm.
2. BOA affirmatively states that there is no negative history to describe or report.
3. We have provided a detailed Scope of Work in Section 4. Titled Project Understanding and Approach. An itemization of all services to be provided and their individual cost can be found in our Fee Spreadsheet which is enclosed in a separate envelope. This Fee Spreadsheet includes estimated staffing, hours, cost, and a brief description of each major task and subtask, including public meetings.
4. In the next page, we have included our fee spreadsheet and a schedule of our standard hourly rates to be charged for extra work if required during the course of the contract.
5. BOA (and its employees) does currently have an active contract with PVRPD on the renovation of the Freedom Park Restroom & Snack Bar Building. Jessica Puckett is the project manager for PVRPD on this project. Other than this project, we do not have any professional or financial relationship with any officer or employees of the District.

Below is a brief overview into BOA Architecture.

FIRM PROFILE

Established in 1961, BOA is an S-Corporation architectural firm and a certified Small Business Enterprise (SBE) by the State of California DGS department and City of Los Angeles. The company's corporate officer and principal is Edward Lok Ng (licensed architect in the State of California). BOA has been in continuous business since 1961. The firm has nine (9) architectural staff, and one (1) office manager, totaling ten (10) employees. In addition to architecture, BOA also has in-house expertise in ADA Compliance and interior design services.

LEGAL NAME AND ADDRESS:
Black, O'Dowd and Associates, Inc.
DBA BOA Architecture
1511 Cota Avenue
Long Beach, CA 90813
Phone: (562) 912-7900

SERVICES PROVIDED BY FIRM:
Architecture
Interior Design
ADA Compliance Consultant

YEAR FIRM ESTABLISHED:
BOA was originally established in 1961 under the name of Black, O'Dowd and Associates

CURRENT WORKLOAD:
Our current workload is moderate and is such that we can begin your Project immediately.

PRINCIPAL CONTACT:
Edward Lok Ng, Architect, LEED AP
Employed since 1982, Principal since 1996, License CA #C16840
email: lok.ng@boaarchitecture.com

STRUCTURE OF FIRM:
California Corporation #D055-4236
Federal I.D. #95-2632309
State I.D. #153-7551-2
City of Los Angeles-Business License #437008-75
Dun & Bradstreet #04-441-9737

PERSONNEL BY DISCIPLINE:
Architectural Staff: 9
Administrative Staff: 1
BOA currently employs 10 employees.

CURRENT INSURANCE COVERAGE:
Professional Liability - $10,000,000
General Liability - $10,000,000
Limits can be increased if required and are negotiable on an individual basis.

FIRM'S ANNUAL DESIGN FEES RECEIVED:
Approximately $2,000,000

HOURLY RATE

BLACK O'DOWD AND ASSOCIATES, INC.
DBA BOA ARCHITECTURE
1511 COTA AVENUE
LONG BEACH, CA 90813
PH: 562-912-7900

POINT-OF-CONTACT:
EDWARD LOK NG, PRESIDENT
LOK.NG@BOAARCHITECTURE.COM

JOB TITLE	HOURLY (NOT TO EXCEED)
Principal Architect	$160.00
Project Manager	$150.00
Project Designer	$125.00
Senior Designer	$110.00
Senior Technical	$100.00
Draftsman/AutoCAD Operator	$95.00
Other Technical Staff	$85.00
Structural Engineer	$150.00
Mechanical Engineer	$160.00
Electrical Engineer	$160.00
"Other" Sub-Consultant	$150.00
Clerical Staff	$80.00
Prints	$0.50/s.f.

- The above hourly rates are fully burdened or loaded, including full compensation for all overhead and profit. Billing rates shall include provision for normal office costs, including, but not limited to: office rental, utilities, insurance, cell phone or radio, equipment, normal supplies and materials, in-house reproduction services, and local travel costs.
- The proposed hourly rates are guaranteed for the duration of the contract.

REFERENCES

City of Buena Park
701 Carson St b24
Carson, CA 90745

Jason Tran, P.E.,Project Manager
(re: Peak Park Pool Bldg Feasibility Study)
JasonTran@buenapark.com
(714) 562-3680

City of Carson
701 Carson St b24
Carson, CA 90745

Gilbert M. Marquez, P.E.
(re: City Hall and Mills Park renovation projects)
GMarquez@carsonca.gov
(310) 952-1700 ext. 1813

City of Cypress (2018-Current)
5275 Orange Avenue
Cypress, CA 90630

Nick Mangkarakiri
(re. Senior Ctr. and Community Center renovation)
nmangkai@cypressca.org
(714) 229-6729

City Bell Gardens
8327 Garfield Avenue
Bell Gardens, CA 90201

Bernie Iniguez (recently moved to City of Bell Gardens)
(re: Thompson Park Community Ctr. and Aquatic Ctr. Renovation)
BIniguez@bellgardens.org
(562) 806-7792

City of Newport Beach
100 Civic Center Dr
Newport Beach, CA 92660

Tom Sandefur, P.E.
(re: Cliff Dr. Clubhouse Teen Ctr. and 8 beach restrooms)
(949) 644-3321
tsandefur@newportbeachca.gov

City of Gardena
1917 W. 162nd St.
Gardena CA 90247

Kevin Kwak, P.E. assist Public Works Director
(re: Mas Fukai Parks renovation & new Community Center)
(310) 217-9643
kkwak@cityofgardena.org

Peak Park Pool Building Renovations Feasibility Study:

Buena Park, California

July 15, 2025

Prepared and Submitted By:

BOA Architecture
Government Services

1511 Cota Ave.
Long Beach, CA 90813
boaarchitecture.com
(562) 912-7900

Contact:
Lok Ng, Architect, LEED AP
Lok.ng@boaarchitecture.com

TABLE OF CONTENTS

A.	PROPERTY INFORMATION AND EXISTING CONDITIONS	2
B.	SCOPE AND OBJECTIVE	7
C.	CODES	8
D.	EXECUTIVE SUMMARY	9

APPENDIX

APPENDIX A	POOL EQUIPMENT AND EQUIPMENT ROOM IMPROVEMENTS
APPENDIX B	COST ESTIMATES

A. PROPERTY INFORMATION AND EXISITING INFORMATION

The Peak Park Pool Building was originally designed by the architect Richard Neutra in 1961. Located adjacent to a residential neighborhood, the building is a 5,100 SF building with the main entrance off El Dorado Drive. The building has slump stone exterior walls with a flat roof with a concrete barrel tile mansard skirt roof around it and wood framed interior walls. Inside the building, the public enters through the south main entrance and must go through a locker room on either side of the lobby to enter the pool deck. The Men's locker room has direct access to the large storage room and pool equipment room that is just west of the locker room. Each of the men's and women's locker rooms have community showers, toilet facilities, changing areas, and lavatories. The showers and dressing rooms, and restrooms do not meet current building codes for privacy and ADA accessibility compliance. There is a viewing area for the staff directly north of the lobby. The staff areas are not ADA compliant.

EXISTING CONDITIONS



Existing main entrance to the pool building



Existing poolside entrance



Existing lobby interior



Existing non-ADA compliant restroom



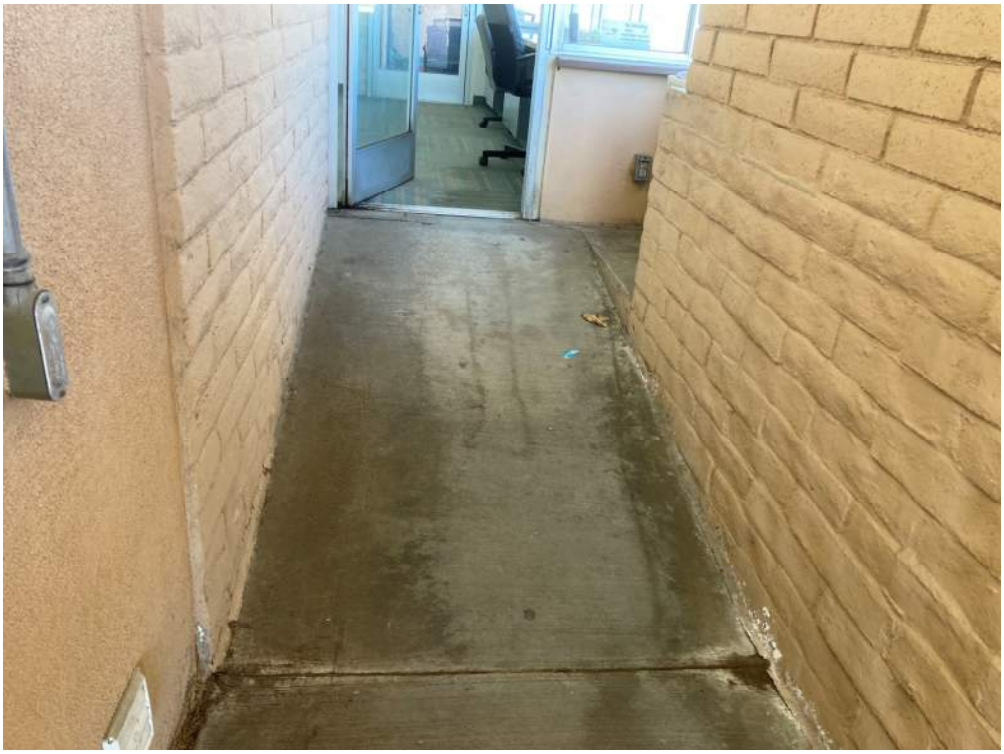
Existing community showers



Existing men's locker room



Existing women's locker room



Existing non-ADA compliant ramp



Existing staff observation room

B. SCOPE AND OBJECTIVE

BOA Architecture was commissioned in April 2025 by the City of Buena Park with the purpose of developing a Feasibility Study to renovate the Peak Park Pool Building . BOA is contracted directly with the city of Buena Park and our scope on this project includes the following services:

1. Meet with the city to review and refine the work program and identify critical milestones. After the kick-off meeting, we will measure the pool building to confirm the as-built drawings.
2. Conduct periodic meetings with the city to discuss progress.
3. Provide 3 different floor plan options for the client to choose 1 option to further develop.
4. Evaluate the need for demolition and renovations to ensure compliance with current building codes and ADA standards.
5. Provide 2 options for the pool equipment room upgrades that will include replacing the existing single pump with a dual pump system, expansion of the pump pit, installing a new variable frequency drive, new water heaters, new sand filters, and replacing pipe network.
6. Provide 3 cost estimates with one being replacement of the entire pool building, and the other 2 being building renovation options.
7. Provide 3-D colored renderings for the renovation options.

C. CODES

For the purpose of this report, the facility compliance with current codes will be examined. The current codes that apply are:

- California Building Code
- California Plumbing Code
- California Electric Code
- California Fire Code
- California Mechanical Code

D. EXECUTIVE SUMMARY

The Renovation Plan for the Buena Park Peak Park Pool Building would includes a modernized, ADA-compliant facility, upgraded pool mechanical and plumbing systems, new shade cabanas, poolside locker, and outdoor showers.

INTERIOR IMPROVEMENTS

Renovation of the entire interior of the existing pool building will need to be carried out to make the building ADA compliant and to improve the function of the building. The interior improvements include a new modern and welcoming lobby, along with new direct public access to the pool without requiring the public to pass through a locker room. Pool entrances from both locker rooms will remain for convenience. We will create modern interior spaces for the public and staff. We propose to gut the entire interior to improve the men's and women's locker rooms with new private showers, private dressing stalls, and restrooms with modern conveniences.

Additional desired interior improvements include providing a new family restroom near the main lobby for the public that will allow parents to change clothes with young swimmers. Along with renovating the locker rooms to be ADA compliant, provide privacy, and we will keep a modern ambience throughout the building. The entry lobby will be refreshed with a new ADA compliant reception counter with colors and materials that recalls a swimming facility. Also, on the ceiling of the lobby, we propose a "wavy cloud" to give the impression that you're already in the swimming pool.

The city also requested a dedicated staff break room overlooking the pool deck, which will double as a training space when needed. An adjacent office for the pool manager is provided to have direct access to the break room for staff. Along with this the staff will have men's and women's staff locker rooms, staff restrooms, and even clothes dryers for the lifeguard staff to dry their swimwear.

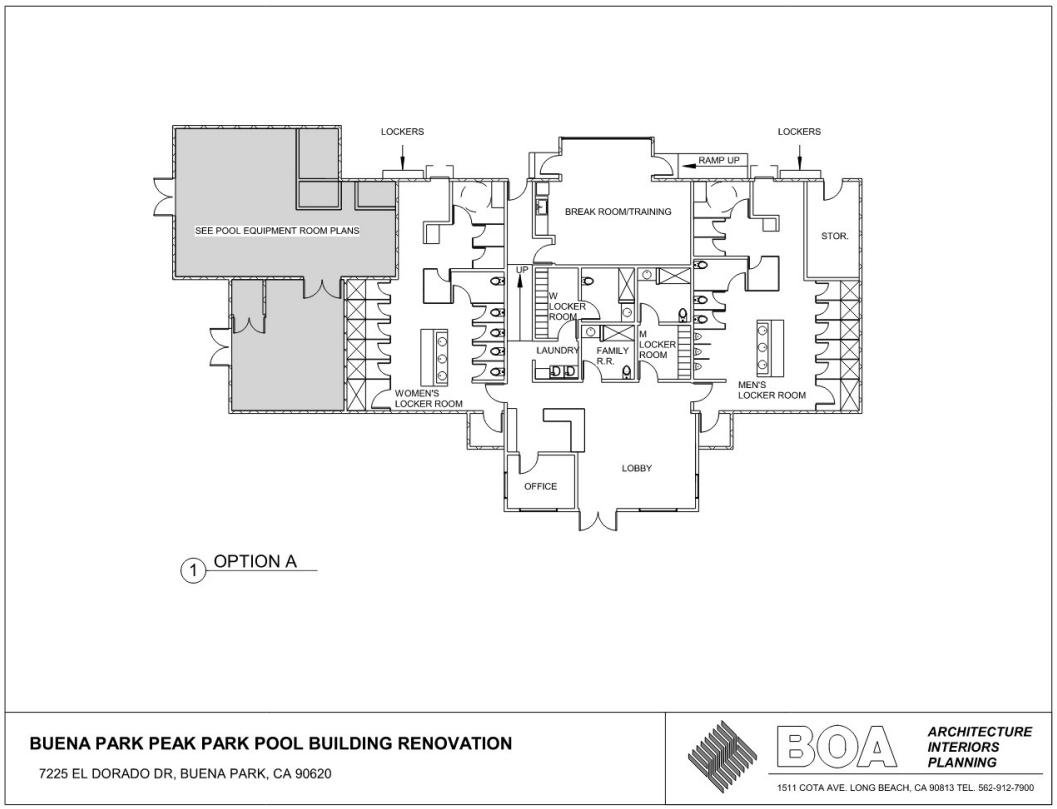
EXTERIOR IMPROVEMENTS

The exterior improvements include an option to demolish the current roof to bring the look of the original Richard Neutra, Architect, designed building back

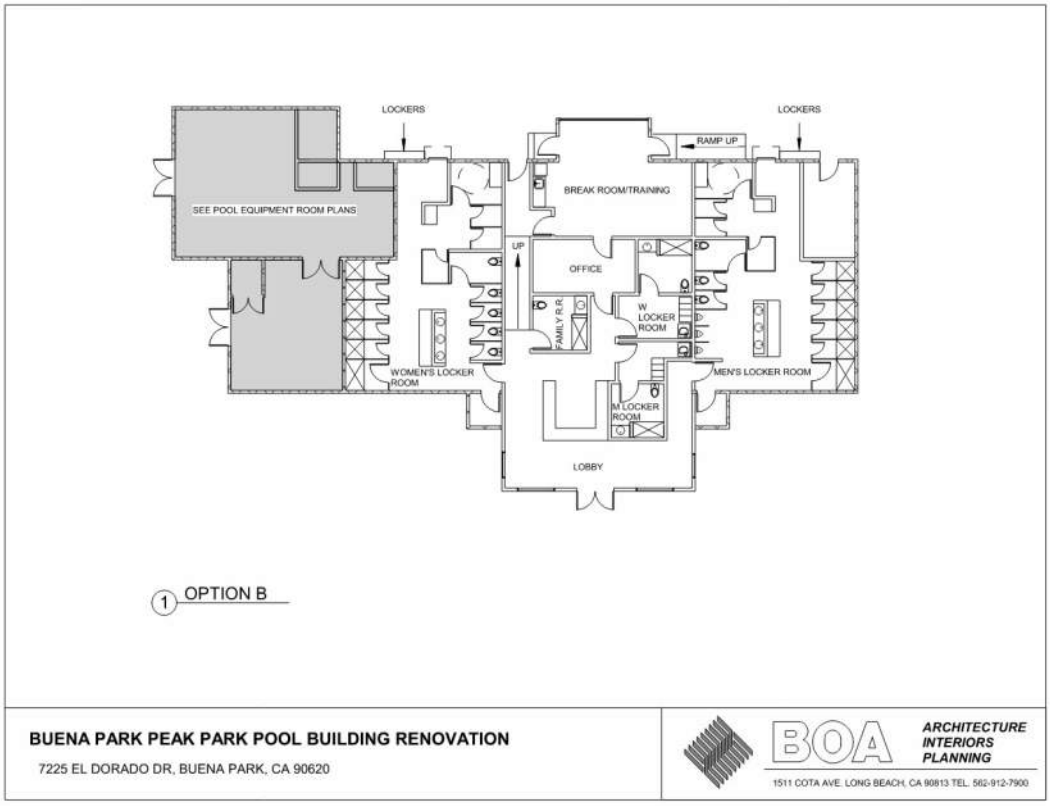
(see rendering option 2). A new ramp for the public to have direct access to the pool deck along with a new set of stairs from the breakroom to the pool deck is proposed. New shade canopies are proposed to create additional shade for the pool deck area. Outdoor showers will be added to the exterior walls of the building, to allow the swimmers to rinse off before leaving the pool. There will also be lockers added to provide the swimmers with a place to store their belongings near the pool. We also propose to paint the entire building with a color scheme that evokes a “fun” and “exciting” place to be at and one that feels like a swimming facility. From the exterior rendering, we propose to paint the exterior a rolling “wave” pattern with blue, green, white, and light grey colors.

FLOOR PLAN

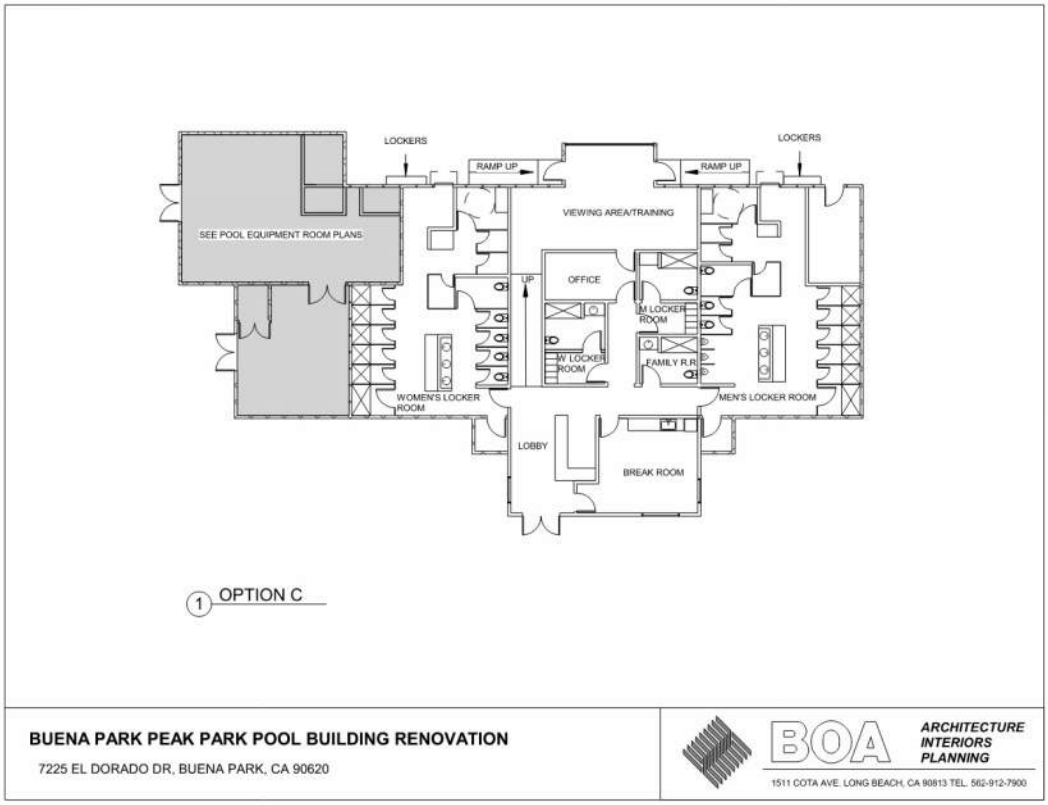
Early in the design process, BOA provided 3 different floor plan options from which the client can offer comments and choose the one that best fits their needs (see the 3 optional floor plans below). All the options offer new men’s/women’s locker rooms and direct access for the public from the lobby to the pool deck.



Option A offers a big lobby and the manager's office is located adjacent to the lobby, with the breakroom overlooking the pool. The drawback is this option is that the staff areas are scattered and are not adjacent to each other



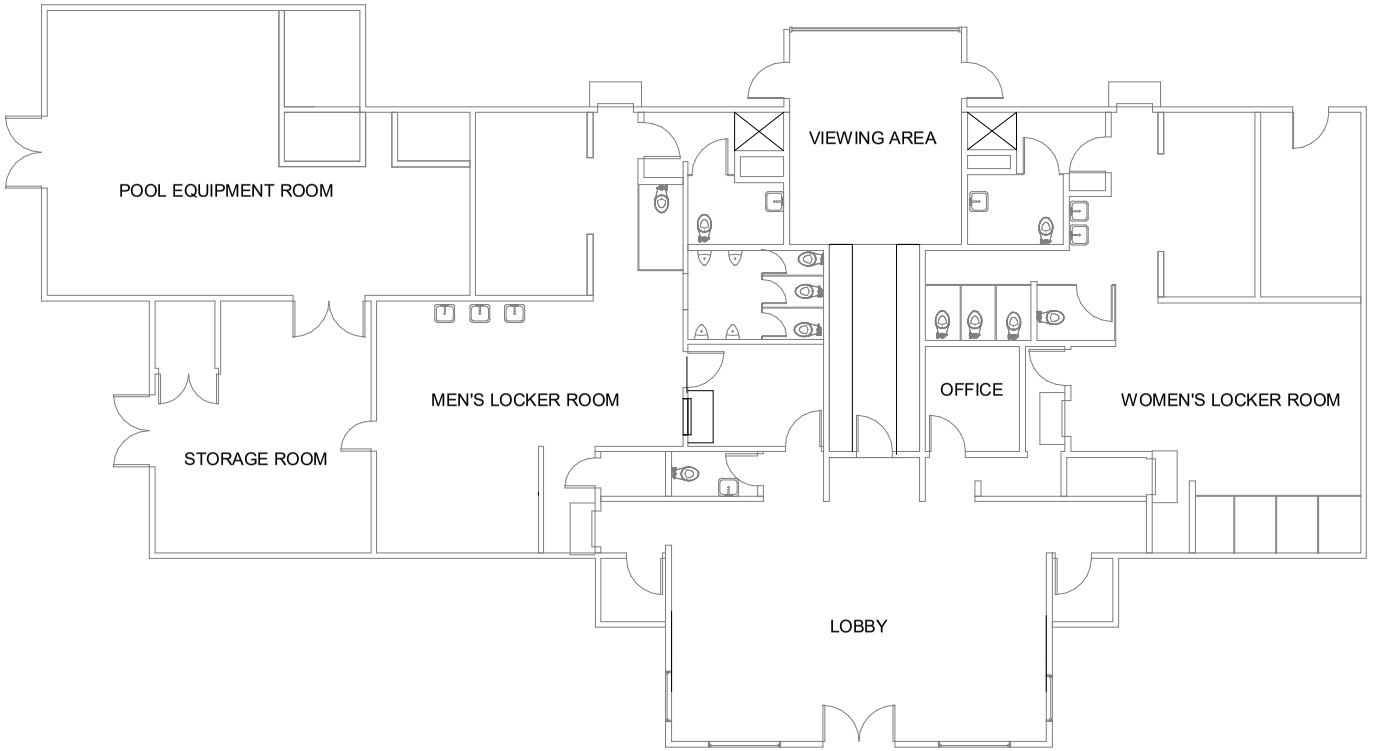
Option B has a smaller lobby than Option A. A desired functionality about this option is that the staff functions of the reception desk, staff locker rooms, office and breakroom are all directly accessible to each other. Having a big lobby was not important to the client/users and was not needed for their operations.



Option C has the smallest lobby, and proposes an added space for public interior viewing. However, the staff functions of reception desk, staff locker rooms, office, and breakroom do not have direct connections to each other. Most importantly the client /use want the breakroom and office to overlook the pool. Additionally, an interior viewing area was not needed.

STAFF'S RECOMMENDATION/PREFERENCE

The client/users decided that Option B best fits their functional needs. They wanted the breakroom and office to overlook the pool to supervise the pool and deck operations. They wanted to be able to walk directly from the reception desk to the office, lockers and breakroom without encountering the public. The client/user wanted the access hallway between the lobby and pool deck to be much wider close to 8'-9' wide. In order to make the hallway wider and more inviting, the men's/women's can be made smaller with less toilet fixtures and less dressing rooms. See the updated proposed floor plan renovation to the pool building.



