



CITY OF LA PUENTE CITY COUNCIL MEETINGS

How to Listen Live to the Meeting

Live Audio/Video: Visit the City's website at <https://lapuente.org/agenda/> and click "View Event" for the current meeting to listen live.

Spanish Translation/Interpretation Services:

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Spanish interpreting is also available at City Council meetings upon request. Simultaneous interpretation (English-to-Spanish) is provided for listening to the meeting. Consecutive interpretation (Spanish-to-English) is available for anyone speaking during oral communications. Use of City-provided interpreters is optional; you may bring your own interpreter. Please note that due to the variety of dialects and regional differences, the City cannot guarantee interpretation in every dialect and disclaims liability related to such services.



How to Submit Public Comment

All public comments are subject to the same Rules of Decorum as speakers at City Council meetings.

In Person: Public comments may be provided in-person at City Hall, 15900 E. Main Street.

In Writing: Written comments may be emailed to cityclerk@lapuente.org at least 2 hours before the meeting start time. Email comments will be distributed to the City Council and become part of the official record, but they are not read aloud during the meeting. Please include "PUBLIC COMMENT" in the subject line to ensure your message is properly received by the Council and City staff.

Availability

Any writings or documents provided to a majority of the City Council/Successor Agency regarding items on this agenda will be made available for public inspection at the City Clerk's Office at City Hall located at 15900 E. Main Street and at the Reference Desk at the La Puente Library located at 15920 E. Central during normal business hours. In addition, such writings and documents will be posted on the City's website at www.lapuente.org.

Americans with Disabilities

In accordance with the Americans with Disabilities Act (ADA), individuals requiring special assistance to participate in a City meeting or to access other City services should contact the City Clerk's Office at (626) 855-1500. Providing notice at least 48 hours before a regular meeting, 24 hours before a special meeting, or prior to the time services are needed will help City staff make reasonable arrangements.

Meeting Times

City Council meetings shall adjourn no later than 10:30 p.m., unless a majority of members approve a motion to extend the meeting to consider remaining agenda items or newly added items in accordance with the Ralph M. Brown Act (Government Code Section 54950, et seq.). (Ordinance No. 95-727).



CITY OF LA PUENTE

REUNIONES DEL CONCEJO MUNICIPAL

Cómo escuchar la reunión en vivo

Audio en vivo: visite el sitio web de la ciudad en <https://lapuente.org/agenda/> y haga clic en "Ver evento" para escuchar la reunión en vivo.

Servicios de traducción/interpretación en español:

La Ciudad ofrece traducción e interpretación en vivo en español. Para acceder a la traducción durante la reunión, escanee el código QR a continuación o visite <https://attend.wordly.ai/join/FWOP-2761>.

La interpretación en español también está disponible en las reuniones del Concejo Municipal bajo solicitud. Hay interpretación simultánea (inglés-español) para escuchar la reunión y interpretación consecutiva (español a inglés) para cualquier persona que durante las comunicaciones orales. El uso de intérpretes proporcionados por la Ciudad es opcional; puede traer su propio intérprete. Tenga en cuenta que, debido a la variedad de dialectos y diferencias regionales, la Ciudad no puede garantizar interpretación en todos los dialectos y se exime de cualquier responsabilidad que supuestamente surja de dichos servicios.



Cómo enviar comentarios públicos

Todos los comentarios públicos están sujetos a las mismas reglas de decoro que los oradores en las reuniones del Concejo Municipal.

En persona: Los comentarios públicos pueden presentarse en persona en el Ayuntamiento, 15900 E. Main Street.

Por escrito: Los comentarios escritos pueden enviarse por correo electrónico a cityclerk@lapuente.org al menos 2 horas antes del inicio de la reunión. Los comentarios por correo electrónico se distribuirán al Concejo Municipal y formarán parte del registro oficial, pero no se leerán en voz alta durante la reunión. Por favor, incluya "COMENTARIO PÚBLICO" en la línea de asunto para asegurar que su mensaje sea recibido correctamente por el Concejo y el personal de la Ciudad.

Disponibilidad

Cualquier escrito o documento proporcionado a la mayoría del Concejo Municipal o de la Agencia Sucesora sobre los temas de la agenda estará disponible para revisión pública en la Oficina de la secretaria Municipal, Ayuntamiento, 15900 E. Main Street, y en el Mostrador de Referencia de la Biblioteca de La Puente, 15920 E. Central. Además, dichos escritos y documentos se publicarán en el sitio web de la Ciudad: www.lapuente.org.

Personas con Discapacidades

De acuerdo con la Ley de Estadounidenses con Discapacidades (ADA), cualquier persona que necesite asistencia especial para participar en una reunión de la Ciudad o acceder a otros servicios municipales debe comunicarse con la Oficina de la secretaria Municipal al (626) 855-1500. Proporcionar aviso con al menos 48 horas de anticipación para reuniones regulares, 24 horas para reuniones especiales o antes del momento en que se necesiten los servicios, ayudará al personal de la Ciudad a hacer los arreglos razonables necesarios.

Horario de las Reuniones

Las reuniones del Concejo Municipal normalmente finalizarán a las 10:30 p.m., a menos que la mayoría de los miembros apruebe una moción para extender la reunión y considerar los asuntos restantes de la agenda o los nuevos asuntos añadidos, de acuerdo con la Ley Ralph M. Brown (Código de Gobierno Sección 54950, y siguientes) (Ordenanza No. 95-727).



AGENDA
REGULAR MEETING OF THE
LA PUENTE CITY COUNCIL AND SUCCESSOR AGENCY
BASSETT HIGH SCHOOL LIBRARY
755 N ARDILLA AVE, LA PUENTE
APRIL 14, 2026 AT 7:00 PM

CALL TO ORDER

ROLL CALL

COUNCIL/AGENCY MEMBERS: Klinakis, Munoz, Argudo, Mendoza, Quinones

PLEDGE OF ALLEGIANCE

PRESENTATIONS

ORAL COMMUNICATIONS

If you wish to address the City Council/Successor Agency on an item other than a public hearing matter, please complete the Request for Oral Presentation form and submit it to the City Clerk no later than prior to the conclusion of the first speaker's remarks. All speakers are requested to observe the City's Rules of Decorum when addressing the City Council (LPMC section 2.04.120.).

BOARDS/COMMISSION/COMMITTEE REPORTS

Council Members provide a report on any Board/Commission/Committee meetings, listed below, that they have attended.

<u>ORGANIZATION</u>	<u>DEL/ALT</u>	<u>MONTHLY MEETINGS</u>	<u>TIME</u>
California Contract Cities Association	Argudo/Quinones	3rd Wednesday	6:30 p.m.
Sanitation District 15 & 21	Klinakis/Munoz	4th Wednesday	1:30 p.m.
League of California Cities L.A. Div.	Argudo/Mendoza	1st Thursday	6:30 p.m.
City Selection Committee	Klinakis/Mendoza	When Necessary	6:30 p.m.
San Gabriel Valley COG	Quinones/Argudo	3rd Thursday	4:00 p.m.
California JPIA	Munoz/All Council	4th Wednesday	6:30 p.m.
Foothill Transit Governing Board	Klinakis/Munoz	Last Friday of the Month	7:45 a.m.
San Gabriel Valley Mosquito & Vector Control District	Klinakis	2nd Friday	7:00 a.m.

A. MINUTES OF PREVIOUS CITY COUNCIL AND SUCCESSOR AGENCY MEETINGS

A.1 READ AND APPROVE THE MINUTES OF THE CITY COUNCIL AND SUCCESSOR AGENCY MEETING OF MARCH 24, 2026

Staff Recommendation: It is recommended that the City Council and Successor Agency waive the reading and approve the Minutes of the City Council and Successor Agency meeting of March 24, 2026.

B. PUBLIC HEARINGS BEFORE THE CITY COUNCIL

C. UNFINISHED BUSINESS OF THE CITY COUNCIL

D. CITY COUNCIL AND SUCCESSOR AGENCY CONSENT CALENDAR

All matters listed under Consent Calendar are considered to be routine in nature and may be enacted by one motion approving the recommendation listed on the Agenda. One or more items may be removed from the Consent Calendar so that said item(s) may be discussed and considered individually by the City Council/Successor Agency, if a motion to remove the item(s) is approved by an affirmative vote of a majority of the members of the City Council/Successor Agency.

D.1 CONSIDERATION OF A RESOLUTION APPROVING WARRANT RESOLUTION NO. 26-5981

Staff Recommendation: It is recommended that the City Council and Successor Agency adopt Resolution No. 26-5981 approving Warrant Register No. 1612.

