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AGENDA FOR THE CONCURRENT ADJOURNED REGULAR MEETINGS OF THE CITY COUNCIL OF THE CITY OF COMMERCE AND THE GOVERNING BODY OF THE SUCCESSOR AGENCY TO THE COMMERCE COMMUNITY DEVELOPMENT COMMISSION (HEREINAFTER "SUCCESSOR AGENCY")

**COUNCIL CHAMBERS
5655 JILLSON STREET, COMMERCE, CALIFORNIA**

MONDAY, OCTOBER 22, 2012 – 5:00 P.M.

CALL TO ORDER

Mayor/Chairperson Leon

ROLL CALL

City Clerk/Secretary Olivieri

PUBLIC COMMENT

Citizens wishing to address the City Council and Successor Agency on any item on the agenda or on any matter not on the agenda may do so at this time. However, State law (Government Code Section 54950 et seq.) prohibits the City Council/Successor Agency from acting upon any item not contained on the agenda posted 72 hours before a regular meeting and 24 hours before a special meeting. Upon request, the City Council/Successor Agency may, in their discretion, allow citizen participation on a specific item on the agenda at the time the item is considered by the City Council/Successor Agency. Request to address City Council/Successor Agency cards are provided by the City Clerk/Secretary. If you wish to address the City Council/Successor Agency at this time, please complete a speaker's card and give it to the City Clerk/Secretary prior to commencement of the City Council/ Successor Agency meetings. Please use the microphone provided, clearly stating your name and address for the official record and courteously limiting your remarks to five (5) minutes so others may have the opportunity to speak as well.

To increase the effectiveness of the Public Comment Period, the following rules shall be followed:

No person shall make any remarks which result in disrupting, disturbing or otherwise impeding the meeting.

SCHEDULED MATTERS

1. A Resolution of the City Council of the City of Commerce, California, Approving a Professional Services Agreement for Construction Management Services with Swinerton Builders dba Swinerton Management & Consulting

Swinerton Builders, dba Swinerton Management and Consulting (“Swinerton”), has provided construction management and professional support services to the City since 2008 in connection with the City’s Capital Improvement Program (“CIP”), including the Central Library Renovation Project, and has offered to provide the same level of services for the City’s fiscal year 2012-2013 CIP for the same contract fee charged for fiscal year 2011-2012, or \$257,591.

The **City Council** will consider for receipt and filing a presentation and report on the services provided to the City by Swinerton; providing direction to staff as may be deemed appropriate and necessary with respect to said services, and consider for approval and adoption a proposed Resolution approving a Professional Services Agreement for Construction Management Services with Swinerton Builders dba Swinerton Management & Consulting consistent with the June 19, 2012, fiscal year 2012-2013 CIP budget appropriation, authorizing the Mayor to execute the agreement for and on behalf of the City and approving a project contingency of 13%, or \$33,109, to be set aside for payment of any unexpected additional services that the City may deem necessary and proper.

The City Council continued this item from its meeting of October 2, 2012.

ADJOURNMENT

Adjourn to Tuesday, November 5, 2012, at 6:30 p.m. in the City Council Chambers.

**LARGE PRINTS OF THIS AGENDA ARE AVAILABLE UPON REQUEST
FROM THE CITY CLERK’S OFFICE, MONDAY-FRIDAY,
8:00 A.M. - 6:00 P.M.**



AGENDA REPORT

MEETING DATE: October 22, 2012

TO: HONORABLE CITY COUNCIL

FROM: CITY ADMINISTRATOR

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMMERCE, CALIFORNIA, APPROVING A PROFESSIONAL SERVICES AGREEMENT FOR CONSTRUCTION MANAGEMENT SERVICES WITH SWINERTON BUILDERS DBA SWINERTON MANAGEMENT & CONSULTING

RECOMMENDATION:

That the City Council:

1. Receive and file a presentation and report on the services provided by Swinerton,
2. Direct staff as deemed appropriate, and
3. Approve a one-year extension of the Agreement with Swinerton Management and Consulting (Swinerton) consistent with the June 19, 2012 Capital Improvement Program appropriation,

MOTION:

Move to approve recommendation.

BACKGROUND:

On August 4, 2008, the City Council awarded a Services Agreement for Construction Management and Support Services to Swinerton Management & Consulting ("Swinerton") in connection with the Central Library Renovation Project and in the amount of Two Hundred and Three Thousand Dollars (\$203,000) (the "Agreement"). On June 16, 2009, the City Council approved the First Amendment to the Agreement, adding construction management services for various other capital improvement projects. The First Amendment increased the amount to be paid under the Agreement to Two Hundred Eighty-Six Thousand Four Hundred Twelve Dollars (\$286,412).

On May 30, 2012, the City Council received a presentation on the City's FY 2012/13 Capital Improvement Program. At the same meeting, the Council was provided with information on the following consulting firms that provide services to the City and/or the Successor Agency: Tierra West Advisors, Transtech Engineering, Mobility Advancement Services and Swinerton Management and Consulting. [See Exhibit 1.] The Council was advised that they were not being requested to take action on May 30th and that the CIP would be brought back to them on June 19, 2012, with a list of project priorities for review, followed by a request for approval on July 3, 2012. The Mayor pointed out that, since it had not had the opportunity to review the information regarding these consultants prior to the meeting, the Council had the option of having this item brought back at a later time. Some discussion was held regarding the consultants; however, no requests were made that the matter be considered at a later date. The Council took action to direct staff to proceed with the FY 2012/2013 CIP budget, as presented, and prepare a priority list for the Council's formal approval at a future meeting.

On June 19, 2012, the City Council received a presentation on the City's FY 2012/13 Capital Improvement Program. [See Exhibit 2.] The packet provided included additional information and a funding strategy on the recommended projects, which included the

AGENDA ITEM No. _____ / _____

agreements with the Tierra West, Transtech Engineering, Mobility Advancement and Swinerton, and a project priority list. No additional information was requested regarding the consultants and the City Council approved the Capital Improvement Program Budget, which including funds for all four agreements.

As part of the FY 2012/13 Budget, the City Council appropriated \$290,700 for Construction Management Services, inclusive of a contingency to be used at the City's discretion for additional services not identified in the Agreement.

ANALYSIS:

For the past few years, Swinerton has provided excellent construction management and professional support services in connection with the City's Capital Improvement Project (CIP), including the Central Library Renovation.

Swinerton has offered to provide the same level of services for the City's FY 2012/13 Capital Improvement Program for the same contract fee as last year's or Two Hundred Fifty-Seven Thousand Five Hundred Ninety-One Dollars (\$257,591).

After careful review of Swinerton's proposal and, based on their past performance, staff is recommending that the City enter into a professional services agreement with Swinerton for FY 2012/13, consistent with the City Council appropriations approval given on June 19, 2012. Swinerton will be responsible for providing complete and professional construction management services including: construction management and oversight, coordination, scheduling and tracking, administration, inspection and quality assurance, cost estimating, value engineering, and record keeping for the City's CIP projects.

Swinerton staff is currently assisting with the following eight (8) projects (there are several other projects waiting to start):

1. Central Library, City Hall & Senior Plaza Project	\$ 4,837,794
2. Emergency Operation Center Construction Project	\$ 1,333,333
3. Safe Route to School Program	\$ 572,210
4. Bus Stops – Citywide (bus shelter project)	\$ 500,000
5. Replace Bus Washer	\$ 317,467
6. 26 th Street MetroLink Station Improvement Project	\$ 250,000
7. Replace Heavy Duty Lift at Transportation Serv. Ctr.	\$ 120,000
8. Exterior Painting of Transportation Services Center	\$ 90,000
ESTIMATED TOTAL VALUE:	\$ 8,020,804

Based on the eight (8) projects listed above, the proposed fee for the construction management services is less than 3.2% of the estimated total value. The industry standard is 15 to 25 percent depending on the project size, scope and complexity.

The City desires to implement and properly complete the above projects and the many others identified in the Capital Improvement Program Budget. In order to do so, it is essential to continue an agreement with Swinerton at their current service level of 5 days a week.

FISCAL IMPACT:

Swinerton has offered to provide the requested services for a total of Two Hundred Fifty-Seven Thousand Five Hundred Ninety-One Dollars (\$257,591), which is the same fee charged for similar services during the previous fiscal year. Staff is recommending a contingency allocation of Thirty-Three Thousand One Hundred and Nine Dollars (\$33,109) (approximately 13% of the total fee) for unforeseen and additional services, for a total amount of Two Hundred Ninety Thousand Seven Hundred Dollars (\$290,700). The contingency will only be utilized at the City's discretion for any unexpected and necessary additional services.

The proposed activity can be carried out at this time without additional impact on the current operating budget. Funding will be provided as follows:

CIP Funds	\$164,700
Central Library Project	\$ 90,000
PTMISEA (Transportation)	\$ 36,000
TOTAL	\$290,700

RELATIONSHIP TO 2012 STRATEGIC GOALS:

The issue before the Council is applicable to the following Council's strategic goal: *"Improve and maintain infrastructure and beautify our community."*

Although, there are no specific objectives connected to this issue, the City's ability to adequately maintain its infrastructure through the implementation of a Capital Improvement Program is of paramount importance to the community within the context of the FY 2012/2013 approved budget and available resources is in keeping with the identified 2012 Strategic Goals.

Respectfully submitted,



Jorge Rifa
City Administrator

Recommended and prepared by:



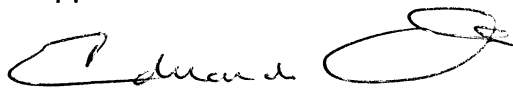
Danilo Batson
Assistant Director of Public Services

Fiscal impact reviewed by:



Vilko Domic
Director of Finance

Approved as to form:



Eduardo Olivo
City Attorney

EXHIBIT 1

**City of Commerce
Proposed Consultants Budget
FY 2012-13**

	FY 2010-11 <u>Actuals</u>	FY 2011-12 <u>Actuals</u>	FY 2012-13 <u>Proposed</u>
Tierra West	529,310	250,581	87,000 A
Swinterton	313,363	226,580	257,591
TransTech	267,934	222,893	170,000
Mobility Advancement	56,060	37,602	36,000

A The \$87,000 is General City only.

30-May-12

Memorandum

Date: May 20, 2012

To: Jorge Rifa, City Administrator, City of Commerce

From: John Yonai, Tierra West Advisors, Inc.

RE: Budget Estimate for Project Support
City, Successor Agency, Oversight Board,
Program Implementation, Management, Disposition, Negotiations

Mr. Rifa, John Yonai and Tierra West have had the opportunity to work with the City of Commerce over the past 12 years. Originally I started as an advisor to the City immediately after Justin McCarthy left to Palm Desert. I consulted to the City and supported the interim Community Development Director Steve Harding. My services continued with Stanley Smalewitz who was appointed the Community Development Director. Mr. Smalewitz left to the City of Huntington Beach and I was asked to serve as the Interim Community Director, which I did for approximately 18 months prior to the Council appointing Bob Zarrilli.

I have enjoyed providing both consulting and interim staffing services during the course of my service to the City and I look forward to many more years. I have a close affinity to the City and feel obligated to the community to provide the best opportunities and service.

I am proud to say that I have been personally instrumental in a number of key projects within the City during my tenure. These Projects have delivered both community related services as well as financial juggernaut projects with significant general fund revenue. I believe my moderate temperament, strong negotiation abilities, financial knowledge, management capabilities, industry network, knowledge, project success, ability to work with elected officials and staff, has allowed me to assist the City of Commerce maintain a position for growth and economic expansion.

During these past years some of the financial highlights that have come as direct result of my involvement with the City such as:

- Citadel Sale and Expansion
 - Developed RFP, negotiated transaction and sold the Citadel to Craig Realty
 - Site was providing about \$400,000 per year in public revenue
 - Project is now providing City approximately \$3,100,000 per year in public revenue
- Hotel Visitors Tax
 - Developed Analysis
 - Worked with City Council and staff for 18 months to convince them action was necessary and now timely



- Worked with local Chamber, Casino, Citadel, businesses, and other interested parties to gaining support for tax
- Council members were the ultimate sales group by meeting with voters and speaking with them up to the day of the election
- HVT is generating approximately \$1,750,000 per year in public revenue
- Costco Project
 - Negotiated and worked with Costco for 3 years to deliver a project
 - Developed and met with the local and corporate headquarters management team to get Costco to the City
 - Provided all negotiations and financial analysis to support transaction
 - Project is generating approximately \$600,000 per year in public revenue

These three (3) projects are generating approximately \$5,500,000 per year in public revenue to the general fund.

While there are many other projects that I have been personally involved with, during these financially turbulent times, often the most important issue is financial success and what have you done for me?

We understand it is difficult to address budget and consultant related costs during these economically trying times. However, as evidenced by our past track record for the City and Community it is inherently important that the City maintain strong advisory support in order to help develop the next opportunities.

Our keen knowledge of the local community and development field is paramount in making the next 5 years even a more financially productive period. With the opportunities of the Citadel expansion, Telegraph Road/Urban Entertainment Center and 10 acre development I am forecasting that these projects will add an additional \$2,700,000 in annual public revenues to the general fund.

For these reasons and our commitment to the City for years to come I provide the following budget for your consideration based upon, but not limited to, the following projects:

- Preparation/Meetings/Negotiations/Research/Support for the Successor Agency, Oversight Board and Council
- Costco – DDA, Environmental, Cleanup, Removal, RWQB, NFA, Payments
- Citadel – DDA, Financial Analysis, Environmental, Monitoring, DTSC, RWQB, Removal, Cleanup, NFA, Expansion, Negotiations
- Telegraph Road/Urban Corridor Project – Environmental, Contract, Oil Lines, EIR, Sale, Financial Analysis, Negotiations
- 1350 Eastern/Triggs – Mayans, DDA, Negotiations, Environmental, DTSC, Monitoring, Cleanup
- 1338 Eastern/ SFR - Environmental, Testing, DTSC, Monitoring, Cleanup



- 4560 Washington – Environmental, Testing, Monitoring, Removal, Disposition
- 4800 Washington – Environmental, Negotiations, Documentation
- 4957 Sheila/NADA Bus – Environmental, Negotiations, Testing, Removal
- 4901/4909 Washington/Welding Shops – Environmental, Negotiation, Disposition
- 7025 Slauson/Structural Materials – Environmental, Negotiations, Disposition
- BNSF Conveyance – Documentation, Engineering, Environmental Review, Title Review, Due Diligence, Escrow
- Sieroty Conveyance – Negotiations, Documentation, Engineering, Environmental Review, Title Review, Due Diligence, Escrow
- Oil Pipeline/Production – Update, Amendment, Analysis, Research, Documentation
- Project coordination, Economic Development, Program Development, Program implementation, Program Monitoring, Staff Support, financial analysis, project Development, project structuring, acquisition and disposition

Based upon the project load and need for contract advisory support we propose to continue to provide approximately 2,200 hours of consulting time over the next 12 months. This budget is based upon the projected workload. While this hourly budget estimate will not replace the 8,000 hours lost due to recent budget constraints it will keep the economic development and vitality of the department reasonable on track. The following draft budget is provided for you consideration:

(Please see attachment)

Tierra West Budget Estimate

12-13
July

2013
Jan

June

May

April

March

Feb

Jan

Dec

Nov

Oct

Sept

Aug

Successor Agency

Preparation/Meetings/Negotiations/Research/Support: Successor, Oversight, Council:
 Costco/DDA: Environmental, Cleanup, Removal, RWQB, NFA, Payments;
 Citadel/DDA: Analysis, Environmental, Monitoring, DTSC, RWQB, Removal, Cleanup, NFA, Expansion,
 Negotiations
 Telegraph Road/Urban Corridor Project: Environmental, Contract, Oil Lines, EIR, Sale, Analysis, Negotiations;
 1350 Eastern/Triggs/Mayans: DDA Negotiations, Environmental, DTSC, Monitoring, Cleanup
 1338 Eastern/ SFR: Environmental, Testing, DTSC, Monitoring, Cleanup
 4560 Washington: Environmental, Testing, Monitoring, Removal, Disposition
 4800 Washington: Environmental, Negotiations, Documentation
 4957 Sheila/NADA Bus: Environmental, Negotiations, Testing, Removal
 4901/4909 Washington/Welding Shops: Environmental, Negotiations, Disposition
 7025 Slauson/Structural Materials: Environmental, Negotiations, Disposition
 Project coordination, implementation support, economic development, jobs creation

Budget Hours	132	132	132	132	132	122	122	122	122	113
Average Hourly Rate	125	125	125	125	125	125	125	125	125	125
	16,500	16,500	16,500	16,500	16,500	15,250	15,250	15,250	15,250	14,125

12-13
July

2013
Jan

June

May

April

March

Feb

Jan

Dec

Nov

Oct

Sept

Aug

89,250
99,000



General City

BNSF Conveyance: Documentation, Engineering, Environmental Review, Title Review, Due Diligence, Escrow
 Sieroty Conveyance: Negotiations, Documentation, Engineering, Environmental Review, Title Review, Due
 Diligence, Escrow
 Oil Pipelines: Production Update, Amendment, Analysis, Research, Documentation
 Project coordination, Economic Development, Program Development, Program implementation, Program
 Monitoring, Staff Support, financial analysis, project development, project structuring, acquisition and
 disposition

Budget Hours	58	58	58	58	58	58	58	58	58	58
Average Hourly Rate	125	125	125	125	125	125	125	125	125	125
	7,250	7,250	7,250	7,250	7,250	7,250	7,250	7,250	7,250	7,250

12-13
July

2013
Jan

June

May

April

March

Feb

Jan

Dec

Nov

Oct

Sept

Aug

43,500



SCOPE OF SERVICES

FOUNDED IN CALIFORNIA IN 1888, THE SWINERTON FAMILY OF COMPANIES HAS A LONG, SUCCESSFUL HISTORY OF INNOVATION AND PERFORMANCE AS PREMIER BUILDING PROFESSIONALS. SWINERTON MANAGEMENT & CONSULTING (SMC) IS A PROUD PART OF THIS LEGACY OF EXCELLENCE, PROVIDING THE HIGHEST QUALITY CONSTRUCTION MANAGEMENT SERVICES TO CLIENTS ACROSS THE WESTERN UNITED STATES

ADDING VALUE FROM THE START; CREATING IT THROUGHOUT

Our client's can draw from Swinerton's full range of preconstruction and construction services to help make the right choices from earliest stages through completion. Below are a full list of services which the Swinerton Management & Consulting team can perform.

SCHEDULING & ESTIMATING

Swinerton Management & Consulting's standard is to stay on the leading edge of Project Controls innovations. Our scheduling services optimize the latest technologies of P3 and P3e/c to help control project costs, time, and options. It's important to note that it's not just an issue of technology, but that our project controls specialists have intimate knowledge of the construction industry. This includes experience as a general contractor as well as a construction manager. Swinerton Management & Consulting employs a full time P3 scheduler that can work with the team to develop the master schedule, analyze each schedule change, develop fragments to determine the impact of each change on the overall critical path and protect the client from unjustified schedule extension claims. Swinerton Management & Consulting has 12 full-time estimators that deal with job cost issues every day. We are able to develop value engineering ideas from our own experience and from input from selected subcontractors and determine if pricing from the contractor is accurate in today's construction market.

PRIMAVERA EXPEDITION - DOCUMENT CONTROLS

Swinerton Management & Consulting take a great deal of pride in our document management systems. We employ Expedition, a Primavera software program, to manage our projects. This provides quick access to every document and issue produced on the job. Documents that are not produced within the system are scanned into the program and made part of the permanent files.

GENERAL CONTRACTOR PRE-QUALIFICATIONS

SMC will recommend pre-qualification requirements for inclusion in the bid section of the construction specifications. We review the construction plans and specifications for coordination with bid documents, safety and constructing staging. A review of the proposed contractor's financial capacity, past experience, payment history, licensing,

insurances and bonding, past litigation record, and customer and vendor references is made in order to determine the contractor's ability to perform.

PROJECT MEETINGS

SMC's Project Manager will attend all project meetings to represent the client. They will participate in the coordination of meetings, then immediately distribute minutes to all affected parties while defining project goals and keeping the entire team focused.

BIDDING AND CONTRACT AWARD PHASE

Swinerton Management & Consulting has been a member of the contracting community in California since 1888 and is familiar with the strengths and weaknesses of local contractors. The Construction Manager will use all necessary SMC resources to assist the client in selecting a group of qualified contractors.

PRE-BID MEETING & JOB WALK

It is our recommendation that a pre-bid conference be made mandatory for all contractors interested in the project where conditions of the site and construction documents are openly discussed. All questions are requested in writing and then answered in writing to each of the attendees. This ensures that bids can be evaluated fairly and minimizes the need for clarification after bids are received.

RESPONSES TO INQUIRIES

During the bid process, Swinerton Management & Consulting will prepare written responses to inquires.

GENERAL CONTRACTOR BID OPENING AND CONSTRUCTION BIDS ANALYSIS

The Project Executive and the Project Manager will review and analyze the construction bids against the specification requirements.

RECOMMENDATION FOR AWARD

Once the bids are received and analyzed, Swinerton Management & Consulting will assist the client in making a final selection. SMC will conduct interviews with the appropriate contractors and help the client develop a confidence level with the low qualified bidder. Ultimately the decision lies with the client, but SMC will make sure that the proper decision making tools are available.

PARTNERING WORKSHOP

If requested, the Project Executive and the Project Manager will attend and participate in a Partnering Workshop with the Client, Architect, General Contractor and key subcontractors.

CONSTRUCTION PHASE

Prior to the start of construction, the Swinerton Management & Consulting (SMC) team

will mobilize on the job. SMC will transform the preconstruction management plan into a construction management plan, which will develop the master CPM schedule and define the lines of communication and responsibility and authority of all participants. We will also establish project budget controls, the construction procedures manual, safety program, document controls, and site mobilization and utilization plans.

PRECONSTRUCTION MEETING

At the outset of the project, Swinerton Management & Consulting will conduct a preconstruction meeting with the client, prime contractor and consultants to review the schedule and project procedures. During these early stages of construction, it is critical that the general contractor has a clearly defined plan for building the job. With our extensive experience in the building industry, we have a thorough working knowledge of what is required to make a job run smoothly, meet the prescribed budget, and finish on schedule. How a job gets started will usually influence the outcome.

PROGRESS MEETINGS

SMC will schedule and chair weekly project management meetings where all issues will be tracked with minutes produced and issued to the appropriate parties by our manager. The follow-up on critical issues will be done between meetings to insure all issues are resolved promptly.

SITE PRESENCE & INSPECTIONS

By maintaining a daily presence on the project site, the SMC team will be familiar with all ongoing and upcoming activities. They will also monitor the conformance of the work in place with the design documents.

GENERAL CONTRACTOR'S OPERATIONS

Daily, SMC will evaluate the general contractor's operation.

DAILY LOG

SMC will maintain a daily log documenting all project activities.

GENERAL CONTRACTOR'S SCHEDULE

SMC will review the Contractor's Critical Path Schedule in bi-weekly updates from general contractor and coordinate the recovery plans if the schedule falls behind.

MATERIAL SUBMITTAL SCHEDULES

SMC will work with the contractor to develop the submittal schedule. By tracking all submittals, our Project Manager can expedite turn around time and quickly determine if the project is starting to fall behind schedule.

REQUEST FOR INFORMATION

SMC will develop and maintain an RFI tracking system that analyzes the cost and

schedule implications of the RFI's and coordinates all requests for survey information. SMC's prompt communication with the Burbank Airport staff will ensure all possible delays are avoided.

CHANGE ORDER MANAGEMENT

During the course of construction, the contractor will inevitably submit change order requests for consideration by the client that have both cost and time implications. These may be the result of straightforward additions or deductions generated by the client, unanticipated field conditions, or the Contractor's interpretation of the project documents. SMC will perform an initial review of all such requests and coordinate the review and approval process with the architect and engineers. This process weeds out the frivolous and unfounded requests giving the client time to deal with the legitimate issues.

PROGRESS PAYMENTS

SMC will review and recommend contractors' and testing agencies' payment requests while verifying the amount to ensure work in place is consistent with payment requests.

MONTHLY STATUS REPORTS

SMC will develop and prepare a monthly Project Status Report to meet the client's requirements. At a minimum, the report will provide the current status of the schedule, cost projections, change orders, construction milestones, procurement issues and any special concerns that may impact the project. This report, along with pertinent documents from the contractor, will be submitted to the client resulting in a complete written history of the project. Progress photos will be included to document that month's construction progress.

AS-BUILT INFORMATION

On a regular basis, SMC will ensure the contractor is reliably updating the as-built drawings and review the as-built information to determine the adequacy of the as-built plans.

CERTIFIED PAYROLLS

If required, SMC will receive and review weekly certified payrolls from the contractor and subcontractors and inform the client of any discrepancies.

LIEN RELEASES

SMC will receive and review all conditional and unconditional lien releases from the general contractor, subcontractors and material suppliers prior to approving the contractor's payment requests.

PUNCH LISTS

SMC has a "No Punch List Policy" as part of our corporate culture. We impose a daily

punch list policy on all the contractors. At the client's request, we will assist the architect in preparing an additional final punch list.

CONSTRUCTION CLOSE-OUT PHASE

Often the close-out phase of a project can be the most difficult part of the job. Construction personnel are preparing to move on to their next assignment and subcontractors are no longer on the job full time. By focusing on the close out procedures the SMC Project Manager, will doggedly pursue the entire team for the documents and materials needed for a proper close out.

OUTSTANDING PAYMENT ISSUES

SMC has procedures and requirements that are specific to initial progress and final payment requests; final payment requests being inclusive of a review of "close-out" procedures and documentation.

FINAL COST AND SCHEDULE DOCUMENTATION

Cost and schedule documents are compiled in an indexed binder and turned over to the client. This final close-out book also contains a project directory. The listing includes everyone associated with the job, copies of contracts and change orders, variances and modifications that may have been issued during the course of the job, meeting minutes, and other pertinent documents which may have to be referenced in the future.

REVIEW AS-BUILD PLANS

SMC will review the adequacy of the general contractor's as-built plan and make recommendations. SMC's goal is for the client to have a comprehensive history of the project that can be easily referenced in the future.

SWINERTON MANAGEMENT & CONSULTING FIRM APPROACH TO PROJECT/CONSTRUCTION MANAGEMENT, STAFF AUGMENTATION, AND PROFESSIONAL SERVICES

Swinerton Management & Consulting (SMC) and its team offers a complete range of Professional Construction Management and Support Services and is adept at tailoring approaches and staffing that will best meet the specific needs of the City of Commerce. Swinerton has an experienced and efficient team, that has managed these exact types of projects, allowing us to move quickly and efficiently with lessons learned and best practices.

AS-NEEDED/STAFF AUGMENTATION APPROACH – FLEXIBLE, INNOVATIVE, AND SUPPORTIVE

SUPPORTIVE & SERVICE-MINDED

In an On-Call/As-Needed program, our role is to be supportive to our client and the team, to provide solutions either in a single role or service, or to provide teams which can manage an entire project, if needed. Swinerton's core focus this program is to be flexible, supportive and provide innovative solutions to the City of Commerce's needs.

FLEXIBILITY, SCALABILITY, AND DEPTH OF RESOURCES

The staffing and service needs of municipal programs can often spike and dip over the course of the program. Swinerton and its teammates offer the flexibility and scalability needed to be responsive, efficient, and agile to address the program's needs. As one of the largest construction service providers in the Western United States, Swinerton brings over 1200 staff members in the Western U.S. and over 350 in the Southern California Region.

SOLUTION ORIENTED

Solution Oriented Consulting underlies our approach to On-Call services. By focusing on facilitating solutions for our clients and their stakeholders, our on-call services can be efficient and targeted. Core to this approach is close communication with all team members and the experience, best practices, and lessons learned developed over many years.

CREATING STRONG TEAMS

Swinerton believes that the "Team Attitude" of close coordination and communication with the City, Stakeholders, Designers, Contractors, Subcontractors, and Subconsultants is the best line of defense to create the shared responsibility of meeting milestones, resolving issues, and creating overall project success. Core to the creation of the "Team Attitude" is the trust gained by exceeding expectations of the stakeholders.

PROPER PLANNING ENSURES PROPER EXECUTION

The key to proper execution of construction programs is proper planning. The accurate estimation and allocation of resources, the management of design to mitigate risk, understanding the team and the environment, and the development of a project work plan are all critical to the incremental control of a project and its ultimate success.

STAKEHOLDER INVOLVEMENT

Working within any municipal environment, it is imperative to involve stakeholders early and often. Stakeholder buy-in and commitment is an on-going and important process that begins with design and continues through out the life of a project.

PROJECT WORK PLANS

The Swinerton Project Work Plan typically establishes the project(s) scope, budget, schedule and basic systems to be utilized, and the management plan to be implemented. Project goals are defined and reinforced. Design and estimating exercises may be validated to ensure that the project meets the City's requirements. The work plans, and our commitment to meet the City's goals create the basis for the delivery of successful projects. Our team will complete its "homework," and will work with the City and its consultants to develop the tasks and tools we will use to move the projects along the success spectrum. A key goal of this process is to develop proper project controls - the review, scheduling and estimating exercises that will be performed to ensure that the project(s) meet the City of Commerce's requirements.

FACILITIES ASSESSMENTS

The Swinerton can provide detailed assessments of City-owned facilities to aid in understanding the condition of city facilities and act as a tool for capital outlay and for prioritization of building maintenance and repairs. The Swinerton team can evaluate building mechanical electrical and plumbing systems; seismic/structural elements and code compliance, ADA analysis, and lifecycle and outlay analysis of building elements and replaceable items (flooring, carpet, paint, etc.)

COST ESTIMATING / BUDGETING

At the beginning of each project assigned to us, and throughout each design phase, Swinerton can review, analyze, and prepare a cost report to validate the Architect of Record estimate to ensure that all costs have been accounted and are accurate to existing market conditions. Additionally, at the completion of the Construction Documents Phase, Swinerton will prepare an in-house estimate to reconcile the scope and qualifications as prepared by the Architect of Record. This reconciled cost is utilized as the basis for fees and as the advertised bid amount and can be coordinated through our estimating team. Swinerton also employs a Cost-To-Complete practice in which all incurred costs and projected costs associated with a project are tracked to provide a true picture of the total project cost. Throughout preconstruction and construction, project costs will be monitored and reported.

REAL NUMBERS IN REAL TIME

Swinerton is able to provide up-to-the-minute cost-estimating data due to our work as a contractor. Each and everyday, Swinerton estimators are receiving the latest pricing information from hundreds of trade contractors. Due to our relationships with subcontractors and suppliers, Swinerton is able to see the latest price fluctuations and trending information, often months before traditional stand-alone cost-estimating or CM firms can. This gives Swinerton the ability to give the City of Commerce the most accurate and up-to-date information possible.

DESIGN MANAGEMENT

The Swinerton effectively manages the architects and engineers for each project to achieve cost-effective, efficient, and architecturally appropriate designs that combine use needs for the City, while fulfilling the Federal, Agency, and Regulatory requirements and considering the community's needs.

VALUE ENGINEERING

Swinerton's goal in value engineering (VE) is to insure that the projects meets the target budget while not sacrificing quality standards or design intent. Through this process we are able to identify areas, which hold potential for savings, added value, increased quality, operational life cycle considerations and schedule reduction.

Constructability reviews are equally as important during the design phase in order to minimize "risk" in the form of change orders during construction. Some of the benefits of utilizing a contractor based-CM during VE include:

- Construction Experience to Leverage Lessons Learned into Cost Savings
- Real-Time Construction Cost Information
- Ability to Identify Efficiencies and Alternatives

SCHEDULING

A master schedule is developed, maintained, and updated on a monthly basis. It is used to recommend acceleration, recovery plans, forecasts, milestones, and any agency constraints, approvals, utility shut-downs, as well as analyze change orders. The Master Schedule takes into account all activities to create minimal disruption. Safety of employees and the general public is of the utmost concern and is considered throughout the process of developing the Master Schedule.