N

1 AS BUILTS
1/16" = 1'-0"

171/309

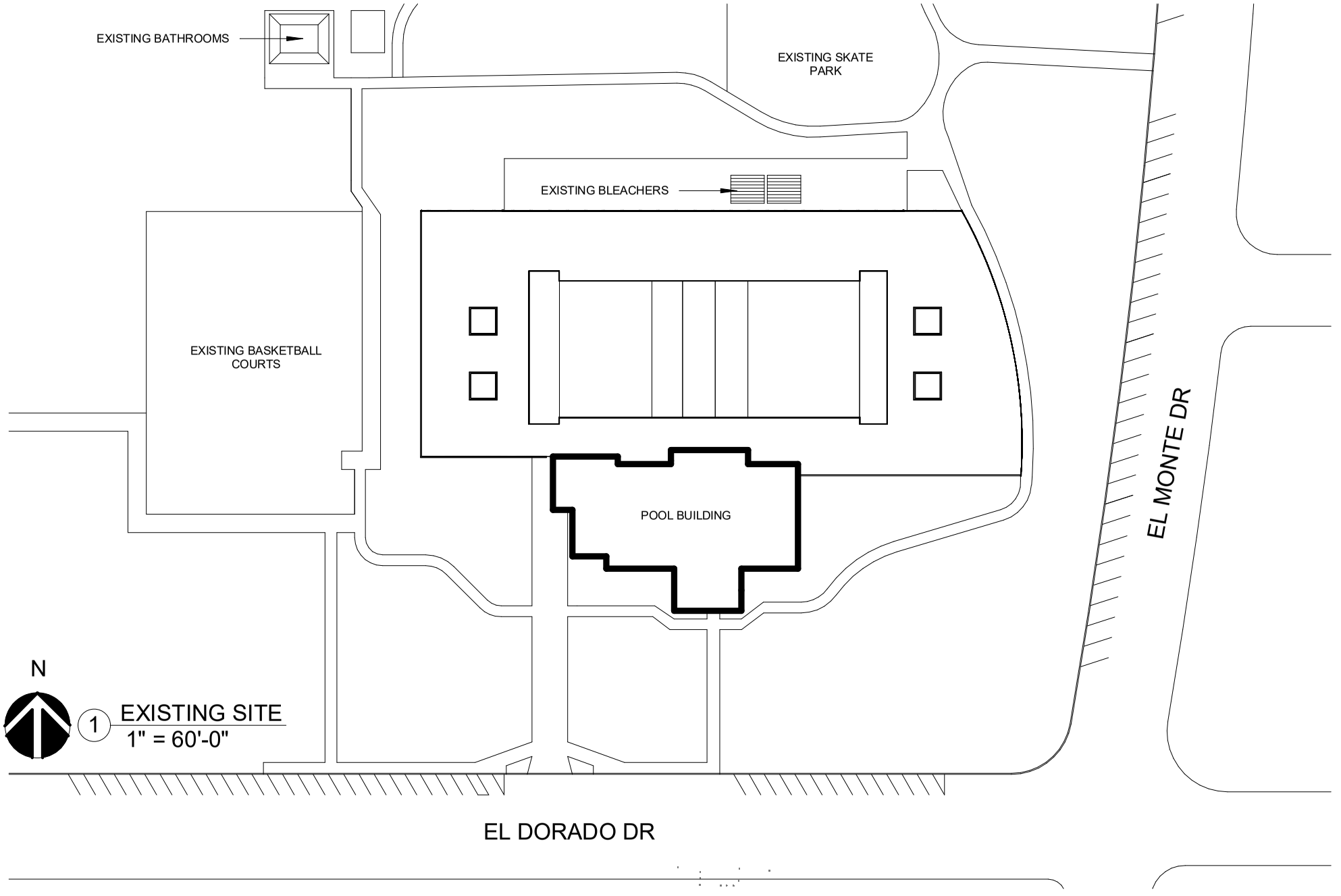
BUENA PARK PEAK PARK POOL BUILDING RENOVATION

7225 EL DORADO DR, BUENA PARK, CA 90620

DATE: 7.1.25

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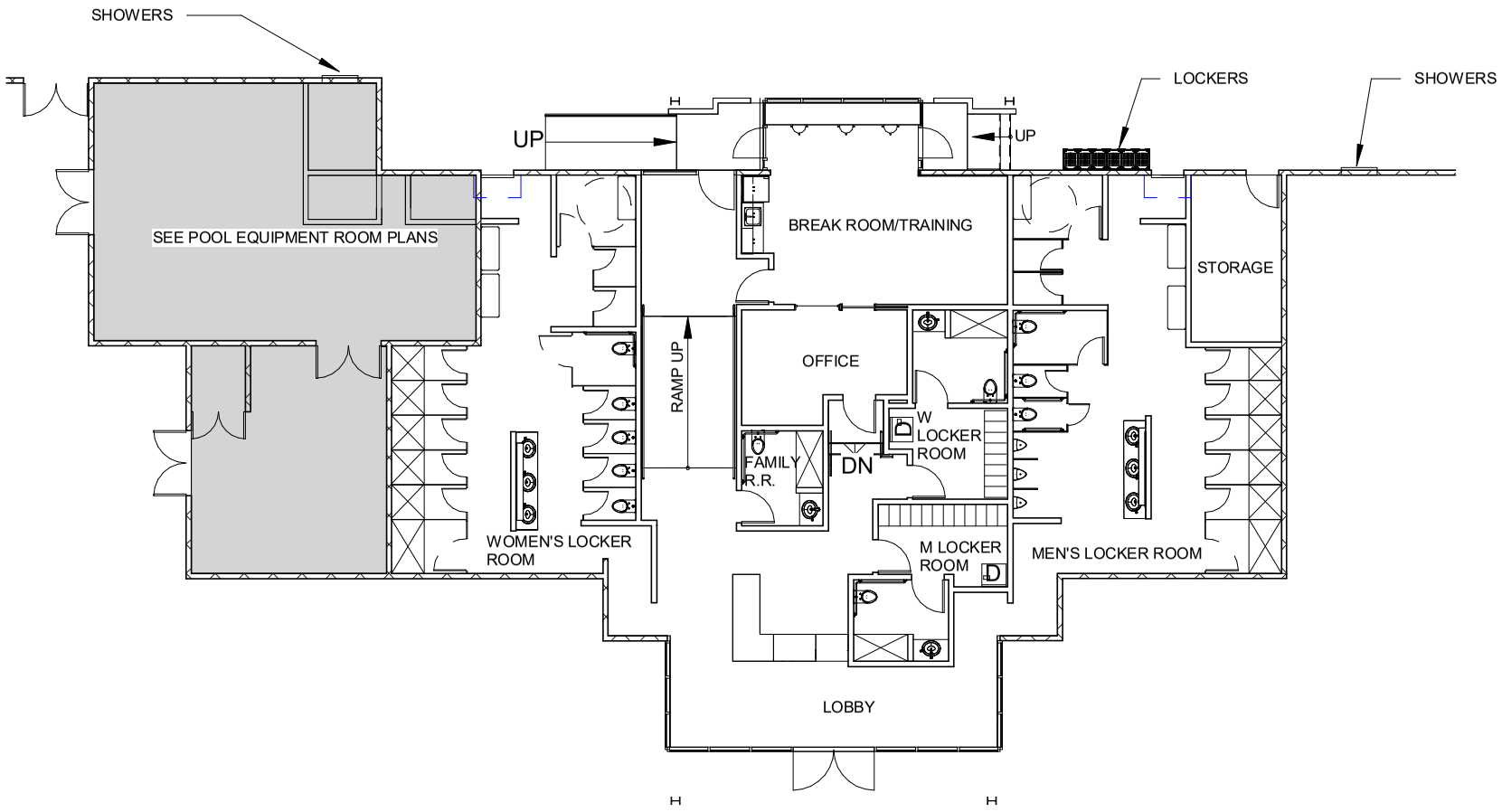
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1 RENOVATION FLOOR PLAN
1/16" = 1'-0"

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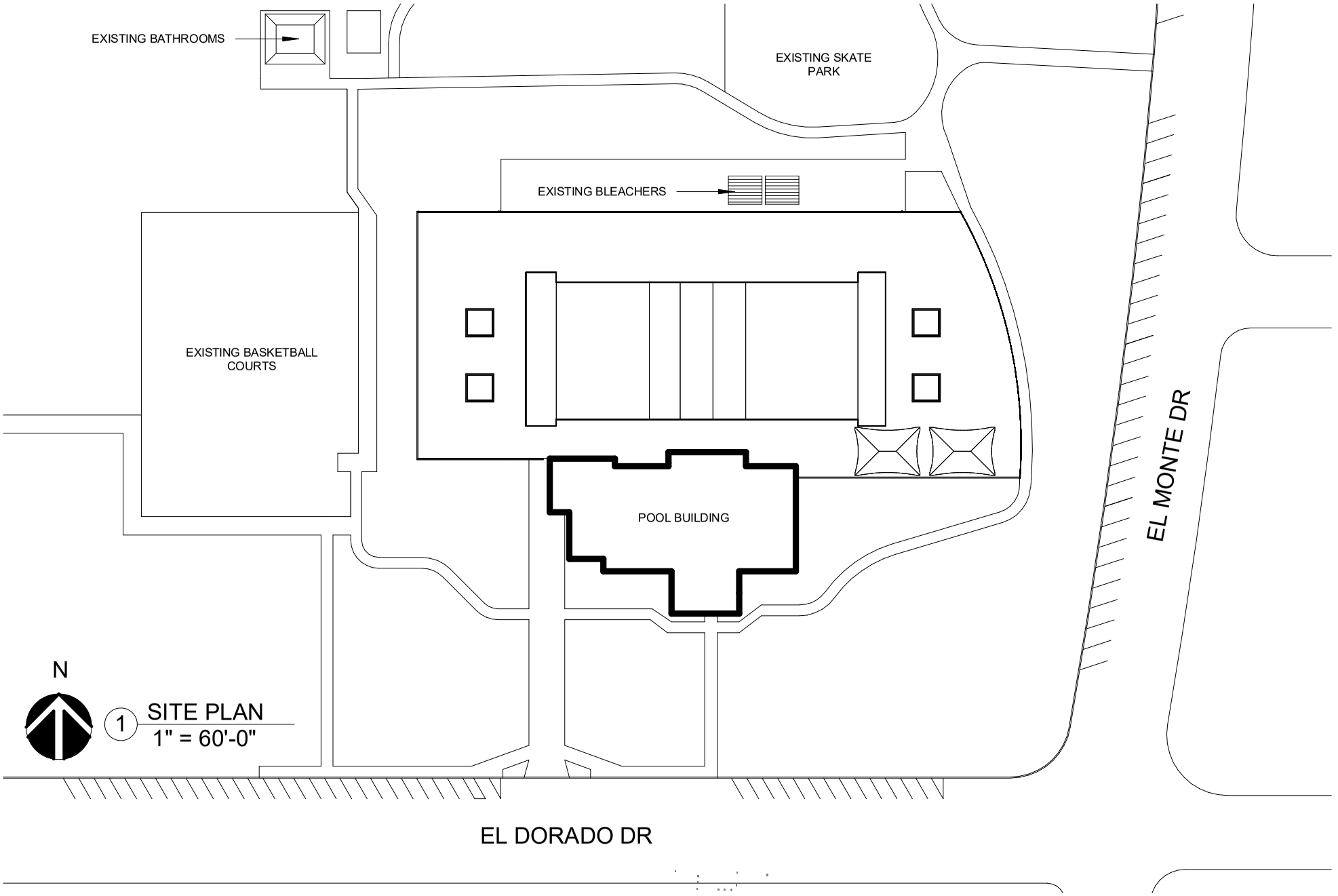
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1 SITE PLAN
1" = 60'-0"

174/309

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RENDERING VIEW: LOBBY



THE PROPOSED LOBBY AND INTERIOR ENTRY TO THE POOL DECK IS MODERN AND INVITING SPACE WITH A WAVE-LIKE CEILING THAT HAS A WATER-INSPIRED FEEL. THE RECEPTION DESK ADDS VISUAL INTEREST WITH A MERMAID FEEL PATTERN THAT TIES INTO THE OVERALL THEME OF THE BUILDING. THE COLOR PALETTE IS PRIMARILY BLUES AND GRAYS THAT REINFORCES THE AQUATIC FUNCTION OF THE BUILDING.

175/309

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RENDERING VIEW: LOCKER ROOM



THE PROPOSED WOMEN'S (AND MEN'S)LOCKER ROOM HAS A CLEAN AND MODERN DESIGN WITH DURABLE FINISHES. THE COLOR SCHEME INCLUDES BLUES AND GRAYS THAT CREATES AN AQUATIC AMBIANCE AND TIES INTO THE OVERALL FUNCTION OF THE BUILDING. TO THE LEFT ARE THE NEW PRIVATE SHOWER STALLS AND TO THE RIGHT ARE THE NEW TOILET STALLS.

176/309

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RENDERING VIEW: BREAKROOM



THE NEXT TWO RENDERINGS SHOW THE PROPOSED STAFF BREAK ROOM DESIGN OFFERS A WELCOMING, FLEXIBLE, AND FUNCTIONAL SPACE. THE NEW MANAGER'S OFFICE TO THE LEFT HAS AN INTERIOR WINDOW AND DOOR GOING DIRECTLY INTO THE BREAK ROOM AND POOL DECK PROVIDES VISIBILITY INTO THE BREAK ROOM WHILE MAINTAINING SEPARATION AND PRIVACY FOR THE OFFICE. THE BREAK ROOM ALSO HAS LARGE WINDOWS OFFERING UNOBSTRUCTED VIEWS OF THE POOL DECK ALLOWING THE STAFF TO OBSERVE THE POOL DECK DURING BREAKS.

177/309

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RENDERING VIEW: BREAKROOM



178/309

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RENDERING VIEW: EXTERIOR OPTION 1 - EXISTING ROOF



IN THE NEXT FOUR RENDERINGS THE PROPOSED EXTERIOR DESIGN FEATURES A WAVE-INSPIRED PAINTED PATTERN BLENDED BLUES, GREENS, AND GRAYS THAT MAKES THE SWIMMING FACILITY FEEL EXCITING. THE EXTERIOR INCLUDES NEW SELF SERVE LOCKERS AND SHOWERS TO ENHANCE THE SWIMMERS EXPERIENCE . NEW SHADE STRUCTURES ARE PROVIDED TO ALLOW FOR MORE SHADE ON THE POOL DECK. OPTION 1 FOR THE BUILDING EXTERIOR DESIGN KEEPS THE EXISTING SPANISH TILE ROOF.

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RENDERING VIEW: EXTERIOR OPTION 1



180/309

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RENDERING VIEW: EXTERIOR OPTION 1



181/309

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RENDERING VIEW: EXTERIOR OPTION 1



182/309

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RENDERING VIEW: EXTERIOR OPTION 2



IN THE NEXT 4 RENDERINGS THE PROPOSED EXTERIOR DESIGN OPTION 2 HAS THE SAME WAVE INSPIRED PAINT, LOCKERS, SHOWERS, AND SHADE STRUCTURE. BUT THIS OPTION PROPOSES TO DEMOLISH THE CURRENT SPANISH RED TILE ROOF TO RESTORE THE ORIGINAL RENOWN RICHARD NEUTRA, ARCHITECT, DESIGNED BUILDING. IT ALSO PROPOSES NEW WINDOWS IN THE BREAK ROOM TO ALLOW BETTER VIEWS TO THE POOL AND POOL DECK FOR THE STAFF LIFEGUARDS. THIS OPTION PROPOSES RESTORING THE MID CENTURY ARCHITECTURAL GEM. WE HAVE ATTACHED ORIGINAL BUILDING PHOTOS FOR YOUR REFERENCE SEE PAGE 29.

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RENDERING VIEW: EXTERIOR OPTION 2



184/309

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RENDERING VIEW: EXTERIOR OPTION 2



185/309

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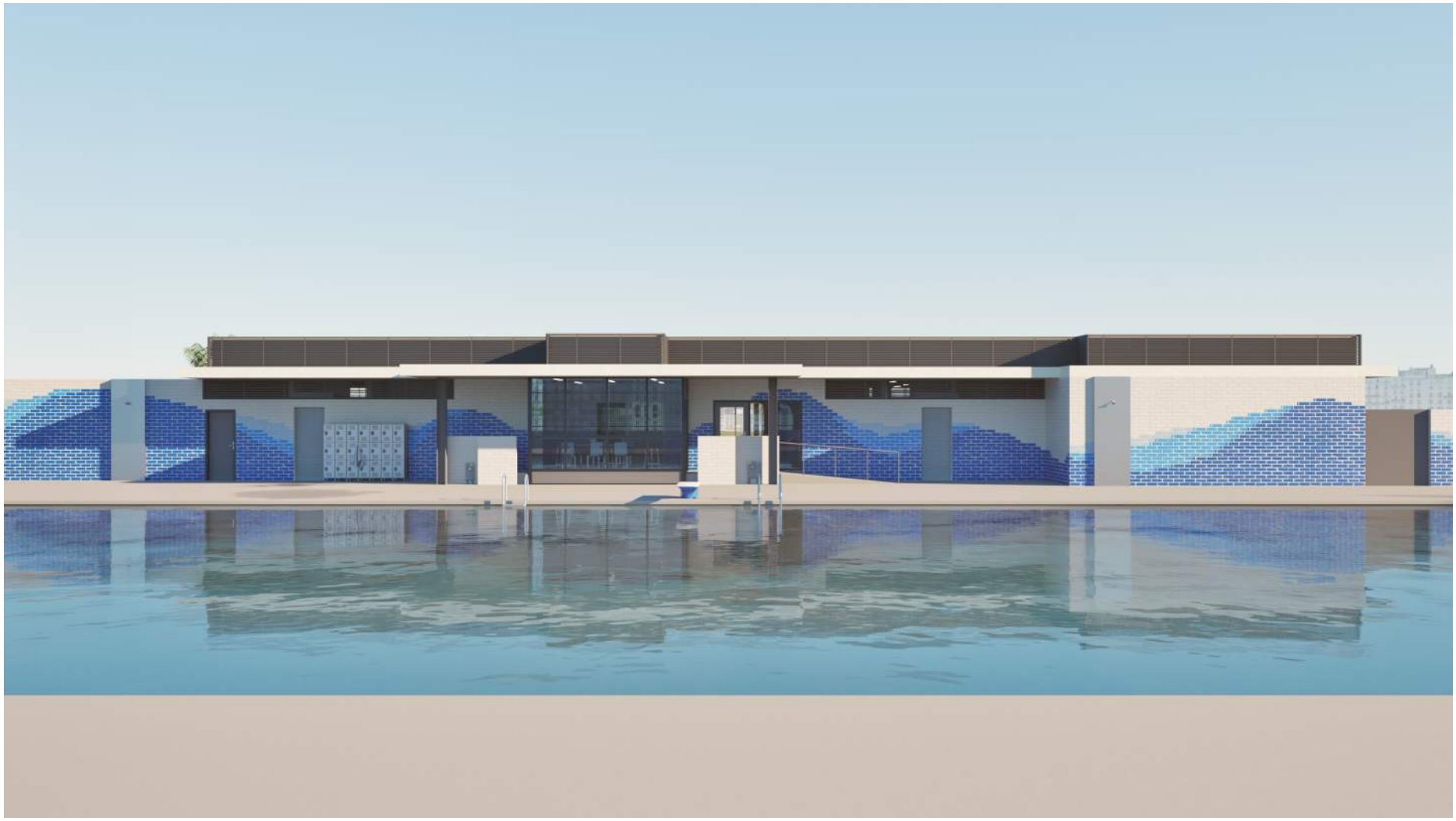
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RENDERING VIEW: EXTERIOR OPTION 2



186/309

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RENDERING VIEW: EXTERIOR OPTION 2



187/309

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ORIGINAL BUILDING PHOTOS





188/309

BUENA PARK PEAK PARK POOL BUILDING RENOVATION

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DATE: 7.1.25

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COST ESTIMATES

We explored 3 distinctively different cost options for the improvement to the Peak Park pool building. From least expensive to most expensive. These 3 cost options are attached in Appendix B.

Cost Option #1- Simple Renovation ($2.9 Million). The minimum required renovation is to renovate the public men's and women's locker rooms for ADA Compliance and for privacy. This means that the existing men's and women's locker rooms will be entirely gutted to make way for new private showers, private dressing rooms, and toilet stalls. The staff areas breakroom, office, staff locker rooms/restrooms, and lobby will be left untouched for now and can be renovated in the future as funds become available. Additionally, because the pool equipment is original and at the end of life , and about 50 years old. The pool equipment is recommended to be replaced per the Jones & Madhavan Report. There will not be any exterior improvements in this option.

Cost Option #2- Major Renovation ($4.3 Million). This option proposes renovating the entire interior of the pool building, providing new pool equipment, and exterior amenities of exterior showers, lockers, ramp/stairs, and new shade structures.

Cost Option #3- New Pool Building ($8 million). Instead of building renovation, this option proposes demolishing the entire building of approximately the same size. The advantage of a new building is that it can be designed to look up-to-date, and very modern, and would last 40 to 50 years without too much maintenance. The downside is that this option is very expensive.

The Client/Users chose to proceed with cost option #2 which is to do a major renovation. Since the structural system and CMU walls are in good shape and that the electrical system will essentially be new. We feel that this building renovation will allow the building to last another 40 years. This option is also about half as much as a brand-new pool building.

If the City decides to proceed with replacing the existing Spanish tile roof, to store the building's original mid-century design and replacing the existing windows with new floor to ceiling windows to provide an enhanced view of the pool and pool deck, these improvements will add additional cost of approximately $220,000 to the option selected.

POOL EQUIPMENT

BOA retained Jones & Madhavan, a consulting firm with expertise in the design and operations of the pool, pool equipment, and pool equipment room. Their report with recommendations is attached as Appendix A.

APPENDIX A

City of Buena Park

Public Works Department
6650 Beach Boulevard
Buena Park, CA 90621

Peak Park Pool Equipment Feasibility Study

Prepared by
Jones & Madhavan
100 East Thousand Oaks Boulevard, Suite 211
Thousand Oaks, CA 91360

April 10, 2025 (DRAFT)

INDEX

Page

INTRODUCTION **1**
ANALYSIS **3**
BUDGET SUMMARY **9**
RECOMMENDATIONS **10**
APPENDIX **11**
Equipment Room Plan – Option 1
Equipment Room Plan – Option 2
Heater – Option 3
Equipment Cut Sheets

INTRODUCTION

This report presents Jones & Madhavan's assessment and recommendations for renovation of the pool mechanical equipment. The purpose of the analysis is to assess the feasibility of renovating the aging equipment to increase useful life, ensure current code compliance, and address the City of Buena Park's (City) operation and maintenance issues.

The aquatic facility was originally constructed in 1960 and includes a 50-meter swimming pool and bathhouse building with mechanical equipment rooms. The facility has been renovated several times including a chemical/storage room addition in 1978 and mechanical equipment and piping replacement in 2000.

Information for this analysis was gathered from on-site examination of the facility on March 19, 2025. City Staff provided information regarding equipment operation, maintenance, and repair history. As-built construction and renovation drawings were also reviewed.



The primary components of the aquatic facility include:

Swimming Pool – The pool is 164 feet long by 65 feet wide with depths ranging from 3.5 feet at each end to 12 feet in the center. The pool volume is 447,000 gallons and mechanical equipment is sized for a 6-hour turnover rate of 1,250 gallons per minute.

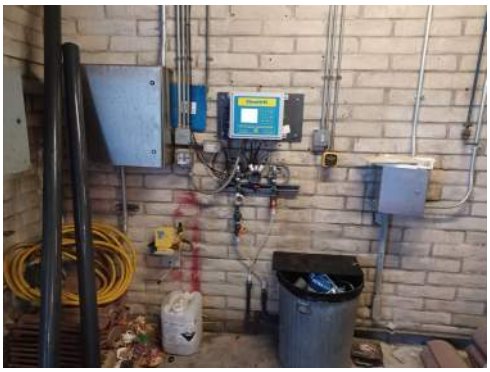
The pool was renovated in 2024 to replace the plaster finish and concrete deck.

Equipment Room – The mechanical equipment room is located at the west end of the building with the chemical/storage room adjacent on the south. The surge chamber, pump pit, and backwash pit are inside the room. Equipment includes a 25 hp vertically mounted circulation pump with a variable frequency drive (VFD), high-rate sand filter system with three horizontal tanks and 81 square foot filter area, two 1,530,000 BTU natural gas heaters, chemical controller, chemical feed pumps, and liquid chlorine and acid storage tanks.













ANALYSIS

Pool mechanical system components were analyzed to establish their existing condition, estimate remaining useful life, and evaluate with respect to the facility's long-term operation. Applicable California Building and Health Codes relating swimming pool design standards and chemical storage requirements were also reviewed.

City operation and maintenance concerns include lack of adequate space for access to the pump and heaters in the crowded equipment room, access and safety issues related to chemical delivery to tanks through the storage room, and increased maintenance requirements for aging equipment, electrical controls, piping and valves. The City would like to incorporate a dual circulation pump system to eliminate pool closure problems that have occurred with pump breakdowns.

FILTER SYSTEM

Condition The Stark SS3-96 high-rate sand filter system is 25 years old and at the end of its useful life. Some diaphragm valves have been replaced and sand media was recently replaced after sand leaked into the pool through cracked gaskets on the internal piping. The influent pressure gauge is malfunctioning, the automatic backwash controller is not used and the procedure is manually controlled.

Options

1. Replace filters with a four tank 80 square foot high-rate sand system, which will increase available space behind the tanks by 24 inches. The filter effluent piping should be routed around the pump pit to allow for overhead maintenance access.

Cost:	Sand Filter System	$176,000
	Plumbing and Valves	19,000
	Construction Total	**$195,000**
	Owners Contingency - 10%	19,500
	Soft Cost - 25% (A&E, PC, T&I)	48,750
	Budget Estimate	**$263,250**

2. Replace filters with a regenerative media single tank filter system. This option has the smallest footprint and will free up additional

space in the room. These filters use perlite media and provide finer filtration down to 1 micron, compared to 10-15 microns for sand, improving water quality. The filter will also save water and only use 10% of that required for backwashing sand filters.

Cost:	Regenerative Media Filter	$222,500
	Plumbing and Valves	32,500
	Construction Total	**$255,000**
	Owners Contingency - 10%	25,500
	Soft Cost - 25% (A&E, PC, T&I)	63,750
	Budget Estimate	**$344,250**

CIRCULATION SYSTEM

Condition The circulation pump has been serviced and maintained in working order since original installation. The filter effluent and backwash piping run above the pump making it difficult to remove for service. The pump's VFD is intended to control the pump speed an maintain the required 1,250 gpm flow rate for energy savings, however the VFD has not been used in this capacity for several years.





Options

1. To achieve the City's objective for a dual pump system, the pump pit should be enlarged and two 25 hp horizontally mounted pumps installed with necessary valves for isolation. Horizontal pumps are easier to service in place than vertical pumps. Also, plastic pumps designed for the commercial pool market are available and less susceptible to chemical corrosion. The VFD and flow sensor would be replaced and programmed to operate with the new equipment.

With a proper pump and overhead piping layout, a davit crane can be installed adjacent to the pit to ease pump installation and removal. New ladders and guardrails would be installed with removable sections at the crane.

Cost:	Pump Pit Modifications	$31,000
	Pumps and Strainer	46,000
	Piping and Valves	34,000
	Variable Frequency Drive	30,000
	Davit Crane	6,000
	Construction Total	**$147,000**
	Owners Contingency - 10%	14,700
	Soft Cost - 25% (A&E, PC, T&I)	36,750
	Budget Estimate	**$198,450**

2. Same as Option 1 with alternate pit layout which provides additional space at floor level for pump removal.

HEATING SYSTEM

Condition The Raypak 1532B heaters appear to be about 10 years old and in reasonable condition. The heaters are horizontal style with 85% efficiency and don't have the manufacturer's minimum recommended 24 inch service clearance at each end. Some of Raypak's latest heaters are vertical style with smaller footprints that will provide better service clearances.



Options

1. Replace the heaters with 97% efficiency vertical heaters and install with the required manufacturer's clearances. This type heater will reduce natural gas costs.

Cost:	Heaters and Vents	$183,000
	Plumbing and Valves	10,000
	Construction Total	**$193,000**
	Owners Contingency - 10%	19,300
	Soft Cost - 25% (A&E, PC, T&I)	48,250
	Budget Estimate	**$260,550**

2. Replace the heaters with 96% efficiency vertical indirect heaters and install with the required manufacturer's clearances. This type heater includes a secondary heat exchanger, so the chemically treated pool water never enters the heater. This will extend heater life and eliminate the common problem of heat exchanger corrosion. Fiberglass grating would be installed at the backwash pit and end of the pump pit to provide the required service clearance.