D.2 CONSIDERATION OF AN AWARD OF CONSTRUCTION CONTRACT TO TOWO ENTERPRISE, INC FOR THE LA PUENTE PARK ACTIVITY CENTER BUILDING AT 501 GLENDORA AVENUE IN THE AMOUNT OF \$3,589,300.

Staff Recommendation: It is recommended that the City Council: (1) award the contract to Towo Enterprise, Inc. in the amount of \$3,589,300; and (2) authorize the City Manager to negotiate and execute the Agreement and approve change orders up to 10% of the original bid amount.

D.3 CONSIDERATION OF AN AWARD OF CONTRACT FOR LABOR COMPLIANCE AND SECTION 3 SERVICES FOR THE LA PUENTE PARK ACTIVITY CENTER PROJECT IN THE AMOUNT OF \$43,780

Staff Recommendation: It is recommended that the City Council: (1) approve the Professional Services Agreement with Willdan Engineering; and (2) authorize the City Manager to execute a Professional Services Agreement on behalf of the City.

D.4 CONSIDERATION OF AN AWARD OF CONTRACT FOR CONSTRUCTION MANAGEMENT, BUILDING INSPECTION AND MATERIAL TESTING SERVICES FOR THE LA PUENTE PARK ACTIVITY CENTER PROJECT IN THE AMOUNT OF \$257,754.

Staff Recommendation: It is recommended that the City Council: (1) approve the Professional Services Agreement with Infrastructure Architects, Inc.; and (2) authorize the City Manager to execute a Professional Services Agreement on behalf of the City.

D.5 CONSIDERATION OF AN AWARD OF CONSTRUCTION CONTRACT TO TOWO ENTERPRISE, INC. FOR CONCRETE PARKING AREA FOR THE LA PUENTE DOG PARK IN THE AMOUNT OF \$171,001.44.

Staff Recommendation: It is recommended that the City Council: (1) award the contract to Towo Enterprise, Inc. in the amount of \$171,001.44; and (2) authorize the City Manager to negotiate and execute the Agreement and approve change orders up to 10% of the original bid amount.

D.6 CONSIDERATION OF ACCEPTANCE OF NOTICE OF COMPLETION FOR BLOCK WORK CONSTRUCTION AT THE LA PUENTE DOG PARK

Staff Recommendation: It is recommended that the City Council: (1) accept the project as complete; and (2) authorize the City Clerk to execute the Notice of Completion.

D.7 CONSIDERATION OF A RESOLUTION APPROVING A PERMIT FOR THE PUBLIC DISPLAY OF FIREWORKS AT THE 2026 BASSETT HIGH SCHOOL GRADUATION CEREMONY ON JUNE 12, 2026

Staff Recommendation: It is recommended that the City Council adopt Resolution No. 26-5982 approving a permit for the public display of fireworks for Bassett High School’s 2026 Graduation Ceremony on June 12, 2026, pursuant to all applicable code requirements.

D.8 CONSIDERATION OF A PROFESSIONAL SERVICES AGREEMENT FOR PRIVATE SECURITY SERVICES WITH BLACKWATER SECURITY IN THE AMOUNT OF \$546,296

Staff Recommendation: It is recommended that the City Council: (1) approve a professional services agreement with Blackwater Security for private security services and (2) authorize the City Manager to execute the agreement.

D.9 CONSIDERATION OF A RESOLUTION RESCINDING RESOLUTION NO. 26-5973 AND AMENDING THE COMPREHENSIVE PERSONNEL SYSTEM FOR FULL-TIME POSITIONS TO AUTHORIZE FUNDING AND ADD A FULL-TIME SHELTER/ TNR SUPERVISOR

Staff Recommendation: It is recommended that the City Council: (1) adopt Resolution No. 26-5983 rescinding resolution No. 26-5973 amending the comprehensive personnel system; (2) approve the job description for the full-time Shelter/TNR Supervisor position; and (3) provide any necessary direction to Staff.

D.10 CONSIDERATION AND RECEIVE AND FILE OF THE 2025 HOUSING ELEMENT ANNUAL PROGRESS REPORT

Staff Recommendation: It is recommended that the City Council: (1) receive and file the 2025 Housing Element Annual Progress Report; and (2) direct Staff to submit the report to HCD and OPR.

D.11 CONSIDERATION OF APPROVAL OF A PURCHASE ORDER CONTRACT FOR A 3-STATION MOBILE RESTROOM TRAILER IN THE AMOUNT OF \$48,798.60

Staff Recommendation:

It is recommended that the City Council: (1) approve the purchase order contract with Trailer2Go for the purchase of a 3-stall lavatory trailer in the amount of \$48,798.60; and (2) authorize the City Manager to execute, on behalf of the City, all documents necessary to effectuate this action.

E. NEW BUSINESS TO BE CONSIDERED BY THE CITY COUNCIL

ADHOC COMMITTEE REPORTS

Council Members provide a report on any Ad Hoc Committee meetings that they have attended.

NAME

Code Enforcement Committee
La Puente Park Fees, Ordinance and Program Oversight Committee
Project LEAD Committee
LPQT Action Committee
Rowland, Bassett, and Hacienda La Puente Unified School Districts Liaison Committee
Senior Advisory Committee
Business Outreach Support Committee
La Puente Activity Center Design Oversight Committee

MEMBERS

Klinakis/Mendoza
Munoz/Quinones
Mendoza/Quinones
Mendoza/Quinones
Klinakis/Munoz
Klinakis/Munoz
Klinakis/Quinones
Klinakis/Mendoza

AB 1234 REPORTS

ORAL COMMENTS FROM COUNCIL

ORAL COMMENTS FROM STAFF

ADJOURNMENT

I hereby certify under penalty of perjury, under the laws of the State of California that the foregoing agenda was posted in accordance with the applicable legal requirements.

Dated April 10, 2026.

 /s/

Martha Torres, MPA, CMC, City Clerk

MINUTES
LA PUENTE CITY COUNCIL AND SUCCESSOR AGENCY
REGULAR MEETING OF
MARCH 24, 2026

Per *Robert's Rules of Order Newly Revised 11th Edition*, minutes are a record of the actions taken by the body. These minutes do not include a summary of the discussion but only reflect the action taken by the body. A complete audio recording of this meeting is available on the City's website www.lapuate.org.

A Regular Meeting of the City Council of the City of La Puente was held in the Council Chambers of City Hall, 15900 East Main Street, La Puente, California, on Tuesday, March 24, 2026, at 9:30 a.m.

CALL TO ORDER

Mayor Klinakis called the meeting to order at 9:34 a.m.

ROLL CALL

Members present: Klinakis, Munoz, Quinones.

Members absent: Argudo, Mendoza.

Staff members present: City Manager Bob Lindsey, Acting City Manager/Director of Community Services Alexander Bauman, City Attorney Susie Altamirano, City Clerk Martha Torres, Director of Administrative Services Troy Grunklee, Director of Development Services Abraham Tellez, Chief/Director of Public Safety Jeffrey Buckwell, and Management Assistant Cece Dunlap.

PLEDGE OF ALLEGIANCE

La Puente Community Foundation Board Member Frank Sanchez led the Pledge of Allegiance.

PRESENTATIONS

1. Presentation by La Puente High School Band to the City Council

La Puente High School Band Director Robert Marshall thanked the City Council for their support and monetary donation received and further reported the band placed first place in a regional event. Kimberley Strickland, Warrior booster representative, thanked the City of La Puente and City Council for their monetary donation. Mayor Klinakis thanked the La Puente High School Band for their participation and further expressed concerns with the Hacienda La Puente School District.

2. Presentation and Update by Guerreros Judo Club

Eric Sanchez, owner of Guerreros Judo Club, spoke regarding a business update, the La Puente Baseball and Softball Little League, and thanked the City of La Puente, City Acting City Manager/Director of Community Services Bauman, Community Services Staff, and City Council.

3. Presentation of Proclamation Declaring March as Government Finance Professionals Week

Director of Administrative Services Grunklee spoke regarding Government Finance Professionals Week. District Representative Karla S. Caceres, on behalf of Senator Bob Archuleta, presented a certificate of recognition to the City of La Puente's Finance Department. Mayor Pro Tem Munoz, on behalf of the City Council, presented a proclamation declaring March as Government Finance Professionals Week.

Mayor Klinakis announced a walk-on presentation by Council Member Quinones regarding a proclamation declaring March 31 as Farmworkers Day.