Scheduling will assess project information, assumptions and project team clarifications to establish milestones / decision dates for the project. The preliminary schedule is typically prepared at the beginning of the preconstruction planning process in collaboration with the owner, architect and construction management team to set up project controls with the goal of satisfying overall program requirements. SMC will also assist with the creation of a Master Schedule and early procurement of key items which could cause impacts to the progress of the project.

"BRINGING A PROJECT BACK ON SCHEDULE" - SCHEDULE MANAGEMENT PROCEDURES

These procedures are critical on all projects. Starting and completing projects in alignment with the critical dates, and in conjunction with other projects can be critical. Our efforts to manage schedules includes:

- Project-specific Reporting
- Identification of Major Project Milestones
- Identification of Critical Dates
- Identification of Long Lead Procurement Activities
- Identification of any Equipment and FF&E Activities
- Review and Approval Durations
- Construction Contractor Submittal Review & Approval
- Commissioning (if applicable)
- Substantial and Final Completion

HELP ALL PARTIES BE SUCCESSFUL

As an On-Call Construction Manager, it is Swinerton's responsibility to help all team members achieve success. Our role is to be a manager, a problem solver, and to provide assistance where the program has the most need. Our role is not to be divisive but to create forward progress towards a shared goal and help all parties be successful.

PROPER PLANNING - KEYS TO SUCCESS

- No Surprises – Cover All Possible Scenarios, Costs, and Contingencies
- Communication - Close Coordination with All Stakeholders
- Create a Clear Roadmap through Construction
- Help All Parties Be Successful

EXECUTING THE PLAN – PROJECT MANAGEMENT /PROFESSIONAL SERVICES EXECUTION

CONSTRUCTION EXPERIENCE

Swinerton brings over 124 years of construction experience as an experienced manager and builder, Swinerton offers the experience and depth of resources to address issues, offer innovative solutions, and create value for all those involved in the process.

COMPREHENSIVE CONSTRUCTION MANAGEMENT

Construction Management is the core of Swinerton's services. Swinerton will act as an extension of the City of Commerce and Departmental Staff to provide overall coordination, planning and management required to control cost, schedule and quantity, including the standard services of:

- Progress Meetings
- Field Presence & Inspections
- Daily Logs & Status Reporting
- Schedule Management & Recovery
- Document Management

- Submittals, RFIs', and Correspondence
- Change Order Management
- Pay Applications
- Cost Controls
- Safety Programs
- As-Built Information
- Certified Payrolls
- Lien Release
- PunchList/Close Out Completion

LEED SERVICES & STORM WATER POLLUTION PREVENTION PLAN SERVICES

Swinerton has the highest ratio of LEED Accredited Professionals of any construction service firm in the nation and offers a wide range of LEED and Sustainable Building consulting and documentation services to assist with LEED Projects. In addition, with Commerce's proximity to the Ocean, SWPPP execution is very critical and Swinerton can advise and assist the City with the implementation of SWPPP plans and strategies for their projects.

RISK ANALYSIS , CLAIMS AND CHANGE AVOIDANCE

A good understanding of the construction process is a prime ingredient for success in claims avoidance, requiring the participation of all team members throughout the life of the project. As a firm with 124 years of experience as a general contractor, we are best able to provide the builder's perspective to this process. Risk analysis and claims avoidance starts in the preconstruction phase of the project by ensuring that complete and accurate documents are issued for bidding purposes. We review proposed design changes and seek alternates, to eliminate and/or mitigate any extra costs. In addition, we maintain and record in detail daily project operations, particularly with regard to the schedule, manpower productivity, deliveries and delays. All change order requests will be logged in and tracked as described above. Depending on the nature of the change, an impact assessment will be performed. Should a change order or claim arise, this review will be the basis for development of a course of action for deposition of the claim. We will prepare a fair cost estimate as a basis of negotiation and will propose a recommendation for the final negotiated amount. Rather than delaying settlement discussions to the end of the program/project, we pursue a fair resolution in a timely fashion during the course of construction when these claims are more manageable.

CONFLICT RESOLUTION

Swinerton believes that early project collaboration and formal partnering can be a helpful step in mitigating the need for conflict resolution later in the project. Swinerton addresses every issue in a timely manner, so they do not accumulate and become overwhelming. Waiting until the end of the job to resolve conflicts do not benefit either the client or the contractor, so we make an enormous effort to settle issues as they arise. If issues do arise, Swinerton prefers to resolve the issue early through the process of formal partnering at the team level then partnering at the

management level. If issues are not resolved at these levels and positions from each side are entrenched, alternatives like mediation will be explored to mitigate the need for litigation.

PROJECT CONTROLS / DOCUMENT CONTROLS

Swinerton Document Controls is a key component of effective to our construction management. As part of Document Controls, we will manage the Document Control System, and streamline many of the processes encountered in construction projects. All Team members can interface through standard web browsers and the City's network resources. The system allows users to filter and sort through document management processes including:

- Contractor Billings
- Permit Tracking and Agency, and Approvals
- Bid Distribution and Management
- Punch Lists

QUALITY CONTROL / QUALITY ASSURANCE PROGRAM

By emphasizing open and direct communication and rewarding independent judgment, Swinerton successfully optimizes the personal drive of individuals towards total quality. We have formal quality assurance principles that are customized for every project. Quality is obtained by establishing standards at the beginning of every type of work and then reviewing the work frequently to ensure the quality level is maintained. As practical builders and managers, Swinerton has effective subcontractor QA/AC programs that maximize the effectiveness through pre-activity meetings of critical and delicate activities and expert field observation. Additionally, Swinerton employs specialty consultants that can provide in-depth oversight for critical or unique QA/QC elements.

CLOSE-OUT

This is where our philosophy of "No Punchlist" pays off. A list of items for completion at the end of a project is usually necessary, but often it is time consuming, and costly to all parties. By addressing the majority of these items as they are observed during the construction process, we will greatly minimize the remedial work to be performed at the end of the project. Prior to the preparation of the design team's punch list, we perform a thorough walk-through in order to minimize items. During project close-out, we will administer the preparation of Certificates of Substantial and Final Completion, including any necessary certifications or occupancy procedures of regulatory authorities. We will assemble all guarantees and warranties as required by the contract documents, and review them for completeness and verify they cover all work. We will receive and check all releases of claims required prior to issuance of the final certification of completion and satisfaction of any condition present to final payment. We will determine the value of any incorrect work and make recommendations on the withholding of payments to contractors where deemed necessary. We will work closely with maintenance and building management, and any other individuals who need to be involved in the start-up following project completion.

AREAS OF STRENGTH FOR SWINERTON

- Over 124 Years of Real World Construction Experience – As a Construction Manager and Contractor
- Excellent Resources Managing Quality, Cost, and Schedule
- Being an Advocate to the City
- Bringing Projects in On-Time and Under Budget

SWINERTON MANAGEMENT & CONSULTING

HOURLY FEE SCHEDULE

Swinerton has a wide variety of staff that can provide all manner of project management, staff augmentation, and professional services which can be billed at the following rates. Note, that some rates may be negotiable.

PROJECT MANAGEMENT & STAFF AUGMENTATION SERVICES:

PRINCIPAL IN CHARGE / PROJECT EXECUTIVE - \$205/HR

SR. PROJECT OR CONSTRUCTION MANAGER - \$165-175/HR

PROJECT OR CONSTRUCTION MANAGER - \$130-165/HR

SR. PROJECT ENGINEER - \$112/HR

PROJECT ENGINEER - \$108/HR

PROFESSIONAL SERVICES - ESTIMATING / VALUE ENGINEERING

SR. ESTIMATOR - \$125-130/HR

ESTIMATOR - \$120/HR

PROFESSIONAL SERVICES - ESTIMATING

SR. SCHEDULER - \$125-130/HR

SCHEDULER - \$120/HR

**PROFESSIONAL SERVICES - CONSTRUCTABILITY REVIEW AND
ADDITIONAL PROFESSIONAL SERVICES**

SR. PROJECT OR CONSTRUCTION MANAGER - \$165-175/HR

PROJECT OR CONSTRUCTION MANAGER - \$130-165/HR

SUPERINTENDENT - \$135/HR

SR. ESTIMATOR - \$125-135/HR

ESTIMATOR - \$120/HR

**GENERAL SCOPE OF WORK AND SERVICE AREAS PROVIDED BY TRANSTECH TO CITY OF COMMERCE
ON AN AS NEEDED BASIS AND WHEN REQUESTED BY CITY STAFF**

GENERAL ENGINEERING AND PUBLIC WORKS SUPPORT

1. Advise the City Staff as to engineering and construction financing available from other government agencies and, when so directed, prepare and initiate applications for funding. Also serve as Resident Engineer when required pursuant Caltrans/Federal requirements. (TRANSTECH ASSISTED CITY IN OBTAINING SEVERAL MILLION DOLLARS IN OUTSIDE FUNDING FOR VARIOUS PROJECTS).
2. Be available to consult with staff on all matters relating to engineering.
3. Review all matters pertaining to engineering to insure that undertakings proposed and implemented by the City and others are done in a manner that protects the City's interests and are in keeping with City goals, specifications and practices as well as with local, state, and federal laws.
4. Be available to the public and private developers to handle matters dealing with the engineering functions of City government.
5. When required, attend Council, Commission, and Committee meetings.
6. Maintain, at City Hall, municipal engineering records and maps required to insure accurate information is available to the City and public.
7. Prepare reports, investigations, studies and evaluations as required and directed by the City Staff.
8. Perform other engineering related functions as directed by the City Staff.
9. Provide for enforcement of engineering related City ordinances.
10. Provide inspection services for investigations of engineering related complaints and conditions.
11. Provide public information regarding municipal engineering matters.
12. Assist City personnel in the preparation of capital improvement projects, improvement plans, specifications, bid documents and public improvement project management.

ENGINEERING

1. When directed, attend meetings of the City Council, City staff, public officials, community leaders, developers, contractors, and the general public.
2. Provide support services for long and short range programs consistent with the economic capabilities of the City.
3. Review and comment on planning programs and land development projects.
4. Recommend regulations and ordinances pertaining to engineering matters.
5. Provide general engineering consultation in connection with problems such as traffic congestion, street sign programs, etc.
6. Supervise the account of State Highway Users Funds from the standpoint of meeting State requirements for the expenditures of such of funds.
7. Provide technical advice to personnel assigned to Public Works activities.
8. B. Advise the City as to engineering and construction financing available from other governmental agencies and when so directed, prepare and initiate application for such funding.

**GENERAL SCOPE OF WORK AND SERVICE AREAS PROVIDED BY TRANSTECH TO CITY OF COMMERCE
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9. Establish working relationships and coordination with other public agencies, County Departments and private utilities involving engineering, matters affecting the City.

DEVELOPMENT REVIEW

1. Review tentative maps and other submittal for land divisions for proposed developments and make recommendations as to engineering matters.
2. Perform statutory functions of City Engineer pertaining to review, checking, and approval of land divisions.
3. Check all improvement plans for facilities under the jurisdiction of the City.
4. Establish performance bond and labor-and material bond amounts, when required, and require the posting of such securities and other development fees within the proper time sequence of such development review.
5. Provide field observation as a City Official during the construction of such improvements by private developers and at the proper time, recommend notices of competition and acceptance of the work:
6. Provide such necessary and related functions as are normal practice of City in the City engineering review of private developments.

PUBLIC WORKS PERMITS AND INSPECTION

1. Provide, on an as-needed basis, a representative at City Hall to handle public works permits and other engineering related matters at the public counter.
2. Receive and process public works construction permit applications.
3. Provide construction observation of permit work within the public right-of-way.
4. Provide construction observation for City Projects designed by consultant and by others.

CAPITAL IMPROVEMENT PROJECTS (CIP)

1. When requested, prepare plans, specifications and estimates for CIP projects.
2. Provide special engineering reports regarding such matters as assessment district formation, annexations, underground utility districts and developer fees, etc.
3. Coordinate the relation of affected utilities with utility companies.
4. Process the plans, specifications and estimates through other agencies for review and approval in connection with special funding programs and permits when required.
5. Provide contract administration, construction management and construction observation for all City capital projects.

TRAFFIC ENGINEERING

1. Attend City Council meetings, as required, for specific traffic-related projects and

**GENERAL SCOPE OF WORK AND SERVICE AREAS PROVIDED BY TRANSTECH TO CITY OF COMMERCE
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considerations.

2. Upon request, conduct investigations and prepare reports regarding requests for traffic control device installations and modifications, such as traffic signals, stop signs, parking regulations, speed zones, channelization, crosswalks, pedestrian and bicycle facilities, etc.
3. Upon request, develop recommendations for corrective measures at locations experiencing accident rates higher than would normally be anticipated .
4. Upon request, assess the potential traffic impacts associated with proposed development projects. Identify mitigation measures and recommend traffic related requirements and conditions of approval.
5. Upon request, prepare grant applications for funding from Federal, State and Regional agencies for traffic safety studies and improvements.
6. Upon request, advise, support and assist City departments, committees, commissions and the City Council. In addition, provide and interface with Regional and State Transportation agencies. Assist in the preparation of traffic related portions of the City's operational and capital improvement budgets.
7. Upon request, assist in the establishment and subsequent modification of the City's Traffic Ordinance, development fees and assessment fees for capital improvement and maintenance.
8. Upon request, prepare plans, specifications and estimates, including geometric and channelization improvements, for traffic signal installations and modifications, street and safety lighting installations and modifications, and traffic signing, striping and pavement marking improvements.
9. Provide contract administration, construction management and construction observation for all City traffic safety project.

FEES

Transtech base billing rate for Public Works Engineer (Victor San Lucas) is \$90 per hour minus 5% discount, thus reduced billing rate \$85.50 per hour. In general, this hourly rate fee is approximately 20% lower than comparable staff and service costs that City has received in other projects.

If the City needs any other services, staff first requests a scope of services and detailed fee breakdown from Transtech, and a work order is assigned accordingly.

SERVICE QUALITY

Transtech's services has always been high quality and provided in a timely and cost effective manner.

Transtech has always provided its services to the City in an efficient and cost effective manner without sacrificing the quality and responsiveness. While Transtech's service is on an "as needed" basis, their responsiveness is on "full-time" basis.

**GENERAL SCOPE OF WORK AND SERVICE AREAS PROVIDED BY TRANSTECH TO CITY OF COMMERCE
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GENERAL INFORMATION ABOUT TRANSTECH'S QUALIFICATIONS

Established in 1989, Transtech is a multi-disciplinary engineering consulting firm which provides municipal engineering services to governmental agencies.

Service Capabilities:

Transtech is a full service municipal engineering firm. Transtech's service capabilities include:

Municipal Consulting Services	City Engineer; City Traffic Engineer; Capital Improvement Projects; Development Review; Plan Check/Counter Services
Federally and State Funding Coordination and Project Management	Transtech is recognized as one of the foremost expert firms in State and Federal funding programs and procedures. We obtained over \$100 million in state and federal funds for various public works improvement projects for our client cities in the past few years.
Traffic and Transportation Planning and Engineering	Traffic Signal and Control Systems; Parking Facilities Study and Design; Street Lighting; Speed Zone Surveys; Traffic Control; Intelligent Vehicle Highway Systems; Signing and Striping; Traffic Management Plans; Bicycle and Pedestrian Facilities; Neighborhood Traffic Control
Civil Engineering	Freeways and Interchanges, Local Streets and Roads Design; Sewerage, Water and Storm Drain Design; Pavement Management System; Grading Studies, Design and Earthwork Analysis
Building and Safety	Inspection; Plan Check; City Building Official; Code Enforcement
Program and Construction Management	Contract Administration; Construction Inspection; Labor Compliance; Design-built Engineering and Construction
Surveying and Mapping	ALTA, Topographic, Boundary Surveys; Construction Surveying/Staking; Aerial Mapping; GIS; Right-of-way Engineering
Planning	Master Plan Circulation Studies; Transportation Planning and Modeling; Capacity Evaluations; Impact Assessments; Site Planning; Specific Plans
Land Development	Subdivision/Master-Planned Communities; Commercial and Industrial Development

**GENERAL SCOPE OF WORK AND SERVICE AREAS PROVIDED BY TRANSTECH TO CITY OF COMMERCE
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Emergency and Disaster Response, Support and Recovery Services	Coordination with FEMA for funding and recovery; Operational set-up for expedited plan check and permit process for quick response; Immediate mobilization of engineering resources to review impacts and to prepare immediate mitigations; Preparation of funding paper work and applications for reimbursement by FEMA; Development, implementation and management of erosion and sediment control, drainage control, and debris removal programs
Expert Witness Services	Construction Claims, Defects
Governmental Permit Processing	Support services to coordinate and process permits through governmental agencies

Unique Experience in Grant Writing and Administration:

Transtech has extensive experience in grant writing and administration. Our staff works with our client cities to find potential funding sources, and to prepare competitive applications for various programs. In the past few years, The Firm has facilitated over \$100 million in funds for our clients' public works projects and transportation improvements. Additionally, after funds are awarded to a client, our experienced staff provides assistance to ensure compliance with applicable funding program requirements, including preparing necessary clearance approvals (environmental, utilities, right-of-way), processing E-76 authorizations, and managing the project.

Experience in Working with Local Public Agencies:

Our key staff members have served public agencies in various capacities including City Engineer, City Traffic Engineer, Building Official, Project Manager, Planner, and Inspector. We are accustomed to working with governmental agencies in every facet of planning, building, and public works, and our staff has an unparalleled understanding of public agency issues, procedures, and policies. The Firm strongly promotes the ability to efficiently work with staff of various government agencies, including Caltrans and Regional Transportation Authorities and Counties, including, but not limited to Riverside County Transportation Commission, Riverside County Economic Development Agency, Los Angeles Metropolitan Transportation Agency, County of Los Angeles, SCAG. We also work for Universities, such as University of Riverside and Cal State San Bernardino.

Turn-Key Service Capability:

The Firm serves as turn-key program and construction manager on large and complex engineering projects by providing a full service capability of comprehensive services to its clients from initial planning and design, systems engineering and technical assistance, permitting, program and construction management, and operations and maintenance services. The Firm has participated on numerous multi-disciplinary teams dealing with the planning and development of civil and traffic engineering, urban and rural development, and public works projects, including public works and infrastructure improvements; institutional buildings; commercial and retail buildings; transportation and parking facilities; sports and recreational facilities; residential development.

**GENERAL SCOPE OF WORK AND SERVICE AREAS PROVIDED BY TRANSTECH TO CITY OF COMMERCE
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Experience in Construction Claims:

The Firm's staff also provides their expertise in the construction field to law firms and universities. Some of our key staff members serve as expert witnesses for construction claims and defects, and teach Engineering, Land Development, Planning, Construction and Project Management classes at Cal State San Bernardino University, International studies.

Quality Control/Quality Assurance (QC/QA):

The Firm has a proven track record in providing high quality engineering services which result in minimal problems during implementation of projects. Our extensive experience coupled with our in-house QA/QC program prevents design errors and change orders. Our approach is to provide proactive management to control every aspect of a project in detail to identify potential issues and problems in advance and take corrective actions before they become problems. This requires extensive hands-on knowledge, experience and management skills of the people involved in managing and inspecting the project. Our team members have extensive experience and a proven track record in managing such complex projects and bringing them to a completion on time and budget.

Federally Audit and Approved Accounting System:

Our firm is involved in major projects with various governmental agencies, including the Federal Government. Our accounting system has been audited and approved by the Federal Government and found in compliance with Generally Accepted Accounting Principles (GAAP) and all applicable provisions of federal, state, and local laws, statues, ordinances, rules, regulations, and procedural requirements including Federal Acquisition Regulations (FAR).

Service Philosophy and Company Values:

- **Service Approach:** Transtech understands the importance of providing services that can respond to the Client's needs based on work load and demand by adjusting level of staffing as necessary, and provide the services in an efficient and cost effective manner without sacrificing the quality and responsiveness. Responsiveness is an integral part of Transtech's "customer friendly" service approach. While Transtech's service is always on an "as needed" basis, Transtech's responsiveness is on a "full-time" basis.
- **Cost Efficient Service:** Transtech maintains low overhead costs. Transtech company principals and managers are engineers, and the majority of their time is spent on managing projects. Transtech does not carry extensive management costs and overhead. Our low overhead cost is passed to our clients as fee savings.
- **Accountability:** Transtech is responsible for all aspects of its services and deliver its services to the City in a cost effective and efficient manner.
- **Social Responsibility:** Transtech's commitment is to the communities it serves by delivering added value to our clients. At Transtech we don't separate corporate responsibility from our business. While the world faces huge social and environmental challenges, we are proud to be part of a company that can—and is—making a difference. The principles of corporate, social responsibility and sustainability

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are reflected throughout Transtech's long-standing business practices. These principles, including our shared values and ethics, guide our relationships with clients, employees, and the communities and environment in which we operate. Corporate Responsibility and Sustainability is integral to the way in which we have done business in the past, the way we do business today and will remain so in the future. To this end, Transtech and its staff are involved in various community activities and serve on 501(C)(3) non-profit boards. Transtech's Senior Vice President Robert Quintero is a founding member of Embracing Latina Leadership Alliances (ELLAS) and served on the ELLAS Board for four (4) years. ELLAS is an organization focused on promoting and creating a college career path for high school Latinas. Mr. Quintero currently serves as President of the California Hispanic Corporate Council Leadership Institute (CHCCLI), focused on the development and advancement of Latinos in Corporate America. Mr. Quintero also serves as President of the Dream America Community Development Commission which is focused on partnering with local cities and County agencies to provide homes to low to moderate income first time home buyers. Others at Transtech serve on local Chambers of Commerce, and Transtech is actively involved with Cal State University SB Foundation.



INTEROFFICE MEMORANDUM

Date: Thursday, May 24, 2012

To: Jorge Rifá, City Administrator

From: Claude McFerguson, Director of Transportation

Re: Overview of Mobility Advancement (Martin Gombert) Services

This memo provides an overview of the transportation consulting services performed by Mobility Advancement (Martin Gombert) for the City of Commerce.

Duties

Martin is responsible for the following activities performed under the direction of the Director of Transportation:

1. Grant Administration-Metro: Enter and update transit capital projects into the **Program Metro** database system. These projects are reviewed by Metro and forward to SCAG for inclusion in the **Federal Transit Improvement Program (FTIP)** database.
2. Grant Administration-Federal Transit Administration (FTA): Provide quarterly updates into the FTA's **TEAM** database. This program is used by Metro to monitor over \$3 million dollars in City transit projects funded through Federal grants.

Enter new capital projects into the **TEAM** database for review and approval by the FTA. Provide biannual information to the FTA on two projects funded by ARRA (American Recovery and Reinvestment Act) grants. These projects will be completed in 2012.

3. Grant Administration-Caltrans and Cal EMA: Submit applications for transit capital projects funded by the Public Transportation Modernization, Improvement, and Service Enhancement Account Program (**PTMISEA**). Provide biannual updates to Caltrans on capital transit projects. Grant amounts total over \$500k.

Submit applications for transit security projects funded through the **California Transit Security Grant Program**. These funds are administered through the California Emergency Management Agency.

Work Schedule

Martin spends approximately 20-25 hours per month working on City of Commerce transit projects. This equates to five-to-six hours per week.

Active Projects

Shown below is a summary of the grants he currently manages. Tasks associated with these projects include:

- Submitting payment request to the FTA through the ECHO electronic payment system.
- Documenting contractor compliance with twenty-four (24) FTA contract clauses.
- Submitting payment requests to Metro for Transportation Development Act (TDA) and State Transportation Act (STA) capital funding.
- Updating projects through FTA, Metro, Caltrans and Cal EMA electronic and paper databases.
- Assist Director of Transportation in procurement activities related to grants funded by FTA, Caltrans and Cal EMA.

FTA Grants		Estimated Completion Date	Grant Amount
90-Y671	Bus Shelters	On-going	\$ 667,533
CA-03-0593	Medi Ride	Completed	\$ 500,000
CA-03-0593	Bus Expansion	12/31/2012	\$ 554,000
CA-03-0593	Bus Replacement	12/31/2012	\$ 554,000
CA-03-0593	ADA Equip.	12/31/2012	\$ 123,000
CA-03-0593	Ass. Capital	12/31/2012	\$ 323,650
CA-90-Y847	Bus Lift	6/30/2013	\$ 120,000
CA-90-Y847	Bus Washer	6/30/2013	\$ 284,000
CA-90-Y847	Paint Facility	6/30/2013	\$ 90,000
CA-96-X072	ADP Software	12/31/2012	\$ 165,000
Caltrans & Cal EMA Grants			
1B Security	Card Control System	6/30/2013	\$ 42,000
PTMISEA	Administration	On-going	Include in above totals
	TOTAL		\$ 3,423,183

Future Projects

Shown below is a summary of the grants that have or will be submitted this year. Martin will be responsible for submitting the grant application to the FTA and managing the grants after the grant is approved.

The **Jobs Access Reverse Commute (JARC)** grant was submitted to Metro in April for the operation of a shuttle service between the 26th Metrolink Station and work locations in the City of Commerce. Funding was requested for three years. By June 15th the City will submit a grant application to the FTA for the following projects:

- **Rehabilitation of the 26th Street Metrolink station.**
- **Reimbursement for fuel expenses** from 2011 and 2012. This is a special grant opportunity that allows the City to request reimbursement for fuel expenses through FTA capital project funding.
- **Purchase of one replacement Medi Ride vehicle.** This purchase will result in replacement of the last gasoline-powered transit vehicle in the City’s fleet. All vehicles will be powered by CNG upon delivery of this vehicle.

FTA Grants	Estimated Completion Date	Grant Amount
JARC Grant	Pending	\$ 550,000
Rehab Ave. 26 Metrolink Station	FTA grant will be submitted by June 15, 2012	\$ 250,000
Reimbursement for Fuel Expense		\$ 202,000
Replacement Medi Ride vehicle		\$ 150,000
Preventive Maintenance Funds	FY 2013	\$ 350,000
TOTAL		\$ 1,502,000

It should be noted all expenses associated with Martin’s services are covered 100% through Federal Grants; and have no impact to the General Fund. If you have questions or require additional information let me know.

cc:
 Danilo Batson, Assistant Director of Community Development
 Vilko Domic, Director of Finance

EXHIBIT 2



AGENDA REPORT

MEETING DATE: June 19, 2012

TO: HONORABLE CITY COUNCIL

FROM: CITY ADMINISTRATOR

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMMERCE, CALIFORNIA, APPROVING THE FISCAL YEAR 2012/13 CAPITAL IMPROVEMENT PROGRAM BUDGET AND OTHER MATTERS RELATED THERETO

RECOMMENDATION:

Approve and adopt the Resolution and assign the number next in order.

MOTION:

Move to approve recommendation.

BACKGROUND/ANALYSIS:

In light of the nation's economic conditions and after careful consideration, staff has compiled and prioritized the attached list of projects for City Council's consideration and inclusion in the Fiscal Year 2012-13 Capital Improvement Program Budget. The proposed budget includes 4 transportation-related projects and 17 general fund related projects as shown on Table 1 & Table 2.

TABLE 1 – TRANSPORTATION & SPECIAL PROJECT FUNDS

RECOMMENDED PROJECTS

Project Consultant (Mobility Advancement)	\$ 45,000
Commerce MetroLink Station Improvement	\$ 250,000
Replace Bus Washer	\$ 317,467
Telegraph Road Street Improvement (MTA Measure R)	\$2,004,000
TOTAL	\$2,616,467

TABLE 2 – GENERAL FUNDS & OTHER SOURCES

RECOMMENDED PROJECTS

Street Reconstruction (Bristow Residential / East of I-710 FWY)	\$ 2,000,000
Street Reconstruction (Rosini Residential)	\$ 805,000
Safe Route to School (Cycle 7)	\$ 57,210
Railroad Crossing Improvements (HSIP Cycle 4 Grant)	\$ 56,000
Resident Card System and Services Tracking Program	\$ 113,000
Camp Commerce Water Line Improvements	\$ 130,000
Camp Commerce Driveway Improvements	\$ 40,000
Geotechnical Analysis Camp Commerce Snow Drop	\$ 30,000
Supplemental Filtration and Replastering (Small Pool)	\$ 150,000
Emergency System Upgrade	\$ 30,000
Emergency Dispenser/Fuel Line	\$ 65,000
City Hall Security/Electronic Card System	\$ 100,000
Teen Center Improvements	\$ 100,000
Municipal Code Update	\$ 45,000
Greenwood Library Improvements	\$ 28,300
Construction Management Services (Swinerton)	\$ 146,827
Engineering Services (Transtech)	\$ 63,000
Project Consultant (Tierra West)	\$ 87,000
TOTAL	\$4,046,969

As requested, from the above projects and existing projects, staff is recommending that the following projects be considered “priority projects.”

TABLE 3 – RECOMMENDED PRIORITY PROJECTS

Washington Blvd Major Improvement	\$32,000,000
Street Reconstruction (Bristow Residential / East of I-710 FWY)	\$ 2,000,000
Street Reconstruction (Rosini Residential)	\$805,000
Central Library Renovation	\$4,837,794
Emergency Operations Center Construction	\$1,333,333
Safe Route to School (Cycle 7)	\$572,100
Garfield Avenue Street Improvement (Telegraph to Malt)	\$800,000
Washington Blvd Median Construction (HSIP Grant)	\$427,072
Bus Stops – Citywide	\$500,000
Replace Bus Washer	\$317,467
Commerce Metrolink Station Improvement	\$250,000
Teen Center Improvements	\$100,000
Camp Commerce Water Line Improvements	\$130,000
Camp Commerce Driveway Improvements	\$40,000
Geotechnical Analysis Camp Commerce Snow Drop	\$30,000
Supplemental Filtration and Replastering (Small Pool)	\$150,000
Emergency System Upgrade	\$30,000
Emergency Dispenser/Fuel Line	\$65,000

FISCAL IMPACT:

All recommended projects will be funded, as shown on Table 4 and Table 5 respectively.

TABLE 4 – TRANSPORTATION & SPECIAL PROJECT FUNDS

REVENUES

PTMISEA (PROP 1B)	\$ 360,267
FTA 5307 CAPITAL	\$ 252,200
MTA Measure R Funds	\$2,004,000
TOTAL	\$2,616,467

TABLE 5 – GENERAL FUNDS & OTHER SOURCES

REVENUES

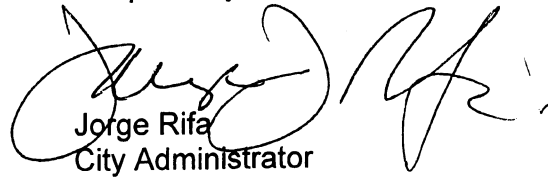
Bond Refinance	\$2,000,000
Library Bond (Savings)	\$1,000,000
Boxford Avenue Vacation/Sale	\$ 600,000
General Reserves	\$ 500,000
TOTAL	\$4,100,000

Based on the above list of General Funds project, there will be \$53,301 unencumbered. Staff will return at a future date with a recommendation for City Council’s consideration. At this time, all other projects listed in the FY 2012/13 Capital Improvement Program Budget shall remain unfunded until such time as the City Council shall take appropriate action.

RELATIONSHIP TO 2009 STRATEGIC GOALS:

The issue before the Council is applicable to the following Council’s strategic goal: *“Make Financial and Economically Sound Decisions Consistent with Economic Conditions”*. Although, there are no specific objectives connected to this issue; the City’s is responsible for the upkeep of the City’s infrastructure and establishing the annual Capital Improvement Project Budget.