Cost:	Heaters and Vents	$296,000
	Plumbing and Valves	18,000
	Grating	7,000
	Construction Total	**$321,000**
	Owners Contingency - 10%	32,100
	Soft Cost - 25% (A&E, PC, T&I)	80,250
	Budget Estimate	**$433,350**

3. A third option if cost is the priority, would be to replace the heaters with 83% efficiency vertical heaters which have the smallest footprint.

Cost:	Heaters and Vents	$138,000
	Plumbing and Valves	7,000
	Construction Total	**$145,000**
	Owners Contingency - 10%	14,500
	Soft Cost - 25% (A&E, PC, T&I)	36,250
	Budget Estimate	**$195,750**

CHEMICAL SYSTEM

Condition

The Chemtrol PC3000 chemical controller appears to be less than 10 years old and in good condition. Chemical tank location inside the storage room causes access issues for delivery and exposes stored items to corrosion. Chemical feed pumps are a combination of various aged diaphragm and peristaltic pumps, with two pumps behind each tank making access difficult. The tanks and pumps could be reused, but because of their various ages and exposure to corrosion, the best long-term solution is replacement.





Options

1. Reuse existing chemical controller, and replace feed pumps and storage tanks. Separate acid and chlorine rooms would be constructed with doors to the exterior. Separate rooms will reduce the storage room area by 20 square feet, but will also free up space since clearances won't be needed to access the tanks. A single properly sized feed pump at each tank would reduce cost and maintenance. The emergency eyewash and shower would be relocated from the equipment room.

Cost:	Chemical Pumps	$4,000
	Storage Tanks	24,000
	Piping and Valves	6,000
	Construction Total	**$34,000**
	Owners Contingency - 10%	3,400
	Soft Cost - 25% (A&E, PC, T&I)	8,500
	Budget Estimate	**$45,900**

(Building construction costs are included in Architect's estimate)

2. Same as Option 1 and includes replacing the chemical controller to provide all new equipment for the mechanical system and ensure the longest useful life. A new controller could incorporate the latest technology like wireless remote monitoring.

Cost:	Chemical Controller	$24,000
	Chemical Pumps	$4,000
	Storage Tanks	24,000
	Piping and Valves	6,000
	Construction Total	**$58,000**
	Owners Contingency - 10%	5,800
	Soft Cost - 25% (A&E, PC, T&I)	14,500
	Budget Estimate	**$78,300**

(Building construction costs are included in Architect's estimate)



BUDGET SUMMARY

POOL EQUIPMENT – OPTION 1

1.	Filtration System	$195,000
2.	Circulation System	$147,000
3.	Heating System	$193,000
4.	Chemical System	$34,000
	Construction Total	**$569,000**
	Owners Contingency - 10%	56,900
	Soft Cost - 25% (A&E, PC, T&I)	142,250
	Budget Estimate	**$768,150**

POOL EQUIPMENT – OPTION 2

1.	Filtration System	$255,000
2.	Circulation System	$147,000
3.	Heating System	$321,000
4.	Chemical System	$58,000
	Construction Total	**$781,000**
	Owners Contingency - 10%	78,100
	Soft Cost - 25% (A&E, PC, T&I)	195,250
	Budget Estimate	**$1,054,350**

HEATERS – OPTION 3

1.	Heating System	$145,000
	Construction Total	**$145,000**
	Owners Contingency - 10%	14,500
	Soft Cost - 25% (A&E, PC, T&I)	36,250
	Budget Estimate	**$195,750**

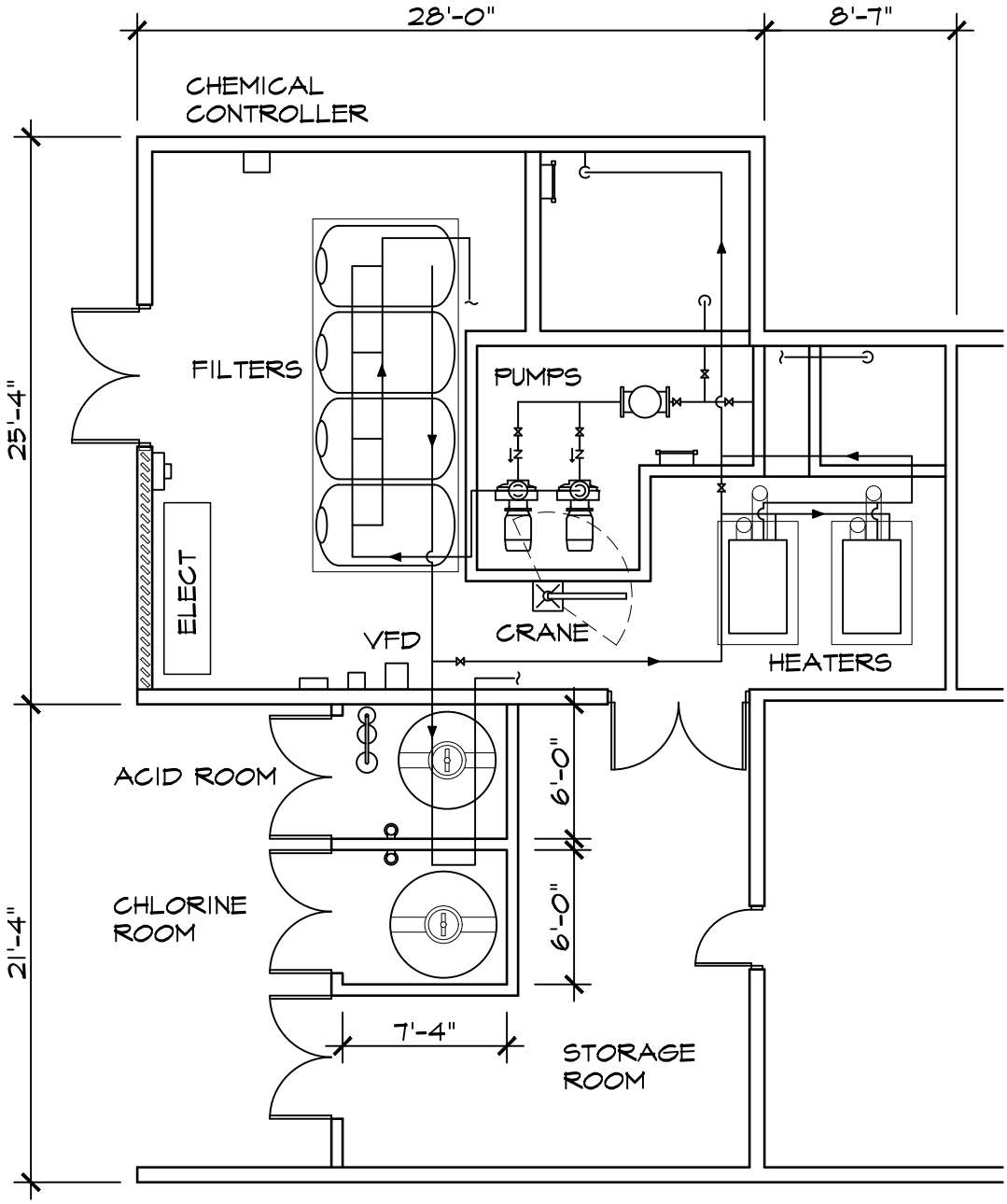
Using this heater with Option 1 will reduce the Construction Cost by $48,000 and by $176,000 if used with Option 2.

RECOMMENDATIONS

If recommendations identified in the previous sections are addressed, the new pool mechanical system will address the City's operational issues, comply with current code requirements, and have an increased lifespan. Each of the proposed equipment options is a viable choice with slightly different maintenance and operation requirements.

Equipment room plans and cut sheets for possible equipment options are included in the Appendix for reference.

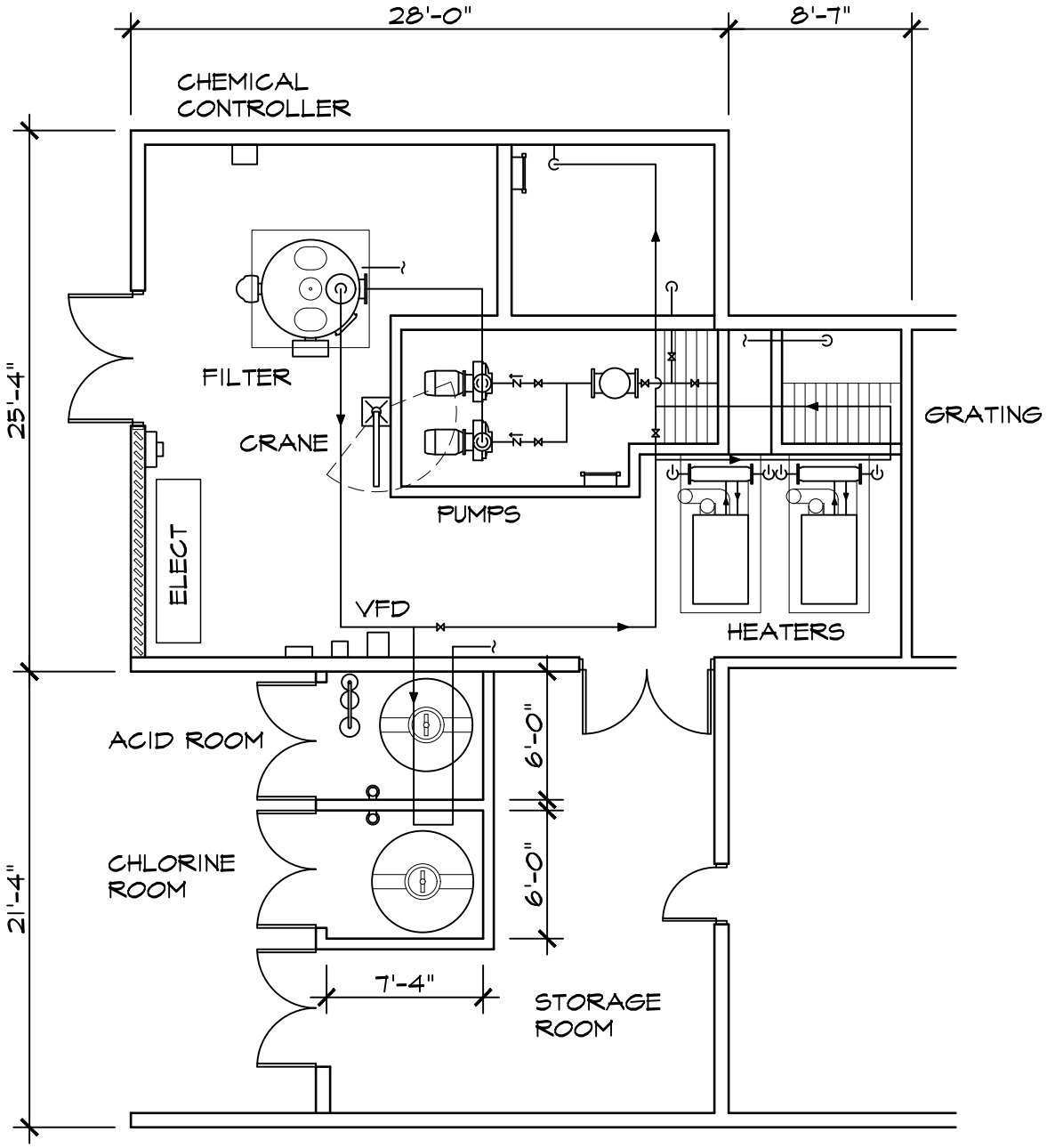
APPENDIX



EQUIPMENT ROOM - OPTION 1

SCALE: 1/8" = 1'-0"

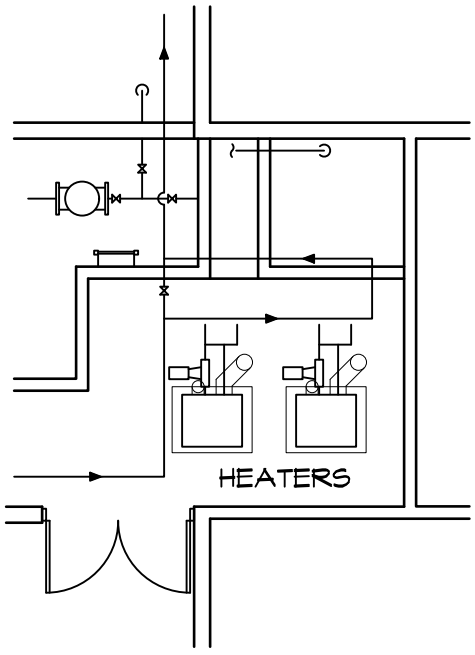
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EQUIPMENT ROOM - OPTION 2

SCALE: 1/8" = 1'-0"

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HEATER - OPTION 3

SCALE: 1/8" = 1'-0"

4-10-25

Option 1

STARK™ SS SERIES FILTERS

HORIZONAL SAND FILTRATION SYSTEMS



Featured Highlights

- All vessel models are NSF 50 certified from 5-20 gpm/sq.ft
- End-manways provide easy access for service and maintenance
- Schedule 80 Face Piping is fully assembled in our factory for ease of installation
- Stark valves and several control options make backwashing simple
- Unparalleled tank construction and exterior all-weather coating

The Stark SS Series Filter Systems are designed with ease of installation, maintenance, and minimal floor space in mind. Vessels are side-by-side, with manway access on the ends and all piping above the vessel(s). All piping ships fully solvent-welded and pre-assembled to ensure fit. 100 psi vessel pressure rating.

CALIFORNIA PROPOSITION 65 WARNING

⚠ **WARNING:** Cancer and Reproductive Harm.
⚠ **AVERTISSEMENT:** Peut Causer le Cancer et des Dommages au Système Reproducteur.
⚠ **ADVERTENCIA:** Cáncer y Daño Reproductivo.
www.p65warnings.ca.gov.

Ordering Information

CAPACITY INFORMATION												
# Tanks	System Number	Tank Size	Filtration Area (Sq. Ft.)	Flow (GPM) 12 gpm/sf	Flow (GPM) 15 gpm/sf	Backwash Valve Size/Type	'W'	'L'	'Hs'	Total Media (cu ft)	Operating Weight (lbs.)	Shipping Weight (lbs.)
	RS1-60-04	36" x 60"	13.5	162	203	4"	38"	63"	68"	15.5	4,600	845
	RS1-72-04	36" x 72"	17.2	206	258	4"	38"	75"	68"	19.0	5,500	915
1	SS1-48-04	42" x 48"	12.8	154	192	4"	44"	51"	74"	16.5	4,900	805
	SS1-72-06	42" x 72"	20.0	240	300	6"	44"	75"	86"	26.0	7,500	1,105
	SS1-96-06	42" x 96"	27.0	324	405	6"	44"	99"	86"	36.0	9,800	1,240
	RS2-60-06	36" x 60"	27.0	324	405	4"	77"	63"	70"	31.0	9,400	1,650
	RS2-72-06	36" x 72"	34.4	413	516	4"	77"	75"	70"	38.0	11,000	1,830
2	SS2-48-06	42" x 48"	25.6	307	384	4"	90"	51"	76"	33.0	10,000	1,650
	SS2-72-06	42" x 72"	40.0	480	600	6"	90"	75"	87"	52.0	14,800	2,060
	SS2-96-06	42" x 96"	54.0	648	810	6"	90"	99"	87"	72.0	19,400	2,380
	RS3-60-06	36" x 60"	40.5	486	608	4"	116"	63"	70"	46.5	14,200	2,420
	RS3-72-06	36" x 72"	51.6	619	774	4"	116"	75"	70"	57.0	16,800	2,670
3	SS3-48-06	42" x 48"	38.4	648	576	4"	136"	51"	76"	49.5	14,900	2,420
	SS3-72-08	42" x 72"	60.0	720	900	6"	136"	75"	88"	78.0	22,400	3,140
	SS3-96-08	42" x 96"	81.0	972	1215	6"	136"	99"	88"	108.0	29,400	3,620
	RS4-60-06	36" x 60"	54.0	648	810	4"	155"	63"	70"	62.0	18,900	3,200
	RS4-72-08	36" x 72"	68.8	826	1032	4"	155"	75"	76"	76.0	22,300	3,560
4	SS4-48-06	42" x 48"	51.2	614	768	4"	182"	51"	76"	66.0	19,900	3,200
	SS4-72-08	42" x 72"	80.0	960	1200	6"	182"	75"	88"	104.0	30,200	4,470
	SS4-96-10	42" x 96"	108.0	1296	1620	6"	182"	99"	88"	144.0	39,900	5,145
5	SS5-72-10	42" x 72"	100.0	1200	1500	6"	229"	75"	88"	130.0	38,400	5,650
	SS5-96-10	42" x 96"	135.0	1620	2025	6"	229"	99"	88"	180.0	49,900	6,450
6	SS6-72-10	42" x 72"	120.0	1440	1800	6"	275"	75"	88"	156.0	46,000	6,800
	SS6-96-12	42" x 96"	162.0	1944	2430	6"	275"	99"	97"	216.0	60,800	7,900

SEE PAGE 329 FOR REPLACEMENT PARTS

Option 2

AQUIFY



REGENERATIVE MEDIA FILTER

A new standard in aquatic filter sustainability

209/309

But why stop there

With a number of other industry standard or innovative features, we've made every effort to make a filter that is better for everyone from designers to installers to maintenance personnel.

- 1-micron particulate removal
- Smallest footprint with the largest filtration square footage
- 13 models ranging from 100 square feet to 1600 square feet of filter area
- 0.5 to 1.5 GPM / SF recommended filter range
- Perlite is lightweight, non-toxic, and environmentally friendly making it safe for the operator to handle
- Effluent pipe and flange are vertical to accommodate any piping orientation
- No backwashing required
- Large sight glass permits live visual monitoring of filter internals
- Tank flow dynamics optimized for 38" tube elements minimizing head loss and turbulence
- Extra large air-filled pulse tire
- Tank heights are the lowest in the industry reducing ceiling height requirements and ease of serviceability
- Fully automated system



Normblock Multi Series

SPECK

All Polyurethane Pump 1750 RPM
(7.5, 10, 15, 20, 25 & 30 HP)

Redefining the limits of plastic pumps. The Normblock Multi takes the non-corrosive and lightweight benefits of plastic higher than any other American manufacturer.



Normblock Multi 125/250

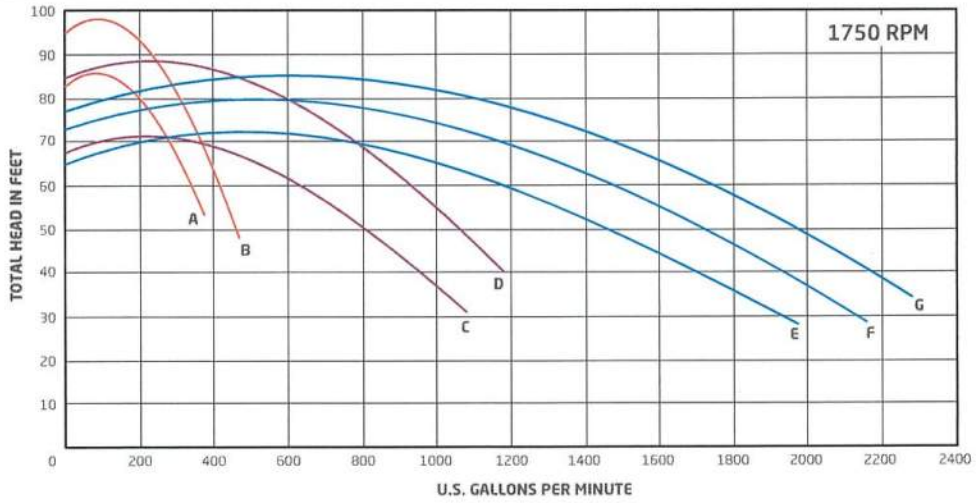
Features

- This pump has a robust horizontal single stage design.
- Superior slow (1750 rpm) running design reduces vibrations, resulting in quiet operation.
- The housing is made of high performance, corrosion resistant polyurethane.
- Heavy duty, energy efficient, totally enclosed fan cooled (TEFC) motor, Class F insulation, protection class IP 55. Sealed ball bearings need no lubrication.
- Shaft coupling allows motor to be replaced without replacing mechanical seal.
- A high wear, rugged Carbon/SiC - EPDM mechanical seal allows for long life and long maintenance intervals.
- SiC/SiC seals available for marine applications.
- Various suction flange options available including 4", 5", 6" and 8" for most models.
- Optional 4", 6" and 8" strainer tanks for horizontal flooded suction applications.
- Impeller shaves available for exact duty points with minimal turnaround time.
- Every pump is tested to factory & customer specifications, with comprehensive individualized test results.

Trademarks and Certifications

ETL CONFORMS TO NSF/ANSI Std. 50
Intertek
4002122

Performance Curves



A. Normblock Multi 65/250 (Ø 225mm) - 7.5 HP S.F. 1.25
B. Normblock Multi 65/250 (Ø 240mm) - 10.0 HP S.F. 1.25
C. Normblock Multi 100/250 (Ø 220mm) - 15.0 HP S.F. 1.25
D. Normblock Multi 100/250 (Ø 240mm) - 20.0 HP S.F. 1.25
E. Normblock Multi 125/250 (Ø 235mm) - 20.0 HP S.F. 1.25
F. Normblock Multi 125/250 (Ø 245mm) - 25.0 HP S.F. 1.15
G. Normblock Multi 125/250 (Ø 255mm) - 30.0 HP S.F. 1.15

8125 Bayberry Road, Jacksonville, Florida 32256 USA | Phone: (904) 739-2626 | Fax: (904) 737-5261
Website: www.speck-pumps.com

Options 1 & 2

Thern
Winches & Cranes

PORTABLE DAVIT CRANE

COMMANDER® 1000



Made in USA

thern.com
(507) 454-2996

Option 1

XTHERM®
POOL HEATER



VERSA IC® WITH
RAYMOTE™

HYBRID
DESIGN

MAXIMUM
EFFICIENCY

Raypak®
A Rheem® Company

213/309

ENGINEERED TO **PERFORM.**

Time honored technology unites with cutting edge advancement.

The XTherm combines the proven capability of a finned cupronickel tube heat exchanger with a stainless steel condensing heat exchanger to maximize thermal efficiency (97-97.7%) and provide long-term reliability. Raypak's XTherm is built with commercial-grade components and materials. From our steel channel base to our stainless steel flue wrapper and condensing heat exchanger, you can tell the XTherm is built to last. It's easy to handle and install, but still user-friendly to service.



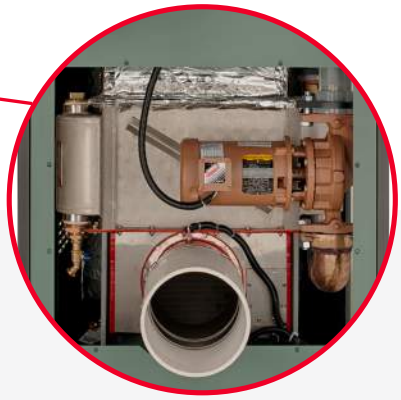
7 " touchscreen display

Low voltage wiring terminal

Vertical non-condensing heat exchanger

CPVC water manifolds

316L stainless steel condensing heat exchanger



Cold Water Run System

Option 2

PROFESSIONAL INDIRECT™
POOL HEATER POWERED BY XTHERM®

VERSA IC® WITH RAYMOTE™

CORROSION RESISTANT

TIME/LABOR SAVINGS

96% THERMAL EFFICIENCY



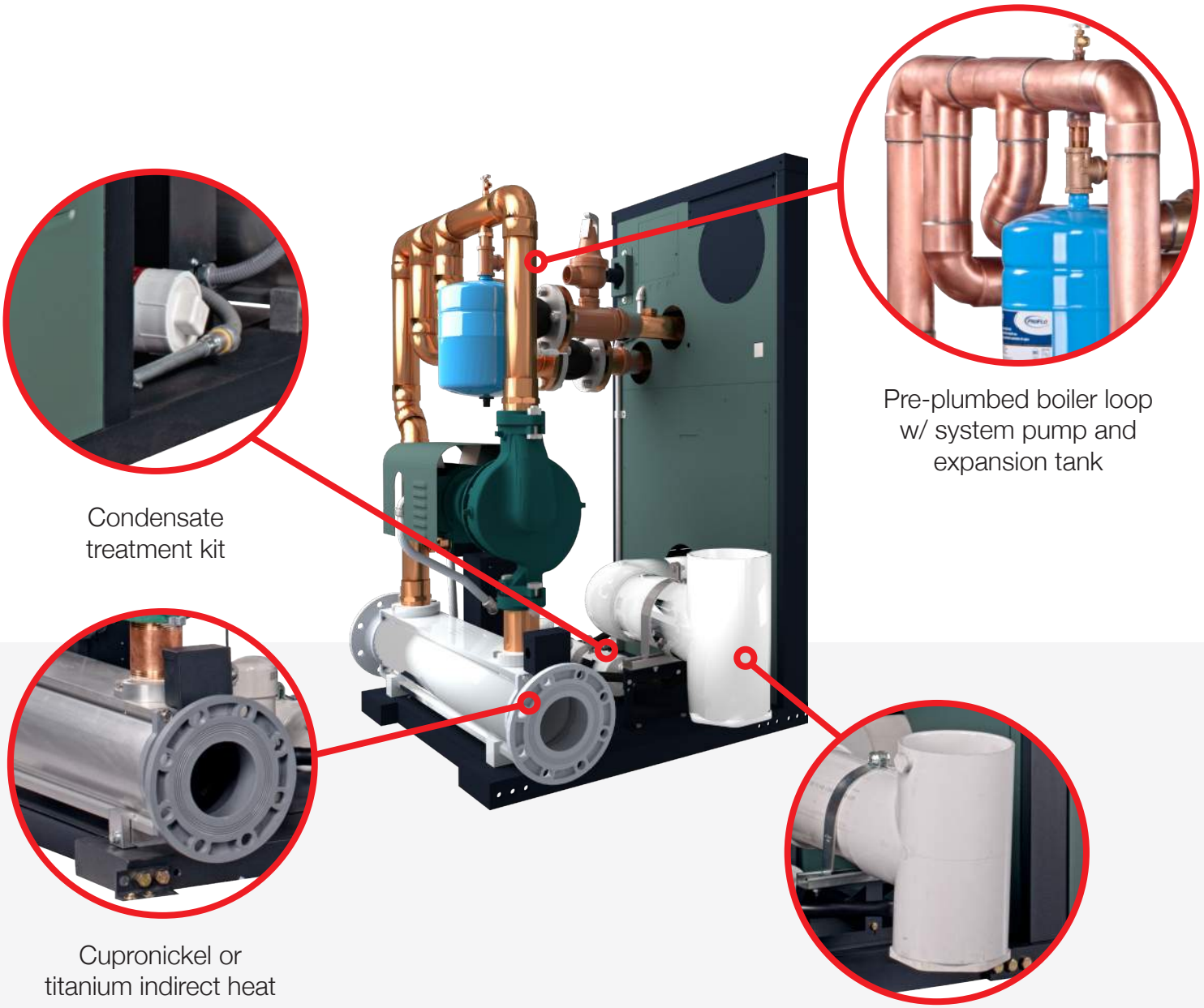
Raypak®
A Rheem® Company

215/309

ENGINEERED TO **PERFORM.**

The Most Durable Pool Heater Available

The Professional Indirect Pool Heater, utilizes Raypak's ultra-high-efficiency XTherm boiler which drives a highly efficient indirect heat exchanger. The Professional Indirect is corrosion resistant and comes as a factory built skid system, so no set-up is required. It is easy to install and commission. The Professional Indirect provides high-efficiency heating with minimal maintenance, perfect for heavy commercial usage, such as competition pools.