ORAL COMMUNICATIONS

Frank Sanchez spoke regarding upcoming events for the La Puente Community Foundation including, City of La Puente Spring Carnival taking place April 9-11, 2026, La Puente Cheer at the Easter Egg Hunt March 28, 2026, LP Perk Café online ordering now available, and praised City of La Puente events. Mr. Sanchez further stated the La Puente Community Foundation has been recognized as the 2026 Nonprofit of the Year for the 56th Assembly District by Assemblymember Lisa Calderon. Mayor Klinakis thanked the La Puente Community Foundation Board Members and Community Engagement Supervisor Kimberly Cardona. Mayor Pro Tem Munoz thanked Frank Sanchez for all his work for the City.

Martha, representative of La Puente Valley Woman's Club, requested the City to recognize residents who ran in the Los Angeles Marathon and announced a Scholarship Gala on April 11, 2026, at the La Puente Valley Woman's Club.

Maggie Chik, Deby Winnie, Lina Setiawan, Lan Sun, Patty Limon, Debra Dawson, Yake Li, Shuyang, Miranda Huang, Shing Kit Ma, Michelle Yu, Edwin Wong, Shirley Lee, Kim Wong, Vincent Wong, and Glenn Sandoval submitted written comments regarding the City of Industry's data center and battery storage system facilities plans.

BOARDS/COMMISSION/COMMITTEE REPORTS – None.

A. MINUTES OF PREVIOUS CITY COUNCIL AND SUCCESSOR AGENCY MEETINGS

A-1 READ AND APPROVE THE MINUTES OF THE CITY COUNCIL AND SUCCESSOR AGENCY MEETING OF MARCH 4 AND MARCH 10, 2026

A motion was made by Mayor Pro Tem Munoz, seconded by Council Member Quinones, to waive the reading and approve the Minutes of the City Council and Successor Agency meetings of March 4 and March 10, 2026. The motion carried by the following roll call vote:

AYES: Klinakis, Munoz, Quinones
NOES: None
ABSTAIN: None
ABSENT: Argudo, Mendoza

C. PUBLIC HEARINGS BEFORE THE CITY COUNCIL – None.

D. UNFINISHED BUSINESS OF THE CITY COUNCIL – None.

D. CITY COUNCIL AND SUCCESSOR AGENCY CONSENT CALENDAR

A motion was made by Mayor Pro Tem Munoz, seconded by Council Member Quinones, to approve Consent Calendar Items D.1 through D.3. The motion carried by the following roll call vote:

AYES: Klinakis, Munoz, Quinones
NOES: None
ABSTAIN: None
ABSENT: Argudo, Mendoza

D.1 CONSIDERATION OF A RESOLUTION APPROVING WARRANT RESOLUTION NO. 26-5979

Action Taken: The City Council and Successor Agency adopted Resolution No. 26-5979 approving Warrant Register No. 1611.

D.2 PRESENTATION OF FEBRUARY 2026 INVESTMENT REPORT

Action Taken: The City Council received and filed this report.

D.3 PRESENTATION OF FEBRUARY 2026 REQUISITION SUMMARY REPORT

Action Taken: The City Council received and filed this report.

E. NEW BUSINESS TO BE CONSIDERED BY THE CITY COUNCIL

E.1 PRESENTATION OF FEBRUARY 2026 BUDGET REPORT

Director of Administrative Services Grunklee provided a report regarding the February 2026 budget.

E.2 CONSIDERATION OF A RESOLUTION AMENDING THE RULES AND REGULATIONS GOVERNING THE USE AND OPERATION OF CITY PARKS AND RECREATIONAL AREAS

Acting City Manager/Director of Community Services Bauman presented the staff report regarding e-bikes and proposed amendments to the rules and regulations governing the use and operation of City parks and recreational areas.

Mayor Klinakis inquired whether e-bikes are required to be walked across La Puente Park.

Acting City Manager/Director of Community Services Bauman stated that e-bikes would be regulated and permitted for use in manual mode only.

Discussion ensued regarding the monitoring and enforcement of the rules and regulations within City parks. Direction was given to staff to return to the City Council with a report in six (6) months.

A motion was made by Mayor Pro Tem Munoz, seconded by Council Member Quinones, to adopt Resolution No. 26-5980 approving and amending the Rules and Regulations governing the use and operation of city parks and recreational areas, in addition to monitoring the operations of city parks and recreational areas with the new rules and regulations and to provide City Council with a report in six (6) months. The motion carried by the following roll call vote:

AYES: Klinakis, Munoz, Quinones
NOES: None
ABSTAIN: None
ABSENT: Argudo, Mendoza

Mayor Klinakis inquired whether the City has reviewed new California State laws regarding e-bikes.

City Manager Lindsey stated that staff has consulted with the Los Angeles County Sheriff's Department regarding the new State laws and is awaiting the installation of posted speed limit signage.

Mayor Klinakis emphasized the importance of educating residents regarding children's safety and the use of e-bikes.

AD HOC COMMITTEE REPORTS

Code Enforcement and Public Safety Committee: Nothing to report.

La Puente Park Fees, Ordinance and Program Oversight Committee: Nothing to report.

Project LEAD Committee: Nothing to report.

LPQT Action Committee: Nothing to report.

Rowland, Bassett, and Hacienda La Puente Unified School Districts Liaison Committee: Nothing to report.

Senior Advisory Committee: Nothing to report.

Business Outreach Support Committee: Nothing to report.

La Puente Activity Center Design Oversight Committee: Nothing to report.

AB 1234 REPORTS – None.

ORAL COMMENTS FROM COUNCIL

Mayor Klinakis thanked Los Angeles County Sheriff's Department for their presence at City events.

Council Member Quinones thanked the Maintenance Staff for maintaining the park.

ORAL COMMENTS FROM STAFF

City Manager Lindsey thanked Council Member Quinones for the appreciation of the Maintenance Staff.

Acting City Manager/Director of Community Services Bauman announced Breakfast with the Bunny and Egg Hunt on Saturday, March 28, 2026.

Mayor Klinakis requested an update regarding the new animal shelter.

Chief/Director of Public Safety Buckwell provided an update. City Manager Lindsey thanked Senator Archuleta and Karla S. Caceres, District Representative, for keeping the City on track with the project and for the funds provided.

Mayor Pro Tem Munoz thanked City Council for the approval of in-house animal control. She further stated the loss of her senior dog and thanked animal control for their compassionate help.

ADJOURNMENT

There being no further business before the City Council, Mayor Klinakis adjourned the meeting at 10:28 a.m.

Approved this 14th day of April, 2026.

Martha Torres, MPA, CMC
City Clerk

Charlie Klinakis
Mayor/Chair



City of La Puente Agenda Report

To: Mayor and City Council For meeting of: April 14, 2026

From: Bob Lindsey, City Manager

By: Elizabeth Herrera, Accounting Technician II

Subject: CONSIDERATION OF A RESOLUTION APPROVING WARRANT RESOLUTION NO.
26-5981

BACKGROUND/DISCUSSION

The Warrant Register has been reviewed and submitted for Council approval in accordance with Section 37202 of the Government Code.

FISCAL IMPACT

Funds are available for all expenditures listed in the Warrant Register.

RECOMMENDATION

It is recommended that the City Council and Successor Agency adopt Resolution No. 26-5981 approving Warrant Register No. 1612.

ATTACHMENTS

- A. Warrant Resolution No. 26-5981
- B. Warrant Register #1612

RESOLUTION NO. 26-5981**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LA PUENTE ALLOWING CERTAIN CLAIMS AND
DEMANDS IN THE AMOUNT \$2,059,721.83 (WARRANT
REGISTER 1612)**

THE CITY COUNCIL OF THE CITY OF LA PUENTE DOES HEREBY RESOLVE,
DETERMINE AND ORDER AS FOLLOWS:

SECTION 1: That in accordance with Section 37202 of the Government Code, the Director of Administrative Services, or designated representative, hereby certifies, and the City Manager hereby approves the accuracy of the following demands and the availability of funds for payment thereof.

APPROVED

EXAMINED

Bob Lindsey, City Manager

Troy Grunklee, CPA
Director of Administrative Services

SECTION 2: That the following claims and demands numbered 16460 through 16567 ACH(s) numbered 1028 through 1034 and Draft numbered 03374 through 03412 except for voided warrants 16480, 16560, and 16563 have been audited as required by law and the same are hereby allowed in the amounts hereinafter set forth on the attached check registers.