Respectfully submitted,



Jorge Rifa
City Administrator

Prepared and Recommended by:



Danilo Batson
Assistant Director of Public Services

Fiscal Impact Reviewed by:



Vilko Domic
Director of Finance

Approved As To Form:



Eddie Olivo
Eduardo Olivo
City Attorney

File: 2012 City Council Agenda Reports
Resolution Approving FY 2012/13 Capital Improvement Program Budget – Agenda Reports

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMMERCE,
CALIFORNIA, APPROVING THE FISCAL YEAR 2012/13 CAPITAL IMPROVEMENT
PROGRAM BUDGET AND OTHER MATTERS RELATED THERETO

WHEREAS, in light of the nation's economic conditions and the need to continue the maintenance and upkeep of the City's infrastructure; and

WHEREAS, after careful review and consideration staff has compiled and prioritized the list of projects for approval and inclusion in the Fiscal Year 2012/13 Capital Improvement Program Budget; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMMERCE DOES HEREBY RESOLVE, DECLARE AND DETERMINE AS FOLLOWS:

Section 1: That all project recommendations be approved, incorporated and implemented as part of the Fiscal Year 2012/13 Capital Improvement Program Budget.

PASSED, APPROVED AND ADOPTED this _____ day of _____, 2012.

ATTEST:

Linda Kay Olivieri, MMC
City Clerk

Lilia R. Leon, Mayor

CITY OF COMMERCE



FY 2012-13 Capital Improvement Plan Budget (Proposed)

June 19, 2012

PROJECT LIST

FY 2011/12 TRANSPORTATION & SPECIAL PROJECTS										CONSTRUCTION	
PG. #	REF. #	BUDGET	CIP	OTHER	EST. START	EST. END	ASSIGNED TO				
9	11.13.001	\$ 1,108,000	\$ -	\$ 1,108,000	2/1/2012	8/30/2012	MCFERGUSON				
10	11.13.002	\$ 500,000	\$ -	\$ 500,000	6/13/2012	12/14/2012	HALSEY				
11	11.13.003	\$ 323,650	\$ -	\$ 323,650	3/1/2012	9/30/2012	MCFERGUSON				
12	11.13.004	\$ 120,000	\$ -	\$ 120,000	4/19/2012	8/24/2012	HALSEY				
13	11.13.005	\$ 162,000	\$ -	\$ 162,000	5/10/2012	6/15/2012	MCFERGUSON				
14	11.13.006	\$ 123,000	\$ -	\$ 123,000	8/1/2012	2/15/2013	MCFERGUSON				
15	11.13.007	\$ 90,000	\$ -	\$ 90,000	6/8/2012	8/10/2012	HALSEY				
16	11.13.008	\$ 15,000	\$ -	\$ 15,000	2/1/2013	6/30/2013	GARCIA/MCFERGUSON				
		\$ 2,441,650	\$ -	\$ 2,441,650							

FY 2012/13 TRANSPORTATION & SPECIAL PROJECTS										
PG. #	REF. #	BUDGET	CIP	OTHER	EST. START	EST. END	ASSIGNED TO			
18	11.13.009	\$ 317,467	\$ -	\$ 317,467	1/9/2013	2/20/2013	HALSEY			
19	10.13.010	\$ 250,000	\$ -	\$ 250,000	3/15/2013	5/30/2013	HALSEY			
20	12.14.011	\$ 2,004,000	\$ -	\$ 2,004,000	5/1/2014	12/30/2014	SAN LUCAS			
		\$ 2,571,467	\$ -	\$ 2,571,467						

FY 2011/12 GENERAL FUNDS & OTHER SOURCES										
PG. #	REF. #	BUDGET	CIP	OTHER	EST. START	EST. END	ASSIGNED TO			
22	11.13.012	\$ 32,000,000	\$ 10,618,000	\$ 21,382,000	1/30/2015	12/30/2015	BATSON			
23	11.13.013	\$ 4,887,794	\$ 4,887,794	\$ -	4/15/2013	12/24/2013	HALSEY			
24	11.13.014	\$ 1,333,333	\$ -	\$ 1,333,333	10/18/2012	5/17/2013	HALSEY			
25	11.13.015	\$ 500,000	\$ -	\$ 500,000	3/1/2015	6/30/2015	SAN LUCAS			
26	10.13.016	\$ 427,072	\$ 99,000	\$ 328,072	10/1/2012	12/30/2012	SAN LUCAS			
27	11.13.017	\$ 3,800,000	\$ 123,000	\$ 3,677,000	7/1/2012	3/30/2013	SAN LUCAS			
28	11.13.018	\$ 500,000	\$ -	\$ 500,000	3/1/2014	6/30/2014	SAN LUCAS			
29	11.13.019	\$ 400,000	\$ 140,000	\$ 260,000	8/1/2012	12/1/2012	SAN LUCAS			
		\$ 40,798,199	\$ 15,817,794	\$ 24,980,405						

PG. #		REF. #	FY 2012/13 GENERAL FUNDS & OTHER SOURCES			BUDGET	GIP	OTHER		
31	11.13.020		STREET RECONSTRUCTION (ROSINI RESIDENTIAL STREETS)	\$ 2,000,000	\$ 2,000,000	\$ -	8/1/2012	12/20/2012	BATSON	
32	11.13.021		STREET RESURFACING (BRISTOW RESIDENTIAL STREETS)	\$ 1,000,000	\$ 895,000	\$ 195,000	9/1/2012	2/28/2013	BATSON	
33	11.13.022		SAFE ROUTE TO SCHOOL (CYCLE 7)	\$ 572,100	\$ 57,210	\$ 514,890	7/5/2012	11/6/2012	HALSEY	
34	11.13.023		RAILROAD CROSSING IMPROVEMENTS (HSP CYCLE 7 GRANT)	\$ 555,940	\$ 56,000	\$ 503,400	2/1/2013	6/30/2013	SAN LUCAS	
35	11.14.024		RESIDENT CARD SYSTEM AND SERVICE TRACKING PROGRAM	\$ 113,632	\$ 113,632	\$ -	2/1/2013	5/30/2013	VELA	
36	11.13.025		CAMP COMMERCE WATERLINE IMPROVEMENTS	\$ 130,000	\$ 130,000	\$ -	10/8/2012	11/15/2012	BATSON	
37	12.13.026		CAMP COMMERCE DRIVEWAY IMPROVEMENTS	\$ 40,000	\$ 40,000	\$ -	10/8/2012	11/15/2012	BATSON	
38	11.13.027		GEOTECHNICAL ANALYSIS CAMP COMMERCE SNOW DROP	\$ 30,000	\$ 30,000	\$ -	10/8/2012	11/15/2012	BATSON	
39	11.13.028		SUPPLEMENTAL FILTRATION AND REPLASTERING (SMALL POOL)	\$ 150,000	\$ 150,000	\$ -	4/24/2013	6/4/2013	HALSEY	
40	11.13.029		EMERGENCY SYSTEM UPGRADE - City Hall Generator Replacement - Repair UPS	\$ 30,000	\$ 30,000	\$ -	11/18/2012 7/30/2012	12/1/2012 8/17/2012	HALSEY/GARCIA HALSEY/GARCIA	
41	11.13.030		EMERGENCY DISPENSER/FUEL LINE	\$ 65,000	\$ 65,000	\$ -	2/1/2013	3/21/2013	HALSEY	
42	11.13.031		CITY HALL SECURITY/ELECTRONIC CARD SYSTEM	\$ 100,000	\$ 100,000	\$ -	12/3/2012	3/1/2013	HALSEY/GARCIA	
43	11.13.032		TEEN CENTER IMPROVEMENTS - Demo Existing Patio Cover - Remodel Restrooms - Repave Parking Lot	\$ 30,000	\$ 100,000	\$ -	6/18/2012 8/6/2012 10/1/2012	7/20/2012 8/24/2012 10/19/2012	HALSEY/GARCIA HALSEY/GARCIA HALSEY/GARCIA	
44	11.13.033		MUNICIPAL CODE UPDATE	\$ 45,000	\$ 45,000	\$ -	9/1/2012	6/30/2013	OLVERI	
45	11.13.034		GREENWOOD LIBRARY IMPROVEMENTS	\$ 28,300	\$ 28,300	\$ -	8/1/2012	10/1/2012	HALSEY/GARCIA	
46	11.13.035		CONSTRUCTION MANAGEMENT SERVICES (SWINERTON)	\$ 146,827	\$ 146,827	\$ 130,763	7/1/2012	6/30/2013	BATSON	
47	12.14.036		ENGINEERING SERVICES (TRANSTECH)	\$ 170,000	\$ 63,000	\$ 107,000	7/1/2012	6/30/2013	BATSON	
48	12.14.037		PROJECT CONSULTANT (TIERRA WEST)	\$ 87,000	\$ 87,000	\$ -	7/1/2012	6/30/2013	HAMILTON	
49	12.14.038		PROJECT CONSULTANT (MOBILITY ADVANCEMENT)	\$ 45,000	\$ -	\$ 45,000	7/1/2012	6/30/2013	MCFERGUSON	
				\$ 5,338,799	\$ 4,046,969	\$ 1,476,053				

PG #		REF #	FY 2012/13 UNFUNDED GEN. FUNDS, TRANS. & OTHER SOURCES			BUDGET	CIP	OTHER
51	13.14.039		PURCHASE (2) REPLACEMENT EXCURSION BUSES	\$ 1,300,000	\$ -	\$ -		
52	13.14.040		CITY HALL COMPLEX IMPROVEMENT	\$ 500,000	\$ -	\$ -		
53	13.14.040		FACILITY ASSESSMENT & MANAGEMENT PLAN	\$ 250,000	\$ -	\$ -		
54	13.14.041		VETERANS PARK IMPROVEMENT	\$ 2,000,000	\$ -	\$ -		
55	13.14.042		RENOVATION OF BRISTOW & VETERAN'S PARK SPRAY POOLS	\$ 400,000	\$ -	\$ -		
56	13.14.043		PURCHASE OF FIFTEEN 8-PASSENGER VANS	\$ 650,000	\$ -	\$ -		
57	13.14.044		SIGN IMPROVEMENT -- PARK ENTRANCE/LIBRARY	\$ 45,000	\$ -	\$ -		
58	13.14.045		VETERAN'S PARK SOFTBALL FIELD BLEACHER/DUGOUT-Design (\$67,389)	\$ 95,000	\$ -	\$ -		
59	13.14.046		ALLEY RESURFACING AND RECONSTRUCTION	\$ 100,000	\$ -	\$ -		
60	13.14.047		ANNUAL SIDEWALK REPAIR PROGRAM	\$ 500,000	\$ -	\$ -		
61	13.14.048		OLD FIRE STATION #27 TENANT IMPROVEMENT	\$ 25,000	\$ -	\$ -		
62	13.14.049		BANDINI PARK IMPROVEMENTS	\$ 50,000	\$ -	\$ -		
63	13.14.050		SLAUSON AT GAGE SIDEWALK IMPROVEMENTS	\$ 120,000	\$ -	\$ -		
64	13.14.051		CITY PHONE UPGRADE PROJECT	\$ 350,000	\$ -	\$ -		
65	13.14.052		FLOORING REPLACEMENT	\$ 58,000	\$ -	\$ -		
66	13.14.053		SECURITY CAMERAS (ROSEWOOD PARK)	\$ 7,000	\$ -	\$ -		
67	13.14.054		SECURITY CAMERAS (SENIOR CENTER)	\$ 15,000	\$ -	\$ -		
68	13.14.055		SENIOR CENTER CARPET REPLACEMENT	\$ 35,000	\$ -	\$ -		
69	13.14.056		ROSEWOOD PARK OUTSIDE RESTROOM IMPROVEMENTS	\$ 65,000	\$ -	\$ -		
70	13.14.057		BRISTOW PARK IMPROVEMENTS	\$ 80,000	\$ -	\$ -		
71	13.14.058		COUNCIL CHAMBER UPGRADE (AUDIOVISUAL PHASE 2)	\$ 370,000	\$ -	\$ -		
72	13.14.059		PURCHASE REPLACEMENT EXCURSION BUS	\$ 650,000	\$ -	\$ -		
73	13.14.060		PUMP STATION ASSESSMENT & EVALUATION	\$ 60,000	\$ -	\$ -		

74	13.14.061	DEMO NORTH ANNEX/BUILD STORAGE FACILITY/PARKING EXPANSION	\$ 1,499,240	\$ -	\$ -	\$ -
75	13.14.062	AQUATORIUM RAILING	\$ 18,000	\$ -	\$ -	\$ -
76	13.14.063	STORAGE GARAGES/AQUATORIUM AND ROSEWOOD PARK	\$ 199,800	\$ -	\$ -	\$ -
77	13.14.064	SLAUSON AVENUESIDEWALK AND TREE PLANTING PROJECT	\$ 2,502,871	\$ -	\$ -	\$ -
78	13.14.065	FLORENCE AVENUE STREET IMPROVEMENT (FY 2013-14)	\$ 1,000,000	\$ -	\$ -	\$ -
79	13.14.066	YATES AVENUE STREET IMPROVEMENT (FY 2014-15)	\$ 1,000,000	\$ -	\$ -	\$ -
80	13.14.067	EASTERN AVENUE STREET IMPROVEMENT (FY 2015-16)	\$ 1,000,000	\$ -	\$ -	\$ -
81	13.14.068	ATLANTIC BLVD STREET IMPROVEMENT (FY 2016-17)	\$ 1,000,000	\$ -	\$ -	\$ -
82	13.14.069	GARFIELD AVE AT WASHINGTON BLVD INTERSECTION IMPROVEMENT	\$ 978,000	\$ -	\$ -	\$ -
			\$ 16,922,911	\$ -	\$ -	\$ -

PROJECT DETAILS

**FY 2011/12 CIP PROJECTS
APPROVED
(TRANS. & SPECIAL PROJECTS)**

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 11.13.001
PROJECT NO. TO BE ASSIGNED

Project: New Continued (from previous fiscal year)

Project Name PURCHASE (2) CNG TRANSIT BUSES	Project Location 5555 JILLSON STREET, COMMERCE	
Requesting Dept./Dept. Coordinator TRANSPORTATION DEPARTMENT	Project Management Provided by: TRANSPORTATION	
Project Category EQUIPMENT PURCHASE	Project Cost \$1,108,000	Fiscal Year Start Date July 2011
		Fiscal Year End Date June 2013

Operating Costs Offset By Revenues:	Operating Cost Savings:
Operating Budget Cost Impact Analysis:	
Potential Funding Source:	
FUNDING SOURCE	AMOUNT
FTA 5307 CAPITAL	\$919,640
PTMISEA (PROP 1B)	\$188,360
TOTAL	\$1,108,000

Project Description

Replace transit bus number 328 with a new CNG-powered transit bus; and purchase (1) additional spare CNG transit bus. City Council approved this item on December 21, 2010.

GRANT CA -03-0593 RTIP LAOG108 (REPLACEMENT) RTIP LAOG660 (SPARE) AMENDMENT NO 11-03 APPROVED APRIL 05, 2011

Project Justification

Bus #328 is the last City diesel transit bus in the fleet. The new CNG-powered replacement bus would provide significantly more reliable service and emissions would be reduced over 90%, compared to the older diesel bus. The second CNG transit bus will serve as a spare vehicle to increase overall service reliability. GRANT number CA-03-0593 was approved in 2002 and the remaining funds tied to the grant were scheduled to lapse in January 2011. The FTA granted the City an extension and approval to purchase both buses utilizing the remaining funds.

Project Cost Detail

Components	Prior Years	Year	Year	Year	Year	Total
		2012-13	2013-14	2014-15	2015-16	
TRANSIT BUS (REPLACEMENT)	\$554,000					\$554,000
TRANSIT BUS (SPARE)	\$554,000					\$554,000
TOTAL	\$1,108,000					\$1,108,000

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 11.13.002

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name BUS STOPS - CITYWIDE	Project Location VARIOUS LOCATIONS	
Requesting Dept./Dept. Coordinator TRANSPORTATION DEPARTMENT	Project Management Provided by: TRANSP/COMM DEVELOPMENT	
Project Category FACILITY/STREET IMPROVEMENT	Project Cost \$500,000	Fiscal Year Start Date July 2010
		Fiscal Year End Date June 2013

Operating Costs Offset By Revenues:	Operating Cost Savings:
Operating Budget Cost Impact Analysis:	
Potential Funding Source:	
FUNDING SOURCE	AMOUNT
FTA FUNDS	\$500,000
TOTAL	\$500,000
Account Number:	

Project Description

Install bus shelters, benches, trash receptacles, and other improvements at City bus stops.

Project Justification

Many existing City bus stops do not offer any amenities (or furnishings) for bus rides waiting at bus stops.

Project Cost Detail

Components	Prior Years	Year 2012-13	Year 2013-14	Year 2014-15	Year 2015-16	Year 2016-17	Total
	Administration & Project Management	\$20,000					
Design & Engineering Services	\$50,000						\$50,000
Construction	\$430,000						\$430,000
TOTAL	\$500,000						\$500,000

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 11.13.003

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name TRANSIT RELATED CAPITAL EQUIPMENT / PARTS	Project Location 5555 JILLSON STREET, COMMERCE	
Requesting Dept./Dept. Coordinator TRANSPORTATION DEPARTMENT	Project Management Provided by: TRANSPORTATION	
Project Category EQUIPMENT PURCHASE	Project Cost \$323,650	Fiscal Year Start Date July 2011
		Fiscal Year End Date June 2013

Operating Costs Offset By Revenues:	Operating Cost Savings:
Operating Budget Cost Impact Analysis:	
Potential Funding Source:	
FUNDING SOURCE	AMOUNT
FTA 5307 CAPITAL	\$258,920
TDA ARTICLE 4	\$64,730
TOTAL	\$323,650

Project Description

Purchase transit related capital equipment and parts (see attached list).

GRANT CA -03-0593 AMENDMENT - APPROVED JANUARY 28, 2011

Project Justification

GRANT number CA-03-0593 was approved in 2002 and the remaining funds tied to the grant were scheduled to lapse in January 2011. The FTA granted the City an extension and approval to utilize the remaining funds toward the purchase transit related capital equipment. The funds will be used to purchase spare parts for the existing CNG fleet; and transit related maintenance tools and equipment. A detailed list of the spare parts and equipment, including pricing, is available upon request.

Project Cost Detail

Components	Prior Years	2012-13	2013-14	2014-15	2015-16	2016-17	Total
Administration & Project Management							
Design & Engineering Services							
Construction							
Capital Equipment and Parts	\$323,650						\$323,650
TOTAL	\$323,650						\$323,650

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 11.13.004

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name HEAVY BUS LIFT EQUIPMENT	Project Location 5555 JILLSON STREET, COMMERCE	Operating Costs Offset By Revenues:	Operating Cost Savings:
Requesting Dept./Dept. Coordinator TRANSPORTATION DEPARTMENT	Project Management Provided by: TRANSP/COMM DEVELOPMENT		
Project Category	Project Cost \$120,000		
	Fiscal Year Start Date July 2011		
	Fiscal Year End Date June 2012		

Operating Budget Cost Impact Analysis:		Account Number:
Potential Funding Source:		
FUNDING SOURCE	AMOUNT	
FTA 5307 CAPITAL	\$106,00	
PTMISEA (PROP 1B)	\$14,000	
TOTAL	\$120,000	

Project Description

Purchase and install new maintenance equipment for transit fleet including bus lift and other equipment.

GRANT CA-90-Y847RTIP LAOG110 - AMENDMENT NO 32 APPROVED JANUARY 28, 2011

Project Justification

The purchase of new transit buses in 2009 requires the upgrading of maintenance equipment in the shop, including the replacement of a bus lift.

Project Cost Detail

Components	Prior Years	Year 2011-12	Year 2012-13	Year 2013-14	Year 2014-15	Year 2015-16	Total
Administration & Project Management		\$12,000					\$12,000
Design & Engineering Services		\$108,000					\$108,000
Construction							
TOTAL		\$120,000					\$120,000

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 10.13.005

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name: TRANSIT PERFORMANCE SOFTWARE (TRANSPORTATION)		Project Location: 5555 Jillson St.	
Requesting Dept./Dept. Coordinator TRANSPORTATION DEPT.		Project Management Provided by: TRANSPORTATION	
Project Category EQUIPMENT PURCHASE	Project Cost \$162,000	Fiscal Year Start Date July 2010	Fiscal Year End Date June 2013

Operating Costs Offset By Revenues: N/A	Operating Cost Savings: N/A
Operating Budget Cost Impact Analysis: N/A	
Potential Funding Source: RTIP LA08113.2008.RTIP Amendment #32	
FUNDING SOURCE	AMOUNT
FTA 5307 Capital	\$162,000
TOTAL	\$162,000
Account Number:	

Project Description

Purchase and install transit performance software.

Project Justification

The installation of automatic voice announcement systems (AVA) on all transit buses will improve the City's compliance with Americans with Disabilities Act (ADA) regulations, which require bus operators to call out bus stops and transfer points. The installation of an Automatic Vehicle Location (AVL) system will improve scheduled adherence and allow quicker response to emergencies by knowing the exact location of all vehicles.

Project Cost Detail

Components	Prior Years	Year 2012-13	Year 2013-14	Year 2014-15	Year 2015-16	Year 2016-17	Total
Administration & Project Management	\$162,000						\$162,000
Installation & Construction							
TOTAL	\$162,000						\$162,000

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 10.13.006

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name: INSTALL TRANSIT TECHNOLOGY	Project Location: 5555 Jillson St.	
Requesting Dept./Dept. Coordinator TRANSPORTATION DEPT.	Project Management Provided by: TRANSPORTATION	
Project Category EQUIPMENT PURCHASE	Project Cost \$123,000	Fiscal Year Start Date July 2010 Fiscal Year End Date June 2013

Operating Costs Offset By Revenues: N/A	Operating Cost Savings: N/A	
Operating Budget Cost Impact Analysis: N/A		Account Number:
Potential Funding Source: RTIP LA08113 2008 RTIP Amendment #32		
FUNDING SOURCE	AMOUNT	
FTA 5307 Capital	\$99,000	
PTMISEA	24,000	
TOTAL	\$123,000	

Project Description

Install AVL, automatic stop announcement systems, and passenger counters on all transit buses.

Project Justification

The installation of automatic voice announcement systems (AVA) on all transit buses will improve the City's compliance with Americans with Disabilities Act (ADA) regulations, which require bus operators to call out bus stops and transfer points. The installation of an Automatic Vehicle Location (AVL) system will improve scheduled adherence and allow quicker response to emergencies by knowing the exact location of all vehicles.

Project Cost Detail

Components	Prior Years	Year					Total
		2012-13	2013-14	2014-15	2015-16	2016-17	
Administration & Project Management	\$12,000						\$12,000
Installation & Construction	\$111,000						\$111,000
TOTAL	\$123,000						\$123,000

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 10.13.007

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name PAINT TRANSPORTATION DEPARTMENT BUILDING	Project Location 5555 Jillson St.	
Requesting Dept./Dept. Coordinator TRANSPORTATION DEPT.	Project Management Provided by: COMMUNITY DEVELOPMENT	
Project Category FACILITY IMPROVEMENT	Project Cost \$90,000	Fiscal Year Start Date July 2010
		Fiscal Year End Date June 2013

Operating Costs Offset By Revenues: N/A	Operating Cost Savings: N/A
Operating Budget Cost Impact Analysis: N/A	
Potential Funding Source: RTIP LA0G417 Application Being reviewed	
FUNDING SOURCE	AMOUNT
FTA 5307 Capital	\$45,000
PTMISEA	\$45,000
TOTAL	\$90,000
Account Number:	

Project Description

Paint exterior and interior of Transportation Department Building.

Project Justification

The Transportation Department building needs repainting. It was last painted in 1996 when constructed.

The Transit Facility is over thirteen (13) years old and the paint is starting to crack, which is noticeable throughout the facility. Furthermore, we are in the process of sending (3) surplus transit vehicles to auction; and should receive approximately 3K per vehicle.

Project Cost Detail

Components	Prior Years	Year 2012-13	Year 2013-14	Year 2014-15	Year 2015-16	Year 2016-17	Total
Contractual Painting Services	\$90,000						\$90,000
TOTAL	\$90,000						\$90,000

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 10.13.008

Project: **New** **Continued (from previous fiscal year)**

PROJECT NO. TO BE ASSIGNED

Project Name FACILITY (TRANS) – LIGHTING/ELECTRICAL RECEPTACLE INSTALLATION	Project Location TRANSPORTATION		
Requesting Dept./Dept. Coordinator TRANSPORTATION DEPARTMENT	Project Management Provided by: COMMUNITY DEVELOPMENT	Fiscal Year Start Date July 2007	Fiscal Year End Date June 2013
Project Category FACILITY IMPROVEMENT	Project Cost \$15,000		

Operating Costs Offset By Revenues:	Operating Cost Savings:
Operating Budget Cost Impact Analysis:	
Potential Funding Source:	
FUNDING SOURCE	AMOUNT
PROP C FUNDS	\$15,000
TOTAL	\$15,000

Project Description

This project calls for the installation of permanent lighting and electrical receptacles.

Project Justification

When the Transportation Services Station was built 10 years ago the lighting on the first floor of the parking structure was minimal and for security purposes only. When the vehicles exit the vehicle wash, which is also on the first floor of the parking structure, the Transportation Service Worker crew cannot see due to darkness (their shift begins at 4:30 a.m. every day seven day a week). Many times buses and other vehicles leave the yard not fully clean. Throughout the past ten years we have come up with temporary solutions such as flood lights powered by long extension cords coming from the wash room. This is a safety hazard due to wet environment of the wash rack operation.

Project Cost Detail

Components	Prior Years	Year	Year	Year	Year	Total
		2012-13	2013-14	2014-15	2015-16	
Design & Construction	\$15,000					\$15,000
TOTAL	\$15,000					\$15,000

**FY 2012/13 CIP PROJECTS
RECOMMENDED
(TRANS. & SPECIAL PROJECTS)**

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 11.13.009

Project: New Continued (from previous fiscal year)

Operating Costs Offset By Revenues: **PROJECT NO. TO BE ASSIGNED**
Operating Cost Savings:

Project Name REPLACE BUS WASHER		Project Location 5555 JILLSON STREET, COMMERCE	
Requesting Dept./Dept. Coordinator TRANSPORTATION DEPARTMENT		Project Management Provided by: TRANSP/COMM DEVELOPMENT	
Project Category FACILITY IMPROVEMENT	Project Cost \$317,467	Fiscal Year Start Date July 2011	Fiscal Year End Date June 2013

Operating Budget Cost Impact Analysis:

Potential Funding Source:		Account Number:
FUNDING SOURCE	AMOUNT	
FTA 5307 CAPITAL	\$227,200	
PTMISEA (PROP 1B)	\$90,267	
TOTAL	\$317,467	

Project Description

Replace bus washer in the Transportation Department garage area.

GRANT CA -90-Y847 RTIP LAOG109 AMENDMENT - APRIL 2011

Project Justification

The existing bus washer was installed when the Transportation Department facility was opened in 1996. The bus washer has reached its useful life and has become expensive to maintain and is unreliable.

Project Cost Detail

Components	Prior Years	Year	Year	Year	Year	Total
		2012-13	2013-14	2014-15	2015-16	
Administration & Project Management						
Design & Engineering Services	\$90,267					\$90,267
Construction	\$227,200					\$227,000
TOTAL	\$317,467					\$317,467

City of Commerce

Capital Improvement Form

Project Basic Information
 Project: New Continued (from previous fiscal year) REFERENCE NO. 10.13.010
 PROJECT NO. TO BE ASSIGNED

Project Name: COMMERCE METROLINK STATION IMPROVEMENT		Project Location: Commerce MetroLink Station	
Requesting Dept./Dept.: COMMUNITY DEVELOPMENT DEPARTMENT		Project Management Provided by: COMMUNITY DEVELOPMENT	
Project Category: FACILITY IMPROVEMENT	Project Cost: \$250,000	Fiscal Year Start Date: July 2010	Fiscal Year End Date: June 2013

Operating Costs Offset By Revenues: N/A	Operating Cost Savings: N/A
Operating Budget Cost Impact Analysis: N/A	
Potential Funding Source: Account Number:	
FUNDING SOURCE	AMOUNT
PTMISEA	\$250,000
TOTAL	\$250,000

Project Description

The Commerce MetroLink Station on 26th Street was built in 1993. No major improvements have been performed to the station since its construction. There are several aspects of the station that need attention in order to meet current ADA requirements, energy conservation, and make the station easier to locate and use.

Project Justification

The station does not meet current ADA requirements (ramp construction and access), parking lot lighting should be upgraded to LED lighting to increase visibility at night and conserve energy, parking lot (signage, striping and parking stall bumps) need to be refurbished, and damaged concrete (wall and walkway areas) need to be replaced, and replace damaged way-finding signs on Garfield Avenue. These and other necessary improvements will ensure that the station meets current and future requirements and needs.

Project Cost Detail

Components	Prior Years	Year	Year	Year	Year	Total
		2012-13	2013-14	2014-15	2015-16	
Administration & Project Management		\$30,000				\$30,000
Design & Engineering		\$50,000				\$50,000
Construction		\$170,000				\$170,000
TOTAL		\$250,000				\$250,000

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 12.14.011

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name TELEGRAPH ROAD STREET IMPROVEMENT	Project Location Telegraph Rd (Atlantic Blvd to Southerly City limit)
Requesting Dept./Dept. Coordinator COMMUNITY DEVELOPMENT	Project Management Provided by: COMMUNITY DEVELOPMENT
Project Category STREET IMPROVEMENT	Project Cost \$2,004,000
	Fiscal Year Start Date July 2012
	Fiscal Year End Date June 2014

Operating Costs Offset By Revenues: N/A	Operating Cost Savings: N/A
Operating Budget Cost Impact Analysis: N/A	
Potential Funding Source:	
FUNDING SOURCE	AMOUNT
MTA/Prop C	\$2,004,000
TOTAL	\$2,004,000
Account Number:	

Project Description

Resurface and/or reconstruct Telegraph Road between Atlantic Blvd (Mixmaster) to Southerly City limit, due to current deteriorated condition and complaints.

Project Justification

The MTA has agreed to allow the I-5 Consortium Cities Joint Powers Authority to use the remaining balance (\$2,004,000) for i-5 Pre-Construction Mitigation Project for improvements on Telegraph Road. The funds will be used to resurface (and reconstruct in selected areas) Telegraph Road in the City of Commerce between Atlantic Boulevard to Southerly City limit.

Project Cost Detail

Components	Prior Years	Year					Total
		2012-13	2013-14	2014-15	2015-16	2016-17	
Professional Services (Eng. & Const. Mngt)		\$122,000	\$272,000				\$394,000
Construction			\$1,610,000				\$1,610,000
TOTAL		\$122,000	\$1,882,000				\$2,004,000

**FY 2011/12 CIP PROJECTS
APPROVED
(GEN. FUNDS & OTHER SOURCES)**

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 11.13.012

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name WASHINGTON BLVD MAJOR IMPROVEMENT	Project Location WASHINGTON BLVD, I-5 TO 350FT WEST OF INDIANA AVE	Fiscal Year Start Date July 2011	Fiscal Year End Date June 2014
Requesting Dept./Dept. Coordinator COMMUNITY DEVELOPMENT DEPARTMENT	Project Management Provided by: COMMUNITY DEVELOPMENT		
Project Category STREET IMPROVEMENT	Project Cost \$32,000,000		

Operating Costs Offset By Revenues:	Operating Cost Savings:
Operating Budget Cost Impact Analysis:	
Potential Funding Source:	
FUNDING SOURCE	AMOUNT
VARIOUS FUNDS	\$32,000,000
TOTAL	\$32,000,000

Project Description

Reconstruct pavement in concrete, sidewalks, curbs, gutters and median islands. Add a third traffic lane in each direction. Install new traffic signals, pavement markings, ADA ramps and landscape. Improve turning radius at intersections, railroad crossing, storm drains and parkway. Relocate street lights (and other utilities) and adjust utility valves as necessary.

Project Justification

Due to the existing heavy truck traffic on Washington Blvd, the rapid deterioration of asphalt pavement (and the poor pavement conditions near the City limit with Vernon), and to relief traffic congestion, it has become necessary to fully reconstruct Washington Blvd.