Pre-plumbed boiler loop w/ system pump and expansion tank

Condensate treatment kit

Cupronickel or titanium indirect heat exchanger

Reversible PVC venting
PVC vent connection is factory standard. PVC venting can save thousands in venting costs, and is easier to handle and install.

Option 3

MVB®

POOL HEATER



VERSA IC® WITH
RAYMOTE™

VENTING
VERSATILITY

COMPACT
DESIGN

Raypak®
A Rheem® Company

217/309

ENGINEERED TO **PERFORM.**

Modulating vertical pool heater with venting flexibility.

The MVB pool heater provides installation flexibility, ease-of-commissioning, reliability and long-term performance. The vertical design allows for the MVB's small footprint, making it the perfect solution for small spaces and retrofit projects. Cupronickel, finned water tube heat exchanger construction allows for easy maintenance and serviceability.



7" color touchscreen display

Low voltage wiring terminal (not shown)

Status light and on/off switch

Combustion air connection

Power supply connection

Gas connection

Pressure relief valve (PRV)

Water connections



Vent connection



MERV 8 combustion air filter (not shown)

Gas valve

Combustion air blower (not shown)

Vent pressure switch

Vertical non-condensing multi-pass heat exchanger

APPENDIX B

COST OPTION #1

Buena Park Peak Park Pool Building Simple Renovation

Statement of Probable Construction Cost @ Schematic Design

Project Manager	Specifications OR Contract No.			BOA Project Manager		Date
Jason Tran, PE				Edward Lok Ng		06/04/25
Work Description	**Facility Location**			**BOA Job:**		**Estimator**
Remodel Project	7225 El Dorado Dr., Buena Park, CA 90620			3158		LA

Div.	Work Description	Units	Qty.	Unit Cost	Subtotal Cost	Division Subtotal
1	**General Requirements**					
	See General Conditions following Subtotal of all items	N/A	N/A	$0	$0	
	Subtotal Division 1					$0
2	**Site Work**					
	Mobilization	ls	1	$10,000	$10,000	
	Temporary restroom Trailer w/ sevices	ls	0	$0	$0	
	Building demo/removal w/ abatement:	ls	1	$60,000	$60,000	
	sawcut & remove concrete slab					
	cap utilities, plumbing fixtures					
	doors, tile floor, wall tile, frp at walls,					
	tile base, some interior walls, partitions					
	accessories, elect. outlets, light fixtures					
	and public counter					
	Poured in place concrete ramp w/ concrete curbs-low wall	ea.	1	$20,000	$20,000	
	Poured in place concrete stair w/ concrete curbs-low wall	ea.	1	$15,000	$15,000	
	steel tube handrails at ramps and stair	lf	60	$180	$10,800	
	Outdoor water shower dual nozzles, heavy duty stainless steel	ea.	2	$5,500	$11,000	
	Shade structure on pool deck	ea.	2	$40,000	$80,000	
	Alum. bleachers	ea.	0	$10,000	$0	
	Site demo/removal: NIC	sf	0	$0	$0	
	Subtotal Division 2					$206,800
3	**Renovation of Pool Building Locker/Restroom/Showers**					
	Renovation work	sf	2050	$530	$1,086,500	
	Subtotal Division 3					$1,086,500
	SUBTOTAL					$1,293,300
	General conditions/overhead/profit @ 20%				$258,660	
	SUBTOTAL, INCLUDING GC/O/P					$1,551,960
	Bond/insurance @ 1.75%				$27,159	
	SUBTOTAL, INCLUDING GC/O/P + B/I					$1,579,119
	Contingency @ 15%				$236,868	
	TOTAL BUILDING IMPROVEMENTS					**$1,815,987**
	Pool Equipment (see 4-10-25 Report by Jones&Madhavan)					**$1,060,000**

Cost Est. Schematic_Peak Park Pool Bldg. Simple Renovation,Page 1

Buena Park Peak Park Pool Building Simple Renovation

Statement of Probable Construction Cost @ Schematic Design

Project Manager	Specifications OR Contract No.	BOA Project Manager	Date
Jason Tran, PE		Edward Lok Ng	06/04/25
Work Description	**Facility Location**	**BOA Job:**	**Estimator**
Remodel Project	7225 El Dorado Dr., Buena Park, CA 90620	3158	LA

Div.	Work Description	Units	Qty.	Unit Cost	Subtotal Cost	Division Subtotal
	TOTAL BUILDING IMPROVEMENTS + NEW POOL EQUIPMENT					**$2,875,987**
	EXCLUSIONS:					
	ARTWORK, EXTERIOR SIGNAGE					
	LANDSCAPE, SITEWORK					
	BUILDING SECURITY ALARM SYSTEM					
	INFLATION, & EMERGENCY GENERATOR					

COST OPTION #2

Buena Park Peak Park Pool Building Renovation

Statement of Probable Construction Cost @ Schematic Design

Project Manager	Specifications OR Contract No.			BOA Project Manager		Date
Jason Tran, PE				Edward Lok Ng		06/16/25
Work Description	**Facility Location**			**BOA Job:**		**Estimator**
Remodel Project	7225 El Dorado Dr., Buena Park, CA 90620			3158		LA

Div.	Work Description		Units	Qty.	Unit Cost	Subtotal Cost	Division Subtotal
1	**General Requirements**						
	See General Conditions following Subtotal of all items		N/A	N/A	$0	$0	
	Subtotal Division 1						$0
2	**Site Work**						
	Mobilization		ls	1	$30,000	$30,000	
	Building demo/removal:	sawcut & remove concrete slab	ls	1	$70,000	$70,000	
		cap utilities, plumbing fixtures					
		doors, tile floor, vinyl tile, wall tile,					
		tile base, some interior walls, partitions					
		accessories, elect. outlets, light fixtures					
	Site demo/removal:	CMU wall, outlets, drain pipes,	ls	1	$20,000	$20,000	
		sawcut of concrete ramp/slab					
	Poured in place concrete ramp w/ concrete curbs-low wall		ea.	1	$20,000	$20,000	
	Poured in place concrete stair w/ concrete curbs-low wall		ea.	1	$15,000	$15,000	
	steel tube handrails at ramps and stair		lf	60	$180	$10,800	
	Outdoor water shower dual nozzles, heavy duty stainless steel		ea.	2	$5,500	$11,000	
	Shade structure on pool deck		ea.	2	$40,000	$80,000	
	Alum. bleachers		ea.	2	$10,000	$20,000	
	Asbestos, lead paint abatement:		ls	1	$50,000	$50,000	
	Subtotal Division 2						$326,800
3	**Concrete**						
	new interior 4" thick concrete slab over sand base		sf	2500	$25	$62,500	
	new concrete curbs at base of new walls		ls	1	$20,000	$20,000	
	new concrete foundation, pad footings, & trenching		ls	1	$20,000	$20,000	
	Poured in place concrete ramp w/ concrete curbs		ea.	1	$18,000	$18,000	
	Poured in place concrete stair w/ concrete		ea.	1	$14,000	$14,000	
	steel tube handrails at ramps and stair		lf	45	$180	$8,100	
	Subtotal Division 3						$142,600
4	**Masonry**						
	Misc. CMU in-fill, repair		ls	1	$20,000	$20,000	
	Subtotal Division 3						$20,000
5	**Metals**						
	metal steel framed screens for natural ventilation		ea	6	$1,500	$9,000	
	Subtotal Division 5						$9,000
6	**Woods and Plastics**						
	stud framing, plywood, post, headers, rafters, beams		ls	1	$320,000	$320,000	

Buena Park Peak Park Pool Building Renovation

Statement of Probable Construction Cost @ Schematic Design

Project Manager	Specifications OR Contract No.	BOA Project Manager	Date
Jason Tran, PE		Edward Lok Ng	06/16/25
Work Description	**Facility Location**	**BOA Job:**	**Estimator**
Remodel Project	7225 El Dorado Dr., Buena Park, CA 90620	3158	LA

Div.	Work Description	Units	Qty.	Unit Cost	Subtotal Cost	Division Subtotal
	miscellaneous wood framing	ls	1	$25,000	$25,000	
	decorative ceiling	sf	1100	$75	$82,500	
	lobby reception counter	lf	19	$700	$13,300	
	new upper and lower cabinets	lf	5	$900	$4,500	
	Subtotal Division 6					$445,300
7	**Thermal and Moisture Protection (Not Used)**					
	New insulation at ceiling. Excludes equipment & storage room	sf	3400	$4	$13,600	
	Misc. roof patch-repair due to new construction	ea.	1	$10,000	$10,000	
	Pipe insulation wrap	ea.	10	$250	$2,500	
	Subtotal Division 7					$26,100
8	**Doors and Windows**					
	single fiberglass door and alum. frame, w finish hardware	ea	8	$4,500	$36,000	
	Storefront door w/ glass, aluminum frame and door hardware	ea	2	$5,500	$11,000	
	Double Storefront door w/ finish door hardware	ea	1	$10,000	$10,000	
	single fiberglass pocket door, w finish hardware	ea	1	$5,000	$5,000	
	new storefront window @ office	ea	1	$3,000	$3,000	
	Roll-up Door	ea	2	$10,000	$20,000	
	Subtotal Division 8					$85,000
9	**Finishes**					
	Wall/Ceiling Finishes:					
	Gyp Board at walls & ceilings, patching and repair	ls	1	$40,000	$40,000	
	exterior walls, patching and repair	ls	1	$10,000	$10,000	
	epoxy wall paint	sf	0	$7	$0	
	Paint/caulking - interior	ls	1	$30,000	$30,000	
	Paint/caulking - exterior	ls	1	$40,000	$40,000	
	misc. interior repairs	ls	1	$15,000	$15,000	
	wall tile over cement backer board in restrooms	sf	5818	$35	$203,630	
	solid surface counter	sf	173	$160	$27,680	
	Floor Finishes:					
	floor tile flooring in all rooms	sf	4060	$30	$121,800	
	floor tile base in all rooms	ls	1	$20,000	$20,000	
	grind concrete	ls	1	$10,000	$10,000	
	Subtotal Division 9					$518,110
10	**Building Specialties**					
	Restroom/Shower & Locker signage on wall	ea.	8	$350	$2,800	
	Restroom signage on wall and door	ea.	3	$500	$1,500	
	Access panel for plumbing valves	ea.	10	$300	$3,000	
	deck mounted liquid soap dispenser touchless	ea.	10	$600	$6,000	
	Mirrors (96"x36" +/-)	ea.	2	$1,500	$3,000	
	Mirrors (36"x36" +/-)	ea.	3	$1,000	$3,000	

Buena Park Peak Park Pool Building Renovation

Statement of Probable Construction Cost @ Schematic Design

Project Manager	Specifications OR Contract No.		BOA Project Manager	Date
Jason Tran, PE			Edward Lok Ng	06/16/25
Work Description	**Facility Location**		**BOA Job:**	**Estimator**
Remodel Project	7225 El Dorado Dr., Buena Park, CA 90620		3158	LA

Div.	Work Description	Units	Qty.	Unit Cost	Subtotal Cost	Division Subtotal
	Combo trash / Paper Towel Dispenser - surface mounted	ea.	7	$1,000	$7,000	
	1-1/2" dia. grab bar, stainless steel, 42"x54"	ea.	5	$1,000	$5,000	
	1-1/2" dia. grab bar, stainless steel, 48"	ea.	5	$800	$4,000	
	1-1/2" dia. grab bar, stainless steel, 30"	ea.	5	$600	$3,000	
	toilet paper dispenser	ea.	11	$500	$5,500	
	Seat Cover Dispenser - Surface Mounted	ea.	11	$500	$5,500	
	Sanitary Napkin disposal - Surface Mounted	ea.	6	$500	$3,000	
	Baby changing station - surface mounted	ea.	3	$1,200	$3,600	
	Toilet partitions, solid phenolic, accessible	ea	2	$2,500	$5,000	
	Toilet partitions, solid phenolic	ea	6	$2,000	$12,000	
	Solid phenolic urinal partition	ea	2	$1,000	$2,000	
	Solid phenolic shower patitions, with dressing, floor mounted, access	ea	2	$2,500	$5,000	
	Solid phenolic shower patitions, with dressing, floor mounted	ea	10	$2,500	$25,000	
	Solid phenolic dressing partition, accessible	ea.	2	$2,500	$5,000	
	Solid phenolic dressing partition	ea.	4	$2,000	$8,000	
	Solid phenolic shower shelfs triangle type	ea	18	$300	$5,400	
	Accessible 48"x20" built-in benches	ea.	6	$2,000	$12,000	
	lockers	ea.	19	$2,000	$38,000	
	Shower Seat	ea	5	$1,200	$6,000	
	Towel Bar	ea	3	$250	$750	
	Coat Hooks	ea	29	$100	$2,900	
	Subtotal Division 10					$182,950
11	**Equipment**					
	kitchen appliances allowance w installation	ls	1	$15,000	$15,000	
	cloths dryer,and equipment installation allowance	ls	2	$5,000	$10,000	
	Subtotal Division 11					$25,000
12	**Furnishings**					
	furniture allowance; chairs, tables, desks	ls	1	$40,000	$40,000	
	Subtotal Division 11					$40,000
13	**Special Construction (Not Used)**					
14	**Conveying Systems (Not Used)**					
22	**Plumbing**					
	Supply, drain, vent piping, unistrut supports, roof jack	ls	1	$80,000	$80,000	
	Floor drain w/ covers & trap primer, restroom/shower	ea.	23	$1,200	$27,600	
	water closet wall mounted - interior restrooms	ea.	11	$3,000	$33,000	
	urinal, wall mounted - interior restrooms	ea.	3	$2,000	$6,000	
	lavatory & manual faucet, undermount - interior restrooms	ea.	9	$3,000	$27,000	
	ADA Shower valves	ea.	5	$2,500	$12,500	
	Wall mtd shower, single	ea.	10	$2,000	$20,000	

Buena Park Peak Park Pool Building Renovation

Statement of Probable Construction Cost @ Schematic Design

Project Manager	Specifications OR Contract No.			BOA Project Manager		Date
Jason Tran, PE				Edward Lok Ng		06/16/25
Work Description	**Facility Location**			**BOA Job:**		**Estimator**
Remodel Project	7225 El Dorado Dr., Buena Park, CA 90620			3158		LA

Div.	Work Description	Units	Qty.	Unit Cost	Subtotal Cost	Division Subtotal
	hand Sink w/ faucet @ break room/training	ea.	1	$3,000	$3,000	
	Hose Bib	ea.	2	$400	$800	
	Subtotal Division 22					$209,900
23	**Mechanical Systems**					
	new exhaust fans	ea	5	$12,000	$60,000	
	new ducts, registers, and duct extensions	ls	1	$40,000	$40,000	
	Subtotal Division 23					$100,000
26	**Electrical (Not Used)**					
	Service, power, switching, distribution	ls	1	$40,000	$40,000	
	new occupancy sensor & photo sensor	ea	11	$500	$5,500	
	New light fixtures; LED linear ceiling surface mounted	ea	34	$1,600	$54,400	
	Exterior light fixtures	ea	20	$1,400	$28,000	
	new illuminated exit signs	ea	8	$1,000	$8,000	
	electric hand-hair dryer	ea.	7	$2,000	$14,000	
	data and communications	ls	1	$25,000	$25,000	
	Subtotal Division 26					$174,900
28	**Fire Alarm**					
	fire alarm	ls	1	$20,000	$20,000	
	Subtotal Division 26					$20,000
	SUBTOTAL					$2,325,660
	General conditions/overhead/profit @ 20%				$465,132	
	SUBTOTAL, INCLUDING GC/O/P					$2,790,792
	Bond/insurance @ 1.75%				$48,839	
	SUBTOTAL, INCLUDING GC/O/P + B/I					$2,839,631
	Contingency @ 15%				$425,945	
	TOTAL BUILDING IMPROVEMENTS					**$3,265,575**
	Pool Equipment (see 4-10-25 Report by Jones&Madhavan)					**$1,060,000**
	TOTAL BUILDING IMPROVEMENTS + NEW POOL EQUIPMENT					**$4,325,575**
	EXCLUSIONS:	**ARTWORK, EXTERIOR SIGNAGE**				
		LANDSCAPE, SITEWORK				
		BUILDING SECURITY ALARM SYSTEM				

Buena Park Peak Park Pool Building Renovation

Statement of Probable Construction Cost @ Schematic Design

Project Manager	Specifications OR Contract No.	BOA Project Manager	Date
Jason Tran, PE		Edward Lok Ng	06/16/25
Work Description	**Facility Location**	**BOA Job:**	**Estimator**
Remodel Project	7225 El Dorado Dr., Buena Park, CA 90620	3158	LA

Div.	Work Description	Units	Qty.	Unit Cost	Subtotal Cost	Division Subtotal
	INFLATION					
	EMERGENCY GENERATOR					

COST OPTION #3

Buena Park Peak Park New Pool Building

Statement of Probable Construction Cost @ Schematic Design

Project Manager	Specifications OR Contract No.			BOA Project Manager		Date
Jason Tran, PE				Edward Lok Ng		06/04/25
Work Description	**Facility Location**			**BOA Job:**		**Estimator**
Remodel Project	7225 El Dorado Dr., Buena Park, CA 90620			3158		LA

Div.	Work Description	Units	Qty.	Unit Cost	Subtotal Cost	Division Subtotal
1	**General Requirements**					
	See General Conditions following Subtotal of all items	N/A	N/A	$0	$0	
	Subtotal Division 1					$0
2	**Site Work**					
	Mobilization	ls	1	$18,000	$18,000	
	Temporary restroom Trailer w/ sevices	ls	0	$0	$0	
	Entire building demo/removal w/ abatement:	ls	1	$500,000	$500,000	
	sawcut & remove concrete slab, walls					
	cap utilities, plumbing fixtures					
	doors, tile floor, wall tile, frp at walls,					
	tile base, some interior walls, partitions					
	accessories, elect. outlets, light fixtures,					
	public counter, storefront, roofing,					
	and all other materials for complete demo.					
	Poured in place concrete ramp w/ concrete curbs-low wall	ea.	1	$20,000	$20,000	
	Poured in place concrete stair w/ concrete curbs-low wall	ea.	1	$15,000	$15,000	
	steel tube handrails at ramps and stair	lf	60	$180	$10,800	
	Outdoor water shower dual nozzles, heavy duty stainless steel	ea.	2	$5,500	$11,000	
	Shade structure on pool deck	ea.	2	$40,000	$80,000	
	Alum. bleachers	ea.	0	$10,000	$0	
	Site demo/removal: NIC	sf	0	$0	$0	
	Subtotal Division 2					$654,800
3	**Renovation of Pool Building Locker/Restroom/Showers**					
	New work to include new HVAC & Electrical	sf	5000	$700	$3,500,000	
	Subtotal Division 3					$3,500,000
	SUBTOTAL					$4,154,800
	General conditions/overhead/profit @ 20%				$830,960	
	SUBTOTAL, INCLUDING GC/O/P					$4,985,760
	Bond/insurance @ 1.75%				$87,251	
	SUBTOTAL, INCLUDING GC/O/P + B/I					$5,073,011
	Contingency @ 15%				$760,952	
	TOTAL BUILDING IMPROVEMENTS					**$5,833,962**
	Pool Equipment (see 4-10-25 Report by Jones&Madhavan)					**$1,060,000**
	TOTAL BUILDING IMPROVEMENTS + NEW POOL EQUIPMENT					**$6,893,962**

Cost Est. Schematic_Peak Park Pool Bldg. New Bldg. - Page 1

Buena Park Peak Park New Pool Building

Statement of Probable Construction Cost @ Schematic Design

Project Manager	Specifications OR Contract No.			BOA Project Manager		Date
Jason Tran, PE				Edward Lok Ng		06/04/25
Work Description	**Facility Location**			**BOA Job:**		**Estimator**
Remodel Project	7225 El Dorado Dr., Buena Park, CA 90620			3158		LA

Div.	Work Description	Units	Qty.	Unit Cost	Subtotal Cost	Division Subtotal
	EXCLUSIONS:	**ARTWORK, EXTERIOR SIGNAGE**				
		LANDSCAPE, SITEWORK				
		BUILDING SECURITY ALARM SYSTEM				
		INFLATION, & EMERGENCY GENERATOR				

DESIGN FEE SPREADSHEET

Request for Proposal (RFP) for:
PVRPD Freedom Center Redesign Project

date: Dec. 30, 2025 Revised
for: Pleasant Valley Recreation & Parks District

construction cost: TBD
prepared by: BOA Architecture, Edward Lok Ng

	STAFF	HRS	UNIT	RATE	COST	TOTAL
BOA'S PRE-DESIGN						
kick-off meeting to verify scope of work, obtain Client as-built dwgs.	PM	6	hrs	150	900	
project management, confirm cost/work plan, site observation	PM	6	hrs	150	900	
site assessment, measurements & photos	Sr.Design	10	hrs	110	1,100	
CADD-3D	Sr.Design	10	hrs	110	1,100	
						4,000
BOA'S CONCEPTUAL DESIGN						
design options of floor plan, interior design, ADA design	PM	30	hrs	150	4,500	
refinements to design options	PM	10	hrs	150	1,500	
project management, coordinate w Client, sub-consultants	PM	20	hrs	150	3,000	
cost estimate	PM	16	hrs	150	2,400	
CADD-3D, and renderings	Sr.Design	30	hrs	110	3,300	
complile feasibility study submittals	Sr.Design	20	hrs	110	2,200	
meetings	PM	24	hrs	150	3,600	
						20,500
SUB-CONSULTANT CONCEPTUAL DESIGN and EXPENSES						
Topographic Survey					0	
Geotechnical-Geology testing and report					13,245	
BOA Administrative Fee for Geotechnical-Geology testing and report					2,755	
Hazardous materials testing and report					2,885	
BOA Administrative Fee for Hazardous materials testing and report					2,115	
Report and testing for Destructive testing to discover structural walls,foundation					25,760	
BOA Administrative Fee for Report and testing for Destructive testing to discover structural					5,140	
Walls,foundation landscape architect					0	
civil engineering					0	
structural engineering					3,000	
electrical engineering					2,000	
mechanical engineering					2,000	
Expenses:photocopies, large size prints, travel, delivery, etc.					200	
						59,100
DESIGN DEVELOPMENT PHASE						**0**
CONSTRUCTION DOCUMENTS PHASE						**0**
CONSTRUCTION SUPPORT PHASE						**0**
					TOTAL DESIGN FEE:	**$83,600**

SERVICES NOT INCLUDED:
1. topo. Survey is NOT needed at this time,
but will be required in the Construction Document phase of your project.

SERVICES THAT ARE INCLUDED:
2. geotechnical testing and report
3. hazardous materials testing and report
4. Report and testing for Destructive testing to discover structural walls, foundation

AGREEMENT FOR PROFESSIONAL SERVICES
WITH THE PLEASANT VALLEY RECREATION AND PARK DISTRICT
("DISTRICT")

Project Name/Description ("**Project**"): Freedom Center Redesign

Consultant Name ("**Consultant**"): Black O'Dowd and Associates, Inc. (DBA BOA Architecture)

Consultant Business Type: Corporation

Consultant Address: 512 Redondo Ave., Long Beach, CA 90814

Consultant Representative Name and Title ("**Consultant Representative**"): Edward Lok Ng; Architect/LEED AP

Consultant Representative Work Phone and Email: (310) 480-7730; lok.ng@boaarchitecture.com

Termination Date: December 31, 2026

Total Not-To-Exceed Contract Amount ("**Contract Sum**"): $83,600

District Contact ("District Contact"): Jessica A. Puckett, CPRE, Administrative Analyst

District Contact Work Phone and Email: 805-482-1996, ext. 303; jpuckett@pvrpd.org

RECITALS

The District desires to contract with a Consultant to provide professional services as more further set forth herein.

The District circulated a Request for Quotes or Proposals for the above-described professional services.

Consultant submitted a proposal to District to provide the above-described professional services.

District Staff has reviewed all the proposals and after considering the demonstrated competence of Consultant, the professional qualifications of Consultant, and the fairness and reasonableness of Consultant's proposed cost, staff has determined that an agreement to provide the required services should be awarded to Consultant.

The Pleasant Valley Recreation and Park District (PVRPD) solicited proposals from qualified Architectural Firms to provide services for the design and plan for the remodeling of the Freedom Park Freedom Center , located at 515 Eubanks Street, Camarillo, California 93010.

The District asked for two (2) main task areas/goals on this project:
1) Evaluate the Current Use of the Existing Freedom Center Facility with the objective of documenting how the current Freedom Center Facility is used today and evaluate whether its current spaces can support potential alternative uses – all within the existing building footprint.
2) Create Conceptual Redesign alternatives with the objective of translating the findings from Phase/Task one (1) into potential physical redesign solutions for the existing Freedom Center facility. The phase should focus on how the current building footprint could be renovated, reconfigured, or repurposed to meet identified community needs.

DESCRIPTION OF WORK:
The District seeks to contract with an architectural firm that will evaluate the Freedom Center building by:
• Conducting an inventory of existing indoor spaces and assets (rooms, square footage, layout, current conditions, and specialized features such as flooring, mirrors, AV equipment, storage, etc.).
• The District will provide information on current indoor programming and private reservation usage by space (types of activities, frequency, participation levels, and scheduling patterns).
• Identifying potential alternative uses that could occur within the existing footprint, based on current District goals, community demand, and in consultation with District staff and other related projects.
• Providing a brief comparative overview of how similar-sized facilities in nearby cities or agencies utilize their space (for context only).
• Conducting a high-level building conditions assessment of the Freedom Center (structural, mechanical, electrical, plumbing, accessibility, and building code compliance, accessibility).
• Developing space planning diagrams showing how the existing footprint could be reorganized to support current and potential future uses.

• Preparing three conceptual redesign alternatives (e.g., “Deluxe,” “Standard,” and “Economy”) that illustrate different levels of investment and scope of improvements. Assess capacity for modern technology integration.
• Providing schematic plans, diagrams, and illustrative renderings or sketches for each concept.
• Providing preliminary cost estimates for each alternative, including construction, soft costs, and contingencies (Rough Order of Magnitude).
• Identifying any phasing strategies or operational impacts during future construction.

AGREEMENT FOR PROFESSIONAL SERVICES
WITH THE PLEASANT VALLEY RECREATION AND PARK DISTRICT
("DISTRICT")

THIS AGREEMENT FOR SERVICES ("**Agreement**") is made and entered into as of the effective on the date executed by the District by and between the Pleasant Valley Recreation and Park District ("**District**") and ("**Consultant**"). District and Consultant may be referred to individually as "**Party**" or collectively as "**Parties**." In consideration of the mutual promises and covenants made by the Parties and contained herein and other consideration, the value and adequacy of which are hereby acknowledged, the Parties agree as follows:

ARTICLE 1. SERVICES OF CONSULTANT

1.1 Scope of Services. In compliance with all terms and conditions of this Agreement, Consultant shall provide those services specified in the "**Scope of Services**" attached hereto as Exhibit A and incorporated herein by this reference, which may be referred to herein as the "**services**" or "**work**" hereunder. As a material inducement to District entering into this Agreement, Consultant represents and warrants: a) it has the qualifications, experience, and facilities necessary to properly perform the Services required under this Agreement b) all services set forth in the Scope of Services will be performed in a competent and satisfactory manner; c) all materials used for services will be both of good quality as well as fit for the purpose intended; and, d) Consultant shall follow the highest professional standards and practices in performing the services required hereunder.