CERTIFIED, PURSUANT TO GOVERNMENT CODE, SECTION 37208, AS CONFORMING TO ADOPTED BUDGET, EXCEPT WARRANT NOS: NONE

Martha Torres, MPA, CMC, City Clerk

PASSED, APPROVED AND ADOPTED this 14th day of April 2026, by the following vote:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:
ABSTAIN:	COUNCILMEMBERS:

Charlie Klinakis, Mayor

ATTEST:

Martha Torres, MPA, CMC, City Clerk



City of La Puente

Attachment B
Check Register Report
By Payment Number
Payment Dates 3/16/2026 - 4/3/2026

Payment Number	Payment Date	Vendor #	Vendor Name	Account Number	Payment Amount
	Payable Number	Description			Item Amount
1028	3/20/2026	SEIUCO	COPE FUND		10.00
	INV0014052	COPE FUND CONTRIBUTION		100-20380	3.59
	INV0014052	COPE FUND CONTRIBUTION		260-20380	1.41
	INV0014110	COPE FUND CONTRIBUTION		100-20380	3.27
	INV0014110	COPE FUND CONTRIBUTION		260-20380	1.73
1029	3/20/2026	SEIU	SEIU - LOCAL 721		1,985.20
	INV0014051	EMPLOYEE DUES		100-20380	831.27
	INV0014051	EMPLOYEE DUES		200-20380	27.87
	INV0014051	EMPLOYEE DUES		203-20380	3.33
	INV0014051	EMPLOYEE DUES		205-20380	16.27
	INV0014051	EMPLOYEE DUES		210-20380	28.96
	INV0014051	EMPLOYEE DUES		215-20380	2.82
	INV0014051	EMPLOYEE DUES		260-20380	55.45
	INV0014051	EMPLOYEE DUES		264-20380	2.91
	INV0014051	EMPLOYEE DUES		280-20380	13.91
	INV0014051	EMPLOYEE DUES		283-20380	22.72
	INV0014051	EMPLOYEE DUES		285-20380	5.63
	INV0014109	EMPLOYEE DUES		100-20380	736.21
	INV0014109	EMPLOYEE DUES		200-20380	39.48
	INV0014109	EMPLOYEE DUES		203-20380	2.22
	INV0014109	EMPLOYEE DUES		205-20380	31.94
	INV0014109	EMPLOYEE DUES		210-20380	39.85
	INV0014109	EMPLOYEE DUES		215-20380	3.93
	INV0014109	EMPLOYEE DUES		260-20380	66.96
	INV0014109	EMPLOYEE DUES		264-20380	5.24
	INV0014109	EMPLOYEE DUES		280-20380	13.86
	INV0014109	EMPLOYEE DUES		283-20380	29.11
	INV0014109	EMPLOYEE DUES		285-20380	5.26
1030	3/20/2026	MIDAMER	MID AMERICA ADMIN AND RETIREMENT SOLUTIONS LLC		1,872.00
	0346483	4TH QTR 2025 ADMIN FEE		100-1135-51311	1,872.00
1031	3/27/2026	GLOURB	GLOBAL URBAN STRATEGIES, INC		18,540.00
	1132	04/26 SOCIAL MEDIA TECHNOLOGY		100-4140-53416	18,540.00
1032	3/27/2026	TANKO	TANKO LIGHTING		1,462.22
	70640	03/26 ST LIGHT MTCE		285-3330-53111	1,462.22
1033	3/27/2026	YUNLLC	YUNEX LLC		5,733.00
	5610007791	02/26 TS RESPONSE CALL OUTS		200-3120-53819	2,411.53
	5610007792	TS SIGNAL REPAIR-ARDILLA/TEMPLE		200-3120-53819	1,760.97
	90006597	02/23 TS MTCE		200-3120-53819	1,560.50
1034	4/3/2026	TANKO	TANKO LIGHTING		14,061.09
	70655	POLE AND FOUNATION REPLACEMENT-FLYNN ST		285-3330-53111	12,449.09
	70661	03/26 ST LIGHT MTCE		285-3330-53111	1,612.00
16460	3/20/2026	FTB	STATE OF CALIFORNIA FRANCHISE TAX BOARD		510.64
	INV0014100	PR WITHOLDING ORDER		100-20399	510.64
16461	3/20/2026	USBANK	U.S BANK PARS ACCT# 6746022400		6,060.66
	INV0014107	PARS RETIREMENT		100-20340	2,942.05
	INV0014107	PARS RETIREMENT		203-20340	120.53
	INV0014107	PARS RETIREMENT		205-20340	508.05
	INV0014107	PARS RETIREMENT		260-20340	193.44

Check Register Report

Payment Dates: 3/16/2026 - 4/3/2026

Payment Number	Payment Date Payable Number	Vendor # Description	Vendor Name	Account Number	Payment Amount Item Amount
	INV0014107	PARS RETIREMENT		280-20340	2,141.20
	INV0014107	PARS RETIREMENT		285-20340	155.39
16462	3/20/2026	AMABUS	AMAZON CAPITAL SERVICES INC		2,725.53
	14GW-GV4M-F79Q	IT SUPPLIES		550-6100-53018	199.84
	17FT-CKL6-93NG	ANIMAL CRATE		260-3320-53011	826.86
	1FFT-43VY-L9W9	GENERAL SUPPLIES		100-1150-53011	266.24
	1MJ31-XP1G-FVPL	WIRELESS CARD INTEL		550-6100-53018	288.95
	1PF7-1NRW-THWN	ERGONOMIC KEYBOARD/MOUSE		100-1135-53011	470.26
	1XNJ-CVXC-914D	MICROSHIP TAG SCANNER		280-5617-59300	673.38
16463	3/20/2026	BROBRO	BROWN BROTHERS BACKFLOW TESTING, INC		1,195.00
	8285	12/25 BACKFLOW TESTING		200-3120-53814	340.00
	8453	03/26 BACKFLOW TESTING-MEDIANS		200-3120-53814	855.00
16464	3/20/2026	CMRTA	CALIFORNIA MUNICIPAL REVENUE & TAX ASSOC (CMRTA)		80.00
	INV0014096	CMRTA QTR MTG-NEWCOMB/YU		100-1130-53972	80.00
16465	3/20/2026	TIMEWA	CHARTER COMMUNICATIONS		1,343.00
	188632901030726	03/10-04/09 FIBER 1GBPS		100-1150-53715	1,343.00
16466	3/20/2026	CINTA	CINTAS CORPORATION #693		113.19
	4262127573	03/10 CH MAT RENTAL		100-1150-53813	113.19
16467	3/20/2026	CONCEN	CONCENTRA		556.00
	90108394	PRE EMPLOYMENT PHYSICAL		100-1135-53406	278.00
	90108394	PRE EMPLOYMENT PHYSICAL		280-3300-53406	278.00
16468	3/20/2026	CROWN	CROWN GRAPHICS		1,367.42
	54434	VEH GRAPHICS		555-3150-53812	1,367.42
16469	3/20/2026	DEPTIND	DEPT OF INDUSTRIAL RELATIONS		225.00
	E 2260899 SB	CH ELEVATOR INSPECTION		100-1150-53811	225.00
16470	3/20/2026	DEPTJ	DEPT OF JUSTICE-BUREAU		631.00
	030553	02/26 FINGERPRINT SVC		100-1135-53406	147.00
	030553	02/26 FINGERPRINT SVC		100-4110-53980	386.00
	030553	02/26 FINGERPRINT SVC		280-3300-53406	98.00
16471	3/20/2026	EDISON	EDISON CO		150.75
	INV0014119	02/03-03/04 ELEC-15250 TEMPLE		200-3120-53713	44.44
	INV0014120	02/03-03/04 ELEC-14951 NELSON		200-3120-53713	106.31
16472	3/20/2026	EMPAME	EMPLOY AMERICA		4,125.00
	58B2601-IN	02/26 BUS SHELTER MTCE		210-3130-53816	4,125.00
16473	3/20/2026	FLYPIG	DMAX GLOBAL INC		5,367.92
	50938	DOG WASH TUB		280-5617-59300	5,367.92
16474	3/20/2026	VERIC	FRONTIER COMMUNICATIONS		1,000.00
	INV0014114	03/05-04/04 PHONE-137 HUDSON		100-1150-53715	1,000.00
16475	3/20/2026	GALLS	GALLS		112.01
	034124322	CODE-UNIFORM		100-2110-53015	163.76
	034208534	CODE-UNIFORM		100-2110-53015	23.68
	034212791	CODE ENF-TACLITE PRO SHIRTS		100-2110-53015	-75.43
16476	3/20/2026	NEOGOV	GOVERNMENTJOBS.COM, INC.		11,031.88
	INV-154930	05/26-05/27 SUBSCRIPTION FEE		550-6100-53017	11,031.88
16477	3/20/2026	JAMRIC	JAMES M. RICHARDS		100.00
	INV0014122	BOOT REIM-RICHARDS		100-3330-53015	100.00