Project Cost Detail

Components	Prior Years	Year 2012-13	Year 2013-14	Year 2014-15	Year 2015-16	Year 2016-17	Total
Administration & Project Management	\$1,800,000						\$4,800,000
Design & Engineering Services	\$3,800,000						\$4,800,000
Construction	\$20,492,000	\$1,881,000					\$22,400,000
TOTAL	\$32,000,000						\$32,000,000

Preliminary Design & Scope of Work (MTA Prop C 25%)	\$77,000
Preliminary Design & Scope of Work (City Match 35% - 2007 Bond Funds)	\$46,000
Design Specification 60% RDA	\$180,000
40% City 2004 Bond Funds	\$120,000
Construction Management 50% RDA	\$200,000
50% City 2004 Bond Funds	\$200,000
Construction (Phase I) Prop C 25% (MTA Funds)	\$13,285,000
Construction Fed. Highway Funds (SAFE TEA-LU HPP 3085)	\$2,220,000
SAFE TEA-LU Match	\$220,000
California Transportation Commission (CTC Grant)	\$5,800,000
California Transportation Commission (City ROW Match)	\$3,198,000
Construction (Phase I) City Remaining Match (35%)	\$6,454,000
\$3 million - General Fund Reserves - \$3,453,460 RDA	\$32,000,000

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 11-13.013

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name CENTRAL LIBRARY RENOVATION	Project Location 5555 JILLSON STREET, COMMERCE	
Requesting Dept./Dept. Coordinator COMMUNITY DEVELOPMENT	Project Management Provided by: COMMUNITY DEVELOPMENT	
Project Category FACILITY IMPROVEMENT	Project Cost \$4,837,794* Approved on 5/9/12	Fiscal Year Start Date July 2007 Fiscal Year End Date June 2013

Operating Costs Offset By Revenues:	Operating Cost Savings:
Operating Budget Cost Impact Analysis:	
Potential Funding Source:	
FUNDING SOURCE	AMOUNT
BONDS	\$4,837,794
TOTAL	\$4,837,794
Account Number:	

Project Description

Renovate and upgrade the entire public space of the Central Library, Literacy Center, etc.

Project Justification

Re-design and reconfigure the entire library public area, improve lighting, install new carpet, upgrade HVAC system, add new children area (including a separate bathroom), install security cameras, create new areas for Bookstore, Children, Literacy, Teen, Adult, etc. Upgrade computer system, install new Green roof, upgrade electrical power supply, etc. Purchase new furnishing that is modern, functional, and meet current requirements (such as the American with Disability Act),

Project Cost Detail

Components	Prior Years	Year 2012-13	Year 2013-14	Year 2014-15	Year 2015-16	Year 2016-17	Total
Administration & Project Management	\$706,455						\$706,455
Design & Engineering Services	\$1,131,339						\$1,131,339
Construction	\$3,000,000						\$3,000,000
Capital Equipment and Parts							
TOTAL	\$4,837,794						\$4,837,794

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 11.13.014

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name: EMERGENCY OPERATIONS CENTER RETROFIT/CONSTRUCT (EOC -GRANT)		Project Location: Adjacent Field to City Hall	
Requesting Dept./Dept.: COMMUNITY SERVICES		Project Management Provided by: COMMUNITY DEVELOPMENT	
Project Category: FACILITY IMPROVEMENT	Project Cost: \$1,333,333 (-\$333,333 - land/building value)	Fiscal Year Start Date July 2011	Fiscal Year End Date June 2013

Operating Costs Offset By Revenues: N/A		Operating Cost Savings: N/A	
Operating Budget Cost Impact Analysis: N/A			
Potential Funding Source:			
FUNDING SOURCE	AMOUNT		
City Match (land/bldg)	\$333,333		
EOC Grant	\$1,000,000		
TOTAL	\$1,333,333		

Project Description

Design and construct a new stand-alone Emergency Operations Center (EOC) adjacent to the Community Services Department, including acquisition of all emergency equipment, furnishing, etc., required to ensure that the EOC can operate at moment notice.

Project Justification

There is a need for a stand-alone EOC that can be ready 24/7 with all required equipment; supplies and furnishing in the event of a major incident that impacts the City of Commerce. The current EOC is always being used for training and other special events, which detracts from its original purpose of servicing as a 24/7 EOC that is both ready and fully equipped for use at a moment notice. The new EOC will be designed to meet current construction standards for this type of building and constructed adjacent to the Community Services Department.

Project Cost Detail

Components	Prior Years	Year 2012-13	Year 2013-14	Year 2014-15	Year 2015-16	Year 2016-17	Total
City Match (Land/Building Value)	\$333,333						\$333,333
Administration & Project Management	\$150,000						\$150,000
Design & Engineering Services	\$250,000						\$250,000
Construction	\$600,000						\$600,000
TOTAL	\$1,333,333						\$1,333,333

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 11.13.015

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name SHEILA STREET - STREET & DRAINAGE RECONSTRUCTION (FED FUNDS)	Project Location SHEILA STREET AT COMMERCE WAY	Project Management Provided by: COMMUNITY DEVELOPMENT
Requesting Dept./Dept. Coordinator COMMUNITY DEVELOPMENT DEPARTMENT	Project Cost \$500,000	Fiscal Year Start Date July 2008
Project Category STREET IMPROVEMENT		Fiscal Year End Date June 2013

Operating Costs Offset By Revenues:	Operating Cost Savings:
Operating Budget Cost Impact Analysis:	
Potential Funding Source:	
FUNDING SOURCE	AMOUNT
FEDERAL FUNDS	\$500,000
TOTAL	\$500,000
Account Number:	

Project Description

Improve drainage at Sheila Street and Commerce Way to prevent flood.

Project Justification

In the past flooding has occurred at this location, requiring the placement of sandbags to prevent flooding of nearby businesses.

Project Cost Detail

Components	Prior Years	Year 2012-13	Year 2013-14	Year 2014-15	Year 2015-16	Year 2016-17	Total
Design & Engineering Services	\$60,000						\$60,000
Construction	\$440,000						\$440,000
TOTAL	\$500,000						\$500,000

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 10.13.016

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name WASHINGTON BOULEVARD MEDIAN CONSTRUCTION (HSIP GRANT)	Project Location Washington Blvd, between Fidelia Ave and I-5 FWY	Project Management Provided by: COMMUNITY DEVELOPMENT
Requesting Dept./Dept. Coordinator COMMUNITY DEVELOPMENT DEPARTMENT	Fiscal Year Start Date July 2011	Fiscal Year End Date June 2013
Project Category STREET IMPROVEMENT	Project Cost \$427,072 (requesting \$172,972)	

Operating Costs Offset By Revenues: N/A		Operating Cost Savings: N/A
Operating Budget Cost Impact Analysis: N/A		
Potential Funding Source:		Account Number:
FUNDING SOURCE	AMOUNT	
HSIP Grant (Federal)	\$328,072	
GEN. RESERVES	\$99,000	
TOTAL	\$427,072	

Project Description

Recently, Commerce was awarded a Highway Safety Improvement Program (HSIP) Grant for the construction of a center median on Washington Boulevard to prevent the persistent and high number of vehicle collisions (48 collision between 2006 and 2009) being experienced in this area. The majority of these collisions involved vehicles making a left turn into the ARCO fuel station/shopping complex located west of the I-5 FWY southbound ramp entrance. The City can either select to install a concrete median or landscaped median. HSIP funds can pay for either 90% of the concrete median or 10% of a landscaped median. Project will be undertaken in combination with the Washington Boulevard Reconstruction (Caltrans Project No. LAE3085).

Project Estimated Cost
 Preliminary Engineering..... \$55,000
 Construction Engineering..... \$30,000
 Construction..... \$342,072
 Total Project Estimate.....\$427,072

Project Funding Sources
 Federal Share..... \$328,072
 Local Match..... \$ 99,000
 Total Funds..... \$427,072

Project Justification

Due to the high number of vehicle collision in this area, some resulting in injuries, it is recommended that a center median be constructed on Washington Boulevard between Fidelia Avenue and the I-5 FWY, in accordance with the HSIP grant received and public feedback.

Project Cost Detail

Components	Prior	Year	Year	Year	Year	Total
	Years	2012-13	2013-14	2014-15	2015-16	2016-17
Professional Services (Eng. & Const. Mngt)	\$40,000					\$80,000
Construction	\$269,772	\$132,972				\$342,072
TOTAL	\$249,100	\$172,972				\$427,072

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 11-13.017

Project: New Continued (from previous fiscal year) PROJECT NO. TO BE ASSIGNED

Project Name GARFIELD AVENUE STREET IMPROVEMENT	Project Location Garfield Avenue (Malt Ave to Ferguson Dr)	
Requesting Dept./Dept. Coordinator COMMUNITY DEVELOPMENT DEPARTMENT	Project Management Provided by: COMMUNITY DEVELOPMENT	
Project Category STREET IMPROVEMENT	Project Cost \$800,000	Fiscal Year Start Date July 2012
		Fiscal Year End Date June 2013

Operating Costs Offset By Revenues:		Operating Cost Savings:
N/A		N/A
Operating Budget Cost Impact Analysis:		
N/A		
Potential Funding Source:		
FUNDING SOURCE	AMOUNT	Account Number:
STPL Local	\$177,000	
SAFETEA-LU	\$500,000	
GEN. RESERVES	\$123,000	
TOTAL	\$800,000	

Project Description

Resurface and/or reconstruct Garfield Avenue between Malt Avenue and Ferguson Drive, based on their current deteriorated condition and complaints.

Project Justification

As identified in the City's Pavement Management System (presented to City Council on Dec. 2006), there is a current backlog of approximately \$30 million in road and street repairs. In the last three fiscal years, residential street improvement projects have been completed in the following neighborhoods: 1) Rosewood and The Village, 2) Veterans, 3) Bandini and Ayers, and 4) Rosini. The next residential areas to be addressed are Bristow and Ferguson. In the last three fiscal years, the following commercial/industrial streets have been improved: 1) Telegraph Road and Slauson Avenue Intersection, 2) Washington Blvd (Fidelia Ave to Arrowmill Ave); 3) Eastern Avenue (Slauson Ave to Mansfiel Ave); 4) Garfield Ave and Slauson Ave Intersection (Phase I), and 5) Washington Blvd and Telegraph Rd.

Staff has secured federal or state funds for the following street improvement projects: 1) Garfield Avenue Resurfacing (Telegraph Rd to Malt Ave); 2) Washington Boulevard Median Improvement (Fidelia Ave. to I-5 Freeway); and 3) Washington Boulevard and Ayers Ave Truck Impacted Intersection. However, a substantial backlog still remains, especially as to industrial/commercial street repairs. Staff has ranked the following industrial/commercial streets in order of priority, for funding consideration over the next five years:

1. Garfield Avenue Resurfacing (Malt Ave. to Ferguson Drive), estimated cost \$800,000.
2. Flotilla Avenue Reconstruction (Garfield Ave. to Yates Ave., incl. reconstruction of the Garfield/Flotilla intersection), estimated cost \$1.0 mil.
3. Yates Avenue Reconstruction (Washington Blvd. to Flotilla Ave.), estimated cost \$1.0 mil.
4. Eastern Avenue Resurfacing (north of Bandini Blvd to Atlantic Blvd.), estimated cost \$1.0 mil.
5. Atlantic Boulevard Resurfacing (south of Sheila Street to Eastern Ave.), estimated cost \$1.0 mil.

Project Cost Detail

Components	Prior	Year	Year	Year	Year	Total
	Years	2012-13	2013-14	2014-15	2015-16	2016-17
Professional Services (Eng. & Const. Mngt)						
Construction	\$1,230,000	\$677,000				\$1,230,000
TOTAL		\$800,000				\$800,000

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 11.13.018

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name GARFIELD AVENUE @ SLAUSON AVENUE INTERSECTION IMPROVEMENT PHASE II	Project Location Garfield Avenue @ Slauson Avenue	
Requesting Dept./Dept. Coordinator COMMUNITY DEVELOPMENT DEPARTMENT	Project Management Provided by: COMMUNITY DEVELOPMENT	
Project Category STREET IMPROVEMENT	Project Cost \$500,000	Fiscal Year Start Date July 2012
		Fiscal Year End Date June 2013

Operating Costs Offset By Revenues: N/A	Operating Cost Savings: N/A
Operating Budget Cost Impact Analysis: N/A	
Potential Funding Source:	
FUNDING SOURCE	AMOUNT
FEDERAL	\$500,000
TOTAL	\$500,000
Account Number:	

Project Description

Reconstruct intersection approach lanes at the intersection of Garfield Avenue and Slauson Avenue in concrete, based on their current deteriorated conditions as a result of heavy daily truck traffic.

Project Justification

As identified in the City's Pavement Management System (presented to City Council on Dec. 2006), there is a current backlog of approximately \$30 million in road and street repairs. In the last three fiscal years, residential street improvement projects have been completed in the following neighborhoods: 1) Rosewood and The Village, 2) Veterans, 3) Bandini and Ayers, and 4) Rosini. The next residential areas to be addressed are Bristow and Ferguson. In the last three fiscal years, the following commercial/industrial streets have been improved: 1) Telegraph Road and Slauson Avenue Intersection, 2) Washington Blvd (Fidelia Ave to Arrowmill Ave); 3) Eastern Avenue (Slauson Ave to Mansfield Ave); 4) Garfield Ave and Slauson Ave Intersection (Phase I), and 5) Washington Blvd and Telegraph Rd.

Staff has secured federal or state funds for the following street improvement projects: 1) Garfield Avenue Resurfacing (Telegraph Rd to Malt Ave); 2) Washington Boulevard Median Improvement (Fidelia Ave. to I-5 Freeway); 3) Washington Boulevard and Ayers Ave Truck Impacted Intersection and 4) Garfield Avenue at Slauson Avenue Intersection Improvement (Phase II). Phase I improvements of the intersection of Garfield Avenue and Slauson was conducted using American Recovery and Reinvestment Act (ARRA) funds. Unfortunately, due to timing constraints, Phase I funds had to be used before Phase II funding became available. The approach lanes to this intersection are in need of repair due to the daily heavy truck traffic that utilizes this intersection.

Project Cost Detail

Components	Prior Years	2012-13	2013-14	2014-15	2015-16	2016-17	Total
Professional Services (Eng. & Const. Mngt)	\$75,000						\$75,000
Construction	\$425,000						\$425,000
TOTAL	\$500,000						\$500,000

**FY 2012/13 CIP PROJECTS
RECOMMENDED
(GEN. FUNDS & OTHER SOURCES)**

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 11.13.020

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name STREET RESURFACING (ROSINI RESIDENTIAL STREETS)	Project Location ROSINI & ROSEWOOD AREAS
Requesting Dept./Dept. Coordinator COMMUNITY DEVELOPMENT DEPARTMENT	Project Management Provided by: COMMUNITY DEVELOPMENT
Project Category STREET IMPROVEMENT	Project Cost \$2,000,000
	Fiscal Year Start Date July 2011
	Fiscal Year End Date June 2013

Operating Costs Offset By Revenues:	Operating Cost Savings:
Operating Budget Cost Impact Analysis:	
Potential Funding Source:	
FUNDING SOURCE	AMOUNT
BOND REFINANCE	\$2,000,000
TOTAL	\$2,000,000
Account Number:	

Project Description

Reconstruct damaged residential streets in Rosini Area.

Project Justification

Remove/replace damage pavement areas (Harbor , Wilma, Commerce Way, Jillson and other streets).

Project Cost Detail

Components	Prior Years		Year		Year		Year		Total
			2012-13	2013-14	2014-15	2015-16	2016-17		
Design & Engineering Services			\$100,000						\$100,000
Construction			\$1,900,000						\$1,900,000
TOTAL			\$2,000,000						\$2,000,000

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 11.13.021

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name STREET RESURFACING (BRISTOW RESIDENTIAL STREETS)	Project Location BRISTOW AREA
Requesting Dept./Dept. Coordinator COMMUNITY DEVELOPMENT DEPARTMENT	Project Management Provided by: COMMUNITY DEVELOPMENT
Project Category STREET IMPROVEMENT	Project Cost \$1,000,000
	Fiscal Year Start Date July 2011
	Fiscal Year End Date June 2013

Operating Costs Offset By Revenues:	Operating Cost Savings:
Operating Budget Cost Impact Analysis:	
Potential Funding Source:	
FUNDING SOURCE	AMOUNT
BOND REFINANCE	\$805,000
CDBG FUNDS	\$195,000
TOTAL	\$1,000,000

Project Description

Resurface/reconstruct residential street in the Bristow Area.

Project Justification

Remove/replace damage pavement, uplifting sidewalks, install ADA curb cuts, install new curb/gutter as needed, install new pavement markings and signage as required.

Project Cost Detail

Components	Prior Years					Year			Total
	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17		
Design & Engineering Services	\$210,000		\$60,000						\$100,000
Construction	\$155,000		\$745,000						\$745,000
TOTAL	\$195,000		\$805,000						\$1,000,000

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 11.13.022

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name SAFE ROUTE TO SCHOOL (CYCLE 7)	Project Location ROSEWOOD, BANDINI & LAGUNA NUEVA ELEMENTARY SCHOOLS	
Requesting Dept./Dept. Coordinator COMMUNITY DEVELOPMENT DEPARTMENT	Project Management Provided by: COMMUNITY DEVELOPMENT	
Project Category STREET IMPROVEMENT	Project Cost \$572,100	Fiscal Year Start Date July 2011 Fiscal Year End Date June 2013

Operating Costs Offset By Revenues:	Operating Cost Savings:
Operating Budget Cost Impact Analysis:	
Potential Funding Source:	
FUNDING SOURCE	AMOUNT
SR2S Grant (State)	\$514,890
GEN. Reserves (Match)	\$57,210
TOTAL	\$572,100

Project Description

Install various improvements to enhance pedestrian and vehicular safety near or around Rosewood, Bandini and Laguna Nueva Elementary Schools.

Project Justification

Improve pedestrian and vehicular safety near or around Rosewood, Bandini and Laguna Nueva Elementary Schools, including installing feedback signs, lighted crosswalks, sidewalk repairs, ADA curb cuts, new signs, etc.

Project Cost Detail

Components	Prior Years	Year 2012-13	Year 2013-14	Year 2014-15	Year 2015-16	Year 2016-17	Total
Design & Engineering Services		\$45,478					\$45,478
Construction		\$526,622					\$526,622
TOTAL		\$572,100					\$572,100

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 11.13.023

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name RAILROAD CROSSING AND PEDESTRIAN IMPROVEMENTS ON WASHINGTON BLVD (BETWEEN GARFIELD AND YATES) AND GARFIELD AVE (BETWEEN YATES AND MALT) UNDER HIGHWAY SAFETY IMPROVEMENT PROJECT GRANT (CYCLE 4)	Project Location Washington Blvd (b/w Garfield and Yates) Garfield Ave (b/w Yates and Malt)	Operating Costs Offset By Revenues: N/A
Requesting Dept./Dept. Coordinator COMMUNITY DEVELOPMENT DEPARTMENT	Project Management Provided by: COMMUNITY DEVELOPMENT	Operating Cost Savings: N/A
Project Category STREET IMPROVEMENT	Project Cost \$559,400	Operating Budget Cost Impact Analysis: N/A
	Fiscal Year Start Date July 2011	Potential Funding Source:
	Fiscal Year End Date June 2013	FUNDING SOURCE
		BOND REFINANCE
		FEDERAL/GRANT
		TOTAL
		AMOUNT
		\$56,000
		\$503,400
		\$559,400
		Account Number:

Project Description

Perform various improvements at two railroad crossings (Washington Blvd – between Garfield and Yates; Garfield Ave – between Yates and Malt) in order to bring these intersection into Federal/State compliances. Work will involve the following:

- Install emergency vehicle pre-emption systems at railroad crossings.
- Install sidewalk/pathway (to avoid walking along roadway).
- Provide protected left turn phase at the intersection (with existing LT Lane).

Project Justification

The existing railroad crossings do not meet current minimum Federal/State required distance of 200FT between a signalized intersection and a railroad crossing. This project seeks to resolve this matter and bring the crossings up to Federal/State standards. Also, the project will add sidewalks, a protected left-turn at Washington @ Yates to reduce vehicle collisions, upgrade signage, etc., at these locations.

Project Cost Detail

	Prior Years	Year 2012-13	Year 2013-14	Year 2014-15	Year 2015-16	Year 2016-17	Total
Components							
Professional Services (Eng. & Const. Mngt)		\$60,000					\$60,000
Construction		\$499,400					\$499,400
TOTAL		\$559,400					\$559,400

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 11.14.024

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name: RESIDENT CARD SYSTEM AND SERVICE TRACKING PROGRAM		Project Location: Various Locations	
Requesting Dept./Dept.: FINANCE/COMMUNITY DEVELOPMENT		Project Management Provided by: FINANCE/COMMUNITY DEVELOPMENT	
Project Category: FACILITY IMPROVEMENT	Project Cost: \$113,623	Fiscal Year Start Date: July 2011	Fiscal Year End Date: June 2014

Operating Costs Offset By Revenues: N/A		Operating Cost Savings: N/A	
Operating Budget Cost Impact Analysis: N/A			
Potential Funding Source:		Account Number:	
FUNDING SOURCE	AMOUNT		
GEN. RESERVES	\$113,623		
TOTAL	\$113,623		

Project Description

Install and deploy a computer-based employee identification card system for accessing City Hall Building, as well as a resident card system that tracks usage for various City-sponsored recreational activities.

Project Justification

The current employee identification and resident card system is outdated and in need of replacement. The existing system does not track employee access to City Hall building or resident usage of recreational programs.

Project Cost Detail

Components	Prior Years	Year				Total
		2012-13	2013-14	2014-15	2015-16	
Resident Usage Tracking Program	\$25,000	\$5,000	\$5,500			\$35,500
Data Capture Devices	\$21,401	\$21,401	\$21,401			\$64,203
Contingency	\$6,960	\$6,960				\$13,920
TOTAL	\$53,361	\$33,361	\$26,901			\$113,623

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 11.13.025

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name CAMP COMMERCE WATER IMPROVEMENTS	Project Location CAMP COMMERCE	
Requesting Dept./Dept. Coordinator COMMUNITY DEVELOPMENT DEPARTMENT	Project Management Provided by: COMMUNITY DEVELOPMENT	
Project Category FACILITY IMPROVEMENT	Project Cost \$130,000	Fiscal Year Start Date July 2011
		Fiscal Year End Date June 2013

Operating Costs Offset By Revenues:	Operating Cost Savings:
Operating Budget Cost Impact Analysis:	
Potential Funding Source:	
FUNDING SOURCE	AMOUNT
BOND MONIES	\$130,000
TOTAL	\$130,000
Account Number:	

Project Description

Replace water line to Camp Commerce, in order to provide adequate fire fighting capacity.

Project Justification

Design and install necessary improvements to water delivery system in order to provide adequate fire fighting capacity at Camp Commerce, as required by the County of San Bernardino Fire Department.

Project Cost Detail

Components	Prior Years	Year					Total
		2012-13	2013-14	2014-15	2015-16	2016-17	
Design/Engineering/Const Mngt Services	\$40,000						\$40,000
Construction	\$90,000						\$90,000
TOTAL	\$130,000						\$130,000

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 12.13.026

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name CAMP COMMERCE DRIVEWAY IMPROVEMENTS		Project Location Camp Commerce	
Requesting Dept./Dept. Coordinator PARKS AND RECREATION, SCOTT WASSERMAN		Project Management Provided by: STAFF	
Project Category FACILITY IMPROVEMENT	Project Cost \$40,000	Fiscal Year Start Date July 2012	Fiscal Year End Date June 2013

Operating Costs Offset By Revenues: NA		Operating Cost Savings: NA	
Operating Budget Cost Impact Analysis:			
Potential Funding Source:		Account Number:	
FUNDING SOURCE	AMOUNT		
BOND REFINANCE	\$40,000		
TOTAL	\$40,000		

Project Description

Repave the asphalt portion of the driveway at Camp Commerce.

Project Justification

The asphalt portions of the driveway at Camp Commerce have developed potholes, cracks, and fissures and need to be repaved. The specific areas that need to be repaved are located at the driveway entrance and the parking area, behind the kitchen, and were last repaved over 10 years ago. Although the majority of the camp driveway was paved with concrete, these two areas were paved with asphalt, which deteriorates faster, due to the extreme mountain weather.

Project Cost Detail

Components	Prior Years					Total
	Year 2012-13	Year 2013-14	Year 2014-15	Year 2015-16	Year 2016-17	
Design/Engineering/Const Mngt Services	\$10,000					\$10,000
Construction	\$30,500					\$30,000
TOTAL	\$40,000					\$40,000

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 11.13.027

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name GEOTECHNICAL ANALYSIS-CAMP COMMERCE SNOW DROP		Project Location Camp Commerce	
Requesting Dept./Dept. Coordinator PARKS AND RECREATION, SCOTT WASSERMAN		Project Management Provided by: STAFF	
Project Category FACILITY IMPROVEMENT	Project Cost \$30,000	Fiscal Year Start Date July 2012	Fiscal Year End Date June 2013

Operating Costs Offset By Revenues: \$18,100		Operating Cost Savings: NA	
Operating Budget Cost Impact Analysis:			
Potential Funding Source:		Account Number:	
FUNDING SOURCE	AMOUNT		
BOND REFINANCE	\$30,000		
TOTAL	\$30,000		

Project Description

The concrete foundation of the snow drop is cracked and staff is proposing to have an engineer complete a geotechnical analysis to determine if the hillside on which the snow drop sits is stable. If the hillside is stable and deemed safe for continued use as a snow drop, staff recommends installing a new steel support anchor to ensure that the foundation can continue to tolerate the weight of the tractor. If the hillside is deemed unstable, a solution will need to be engineered.

Project Justification

The snow drop at Camp Commerce is the location that is used to dispose of excess snow that staff clears, using the camp tractor. Given the weight of the tractor when it is full of snow, a geotechnical analysis is needed to ensure that the snow drop can continue being used safely.

Project Cost Detail

Components	Prior Years	Year	Year	Year	Year	Total
		2012-13	2013-14	2014-15	2015-16	
Design & Engineering Services		10,000				10,000
Construction		20,000				20,000
TOTAL		\$30,000				\$30,000

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 11.13.028

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name SUPPLEMENTAL FILTRATION AND RE-PLASTERING (SMALL POOL)		Project Location Aquatorium, Small Pool	
Requesting Dept./Dept. Coordinator PARKS AND RECREATION, SCOTT WASSERMAN		Project Management Provided by: STAFF	
Project Category FACILITY IMPROVEMENT	Project Cost \$150,000	Fiscal Year Start Date July 2012	Fiscal Year End Date June 2013

Operating Costs Offset By Revenues: NA	Operating Cost Savings: NA
Operating Budget Cost Impact Analysis:	
Potential Funding Source:	
FUNDING SOURCE	AMOUNT
BOND REFINANCE	\$150,000
TOTAL	\$150,000
Account Number:	

Project Description

-Install permanent, external supplemental filtration to the small pool in the Aquatorium.
-Re-plaster small pool.

Project Justification

The filtration system for the small pool is inadequate, requiring Aquatorium staff to utilize two temporary external filters to provide adequate filtration for the small pool. The temporary filters create a hazard to swimmers, due to their location on the pool deck and cannot be used while the pool is in use. Despite the use of temporary external filters at night, the current filtration level continues to be inadequate, as evidenced by a periodic buildup of bio-film.

The proposed permanent supplemental filtration system will provide additional filtration to complement the existing system and will be housed on the back patio. The installation of a permanent supplemental filtration system will eliminate the need to use temporary external filters, which have become a hazard to swimmers on the pool deck and in the water.

Project Cost Detail

Components	Prior Years	Year	Year	Year	Year	Total
		2012-13	2013-14	2014-15	2015-16	
Design & Engineering Services		15,000				15,000
Construction		135,000				135,000
TOTAL		\$150,000				\$150,000

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 11.13.029

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name EMERGENCY SYSTEM UPGRADE		Project Location CITY HALL & TRANSPORTATION	
Requesting Dept./Dept. Coordinator COMMUNITY DEVELOPMENT		Project Management Provided by: COMMUNITY DEVELOPMENT	
Project Category FACILITY IMPROVEMENT	Project Cost \$196,788	Fiscal Year Start Date July 2011	Fiscal Year End Date June 2013

Operating Costs Offset By Revenues:		Operating Cost Savings:
Operating Budget Cost Impact Analysis:		
Potential Funding Source:		Account Number:
FUNDING SOURCE	AMOUNT	
GEN. RESERVES	\$30,000	
TOTAL	\$30,000	

Project Description

Performed the following items:

- Back-up Generator Tank Installation (Aboveground tank)..... \$100,000 (completed)
- City Hall Generator Replacement..... \$ 10,000
- City Hall UPS Repair (or Replacement)..... \$ 20,000
- TOTAL**..... \$ 30,000

Project Justification

Various improvements to emergency operation systems, to ensure that City can operate and response to a major emergency/disaster in the area.

Project Cost Detail

Components	Prior Years	Year 2012-13	Year 2013-14	Year 2014-15	Year 2015-16	Year 2016-17	Total
Construction	\$30,000						\$30,000
TOTAL	\$30,000						\$30,000

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 11.13.030

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name EMERGENCY DISPENSER/FUEL LINE		Project Location Transportation and Provisor	
Requesting Dept./Dept. Coordinator TRANSPORTATION DEPARTMENT		Project Management Provided by: COMMUNITY DEVELOPMENT	
Project Category FACILITY IMPROVEMENT	Project Cost \$65,000	Fiscal Year Start Date July 2012	Fiscal Year End Date June 2013

Operating Costs Offset By Revenues:	Operating Cost Savings:
Operating Budget Cost Impact Analysis:	
Potential Funding Source:	
FUNDING SOURCE	AMOUNT
BOND REFINANCE	\$65,000
TOTAL	\$65,000
Account Number:	

Project Description

Install new fuel dispenser units at Transportation Department that will be connected aboveground to the new emergency diesel and gasoline tanks installed at the rear of Provisor.

Project Justification

The work will involve obtaining all permits, plans and inspections required to install two fuel dispensers at Transportation. Over time, both diesel and gasoline degrade. In order to ensure that the emergency fuel has not degraded to the point that our fleet cannot use it, it is necessary to connect the tanks to dispensers at the Transportation building. This way the fuel can be periodically rotated. This project will be funded using savings from Aboveground Fuel Tank Project and Underground Fuel Tank Removal Project.

Project Cost Detail

Components	Prior Years	Year 2012-13	Year 2013-14	Year 2014-15	Year 2015-16	Year 2016-17	Total
Design & Construction Services		\$65,000					\$65,000
TOTAL		\$65,000					\$65,000

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 11.13.031

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name: CITY HALL SECURITY / ELECTRONIC CARD SYSTEM		Project Location: CITY HALL	
Requesting Dept./Dept.: COMMUNITY DEVELOPMENT		Project Management Provided by: COMMUNITY DEVELOPMENT	
Project Category: FACILITY IMPROVEMENT	Project Cost: \$2,000,000	Fiscal Year Start Date: July 2007	Fiscal Year End Date: June 2013

Operating Costs Offset By Revenues: N/A		Operating Cost Savings: N/A	
Operating Budget Cost Impact Analysis:			
Potential Funding Source:			
FUNDING SOURCE	AMOUNT		
GEN. RESERVES	\$100,000		
TOTAL	\$100,000	Account Number:	

Project Description

Install an electronic card system at City Hall to control access to employee-only areas.

Project Justification

Security measure to ensure control access to designated employee areas.