1.2 Consultant's Proposal. The Scope of Services shall include the scope of services or work included in Consultant's proposal or bid, which shall be incorporated herein by this reference as though fully set forth herein. In the event of any inconsistency between the terms of such proposal or bid, and this Agreement, the terms of this Agreement shall govern. No other terms and conditions from Consultant's proposal or bid, other than description of scope of services or work, shall apply to this Agreement, unless specifically agreed to by District in writing.

1.3 Compliance with Law. All services rendered hereunder shall be provided in accordance with all ordinances, resolutions, statutes, rules and regulations of District and any federal, State or local governmental agency having jurisdiction in effect at the time services are rendered. District, and its officers, employees and agents, shall not be liable at law or in equity for failure of Consultant to comply with this Section.

1.4 Licenses, Permits, Fees and Assessments. Consultant shall obtain at its sole cost and expense such licenses, permits and approvals as may be required by law for the performance of the services required by this Agreement. Consultant shall have the sole obligation to pay for any fees, assessments and taxes, plus applicable penalties and interest, which may be imposed by law and arise from or are necessary for Consultant's performance of the services required by this Agreement, and shall

indemnify, defend and hold harmless District against any such fees, assessments, taxes, penalties or interest levied, assessed or imposed against District hereunder.

1.5 Familiarity with Work. By executing this Agreement, Consultant represents and warrants Consultant: a) has thoroughly investigated and considered services to be performed, b) has carefully considered how services should be performed, and c) fully understands the facilities, difficulties and restrictions attending performance of services under this Agreement.

1.6 Software and Computer Services. If the Scope of Services includes the provision and/or installation of any software, computer system, or other computer technology, Consultant represents and warrants that it is familiar with and/or has inspected District's current infrastructure, equipment, computer system and software and that the software, computer system, or other computer technology provided and/or installed by Consultant under this Agreement is compatible, and shall be fully functional, with such infrastructure, equipment, computer system and software of District. Consultant acknowledges that District is relying on this representation by Consultant as a material consideration in entering into this Agreement.

1.7 Prevailing Wages. If services include any "public work" or "maintenance work," as those terms are defined in California Labor Code section 1720 *et seq.* and California Code of Regulations, Title 8, section 16000 *et seq.*, and if the total compensation is $1,000 or more, Consultant shall pay prevailing wages for such work and comply with the requirements in California Labor Code section 1770 *et seq.* and 1810 *et seq.*, and all other applicable laws.

1.8 Special Requirements. Additional terms and conditions of this Agreement, if any, which are made a part hereof are set forth in the "Special Requirements" attached hereto as Exhibit B and incorporated herein by this reference. In the event of a conflict between the provisions of Exhibit B and any other provisions of this Agreement, the provisions of Exhibit B shall govern.

ARTICLE 2. COMPENSATION AND METHOD OF PAYMENT

2.1 Contract Sum. Subject to any limitations set forth in this Agreement, District agrees to pay Consultant the rates specified in the "Schedule of Compensation" attached hereto as **Exhibit C** and incorporated herein by this reference. The total compensation for all work, including reimbursement for actual expenses, shall not exceed the Contract Sum set forth above. Compensation may include reimbursement, for actual and necessary expenditures, if both are specified in the Schedule of Compensation, as well as approved by District in advance.

2.2 Invoices. Unless some other method of payment is specified in Exhibit C, Schedule of Compensation, in any month in which Consultant wishes to receive payment, no later than the first business day of such month, Consultant shall submit to District, in a form approved by District's Finance Director, an invoice for services rendered prior to the date of the invoice. By submitting an invoice for payment under this

Agreement, Consultant is certifying compliance with all provisions of this Agreement. Except as provided in Sections 7.3, 7.4 and 7.5, District shall pay Consultant for all expenses stated thereon which are approved by District pursuant to this Agreement generally within thirty (30) days, and District will use its best efforts to make payment no later than forty-five (45) days, from the submission of an invoice in an approved form. In the event any charges or expenses are disputed by District, the original invoice shall be returned by District to Consultant for correction and resubmission. Review and payment by District for any invoice provided by Consultant shall not constitute a waiver of any rights or remedies provided herein or any applicable law. Each invoice is to include (unless otherwise specified by District): 1) line items for all personnel describing the work performed, the number of hours worked, and the hourly rate; 2) line items for all materials and equipment properly charged to the Services; 3) line items for all other approved reimbursable expenses claimed, with supporting documentation; and 4) line items for all approved subcontractor labor, supplies, equipment, materials, and travel properly charged to the Services.

ARTICLE 3. PERFORMANCE SCHEDULE

3.0 Time of Essence. Time is of the essence in the performance of this Agreement.

3.1 Term. The Agreement shall commence and become effective upon the date executed by the District and will continue until the Termination Date. This Agreement may be extended for up to two, additional one-year periods upon the mutual agreement in writing of both parties.

Unless earlier terminated in accordance with Article 7 of this Agreement, this Agreement shall continue in full force and effect until completion of any ongoing services, which shall be no later than the Termination Date set forth above. Notwithstanding the foregoing, the Indemnification and Insurance provisions set forth in Article 5 shall survive the termination of this Agreement.

3.2 Schedule of Performance. Consultant shall commence the services pursuant to this Agreement upon receipt of a written notice to proceed from District and shall perform all services within the time period(s) established in the "Schedule of Performance" attached hereto as **Exhibit D** and incorporated herein by this reference.

3.3 Force Majeure. The time period(s) specified in the Schedule of Performance for performance of the services rendered pursuant to this Agreement shall be extended because of any delays due to unforeseeable causes beyond the control and without the fault or negligence of Consultant, including, but not restricted to, acts of God or of the public enemy, unusually severe weather, fires, earthquakes, floods, epidemics, quarantine restrictions, riots, strikes, freight embargoes, wars, litigation, and/or acts of any governmental agency, including District, if Consultant shall within ten (10) days of the commencement of such delay notify District in writing of the causes of the delay. District shall ascertain the facts and the extent of delay, and extend the time for performing the services for the period of the enforced delay

when and if in the judgment of District such delay is justified. District's determination shall be final and conclusive upon the Parties to this Agreement. In no event shall Consultant be entitled to recover damages against District for any delay in the performance of this Agreement, however caused, Consultant's sole remedy being extension of this Agreement pursuant to this Section.

ARTICLE 4. COORDINATION OF WORK

4.1 Representative of Consultant. The Consultant Representative is authorized to act on Consultant's behalf with respect to the work or services specified herein and to make all decisions in connection therewith. It is expressly understood that the experience, knowledge, capability and reputation of the representative was a substantial inducement for District to enter into this Agreement. Therefore, the representative shall be responsible during the term of this Agreement for directing all activities of Consultant and devoting sufficient time to personally supervise the services hereunder. For purposes of this Agreement, the representative may not be replaced nor may their responsibilities be substantially reduced by Consultant without the express written approval of District.

4.2 District Contact. The District Contact (or other person designated by the District's General Manager) shall be the primary person on behalf of District responsible for the administration of the Agreement. It shall be Consultant's responsibility to assure that the District Contact is kept informed of both the progress of the performance of the services as well as any decisions which must be made by District.

4.3 Approvals from District. District approvals or actions, pursuant to the authority of this Agreement, are to be made (unless otherwise specified) either by the District Contact, District General Manager or by their delegate as provided for in writing.

4.4 Independent Contractor. Neither District, nor any of its officers, employees or agents, shall have any control over the manner or means by which Consultant, or its officers, employees, agents or subcontractors, perform the services required herein, except as otherwise set forth herein. Consultant shall perform all services required herein as an independent contractor of District and shall remain under only such obligations as are consistent with that role. Consultant shall not at any time or in any manner represent that it, or any of its officers, employees, agents or subcontractors, are officers, employees or agents of District. District shall not in any way or for any purpose become or be deemed to be a partner of Consultant in its business or otherwise or a joint venturer or a member of any joint enterprise with Consultant. Consultant shall not incur or have the power to incur any debt, obligation or liability whatever against District, or bind District in any manner. Consultant represents and warrants that the personnel used to provide services to District pursuant to this Agreement shall at all times be under Consultant's exclusive control and direction. No District employee benefits shall be available to Consultant, its officers, employees, agents or subcontractors, in connection with the performance of this Agreement. District shall not be liable for compensation or indemnification to Consultant, its officers, employees, agents or subcontractors, for

injury or sickness arising out of performing services hereunder. In the event that Consultant or any officer, employee, agent, or subcontractor of Consultant providing services under this Agreement claims or is determined by a federal or state agency, a court of competent jurisdiction, or the California Public Employees' Retirement System, to be classified as other than an independent contractor for District, then Consultant shall indemnify, defend, and hold harmless District for the payment of any and all assessed fines, penalties, judgments, employee and/or employer contributions, and any other damages and costs assessed to District as a consequence of, or in any way attributable to, the assertion that Consultant, or any officer, employee, agent, or subcontractor Consultant used to provide services under this Agreement, is/are employees of District.

4.5 Subcontracting or Assignment. The experience, knowledge, capability and reputation of Consultant, its principals and employees were a substantial inducement for District to enter into this Agreement. Therefore, without express written approval of District, Consultant shall not contract with any other entity to perform in whole or in part services required hereunder without express written approval of District, and neither this Agreement nor any interest herein may be transferred or assigned. No approved transfer shall release Consultant, or any surety or insured of Consultant, of any liability hereunder without express written consent of District.

ARTICLE 5. INSURANCE AND INDEMNIFICATION

5.1 Insurance Coverages. Prior to commencement of any services under this Agreement, and without limiting Consultant's indemnification obligation to District, Consultant shall procure and maintain, at its sole cost and expense, in a form and content satisfactory to District, for the duration of the Agreement, primary policies of insurance of the type and amounts set forth in the "Insurance Requirements" attached hereto as **Exhibit E** and incorporated herein by this reference.

5.2 <u>Indemnification.</u>

(a) General Obligations. Consultant agrees, to the full extent permitted by law, to indemnify, defend and hold harmless District and its elected and appointed officers, employees and agents (each an "**Indemnitee**" and collectively, "**Indemnitees**") against, and will hold and save them and each of them harmless from, whether actual or threatened, any and all actions, either judicial, administrative, arbitration or regulatory claims, damages to persons or property, losses, costs, penalties, obligations, errors, omissions or liabilities (herein "**Claims or Liabilities**") that may be asserted or claimed by any person, firm or entity arising out of or in connection with the negligent performance of the work, operations or activities provided herein of Consultant, its officers, employees, agents, subcontractors, or invitees, or any individual or District for which Consultant is legally liable (each an "**Indemnitor**" and collectively, "**Indemnitors**"), or arising from Indemnitors' reckless or willful misconduct, or arising from Indemnitors' negligent performance of or failure to perform any term, provision, covenant or

condition of this Agreement, and in connection therewith: 1) Consultant will defend any action or actions filed or threatened in connection with any such Claims or Liabilities, or at option of Indemnitee(s) will reimburse and pay for all costs and expenses, including legal costs and attorneys' fees, incurred by Indemnitee(s) in connection therewith; and, 2) Consultant will promptly pay any judgment rendered against Indemnitee(s) for any such Claims or Liabilities, and will save and hold Indemnitee(s) harmless therefrom.

(b) Further Provisions. The indemnity obligation herein shall be binding on successors, assigns and heirs of Consultant and shall survive termination of this Agreement. Consultant shall incorporate similar indemnity agreements as provided herein with its subcontractors, and if Consultant fails to do so Consultant shall be fully responsible to indemnify District hereunder therefor. Failure of District and/or District Parties (collectively "District" for solely this Section 5.2(b)) to monitor compliance with any of the indemnification provisions herein shall not be a waiver hereof. The indemnification provisions herein do not apply to claims or liabilities occurring as a result of District's sole negligence or willful misconduct, but, to the fullest extent permitted by law, shall apply to claims and liabilities resulting in part from District's negligence, except that design professionals' indemnity hereunder shall be limited to claims and liabilities arising out of the negligence, recklessness or willful misconduct of the design professional. The indemnification provided herein includes Claims or Liabilities arising from any negligent or wrongful act, error or omission, or reckless or willful misconduct of Indemnitors in the performance of professional services hereunder. Payment of invoices by District is not a condition precedent to enforcement of the indemnity obligation herein. In the event of any dispute between Consultant and District, as to whether liability arises from the sole negligence or willful misconduct of District, Consultant will be obligated to pay for District's defense until such time as a final judgment has been entered adjudicating District as solely negligent or responsible for willful misconduct. Consultant will not be entitled in the absence of such a determination to any reimbursement of defense costs including but not limited to attorney's fees, expert fees and costs of litigation.

(c) Pursuant to the full language of California Civil Code §2782, Design Professionals agree to indemnify, including the cost to defend, District and its officers, officials, employees, and volunteers from and against any and all claims, demands, costs, or liability that arise out of, or pertain to, or relate to the negligence, recklessness, or willful misconduct of Design Professional and its employees or agents in the performance of services under this contract, but this indemnity does not apply to liability for damages arising from the sole negligence, active negligence, or willful acts of the District; and does not apply to any passive negligence of the District unless caused at least in part by the Design Professional. The District agrees that in no event shall the cost to defend charged to the Design Professional exceed that professional's proportionate percentage of fault. This duty to indemnify shall not be waived or modified by contractual agreement or acts of the parties.

5.3 **Professional Liability**. When the law establishes a professional standard of care for Consultant's services, to the fullest extent permitted by law, Consultant shall indemnify, defend and hold harmless Indemnitees against, and will hold and save them and each of them harmless from, whether actual or threatened, any and all Claims and Liabilities, consistent with all obligations provided for in this Section 5.3, to the extent same are caused in whole or in part by any negligent or wrongful act, error or omission, or reckless or willful misconduct of Indemnitors in the performance of professional services under this Agreement.

ARTICLE 6. RECORDS, REPORTS AND RELEASE OF INFORMATION

6.1 **Records.** Consultant shall keep, and require subcontractors to keep, such ledgers, books of accounts, invoices, vouchers, canceled checks, reports, studies or other documents relating to the disbursements charged to District and services performed hereunder ("**books and records**") as shall be necessary to perform the services required by this Agreement and enable District to evaluate the performance of such services. Any and all such books and records shall be maintained in accordance with generally accepted accounting principles, shall be complete and detailed, and shall be readily accessible. District shall have full and free access to such books and records at all times during normal business hours of District, including the right to inspect, copy, audit and make records and transcripts. Such books and records shall be maintained for a period of three (3) years following completion of the services hereunder. District shall have access to such books and records in the event any audit is required. Consultant shall fully cooperate with District in providing access to any and all Consultant records and documents if a public records request is made and disclosure is required by law including but not limited to the California Public Records Act.

6.2 **Ownership of Documents.** All drawings, specifications, maps, designs, photographs, studies, surveys, data, notes, computer files, reports, records, documents and other materials ("**documents and materials**") prepared by Consultant, its officers, employees, agents and subcontractors in the performance of this Agreement shall be the property of District and shall be delivered to District upon request of District and/or upon the termination of this Agreement, and Consultant shall have no claim for further employment or additional compensation as a result of the exercise by District of its full rights of ownership, use, reuse, or assignment of the documents and materials hereunder. Consultant may retain copies of such documents and materials for its own use. Consultant shall have the right to use the concepts embodied therein. All subcontractors shall provide for assignment to District of any documents and materials prepared by them, and in the event Consultant fails to secure such assignment, Consultant shall indemnify District for all damages resulting therefrom. Moreover, with respect to any Consultant documents and materials that may qualify as "works made for hire" as defined in 17 U.S.C. § 101, such documents and materials are hereby deemed "works made for hire" for District.

6.3 **Confidentiality and Release of Information.** All information gained or work product produced by Consultant in its performance of this Agreement shall be

considered confidential, unless such information is in the public domain or already known to Consultant. Consultant shall not release or disclose any such information or work product to persons or entities other than District without prior written authorization from District. Consultant, its officers, employees, agents or subcontractors, shall not, without prior written authorization from District or unless requested by the District Attorney, voluntarily provide documents, declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the work performed under this Agreement. Response to a subpoena or court order shall not be considered "voluntary" provided Consultant immediately gives District notice of such court order or subpoena. If Consultant, or any officer, employee, agent or subcontractor of Consultant, provides any information or work product in violation of this Agreement, then District shall have the right to reimbursement and indemnity from Consultant for any damages, costs and fees, including attorney's fees, caused by or incurred as a result of Consultant's conduct. As concerning, regarding or related to, in any way, this Agreement and the work performed thereunder: a) Consultant shall immediately notify District should Consultant, its officers, employees, agents or subcontractors be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party; b) District retains the right, but has no obligation, to represent Consultant or be present at any deposition, hearing or similar proceeding; and, c) Consultant agrees to cooperate fully with District and to provide District with the opportunity to review any response to discovery requests provided by Consultant, however, this right to review any such response does not imply or mean the right by District to control, direct, or rewrite said response.

ARTICLE 7. ENFORCEMENT OF AGREEMENT AND TERMINATION

7.1 California Law. This Agreement shall be interpreted, construed and governed both as to validity and to performance of the Parties in accordance with the laws of the State of California. Legal actions concerning any dispute, claim or matter arising out of or in relation to this Agreement shall be instituted in the Superior Court of the County of Ventura, State of California, or any other appropriate court in such county, and Consultant agrees to submit to the personal jurisdiction of such court in the event of such action. In the event of litigation in a U.S. District Court, venue shall lie exclusively in the Central District of California, in the County of Riverside, State of California.

7.2 Suspension, or Termination, Prior to Expiration of Term. This Section shall govern any termination of this Agreement except as specifically provided in Section 7.4 for termination for cause. District reserves the right to terminate or suspend this Agreement, or any portion hereof, at any time, for any reason, with or without cause, upon ten (10) days' notice to Consultant, except that where termination or suspension is due to the fault of Consultant, the period of notice may be such shorter time as determined by District. Upon receipt of any notice of termination or suspension, Consultant shall immediately cease all services hereunder, unless the notice provides otherwise, or except such as specifically approved by District. Upon submittal of an invoice consistent with Section 2.2, Consultant shall be entitled to

compensation for all services rendered prior to the effective date of the notice of termination or suspension and for any services authorized by District thereafter in accordance with the Schedule of Compensation, or such as may be approved by District, except as provided in Section 7.5. In event of termination, or suspension, without cause pursuant to this Section, there is no need to provide opportunity to cure pursuant to Section 7.3.

7.3 Default of Consultant and Opportunity to Cure. In the event that Consultant is in default under the terms of this Agreement, District shall not have any obligation or duty to continue compensating Consultant for any work performed after the date of default. Instead, District may give notice to Consultant of the default and the reasons for the default. The notice shall include the timeframe in which Consultant may cure the default. This timeframe is presumptively ten (10) days, but may be extended, or reduced, if circumstances warrant, as determined by District. During the period of time that Consultant is in default, District shall hold all invoices and shall, when the default is cured, proceed with payment on the invoices, without liability for interest. In the alternative, District may, in its sole discretion, elect to pay some or all of the outstanding invoices during the period of default. If Consultant does not cure the default by conclusion of noticed timeframe, District may immediately both terminate this Agreement with notice to Consultant as well as pursue the remedy in Section 7.4, without prejudice to any other remedy to which District may be entitled at law, in equity or under this Agreement. Any failure on the part of District to give notice of Consultant's default shall not be deemed to result in a waiver of District's legal rights or any rights arising out of any provision of this Agreement.

7.4 Termination for Default of Consultant. If termination is due to the failure of Consultant to fulfill its obligations under this Agreement, District may, after compliance with the provisions of Section 7.3, take over the work and prosecute the same to completion by contract or otherwise, and Consultant shall be liable to the extent that the total cost for completion of the services required hereunder exceeds the compensation herein stipulated (provided that District shall use reasonable efforts to mitigate such damages), and District may withhold any payments to Consultant for the purpose of set-off or partial payment of the amounts owed District therefor.

7.5 Retention of Funds. Consultant hereby authorizes District to deduct from any amount payable to Consultant (whether or not arising out of this Agreement) (i) any amounts the payment of which may be in dispute hereunder or which are necessary to compensate District for any losses, costs, liabilities, or damages suffered by District, and (ii) all amounts for which District may be liable to third parties, by reason of Consultant's acts or omissions in performing or failing to perform Consultant's obligation under this Agreement. In the event that any claim is made by a third party, the amount or validity of which is disputed by Consultant, or any indebtedness shall exist which shall appear to be the basis for a claim of lien, District may withhold from any payment due, without liability for interest because of such withholding, an amount sufficient to cover such claim. The failure of District to exercise such right to deduct or to withhold shall not, however, affect the

obligations of Consultant to insure, indemnify, and protect District as elsewhere provided herein.

7.6 Waiver. Waiver by any Party to this Agreement of any term, condition, or covenant of this Agreement shall not constitute a waiver of any other term, condition, or covenant. Waiver by any Party of any breach of the provisions of this Agreement shall not constitute a waiver of any other provision or a waiver of any subsequent breach or violation of any provision of this Agreement. Acceptance by District of any work or services by Consultant shall not constitute a waiver of any of the provisions of this Agreement. No delay or omission in the exercise of any right or remedy by a non-defaulting Party on any default shall impair such right or remedy or be construed as a waiver. Any waiver by either Party of any default must be in writing and shall not be a waiver of any other default concerning the same or any other provision of this Agreement. Consultant acknowledges and agrees that any actual or alleged failure on the part of District to inform Consultant of non-compliance with any requirement of this Agreement imposes no additional obligations on District nor does it waive any rights hereunder. Payment to Consultant for work performed pursuant to this Agreement shall not be deemed to waive any defects in work performed by Consultant.

7.7 Rights and Remedies are Cumulative. Except with respect to rights and remedies expressly declared to be exclusive in this Agreement, the rights and remedies of the Parties are cumulative and the exercise by either Party of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by the other Party.

7.8 Legal Action. In addition to any other rights or remedies, either Party may take legal action, in law or in equity, to cure, correct or remedy any default, to recover damages for any default, to compel specific performance of this Agreement, to obtain declaratory or injunctive relief, or to obtain any other remedy consistent with the purposes of this Agreement. Notwithstanding any contrary provision herein, Consultant shall file a statutory claim pursuant to Government Code sections 905 *et seq*. and 910 *et seq*., in order to pursue a legal action under this Agreement.

7.9 Attorneys' Fees. If either Party to this Agreement is required to initiate or defend or made a party to any action or proceeding in any way connected with this Agreement, the prevailing party in such action or proceeding, in addition to any other relief which may be granted, whether legal or equitable, shall be entitled to reasonable attorneys' fees. Attorneys' fees shall include attorneys' fees on any appeal, and a Party entitled to attorneys' fees shall be entitled to all other reasonable costs for investigating such action, consultants' fees, taking depositions and discovery and all other necessary costs the court allows which are incurred in such

litigation. Such fees and costs shall be enforceable whether or not such action is prosecuted to judgment.

ARTICLE 8. INDIVIDUAL LIABILITY, CONFLICTS AND NON-DISCRIMINATION

8.1 Non-liability of District Officers and Employees. No officer or employee of District shall be personally liable to Consultant, or any successor in interest, in the event of any default or breach by District or for any amount which may become due to Consultant or to its successor, or for breach of any obligation of the terms of this Agreement.

8.2 Conflict of Interest. Consultant covenants that neither it, nor any officer or principal of its firm, has or shall acquire any interest, directly or indirectly, which would conflict in any manner with the interests of District or which would in any way hinder Consultant's performance of services under this Agreement. Consultant further covenants that in the performance of this Agreement, no person having any such interest shall be employed by it as an officer, employee, agent or subcontractor without the express written consent of District. Consultant agrees to at all times avoid conflicts of interest or the appearance of any conflicts of interest with the interests of District in the performance of this Agreement. District, in its sole discretion, shall determine the existence of a conflict of interest and may terminate this Agreement in the event such a conflict of interest exists upon sending Consultant written notice describing the conflict. No officer or employee of District shall have any financial interest, direct or indirect, in this Agreement nor shall any such officer or employee participate in any decision relating to this Agreement which affects their financial interest or the financial interest of any corporation, partnership or association in which they are, directly or indirectly, interested, in violation of any State statute or regulation. Consultant warrants that it has not paid or given and will not pay or give any third party any money or other consideration for obtaining this Agreement.

8.3 Covenant Against Discrimination. Consultant covenants that, by and for itself, its heirs, executors, assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, gender, sexual orientation, marital status, national origin, ancestry or other protected class in the performance of this Agreement. Consultant shall take affirmative action to insure that applicants are employed and that employees are treated during employment without regard to their race, color, creed, religion, sex, gender, sexual orientation, marital status, national origin, ancestry or other protected class.

ARTICLE 9. MISCELLANEOUS PROVISIONS

9.1 Notices. Any notice or other communication either Party desires or is required to give to the other Party or any other person in regards to this Agreement must be in writing and may be given either by (i) personal service, (ii) delivery by a reputable document delivery service, such as but not limited to, Federal Express, which provides a receipt showing date and time of delivery, or (iii) mailing in the United

States Mail, certified mail, postage prepaid, return receipt requested, in the case of District addressed to District at Pleasant Valley Recreation and Park District, 1605 Burnely Street, Camarillo, California 93010, and in the case of Consultant, to the person(s) at the address designated on the cover page of this Agreement. Either Party may change its address by notifying the other Party of the change of address in writing. Notice shall be deemed communicated at the time personally delivered or in seventy-two (72) hours from the time of mailing if mailed as provided in this Section.

9.2 Interpretation. The terms of this Agreement shall be construed in accordance with the meaning of the language used and shall not be construed for or against either Party by reason of the authorship of this Agreement, headings used, or any other rule of construction which might otherwise apply.

9.3 Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, and such counterparts shall constitute one and the same instrument.

9.4 Integration; Amendment. This Agreement including the attachments hereto is the entire, complete and exclusive expression of the understanding of the Parties as to the Agreement. It is understood that there are no oral agreements between the Parties hereto affecting this Agreement, and this Agreement supersedes and cancels any and all prior and contemporaneous negotiations, arrangements, agreements and understandings, if any, between the Parties, concerning this Agreement, and none shall be used to interpret this Agreement. No amendment to or modification of this Agreement shall be valid unless made in writing and approved by Consultant and by District.

9.5 Severability. Should a portion of this Agreement be declared invalid or unenforceable by a judgment or decree of a court of competent jurisdiction, such invalidity or unenforceability shall not affect any of the remaining portions of this Agreement which are hereby declared as severable and shall be interpreted to carry out the intent of the Parties unless the invalid provision is so material that its invalidity deprives either Party of the basic benefit of their bargain or renders this Agreement meaningless.