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16478	3/20/2026 INV0014121	JOSREY 03/02-14 SHOPPING CART-MILEAGE REIM-REYES	JOSE REYES	555-3150-53014	321.19 321.19
16479	3/20/2026 INV0014115	JUAHUE REFUND- CIT#LPAC01038	JUANITA HUERTA	100-43130	100.00 100.00
16481	3/20/2026 INV0014116	LPASB NON-PROFIT SUPPORT	LA PUENTE HIGH SCHOOL	100-4100-53011	2,500.00 2,500.00
16482	3/20/2026 INV0014123 INV0014123	LPVCWD 12/15-02/17 WTR-COMM CTR 12/15-02/174 WTR-YLAC	LA PUENTE VALLEY CO WATER	100-4100-53714 100-4110-53714	1,693.62 846.81 846.81
16483	3/20/2026 40557	LEWIS NAME BADGE-QUINONES	LEWIS ENGRAVING, INC	100-1100-53976	12.16 12.16
16484	3/20/2026 INV0014097	MARGAL SQUARE TUBE 2" REC REIM-GALOUSTIAN	MARK GALOUSTIAN	555-3150-53812	264.37 264.37
16485	3/20/2026 150726 150728 150732 150735 150755 150756 150810 150829 150867 150869 150940 150949 150972 150983 150990 151016 151017 151027 151034 151042 151071 151073 151121	MERRIT DOG KENNEL SUPPLIES ELECTRICAL TAPE/MARKING PAINT CEMENT PVC/PVC PIPE V BELT BOLT/NUT/WASHER NUT/WASHER/BOLTS T-REX DUT TAPE MTCE-TOOLS SLEEVE/GLUE FLOOR/PLASTIC SCRAPER NYLON ROPE TOOL BATTERIES PAINT TAPE/FLOOR SCRAPER GLUE FLOOR, WIRE WHEEL LED WRAP LIGHT SEALANT, SUPPLIES PLASTIC BUCKET/PLASTIC PAIL LID PAINT MIXER BUGMAX FOGGER/DUCT TAPE ORIG PT TP GRAFFITI SUPPLIES FASTBACK UTILITY SINGLE CUT KEY DISPENSERS/MARKING PAINT	MERRITTS HARDWARE	283-5618-59300 283-5618-59300 283-5618-59300 100-4100-53012 283-5618-59300 283-5618-59300 200-3120-53012 100-3100-53012 100-4100-53813 100-4130-53012 100-3100-53012 100-4100-53012 100-4100-53012 283-5618-59300 100-4100-53012 200-3120-53016 100-4100-53012 100-3325-53012 283-5618-59300 200-3120-53016 100-3100-53012 100-3100-53012 283-5618-59300	2,034.16 153.14 58.56 253.44 16.74 40.34 33.34 9.89 132.91 24.65 9.13 588.74 147.89 36.36 116.84 25.10 164.42 14.31 34.14 24.24 53.95 25.35 16.70 53.98
16486	3/20/2026 LAPUENTE0226 LAPUENTE0226 LAPUENTE0226 LAPUENTE0226	SGTRA 02/26 DIAL A RIDE 02/26 LP LINK SVC 02/26 DIAL A RIDE FARE 02/26 LP LINK FARE	SOUTHLAND TRANSIT INC	210-3130-53916 210-3130-53917 210-46100 210-46105	65,495.16 12,336.86 54,352.05 -62.25 -1,131.50
16487	3/20/2026 180033051552	SOSUBW 02/04-03/05 WTR-6000101379	SUBURBAN WATER SYSTEMS	200-3120-53714	226.76 226.76
16488	3/20/2026 INV0014117 INV0014118	GASCO 02/04-03/06 GAS-CITY HALL 02/04-03/06 GAS-PARK SVC	THE GAS COMPANY	100-1150-53711 285-3330-53711	1,888.53 1,628.34 260.19
16489	3/20/2026 2541633	TCFNAT 03/26 TORO REELMASTER	THE HUNTINGTON NATIONAL BANK	285-3330-53911	2,123.25 2,123.25
16490	3/20/2026 123109360	WEBSTO KENNEL DISHWASHER	WEBSTAURANT STORE	280-5617-59300	4,419.92 4,419.92

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16491	3/20/2026	WILFIN	WILLDAN FINANCIAL SERVICES		1,625.00
	010-65210	CERIFICATES OF PARTICIPATION 2020A SR		100-1130-53111	300.00
	010-65210	SALES TAX REV BONDS SR 2019A		203-3120-53111	587.50
	010-65210	SALES TAX REV BONDS SR 2019A		205-3120-53111	587.50
	010-65210	24/25 SEWER REV BONDS SERIES 2016		500-3210-53111	150.00
16492	3/24/2026	USBANK	U.S BANK PARS ACCT# 6746022400		57.19
	INV0014135	PARS RETIREMENT		100-20340	57.19
16493	3/27/2026	AMABUS	AMAZON CAPITAL SERVICES INC		1,599.52
	11CT-17WN-R6VR	SECURITY CAMERA		280-5617-59300	531.40
	14WG-FWJL-Q6L3	TACTICAL BELT POUCHES		100-2130-53011	28.25
	1CJ9-DKTN-HRHH	T-BALL SPORTS EQUIPMENT		100-4110-53980	219.22
	1LW7-QDTN-MNVD	ADMIN SVC-PENS		100-1130-53011	641.57
	1RJP-W46L-3W9N	ELECTRIC STAPLER/HOLE PUNCH		100-1150-53011	90.90
	1WQR-VWLL-YWXY	BROUCHER HOLDER WAL MOUNT		100-2110-53011	88.18
16494	3/27/2026	CONCEN	CONCENTRA		2,301.00
	90197315	PRE EMPLOYMENT PHYSICAL		100-1135-53406	278.00
	90197315	PRE EMPLOYMENT PHYSICAL		280-3300-53406	417.00
	90282767	PRE EMPLOYMENT PHYSICAL		280-3300-53406	1,606.00
16495	3/27/2026	SAUCCYN	CYNTHIA SAUCEDO		250.00
	INV0014011	RENTAL DEPOSIT REIM-SAUCEDO		600-20230	250.00
16496	3/27/2026	FLETEC	FLEX TECHNOLOGY GROUP LLC		1,137.42
	INV60993-F	02/20-03/19 FACILITY COPIER		100-1150-53911	1,137.42
16497	3/27/2026	FRANKL	FRANKLIN AIR CONDITIONING &		1,136.25
	56413	03/03 COMM CTR-THERMOSTAT		100-4100-53811	466.25
	56439	02/26 CH A/C MTCE		100-1150-53811	400.00
	56440	SR CENTER A/C MTCE		100-4130-53811	270.00
16498	3/27/2026	RUBGIS	GI SELA RUBIO-LOPEZ		1,925.46
	INV0014147	EDUCATION REIM-RUBIO LOPEZ		100-1135-53151	1,925.46
16499	3/27/2026	GLOIND	GLOBAL INDUSTRIAL		10,586.69
	124218258	DOG PARK WATER FOUNTAINS		100-5617-59300	10,586.69
16500	3/27/2026	GREOUT	GREENFIELDS OUTDOOR FITNESS		2,735.00
	S13975	LP PARK-EXERCISE EQUIP REPAIR		285-3330-53822	2,735.00
16501	3/27/2026	HACLWN	HACIENDA LAWNMOWER SHOP		49.98
	6907	VEH REPAIR PARTS		555-3150-53812	49.98
16502	3/27/2026	HACOUT	HACIENDA OUTLET		209.41
	78106	MTCE UNIFORMS-CASTANEDA		100-3330-53015	33.06
	78107	MTCE UNIFORMS-CALDERON		100-3330-53015	70.54
	955744	MTCE UNIFORMS-BELTRAN		100-3330-53015	105.81
16503	3/27/2026	HEAANI	HEART		15,000.00
	LP0028	12/25 VET VACCINE SVC		100-2130-53111	3,000.00
	LP0029	01/26 VET VACCINE SVC		100-2130-53111	3,000.00
	LP0030	02/26 VET VACCINE SVC		100-2130-53111	3,000.00
	LP0030	02-03/26 VET VACCINE SVC		100-2130-53111	2,400.00
	LP0030	03/26 VET VACCINE SVC		100-2130-53111	3,000.00
	SA01	08/25 SUPPLIES		100-2130-53011	200.00
	SA04	11/25 SUPPLIES		100-2130-53011	200.00
	SA06	SUPPLIES		100-2130-53011	200.00
16504	3/27/2026	INDCAM	INDALECIO CAMPOS		120.00
	INV0014129	REFUND-A/C LICENSE D5298		100-42140	120.00