Project Cost Detail

Components	Prior Years	Year 2012-13	Year 2013-14	Year 2014-15	Year 2015-16	Year 2016-17	Total
Construction (Installation)	\$100,000						\$100,000
TOTAL	\$100,000						\$100,000

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 11.13.032

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name TEEN CENTER IMPROVEMENTS		Project Location Parking lot, patio, and restrooms	
Requesting Dept./Dept. Coordinator PARKS AND RECREATION, SCOTT WASSERMAN		Project Management Provided by: STAFF	
Project Category FACILITY IMPROVEMENT	Project Cost \$100,000	Fiscal Year Start Date July 2011	Fiscal Year End Date June 2013

Operating Costs Offset By Revenues: NA		Operating Cost Savings: NA	
Operating Budget Cost Impact Analysis:			
Potential Funding Source:		Account Number:	
FUNDING SOURCE	AMOUNT		
BOND REFINANCE	\$100,000		
TOTAL	\$100,000		

Project Description

FY 2011/2012
Rebuild the teen center patio cover (\$25,000)
Remodel the teen center restrooms (\$5,000)

FY 2012/13
Repave the teen center parking lot in FY 2012/13 (\$70,000)

Project Justification

The Teen Center is approximately 55 - years old and was originally designed as a church and later purchased by the City to function as a community recreation center. The facility was dedicated as a Senior Center in the early 1970's and used in this capacity until 1998. The facility became the Teen Center in 1998 and has not undergone any significant renovations.

Improvements to the parking lot, patio cover, and restrooms are intended to improve the facility enough so that it meets the city's standards to continue to function as a teen center. The parking lot has developed potholes and cracks and needs to be repaved and restriped. The existing patio cover contains splintered wood that is in need of replacement. The linoleum floor in both restrooms needs to be replaced with linoleum tiles, to facilitate repairs, when needed.

Project Cost Detail

Components	Prior	Year	Year	Year	Year	Total
	Years	2012-13	2013-14	2014-15	2015-16	2016-17
Design & Engineering Services	\$8,000	\$17,000				\$25,000
Construction	\$22,000	\$53,000				\$75,000
TOTAL	\$30,000	\$70,000				\$100,000

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 11.13.033

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name: MUNICIPAL CODE UPDATE		Project Location: CITY HALL	
Requesting Dept./Dept.: CITY CLERK		Project Management Provided by: CITY CLERK	
Project Category: MISC. IMPROVEMENT	Project Cost: \$45,000	Fiscal Year Start Date: July 2011	Fiscal Year End Date: June 2013

Operating Costs Offset By Revenues: N/A		Operating Cost Savings: N/A	
Operating Budget Cost Impact Analysis: N/A			
Potential Funding Source:		Account Number:	
FUNDING SOURCE	AMOUNT		
GEN. RESERVES	\$45,000*		
TOTAL	\$45,000*		

*Reimbursement from Los Angeles City for 2003, 2005 & 2007 Elections.

Project Description

Update Commerce Municipal Code.

Project Justification

The Municipal Code requiring updating due to new approved changes/updates, including changes in City's operation, responsibilities and function.

Project Cost Detail

Components	Prior Years	Year 2012-13	Year 2013-14	Year 2014-15	Year 2015-16	Year 2016-17	Total
Professional Services	\$45,000						\$45,000
TOTAL	\$45,000						\$45,000

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 11.13.034

Project: **New** **Continued (from previous fiscal year)**

PROJECT NO. TO BE ASSIGNED

Project Name : GREENWOOD LIBRARY IMPROVEMENTS	Project Location 6134 GREENWOOD AVE.	
Requesting Dept./Dept. Coordinator LIBRARY SERVICES	Project Management Provided by: LIBRARY/COMM. DEVELOPMENT	
Project Category FACILITY IMPROVEMENT	Project Cost \$28,300	Fiscal Year Start Date July 2012 Fiscal Year End Date June 2013

Operating Costs Offset By Revenues:	Operating Cost Savings:
Operating Budget Cost Impact Analysis:	
Potential Funding Source:	
FUNDING SOURCE	AMOUNT
BOND REFINANCE	\$28,300
TOTAL	\$28,300
Account Number:	

Project Description

Replace and adjust closers on both set of entrance doors and re-route existing water line.

Project Justification

The existing doors have been here since the 1960s and they are in disrepair. The doors do not hang properly and the wood expands so that they do not close completely. At times the doors do not close at all or they bang shut. The locking mechanisms also need to be replaced because they do not lock correctly. This leaves the library vulnerable to the theft of 18 computers, hundreds of DVDS, CDs and even cash. We also have residents that visit from the local convalescent home who are wheelchair bound that enter through the West entrance, which is not handicap accessible. This entrance needs an automatic door mechanism to accommodate these patrons. The poor condition of these doors also takes away from the overall appearance of the library and replacing the door would enhance the building's appearance.

The existing water needs to be replaced, it is old and in need of replacement. Also, its current location conflicts with the newly planted Italian Cypress trees along the north wall of the parking lot. Last fiscal year, the library had to be closed to a break in the line caused by the growing roots of these trees. It is only a matter of time again before tree roots caused the same problem. The best solution is to relocate the water line towards the west side of the library site where there are no large trees or roots.

Project Cost Detail

Components (including permit cost)	Prior Years					Year			Total
	2012-13	2013-14	2014-15	2015-16	2016-17	Year	Year	Year	
Construction	\$28,300								\$28,300
TOTAL	\$28,300								\$28,300

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 11.13.035

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name CONSTRUCTION MANAGEMENT SERVICES		Project Location Various Locations	
Requesting Dept./Dept. Coordinator COMMUNITY DEVELOPMENT DEPARTMENT		Project Management Provided by: COMMUNITY DEVELOPMENT	
Project Category Infrastructure Improvement (Building)	Project Cost \$257,591	Fiscal Year Start Date July 2012	Fiscal Year End Date June 2013

Operating Costs Offset By Revenues: N/A		Operating Cost Savings: N/A	
Operating Budget Cost Impact Analysis: N/A			
Potential Funding Source:			
FUNDING SOURCE			AMOUNT
Central Library			\$79,853
BOND REFINANCE			\$146,827
PTMISEA			\$30,910
TOTAL			\$257,591

Project Description

Provide professional contractual construction management services and support for all Capital Improvement Project associated with building improvement/construction projects, such as the Central Library Renovation Project, new Emergency Center Operations Construction Project, etc.

Project Justification

In order to continue contractual services provided by Swinerton Management and Associates in the implementation of Capital Improvement Projects. This past fiscal year, Swinerton assisted with the completion of the Aquatorium Locker Room Renovation, ADA Council Chambers Improvement, Bristow Security Cameras and Energy Efficiency Upgrade (Lighting Retrofit). They also provided lead and oversight on the following projects: Central Library/City Hall/Senior Plaza Project, 26th Street MetroLink Station Improvement, Heavy Vehicle Lift, Replace Bus Washer, Painting of Transportation Services Center, Bus Stops -- Citywide, Safe Route to School Project, etc. Several of these projects will begin construction in the upcoming months and construction management services will be needed. They also provided professional support services (cost analysis and estimations, project management, etc.) on various projects as needed, for instance proposed the City Hall Waterfall.

Project Cost Detail

Components	Year					Total
	Prior Years	2012-13	2013-14	2014-15	2015-16	
Construction Management Services		\$257,591				\$257,591
TOTAL		\$257,591				\$257,591

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 11.13.036

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name ENGINEERING AND SUPPORT SERVICES		Project Location Various Locations	
Requesting Dept./Dept. Coordinator COMMUNITY DEVELOPMENT DEPARTMENT		Project Management Provided by: COMMUNITY DEVELOPMENT	
Project Category Infrastructure Improvement	Project Cost \$170,000	Fiscal Year Start Date July 2012	Fiscal Year End Date June 2013

Operating Costs Offset By Revenues: N/A		Operating Cost Savings: N/A	
Operating Budget Cost Impact Analysis: N/A			
Potential Funding Source:			
FUNDING SOURCE	AMOUNT	Account Number:	
GENERAL FUND	\$107,000		
GENERAL RESERVES	\$63,000		
TOTAL	\$170,000		

Project Description

Review plans and specifications, construction estimates and other support services on City's Capital Improvement Projects, as needed.

Project Justification

In order to continue contractual services provided by Transtech Engineering and assist in review of plans and specifications, construction estimates and other support services related to the City's Capital Improvement Plan, as needed. For several years, Transtech Engineering has provided vital engineering and support services on a daily basis and on special projects. Due to the end of redevelopment and budget constraints in the General Fund, it is necessary to fund these services through the Capital Improvement Budget.

Project Cost Detail

Components	Prior	Year	Year	Year	Year	Total
	Years	2012-13	2013-14	2014-15	2015-16	
Engineering & Support Services		\$170,000				\$170,000
TOTAL		\$170,000				\$170,000

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 11.13.037

Project: **New** **Continued (from previous fiscal year)**

PROJECT NO. TO BE ASSIGNED

Project Name PROJECT CONSULTANT SERVICES (ECONOMIC DEVELOPMENT)		Project Location	
Requesting Dept./Dept. Coordinator COMMUNITY DEVELOPMENT DEPARTMENT		Project Management Provided by: COMMUNITY DEVELOPMENT	
Project Category Economic Development Services	Project Cost \$87,000	Fiscal Year Start Date July 2012	Fiscal Year End Date June 2013

Operating Costs Offset By Revenues: N/A		Operating Cost Savings: N/A
Operating Budget Cost Impact Analysis: N/A		
Potential Funding Source:		Account Number:
FUNDING SOURCE	AMOUNT	
GENERAL RESERVES	\$87,000	
TOTAL	\$87,000	

Project Description

Provide professional project consultant services as it relates to Economic Development Services in the City.

Project Justification

In order to continue consultation and support services provided by Tierra West Advisors, Inc., related to Economic Development Services in the City. For several years, Tierra West has provided vital project support and consulting services including economic pro-forma analysis, land use consultation on complex matters as well as general assistance with property acquisition, title work and various capital improvement projects. Due to budget constraints in the General Fund, it is necessary to fund these services through the Capital Improvement Budget.

Project Cost Detail

Components	Prior Years		Year		Year		Year		Total
	2012-13	2013-14	2014-15	2015-16	2016-17	2016-17	2016-17		
Project Consultant Services	\$87,000								\$87,000
TOTAL	\$87,000								\$87,000

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 11.13.038

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name PROJECT CONSULTANT SERVICES (TRANSPORTATION)		Project Location	
Requesting Dept./Dept. Coordinator TRANSPORTATION DEPARTMENT		Project Management Provided by: COMMUNITY DEVELOPMENT	
Project Category Transportation Services	Project Cost \$45,000	Fiscal Year Start Date July 2012	Fiscal Year End Date June 2013

Operating Costs Offset By Revenues: N/A	Operating Cost Savings: N/A
Operating Budget Cost Impact Analysis:	
Potential Funding Source:	
FUNDING SOURCE	AMOUNT
GRANT FUNDS	\$45,000
TOTAL	\$45,000
Account Number:	

Project Description

Provide professional project consultant services as it relates to the administration, oversight and support services of transportation-related grants and transit capital projects in the City.

Project Justification

In order to continue administration and support services provided by Mobility Advancement, related to transportation-related grants and transit capital projects in the City. For several years, Mobility Advancement has provided vital grant administration and support services associated with transportation grants and transit capital projects, including application submittals, submittal of monitoring reports, reimbursement requests, etc. In order not to jeopardize these funds and due to their inherent complexity and General Fund budget constraints, it is necessary to fund these services through funds provided by the capital improvement grants.

Project Cost Detail

Components	Prior Years	Year	Year	Year	Year	Total
		2012-13	2013-14	2014-15	2015-16	
Project Consultant Services (Transportation)		\$45,000				\$45,000
TOTAL		\$45,000				\$45,000

**FY 2012/13 CIP PROJECTS
FUTURE PROJECTS – UNFUNDED
(GEN. FUNDS & OTHER SOURCES)**

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 13.14.039

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name PURCHASE (2) REPLACEMENT EXCURSION BUSES		Project Location 5555 JILLSON STREET, COMMERCE
Requesting Dept./Dept. Coordinator TRANSPORTATION DEPARTMENT		Project Management Provided by: TRANSPORTATION
Project Category EQUIPMENT PURCHASE	Project Cost \$1,300,000	Fiscal Year Start Date July 2013 Fiscal Year End Date June 2014

Operating Costs Offset By Revenues:	Operating Cost Savings:
Operating Budget Cost Impact Analysis:	
Potential Funding Source:	
FUNDING SOURCE	AMOUNT
UNFUNDED	\$1,300,000
TOTAL	\$1,300,000
Account Number:	

Project Description

Replace buses #308 and 307, which are used to cover Excursion trips. However, it is primarily used to transport passengers to and from Camp Commerce located in Lake Arrowhead, California.

Project Justification

Both buses were purchased in 1995 and have exceeded its useful life. The useful life for large transit buses, including over the road buses is at least 12 years of service or 500,000 miles; per FTA Circular 5010.1D. Due to the excessive miles that have accumulated over the years, the bus reliability has decreased and the cost of maintenance and repairs has increased considerably over the past 12-month period. Staff will be recommending a vehicle replacement fee to help cover the cost of purchase, which shall be based on ridership.

Project Cost Detail

Components	Prior Years	Year 2012-13	Year 2013-14	Year 2014-15	Year 2015-16	Year 2016-17	Total
Replacement Cost for Both Buses			\$1,300,000				\$1,300,000
TOTAL			\$1,300,000				\$1,300,000

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 13.14.040

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name CITY HALL COMPLEX IMPROVEMENT		Project Location COUNCILSENIOR PLAZA	
Requesting Dept./Dept. Coordinator COMMUNITY DEVELOPMENT		Project Management Provided by: COMMUNITY DEVELOPMENT	
Project Category FACILITY IMPROVEMENT	Project Cost \$500,000	Fiscal Year Start Date July 2013	Fiscal Year End Date June 2014

Operating Costs Offset By Revenues:		Operating Cost Savings:	
Operating Budget Cost Impact Analysis:			
Potential Funding Source:			
FUNDING SOURCE	AMOUNT	Account Number:	
RED. FUNDS	\$75,000		
UNFUNDED	\$425,000		
TOTAL	\$500,000		

Project Description

Reconstruct Senior Plaza area; install new sidewalk and walkway; install new ADA ramps, lighting, signs and trees. Create a podium to hold events or functions.

Project Justification

Replace uplifted sidewalk and walkway that are creating a hazard to pedestrians; upgrade ramps to meet ADA requirements; replace old lighting, remove damaged/worn out rails, etc.

Project Cost Detail

Components	Prior Years	Year	Year	Year	Year	Total
		2012-13	2013-14	2014-15	2015-16	
Design & Engineering Services	\$75,000		\$425,000			\$500,000
Construction						\$425,000
TOTAL	\$75,000		\$425,000			\$500,000

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 13.14.041

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name FACILITY ASSESSMENT & MANAGEMENT PLAN		Project Location ALL CITY BUILDINGS	
Requesting Dept./Dept. Coordinator COMMUNITY DEVELOPMENT DEPARTMENT		Project Management Provided by: COMMUNITY DEVELOPMENT	
Project Category FACILITY IMPROVEMENT	Project Cost \$250,000	Fiscal Year Start Date July 2013	Fiscal Year End Date June 2014

Operating Costs Offset By Revenues:		Operating Cost Savings:
Operating Budget Cost Impact Analysis:		
Potential Funding Source:		Account Number:
FUNDING SOURCE	AMOUNT	
UNFUNDED	\$250,000	
TOTAL	\$250,000	

Project Description

Perform a comprehensive and detail inspection, inventory and assessment of all City-owned buildings, including developing a 10-year life-cycle analysis of each facility and their major components (site, exterior structure, interior structure, handicapped accessibility, health, life/fire safety, HVAC, plumbing, electrical, security and elevator) and implementing a service request and inventory software program.

Project Justification

Due to the age of several of our facilities and their major components, it is necessary to perform a comprehensive inspection, inventory and assessment of all City-owned facilities. Such an effort will allow us to establish an inventory and life-cycle analysis, project future replacement needs and costs, and improve service delivery.

Project Cost Detail

Components	Prior Years	Year 2012-13	Year 2013-14	Year 2014-15	Year 2015-16	Year 2016-17	Total
	Inspection and Engineering Services			\$250,000			
TOTAL			\$250,000				\$250,000

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 13.14.042

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name: VETERANS' PARK IMPROVEMENT	Project Location: Veterans' Park	
Requesting Dept./Dept.: COMMUNITY DEVELOPMENT DEPARTMENT	Project Management Provided by: COMMUNITY DEVELOPMENT	
Project Category: FACILITY IMPROVEMENT	Project Cost: \$2,000,000	Fiscal Year Start Date: July 2013 Fiscal Year End Date: June 2014

Operating Costs Offset By Revenues: N/A	Operating Cost Savings: N/A	
Operating Budget Cost Impact Analysis: N/A		
Potential Funding Source:		
FUNDING SOURCE	AMOUNT	Account Number:
UNFUNDED	\$2,000,000	
TOTAL	\$2,000,000	

Project Description

Decommission the firing range, perform structural repairs and improvements; repair and replace water and sewer systems; improve ADA access to building; repaved parking lot; and performed other civic improvements as necessary.

Project Justification

The Veterans Park Community Center and Grounds is in need of several improvements associated with the building age, usage and prior usage of the site as a landfill.

Project Cost Detail

Components	Prior Years	Year					Total
		2012-13	2013-14	2014-15	2015-16	2016-17	
Administration & Project Management			\$150,000	\$150,000			\$300,000
Design & Engineering			\$200,000	\$200,000			\$400,000
Construction			\$650,000	\$650,000			\$1,300,000
TOTAL			\$1,000,000	\$1,000,000			\$2,000,000

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 13.14.043

Project: New Continued (from previous fiscal year) **PROJECT NO. TO BE ASSIGNED**

Project Name: RENOVATION OF BRISTOW AND VETERAN'S PARK SPRAY POOLS	Project Location: Bristow and Veteran's Parks	
Requesting Dept./Dept.: PARKS AND RECREATION	Project Management Provided by: PARKS AND RECREATION/ COMM. DEV.	
Project Category: FACILITY IMPROVEMENT	Project Cost: \$400,000	Fiscal Year Start Date: July 2013
		Fiscal Year End Date: June 2014

Operating Costs Offset By Revenues: N/A	Operating Cost Savings: \$7,000 per year per spray pool	
Operating Budget Cost Impact Analysis: The Parks and Recreation Department currently spends approximately \$7,000 per year at each spray pool to provide lifeguards during operational hours. It is necessary to provide lifeguards due to the standing water that exists at each spray pool. The new design will replace standing water features with popular spray features, which will eliminate standing water and the need to assign lifeguards.		
Potential Funding Source:		Account Number:
FUNDING SOURCE	AMOUNT	
UNFUNDED	\$400,000	
TOTAL	\$400,000	

Project Description

Renovation of the spray pools at Bristow and Veteran's Parks.

Project Justification

The spray pools at Bristow and Veterans Parks are over 35 years old and have never been modernized or renovated. Staff would like to redesign the areas to replace standing water features with spray features that are more reflective of modern industry standards, require less maintenance, use less water, and reduce operating costs by eliminating the need for lifeguard supervision.

Project Cost Detail

Components	Prior Years	Year 2012-13	Year 2013-14	Year 2014-15	Year 2015-16	Year 2016-17	Total
Administration & Project Management			\$30,000				\$30,000
Design & Engineering			\$50,000				\$50,000
Construction			\$320,000				\$320,000
TOTAL			\$400,000				\$400,000

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 13.14.044

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name PURCHASE OF FIFTEEN 8-PASSENGER VANS	Project Location N/A
Requesting Dept./Dept. Coordinator Parks and Recreation, Scott Wasserman	Project Management Provided by: Transportation Department
Project Category EQUIPMENT IMPROVEMENT	Project Cost \$650,000
	Fiscal Year Start Date July 2013
	Fiscal Year End Date June 2014

Operating Costs Offset By Revenues: N/A	Operating Cost Savings: N/A
Operating Budget Cost Impact Analysis:	
Potential Funding Source:	
FUNDING SOURCE	AMOUNT
UNFUNDED	\$650,000
TOTAL	\$650,000
Account Number:	

Project Description

The Parks and Recreation Department is in need of fifteen (15), 8 passenger vans to transport program participants to various activities.

Project Justification

The Parks and Recreation Department currently operates 10, fifteen passenger vans that are used to transport recreation program participants to various activities. Recently, the vans became the subject of numerous safety concerns and the last two rows of seats have been removed from each van, to mitigate documented safety issues.

The Parks and Recreation Department is in need of fifteen, eight passenger vans that will enable the City to completely phase out the use of the 15 passenger vans. The Parks and Recreation Department is requesting an increase in the number of vans from 10 to 15, due to the smaller number of passengers each new van can transport. In addition, the Parks and Recreation Department will increase the number of passenger vans assigned to Camp Commerce from 4 to 6, to ensure that a sufficient number of campers can be evacuated in an emergency.

Transportation staff estimates the trade in value of existing vans to be approximately \$40,700.

Project Cost Detail

	Prior Years	Year 2012-13	Year 2013-14	Year 2014-15	Year 2015-16	Year 2016-17	Total
Components							
Purchase 15 vans			\$650,000				\$650,000
TOTAL			\$650,000				\$650,000

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 13.14.045

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name SIGN IMPROVEMENT – PARK ENTRANCE / LIBRARY	Project Location BANDINI, BRISTOW, ROSEWOOD PARKS, & BRANCH LIBRARIES	Fiscal Year Start Date July 2013	Fiscal Year End Date June 2014
Requesting Dept./Dept. Coordinator PARKS AND RECREATION, SCOTT WASSERMAN		Project Management Provided by: STAFF	
Project Category FACILITY IMPROVEMENT	Project Cost \$45,000		

Operating Costs Offset By Revenues: NA	Operating Cost Savings: NA
Operating Budget Cost Impact Analysis:	
Potential Funding Source:	
FUNDING SOURCE	AMOUNT
UNFUNDED	\$45,000
TOTAL	\$45,000
Account Number:	

Project Description

Replace decaying wooden park entrance signs at Bandini, Bristow and Rosewood Parks. Also install directional signs directing motorists to libraries (such as Bristow, Central, Greenwood & Atlantic). Also, replace Atlantic Library building lettering with larger letters (or fonts).

Project Justification

Park entrance signs require replacement due to prolong weather exposure and termites. Directional signs to several libraries are faded and need replacement. Library patrons' complaint about not being able to find libraries.

Project Cost Detail

Components	Prior Years	Year 2012-13	Year 2013-14	Year 2014-15	Year 2015-16	Year 2016-17	Total
Design & Construction			\$45,000				\$45,000
TOTAL			\$45,000				\$45,000

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 13.14.046

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name VETERAN'S PARK SOFTBALL FIELD BLEACHER / DUGOUT - DESIGN (\$6,000 / \$89,000)	Project Location Various Locations
Requesting Dept./Dept. Coordinator COMMUNITY DEVELOPMENT DEPARTMENT	Project Management Provided by: COMMUNITY DEVELOPMENT
Project Category FACILITY IMPROVEMENT	Project Cost \$95,000
	Fiscal Year Start Date July 2013
	Fiscal Year End Date June 2014

Operating Costs Offset By Revenues:		Operating Cost Savings:
N/A		N/A
Operating Budget Cost Impact Analysis:		
N/A		
Potential Funding Source:		Account Number:
FUNDING SOURCE	AMOUNT	
UNFUNDED	\$95,000	
TOTAL	\$95,000	

Project Description

Remove and replace damaged sidewalk and other concrete surfaces (driveways, curbs, gutters, etc.), and install ADA-compliant ramps throughout the City, as necessary or in conjunction with street improvement projects.

Project Justification

Last fiscal year the City Council appropriated \$500,000 to repair damaged and deteriorated sidewalks, other concrete surfaces, and to install ADA-compliant ramps throughout the City. The sidewalk and other concrete surfaces in residential and industrial areas require removal and replacement due to tree root damage and/or heavy truck traffic. Furthermore, all street improvements (involving more than just the application of a slurry seal) require that the municipal agency in charge of the project also install ADA-compliant ramps within the project limits.

Project Cost Detail

Components	Prior Years	Year	Year	Year	Year	Total
		2012-13	2013-14	2014-15	2015-16	
Professional Services (Eng. & Const. Mngt)			\$6,000			\$6,000
Construction			\$89,000			\$89,000
TOTAL			\$95,000			\$95,000

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 13.14.047

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name ANNUAL ALLEY RESURFACING AND RECONSTRUCTION PROGRAM		Project Location Various Locations	
Requesting Dept./Dept. Coordinator COMMUNITY DEVELOPMENT		Project Management Provided by: COMMUNITY DEVELOPMENT	
Project Category STREET IMPROVEMENT	Project Cost \$100,000	Fiscal Year Start Date July 2013	Fiscal Year End Date June 2014

Operating Costs Offset By Revenues: N/A	Operating Cost Savings: N/A
Operating Budget Cost Impact Analysis:	
Potential Funding Source:	
FUNDING SOURCE	AMOUNT
UNFUNDED	\$100,000
TOTAL	\$100,000
Account Number:	

Project Description

Repair damaged alleys throughout the City, as necessary.

Project Justification

Last fiscal year the City Council appropriated \$100,000 to repair damaged and deteriorated alleys throughout the City. Many of our alleys have not been addressed in many years are require attention. In some areas, the trash truck service containers from the alley. These heavy trucks have added to the rapid deterioration of alleys.

Project Cost Detail

Components	Prior Years	Year	Year	Year	Year	Total
		2012-13	2013-14	2014-15	2015-16	
Professional Services (Engineering/ Inspection)			\$30,000			\$30,000
Construction			\$70,000			\$70,000
TOTAL			\$100,000			\$100,000

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 13.14.048

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name ANNUAL SIDEWALK REPAIR PROGRAM	Project Location Various Locations	
Requesting Dept./Dept. Coordinator COMMUNITY DEVELOPMENT	Project Management Provided by: COMMUNITY DEVELOPMENT	
Project Category STREET IMPROVEMENT	Project Cost \$500,000	Fiscal Year Start Date July 2012
		Fiscal Year End Date June 2013

Operating Costs Offset By Revenues: N/A	Operating Cost Savings: N/A
Operating Budget Cost Impact Analysis: N/A	
Potential Funding Source:	
FUNDING SOURCE	AMOUNT
UNFUNDED	\$500,000
TOTAL	\$500,000
Account Number:	

Project Description

Remove and replace damaged sidewalk and other concrete surfaces (driveways, curbs, gutters, etc.), and install ADA-compliant ramps throughout the City, as necessary or in conjunction with street improvement projects.

Project Justification

Last fiscal year the City Council appropriated \$500,000 to repair damaged and deteriorated sidewalks, other concrete surfaces, and to install ADA-compliant ramps throughout the City. The sidewalk and other concrete surfaces in residential and industrial areas require removal and replacement due to tree root damage and/or heavy truck traffic. Furthermore, all street improvements (involving more than just the application of a slurry seal) require that the municipal agency in charge of the project also install ADA-compliant ramps within the project limits.

Project Cost Detail

Components	Prior Years	Year					Total
		2012-13	2013-14	2014-15	2015-16	2016-17	
Professional Services (Eng. & Const. Mngt)			\$50,000				\$50,000
Construction			\$450,000				\$450,000
TOTAL			\$500,000				\$500,000

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 13.14.049

Project: New Continued (from previous fiscal year)

PROJECT NO. **TO BE ASSIGNED**

Project Name OLD FIRE STATION #27 TENANT IMPROVEMENTS		Project Location Fire Station #27	
Requesting Dept./Dept. Coordinator COMMUNITY DEVELOPMENT		Project Management Provided by: COMMUNITY DEVELOPMENT	
Project Category FACILITY IMPROVEMENT	Project Cost \$25,000	Fiscal Year Start Date July 2013	Fiscal Year End Date June 2014

Operating Costs Offset By Revenues: N/A	Operating Cost Savings: N/A
Operating Budget Cost Impact Analysis: N/A	
Potential Funding Source:	
FUNDING SOURCE	AMOUNT
UNFUNDED	\$25,000
TOTAL	\$25,000
Account Number:	

Project Description

Perform various tenant improvements at the Fire Station to accommodate the transfer of Public Services Maintenance Operations, in order to transition away from North Annex building. Work will include: painting (mostly exterior with some minor interior), flooring repairs, kitchen retrofit, irrigation & landscape, outside drainage improvements, furnishing, etc.

Project Justification

The City is responsible for the maintenance and repair of all City facilities. Last year, the Public Services Maintenance Operation was transferred from the North Annex building due to seismic concerns with that building. Although, staff and all day-to-day use equipment have relocated to the Fire Station, and several improvements have been made to the station (roof, plumbing, HVAC upgrades, security monitoring system, etc.) some improvements are still necessary to accommodate operational needs, equipment, storage and staff, etc., as well as, improvement tenant conditions to acceptable City standards and a functional maintenance based of operation.

Project Cost Detail

Components	Prior Years	Year				Total
		2012-13	2013-14	2014-15	2015-16	
Construction/Contractual Services			\$25,000			\$25,000
TOTAL			\$25,000			\$25,000

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 13.14.050

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name BANDINI PARK IMPROVEMENTS	Project Location Bandini Park Community Center Restrooms Improvements	Operating Costs Offset By Revenues: NA
Requesting Dept./Dept. Coordinator COMMUNITY DEVELOPMENT DEPARTMENT	Project Management Provided by: COMMUNITY DEVELOPMENT	Operating Budget Cost Impact Analysis:
Project Category FACILITY IMPROVEMENT	Project Cost \$50,000	Potential Funding Source:
	Fiscal Year Start Date July 2013	FUNDING SOURCE
	Fiscal Year End Date June 2014	TBD
		TOTAL \$50,000
		Account Number:

Operating Costs Offset By Revenues: NA	Operating Costs Savings: NA
Operating Budget Cost Impact Analysis:	
Potential Funding Source:	
FUNDING SOURCE	AMOUNT
TBD	\$50,000
TOTAL	\$50,000
Account Number:	

Project Description

Remodel all indoor and outdoor restrooms at Bandini Park, work to include new sinks, fixtures, tiles, lighting, ventilation, partitions, and floor drainage.

Project Justification

The floor drainage in the men inside restroom needs to be repaired, as well as, the inside handicapped restroom (which is connected to the pre-school restroom). Additionally, the outside men restroom is missing several mirrors. All restrooms could use a new look for they are being to show wear and tear.

Project Cost Detail

Components	Prior Years					Total
	Year 2012-13	Year 2013-14	Year 2014-15	Year 2015-16	Year 2016-17	
Construction/ Contractual Services		\$50,000				\$50,000
TOTAL		\$50,000				\$50,000

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 13.14.051

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name SLAUSON AT GAGE - SIDEWALK, CURB AND GUTTER IMPROVEMENT (ENGINEERING SERVICES)	Project Location SLAUSON AVENUE @ GAGE AVENUE	
Requesting Dept./Dept. Coordinator COMMUNITY DEVELOPMENT DEPARTMENT	Project Management Provided by: COMMUNITY DEVELOPMENT	
Project Category STREET IMPROVEMENT	Project Cost \$120,000	Fiscal Year Start Date July 2013 Fiscal Year End Date June 2014

Operating Costs Offset By Revenues:	Operating Cost Savings:
Operating Budget Cost Impact Analysis:	
Potential Funding Source:	
FUNDING SOURCE	AMOUNT
UNFUNDED	\$120,000
TOTAL	\$120,000
Account Number:	

Project Description

Provide engineering services and develop plans and specifications to improve sidewalk, curb & gutter, railroad crossing/signal, drainage and street alignment at this intersection.

Project Justification

Improve intersection of Slauson Ave at Gage Ave in order to improve vehicle and pedestrian flow at this intersection.