9.6 No Undue Influence. Consultant declares and warrants that no undue influence or pressure was used against or in concert with any officer or employee of District in connection with the award, terms or implementation of this Agreement, including any method of coercion, confidential financial arrangement, or financial inducement. No officer or employee of District has or will receive compensation, directly or indirectly, from Consultant, or from any officer, employee or agent of Consultant, in connection with the award of this Agreement or any work to be conducted as a result of this Agreement. Violation of this Section shall be a material

breach of this Agreement entitling District to remedies in Section 7.4 and any and all remedies at law or equity.

9.7 Corporate Authority. The persons executing this Agreement on behalf of the Parties hereto warrant that (i) such Party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said Party, (iii) by so executing this Agreement, such Party is formally bound to the provisions of this Agreement, and (iv) entering into this Agreement does not violate any provision of any other agreement to which said Party is bound. This Agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the Parties.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the date and year first-above written.

DISTRICT:

Pleasant Valley Recreation and Park District

By: _____
Mary Otten, General Manager
Date:

CONSULTANT:

By: _____
Name: Edward Lok Ng
Title: President/Architect/LEED AP – BOA Architecture, Inc.
Date:

By: _____
Name: Kyle Ng
Title: Secretary – BOA Architecture, Inc.
Date:

CONSULTANT:
Two corporate officer signatures required when Consultant is a corporation, with one signature required from each of the following groups: 1) Chairperson of the Board, President or any Vice President; and 2) Secretary, any Assistant Secretary, Chief Financial Officer or any Assistant Treasurer. (Cal. Corp. Code § 313.) Appropriate attestations shall be included as may be required by the bylaws, articles of incorporation or other rules or regulations applicable to Consultant's business.

EXHIBIT "A"

SCOPE OF SERVICES

I. Consultant will perform the following Services:

Phase 1 – Evaluate Current Use of the Existing Freedom Center Facility
Objective: Document how the current Freedom Center Facility is used today and evaluate whether its current spaces can support potential alternative uses – all within the existing building footprint.

Tasks:
• Conduct an inventory of existing indoor spaces and assets (rooms, square footage, layout, current conditions, and specialized features such as flooring, mirrors, AV equipment, storage, etc.).
• The District will provide information on current indoor programming and private reservation usage by space (types of activities, frequency, participation levels, and scheduling patterns).
• Identify potential alternative uses that could occur within the existing footprint, based on current District goals, community demand, and in consultation with District staff and other related projects.
• Provide a brief comparative overview of how similar-sized facilities in nearby cities or agencies utilize their space (for context only).

Deliverables: a comprehensive report and electronic inventory documenting—
• Current indoor space allocation and use within the Freedom Center
• Gaps, overlaps, or underused areas
• Potential new or alternative uses that could fit within the existing footprint
• A brief comparative summary of other like-sized facilities

Phase 2 – Conceptual Redesign Alternatives
Objective: Translate the findings from Phase 1 into potential physical redesign solutions for the existing Freedom Center facility. This phase should focus on how the current building footprint could be renovated, reconfigured, or repurposed to meet identified community needs.

Tasks:
• Conduct a high-level building conditions assessment of the Freedom Center (structural, mechanical, electrical, plumbing, accessibility, destructive, and building code compliance, accessibility).
• Develop space planning diagrams showing how the existing footprint could be reorganized to support current and potential future uses.

• Prepare three conceptual redesign alternatives (e.g., “Deluxe,” “Standard,” and “Economy”) that illustrate different levels of investment and scope of improvements. Assess capacity for modern technology integration.
• Provide schematic plans, diagrams, and illustrative renderings or sketches for each concept.
• Provide preliminary cost estimates for each alternative, including construction, soft costs, and contingencies (Rough Order of Magnitude).
• Identify any phasing strategies or operational impacts during construction.

Deliverables: a conceptual redesign package including—
• Space planning diagrams and schematic floor plans
• Visual renderings or conceptual sketches
• Preliminary cost estimates and comparison table
• Narrative descriptions of scope, benefits, and operational implications
• Phasing and implementation considerations for each alternative

Project Schedule:
1. Board of Directors awards contract (regular meeting): January 7, 2026
2. Completion of a Preliminary Assessment: April 10, 2026
3. Presentation of Final Report to District Board: July 1, 2026
*Final Report will be due to District no later than June 8, 2026.

II. In addition to any other requirements of this Agreement, during performance of the Services, Consultant will keep the District appraised of the status of performance by delivering the following status reports:

*Attendance of a virtual, weekly status meeting with the Project Manager and Park Services Manager to stay informed of updates on the project
*Completion and submission of a Preliminary Assessment by April 10, 2026. To be delivered to the Project Manager via email.
* Attend July 1, 2026, Board of Directors meeting at the conclusion of the project to present on findings and options to the Board.

III. All work product is subject to review and acceptance by the District, and must be revised by the Consultant without additional charge to the District until found satisfactory and accepted by District.

IV. Consultant will utilize the following personnel to accomplish the Services:

*Kyle Ng
Director of Interior Designser

*Leonardo Artega
Project Manager, CASP

*Pacific Engineering, Inc.
Victor V. Chai-prasert, M.S., P.E. – Principal
L #C36235

*Engineering – Design – Analysis, Inc. (EDA)
Kevin Friedman, P.E., CEO
L20170719

EXHIBIT "B"

SPECIAL REQUIREMENTS
(Superseding Contract Boilerplate)

N/A

EXHIBIT "C"

SCHEDULE OF COMPENSATION

I. District will compensate Consultant for the Services performed upon submission of a valid invoice. Each invoice is to include

A. Line items for all personnel describing the work performed, the number of hours worked, and the hourly rate.

B. Line items for all materials and equipment properly charged to the Services.

C. Line items for all other approved reimbursable expenses claimed, with supporting documentation.

D. Line items for all approved subcontractor labor, supplies, equipment, materials, and travel properly charged to the Services.

II. The total compensation for all Services shall not exceed the Contract Sum as provided in the Cover Page of this Agreement.

III. Consultant's billing rates for any hourly Services are attached as Exhibit C-1. In connection with the services provided pursuant to the terms of this Agreement, District will pay Consultant upon District's receipt of a written invoice provided by Consultant no more than monthly. District will pay Consultant for work completed, billed in increments of six minutes (0.1 hours), not to exceed the Contract Sum. The District will reimburse the Consultant for reasonable out-of-pocket expenses related to performing services on behalf of the Client that are approved in advance in writing by the District such as mileage, copies, binding costs, postage, parking, travel, and lodging expenses as part of the not to exceed Contract Sum. To receive reimbursements, the Consultant must provide the District with a receipt and a description of the expense incurred along with the invoice. No mark up on expenses may be added.

EXHIBIT "D"

SCHEDULE OF PERFORMANCE

I. Consultant shall perform Services as set forth in Exhibit A.

II. Consultant shall deliver the following tangible work products to the District by the following dates.

A comprehensive report and electronic inventory documenting—

- Current indoor space allocation and use within the Freedom Center
- Gaps, overlaps, or underused areas
- Potential new or alternative uses that could fit within the existing footprint
- A brief comparative summary of other like-sized facilities

A conceptual redesign package including—

- Space planning diagrams and schematic floor plans
- Visual renderings or conceptual sketches
- Preliminary cost estimates and comparison table
- Narrative descriptions of scope, benefits, and operational implications
- Phasing and implementation considerations for each alternative

Project Schedule:

1. Board of Directors awards contract (regular meeting): January 7, 2026
2. Completion of a Preliminary Assessment: April 10, 2026
3. Presentation of Final Report to District Board: July 1, 2026
   *Final Report will be due to District no later than June 8, 2026.

III. The Department Contact may approve extensions for performance of the Services in accordance with Section 3.2.

EXHIBIT E

INSURANCE REQUIREMENTS

Pleasant Valley Recreation and Park District (PVRPD) requires evidence of insurance coverage documents, for the duration of any agreement term, a minimum of thirty (30) days prior to an agreement effective date or event, if specified.

The following is required for all Certificates of Insurance and Additional Insured Endorsements.

- Certificate of Insurance (COI) – Coverage shall be primary and non-contributory and at least as broad as and include or state the following:

- Commercial General Liability (CGL): Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury, and personal & advertising injury with limits no less than $2,000,000 per occurrence, $4,000,000 aggregate. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location (ISO CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit.

- Automobile Liability: ISO Form Number CA 00 01 covering any auto (Code 1), or if Contractor has no owned autos, hired, (Code 8) and non-owned autos (Code 9), with limit no less than $1,000,000 per accident for bodily injury and property damage.

- Workers' Compensation: as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limit of no less than $1,000,000 per accident for bodily injury or disease. Waiver of Subrogation Endorsement required.

- Umbrella Liability/Excess Liability - Policies shall be provided on a true "following form" or broader coverage basis, with coverage at least as broad as provided on the underlying Commercial General Liability insurance. No insurance policies maintained by the Additional Insureds, whether primary or excess, and which also apply to a loss covered hereunder, shall be called upon to contribute to a loss until the Contractor's primary and excess liability policies are exhausted.

- Insured: Must match entity named within the agreement.

- Insurer's Affording Coverage: Must have an assigned policyholders' Rating of A- (or higher) and Financial Size Category Class VII (or larger) in accordance with the latest edition of Best's Key Rating Guide, unless otherwise approved by the District.

- Policy Effective/Expiration Date: Must cover dates of service or event.

- Description of Operations: Must read "Pleasant Valley Recreation and Park District, its elected and appointed officials, agents, volunteers, and employees are listed as an Additional Insured." Include address, date, and name/type of event or description of project.

- Certificate Holder: Must read "Pleasant Valley Recreation and Park District 1605 Burnley Street, Camarillo, CA 93010" (No abbreviations accepted)

- Additional Insured Endorsements (AIE) – Endorsements must include or state the following:

- Policy Number: Must match policy numbers on COI.

- Additional Insured – Designated Person or Organization: Must state "This endorsement changes the policy."

- Schedule – Name Of Additional Insured Person(s) or Organization(s): Must read ""Pleasant Valley Recreation and Park District, its elected and appointed officials, agents, volunteers, and employees."

- Primary and Noncontributory – Endorsement must be provided.

- Waiver of Subrogation – Endorsement must be provided.

- Notice of Cancellation – A cancellation clause shall state the following: "Should any of the above described policies be cancelled before the expiration date thereof, the issuing company will mail 30 days written notice to the certificate holder named."

District reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances. Coverage limits listed above are to be considered minimum coverage, District reserves the right to require higher limits and additional coverages at its discretion. If the Contractor maintains broader coverage and/or higher limits than the minimums shown above, District requires and shall be entitled to the broader coverage and/or the higher limits maintained by the contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to District.

Selected Report Filters

The following report only includes records using the filter criteria options selected in DACTrak to generate this report. Not all non compliant records for this facility may have been included in this report. The complete report with most recent records is available in DACTrak.

The following filters have been applied to this report:

Location : Freedom Center
Categories : All Categories
Priorities : All
Assignments : All
Progress : All
Cost Responsibilities : All
Resolutions : All
Sort By : Priority

Report generated on: 9/15/2025 3:34:36 PM

Stairs

Finding	Recommendation	Projected Date	Actual Date	Est. Cost	Act. Cost	Photo
Record Number 17038 Stairs to Multipurpose Room Stage Run 1 The risers on the stairway are not a compliant height. **Finding** 8.00 inches **Code** 4.00 - 7.00 inches ADA 504.2, CA 11B-504.2	Modify or replace the stairs to provide compliant riser height.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set			$0.00	
Record Number 17037 Stairs to Multipurpose Room Stage Run 1 The treads do not have a compliant depth. **Finding** 9.00 inches **Code** At least 11.00 inches ADA 504, 504.2, CA 11B-504.2	Modify or replace the stairs to provide compliant treads.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$8,520	$0.00	
Record Number 17039 Stairs to Multipurpose Room Stage Run 1 The height of the risers are not uniform. **Finding** Not Uniform ADA 504, CA 11B-504.2	Modify or replace the stairs to provide uniform riser height.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$8,520	$0.00	

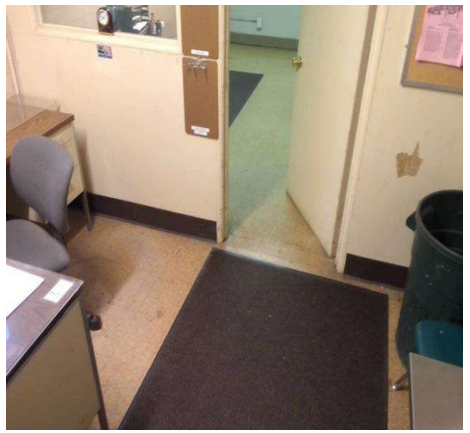
256309

Stairs

Finding	Recommendation	Projected Date	Actual Date	Est. Cost	Act. Cost	Photo
Record Number 17040 Stairs to Multipurpose Room Stage Run 1 There is no detectable striping on the stairways. **Finding** None Found ADA 504, CA 11B-504.4	Affix compliant contrasting striping to the upper approach and each tread that is the correct width and distance from the nosing.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$1,000	$0.00	
Record Number 17036 Stairs to Multipurpose Room Stage Run 1 There are no handrails provided on the stairway. **Finding** None Found ADA 504, 505.2, 504.6, CA 11B-504.6,505.2	Provide compliant handrails.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$1,528	$0.00	
Record Number 17035 Stairs to Multipurpose Room Stage Stairway is marked as primary access. There is no other means of vertical access. **Finding** No Access ADA 210, 504, 206.2, 402.2, CA 11B-206.2,210,402.2,504	Provide a compliant means of vertical access.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$4,816	$0.00	

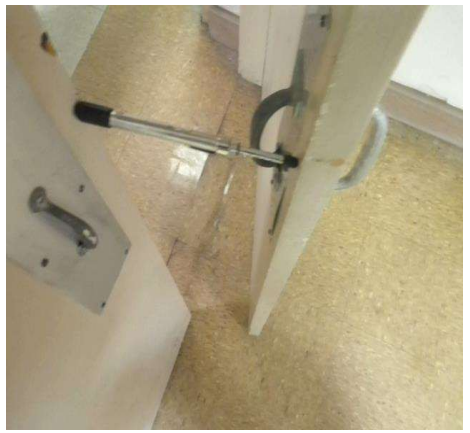
2/7/2016

Doors

Finding	Recommendation	Projected Date	Actual Date	Est. Cost	Act. Cost	Photo
Record Number 17069 Freedom Center Front Office Push Side An unstable floor mat is provided at the door landing. ADA 403.2, 302.1, CA 11B-302.1,403.2	Provide a compliant floor mat for the door.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$126	$0.00	
Record Number 17068 Freedom Center Front Office Single Knob The door opening hardware is not accessible. **Finding** Not Accessible ADA 404.2, CA 11B-404.2	Provide accessible hardware on the door.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$800	$0.00	
Record Number 17067 Freedom Center Front Office The clear opening width of the door is less than required. **Finding** 29.25 inches **Code** At least 32.00 inches ADA 404, 404.2, CA 11B-404.2	Widen the door opening and install a door that provides at least the minimum clear width with the door open 90 degrees.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$1,750	$0.00	

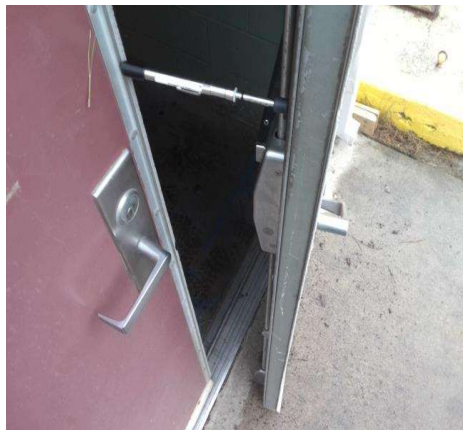
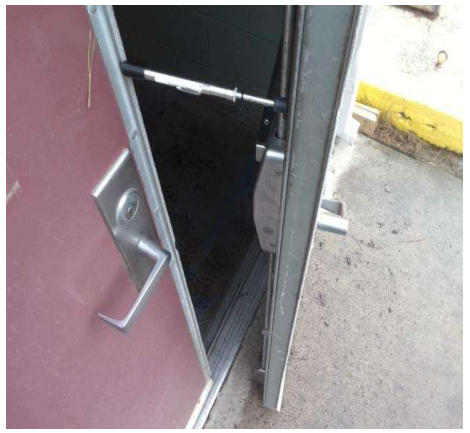
258309

Doors

Finding	Recommendation	Projected Date	Actual Date	Est. Cost	Act. Cost	Photo
Record Number 16939 Freedom Center Hallway Next to Mens Restroom Push / Pull The door opening force for this door is greater than allowed. **Finding** 8.00 pounds **Code** Up to 5.00 pounds ADA 404.2, CA 11B-404.2	Adjust the closer on the door to meet the door opening force requirements.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$25	$0.00	
Record Number 16938 Freedom Center Hallway Next to Mens Restroom The clear opening width of the door is less than required. **Finding** 28.00 inches **Code** At least 32.00 inches ADA 404, 404.2, CA 11B-404.2	Widen the door opening and install a door that provides at least the minimum clear width with the door open 90 degrees.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$1,750	$0.00	
Record Number 17028 Freedom Center Kitchen Exterior Entrance The height of the threshold at the entrance door is greater than allowed. **Finding** 0.75 inches **Code** Up to 0.50 inches ADA 404, 404.2, CA 11B-404.2	Modify or replace the threshold to provide the recommended height.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$436	$0.00	

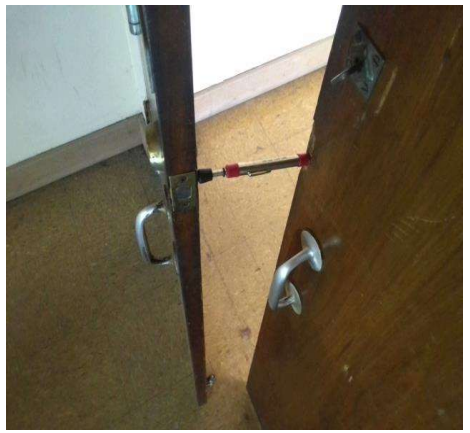
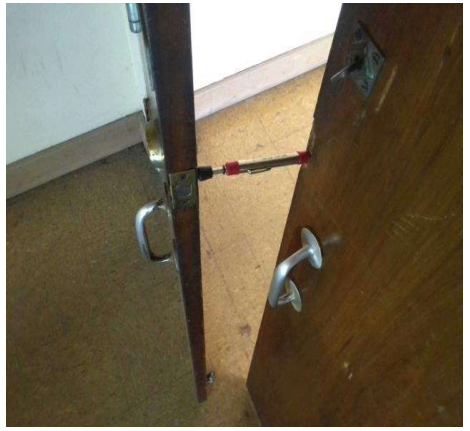
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Doors

Finding	Recommendation	Projected Date	Actual Date	Est. Cost	Act. Cost	Photo
Record Number 17027 Freedom Center Kitchen Exterior Entrance Push Bar / D Handle The bottom of the door or gate does not provide a smooth surface on the push side extending the full width of the door or gate. **Finding** None Found ADA 404.2, CA 11B-404.2	Install a smooth uninterrupted surface or panel on the push side, extending the full width of the door or gate.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$400	$0.00	
Record Number 17026 Freedom Center Kitchen Exterior Entrance Push Bar / D Handle The door opening force for this door is greater than allowed. **Finding** 10.00 pounds **Code** Up to 5.00 pounds ADA 404.2, CA 11B-404.2	Adjust the closer on the door to meet the door opening force requirements.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$25	$0.00	
Record Number 17188 Freedom Center Kitchen Inner The clear opening width of the doorway is not compliant. **Finding** 31.00 inches **Code** At least 32.00 inches ADA 404, 404.2	Widen the door opening and install a door that provides at least the minimum clear width with the door open 90 degrees.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$1,800	$0.00	

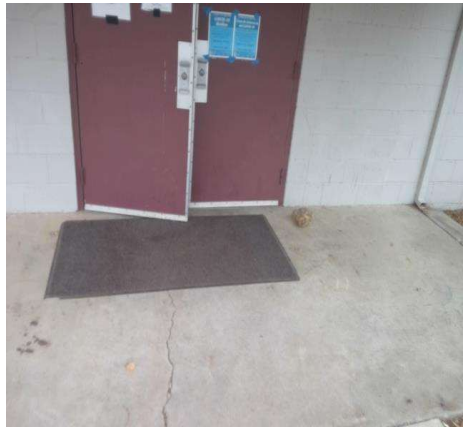
260309

Doors

Finding	Recommendation	Projected Date	Actual Date	Est. Cost	Act. Cost	Photo
Record Number 17008 Freedom Center Kitchen Outer Push / Pull The door opening force for this door is greater than allowed. **Finding** 6.00 pounds **Code** Up to 5.00 pounds ADA 404.2, CA 11B-404.2	Adjust the closer on the door to meet the door opening force requirements.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$25	$0.00	
Record Number 17009 Freedom Center Kitchen Outer Push / Pull Has a door stop. **Finding** Found ADA 404, 404.2, CA 11B-404.2	Remove the door stop.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$50	$0.00	
Record Number 17007 Freedom Center Kitchen Outer The clear opening width of the door is less than required. **Finding** 30.12 inches **Code** At least 32.00 inches ADA 404, 404.2, CA 11B-404.2	Widen the door opening and install a door that provides at least the minimum clear width with the door open 90 degrees.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$1,750	$0.00	

261309

Doors

Finding	Recommendation	Projected Date	Actual Date	Est. Cost	Act. Cost	Photo
Record Number 16932 Freedom Center Main Entrance The height of the threshold at the entrance door is greater than allowed. **Finding** 0.75 inches **Code** Up to 0.50 inches ADA 404, 404.2, CA 11B-404.2	Modify or replace the threshold to provide the recommended height.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$436	$0.00	
Record Number 16934 Freedom Center Main Entrance Pull Side An unstable floor mat is provided at the door landing. ADA 403.2, 302.1, CA 11B-302.1,403.2	Provide a compliant floor mat for the door.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$126	$0.00	
Record Number 16931 Freedom Center Main Entrance Push Bar / D Handle The bottom of the door or gate does not provide a smooth surface on the push side extending the full width of the door or gate. **Finding** None Found ADA 404.2, CA 11B-404.2	Install a smooth uninterrupted surface or panel on the push side, extending the full width of the door or gate.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$400	$0.00	

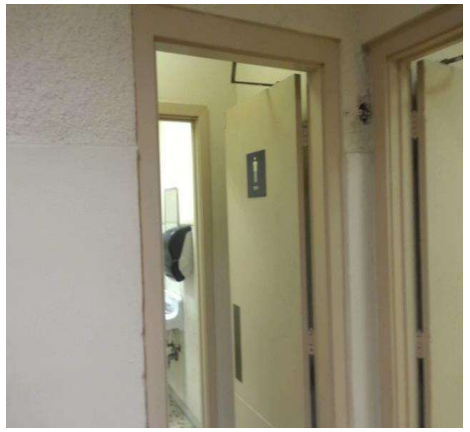
262309

Doors

Finding	Recommendation	Projected Date	Actual Date	Est. Cost	Act. Cost	Photo
Record Number 16930 Freedom Center Main Entrance Push Bar / D Handle The door opening force for this door is greater than allowed. **Finding** 10.00 pounds **Code** Up to 5.00 pounds ADA 404.2, CA 11B-404.2	Adjust the closer on the door to meet the door opening force requirements.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$25	$0.00	
Record Number 16933 Freedom Center Main Entrance Push Side An unstable floor mat is provided at the door landing. ADA 403.2, 302.1, CA 11B-302.1,403.2	Provide a compliant floor mat for the door.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$126	$0.00	
Record Number 17244 Freedom Center Mens Restroom Inner The clear opening width of the doorway is not compliant. **Finding** 28.75 inches **Code** At least 32.00 inches ADA 404, 404.2	Widen the door opening and install a door that provides at least the minimum clear width with the door open 90 degrees.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$1,800	$0.00	

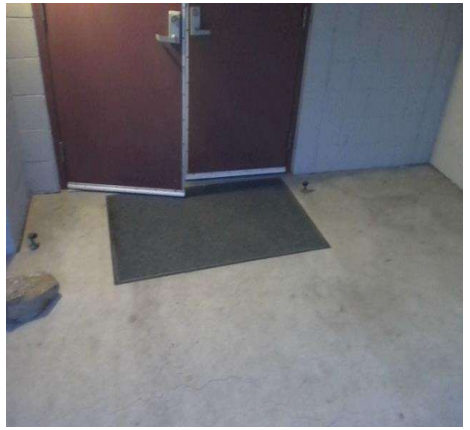
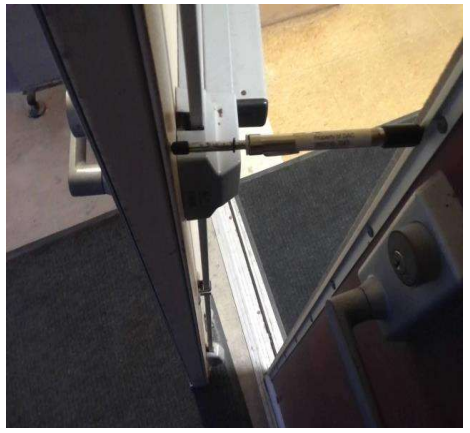
263309

Doors

Finding	Recommendation	Projected Date	Actual Date	Est. Cost	Act. Cost	Photo
Record Number 16937 Freedom Center Mens Restroom Outer Pull Side There is not enough clear floor space provided at the pull side of the door. **Finding** 37.50 inches **Code** At least 60.00 inches ADA 404, 404.2, CA 11B-404.2	Provide the recommended clear floor space on the pull side of the door.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$2,921	$0.00	
Record Number 16936 Freedom Center Mens Restroom Outer Push / Pull Has a door stop. **Finding** Found ADA 404, 404.2, CA 11B-404.2	Remove the door stop.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$50	$0.00	
Record Number 16935 Freedom Center Mens Restroom Outer The clear opening width of the door is less than required. **Finding** 27.50 inches **Code** At least 32.00 inches ADA 404, 404.2, CA 11B-404.2	Widen the door opening and install a door that provides at least the minimum clear width with the door open 90 degrees.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$1,750	$0.00	

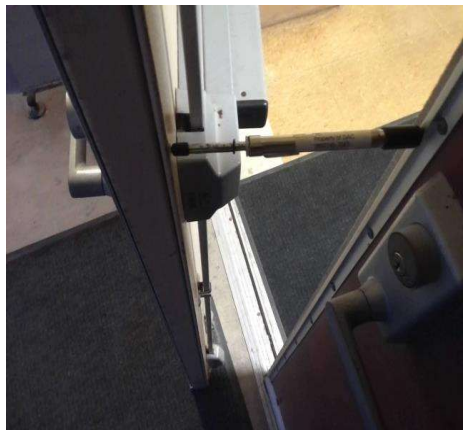
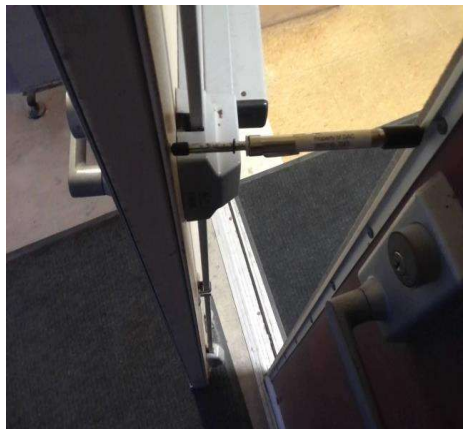
264309