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16505	3/27/2026 2263	KSKFAC 01/26 SR CENTER JANITORIAL SVC	KSK FACILITIES	100-4130-53813	1,495.00 1,495.00
16506	3/27/2026 INV0014132	LACANL 02/26 ANIMAL HOUSING	LA CO ANIMAL CARE AND CONTROL	100-2130-53112	945.72 945.72
16507	3/27/2026 IN260000467 IN260000474	LACRDD 10/24-01/26 TS AZUSA@SALAIS 04/24-01/26 TS HACIENDA/MAPLEGROVE	LA CO DEPT PUBLIC WORKS	200-3120-53819 200-3120-53819	8,630.44 1,369.27 7,261.17
16508	3/27/2026 RE-PW-26030905400	LACRD 02/26 TS MAINT DDG	LA CO DEPT PUBLIC WORKS	200-3120-53819	5,989.08 5,989.08
16509	3/27/2026 INV0014131	MICSCO HR INVESTIGATION SVC	MICHAEL E SCOTT	100-1110-53114	2,137.80 2,137.80
16510	3/27/2026 INV0014134	SALIM 04/26 RENT-137 HUDSON UNIT B	MONTANA BAIL BONDS	100-1150-53913	12,500.00 12,500.00
16511	3/27/2026 INV0014148	NANNAV C&D DEPOSIT REFUND-NAVIA	NANCY NAVIA	600-23280	1,912.03 1,912.03
16512	3/27/2026 30388 30389 30390 30391 30393 30394 30395 30396	OMLO 02/26 LEGAL-CITY COUNCIL 02/26 LEGAL-CODE ENFORCEMENT 02/26 LEGAL-CITY MANAGER 02/26 LEGAL-CITY CLERK 02/26 LEGAL-RISK MANAGEMENT 02/26 LEGAL-COMMUNITY FOUNDATION 02/26 LEGAL-PLANNING 02/26 LEGAL-JOINT POWER AUTHORITY	OLIVAREZ MADRUGA LAW ORGANIZATION, LLP	100-1110-53114 100-1110-53114 100-1110-53114 100-1110-53114 100-1110-53114 100-1110-53114 100-1110-53114 100-1110-53114	37,257.84 15,817.70 331.00 264.80 12,398.60 264.80 882.00 6,527.44 771.50
16513	3/27/2026 25-209-002	RICSNE DOG PARK SURVEY WORK	RICHARD M. SNEDAKER	283-5618-59210	5,593.70 5,593.70
16514	3/27/2026 3896	ROBFLO VETERANS DAY WREATH	ROBINSON'S FLOWERS	100-4130-53979	292.16 292.16
16515	3/27/2026 1 1 2 2	SAVCON DOG PARK CONCRETE WORK RETENTION DOG PARK CONCRETE WORK DOG PARK CONCRETE WORK RETENTION DOG PARK CONCRETE WORK	SAVI CONSTRUCTION INC.	283-20220 283-5618-59300 283-20220 283-5618-59300	116,555.50 -4,089.75 81,795.00 -2,044.75 40,895.00
16516	3/27/2026 139378 139404	STOTZE SKID REPAIR PARTS SKID REPAIR PARTS	STOTZ EQUIPMENT	555-3150-53812 555-3150-53812	248.62 44.20 204.42
16517	3/27/2026 469248088	TERMI 02/24 COMM CTR PEST CONTROL	TERMINIX PROCESSING CENTER	285-3330-53813	58.00 58.00
16518	3/27/2026 INV0014126 INV0014128 INV0014130	GASCO 02/04-03/06 GAS-YLAC 02/04-03/06 GAS-COMM CTR 02/03-03/05 GAS-SR CENTER	THE GAS COMPANY	100-4110-53711 100-4100-53711 100-4130-53711	941.22 565.79 109.45 265.98
16519	3/27/2026 0001 0001	TOWENT KENNEL PARK PERIMETER WALL RETENTION KENNEL PARK PERIMETER WALL	TOWO ENTERPRISE INC	280-20220 280-5617-59300	173,732.01 -9,143.79 182,875.80
16520	3/27/2026 204985343	ULINE WIRE MESH/TAPE DISP	ULINE	285-3330-53822	645.10 645.10

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16521	3/27/2026 INV0014133	VOLDEF 01/26 ANIMAL SHELTER SVC	VOLUNTEERS IN DEFENSE OF ANIMALS	100-2130-53111	2,455.00 2,455.00
16522	3/27/2026 00342152 003-42222 003-42223 003-42232 003-42262 003-42262 003-42262	WILENG 02/26 SEWER MTCE PLAN 02/26 TRAFFIC ENGINEERING 02/26 NPDES SVC 02/26 ENGINEERING PERMITS 02/26 SAFE ROUTES IMPROVEMENT PROJ 02/26 SAFE ROUTES IMPROVEMENT PROJ 02/26 SAFE ROUTES IMPROVEMENT PROJ	WILLDAN ENGINEERING	284-3100-53111 100-3100-53111 284-3100-53111 100-3110-53120 202-5620-59210 203-5620-59210 205-5620-59210	58,150.15 37.25 749.00 2,567.50 5,236.40 16,354.80 6,442.80 26,762.40
16523	4/3/2026 84538 84539	AEGSLN PLOTTER PAPER PLOTTER INK	AEG SOLUTIONS	100-4100-53811 100-4100-53811	749.17 302.73 446.44
16524	4/3/2026 3468521	ALLIAN SPECIAL EVENT LIABILITY INS-EGG HUNT EVENT	ALLIANT INSURANCE SERVICES	100-1135-53613	527.00 527.00
16525	4/3/2026 191F-TKKR-9CMP 1DDN-GP9T-9H9N 1PJJ-QPGK-1QF9 1TWN-GTDL-1XYC 1X6R-9TR3-LVXJ	AMABUS BLUE PAINTER TAPE 2" BASEBALL DISPLAY CASE IT SUPPLIES WIRELESS KEYBOARD 3 RING BINDERS	AMAZON CAPITAL SERVICES INC	100-4110-53980 100-4100-53012 550-6100-53018 550-6100-53018 100-1150-53011	360.48 88.18 9.72 130.42 38.46 93.70
16526	4/3/2026 0484787-IN 0485013-IN	AZUSAP SINK FAUCET PLUMBING SUPPLIES	AZUSA PLUMBING SUPPLY	100-3330-53012 100-3330-53012	416.54 96.56 319.98
16527	4/3/2026 0013803 0013806	B2PRIN BUSINESS CARDS-GALVAN WINDOW ENVELOPES	B2 PRINT	100-3300-53976 100-1150-53011	793.96 48.59 745.37
16528	4/3/2026 1902-2774 1902-2774	BLAWAT 03/26 CITY PATROL SVC 04/26 SUBLEASE	BLACKWATER SECURITY	100-2110-53111 100-47305	36,075.33 37,075.33 -1,000.00
16529	4/3/2026 0006930215	CALCPA CALCPA MEMBERSHIP RENEWAL-GRUNKLEE	CALIFORNIA SOCIETY OF CPAS	100-1130-53971	510.00 510.00
16530	4/3/2026 4263632159 4263632162	CINTA 03/24 SR CENTER MAT RENTAL 03/24 CH MAT RENTAL	CINTAS CORPORATION #693	100-4130-53012 100-1150-53813	730.73 617.54 113.19
16531	4/3/2026 1325738	COAEQU SKID REPAIR PARTS	COASTLINE EQUIPMENT	555-3150-53812	83.44 83.44
16532	4/3/2026 263441 263550 463551	COLANI 03/26 VET CARE SVC 02/26 VET CARE SVC 03/26 VET CARE SVC	COLIMA ANIMAL HOSPITAL	100-2130-53111 100-2130-53111 100-2130-53111	1,002.00 78.00 630.00 294.00
16533	4/3/2026 INV0014179	EXTOFF 04/26 PHONE SVC	EXTENDED OFFICE SOLUTIONS INC	100-1150-53715	1,224.36 1,224.36
16534	4/3/2026 4367	FECELE DOG PARK ELECTRICAL REPAIR	F.E.C. ELECTRIC INC.	100-3330-53822	2,605.19 2,605.19
16535	4/3/2026 56441	FRANKL COMM CTR-A/C MTCE	FRANKLIN AIR CONDITIONING &	100-4100-53811	750.00 750.00
16536	4/3/2026 034452628	GALLS DEPT POLO SHIRTS	GALLS	100-1130-53011	733.43 733.43