Project Cost Detail

Components	Prior Years	Year 2012-13	Year 2013-14	Year 2014-15	Year 2015-16	Year 2016-17	Total
Design & Engineering Services							
TOTAL							
			\$120,000				\$120,000
			\$120,000				\$120,000

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 13.14.052

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name CITY PHONE UPGRADE PROJECT	Project Location City Facilities	
Requesting Dept./Dept. Coordinator FINANCE / IT DIVISION	Project Management Provided by: AL VELA, IT MANAGER	
Project Category FACILITY IMPROVEMENT	Project Cost \$350,000	Fiscal Year Start Date July 2013
		Fiscal Year End Date June 2014

Operating Costs Offset By Revenues: N/A	Operating Cost Savings: N/A
Operating Budget Cost Impact Analysis: N/A	
Potential Funding Source: Account Number:	
FUNDING SOURCE	AMOUNT
TBD	350,000
TOTAL	350,000

Project Description

The replacement of the PBX equipment, desk phones, voice mail and the running of new wires to all offices.

Project Justification

The old system is becoming more difficult to maintain because there no new parts being manufactured and less experience techs available to support it. In addition, the new equipment will offer more features at a lower costs.

Project Cost Detail

Components	Prior Years	Year 2012-13	Year 2013-14	Year 2014-15	Year 2015-16	Year 2016-17	Total
Design & Engineering Services			15,000				15,000
Wiring			100,000				100,000
Phone Equipment			235,000				235,000
TOTAL			350,000				350,000

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 13.14.053

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name FLOORING REPLACEMENT		Project Location Various City Facilities	
Requesting Dept./Dept. Coordinator COMMUNITY DEVELOPMENT		Project Management Provided by: COMMUNITY DEVELOPMENT	
Project Category FACILITY IMPROVEMENT	Project Cost \$58,000	Fiscal Year Start Date July 2012	Fiscal Year End Date June 2014

Operating Costs Offset By Revenues: N/A		Operating Cost Savings: N/A	
Operating Budget Cost Impact Analysis: N/A			
Potential Funding Source:		Account Number:	
FUNDING SOURCE	AMOUNT		
UNFUNDED	\$58,000		
TOTAL	\$58,000		

Project Description

Replace damaged, faded or worn out carpet or vinyl flooring at various city facilities, as listed below:

Location/Description	Estimated Cost
Bristow Park (Pre-school, Dance Room, & Game Room) - carpet, tile and special flooring replacement	\$25,000
Rosewood Park (Pre-school, Cable- TV, East & West Hallway) - carpet and flowing replacement (including carpet mats for pre-school).	\$33,000
Total Estimate	\$58,000

Project Justification

The carpet/vinyl flooring at various city facilities required replacement. The existing flooring has become damaged, faded or worn out and cannot be cleaned anymore. The worn out condition of the flooring has been mentioned by several patrons/visitors to the facilities.

Project Cost Detail

Components	Prior Years					Year 2016-17	Total
	Year 2012-13	Year 2013-14	Year 2014-15	Year 2015-16	Year 2016-17		
Contractual Flooring Replacement	\$33,000	\$25,000					\$58,000
TOTAL	\$33,000	\$25,000					\$58,000

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 13.14.054

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name SECURITY CAMERAS (ROSEWOOD PARK)		Project Location Rosewood Park	
Requesting Dept./Dept. Coordinator PARKS AND RECREATION, SCOTT WASSERMAN		Project Management Provided by: STAFF	
Project Category FACILITY IMPROVEMENT	Project Cost \$7,000	Fiscal Year Start Date July 2013	Fiscal Year End Date June 2014

Operating Costs Offset By Revenues: N/A	Operating Cost Savings: N/A
Operating Budget Cost Impact Analysis:	
Potential Funding Source:	
FUNDING SOURCE	AMOUNT
UNFUNDED	\$7,000
TOTAL \$7,000	\$7,000
Account Number:	

Project Description

Install 6 additional exterior surveillance cameras near the exterior entrances to the community center.

Project Justification

Existing cameras at Rosewood Park have been used successfully to deter crime and identify suspects in cases of theft and vandalism. As these cameras are primarily trained on park grounds, additional cameras are needed to cover entrances to the community center.

Project Cost Detail

Components	Prior Years	Year					Total
		2012-13	2013-14	2014-15	2015-16	2016-17	
Construction			\$7,000				\$7,000
TOTAL			\$7,000				\$7,000

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 13.14.055

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name SECURITY CAMERAS (SENIOR CENTER)		Project Location Back patio and inside center	
Requesting Dept./Dept. Coordinator PARKS AND RECREATION, SCOTT WASSERMAN		Project Management Provided by: STAFF	
Project Category FACILITY IMPROVEMENT	Project Cost \$15,000	Fiscal Year Start Date July 2013	Fiscal Year End Date June 2014

Operating Costs Offset By Revenues: NA	Operating Cost Savings: NA
Operating Budget Cost Impact Analysis:	
Potential Funding Source:	
FUNDING SOURCE	AMOUNT
UNFUNDED	\$15,000
TOTAL	\$15,000
Account Number:	

Project Description

Install additional surveillance cameras inside the Senior Center and on the back patio

Project Justification

The back patio of the Senior Center was recently vandalized, requiring costly repairs. This area is especially vulnerable to vandalism, since it is difficult to see from the street or parking lot and is beyond the view of the existing exterior surveillance camera. The placement of an additional camera to cover the back patio would be an investment in preventing future vandalism to this facility. This camera would be monitored by Public Services' existing monitoring system.

Staff would like to place two surveillance cameras inside the Senior Center to assist in deterring crime and enforcing facility rules. These cameras could be monitored using the Parks and Recreation Department's existing monitoring system.

Project Cost Detail

Components	Prior Years					Total
	Year 2012-13	Year 2013-14	Year 2014-15	Year 2015-16	Year 2016-17	
Construction		\$15,000				\$15,000
TOTAL		\$15,500				\$15,500

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 13.14.056

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name SENIOR CENTER CARPET REPLACEMENT	Project Location Lobby, TV room, billiards room, hallway	
Requesting Dept./Dept. Coordinator PARKS AND RECREATION, SCOTT WASSERMAN	Project Management Provided by: COMMUNITY DEVELOPMENT	
Project Category FACILITY IMPROVEMENT	Project Cost \$40,000	Fiscal Year Start Date July 2013
		Fiscal Year End Date June 2014

Operating Costs Offset By Revenues: NA	Operating Cost Savings: NA
Operating Budget Cost Impact Analysis:	
Potential Funding Source:	
FUNDING SOURCE	AMOUNT
UNFUNDED	\$40,000
TOTAL	\$40,000
Account Number:	

Project Description

Replace all carpet in the Senior Center, including the lobby, television room, billiards room, and hallway.

Project Justification

The Senior Center plays a central role in the recreation and leisure needs of the senior community. The current carpet was installed in 1997 and is 14 years old. The gradual deterioration of the carpet is evidenced by frayed edges, several permanent stains, and areas that are worn.

Project Cost Detail

Components	Prior Years	Year					Total
		2012-13	2013-14	2014-15	2015-16	2016-17	
Construction			\$40,000				\$40,000
TOTAL			\$40,000				\$40,000

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 13.14.057

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name ROSEWOOD PARK OUTSIDE RESTROOM IMPROVEMENTS		Project Location Outside restrooms at Rosewood Park	
Requesting Dept./Dept. Coordinator PARKS AND RECREATION, SCOTT WASSERMAN		Project Management Provided by: STAFF	
Project Category FACILITY IMPROVEMENT	Project Cost \$65,000	Fiscal Year Start Date July 2013	Fiscal Year End Date June 2014

Operating Costs Offset By Revenues: NA	Operating Cost Savings: NA
Operating Budget Cost Impact Analysis:	
Potential Funding Source:	
FUNDING SOURCE	AMOUNT
UNFUNDED	\$65,000
TOTAL	\$65,000
Account Number:	

Project Description

Refurbished both men's and women's outside restrooms; install ceramic tiles on the walls, improve ventilation and lighting; and install new partitions and fixtures.

Project Justification

The outside restrooms at Rosewood Park do not meet the City's standards and are in need of improvement. The lighting and ventilation are poor and the existing partitions have been vandalized and are in need of replacement.

Project Cost Detail

Components	Prior Years					Total
	Year 2012-13	Year 2013-14	Year 2014-15	Year 2015-16	Year 2016-17	
Design & Engineering Services		\$15,000				\$15,000
Construction		\$50,000				\$50,000
TOTAL		\$65,000				\$65,000

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 12.13.058

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name BRISTOW PARK IMPROVEMENTS	Project Location Bristow Park Community Center Inside Restrooms	Operating Costs Offset By Revenues: NA
Requesting Dept./Dept. Coordinator PARKS AND RECREATION, SCOTT WASSERMAN	Project Management Provided by: STAFF	Operating Budget Cost Impact Analysis:
Project Category FACILITY IMPROVEMENT	Project Cost \$80,000	Potential Funding Source:
Fiscal Year Start Date July 2013	Fiscal Year End Date June 2014	FUNDING SOURCE
		CIP Fund
		TOTAL
		AMOUNT
		\$80,000
		\$80,000
		Account Number:
		NA

Project Description

Remodel women's and men's restrooms with new sinks, fixtures, tiles, lighting, ventilation and partitions (\$80,000)

Project Justification

Bristow Park is one of the City's busiest parks, and plays a central role in the recreation and leisure needs of the community. As the facility ages, the condition of the restrooms in the lobby no longer reflect the City's standards. The women's restroom only has one sink and the men's restroom only has one sink and the men's has two sinks. Both restrooms have poor lighting and ventilation and would benefit from the replacement of toilets, sinks and tile.

Project Cost Detail

Components	Prior Years	Year 2012-13	Year 2013-14	Year 2014-15	Year 2015-16	Year 2016-17	Total
Design & Engineering Services			\$20,000				\$20,000
Construction			\$60,000				\$60,000
TOTAL			\$80,000				\$80,000

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 14.15.059

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name COUNCIL CHAMBER UPGRADE (AUDIOVISUAL PHASE 2)	Project Location City Council Chambers	
Requesting Dept./Dept. Coordinator PUBLIC INFORMATION OFFICE/ CABLE TV	Project Management Provided by: BRIAN WOLFSON	
Project Category FACILITY IMPROVEMENT	Project Cost 370,000.00 Estimate.	Fiscal Year Start Date July 2014
		Fiscal Year End Date June 2015

Operating Costs Offset By Revenues:		Operating Cost Savings:
Operating Budget Cost Impact Analysis:		
Potential Funding Source:		
FUNDING SOURCE	AMOUNT	Account Number:
TBD	\$370,000	
TOTAL	\$370,000	

Project Description

Complete Phase Two of the Council Chambers Audio/Visual Upgrade Project. In 2008, Spinitar completed Phase One of the aforementioned project, which mainly involved improvements in the Council Chambers. Phase Two seeks to establish remote control of all cameras, monitors, audio, etc. from the Cable Studio at Rosewood Aquatorium.

Project Justification

Complete audio/visual upgrades in the Council Chambers and establish remote control of all cameras, monitors and audio system within the Chambers from the Cable Studio at the Rosewood Aquatorium. Work will include:

- Upgrade of analog cameras to High Definition due to changing technology.
- Robotics system upgrade needed due to non support of existing system.
- Fiber line needed from Rosewood Aquatorium needed to support new technology.
- Router system needed to support new technology.
- Lighting in the council chamber needed to support correct Kelvin broadcast color temperature.
- Video Switcher is needed to support new technology and to position cable to be able to continue with broadcast with equipment of today's technology.

Project Cost Detail

Components	Prior Years		Year	Year	Year	Year	Total
			2012-13	2013-14	2014-15	2015-16	2016-17
Design & Engineering Services					\$63,000		\$63,000
Construction					\$307,000		\$307,000
TOTAL					\$370,000		\$370,000

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 13.14.060

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name PURCHASE REPLACEMENT EXCURSION BUS	Project Location 5555 JILLSON STREET, COMMERCE	
Requesting Dept./Dept. Coordinator TRANSPORTATION DEPARTMENT	Project Management Provided by: TRANSPORTATION	
Project Category EQUIPMENT PURCHASE	Project Cost \$650,000	Fiscal Year Start Date July 2013
		Fiscal Year End Date June 2014

Operating Costs Offset By Revenues:	Operating Cost Savings:
Operating Budget Cost Impact Analysis:	
Potential Funding Source:	
FUNDING SOURCE	AMOUNT
UNFUNDED	\$650,000
TOTAL	\$650,000
Account Number:	

Project Description

Replace bus #308, which is used to cover Excursion trips. However, it is primarily used to transport passengers to and from Camp Commerce located in Lake Arrowhead, California.

Project Justification

Bus #308 was purchased in 1995 and has exceeded its useful life. The useful life for large transit buses, including over the road buses is at least 12 years of service or 500,000 miles; per FTA Circular 5010.1D. Due to the excessive miles that have accumulated over the years, the bus reliability has decreased and the cost of maintenance and repairs has increased considerably over the past 12-month period. Staff will be recommending a fee schedule for the purchase of this vehicle based on ridership.

Project Cost Detail

Components	Prior Years	Year 2012-13	Year 2013-14	Year 2014-15	Year 2015-16	Year 2016-17	Total
Bus Replacement Cost			\$650,000				\$650,000
TOTAL			\$650,000				\$650,000

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 13.14.061

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name PUMP STATION ASSESSMENT AND EVALUATION	Project Location Various City Facilities	
Requesting Dept./Dept. Coordinator COMMUNITY DEVELOPMENT	Project Management Provided by: COMMUNITY DEVELOPMENT	
Project Category STREET IMPROVEMENT (STORM DRAIN)	Project Cost \$60,000	Fiscal Year Start Date July 2013
		Fiscal Year End Date June 2014

Operating Costs Offset By Revenues: N/A	Operating Cost Savings: N/A	
Operating Budget Cost Impact Analysis:		
Potential Funding Source:		
FUNDING SOURCE	AMOUNT	Account Number:
UNFUNDED	\$60,000	
TOTAL	\$60,000	

Project Description

Perform a complete assessment of all 4 storm drain pump stations in the City of Commerce, including structural condition and remaining life of existing pump and recommend appropriate action. The City pump stations are located at:

1. Atlantic Avenue (railroad underpass, south of Sheila Avenue)
2. Eastern Avenue (railroad underpass, south of Commerce Way)
3. Garfield Avenue (railroad underpass, south of Ferguson Drive)
4. Washington Blvd/Telegraph Road (Freeway underpass)

Project Justification

The City is responsible for the maintenance and repair of 4 pump stations. These pump stations ensure that underpasses are not flooded during heavy rains. The County has informed us that a complete inspection and assessment of each pump is necessary due to their age and overall condition. Last year, during heavy rains some of the locations serviced by these pump stations experienced heavy flooding.

Project Cost Detail

Components	Prior Years	Year 2012-13	Year 2013-14	Year 2014-15	Year 2015-16	Year 2016-17	Total
Contractual Professional Services							
			\$60,000				\$60,000
TOTAL			\$60,000				\$60,000

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 13.14.062

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name DEMO NORTH ANNEX & CONSTRUCT STORAGE FACILITY	Project Location North Annex Building & Site	Operating Costs Offset By Revenues: N/A
Requesting Dept./Dept. Coordinator COMMUNITY DEVELOPMENT DEPARTMENT	Project Management Provided by: COMMUNITY DEVELOPMENT	Operating Cost Savings: N/A
Project Category FACILITY IMPROVEMENT	Project Cost See Cost Estimates	Operating Budget Cost Impact Analysis:
		Potential Funding Source:
		FUNDING SOURCE
		UNFUNDED
		TOTAL
		AMOUNT
		See Cost Estimates
		TBD
		Account Number:

Project Description

Demolish the North Annex Building (28,000 sq ft) which currently does not meet current seismic requirements and build a smaller building either (18,000 or 10,000 sq. ft.). This building will have a small office area; provide storage for Public Service Operations and Rosewood Aquatorium. Reconfigure and reconstruct parking lot, including a driveway connection to the existing City Hall West Parking Lot.

Project Justification

The existing North Annex Building does not meet current seismic requirements; however, there is still a tremendous need for storage space especially from Community Development (Public Service Operations) and Parks and Recreation (Rosewood Aquatorium). Additionally, the existing parking lot is damaged and requires reconstruction. There is also a need for a driveway connecting this parking lot to the City Hall West Parking Lot., especially during Aquatic Events.

Project Cost Detail

NORTH ANNEX OPTION #1	Year	Year	Year	Year	Total
	2013-14	2014-15	2015-16	2016-17	
Demo structure, includes hazmat allowance & site clearance			28,000 SF	\$ 6.50	\$ 182,000
New warehouse			10,000 SF	\$ 111.06	\$ 1,110,600
New office/ mixed use space			8,000 SF	\$ 229.52	\$ 1,836,160
Remainder of site - surface parking			10,000 SF	\$ 11.48	\$ 114,800
					\$ 3,243,560
NORTH ANNEX OPTION #2	Year	Year	Year	Year	Total
	2013-14	2014-15	2015-16	2016-17	
Demo structure, includes hazmat allowance & site clearance			28,000 SF	\$ 6.50	\$ 182,000
New warehouse			10,000 SF	\$ 111.06	\$ 1,110,600
Remainder of site - surface parking			18,000 SF	\$ 11.48	\$ 206,640
					\$ 1,499,240

Project Cost Detail	Prior Years	Year	Year	Year	Year	Total
		2012-13	2013-14	2014-15	2015-16	2016-17
Administration & Project Management						
Design & Engineering Services						
Construction						
TOTAL						

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 13.14.063

Project: New Continued (from previous fiscal year)

PROJECT NO. **TO BE ASSIGNED**

Project Name AQUATORIUM RAILING	Project Location Pool Deck, Aquatorium		
Requesting Dept./Dept. Coordinator Parks and Recreation, Scott Wasserman	Project Management Provided by: Staff	Fiscal Year Start Date July 2013	Fiscal Year End Date June 2014
Project Category FACILITY IMPROVEMENT	Project Cost \$16,000		

Operating Costs Offset By Revenues: NA	Operating Cost Savings: NA		
Operating Budget Cost Impact Analysis:			
Potential Funding Source:		Account Number:	
FUNDING SOURCE		AMOUNT	
UNFUNDED		\$18,000	
TOTAL		\$18,000	

Project Description

Install a handrail around the perimeter of the pool deck. The handrail will either be continuous, around the length of the pool deck, or installed in 72, five foot intervals. The handrail will be attached to the walls or installed in the ground, depending on the specific location.

Project Justification

Council has requested that a handrail be installed around the perimeter of the pool deck, to facilitate patrons' safe mobility around the pool deck.

Project Cost Detail

Components	Prior Years	Year 2012-13	Year 2013-14	Year 2014-15	Year 2015-16	Year 2016-17	Total
Design/Construction (incl., plans & permits)			\$18,000				\$18,000
TOTAL			\$18,000				\$18,000

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 13.14.064

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name STORAGE GARAGES (AQUATORIUM AND ROSEWOOD PARK)		Project Location Parking Lot between N. Annex and Aquatorium	
Requesting Dept./Dept. Coordinator Parks and Recreation, Scott Wasserman		Project Management Provided by: Staff	
Project Category FACILITY IMPROVEMENT	Project Cost \$199,800	Fiscal Year Start Date July 2013	Fiscal Year End Date June 2014

Operating Costs Offset By Revenues: NA	Operating Cost Savings: NA
Operating Budget Cost Impact Analysis:	
Potential Funding Source:	
FUNDING SOURCE	AMOUNT
UNFUNDED	\$199,800
TOTAL	\$199,800
Account Number:	

Project Description

This project is contingent on the disposition of the North Annex and involves the construction of two storage garages, for use by Rosewood Park and the Aquatorium.

-One storage garage will be 750 square feet and will be used by the Aquatorium to store large equipment. The garage should be placed in the parking lot, to the rear facility, near the filter room. Two separate chambers should be included for the storage of wet and dry pool chemicals (250 square feet each), which will necessitate the installation of a ventilation system in each chamber.

-The second storage garage will be used by Rosewood Park to store large items associated with park activities and will be approximately 500 square feet. This room should be adjacent to the basketball courts.

Project Justification

The Aquatorium currently uses a large storage room accessed through the pool deck, which is insufficient to meet the facility's storage needs. Because there is not enough room in the existing storage room for equipment related to aquatic sports, large equipment must be stored on the pool deck or on the spray pool deck, creating a hazard to the public. Rosewood Park currently has two storage rooms, which are full to capacity, and would benefit from additional storage space for sports equipment and supplies related to park activities.

Project Cost Detail

Components	Prior Years	Year 2012-13	Year 2013-14	Year 2014-15	Year 2015-16	Year 2016-17	Total
	Administration & Project Management			\$30,000			
Design & Engineering Services			\$169,800				\$169,800
Construction			\$199,800				\$199,800
TOTAL			\$199,800				\$199,800

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 13.17.065

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name SLAUSON AVENUE SIDEWALK IMPROVEMENT AND TREE PLANTING PROJECT	Project Location Slauson Avenue (I-710 to Telegraph Rd.)	
Requesting Dept./Dept. Coordinator Community Development	Project Management Provided by: COMMUNITY DEVELOPMENT	
Project Category STREET IMPROVEMENT	Project Cost \$2,502,871 (total cost) (\$425,957 year 1 to 3 \$1,150,000 year 4)	Fiscal Year Start Date July 2013 Fiscal Year End Date June 2017

Operating Costs Offset By Revenues: N/A	Operating Cost Savings: N/A	
Operating Budget Cost Impact Analysis: N/A		
Potential Funding Source:		
FUNDING SOURCE	AMOUNT	Account Number:
UNFUNDED	\$2,502,871	
TOTAL	\$2,502,871	

Project Description

This is a 4-year Sidewalk Improvement Project of Slauson Avenue, from I-710 FWY to Telegraph Road. Project goals are: 1) to repair the severe displacement of sidewalk and other hardscape along Slauson Avenue caused by City tree roots, while striving for a balance between the urban forest and pedestrian/motorist safety on this heavily travelled corridor and 2) construct sidewalk and other ADA improvements on Slauson Avenue between Gage Avenue and Telegraph Road, which will include coordination with the railroad and potential encroachment on their existing right-of-way.

Project Justification

The severe displacement of sidewalk and other hardscape along Slauson Avenue have created a hazardous condition which the City must remedy in order to comply with various local, state and federal guidelines, including the American Disability Act (ADA). Currently, the severe displacement of sidewalk on Slauson Avenue has made several areas difficult, if not impossible for a physically challenged person to utilize these sidewalks. It is estimated that of the 186 ficus trees will require the following tree maintenance:

- Tree pruning..... 86 trees
- Heavy pruning and transplanting..... 53 trees
- Tree and stump removal..... 53 trees
- TOTAL..... 192 trees**

Project Cost Detail

Components	Prior Years	Year 2012-13	Year 2013-14	Year 2014-15	Year 2015-16	Year 2016-17	Total
Tree Services			\$100,957	\$100,957	\$100,957	\$50,000	\$352,871
Concrete Repairs (street & sidewalk)			\$250,000	\$250,000	\$250,000	\$1,000,000	\$1,750,000
Professional Services (Eng. & Construction Mngt)			\$100,000	\$100,000	\$100,000	\$100,000	\$400,000
TOTAL			\$425,957	\$425,957	\$425,957	\$1,150,000	\$2,502,871

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 13.14.066

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name FLOTILLA AVENUE STREET IMPROVEMENT	Project Location Flotilla Avenue (Garfield Ave to Yates Ave)	
Requesting Dept./Dept. Coordinator COMMUNITY DEVELOPMENT	Project Management Provided by: COMMUNITY DEVELOPMENT	
Project Category STREET IMPROVEMENT	Project Cost \$1,000,000	Fiscal Year Start Date July 2013
		Fiscal Year End Date June 2014

Operating Costs Offset By Revenues: N/A		Operating Cost Savings: N/A
Operating Budget Cost Impact Analysis: N/A		
Potential Funding Source:		Account Number:
FUNDING SOURCE	AMOUNT	
UNFUNDED	\$1,000,000	
TOTAL	\$1,000,000	

Project Description

Resurface and/or reconstruct Flotilla Avenue between Garfield Avenue and Yates Avenue, based on their current deteriorated condition and complaints.

Project Justification

As identified in the City's Pavement Management System (presented to City Council on Dec. 2006), there is a current backlog of approximately \$30 million in road and street repairs. In the last three fiscal years, residential street improvement projects have been completed in the following neighborhoods: 1) Rosewood and The Village, 2) Veterans, 3) Bandini and Ayers, and 4) Rosini. The next residential areas to be addressed are Bristow and Ferguson.

In the last three fiscal years, the following commercial/industrial streets have been improved: 1) Telegraph Road and Slauson Avenue Intersection, 2) Washington Blvd (Fidelia Ave to Arrowmill Ave); 3) Eastern Avenue (Slauson Ave to Mansfield Ave); 4) Garfield Ave and Slauson Ave Intersection, and 5) Washington Blvd and Telegraph Rd.

Staff has secured federal or state funds for the following street improvement projects: 1) Garfield Avenue Resurfacing (Telegraph Rd to Malt Ave); 2) Washington Boulevard Median Improvement (Fidelia Ave. to I-5 Freeway); and 3) Washington Boulevard and Ayers Ave Truck Impacted Intersection. However, a substantial backlog still remains, especially as to industrial/commercial street repairs.

Staff has ranked the following industrial/commercial streets in order of priority, for funding consideration over the next five years:

1. Garfield Avenue Resurfacing (Malt Ave. to Ferguson Drive), estimated cost \$1.0 mil.
2. Flotilla Avenue Reconstruction (Garfield Ave. to Yates Ave., incl. reconstruction of the Garfield/Flotilla intersection), estimated cost \$1.0 mil.
3. Yates Avenue Reconstruction (Washington Blvd. to Flotilla Ave.), estimated cost \$1.0 mil.
4. Eastern Avenue Resurfacing (north of Bandini Blvd to Atlantic Blvd.), estimated cost \$1.0 mil.
5. Atlantic Boulevard Resurfacing (south of Sheila Street to Eastern Ave.), estimated cost \$1.0 mil.

Project Cost Detail

Components	Prior Years					Total
	Year 2012-13	Year 2013-14	Year 2014-15	Year 2015-16	Year 2016-17	
Professional Services (Eng. & Const. Mngt)		\$200,000				\$200,000
Construction		\$800,000				\$800,000
TOTAL		\$1,000,000				\$1,000,000

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 14.15.067

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name YATES AVENUE STREET RECONSTRUCTION	Project Location Yates Avenue (Washington Blvd to Flotilla Ave)
Requesting Dept./Dept. Coordinator COMMUNITY DEVELOPMENT	Project Management Provided by: COMMUNITY DEVELOPMENT
Project Category STREET IMPROVEMENT	Fiscal Year Start Date July 2014
Project Cost \$1,000,000	Fiscal Year End Date June 2015

Operating Costs Offset By Revenues:		Operating Cost Savings:
N/A		N/A
Operating Budget Cost Impact Analysis:		
N/A		
Potential Funding Source:		
FUNDING SOURCE	AMOUNT	Account Number:
UNFUNDED	\$1,000,000	
TOTAL	\$1,000,000	

Project Description

Resurface and/or reconstruct Yates Avenue between Washington Blvd to Flotilla Avenue, based on their current deteriorated condition and complaints.
Project Justification

As identified in the City's Pavement Management System (presented to City Council on Dec. 2006), there is a current backlog of approximately \$30 million in road and street repairs. In the last three fiscal years, residential street improvement projects have been completed in the following neighborhoods: 1) Rosewood and The Village, 2) Veterans, 3) Bandini and Ayers, and 4) Rosini. The next residential areas to be addressed are Bristow and Ferguson.

In the last three fiscal years, the following commercial/industrial streets have been improved: 1) Telegraph Road and Slauson Avenue Intersection, 2) Washington Blvd (Fidelia Ave to Arrowmill Ave); 3) Eastern Avenue (Slauson Ave to Mansfield Ave); 4) Garfield Ave and Slauson Ave Intersection, and 5) Washington Blvd and Telegraph Rd.

Staff has secured federal or state funds for the following street improvement projects: 1) Garfield Avenue Resurfacing (Telegraph Rd to Malt Ave); 2) Washington Boulevard Median Improvement (Fidelia Ave. to I-5 Freeway); and 3) Washington Boulevard and Ayers Ave Truck Impacted Intersection. However, a substantial backlog still remains, especially as to industrial/commercial street repairs.

Staff has ranked the following industrial/commercial streets in order of priority, for funding consideration over the next five years:

1. Garfield Avenue Resurfacing (Malt Ave. to Ferguson Drive), estimated cost \$1.0 mil.
2. Flotilla Avenue Reconstruction (Garfield Ave. to Yates Ave., incl. reconstruction of the Garfield/Flotilla intersection), estimated cost \$1.0 mil.
3. Yates Avenue Reconstruction (Washington Blvd. to Flotilla Ave.), estimated cost \$1.0 mil.
4. Eastern Avenue Resurfacing (north of Bandini Blvd to Atlantic Blvd.), estimated cost \$1.0 mil.
5. Atlantic Boulevard Resurfacing (south of Sheila Street to Eastern Ave.), estimated cost \$1.0 mil.

Project Cost Detail

Components	Prior Years					Total
	2012-13	2013-14	2014-15	2015-16	2016-17	
Professional Services (Eng. & Const. Mngt)			\$200,000			\$200,000
Construction			\$800,000			\$800,000
TOTAL			\$1,000,000			\$1,000,000

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 15.16.068

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name EASTERN AVENUE STREET IMPROVEMENT	Project Location Eastern Avenue (Bandini Blvd to Atlantic Blvd.)
Requesting Dept./Dept. Coordinator COMMUNITY DEVELOPMENT	Project Management Provided by: COMMUNITY DEVELOPMENT
Project Category STREET IMPROVEMENT	Project Cost \$1,000,000
	Fiscal Year Start Date July 2015
	Fiscal Year End Date June 2016

Operating Costs Offset By Revenues: N/A	Operating Cost Savings: N/A
Operating Budget Cost Impact Analysis:	
Potential Funding Source:	
FUNDING SOURCE	AMOUNT
UNFUNDED	\$1,000,000
TOTAL	\$1,000,000
Account Number:	

Project Description

Resurface and/or reconstruct Yates Avenue between Washington Blvd to Flotilla Avenue, based on their current deteriorated condition and complaints.

Project Justification

As identified in the City's Pavement Management System (presented to City Council on Dec. 2006), there is a current backlog of approximately \$30 million in road and street repairs. In the last three fiscal years, residential street improvement projects have been completed in the following neighborhoods: 1) Rosewood and The Village, 2) Veterans, 3) Bandini and Ayers, and 4) Rosini. The next residential areas to be addressed are Bristow and Ferguson.

In the last three fiscal years, the following commercial/industrial streets have been improved: 1) Telegraph Road and Slauson Avenue Intersection, 2) Washington Blvd (Fidelia Ave to Arrowmill Ave); 3) Eastern Avenue (Slauson Ave to Mansfield Ave); 4) Garfield Ave and Slauson Ave Intersection, and 5) Washington Blvd and Telegraph Rd.

Staff has secured federal or state funds for the following street improvement projects: 1) Garfield Avenue Resurfacing (Telegraph Rd to Malt Ave); 2) Washington Boulevard Median Improvement (Fidelia Ave. to I-5 Freeway); and 3) Washington Boulevard and Ayers Ave Truck Impacted Intersection. However, a substantial backlog still remains, especially as to industrial/commercial street repairs.

Staff has ranked the following industrial/commercial streets in order of priority, for funding consideration over the next five years:

- Garfield Avenue Resurfacing (Malt Ave. to Ferguson Drive), estimated cost \$1.0 mil.
- Flotilla Avenue Reconstruction (Garfield Ave. to Yates Ave., incl. reconstruction of the Garfield/Flotilla intersection), estimated cost \$1.0 mil.
- Yates Avenue Reconstruction (Washington Blvd. to Flotilla Ave.), estimated cost \$1.0 mil.
- Eastern Avenue Resurfacing (north of Bandini Blvd to Atlantic Blvd.), estimated cost \$1.0 mil.
- Atlantic Boulevard Resurfacing (south of Sheila Street to Eastern Ave.), estimated cost \$1.0 mil.