Doors

Finding	Recommendation	Projected Date	Actual Date	Est. Cost	Act. Cost	Photo
Record Number 17075 Freedom Center Multipurpose Room East Exterior Entrance The height of the threshold at the entrance door is greater than allowed for a vertical rise. **Finding** 0.50 inches ADA 404, 404.2, CA 11B-404.2	Modify or replace the threshold to provide the recommended height.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$257	$0.00	
Record Number 17077 Freedom Center Multipurpose Room East Exterior Entrance Pull Side An unstable floor mat is provided at the door landing. ADA 403.2, 302.1, CA 11B-302.1,403.2	Provide a compliant floor mat for the door.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$126	$0.00	
Record Number 17073 Freedom Center Multipurpose Room East Exterior Entrance Push Bar / Lever The bottom of the door or gate does not provide a smooth surface on the push side extending the full width of the door or gate. **Finding** None Found ADA 404.2, CA 11B-404.2	Install a smooth uninterrupted surface or panel on the push side, extending the full width of the door or gate.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$400	$0.00	

265309

Doors

Finding	Recommendation	Projected Date	Actual Date	Est. Cost	Act. Cost	Photo
Record Number 17074 Freedom Center Multipurpose Room East Exterior Entrance Push Bar / Lever Has a door stop. **Finding** Found ADA 404, 404.2, CA 11B-404.2	Remove the door stop.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$50	$0.00	
Record Number 17072 Freedom Center Multipurpose Room East Exterior Entrance Push Bar / Lever The door opening force for this door is greater than allowed. **Finding** 12.00 pounds **Code** Up up to 5.00 pounds ADA 404.2, CA 11B-404.2	Adjust the closer on the door to meet the door opening force requirements.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$25	$0.00	
Record Number 17076 Freedom Center Multipurpose Room East Exterior Entrance Push Side An unstable floor mat is provided at the door landing. ADA 403.2, 302.1, CA 11B-302.1,403.2	Provide a compliant floor mat for the door.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$126	$0.00	

Doors

Finding	Recommendation	Projected Date	Actual Date	Est. Cost	Act. Cost	Photo
Record Number 16922 Freedom Center Multipurpose Room West Exterior Entrance Outer Pull Side There is not enough clear floor space provided at the pull side of the door. **Finding** 49.00 inches **Code** At least 60.00 inches ADA 404, 404.2, CA 11B-404.2	Provide the recommended clear floor space on the pull side of the door.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$2,921	$0.00	
Record Number 16919 Freedom Center Multipurpose Room West Exterior Entrance Outer Push Bar Only The door opening hardware is not accessible. **Finding** Not Accessible ADA 404.2, CA 11B-404.2	Provide accessible hardware on the door.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$800	$0.00	
Record Number 16920 Freedom Center Multipurpose Room West Exterior Entrance Outer Push Bar Only The door opening force for this door is greater than allowed. **Finding** 13.00 pounds **Code** Up to 5.00 pounds ADA 404.2, CA 11B-404.2	Adjust the closer on the door to meet the door opening force requirements.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$25	$0.00	

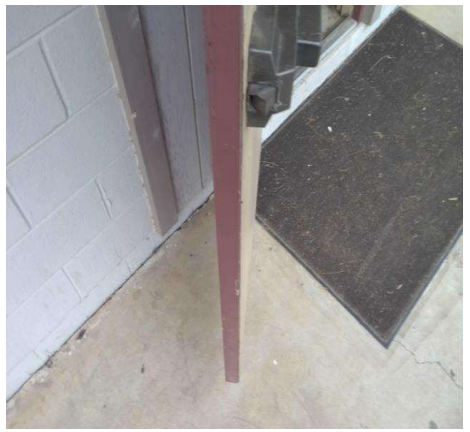
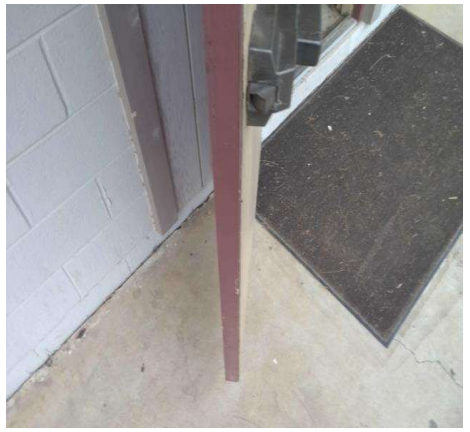
267309

Doors

Finding	Recommendation	Projected Date	Actual Date	Est. Cost	Act. Cost	Photo
Record Number 16921 Freedom Center Multipurpose Room West Exterior Entrance Outer Push Side There is less than the required latch side clearance on the push side of the door. **Finding** 11.00 inches **Code** At least 12.00 inches ADA 404, 404.2, CA 11B-404.2	Provide the recommended latch side clearance on the push side of the door.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$2,921	$0.00	
Record Number 16915 Freedom Center Northwest Bar Exterior Entrance The height of the threshold at the entrance door is greater than allowed. **Finding** 5.50 inches **Code** Up to 0.50 inches ADA 404, 404.2, CA 11B-404.2	Modify or replace the threshold to provide the recommended height.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$436	$0.00	
Record Number 16917 Freedom Center Northwest Bar Exterior Entrance Pull Side An unstable floor mat is provided at the door landing. ADA 403.2, 302.1, CA 11B-302.1,403.2	Provide a compliant floor mat for the door.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$126	$0.00	

268309

Doors

Finding	Recommendation	Projected Date	Actual Date	Est. Cost	Act. Cost	Photo
Record Number 16916 Freedom Center Northwest Bar Exterior Entrance Pull Side There is no level landing at this door. **Finding** 3.10 percent **Code** Up to 2.08 percent ADA 302, 404, 305, 404.2, CA 11B-404.2	Provide a level landing.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$1,500	$0.00	
Record Number 16913 Freedom Center Northwest Bar Exterior Entrance Push Bar Only The door opening hardware is not accessible. **Finding** Not Accessible ADA 404.2, CA 11B-404.2	Provide accessible hardware on the door.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$800	$0.00	
Record Number 16914 Freedom Center Northwest Bar Exterior Entrance Push Bar Only Has a door stop. **Finding** Found ADA 404, 404.2, CA 11B-404.2	Remove the door stop.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$50	$0.00	

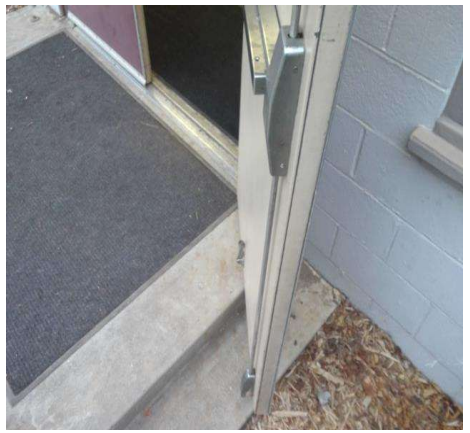
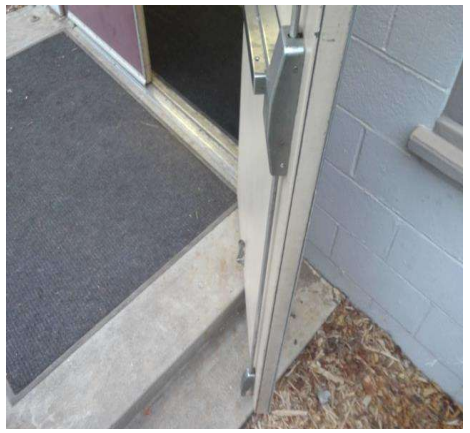
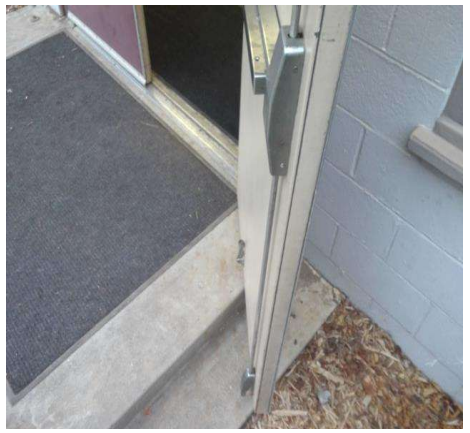
269309

Doors

Finding	Recommendation	Projected Date	Actual Date	Est. Cost	Act. Cost	Photo
Record Number 17232 Freedom Center South Exterior Entrance The height of the threshold at the entrance door is greater than allowed. **Finding** 0.75 inches **Code** Up to 0.50 inches ADA 404, 404.2, CA 11B-404.2	Modify or replace the threshold to provide the recommended height.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$436	$0.00	
Record Number 17235 Freedom Center South Exterior Entrance Pull Side An unstable floor mat is provided at the door landing. ADA 403.2, 302.1, CA 11B-302.1,403.2	Provide a compliant floor mat for the door.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$126	$0.00	
Record Number 17234 Freedom Center South Exterior Entrance Pull Side There is not enough clear floor space provided at the pull side of the door. **Finding** 55.75 inches **Code** At least 60.00 inches ADA 404, 404.2, CA 11B-404.2	Provide the recommended clear floor space on the pull side of the door.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$2,921	$0.00	

270309

Doors

Finding	Recommendation	Projected Date	Actual Date	Est. Cost	Act. Cost	Photo
Record Number 17229 Freedom Center South Exterior Entrance Push Bar Only The door opening hardware is not accessible. **Finding** Not Accessible ADA 404.2, CA 11B-404.2	Provide accessible hardware on the door.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$800	$0.00	
Record Number 17230 Freedom Center South Exterior Entrance Push Bar Only The bottom of the door or gate does not provide a smooth surface on the push side extending the full width of the door or gate. **Finding** None Found ADA 404.2, CA 11B-404.2	Install a smooth uninterrupted surface or panel on the push side, extending the full width of the door or gate.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$400	$0.00	
Record Number 17231 Freedom Center South Exterior Entrance Push Bar Only Has a door stop. **Finding** Found ADA 404, 404.2, CA 11B-404.2	Remove the door stop.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$50	$0.00	

271309

Doors

Finding	Recommendation	Projected Date	Actual Date	Est. Cost	Act. Cost	Photo
Record Number 17233 Freedom Center South Exterior Entrance Push Side An unstable floor mat is provided at the door landing. ADA 403.2, 302.1, CA 11B-302.1,403.2	Provide a compliant floor mat for the door.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$126	$0.00	
Record Number 17125 Freedom Center Southwest Bar Exterior Entrance The height of the threshold at the entrance door is greater than allowed. **Finding** 5.50 inches **Code** Up to 0.50 inches ADA 404, 404.2, CA 11B-404.2	Modify or replace the threshold to provide the recommended height.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$436	$0.00	
Record Number 17126 Freedom Center Southwest Bar Exterior Entrance Pull Side There is no level landing at this door. **Finding** 2.60 percent **Code** Up to 2.08 percent ADA 302, 404, 305, 404.2, CA 11B-404.2	Provide a level landing.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$1,500	$0.00	

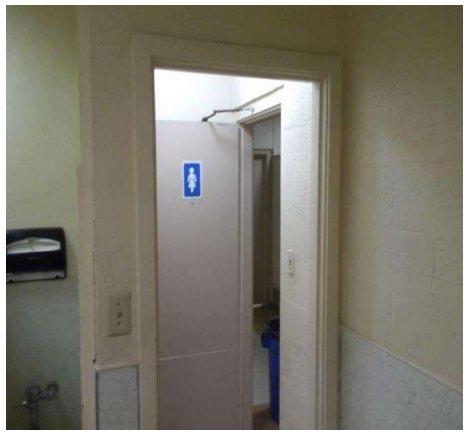
272309

Doors

Finding	Recommendation	Projected Date	Actual Date	Est. Cost	Act. Cost	Photo
Record Number 17127 Freedom Center Southwest Bar Exterior Entrance Pull Side An unstable floor mat is provided at the door landing. ADA 403.2, 302.1, CA 11B-302.1,403.2	Provide a compliant floor mat for the door.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$126	$0.00	
Record Number 17123 Freedom Center Southwest Bar Exterior Entrance Push Bar Only The door opening hardware is not accessible. **Finding** Not Accessible ADA 404.2, CA 11B-404.2	Provide accessible hardware on the door.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$800	$0.00	
Record Number 17124 Freedom Center Southwest Bar Exterior Entrance Push Bar Only Has a door stop. **Finding** Found ADA 404, 404.2, CA 11B-404.2	Remove the door stop.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$50	$0.00	

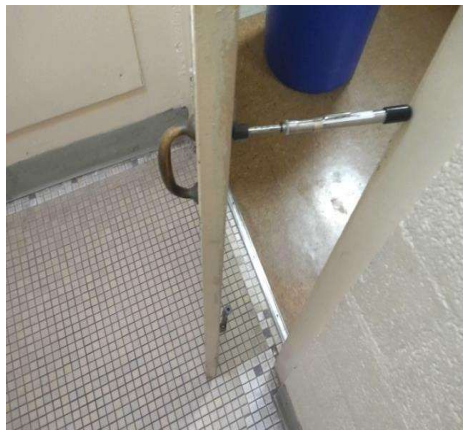
273309

Doors

Finding	Recommendation	Projected Date	Actual Date	Est. Cost	Act. Cost	Photo
Record Number 17066 Freedom Center Womens Restroom Inner The clear opening width of the doorway is not compliant. **Finding** 28.87 inches **Code** At least 32.00 inches ADA 404, 404.2	Widen the door opening and install a door that provides at least the minimum clear width with the door open 90 degrees.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$1,800	$0.00	
Record Number 17228 Freedom Center Womens Restroom Outer Pull Side There is not enough clear floor space provided at the pull side of the door. **Finding** 39.50 inches **Code** At least 60.00 inches ADA 404, 404.2, CA 11B-404.2	Provide the recommended clear floor space on the pull side of the door.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$2,921	$0.00	
Record Number 17227 Freedom Center Womens Restroom Outer Push / Pull Has a door stop. **Finding** Found ADA 404, 404.2, CA 11B-404.2	Remove the door stop.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$50	$0.00	

274309

Doors

Finding	Recommendation	Projected Date	Actual Date	Est. Cost	Act. Cost	Photo
Record Number 17226 Freedom Center Womens Restroom Outer Push / Pull The door opening force for this door is greater than allowed. **Finding** 9.00 pounds **Code** Up to 5.00 pounds ADA 404.2, CA 11B-404.2	Adjust the closer on the door to meet the door opening force requirements.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$25	$0.00	
Record Number 17225 Freedom Center Womens Restroom Outer The clear opening width of the door is less than required. **Finding** 27.50 inches **Code** At least 32.00 inches ADA 404, 404.2, CA 11B-404.2	Widen the door opening and install a door that provides at least the minimum clear width with the door open 90 degrees.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$1,750	$0.00	
Record Number 17252 Freedom Center Bar The height of the counter or desk does not comply with height requirements. **Finding** 43.37 inches **Code** 28.00 - 34.00 inches ADA 902, 904, CA 11B-904.4	Provide a portion of counter at the compliant height.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$3,500	$0.00	

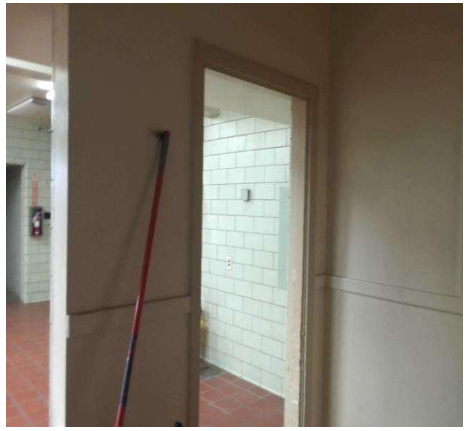
275309

Signage

Finding	Recommendation	Projected Date	Actual Date	Est. Cost	Act. Cost	Photo
Record Number 17061 Freedom Center Bar Entrance There is no compliant room identification signage provided. **Finding** None Found ADA 703, 216, 216.2, CA 11B-216.2	Install compliant room identification signage.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$158	$0.00	
Record Number 17175 Freedom Center Front Office There is no compliant room identification signage provided. **Finding** None Found ADA 703, 216, 216.2, CA 11B-216.2	Install compliant room identification signage.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$158	$0.00	
Record Number 16961 Freedom Center Hallway Next to Mens Restroom There is no compliant room identification signage provided. **Finding** None Found ADA 703, 216, 216.2, CA 11B-216.2	Install compliant room identification signage.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$158	$0.00	

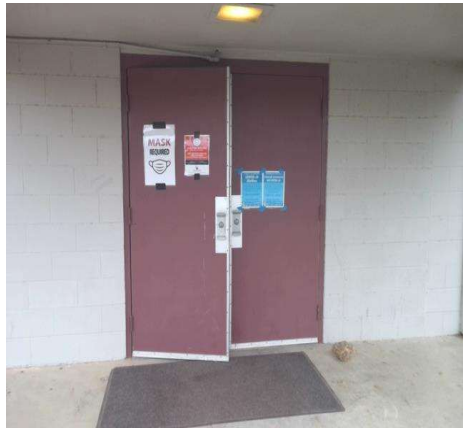
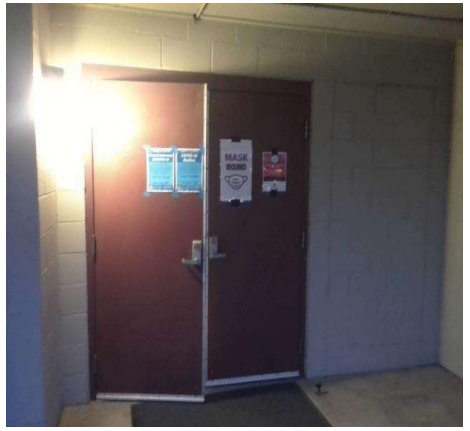
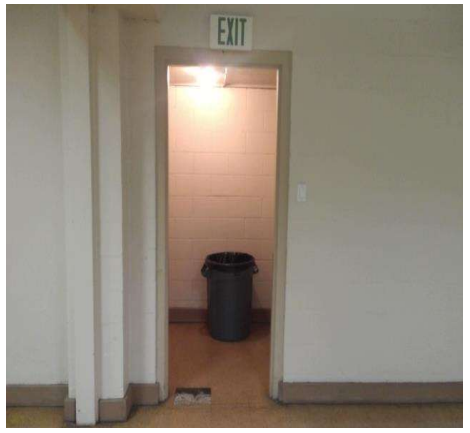
276309

Signage

Finding	Recommendation	Projected Date	Actual Date	Est. Cost	Act. Cost	Photo
Record Number 17260 Freedom Center Kitchen Exterior Entrance There is no room signage. **Finding** None Found ADA 216.2, 216.6, CA 11B-216.2,216.6	Install accessible room signage.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$158	$0.00	
Record Number 16963 Freedom Center Kitchen Inner There is no compliant room identification signage provided. **Finding** None Found ADA 703, 216, 216.2, CA 11B-216.2	Install compliant room identification signage.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$158	$0.00	
Record Number 17223 Freedom Center Kitchen Outer There is no compliant room identification signage provided. **Finding** None Found ADA 703, 216, 216.2, CA 11B-216.2	Install compliant room identification signage.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$158	$0.00	

277309

Signage

Finding	Recommendation	Projected Date	Actual Date	Est. Cost	Act. Cost	Photo
Record Number 17224 Freedom Center Main Entrance There is no room signage. **Finding** None Found ADA 216.2, 216.6, CA 11B-216.2,216.6	Install accessible room signage.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$158	$0.00	
Record Number 17245 Freedom Center Multipurpose Room East Exterior Entrance There is no room signage. **Finding** None Found ADA 216.2, 216.6, CA 11B-216.2,216.6	Install accessible room signage.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$158	$0.00	
Record Number 17095 Freedom Center Multipurpose Room West Exterior Entrance Inner There is no room signage. **Finding** None Found ADA 216.2, 216.6, CA 11B-216.2,216.6	Install accessible room signage.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$158	$0.00	

278309

Signage

Finding	Recommendation	Projected Date	Actual Date	Est. Cost	Act. Cost	Photo
Record Number 17255 Freedom Center Multipurpose Room West Exterior Entrance Outer There is no room signage. **Finding** None Found ADA 216.2, 216.6, CA 11B-216.2,216.6	Install accessible room signage.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$158	$0.00	
Record Number 17165 Freedom Center Northwest Bar Exterior Entrance There is no room signage. **Finding** None Found ADA 216.2, 216.6, CA 11B-216.2,216.6	Install accessible room signage.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$158	$0.00	
Record Number 17043 Freedom Center Office in Multipurpose Room There is no compliant room identification signage provided. **Finding** None Found ADA 703, 216, 216.2, CA 11B-216.2	Install compliant room identification signage.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$158	$0.00	

279309

Signage

Finding	Recommendation	Projected Date	Actual Date	Est. Cost	Act. Cost	Photo
Record Number 17033 Freedom Center South Exterior Entrance There is no room signage. **Finding** None Found ADA 216.2, 216.6, CA 11B-216.2,216.6	Install accessible room signage.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$158	$0.00	
Record Number 17063 Freedom Center Southwest Bar Exterior Entrance There is no room signage. **Finding** None Found ADA 216.2, 216.6, CA 11B-216.2,216.6	Install accessible room signage.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$158	$0.00	
Record Number 16955 Freedom Center Mens Restroom The clear opening width of the doorway to the compartment is less than required. **Finding** 23.25 inches **Code** At least 32.00 inches ADA 304, 404.2, 604.8, CA 11B-604.8,404.2	Widen the doorway to provide a compliant clear opening width when the door is open 90 degrees.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$4,000	$0.00	

280309

Restrooms

Finding	Recommendation	Projected Date	Actual Date	Est. Cost	Act. Cost	Photo
Record Number 16957 Freedom Center Mens Restroom Door does not close automatically. **Finding** Missing Hardware ADA 404, 604.8, 604.8, CA 11B-604.8	Provide an automatic door closer, spring hinge, pull bar or accessible handle mounted on the inside of the compartment door to the compartment designated to be accessible.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$269	$0.00	
Record Number 16954 Freedom Center Mens Restroom The door to the compartment does not have an accessible handle on both sides. **Finding** Not on both sides. ADA 404, 213, 604, 604.8, 604.8, CA 11B-404.2,604.8	Provide an accessible handle mounted on the door of the compartment near the latch.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$250	$0.00	
Record Number 16958 Freedom Center Mens Restroom The door to the compartment designated to be accessible in the restroom does not have appropriate accessible hardware. **Finding** Not Accessible ADA 404, 404.2, 309.4, 604.8, CA 11B-404.2,604.8	Install accessible hardware on the compartment door that does not require tight grasping, pinching, or twisting of the wrist.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$289	$0.00	

2/8/2018

Restrooms

Finding	Recommendation	Projected Date	Actual Date	Est. Cost	Act. Cost	Photo
Record Number 16956 Freedom Center Mens Restroom The compartment door is located in front of the water closet. **Finding** Not Located ADA 604.8, CA 11B-604.8	Reconfigure the toilet compartment to provide a compliant door that is located adjacent to the water closet.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$4,000	$0.00	
Record Number 16960 Freedom Center Mens Restroom There is less than the required latch side clearance on the pull side of the door. **Finding** 4.50 inches **Code** At least 18.00 inches ADA 404, 604.8, 604.8, 404.2, CA 11B-604.8,404	Provide required latch side clearance on the pull side of the door.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$2,200	$0.00	
Record Number 16959 Freedom Center Mens Restroom The inside handle is not located near the latch. **Finding** None Found ADA 404, 213, 604, 604.8, CA 11B-404.2,604.8	Adjust the inside handle so that it is located near the latch.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$129	$0.00	

8/2/2019

Restrooms

Finding	Recommendation	Projected Date	Actual Date	Est. Cost	Act. Cost	Photo
Record Number 16953 Freedom Center Mens Restroom There is less than the required minimum space in front of the toilet. **Finding** 30.25 inches **Code** At least 48.00 inches ADA 603, CA 11B-604.8	Create the required minimum clear space in front of the toilet.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$3,500	$0.00	
Record Number 16948 Freedom Center Mens Restroom The distance from the center of the toilet to the nearest side wall does not meet the required distance. **Finding** 14.50 inches on center **Code** 17.00 - 18.00 inches ADA 603, 604.2, CA 11B-604.2	Relocate the toilet so the distance from the center line of the toilet to the nearest side wall meets the required distance.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$2,500	$0.00	
Record Number 16951 Freedom Center Mens Restroom The flush control on the toilet is not on the wide (approach) side of the toilet. **Finding** Wrong Side of Toilet ADA 603, 604.6, CA 11B-604.6	Relocate the flush control so it is on the wide (approach) side of the toilet area. Flush controls shall be hand-operated or automatic mechanisms.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$127	$0.00	

283309

Restrooms

Finding	Recommendation	Projected Date	Actual Date	Est. Cost	Act. Cost	Photo
Record Number 16952 Freedom Center Mens Restroom The toilet does not provide the required distance from the center line to a fixture or wall on the wide side. **Finding** 16.00 inches **Code** At least 42.00 inches ADA 603, 604, CA 11B-604	Provide a compliant amount of clearance from the center line of the toilet to the nearest fixture or wall on the wide side.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$2,500	$0.00	
Record Number 16949 Freedom Center Mens Restroom The height of the toilet seat is not at the required height. **Finding** 16.50 inches **Code** 17.00 - 19.00 inches ADA 603, 604.4, CA 11B-604.4	Adjust or modify the toilet so the seat height is at the required accessible height.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$1,707	$0.00	
Record Number 16941 Freedom Center Mens Restroom The location of the seat cover dispenser does not provide sufficient clear floor space. **Finding** Not Accessible ADA 304, 309.2, 305.1, CA 11B-603.5,309.2,305.1	Relocate the seat cover dispenser to a compliant height, that provides sufficient clear floor space, and does not interfere with use of the grab bars.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$277	$0.00	

28/309

Restrooms

Finding	Recommendation	Projected Date	Actual Date	Est. Cost	Act. Cost	Photo
Record Number 16947 Freedom Center Mens Restroom There are no grab bars. **Finding** None Found ADA 603, 609, 604.5, CA 11B-604.5	Install the required grab bars in the toilet compartment.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$267	$0.00	
Record Number 16942 Freedom Center Mens Restroom There is no toilet paper dispenser provided on the narrow side wall. **Finding** None Found ADA 603, 604.7, CA 11B-604.7	Install a compliant toilet paper dispenser.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$277	$0.00	
Record Number 16943 Freedom Center Mens Restroom The approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction does not meet the minimum required clearance. **Finding** 40.00 inches **Code** At least 42.00 inches ADA 603, 604.8, 404.2, CA 11B-604.8,404.2	Provide clearance between the door side of the compartment and any obstruction that meets the minimum required clearance.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$4,000	$0.00	