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16537	4/3/2026	GRAING	GRAINGER		56.00
	9844746231	URINAL SCREEN BRACKET		100-3330-53011	28.00
	9844746249	URINAL SCREEN BRACKETS		100-4100-53011	28.00
16538	4/3/2026	HACLWN	HACIENDA LAWNMOWER SHOP		60.27
	6920	MTCE TOOLS		100-3330-53012	60.27
16539	4/3/2026	HARHAR	HARDY & HARPER, INC.		667,503.25
	1	ST IMPROVEMENT VARIOUS PROJ RETENTION		202-20220	-4,744.90
	1	ST IMPROVEMENT VARIOUS ST PROJ		202-5598-59300	94,898.00
	1	ST IMPROVEMENT VARIOUS PROJ RETENTION		215-20220	-23,528.85
	1	ST IMPROVEMENT VARIOUS ST PROJ		215-5598-59300	470,577.00
	1	ST IMPROVEMENT VARIOUS PROJ RETENTION		220-20220	-6,858.00
	1	ST IMPROVEMENT VARIOUS ST PROJ		220-5598-59300	137,160.00
16540	4/3/2026	HDLASS	HINDERLITER DE LLAMAS & ASSOCIATES		1,958.53
	SIN060929	01-03/26 AUDIT SVC-SALES TAX		100-1130-53111	1,515.04
	SIN061180	01-03/26 TRANSACTION TAX		100-1130-53111	443.49
16541	4/3/2026	INHOFA	INDUSTRY HOSES & FASTNERS		55.70
	72223	TRACTOR HOSE		555-3150-53812	55.70
16542	4/3/2026	INNO	INNOVATIVE PLAYGROUDS COMPANY, INC.		119,969.26
	3211	DOG PARK NEW PLAY UNIT		283-5618-59300	119,969.26
16543	4/3/2026	JCLBAR	JCL TRAFFIC		90.55
	133139B	ST SIGNS-CREDIT		200-3120-53821	-181.11
	133139B	ST SIGNS		200-3120-53821	271.66
16544	4/3/2026	GONSALV	JOE A. GONSALVES & SON		2,500.00
	164236	04/26 LEGISLATIVE SVC		100-1100-53111	2,500.00
16545	4/3/2026	JOSREY	JOSE REYES		411.11
	INV0014178	03/13-31 SHOPPING CART-MILEAGE REIM-REYES		555-3150-53014	411.11
16546	4/3/2026	JULCAS	JULISA CASILLAS		8.99
	INV0014175	REPORTER TRAINING REIM-J.CASILLAS		100-4110-53980	8.99
16547	4/3/2026	KSKFAC	KSK FACILITIES		6,000.00
	2295	03/26 COMM CTR/YLAC JANITORIAL SVC		285-3330-53813	3,350.00
	2297	03/26 CH JANITORIAL SVC		100-1150-53813	2,650.00
16548	4/3/2026	LACRD	LA CO DEPT PUBLIC WORKS		9,783.86
	RE-PW-26011203764	12/25 IW LA PUENTE		100-3110-53121	2,272.01
	RE-PW-26020904390	01/26 IW LA PUENTE		100-3110-53121	3,356.37
	RE-PW-26030905035	02/26 IW LA PUENTE		100-3110-53121	4,155.48
16549	4/3/2026	LACSHF	LA CO SHERIFF'S DEPT		11,274.18
	262118AY	11/25 IDT-SPECIAL EVENT-DAY OF THE DEAD		100-2100-53183	4,187.14
	262132AY	01/26 IDT-CRIME SUPPRESSION		100-2100-53113	7,087.04
16550	4/3/2026	LPVCWD	LA PUENTE VALLEY CO WATER		7,110.86
	INV0014182	01/20-03/16 WTR-TEMPLE PARK		285-3330-53714	7,001.88
	INV0014183	01/20-03/16 WTR-120 S .FIRST		200-3120-53714	108.98
16551	4/3/2026	LINMAR	LINDAVERA MARQUEZ		1,000.00
	INV0014170	SCHOLARHSHIP REIM-MARQUEZ		100-4140-53992	1,000.00
16552	4/3/2026	LIZSAL	LIZBETH SALAZAR		59.61
	INV0014177	SCHOLARSHIP REIM-SALAZAR		100-4140-53992	59.61
16553	4/3/2026	SGVWC	S.G.V. WATER CO		1,420.00
	INV0014171	02/12-03/16 WTR-935 IRRIG PUENTE		200-3120-53714	209.74
	INV0014172	02/12-03/16 WTR-715 IRRIG PUENTE		200-3120-53714	426.42
	INV0014173	02/12-03/16 WTR-545 IRRIG PUENTE		200-3120-53714	483.67

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	INV0014174	02/12-03/16 WTR-15900 MAIN ST		200-3120-53714	300.17
16554	4/3/2026	SALALV	SALUD ANNE ALVARADO		250.00
	INV0014176	DEPOSIT RENTAL REFUND-ALVARADO		600-20230	250.00
16555	4/3/2026	STANLE	STANLEY PEST CONTROL, INC.		85.00
	2031314	03/26 ABBEY ST PEST CONTROL		200-3120-53814	85.00
16556	4/3/2026	SOSUBW	SUBURBAN WATER SYSTEMS		2,014.78
	180033060964	02/18-03/19 WTR-6000060246		200-3120-53714	166.36
	180033060987	02/18-03/19 WTR-6000060264		200-3120-53714	346.11
	180042746636	02/20-03/23 WTR-6000076363		200-3120-53714	657.45
	180042746688	02/20-03/23 WTR-6000076674		200-3120-53714	88.36
	180042747004	02/20-03/23 WTR		200-3120-53714	280.36
	180042747013	02/20-03/23 WTR-6000078449		200-3120-53714	249.23
	180052519920	02/20-03/23 WTR-6000133466		200-3120-53714	41.67
	181004824224	02/19-03/19 WTR-6000064023		200-3120-53714	185.24
16557	4/3/2026	TUST	TURF STAR, INC.		1,735.67
	INV137341	TRACTOR MTCE		555-3150-53812	880.80
	INV138020	GAS MOWER MTCE		555-3150-53812	730.75
	INV139327	REAR HUB ASSEMBLY		555-3150-53812	124.12
16558	4/3/2026	ULINE	ULINE		2,714.87
	205409963	DOG KENNEL RECEPTION DESK		280-5617-59300	1,445.42
	205409963-1	ULINE		280-5617-59300	1,042.82
	205410042	OFFICE CHAIR		100-1150-53011	226.63
16559	4/3/2026	WESCO	WEST COAST ARBORISTS INC		3,650.30
	241831	03/01-15 PKWY TREE MTCE		200-3120-53815	3,650.30
16561	4/3/2026	STADIS	CALIFORNIA STATE DISBURSEMENT UNIT		233.00
	INV0014152	CHILD SUPPORT		100-20399	233.00
16562	4/3/2026	RELIAN	RELIANCE STANDARD LIFE INS.		4,111.15
	INV0014151	LIFE INSURANCE		100-20320	629.18
	INV0014151	LIFE INSURANCE		200-20320	28.39
	INV0014151	LIFE INSURANCE		202-20320	2.64
	INV0014151	LIFE INSURANCE		203-20320	25.37
	INV0014151	LIFE INSURANCE		205-20320	24.85
	INV0014151	LIFE INSURANCE		210-20320	21.55
	INV0014151	LIFE INSURANCE		215-20320	6.08
	INV0014151	LIFE INSURANCE		260-20320	27.75
	INV0014151	LIFE INSURANCE		264-20320	5.35
	INV0014151	LIFE INSURANCE		280-20320	24.90
	INV0014151	LIFE INSURANCE		283-20320	9.15
	INV0014151	LIFE INSURANCE		285-20320	2.79
	INV0014156	LTD INSURANCE		100-20330	1,356.76
	INV0014156	LTD INSURANCE		200-20330	67.68
	INV0014156	LTD INSURANCE		202-20330	12.61
	INV0014156	LTD INSURANCE		203-20330	54.40
	INV0014156	LTD INSURANCE		205-20330	63.27
	INV0014156	LTD INSURANCE		210-20330	47.48
	INV0014156	LTD INSURANCE		215-20330	25.19
	INV0014156	LTD INSURANCE		260-20330	54.82
	INV0014156	LTD INSURANCE		264-20330	12.89
	INV0014156	LTD INSURANCE		280-20330	58.73
	INV0014156	LTD INSURANCE		283-20330	20.17
	INV0014156	LTD INSURANCE		285-20330	6.89
	INV0014163	STD INSURANCE		100-20330	1,159.79
	INV0014163	STD INSURANCE		200-20330	57.80
	INV0014163	STD INSURANCE		202-20330	10.78