Project Cost Detail

Components	Prior Years					Total
	Year 2012-13	Year 2013-14	Year 2014-15	Year 2015-16	Year 2016-17	
Professional Services (Eng. & Const. Mngt)				\$200,000		\$200,000
Construction				\$800,000		\$800,000
TOTAL				\$1,000,000		\$1,000,000

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 16.17.069

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name ATLANTIC BOULEVARD STRET IMPROVEMENT	Project Location Atlantic Blvd (Sheila St. to Eastern Avenue)
Requesting Dept./Dept. Coordinator COMMUNITY DEVELOPMENT	Project Management Provided by: COMMUNITY DEVELOPMENT
Project Category STREET IMPROVEMENT	Project Cost \$1,000,000
	Fiscal Year Start Date July 2016
	Fiscal Year End Date June 2017

Operating Costs Offset By Revenues: N/A	Operating Cost Savings: N/A
Operating Budget Cost Impact Analysis:	
Potential Funding Source:	
FUNDING SOURCE	AMOUNT
UNFUNDED	\$1,000,000
TOTAL	\$1,000,000
Account Number:	

Project Description

Resurface and/or reconstruct Yates Avenue between Washington Blvd to Flotilla Avenue, based on their current deteriorated condition and complaints.

Project Justification

As identified in the City's Pavement Management System (presented to City Council on Dec. 2006), there is a current backlog of approximately \$30 million in road and street repairs. In the last three fiscal years, residential street improvement projects have been completed in the following neighborhoods: 1) Rosewood and The Village, 2) Veterans, 3) Bandini and Ayers, and 4) Rosini. The next residential areas to be addressed are Bristow and Ferguson.

In the last three fiscal years, the following commercial/industrial streets have been improved: 1) Telegraph Road and Slauson Avenue Intersection, 2) Washington Blvd (Fidelia Ave to Arrowmill Ave); 3) Eastern Avenue (Slauson Ave to Mansfield Ave); 4) Garfield Ave and Slauson Ave Intersection, and 5) Washington Blvd and Telegraph Rd.

Staff has secured federal or state funds for the following street improvement projects: 1) Garfield Avenue Resurfacing (Telegraph Rd to Malt Ave); 2) Washington Boulevard Median Improvement (Fidelia Ave. to I-5 Freeway); and 3) Washington Boulevard and Ayers Ave Truck Impacted Intersection. However, a substantial backlog still remains, especially as to industrial/commercial street repairs.

Staff has ranked the following industrial/commercial streets in order of priority, for funding consideration over the next five years:

1. Garfield Avenue Resurfacing (Malt Ave. to Ferguson Drive), estimated cost \$1.0 mil.
2. Flotilla Avenue Reconstruction (Garfield Ave. to Yates Ave., incl. reconstruction of the Garfield/Flotilla intersection), estimated cost \$1.0 mil.
3. Yates Avenue Reconstruction (Washington Blvd. to Flotilla Ave.), estimated cost \$1.0 mil.
4. Eastern Avenue Resurfacing (north of Bandini Blvd to Atlantic Blvd.), estimated cost \$1.0 mil.
5. Atlantic Boulevard Resurfacing (south of Sheila Street to Eastern Ave.), estimated cost \$1.0 mil.

Project Cost Detail

	Prior Years	Year 2012-13	Year 2013-14	Year 2014-15	Year 2015-16	Year 2016-17	Total
Components							
Professional Services (Eng. & Const. Mngt)						\$200,000	\$200,000
Construction						\$800,000	\$800,000
TOTAL						\$1,000,000	\$1,000,000

City of Commerce

Capital Improvement Form

Project Basic Information

REFERENCE NO. 12.14.070

Project: New Continued (from previous fiscal year)

PROJECT NO. TO BE ASSIGNED

Project Name GARFIELD AVENUE @ WASHINGTON BOULEVARD INTERSECTION IMPROVEMENT	Project Location Intersection of Garfield Ave and Washington Blvd	
Requesting Dept./Dept. Coordinator COMMUNITY DEVELOPMENT	Project Management Provided by: COMMUNITY DEVELOPMENT	
Project Category STREET IMPROVEMENT	Project Cost \$475,000	Fiscal Year Start Date July 2012
		Fiscal Year End Date June 2014

Operating Costs Offset By Revenues: N/A	Operating Cost Savings: N/A	
Operating Budget Cost Impact Analysis:		
Potential Funding Source:		
FUNDING SOURCE	AMOUNT	Account Number:
MTA/Prop C	\$538,000	
City Match (TBD)	\$440,000	
TOTAL	\$978,000	

Project Description

Reconstruct the intersection of Garfield Avenue and Washington Boulevard, as follows: add dedicated right turn lanes, install ADA ramps, install sidewalk, relocate bus stop, upgrade traffic signal and railroad crossing, install crosswalk and pedestrian actuated signal.

Project Justification

Due to concerns with the proximity of this signalized intersection to the railroad crossing and to improve traffic flow at this intersection, the City was awarded a grant for the improvement of the intersection as part of the 2011 MTA Call for Projects.

Project Cost Detail

	Prior Years	Year 2012-13	Year 2013-14	Year 2014-15	Year 2015-16	Year 2016-17	Total
Components							
Professional Services (Eng. & Const. Mngt)					\$100,000	\$50,000	\$150,000
Construction					\$337,000	\$491,000	\$828,000
TOTAL					\$437,000	\$541,000	\$978,000

RESOLUTION & AGREEMENT

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMMERCE,
CALIFORNIA, APPROVING A PROFESSIONAL SERVICES AGREEMENT FOR
CONSTRUCTION MANAGEMENT SERVICES WITH SWINERTON BUILDERS DBA
SWINERTON MANAGEMENT & CONSULTING

WHEREAS, as part of the Fiscal Year 2012/13 Capital Improvement Program (CIP) Budget, the City Council approved funds for required construction management services; and

WHEREAS, Swinerton Builders, dba Swinerton Management and Consulting has provided such services to the City of Commerce (the "City") over the last couple of years and is willing to provide the requested services for FY 2012-2013 for at the same price level.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMMERCE DOES HEREBY RESOLVE, DECLARE AND DETERMINE AS FOLLOWS:

Section 1. The Services Agreement with Swinerton Builders, dba Swinerton Management and Consulting is hereby approved. That the Mayor is hereby authorized to execute the Agreement for and on behalf of the City of Commerce.

Section 2. A project contingency of thirteen percent, or \$33,109, is hereby approved and shall be set aside for this project for payment of any unexpected additional services that are deemed by the City to be necessary and proper.

PASSED, APPROVED AND ADOPTED this _____ day of _____, 2012.

Lilia R. Leon, Mayor

ATTEST:

Linda Kay Olivieri, MMC
City Clerk

THIS AGREEMENT (the "Agreement") dated as of _____, 2012 (the "Effective Date") is made by and between Swinerton Builders, dba Swinerton Management & Consulting ("Consultant") and the City of Commerce, a municipal corporation (the "City").

RECITALS

WHEREAS, the City is in need of construction management services for various capital improvement projects during FY 2012-2013; and

WHEREAS, Consultant represents that it is specially trained, experienced and competent to perform the services that will be required by this Agreement; and

WHEREAS, Consultant is willing to render such Services, as hereinafter defined, on the terms and conditions below.

AGREEMENT

1. **Scope of Services and Schedule of Performance.**

Consultant shall perform the construction management services (the "Services") set forth in Exhibit A, which is attached hereto and incorporated herein by this reference, in accordance with the schedule set forth therein.

2. **Term.**

Except as otherwise provided by Section 20 hereof, the term of this Agreement shall be for a period commencing on the Effective Date until October 31, 2013.

3. **Compensation.**

So long as Consultant is discharging its obligations in conformance with the terms of this Agreement, Consultant shall be paid a fee by the City in accordance with the fee schedule set forth in Exhibit A and with the other terms of this Agreement. The fees payable hereunder shall be subject to any withholding required by law.

Such fees shall be payable following receipt of an itemized invoice for services rendered. Consultant shall send and address its bill for fees, expenses, and costs to the City to the attention of the City Administrator. The City shall pay the full amount of such invoice; provided, however, that if the City or its City Administrator object to any portion of an invoice, the City shall notify Consultant of the City's objection and the grounds therefore within thirty (30) days of the date of receipt of the invoice; the parties shall immediately make every effort to settle the disputed portion of the invoice.

4. **Financial Records.**

Consultant shall maintain complete and accurate records with respect to fees and costs incurred under this Agreement. All such records shall be maintained on a generally accepted

accounting basis and be clearly identified and readily accessible. Consultant shall keep, maintain and provide free access to such books and records to examine and audit the same, and to make transcripts thereof as necessary, and to allow inspection of all work data, documents, proceedings and activities related to this Agreement for a period of three years from the date of final payments under this Agreement. All accounting records shall readily provide a breakdown of fees and costs charged to this Agreement.

5. Independent Contractor.

Consultant is and shall perform its services under this Agreement as a wholly independent contractor. Consultant shall not act nor be deemed an agent, employee, officer or legal representative of the City. Consultant shall not at any time or in any manner represent that it or any of its agents, employees, officers or legal representatives are in any manner agents, employees, officers or legal representatives of the City. Consultant has no authority to assume or create any commitment or obligations on behalf of the City or bind the City in any respect. This Agreement is not intended to and does not create the relationship of partnership, joint venture or association between the City and Consultant. None of the foregoing shall affect any privilege or protection against disclosure which applies to the services Consultant undertakes under this Agreement.

6. Consultant to Provide Required Personnel; Subcontracting.

Consultant shall provide and direct the necessary qualified personnel to perform the Services required of, and from, it pursuant to the express and implied terms hereof, with the degree of skill and judgment normally exercised by recognized professional firms performing services of a similar nature at the time the Services are rendered, and to the reasonable satisfaction of the City.

Consultant may not have a subcontractor perform any Services except for the subcontractors identified in Exhibit A as such. Such identified subcontractors shall perform only those Services identified in Exhibit A as to be performed by such subcontractor. All labor, materials, fees and costs of such identified subcontractors shall be paid exclusively by Consultant. No subcontractors may be substituted for any of the identified subcontractors except with the prior written approval of the City Administrator.

7. Responsible Principal and Project Manager.

Consultant shall have a Responsible Principal and a Project Manager who shall be principally responsible for Consultant obligations under this Agreement and who shall serve as principal liaison between the City and Consultant. Designation of another Responsible Principal or Project Manager by Consultant shall not be made without the prior written consent of the City. The names of the Responsible Principal and the Project Manager are listed in Exhibit A.

8. City Liaison.

Consultant shall direct all communications to the City Administrator or his designee. All communications, instructions and directions on the part of the City shall be communicated

exclusively through the City Administrator or his designee.

9. Licenses.

Consultant warrants that it and its employees have obtained all valid licenses and/or certifications generally required of professionals providing services such as the Services, by all applicable regulating governmental agencies, and are in good standing with such applicable regulating governmental agencies.

1. Compliance with Laws.

Consultant shall, and shall ensure that its employees and its subcontractors, if any, comply with all applicable city, county, state, and federal laws and regulations (including occupational safety and environmental laws and regulations) in performing the Services and shall comply with any directions of governmental agencies and the City relating to safety, security, and the like.

11. Insurance.

Consultant shall maintain insurance and provide evidence thereof as required by Exhibit B hereto (the "Required Insurance") which is attached hereto and incorporated herein by this reference, for the term provided herein.

12. Warranty and Liability.

Consultant warrants that the Services provided under this Agreement will be performed with the degree of skill and judgment normally exercised by recognized professionals performing services of a similar nature at the time the services were rendered. Consultant shall be liable for injury or loss caused by the negligence of, or breach of this warranty by Consultant, its employees, its subcontractors, if any, and/or its agents hereunder. This warranty survives the completion and/or termination of this Agreement.

13. Indemnification.

Consultant shall indemnify and hold the City and their respective officials, officers, agents and employees harmless from and against any and all liabilities, losses, damages, costs and expenses the City and their respective officials, officers, agents and employees hereafter may suffer in connection with any claim, action, or right of action (at law or in equity) because of any injury (including death) or damage to person or property proximately caused by any negligent acts, errors, or omissions by Consultant, its employees, its subcontractors or its agents in the performance of the Services hereunder. Consultant shall not be liable to the extent that any liability, loss, damage, cost, and expense is caused solely from an act of negligence or willful misconduct by the City or its respective officials, officers, employees or agents. Upon demand, Consultant shall promptly provide a defense to such claims, actions or right of action (at law or equity) and shall promptly pay for all associated and resulting costs, damages, settlements, penalties, judgments, fees and expenses, including attorneys' fees and costs.

14. Confidentiality.

Consultant shall maintain as confidential and not disclose to others, either before or after the termination of this Agreement, any data, documents, reports, or other information provided to Consultant by the City, or employees or agents of the City, or any data, documents, reports, or other information produced by Consultant during its performance hereunder, except as expressly authorized in writing by the City, or to the extent required for: (1) compliance with professional standards of conduct for the preservation of the public safety, health, and welfare, but only after Consultant notifies the City of such need for disclosure; and (2) compliance with any court order or other government directive or requirement, but only after Consultant notifies the City of such an order, directive, or requirement. Consultant shall keep all "Confidential" materials received or generated under this Agreement in separate files marked "Confidential." Any non-compliance by Consultant with this part of the Agreement shall be deemed a material breach of this Agreement. The obligations of this paragraph shall survive the termination of this Agreement.

2. Ownership of Documents.

All original documents, designs, drawings, methodological explanations, computer programs, reports, notes, data, materials, services and other products prepared in the course of providing the Services (collectively, "Products") shall become the sole property of the City and the City shall have authority to publish, disclose, distribute, use, reuse or disposed of the Products in whole or in part, without the permission of Consultant. In the event that this Agreement is terminated by the City, Consultant shall provide the City with any finished or unfinished Products. No documents, designs, drawings, methodological explanations, computer programs, reports, notes, data, materials, services and other products prepared in whole or in part under this Agreement shall be the subject of an application for copyright or submitted for publication by or on behalf of Consultant. Notwithstanding such ownership, Consultant shall be entitled to make and obtain copies or reproductions of such Products for its own files or internal reference.

16. Data and Services to be Furnished by the City.

All information, data, records, reports and maps as are in possession of the City, and necessary for the carrying out of this work, shall be made available to Consultant without charge. The City shall make available to Consultant, members of the City's staff for consultation with Consultant in the performance of this Agreement. The City does not warrant that the information data, records, reports and maps heretofore to be provided to Consultant are complete or accurate; Consultant shall satisfy itself as to such accuracy and completeness. The City and Consultant agree that the City shall have no liability should any of the information, data, records, reports, and maps be inaccurate, incomplete or misleading.

17. Covenant against Contingent Fees.

Consultant warrants that it has not employed or retained any company or person to solicit or secure this Agreement and that it has not paid or agreed to pay any company or person any fee, City or percentage from the award or making of this Agreement, except for subcontractors listed in this Agreement. For breach or violation of this warranty, the City shall have the right,

among other available legal remedies, to terminate this Agreement without liability, or in its discretion, to deduct from the consideration payable to Consultant, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift or contingent fee.

38. Conflict of Interest.

Consultant covenants that neither it nor any officer or principal of its firm have any interests, nor shall they acquire any interest, directly or indirectly which will conflict in any manner or degree with the performance under this Agreement. Consultant further warrants its compliance with the Political Reform Act (Government Code § 81000, *et seq.*) and all other laws, respecting this Agreement and that no Services shall be performed by either an employee, agent, or a subcontractor of Consultant, who has a conflict relating to the City or the performance of Services on behalf of the City.

19. Other Agreements.

Consultant warrants that it is not a party to any other existing agreement that would prevent Consultant from entering into this Agreement or that would adversely affect Consultant's ability to perform the Services under this Agreement. During the term of this Agreement, Consultant shall not, without City's prior written consent, perform services for any person, firm, or corporation other than City if such services could lead to a conflict with Consultant's obligations under this Agreement.

20. Termination.

This Agreement may be terminated, prior to the expiration of its term, only in the following manner:

- a. by the written mutual agreement of the parties hereto; or
- b. by the City, with or without cause, upon 5 days written notice to Consultant pursuant to Section 25 of this Agreement.

Upon receipt of a notice of termination, Consultant shall immediately cease all work and promptly deliver to the City the work product or other results obtained by Consultant up to that time. In the event of termination without cause by the City, the City shall pay Consultant for work completed prior to the date of such termination (based on the percentage of the overall work satisfactorily completed by Consultant in relation to the work required by the entire Agreement or the hours worked by Consultant, as applicable), provided such work is in a form usable by the City.

4. Waiver of Breach.

No waiver of any term, condition or covenant of this Agreement by the City shall occur unless signed by the City Administrator and such writing identifies the provision which is waived and the circumstances or period of time for which it is waived. Such waiver shall be for the specified period of time only and shall not apply to any subsequent breach. In addition, such

waiver shall not constitute a waiver of any other term, condition or covenant of this Agreement nor shall it eliminate any remedies available to the City for any breaches of this Agreement which are not excused by such waiver. A delay in communicating a failure of Consultant to satisfy a term, condition or covenant in no way waives that term or any remedies available for its breach.

52. Assignment.

Neither this Agreement nor any rights or obligations hereunder may be assigned or otherwise transferred by Consultant, nor shall this Agreement inure to the benefit of any trustee in bankruptcy, receiver, or creditor of Consultant, whether by operation of law or otherwise, without the prior written consent of the City which may be withheld in its sole discretion. Any attempt to so assign or transfer this Agreement or any rights or obligations hereunder without such consent shall be void and of no effect.

63. Arbitration.

If any dispute arises out of or relates to this Agreement, or the breach thereof, and if such a dispute cannot be settled through direct discussions, the parties agree to settle any disputes involving only monetary amounts less than \$100,000 by binding arbitration pursuant to the rules of the American Arbitration Association by an arbitrator sitting in Los Angeles County.

74. Attorneys' Fees.

In the event an arbitration or a judicial proceeding is brought to enforce the terms of this Agreement, the prevailing party shall be entitled to recover from the other party its reasonable costs and attorneys' fees incurred in connection therewith.

85. Notices.

Notices provided hereunder shall be delivered by certified First Class U.S. Mail, postage prepaid, or by personal service as required in judicial proceedings, directed to the address provided below:

For the City:
City of Commerce
2535 Commerce Way
Commerce, California 90040
Attn: Jorge Rifa, City Administrator

For Consultant:
Swinerton Builders, dba Swinerton Management & Consulting
865 S. Figueroa Street, Suite 3000
Los Angeles, California 90017
Attn: Emery Molnar, Vice President/Division Manager

Notice shall be deemed received three days after its mailing to the above address or upon actual receipt as indicated by return receipt, whichever is earlier. Personal service shall be deemed received the same day personal delivery is effected.

96. Governing Law.

The validity, performance and construction of this Agreement shall be governed by and interpreted in accordance with the laws of the State of California applicable to contracts made to be performed therein. Any litigation commenced by either party to this Agreement shall be venued in Los Angeles County, California.

107. Severability.

Should any part of this Agreement be declared by a final decision by a court or tribunal of competent jurisdiction to be unconstitutional, invalid, or beyond the authority of either party to enter into or carry out, such decision shall not affect the validity of the remainder of this Agreement, which shall continue in full force and effect, provided that the remainder of this Agreement, absent the unexercised portion, can be reasonably interpreted to give effect to the intentions of the parties.

28. No Construction of Agreement against any Party.

Each party has cooperated in the drafting and preparation of this Agreement. Hence, in any construction to be made of this Agreement, it shall not be construed against any party on the basis such party drafted this Agreement or any provision thereof.

29. Entire Agreement and Amendments to Agreement.

This Agreement contains the entire understanding and agreement between the parties hereto with respect to the subject matter hereof and supersedes all previous communications, negotiations, and agreements, whether oral or written, between the parties with respect to such subject matter, and no addition to or modification of this Agreement or waiver of any provisions of this Agreement shall be binding on either party unless made in writing and executed by Consultant and the City.

30. No Representations Except as Expressly Stated in this Agreement.

Except as expressly stated in this Agreement, no party, nor its employees, agents or attorneys have made any statement or representation to any other party or its employees, agents or attorneys regarding any fact relied upon in entering into this Agreement, and each party does not rely upon any statement, representation and/or promise of any other party, its respective employees, agents or attorneys in executing this Agreement.

31. Counterpart Signatures.

This Agreement may be executed in one or more counterparts. When this Agreement has been properly signed by an authorized representative of each of the parties hereto, it shall

constitute a valid Agreement, though each of the signatories may have executed separate counterparts hereof.

IN WITNESS WHEREOF, the parties hereto have each executed or caused to be executed this Agreement as of the Effective Date.

CITY OF COMMERCE

DATED: _____, 2012

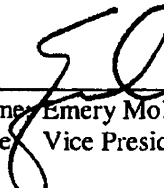
By: _____
Lilia R. Leon, Mayor

ATTEST:

Linda K. Olivieri, MMC
City Clerk

CONSULTANT

DATED: _____, 2012

By:  _____
Name: Emery Molnar
Title: Vice President/Division Manager

APPROVED AS TO FORM

By: Eduardo Olivo
Title: City Attorney

EXHIBIT A



September 25, 2012

Mr. Danilo R. Batson
Assistant Director of Public Services
City of Commerce
2535 Commerce Way
City of Commerce, CA 90040

RE: Revised Proposal for Construction Manager/Project Manager Support Services

Dear Mr. Batson:

We are pleased to submit our proposal for ongoing Construction Manager/ Project Manager Services for the City of Commerce.

Swinerton Management & Consulting's current contract term expires on October 31, 2012. At the request of City of Commerce staff, Swinerton is proposing to extend our services for a term of one year from November 2012 through October 2013, with Michael Halsey to serve as Project Manager for the foreseeable future, and Emery Molnar to serve as the Responsible Principal.

This extension of services through October 2013 would allow Swinerton staff to continue to provide uninterrupted services for the Library Renovation Project, Emergency Operations Center, 26th Street MetroLink Station Improvements, Bus Shelter Projects, Painting of Transportation Services Center, Replacement Bus Washer Project, Safe Route to Schools Project, Supplemental Filtration for City Pool, Teen Center and Greenwood Library Project assistance, and various other capital improvement projects without overburdening the fee proportion of any one project.

Currently, Swinerton Management & Consulting is billing the City of Commerce at a discounted rate of \$21,465.92 a month for Construction Manager/Project Manager services which represents multiple discounts from 2009 through 2012. Swinerton would like to maintain a strong working relationship with the City of Commerce far into the future and would like to continue to offer these discounts for our services.

2012/2013 SERVICE AGREEMENT

2012-2013 Total for Project /Construction Manager Services (Includes all Previous Discounts)..... \$257,591

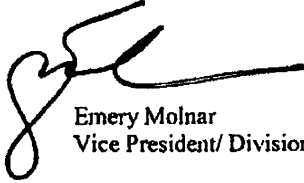
Monthly Billing Total..... \$21,465.92

Swinerton Management & Consulting's services will be invoiced monthly and will only bill the City of Commerce for work completed to date. If the contract between the City of Commerce and Swinerton Management & Consulting is terminated prior to the expiration of the term of the contract, by mutual agreement or by the request of the City of Commerce, Swinerton Management & Consulting will honor the provisions as set forth in Section 20 of the agreement between Swinerton Management & Consulting and the City of Commerce regarding termination. In the event of termination, Swinerton Management & Consulting will only invoice the City of Commerce for work completed prior to the date of termination and not for the entire term of the contract.

If additional services (document controls, project engineering, LEED documentation, detailed scheduling services, facilities assessments, feasibility studies, etc.) are required, Swinerton will submit a detailed fee proposal for the City of Commerce's consideration.

We are excited about the opportunity to continue to provide services for our trusted partner, The City of Commerce, and will be happy to provide any additional information that may be needed.

Sincerely,

A handwritten signature in black ink, appearing to read 'Emery Molnar', with a long horizontal stroke extending to the right.

Emery Molnar
Vice President/ Division Manager

EXHIBIT B

REQUIRED INSURANCE

On or before beginning any of the Services called for by any term of this Agreement, Consultant, at its own cost and expense, shall carry, maintain for the duration of this Agreement, and provide proof thereof that is acceptable to the City of its procurement of the insurance specified below from insurers and under forms of insurance satisfactory in all respects to the City. Consultant shall not allow any subcontractor to commence work on any subcontract under this Agreement until all insurance required of Consultant have also been obtained for the or by the subcontractor. Such insurance shall not be in derogation of Consultant's obligations to provide indemnity under Section 14 of this Agreement.

1. Comprehensive General Liability and Automobile Liability Insurance Coverage.

Consultant shall carry and maintain Comprehensive General Liability and Automobile Liability Insurance which provides the following:

Minimum coverage: Bodily injury limits of \$1,000,000 for each person and \$2,000,000 for each occurrence; property damage limits of \$500,000 for each occurrence, \$2,000,000 aggregate.

If a Commercial General Liability Insurance form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit. Such coverage shall include but shall not be limited to, protection against claims arising from bodily and personal injury, including death resulting therefrom, and damage to property resulting from activities contemplated under this Agreement, including the use of owned and non-owned real property and automobiles. Insurance coverage shall not be subject to any type of pollution exclusion or owned property exclusions.

2. Errors and Omissions Insurance Coverage.

Consultant shall carry and maintain Errors and Omissions Coverage Insurance which provides a minimum coverage of at least \$1,000,000 for each occurrence, \$2,000,000 aggregate, triggered by manifestation of injury.

3. Worker's Compensation.

Consultant shall carry and maintain worker's compensation as required by the California Labor Code for all persons employed directly or indirectly in connection with this Agreement by Consultant or any subcontractor.

4. Additional Insureds.

The City, its officers, agents and employees must be named as additional insureds or as additional loss payees in all insurance policies required by this Agreement. An endorsement to

this effect shall be delivered to the City prior to the commencement of any work. Satisfaction of any deductible requirement shall be the responsibility of Consultant.

5. Cancellation Clause.

Each of the policies of insurance shall contain a clause substantially as follows:

It is hereby understood and agreed that this policy may not be canceled nor the amount of the coverage thereof be reduced until 30 days after receipt by the City Administrator of the City of Commerce of the written notice of such cancellation or reduction of coverage, as evidenced by receipt of a certified letter.

6. Severability Clause.

Each of the policies of insurance shall contain a clause substantially as follows:

The insurance afforded by this policy applies separately to each insured against whom a claim or suit is made or suit is brought, except with respect to the limit of the insurer's liability.

7. Qualifications of Insurer.

All policies of insurance shall be issued by an insurance company acceptable to the City and authorized to issue said policy in the State of California.

8. Approval of Insurer.

The insurance carrier providing the insurance shall be chosen by Consultant subject to approval by the City, provided that such approval shall not be unreasonably withheld.

9. Payment of Premiums.

All premiums on insurance policies shall be paid by Consultant making payment, when due, directly to the insurance carrier, or in a manner agreed to by the City.

10. Evidence of Insurance and Claims.

The City shall have the right to hold the policies and policy renewals, and Consultant shall promptly furnish to the City all renewal notices and all receipts of paid premiums. In the event of loss, Consultant shall give prompt notice to the insurance carrier and the City. The City may make proof of loss if not made promptly by Consultant.

HANDOUTS

SWINERTON PROJECT MANAGEMENT SERVICES REPORT

SWINERTON OVERVIEW

CIP UPDATE



**SWINERTON MANAGEMENT & CONSULTING
PROJECT MANAGEMENT SERVICES
REPORT**

For



OCTOBER 17, 2012



October 17, 2012

City Council Members
City of Commerce
2535 Commerce Way
Commerce, CA 90040

Re: Swinerton's Commitment to the City of Commerce

Dear Mayor Leon, Mayor Pro Tem Baca Del Rio, Councilmember Robles, Councilmember Aguilar, and Councilmember Altamirano,

On behalf of the Swinerton Family of Companies, we would like to thank the City of Commerce and its residents, staff, and elected officials for the opportunity to provide project and construction management services to the City.

We take great pride in working for "The Model City" and our relationship with the City of Commerce holds special significance to us. We see ourselves as a partner with the City and our work is to realize your goals. Over the past couple of years, Mike Halsey, myself, and many other staff members have had an opportunity to meet and work with your staff and officials and we have seen first hand the wonderful city that deeply cares for its local residents and business community. And on a personal note, I have spent many weekends with my son and daughter at events in the City's Aquatorium.

For decades, Swinerton has been providing construction services for municipal clients including the City of Santa Monica, City of Los Angeles, City of Westlake Village, City of Long Beach, City of Burbank, City of Fullerton and many others. This allows the Swinerton team to bring experience and lessons learned to the City of Commerce. Swinerton also brings the resources of being one of the top 30 construction management firms and top 15 general contracting firms in the nation.

Swinerton is committed to our relationship with the City of Commerce and over recent years Swinerton has provided the City of Commerce with multiple discounts which total a 24% reduction from our standard rates. This 24% discount will continue through any additional agreement for FY 2012-2013. In addition, outside of our direct work with the City, Swinerton also has many subcontracting partner companies that are based in the City of Commerce and also provides construction management services to firms operating in the City of Commerce.

I wish that I could be here with the City Council to deliver this message in person. However, I am required to be in Chicago to represent Swinerton at the Construction Management Association of America's Annual Conference until Wednesday of this week. But, please know that our relationship with the City of Commerce is very important to us and we look forward to further serving the City.

If you have any questions or if I can provide any assistance please do not hesitate to call me at 213.896.3410.

Sincerely,

A handwritten signature in black ink, appearing to read 'Emery Molnar', with a long horizontal flourish extending to the right.

Emery Molnar
Vice President, Division Manager
Swinerton Management & Consulting



SWINERTON

FIRM OVERVIEW

FOUNDED IN CALIFORNIA - TO SUPPORT CALIFORNIANS

Founded in 1888, the Swinerton family of companies is one of the oldest construction service firms in California and is ranked as one California’s top Construction Management and General Contracting firms, and ranked as one of the top 30 Construction Management firms and top 15 general contracting firms in the U.S.

Swinerton currently employs over 350 employees in the Southern California region, and through our general contracting business, utilizes thousands of local residents each year, including City of Commerce subcontracting firms and residents.

Over the decades, we have gained a substantial reputation with our clients for high quality services, workmanship and ethical business practices. As a 100% employee-owned company, Swinerton is a place where pride and quality define the services we provide. This personal investment in success, along with a 124-year record of outstanding performance, means that our clients know they can count on us for efficiency and integrity.

As owners of the company, Swinerton’s employees have a vested interest in outstanding performance. Our personal sense of ownership generates extra effort, dedication, and a collaborative team attitude that delivers significant value to clients — going well beyond just dollars and cents. Our municipal clients also benefit from the continuity of knowledge and experience represented by local employees who have lengthy tenure with the company, often more than 20 years.

Our goal is always to provide quality construction management services that are responsive to our municipal client’s needs and that add value to each of their projects. We also provide a full range of preconstruction services including budgeting, scheduling, value engineering and design review for our municipal clients.

OUR PROJECT TYPES INCLUDE:

- Civic and Public Buildings
- Community Centers
- Historical Renovations / Restorations
- Infrastructure
- Educational Facilities
- Law Enforcement Facilities
- Libraries
- Maintenance and Operations Facilities
- Affordable Housing
- Seismic Retrofits
- Transportation Facilities
- Parks & Recreation Facilities

EXPERIENCE WORKING FOR MUNICIPALITIES AND GOVERNMENTAL AGENCIES

Swinerton Management & Consulting has a strong background working for municipal governments, agencies and similar civic clients. We understand the added complexity and stakeholder involvement that can accompany municipal projects.