285309

Restrooms

Finding	Recommendation	Projected Date	Actual Date	Est. Cost	Act. Cost	Photo
Record Number 16944 Freedom Center Mens Restroom There is insufficient clear floor space in the compartment. **Finding** 30.50 inches **Code** At least 60.00 inches ADA 603, 213, 604, 604.8, CA 11B-604.8	Modify or replace the compartment to provide adequate clear floor space.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$4,000	$0.00	
Record Number 16945 Freedom Center Mens Restroom There is insufficient clear floor space in the compartment. **Finding** 56.25 inches **Code** At least 59.00 inches ADA 603, 213, 604, 604.8, CA 11B-604.8	Modify or replace the compartment to provide adequate clear floor space.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$4,000	$0.00	
Record Number 16946 Freedom Center Mens Restroom The height of the operable parts of the seat cover dispenser is greater than the allowed maximum height. **Finding** 56.00 inches **Code** Up to 40.00 inches ADA 309, 205, 308, 606, 308.2, CA 11B-60 3.5	Relocate the seat cover dispenser to a compliant height, that provides sufficient clear floor space, and does not interfere with use of the grab bars.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$277	$0.00	

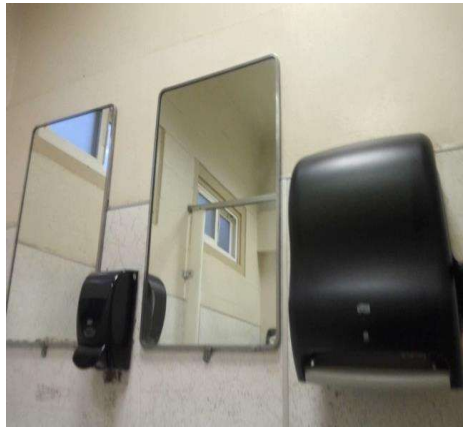
286309

Restrooms

Finding	Recommendation	Projected Date	Actual Date	Est. Cost	Act. Cost	Photo
Record Number 17139 Freedom Center Mens Restroom Outer The height of the urinal rim in the restroom is not compliant. **Finding** 26.00 inches **Code** Up to 17.00 inches ADA 605, 605.2, CA 11B-605.2	Lower the urinal designated to be accessible in the restroom so that the rim height is compliant.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$1,397	$0.00	
Record Number 17140 Freedom Center Mens Restroom Outer The height of the urinal flush control in the restroom is greater than the required maximum height. **Finding** 53.00 inches **Code** Up to 44.00 inches ADA 605, 309.3, 605.4, 308.2, CA 11B-605.4	Lower the flush control valve on the urinal to a height not greater than the required maximum height.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$227	$0.00	
Record Number 17141 Freedom Center Mens Restroom Outer The urinal does not meet the requirement for the minimum projection from the back wall to the front of the urinal rim. **Finding** 13.00 inches **Code** At least 13.50 inches ADA 605, 605.2, CA 11B-605.2	Install a urinal that meets the minimum projection requirements.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$951	$0.00	

8/27/09

Restrooms

Finding	Recommendation	Projected Date	Actual Date	Est. Cost	Act. Cost	Photo
Record Number 17142 Freedom Center Mens Restroom Outer There is less than the required clear floor space provided in front of the urinal in the restroom to allow an accessible forward approach. **Finding** 29.75 inches **Code** At least 30.00 inches ADA 605, 605.3, 305.3, CA 11B-605.3,305.3	Provide the required minimum clear floor space in front of the urinal designated to be accessible in the restroom, for a forward approach.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$1,707	$0.00	
Record Number 17138 Freedom Center Mens Restroom Outer The bottom edge of the reflective surface of the mirror is not at the correct height. **Finding** 46.50 inches **Code** Up to 40.00 inches ADA 603, 213, 603.3, CA 11B-603.3	Lower the mirror so the bottom edge of the reflective surface is no higher than recommended above the finished floor.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$300	$0.00	
Record Number 17143 Freedom Center Mens Restroom Outer Door Sign - Male There is no gender use signage on the entrance door. **Finding** None Found CA 11B- 216.8,703.7	Post gender use signage on the center of the door at the required height.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$158	$0.00	

2/28/09

Restrooms

Finding	Recommendation	Projected Date	Actual Date	Est. Cost	Act. Cost	Photo
Record Number 17133 Freedom Center Mens Restroom Outer Lavatory The lavatory center line does not meet the minimum required distance when located adjacent to a side wall, partition or fixture. **Finding** 14.50 inches on center **Code** At least 18.00 inches on center CA 11B- 606.6	Replace or remount lavatory to meet the minimum required distance to the center line of the fixture, when located adjacent to a side wall or partition.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$2,500	$0.00	
Record Number 17134 Freedom Center Mens Restroom Outer Lavatory There is not sufficient clear floor space provided to allow an accessible forward approach. **Finding** 40.00 inches **Code** At least 48.00 inches ADA 213, 606, 606.2, 305.3, CA 11B-606.2 ,305	Relocate the lavatory to provide clear floor space.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$2,261	$0.00	
Record Number 17135 Freedom Center Mens Restroom Outer Lavatory The pipes under the lavatory do not provide protection against contact. **Finding** Pipes not wrapped. ADA 213, 606, 606.5, CA 11B-606.5	Insulate or otherwise configure pipes under the lavatory to protect against contact. Make certain there are no sharp or abrasive surfaces under the lavatory.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$149	$0.00	

08/09/09

Restrooms

Finding	Recommendation	Projected Date	Actual Date	Est. Cost	Act. Cost	Photo
Record Number 17131 Freedom Center Mens Restroom Outer Lavatory The apron height under the lavatory is less than the required minimum height. **Finding** 27.37 inches **Code** At least 29.00 inches ADA 213, 606, 306.3, CA 11B-306.3,606.2	Raise or replace the lavatory to provide the minimum required apron height.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$2,500	$0.00	
Record Number 17132 Freedom Center Mens Restroom Outer Lavatory The knee clearance space under the lavatory is less than the required minimum height. **Finding** 24.75 inches **Code** At least 27.00 inches ADA 213, 606, 606.2, 306.3, CA 11B-606.2 ,306.3	Raise or replace the lavatory to provide the minimum required knee clearance.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$1,286	$0.00	
Record Number 17136 Freedom Center Mens Restroom Outer Lavatory The supply lines under the lavatory do not provide protection against contact. **Finding** Not Wrapped ADA 213, 606, 606.5, CA 11B-606.5	Insulate or otherwise configure pipes under the lavatory to protect against contact. Make certain there are no sharp or abrasive surfaces under the lavatory.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$149	$0.00	

2/20/2009

Restrooms

Finding	Recommendation	Projected Date	Actual Date	Est. Cost	Act. Cost	Photo
Record Number 17137 Freedom Center Mens Restroom Outer Lavatory The metered water faucet remains open for less than the required amount of time. **Finding** 6.00 seconds **Code** At least 10.00 seconds ADA 606.4, CA 11B-606.4	Provide compliant metered faucet that remains open for a compliant amount of time.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set			$0.00	
Record Number 17130 Freedom Center Mens Restroom Outer Paper Towel The height of the controls and operating mechanisms for the dispenser is not at the correct height. **Finding** 50.00 inches **Code** Up to 40.00 inches ADA 309, 205, 308, 606, 308.1, CA 11B-60 3.5	Relocate the dispenser to the correct height.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$277	$0.00	
Record Number 17129 Freedom Center Mens Restroom Outer Soap The height of the controls and operating mechanisms for the dispenser is not at the correct height. **Finding** 45.00 inches **Code** Up to 40.00 inches ADA 309, 205, 308, 606, 308.1, CA 11B-60 3.5	Relocate the dispenser to the correct height.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$277	$0.00	

2/19/2009

Restrooms

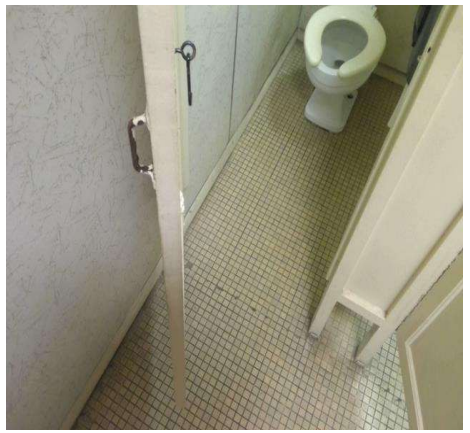
Finding	Recommendation	Projected Date	Actual Date	Est. Cost	Act. Cost	Photo
Record Number 17144 Freedom Center Mens Restroom Outer Wall Sign There is no compliant signage indicating accessibility on the latch side of the entry door of the restroom. **Finding** None Found ADA 703, 216, 216.8, CA 11B-216.8	Provide compliant signage on latch side of door.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$158	$0.00	
Record Number 17128 Freedom Center Mens Restroom Outer There is not sufficient clear floor space in the restroom to accommodate an individual in a wheelchair. **Finding** 42.50 inches **Code** At least 60.00 inches ADA 603, 304, 304.3, 603.2, 304.3, 603.2, CA 11B-304.3	Modify the restroom to provide sufficient clear floor space for a turning radius in the restroom to accommodate an individual in a wheelchair.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$14,000	$0.00	
Record Number 17115 Freedom Center Womens Restroom The bottom edge of the reflective surface of the mirror is not at the correct height. **Finding** 48.50 inches **Code** Up to 40.00 inches ADA 603, 213, 603.3, CA 11B-603.3	Lower the mirror so the bottom edge of the reflective surface is no higher than recommended above the finished floor.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$300	$0.00	

2/23/09

Restrooms

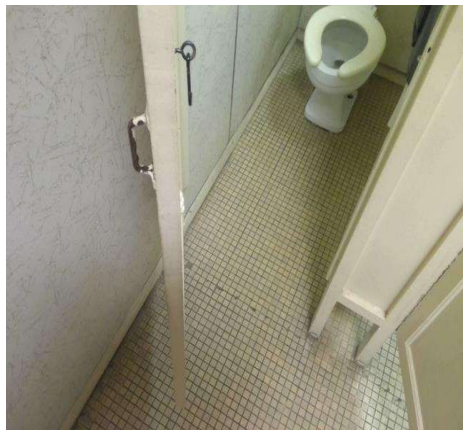
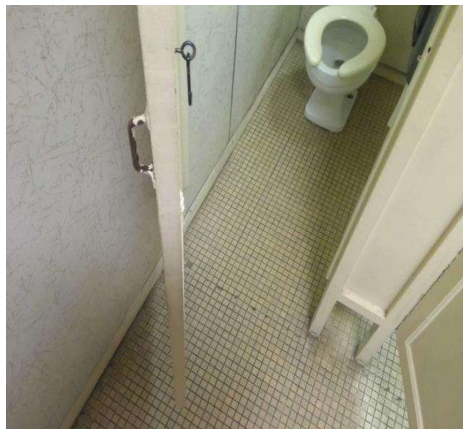
Finding	Recommendation	Projected Date	Actual Date	Est. Cost	Act. Cost	Photo
Record Number 17218 Freedom Center Womens Restroom The coat hook is not mounted at the correct height. **Finding** 70.75 inches **Code** 15.00 - 48.00 inches ADA 308, 603.4, 308.1, CA 11B-308,603.4 ,604.8	Mount the coat hook at the recommended height.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$50	$0.00	
Record Number 17211 Freedom Center Womens Restroom The door to the compartment does not have an accessible handle on both sides. **Finding** Not on both sides. ADA 404, 213, 604, 604.8, 604.8, CA 11B-404.2,604.8	Provide an accessible handle mounted on the door of the compartment near the latch.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$250	$0.00	
Record Number 17213 Freedom Center Womens Restroom The compartment door is located in front of the water closet. **Finding** Not Located ADA 604.8, CA 11B-604.8	Reconfigure the toilet compartment to provide a compliant door that is located adjacent to the water closet.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$4,000	$0.00	

Restrooms

Finding	Recommendation	Projected Date	Actual Date	Est. Cost	Act. Cost	Photo
Record Number 17217 Freedom Center Womens Restroom The inside handle is not located near the latch. **Finding** None Found ADA 404, 213, 604, 604.8, CA 11B-404.2,604.8	Adjust the inside handle so that it is located near the latch.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$129	$0.00	
Record Number 17216 Freedom Center Womens Restroom The compartment door hardware is not at a compliant height. **Finding** 50.00 inches **Code** 34.00 - 44.00 inches ADA 404, 213, 604, 404.2, 604.8, CA 11B-404.2,604.8	Remove and relocate the door hardware.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$269	$0.00	
Record Number 17212 Freedom Center Womens Restroom The clear opening width of the doorway to the compartment is less than required. **Finding** 22.00 inches **Code** At least 32.00 inches ADA 404, 404.2, 604.8, CA 11B-604.8,404.2	Widen the doorway to provide a compliant clear opening width when the door is open 90 degrees.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$4,000	$0.00	

294/309

Restrooms

Finding	Recommendation	Projected Date	Actual Date	Est. Cost	Act. Cost	Photo
Record Number 17214 Freedom Center Womens Restroom Door does not close automatically. **Finding** Missing Hardware ADA 404, 604.8, 604.8, CA 11B-604.8	Provide an automatic door closer, spring hinge, pull bar or accessible handle mounted on the inside of the compartment door to the compartment designated to be accessible.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$269	$0.00	
Record Number 17215 Freedom Center Womens Restroom The door to the compartment designated to be accessible in the restroom does not have appropriate accessible hardware. **Finding** Not Accessible ADA 404, 404.2, 309.4, 604.8, CA 11B-404 .2,604.8	Install accessible hardware on the compartment door that does not require tight grasping, pinching, or twisting of the wrist.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$289	$0.00	
Record Number 17209 Freedom Center Womens Restroom The toilet does not provide the required distance from the center line to a fixture or wall on the wide side. **Finding** 16.00 inches **Code** At least 42.00 inches ADA 213, 604, CA 11B-604	Provide a compliant amount of clearance from the center line of the toilet to the nearest fixture or wall on the wide side.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$2,500	$0.00	

5/30/09

Restrooms

Finding	Recommendation	Projected Date	Actual Date	Est. Cost	Act. Cost	Photo
Record Number 17208 Freedom Center Womens Restroom The flush control on the toilet is not on the wide (approach) side of the toilet. **Finding** Wrong Side of Toilet ADA 603, 604.6, CA 11B-604.6	Relocate the flush control so it is on the wide (approach) side of the toilet area. Flush controls shall be hand-operated or automatic mechanisms.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$127	$0.00	
Record Number 17206 Freedom Center Womens Restroom The height of the toilet seat is not at the required height. **Finding** 16.50 inches **Code** 17.00 - 19.00 inches ADA 603, 604.4, CA 11B-604.4	Adjust or modify the toilet so the seat height is at the required accessible height.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$1,707	$0.00	
Record Number 17205 Freedom Center Womens Restroom The distance from the center of the toilet to the nearest side wall does not meet the required distance. **Finding** 13.75 inches on center **Code** 17.00 - 18.00 inches ADA 603, 604.2, CA 11B-604.2	Relocate the toilet so the distance from the center line of the toilet to the nearest side wall meets the required distance.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$2,500	$0.00	

296309

Restrooms

Finding	Recommendation	Projected Date	Actual Date	Est. Cost	Act. Cost	Photo
Record Number 17210 Freedom Center Womens Restroom There is less than the required minimum space in front of the toilet. **Finding** 29.50 inches **Code** At least 48.00 inches ADA 603, CA 11B-604.8	Create the required minimum clear space in front of the toilet.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$3,500	$0.00	
Record Number 17116 Freedom Center Womens Restroom Door Sign - Female There is no gender use signage on the entrance door. **Finding** None Found CA 11B- 216.8,703.7	Post gender use signage on the center of the door at the required height.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$158	$0.00	
Record Number 17112 Freedom Center Womens Restroom Lavatory The pipes under the lavatory do not provide protection against contact. **Finding** Pipes not wrapped. ADA 13, 606, 606.5, CA 11B-606.5	Insulate or otherwise configure pipes under the lavatory to protect against contact. Make certain there are no sharp or abrasive surfaces under the lavatory.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$149	$0.00	

297309

Restrooms

Finding	Recommendation	Projected Date	Actual Date	Est. Cost	Act. Cost	Photo
Record Number 17109 Freedom Center Womens Restroom Lavatory The apron height under the lavatory is less than the required minimum height. **Finding** 27.75 inches **Code** At least 29.00 inches ADA 213, 606, 306.3, CA 11B-306.3,606.2	Raise or replace the lavatory to provide the minimum required apron height.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$2,500	$0.00	
Record Number 17110 Freedom Center Womens Restroom Lavatory The knee clearance space under the lavatory is less than the required minimum height. **Finding** 25.25 inches **Code** At least 27.00 inches ADA 213, 606, 606.2, 306.3, CA 11B-606.2 ,306.3	Raise or replace the lavatory to provide the minimum required knee clearance.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$1,286	$0.00	
Record Number 17111 Freedom Center Womens Restroom Lavatory The lavatory center line does not meet the minimum required distance when located adjacent to a side wall, partition or fixture. **Finding** 15.00 inches on center **Code** At least 18.00 inches on center CA 11B- 606.6	Replace or remount lavatory to meet the minimum required distance to the center line of the fixture, when located adjacent to a side wall or partition.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$2,500	$0.00	

7/28/09

Restrooms

Finding	Recommendation	Projected Date	Actual Date	Est. Cost	Act. Cost	Photo
Record Number 17113 Freedom Center Womens Restroom Lavatory The supply lines under the lavatory do not provide protection against contact. **Finding** Not Wrapped ADA 213, 606, 606.5, CA 11B-606.5	Insulate or otherwise configure pipes under the lavatory to protect against contact. Make certain there are no sharp or abrasive surfaces under the lavatory.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$149	$0.00	
Record Number 17114 Freedom Center Womens Restroom Lavatory The metered water faucet remains open for less than the required amount of time. **Finding** 6.00 seconds **Code** At least 10.00 seconds ADA 606.4, CA 11B-606.4	Provide compliant metered faucet that remains open for a compliant amount of time.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set			$0.00	
Record Number 17108 Freedom Center Womens Restroom Paper Towel The height of the controls and operating mechanisms for the dispenser is not at the correct height. **Finding** 53.00 inches **Code** Up to 40.00 inches ADA 309, 205, 308, 606, 308.1, CA 11B-60 3.5	Relocate the dispenser to the correct height.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$277	$0.00	

299309

Restrooms

Finding	Recommendation	Projected Date	Actual Date	Est. Cost	Act. Cost	Photo
Record Number 17107 Freedom Center Womens Restroom Soap The height of the controls and operating mechanisms for the dispenser is not at the correct height. **Finding** 50.00 inches **Code** Up to 40.00 inches ADA 309, 205, 308, 606, 308.1, CA 11B-60 3.5	Relocate the dispenser to the correct height.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$277	$0.00	
Record Number 17117 Freedom Center Womens Restroom Wall Sign There is no compliant signage indicating accessibility on the latch side of the entry door of the restroom. **Finding** None Found ADA 703, 216, 216.8, CA 11B-216.8	Provide compliant signage on latch side of door.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$158	$0.00	
Record Number 17204 Freedom Center Womens Restroom There are no grab bars. **Finding** None Found ADA 213, 609, 604.5, CA 11B-604.5	Install the required grab bars in the toilet compartment.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$267	$0.00	

2009/2010

Restrooms

Finding	Recommendation	Projected Date	Actual Date	Est. Cost	Act. Cost	Photo
Record Number 17203 Freedom Center Womens Restroom The height of the operable parts of the seat cover dispenser is greater than the allowed maximum height. **Finding** 56.00 inches **Code** Up to 40.00 inches ADA 309, 205, 308, 606, 308.2, CA 11B-60 3.5	Relocate the seat cover dispenser to a compliant height, that provides sufficient clear floor space, and does not interfere with use of the grab bars.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$277	$0.00	
Record Number 17201 Freedom Center Womens Restroom There is insufficient clear floor space in the compartment. **Finding** 29.75 inches **Code** At least 60.00 inches ADA 603, 213, 604, 604.8, CA 11B-604.8	Modify or replace the compartment to provide adequate clear floor space.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$4,000	$0.00	
Record Number 17202 Freedom Center Womens Restroom There is insufficient clear floor space in the compartment. **Finding** 55.50 inches **Code** At least 59.00 inches ADA 603, 213, 604, 604.8, CA 11B-604.8	Modify or replace the compartment to provide adequate clear floor space.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$4,000	$0.00	

2014/309

Restrooms

Finding	Recommendation	Projected Date	Actual Date	Est. Cost	Act. Cost	Photo
Record Number 17199 Freedom Center Womens Restroom The location of the seat cover dispenser does not provide sufficient clear floor space. **Finding** Not Accessible ADA 304, 309.2, 305.1, CA 11B-603.5,309.2,305.1	Relocate the seat cover dispenser to a compliant height, that provides sufficient clear floor space, and does not interfere with use of the grab bars.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$277	$0.00	
Record Number 17200 Freedom Center Womens Restroom There is no toilet paper dispenser provided on the narrow side wall. **Finding** None Found ADA 603, 604.7, CA 11B-604.7	Install a compliant toilet paper dispenser.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$277	$0.00	
Record Number 17265 Multipurpose Room Drinking fountain does not provide a required fountain depth. **Finding** 12.50 inches **Code** At least 18.00 inches ADA 305, 306, 211, 602, CA 11B-602.8	Install a drinking fountain the meets the required minimum depth.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$2,500	$0.00	

02/03/09

Drinking Fountains

Finding	Recommendation	Projected Date	Actual Date	Est. Cost	Act. Cost	Photo
Record Number 17263 Multipurpose Room The spout outlet height is greater than required. **Finding** 40.00 inches **Code** Up to 36.00 inches ADA 211, 602, 602.4, CA 11B-602.4	Provide a spout outlet that does not exceed the required height.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$627	$0.00	
Record Number 17266 Multipurpose Room The drinking fountain is not set entirely in an alcove. **Finding** None Found ADA 307.2, 602.1, CA 11B-602.9	Provide compliant wing walls or barrier at the drinking fountain.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$640	$0.00	
Record Number 17261 Multipurpose Room The provided drinking fountain is not a High/Low fountain. **Finding** Fountain Not Compliant ADA 305, 602, 211.2, CA 11B-211.2,602	Replace the drinking fountain with a compliant High/Low fountain.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$2,500	$0.00	

303309

Drinking Fountains

Finding	Recommendation	Projected Date	Actual Date	Est. Cost	Act. Cost	Photo
Record Number 17262 Multipurpose Room The drinking fountain is a protruding object. **Finding** None ADA 305, 306, 211, 602, 307.2, CA 11B-602,307.2	Make sure that the fountain is not a protruding object.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$550	$0.00	
Record Number 17264 Multipurpose Room The water flow trajectory is not parallel to the front of the drinking fountain. ADA 602.6, CA 11B-602.6	Provide a water flow trajectory that is parallel to the front of the drinking fountain.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$2,875	$0.00	
Record Number 17119 Freedom Center Front Office Break Room Refrigerator - Appliance Appliance Reach Height in the break/conference room is not compliant. **Finding** 50.00 inches **Code** Up to 48.00 inches ADA 309, 205, 308, CA 11B-308,309,205	Make sure that the specified appliance reach height is compliant.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$1,200	$0.00	

Sinks

Finding	Recommendation	Projected Date	Actual Date	Est. Cost	Act. Cost	Photo
Record Number 16980 Freedom Center Kitchen Paper Towel The height of the controls and operating mechanisms for the dispenser is not at the correct height. **Finding** 60.00 inches **Code** Up to 40.00 inches ADA 309, 205, 308, 606, CA 11B-603.5	Relocate the dispenser to the correct height.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$180	$0.00	
Record Number 16981 Freedom Center Kitchen Soap The height of the controls and operating mechanisms for the dispenser is not at the correct height. **Finding** 54.00 inches **Code** Up to 40.00 inches ADA 309, 205, 308, 606, CA 11B-603.5	Relocate the dispenser to the correct height.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$180	$0.00	
Record Number 16977 Freedom Center Kitchen Sink counter height is not compliant. **Finding** 36.00 inches **Code** Up to 34.00 inches ADA 606.3, CA 11B-606.3	Provide compliant sink.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$1,800	$0.00	

305309

Sinks

Finding	Recommendation	Projected Date	Actual Date	Est. Cost	Act. Cost	Photo
Record Number 16978 Freedom Center Kitchen The pipes are not wrapped for the sink. **Finding** Not Wrapped ADA 606.5, CA 11B-606.5	Insulate or Otherwise configure pipes under the sink to protect against contact. Make certain there are no sharp or abrasive surfaces under the sink.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$149	$0.00	
Record Number 16979 Freedom Center Kitchen Supply lines are not wrapped for the sink. **Finding** Not Wrapped ADA 606.5, CA 11B-606.5	Make sure that the supply lines are fully wrapped and insulated for the sink.	**Priority** Not Set **Resolution** Not Set **Progress** Not Set **Assignment** Not Set		$149	$0.00	

PLEASANT VALLEY RECREATION AND PARK DISTRICT
STAFF REPORT / AGENDA REPORT

TO: **BOARD OF DIRECTORS**

FROM: **MARY OTTEN, GENERAL MANAGER**
By: Jessica A. Puckett, CPRE, Administrative Analyst

DATE: **January 7, 2026**

SUBJECT: **BOARD MEMBER COMMITTEE ASSIGNMENTS FOR 2026**

BACKGROUND

The District is obligated to comply with several Government codes, in particular the Public Resource Code Section 5784.13 and Government Code Section 54954(a) governing all aspects of the management and operation of Special Districts. Within these sections, the code requires that special districts establish policies and procedures for the orderly and efficient operation of Board business.

As part of the Board Bylaws and procedures, the Board Chair appoints the chairs and members of the Board committees and establishes ad hoc or advisory committees. Per the Board bylaws, the following standing Board committees exist: 1) Finance, 2) Foundation, 3) Liaison, 4) Long-Range Planning, 5) Personnel, and 6) Policy. Each committee is a "legislative body" and shall comply with applicable requirements of the Ralph M. Brown Act.

At the beginning of every calendar year, the newly elected Board Chair assigns Board Members to the six standing committees, ad hoc committees for short-term projects, and four outside agency committees that support the District's interests. Two Board Members are assigned to the regular standing committees, and one Board Member is assigned to outside agency committees.

The committees to which the Board Chair will assign Board members are as follows:

Standing Committees:

1. Finance
2. Foundation
3. Liaison
4. Long Range Planning
5. Personnel
6. Policy

Current Outside Committees:

- Santa Monica Mountains Conservancy (SMMC)
- Ventura County Special District Association (VCSDA)
- California Special District Association (CSDA)

Ad Hoc Committees:

- City of Camarillo Multi-Use Gymnasium Facility & Healthy Camarillo
- Pickleball/Tennis

FISCAL IMPACT

There is no fiscal impact with this item.

RECOMMENDATION

The Board Chair will present committee assignments for the calendar year 2026.

9. ORAL COMMUNICATION - INFORMATIONAL ITEMS, which do not require action but relate to District business, will be reported by members of the Board and staff as follows:

A. Chair Kelley

B. Ventura County/California Special District Association

C. Santa Monica Mountains Conservancy

D. Standing Committees: Finance, Long Range Planning

E. Foundation for Pleasant Valley Recreation and Parks

F. General Manager's Report

G. Board Members