Swinerton has a long-standing and successful working relationship with numerous local municipalities and government agencies, including:

- City of Santa Monica
- City of Los Angeles
- County of Los Angeles
- City of Glendale
- Los Angeles Zoo
- City of Burbank
- City of Westlake Village
- City of San Francisco
- Los Angeles World Airports (LAX)
- County of Alameda
- City of LA - Animal Shelter Bond
- City of Walnut Creek,
- City of Long Beach
- City of Brentwood
- City of Los Gatos
- City of Milpitas
- City of Laguna Beach
- City of Fullerton



SWINERTON

SIMILAR PROJECTS - FEE ANALYSIS

INTRODUCTION:

Mr. Halsey is currently providing services on 15 Active Capital Improvement Projects (CIPs) totalling \$10,006,784. This fee to project cost percentage at approximately 2.6% is extremely low based on industry standards. The management of 15 concurrent projects is a significant workload and in normal circumstances may be split among multiple project/construction managers and support staff members. Mr. Halsey is also providing services on seven pending projects and has completed an additional 17 projects.

SWINERTON FEE ANALYSIS

Swinerton's fees for the City of Commerce are in alignment or less than many similar projects and clients as shown below:

SIMILAR PROJECTS

CITY OF WESTLAKE VILLAGE - CIVIC CENTER AND LIBRARY PROJECT

PROJECT COST: \$9,000,000

STAFFING: FULL-TIME DEDICATED PROJECT MANAGER AND FULL-TIME DEDICATED PROJECT ENGINEER

FEE PERCENTAGE: 5.8%

CITY OF LOS GATOS - LOS GATOS PUBLIC LIBRARY

PROJECT COST: \$11,642,976

STAFFING: FULL-TIME DEDICATED PROJECT MANAGER AND INSPECTION SERVICES

FEE PERCENTAGE: 3.6%

CITY OF LOS ANGELES - LAX AND ONTARIO AIRPORTS PERIMETER SECURITY PROJECTS (PREVIOUS MIKE HALSEY PROJECT)

PROJECT COST: ONT \$14,750,000 / \$922,000

STAFFING: FULL-TIME DEDICATED PROJECT MANAGER, FULL-TIME DEDICATED PROJECT ENGINEER,
AND SUBCONTRACTED SCHEDULING AND ESTIMATING ASSISTANCE

FEE PERCENTAGE: 6.3%

CITY OF SANTA MONICA - PICO BRANCH LIBRARY

PROJECT COST: \$6,286,382

STAFFING: FULL-TIME DEDICATED ASSISTANT PROJECT MANAGER, FULL-TIME DEDICATED QA/QC
INSPECTOR, PART-TIME ESTIMATOR, PART-TIME BIM MODELING (CITY HAS FULL-TIME PROJECT MANAGER)

FEE PERCENTAGE: PROJECT IN-PROGRESS - ANTICIPATED 9%

PIERCE COLLEGE - LIBRARY AND LEARNING CROSSROADS CENTER

COST: \$37,000,000

STAFFING: FULL-TIME DEDICATED PROJECT MANAGER, FULL-TIME DEDICATED PROJECT ENGINEER,
PART-TIME PROJECT EXECUTIVE OVERSIGHT

FEE PERCENTAGE: PROJECT IN-PROGRESS - ANTICIPATED 5.4%



SWINERTON

STANDARD SERVICES - BILLING ANALYSIS

SWINERTON BILLING ANALYSIS

Swinerton's initial services were billed by the hour at a Project/Construction Manager Rate of \$162/hr beginning in Oct 2008. Since July 2009, Mike Halsey has provided full-time project management services with an increasing project workload. From our standard rate, Swinerton has provided a 15% reduction beginning in August 2008 and an additional 9% discount in 2011. Swinerton's current discount is a 24% reduction from our standard rate.

STANDARD BILLING

MONTHLY TOTAL	HOURLY RATE	DISCOUNT PERCENTAGE	NUMBER OF PROJECTS
\$28,026	\$162.00	NONE	1

YEARLY BASE TOTAL

\$336,312

TERM 1 (OCT 2008 - MAY 2009) PART-TIME SERVICES

MONTHLY TOTAL	HOURLY RATE	DISCOUNT PERCENTAGE	NUMBER OF PROJECTS
BILLED AS-NEEDED	\$162.00	NONE	1

TERM 2 (JUN 2009) PART-TIME SERVICES

MONTHLY TOTAL	HOURLY RATE	DISCOUNT PERCENTAGE	NUMBER OF PROJECTS
\$16,900 (3 DAYS/WK)	\$162.00 (\$203,000)	NONE	1

TERM 3 (JUL 2009 - OCT 2011) FULL-TIME SERVICES

MONTHLY TOTAL	HOURLY RATE	DISCOUNT PERCENTAGE	NUMBER OF PROJECTS
\$23,851	\$137.86	5% REDUCTION FOR STAFFING VARIABLES 10% DISCOUNT	8
YEARLY BASE TOTAL		15% TOTAL DISCOUNT/REDUCTION	
\$286,212			

TERM 4 (OCT 2011 - OCT 2012) FULL-TIME SERVICES

MONTHLY TOTAL	HOURLY RATE	DISCOUNT PERCENTAGE	NUMBER OF PROJECTS
\$21,465	\$124.08	ADDITIONAL 9% DISCOUNT	16

YEARLY BASE TOTAL

\$257,591.04

City of Commerce -- Swinerton Agreement Billing Analysis

	Inv/Chk Date	Net Invoice	
Invoice	6/5/2009	\$5,200.00	Inv #08068004-008
Invoice	7/6/2009	\$16,900.00	Inv #08068004-009
Invoice	8/3/2009	\$23,851.00	Inv #08068004-010
Invoice	9/4/2009	\$23,851.00	Inv #08068004-011
Invoice	10/1/2009	\$23,851.00	Inv #08068004-012
Invoice	11/2/2009	\$23,851.00	Inv #08068004-013
Invoice	12/1/2009	\$23,851.00	Inv #08068004-014
Invoice	1/5/2010	\$23,851.00	Inv #08068004-015
Invoice	2/2/2010	\$23,851.00	Inv #08068004-016
			MH-Hourly
			MH -3 days wk
			MH -Full Time-1st Reduction in Hourly Rates
			Addit Svcs Conditions & Physical Needs Assessments
Invoice	2/4/2010	\$17,550.00	Inv #08068004-017
Invoice	3/4/2010	\$23,851.00	Inv #08068004-018
			(Veteran's Park, Old Fire Station #27, North Annex
Invoice	3/4/2010	\$17,550.00	Inv #08068004-019
Invoice	4/1/2010	\$23,851.00	Inv #08068004-020
Invoice	5/3/2010	\$23,851.00	Inv #08068004-021
			(Veteran's Park, Old Fire Station #27, North Annex
			Bldg.)
Services 09/10		\$295,710.00	
Invoice	6/2/2010	\$23,851.00	Inv #08068004-022
Invoice	7/1/2010	\$23,851.00	Inv #08068004-023
Invoice	8/2/2010	\$23,851.00	Inv #08068004-024
Invoice	9/2/2010	\$23,851.00	Inv #08068004-025
			Addit Svcs-RFP-Interview for Geotech Svcs for
			Veteran's Park
Invoice	9/30/2010	\$3,300.00	Inv # 08068004-026A
Invoice	9/30/2010	\$23,851.00	Inv #08068004-026B
Invoice	11/3/2010	\$23,851.00	Inv #08068004-027
Invoice	12/6/2010	\$23,851.00	Inv #08068004-028
Invoice	1/5/2011	\$23,851.00	Inv #08068004-029
Invoice	2/2/2011	\$23,851.00	Inv #08068004-030
Invoice	3/3/2011	\$23,851.00	Inv #08068004-031
Invoice	4/1/2011	\$23,851.00	Inv # 08068004-032
Invoice	4/29/2011	\$23,851.00	Inv #08068004-033
Invoice	6/2/2011	\$23,851.00	Inv #08068004-034
Services 10/11		\$313,363.00	
Invoice	7/5/2011	\$23,851.00	Inv #08068004-035
Invoice	8/2/2011	\$23,851.00	Inv #08068004-036
Invoice	9/1/2011	\$23,851.00	Inv #08068004-037
Invoice	9/30/2011	\$23,851.00	Inv #08068004-038
Invoice	10/31/2011	\$23,851.00	Inv #08068004-039
Invoice	12/5/2011	\$21,465.92	Inv #08068004-040
Invoice	1/4/2012	\$21,465.92	Inv #08068004-041
Invoice	2/1/2012	\$21,465.92	Inv #08068004-042
Invoice	3/1/2012	\$21,465.92	Inv #08068004-043
Invoice	4/2/2012	\$21,465.92	Inv #08068004-044
Invoice	5/3/2012	\$21,465.92	Inv #08068004-045
			2nd Reduction in Hourly Rates Starts
Services 11/12		\$248,050.52	
Invoice	6/5/2012	\$21,465.92	Inv #08068004-046
Invoice	6/29/2012	\$21,465.92	Inv #08068004-047
Invoice	7/31/2012	\$21,465.92	Inv #08068004-048
Invoice	8/31/2012	\$21,465.92	Inv 08068004-049
Services to Date 12/13		\$85,863.68	



SWINERTON

COMMITMENT TO THE CITY OF COMMERCE

COMMITTED TO BUILDING COMMUNITIES

As a member of the Southern California community since 1888, we have been committed to building our communities, not only through our construction-related services, but also through our business practices and our volunteer and charitable work.

COMMITMENT TO THE CITY OF COMMERCE

Swinerton is committed to the City of Commerce. Swinerton takes pride in working for the "Model City" and truly enjoys the close community and family atmosphere that the City embodies. Swinerton sees itself as a partner with the City of Commerce and looks forward to assisting the City in any way possible.

As a partner with the City, Swinerton has provided multiple fee discounts and has also supported the City during the City's 50 Year Anniversary Celebration. Swinerton's general contracting business also includes City of Commerce-based firms as part of their pre-qualified subcontracting base including:

- M.H. Powell and Company
- J. Cab & Sons Roofing
- Solar Integrated
- Commerce Painting
- Academy Awning
- Brass Communications
- Soffa Electric
- Brassfield
- Amtech Elevators

PROVIDING SERVICES TO CITY OF COMMERCE BUSINESSES

In addition, to Swinerton's services to the City of Commerce, we have also provided services to firms with operations in the City of Commerce.

Swinerton is currently providing services for Samsung's C & T operations which is located at 5601 Slauson in Commerce. Swinerton's services include construction management and staff augmentation services for one of Samsung C&T's largest solar power generation facilities in California. Swinerton has staff working at Samsung's Slauson facility as well as at the solar power generation site.

Swinerton looks forward to continuing our long-standing partnership with the City of Commerce and assisting the City in any way possible.



City of Commerce

SWINERTON OVERVIEW

- Founded in California to Serve Californians
- Established in 1888 in Southern California
- Recognized as a Leader. One of the Top Construction Management & Construction Firms in California and the Country
- 100% Employee-Owned Company – 350 Local Southern California Employees
- Provide a Wide Range of Construction and Project Related Services





City of Commerce

THE SWINERTON TEAM

Michael Halsey – Project Manager

Lead City of Commerce Project Manager

Additional Resources:

Emery Molnar, LEED AP

Vice President – Corporate Guidance

Gerald Plummer

Estimator - Estimating/Assessments

Teo Sierra, CCM, DBIA

Project Executive– Technical Assistance

Lia Tatevosian, LEED AP

Chief Estimator– Estimating Assistance

Michael Shawver, LEED AP

Business Development, Technical Assistance Financial Controls- Accounting

Suzanne Soto

Nikita Dave, LEED AP BD+C

LEED Advisor

Stacy Parker

Facility Assessments





City of Commerce

MUNICIPAL EXPERIENCE

- We Believe in Building and Assisting our Communities
- Strong Experience Working for Municipalities and Government Entities
- No Project is Too Big or Too Small for Our Municipal Clients

Our Clients include:

City of Santa Monica	City of Long Beach	City of Brentwood
City of Westlake Village	City of Los Gatos	County of Los Angeles
City of Los Angeles	City of San Francisco	City of Glendale
City of Burbank	City of Fullerton	City of Long Beach





City of Commerce

ACTIVE PROJECTS

- BUS SHELTER INSTALLATION PROJECT CC#1114: CIP \$500,000
- PAINT TRANSPORTATION FACILITY – PART 2, CC#1206: CIP \$45,000
- AQUATORIUM SUPPLEMENTAL FILTRATION SYTEM: CIP \$150,000
- SAFE ROUTE TO SCHOOL PROJECT CC#1113: CIP \$514,890
- EMERGENCY OPERATION CENTER (EOC): CIP \$1,333,333
- CENTRAL LIBRARY RENOVATION: CIP \$4,837,794
- REPLACEMENT BUS WASHER PROJECT CC#1202: CIP \$317,467
- EMERGENCY SYSTEM UPGRADES: CIP \$30,000
- CITY HALL SECURITY / ELECTRONIC CARD SYSTEM: CIP \$100,000
- TRANSPORTATION FUEL DISPENSING SYSTEM: CIP \$50,000
- ROSINI / ROSEWOOD STREET IMPROVEMENTS: CIP \$2,000,000
- GREENWOOD LIBRARY IMPROVEMENTS: CIP \$28,300
- TEEN CENTER IMPROVEMENTS: CIP \$100,000





City of Commerce

COMPLETED PROJECTS

- PAIN T TRANSPORTATION FACILITY – PART 1, CC#1110: CIP \$45,000
- HEAVY DUTY BUS LIFT CC#1101: CIP \$120,000
- ENERGY EFFICIENCY UPGRADES PROJECT CC#1111: CIP \$75,000
- BRISTOW PARK SECURITY CAMERAS: CIP \$25,000
- COUNCIL CHAMBERS ADA IMPROVEMENTS: CIP \$400,000
- ROSEWOOD PARK PLAYGROUND RESURFACING: CIP \$153,000
- ROSEWOOD PARK SHADE STRUCTURES: CIP \$27,000
- AQUATORIUM LOCKER ROOM RENOVATION: CIP \$1,200,000
- REMOVE FUEL STORAGE TANKS: CIP \$135,000
- NEW ABOVE GROUND FUEL TANKS: CIP \$85,000





City of Commerce

COMPLETED PROJECTS

- **COMMUNITY SERVICES TI & RELOCATION: CIP \$35,000**
- **AQUATORIUM UV SYSTEM FOR POOL: CIP \$147,000**
- **COMMERCE MISC. PROJECTS AND ASSESSMENT REPORTS**
 - Senior Center - Repair Leak and Replace Drywall
 - Assessments / Reports / RFP Assistance:
 - Facility Assessments (Vets, Fire Station 26th, North Annex)
 - City Hall Security Doors Layout plans
 - RFP Assistance (Public Work Inspection / DSA Inspector & Testing)
 - Parks and Recreation Assistance
 - Aquatorium Pool Deck Assessment
 - Bandini Pool Deck Resurfacing





City of Commerce

PENDING PROJECTS

- **26th STREET METROLINK STATION IMPROVEMENTS: CIP \$250,000**
- **VETERANS PARK – STRUCTURAL / SEWER**
- **VETERANS PARK IMPROVEMENT (RANGE)**
- **BRISTOW AND VETERANS PARK SPRAY POOLS**
- **SENIOR PLAZA RENOVATION**
- **NORTH ANNEX**





City of Commerce

SWINERTON FEE COMPARISON

- Project Manager Mike Halsey is Currently Providing Services on over 13 Active Projects and Has Completed Over 12 Projects
 - Our Fee is Currently Approximately 2.6% of Project Costs
 - Well Under Industry Fee Standards
- Similar Project Fee Comparisons:
- City of Santa Monica – Pico Library – Anticipated 9%
 - City of Westlake Village- Civic Center & Library – 5.8%
 - Pierce College – Library & LCC – Anticipated 5.4%
 - LAX Security Perimeter – 6.3%





City of Commerce

SWINERTON FEE HISTORY

Oct 2008 – Jun 2009 – Swinerton Billed at Standard Rates

Jul 2009 – Oct 2011 – Swinerton Reduced Rates by 15%

Nov 2011 – Oct 2012 – Swinerton Further Reduced Rates
By an Additional 9%

24% Discount from Original Rates

Swinerton Discounted Rate To Continue in 2012-2013





City of Commerce

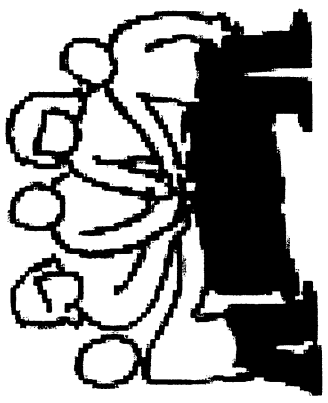
OUR RELATIONSHIP

- We Take Pride in Working For the City of Commerce
- Swinerton Provides CM Services to Commerce Companies
- Swinerton Utilizes Staff and Firms Based In Commerce
- We See Ourselves a Partner With the City, and Our Work Is To Realize Your Goals
- We Hope to Continue Our Long-Standing Relationship with the City of Commerce





City of Commerce



Q & A



ACTIVE PROJECTS updated 10-16-2012

2011-2012 BUS SHELTER INSTALLATION PROJECT CC#1114: CIP \$500,000

- Status: Construction underway. Estimated completion date is October 24, 2012.
- Project Scope: Misc. work at numerous bus stops located throughout the City.
- Design/Engineer: Onward Engineering - contract value \$25,560.00
- Contractor: Unique Performance - contract value \$333,255.00
- Labor Compliance Services: Willdan Engineering - contract value \$3,420.00
- Inspection Services: Transtech – contract value \$42,670.00

PAINT TRANSPORTATION FACILITY – PART 2, CC#1206: CIP \$45,000

- Status: Anticipated start is November 9, 2012. Contract duration is 40 working days.
- Project Scope: Clean and paint interior garage/shop areas including steel rollup doors.
- Design/Engineer: None (Staff prepared scope)
- Contractor: C. T. Georgio - contract value \$31,600.00
- Labor Compliance Services: T.B.D.
- Inspection Services: Staff

AQUATORIUM – SUPPLEMENTAL FILTRATION FOR SMALL POOL: CIP \$150,000

- Status: Proposal received on August 20, 2012. City is scheduled to award a design contract on October 16, 2012 to Aquatic Design Group. Project goal is to have the design done by Feb. 2013 and all construction completed before July 2013.
- Project Scope: Supplemental filtration system and re-plastering at small pool.
- Design/Engineer: Aquatic Design – contract value \$18,000 (pending)
- Contractor: T.B.D.
- Labor Compliance Services: Not required
- Inspection Services: Staff

SAFE ROUTE TO SCHOOL PROJECT CC#1113: CIP \$514,890

- Status: A Notice To Proceed was issued but needs to be rescinded. Project put on hold until after the Rosini / Rosewood project is completed because there is a scope conflict. The estimated start of construction is Jan. 2013. Contract duration is 40 working days.
- Project Scope: Misc. striping, signs and concrete work at various locations throughout the City.
- Design/Engineer: Elie Farah Inc. - contract value \$29,370.00
- Contractor: E.C. Construction - contract value \$436,406.25.00
- Labor Compliance Services: Willdan Engineering - contract value \$3,135.00
- Inspection / Materials Testing Services: Transtech - contract value \$37,930.00

EMERGENCY OPERATION CENTER (EOC): CIP \$1,333,333

- Status: Construction bids have been received and are under review. The estimated construction start is mid November. Per CALEMA grant requirement, all construction must be completed by May 31, 2013.
- Project Scope: A new 1,937 SF EOC building.
- Design/Engineer: WLC Architects, Inc. - contract value \$145,050.00
- Contractor: TBD - Estimated Construction Budget \$684,000.00.
- Labor Compliance Services: T.B.D.- contract value "budgeted" \$15,000.00
- Inspection / Material Testing Services: T.B.D. – contract value "budgeted" \$73,504.00

CENTRAL LIBRARY RENOVATION: CIP \$4,837,794

- Status: Re-design underway. Architect has submitted revised drawings for plan check. Currently meeting with staff to confirm furniture. Estimated start for construction is May 2013.
- Project Scope: Renovate Central Library including HVAC upgrades and new roof on City Hall.
- Design/Engineer: Adrian Gaus Architects - contract value \$548,843.50
- Design/Engineer: Adrian Gaus Architects – amendment #1 \$120,000.00
- Contractor: TBD - Estimated Construction Budget \$3,000,000.00.
- Labor Compliance Services: T.B.D.
- Inspection / Material Testing Services: T.B.D.

REPLACEMENT BUS WASHER PROJECT CC#1202: CIP \$317,467

- Status: Bids received and under review. Estimated construction start - late November.
- Project Scope: Remove and replace bus wash with new system.
- Design/Engineer: None (Staff prepared scope)
- Contractor: NS Corp – contract value \$305,467.49
- Labor Compliance Services: Willdan Engineering - contract value \$2,565.00
- Inspection Services: Staff

EMERGENCY SYSTEM UPGRADES: CIP \$30,000

- Status: Need to coordinate with City maintenance supervisor to confirm scope and schedule work. We have parts for the UPS, but need them to be installed.
- Project Scope: Repair UPS and replace generator.
- Design/Engineer: None (Staff will prepare scope)
- Contractor: T.B.D. – contract value T.B.D.
- Labor Compliance Services: Not required
- Inspection Services: Staff

CITY HALL SECURITY / ELECTRONIC CARD SYSTEM: CIP \$100,000

- Status: A preliminary plan has been prepared and we are awaiting approval to proceed. A final design, including detailed specifications will be needed for an RFP.
- Project Scope: Install electronic card readers and various door located in City Hall.
- Design/Engineer: T.B.D.
- Contractor: T.B.D.
- Labor Compliance Services: Not required
- Inspection Services: Staff

GREENWOOD LIBRARY IMPROVEMENTS: CIP \$28,300

- Status: Coordinating with City maintenance supervisor to confirm scope and get quotes.
- Project Scope: New automatics sliding doors.
- Design/Engineer: None? (Staff will prepare scope?). Will need door vendor input for details.
- Contractor: T.B.D. – contract value T.B.D.
- Labor Compliance Services: Not required
- Inspection Services: Staff

TRANSPORTATION CENTER - FUEL DISPENSING SYSTEM: CIP \$50,000

- Status: Preliminary plans, specs and RFP have been prepared. Awaiting direction to proceed with Design and/or Design-Construction RFP. Will need staffing /resources to assist with this project.
- Project Scope: Install new fuel dispensing system on islands at Transportation center. New dispensers will connect with above ground tanks located behind Provisory building. Will need to get permit from SCAQMD.
- Design/Engineer: (none? – staff will prepare scope?)
- Contractor: T.B.D.
- Labor Compliance Services: Not required
- Inspection Services: Staff

ROSINI / ROSEWOOD STREET IMPROVEMENTS: CIP \$2,000,000

- Status: A pre-construction meeting to be held on October 18. Estimated start of construction is late October. Bonds and insurance documents are under review.
- Project Scope: Reconstruction / Resurfacing – Harbor, Commerce Way, Jillson, Strong and Wilma.
- Design/Engineer: Onward Engineering – contract value \$
- Contractor: All American Asphalt – contract value \$1,249,000.00
- Labor Compliance Services: T.B.D.?
- Inspection / Material Testing Services: Onward Engineering – contract value (included in design).

TEEN CENTER IMPROVEMENTS: CIP \$100,000

- Status: Need to confirm scope and prepare RFP, and/or get quotes.
- Scope 1: Demo Patio cover
- Scope 2: Remodel restrooms
- Scope 3: Repave parking lot
- Design/Engineer: T.B.D.
- Contractor: T.B.D.

COMPLETED PROJECTS

PAINT TRANSPORTATION FACILITY – PART 1, CC#1110: CIP \$45,000

- Status: Construction began on April 25, 2012 and was completed on June 26, 2012.
- Project Scope: Paint interior offices and exterior walls.
- Design/Engineer: None (Staff prepared scope)
- Contractor: C. T. Georgio - contract value \$39,500.00
- Labor Compliance Services: Willdan Engineering - contract value \$5,000.00
- Inspection Services: Staff

HEAVY DUTY BUS LIFT CC#1101: CIP \$120,000

- Status: Construction began on April 10, 2012 and was completed on July 16, 2012.
- Project Scope: Replace hydraulic bus lift in garage.
- Design/Engineer: None (Staff prepared scope)
- Contractor: Southwest Lift and Eq. - contract value \$123,497.15
- Labor Compliance Services: Staff
- Inspection Services: Staff

ENERGY EFFICIENCY UPGRADES PROJECT CC#1111: CIP \$75,000

- Status: Construction began on March 09, 2012 and was completed on August 07, 2012.
- Project Scope: Upgrade light fixtures at various locations in the City.
- Design/Engineer: None (Staff prepared scope)
- Contractor: Hi-Tec Electric - contract value \$111,988.44
- Labor Compliance Services: Willdan Engineering - contract value \$2,565.00
- Inspection Services: Staff

BRISTOW PARK SECURITY CAMERAS: CIP \$25,000

- Status: Construction began in March 2012 and completed in April 2012
- Project Scope: Install new security camera systems.
- Design/Engineer: None (Staff prepared scope)

COMMERCE COUNCIL CHAMBERS ADA IMPROVEMENTS: CIP \$400,000

- Status: Construction began on December 16, 2011 and was completed on March 08, 2012.
- Project Scope: Misc. ADA improvements in Council Chambers.
- Design/Engineer: Adrian Gaus Architects - contract value \$23,375.00
- Contractor: CalTec – contract value \$59,251
- Labor Compliance Services: Staff
- Inspection Services: Staff

ROSEWOOD PARK PLAYGROUND RESURFACING: CIP \$153,000

- Status: Construction began on February 14, 2011 and was completed in April 2011
- Project Scope: New playground rubberized surface at three public parks.
- Design/Engineer: None (Staff prepared scope)
- Contractor: Spectra Turf – contract value \$115,980.00
- Labor Compliance Services: Not required
- Inspection Services: Staff

ROSEWOOD PARK SHADE STRUCTURES: CIP \$27,000

- Status: Construction began on February 7, 2011 and was completed in March 2011
- Project Scope: Install two new shade structures at Rosewood Park.
- Design/Engineer: None (Staff prepared scope)
- Contractor: USA Shade and Fabric – contract value \$23,616.00
- Labor Compliance Services: Not required
- Inspection Services: Staff

ROSEWOOD PARK AQUATORIUM LOCKER ROOM RENOVATION: CIP \$1,200,000

- Status: Construction began on December 20, 2010 and completed in November 2011
- Project Scope: Renovated men's and women's locker rooms.
- Design/Engineer: BOA Architecture - contract value \$76,794.00
- Contractor: CST Construction – contract value \$897,603.00
- Labor Compliance Services: Staff
- Inspection Services: Staff

ROSEWOOD PARK PICNIC SHELTERS REFURBISHMENT: CIP \$30,000

- Status: Construction began in December 2010 and completed in May 2011.
- Project Scope: Refurbished 6 picnic shelters.
- Design/Engineer: None (Staff prepared scope)
- Contractor: Rodriquez Construction – contract value \$29,900.00
- Labor Compliance Services: Not required
- Inspection Services: Staff

COMMERCE TRANSPORTATION CENTER – REMOVE FUEL STORAGE TANKS: CIP \$135,000

- Status: Construction began in May 2010 and completed on September 20, 2010
- Project Scope: Remove three below ground fuel storage tanks.
- Design/Engineer: None (Staff prepared scope)
- Contractor: Tafoya and Associates – contract value \$134,400.00
- Labor Compliance Services: Not required
- Inspection Services: Staff

COMMERCE TRANSPORTATION CENTER – NEW ABOVE GROUND FUEL TANKS: CIP \$85,000

- Status: Construction began on March 15, 2010 and was completed on October 22, 2010.
- Project Scope: New above ground gas and diesel fuel tanks with dispensing system.
- Design/Engineer: None (Staff prepared scope)
- Contractor: Tafoya and Associates – contract value \$82,420.00
- Labor Compliance Services: Not required
- Inspection Services: Staff

COMMERCE SERVICES TI AND RELOCATION: CIP \$35,000

- Status: Construction began on December 19, 2009 and was completed on January 29, 2010.
- Project Scope: TI build out in Community Services and Aquatorium Storage Room
- Design/Engineer: None (Staff prepared scope)
- Contractor: Ranybay Construction – contract value \$20,594.00
- Labor Compliance Services: Not required
- Inspection Services: Staff

ROSEWOOD PARK AQUATORIUM UV SYSTEM FOR POOL: CIP \$147,000

- Status: Construction began on August 24, 2009 and was completed in March 2010
- Project Scope: New UV System for large pool.
- Design/Engineer: None (Staff prepared scope)
- Contractor: Knorr Systems – contract value \$139,946.00
- Labor Compliance Services: Not required
- Inspection Services: Staff

COMMERCE MISC. PROJECTS AND ASSEMENT REPORTS

- Senior Center - Repair Leak and Replace Drywall
- Assessments / Reports / RFP Assistance:
 - Facility Assessments (Vets, Fire Station 26th, North Annex)
 - City Hall Security Doors Layout plans
 - RFP Assistance (Public Work Inspection / DSA Inspector & Testing)
 - City Hall Security Doors Layout plans
- Parks and Recreation Assistance
 - Aquatorium Pool Deck Assessment
 - Bandini Pool Deck Resurfacing
- Misc. Reports:
 - Atlantic, Tubeway, Garfield

PROJECTS ON HOLD / PENDING

COMMERCE METROLINK STATION IMPROVEMENTS: CIP \$250,000

- Status: ON HOLD. Design documents are 80% complete but City put on hold to secure additional funding. A new grant application was submitted and we are awaiting final approval. The project design work is anticipated to resume within next 2-3 months.
- Project Scope: Misc. ADA upgrades. Asphalt and concrete repairs. Re-striping parking lot.
- Design/Engineer: TMAD - contract value \$19,500.00 (will need to re-evaluate due to time lapse)
- Contractor: T.B.D.
- Labor Compliance Services: T.B.D.
- Inspection Services: Staff

SENIOR PLAZA RENOVATION: CIP "UNFUNDED"

- Status: ON HOLD – need funding.
- Project Scope: Misc. ADA and concrete improvements at Senior Center Plaza area. Design work 95% completed.
- Design/Engineer: BOA Architecture - contract value \$44,000.00
- Design/Engineer: BOA Architecture Amend. 1 - \$22,000.00
- Design/Engineer: BOA Architecture Amend. 2 - \$10,500.00
- Contractor: TBD. - Estimated Construction Budget \$500,000.00.

VETERANS MEMORIAL PARK – STRUCTURAL / SEWER REPAIRS: CIP "UNFUNDED"

- Status: ON HOLD – need funding. Structural design work is 75% complete.
- Project Scope: Veterans Park Structural Repairs.
- Design/Engineer: TMAD – contract value \$?
- Contractor: T.BD.

VETERANS MEMORIAL PARK IMPROVEMENT (RANGE): CIP "UNFUNDED"

- Status: ON HOLD – need funding. Assessment reports and estimates have been completed.
- Project Scope: Demo and abate old firing range.
- Design/Engineer: T.B.D.
- Contractor: T.BD.

RENOVATION OF BRISTOW AND VETERANS PARK SPRAY POOLS: CIP "UNFUNDED"

- Status: ON HOLD – need funding. Parks and Recreation Dept. would like to get see this project started and completed before summer.
- Project Scope: Renovate spray pools
- Design/Engineer: T.B.D.
- Contractor: T.B.D.

NORTH ANNEX: CIP “UNFUNDED”

- Status: ON HOLD – needs funding. Several conceptual plans, site assessment reports and cost estimates have been prepared. Awaiting further direction.
- Project Scope: North Annex Demolition and re-use of site.
- Design/Engineer: T.B.D.
- Contractor: T.B.D.