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	INV0014163	STD INSURANCE		203-20330	46.46
	INV0014163	STD INSURANCE		205-20330	54.05
	INV0014163	STD INSURANCE		210-20330	40.60
	INV0014163	STD INSURANCE		215-20330	21.53
	INV0014163	STD INSURANCE		260-20330	46.92
	INV0014163	STD INSURANCE		264-20330	11.02
	INV0014163	STD INSURANCE		280-20330	50.22
	INV0014163	STD INSURANCE		283-20330	17.21
	INV0014163	STD INSURANCE		285-20330	5.88
16564	4/3/2026	FTB	STATE OF CALIFORNIA FRANCHISE TAX BOARD		510.64
	INV0014153	PR WITHOLDING ORDER		100-20399	510.64
16565	4/3/2026	USBANK	U.S BANK PARS ACCT# 6746022400		7,397.44
	INV0014162	PARS RETIREMENT		100-20340	3,625.13
	INV0014162	PARS RETIREMENT		203-20340	128.18
	INV0014162	PARS RETIREMENT		205-20340	554.74
	INV0014162	PARS RETIREMENT		260-20340	102.14
	INV0014162	PARS RETIREMENT		280-20340	2,817.05
	INV0014162	PARS RETIREMENT		285-20340	170.20
16566	4/3/2026	LACRDD	LA CO DEPT PUBLIC WORKS		3,019.85
	IN260000353	12/24-11/25 TS NELSON@SUNSET		200-3120-53819	3,019.85
16567	4/3/2026	WILENG	WILLDAN ENGINEERING		113,067.80
	003-42154	02/26 LP CONNECTOR PIPE SCREEN		284-5622-59210	9,868.80
	00342155	02/26 I/C INSPECTION		284-3100-53111	1,550.00
	003-42224	02/26 SSMP AUDIT		284-3100-53111	874.00
	003-42225	02/26 REVIEW PARCEL MAP #84636		100-3110-53111	1,890.00
	003-42261	02/26 ST IMPROVEMENT PROJ		202-5598-59300	16,594.88
	003-42261	02/26 ST IMPROVEMENT PROJ		215-5598-59300	82,290.12
DFT0003374	3/26/2026	BANK	US BANK		37,697.49
	3150571	2022 SERIES A DEBT SVC PYMT		300-10120	-0.05
	3150571	2022 SERIES A DEBT SVC PYMT		300-1135-53990	37,697.54
DFT0003375	3/26/2026	BANK	US BANK		100,579.21
	3150585	2020 SERIES A INT PYMT		300-10120	-0.15
	3150585	2020 SERIES A INT PYMT		300-1135-53990	100,579.36
DFT0003376	3/20/2026	AFLAC	AFLAC		241.70
	INV0014098	EMPLOYEE LIFE ASSURANCE		100-20399	233.90
	INV0014098	EMPLOYEE LIFE ASSURANCE		260-20399	3.12
	INV0014098	EMPLOYEE LIFE ASSURANCE		264-20399	2.76
	INV0014098	EMPLOYEE LIFE ASSURANCE		280-20399	1.92
DFT0003377	3/20/2026	AFLAC	AFLAC		316.29
	INV0014099	EMPLOYEE INSURANCE		100-20399	150.32
	INV0014099	EMPLOYEE INSURANCE		200-20399	26.80
	INV0014099	EMPLOYEE INSURANCE		205-20399	13.68
	INV0014099	EMPLOYEE INSURANCE		260-20399	50.12
	INV0014099	EMPLOYEE INSURANCE		264-20399	32.90
	INV0014099	EMPLOYEE INSURANCE		280-20399	36.16
	INV0014099	EMPLOYEE INSURANCE		285-20399	6.31
DFT0003378	3/20/2026	ICMARC	MISSION SQUARE RETIREMENT		200.62
	INV0014101	EMPLOYEE LOAN REPYMT		100-20399	91.40
	INV0014101	EMPLOYEE LOAN REPYMT		200-20399	13.44
	INV0014101	EMPLOYEE LOAN REPYMT		210-20399	17.92
	INV0014101	EMPLOYEE LOAN REPYMT		215-20399	2.99
	INV0014101	EMPLOYEE LOAN REPYMT		260-20399	24.00
	INV0014101	EMPLOYEE LOAN REPYMT		264-20399	29.38

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	INV0014101	EMPLOYEE LOAN REPYMT		280-20399	21.49
DFT0003379	3/20/2026	ICMARC	MISSION SQUARE RETIREMENT		1,180.00
	INV0014102	EMPLOYEE CONTRIBUTIONS		100-20399	787.66
	INV0014102	EMPLOYEE CONTRIBUTIONS		200-20399	40.40
	INV0014102	EMPLOYEE CONTRIBUTIONS		202-20399	9.43
	INV0014102	EMPLOYEE CONTRIBUTIONS		203-20399	23.09
	INV0014102	EMPLOYEE CONTRIBUTIONS		205-20399	29.87
	INV0014102	EMPLOYEE CONTRIBUTIONS		210-20399	94.07
	INV0014102	EMPLOYEE CONTRIBUTIONS		215-20399	15.54
	INV0014102	EMPLOYEE CONTRIBUTIONS		260-20399	76.31
	INV0014102	EMPLOYEE CONTRIBUTIONS		264-20399	38.51
	INV0014102	EMPLOYEE CONTRIBUTIONS		280-20399	65.12
DFT0003380	3/20/2026	NATRS	NATIONWIDE RETIREMENT		440.00
	INV0014103	Employee Contribution		100-20340	405.40
	INV0014103	Employee Contribution		200-20340	6.92
	INV0014103	Employee Contribution		203-20340	6.92
	INV0014103	Employee Contribution		205-20340	6.92
	INV0014103	Employee Contribution		210-20340	6.92
	INV0014103	Employee Contribution		215-20340	6.92
DFT0003381	3/20/2026	PERSYS-RETIRE	CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM		22,896.32
	INV0014104	EMPLOYER CONTRIBUTION		100-20360	17,359.73
	INV0014104	EMPLOYER CONTRIBUTION		200-20360	853.13
	INV0014104	EMPLOYER CONTRIBUTION		202-20360	219.53
	INV0014104	EMPLOYER CONTRIBUTION		203-20360	571.31
	INV0014104	EMPLOYER CONTRIBUTION		205-20360	793.46
	INV0014104	EMPLOYER CONTRIBUTION		210-20360	686.28
	INV0014104	EMPLOYER CONTRIBUTION		215-20360	410.26
	INV0014104	EMPLOYER CONTRIBUTION		260-20360	723.16
	INV0014104	EMPLOYER CONTRIBUTION		264-20360	222.44
	INV0014104	EMPLOYER CONTRIBUTION		280-20360	707.80
	INV0014104	EMPLOYER CONTRIBUTION		283-20360	171.99
	INV0014104	EMPLOYER CONTRIBUTION		285-20360	177.23
DFT0003382	3/20/2026	PERSYS-RETIRE	CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM		16,228.11
	INV0014105	PERS- NEW EMPLY CONTRB		100-20399	12,582.87
	INV0014105	PERS- NEW EMPLY CONTRB		200-20399	546.50
	INV0014105	PERS- NEW EMPLY CONTRB		202-20399	112.08
	INV0014105	PERS- NEW EMPLY CONTRB		203-20399	419.93
	INV0014105	PERS- NEW EMPLY CONTRB		205-20399	486.59
	INV0014105	PERS- NEW EMPLY CONTRB		210-20399	402.17
	INV0014105	PERS- NEW EMPLY CONTRB		215-20399	218.02
	INV0014105	PERS- NEW EMPLY CONTRB		260-20399	512.92
	INV0014105	PERS- NEW EMPLY CONTRB		264-20399	120.70
	INV0014105	PERS- NEW EMPLY CONTRB		280-20399	559.81
	INV0014105	PERS- NEW EMPLY CONTRB		283-20399	162.73
	INV0014105	PERS- NEW EMPLY CONTRB		285-20399	103.79
DFT0003383	3/20/2026	PERSYS-RETIRE	CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM		961.60
	INV0014106	EMPLOYEE PORTION		100-20360	961.60
DFT0003384	3/20/2026	PERSYS-RETIRE	CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM		65.00
	INV0014108	SURVIVORS LIFE INSURANCE		100-20350	52.66
	INV0014108	SURVIVORS LIFE INSURANCE		200-20350	1.62
	INV0014108	SURVIVORS LIFE INSURANCE		202-20350	0.19
	INV0014108	SURVIVORS LIFE INSURANCE		203-20350	1.35
	INV0014108	SURVIVORS LIFE INSURANCE		205-20350	1.42
	INV0014108	SURVIVORS LIFE INSURANCE		210-20350	1.32
	INV0014108	SURVIVORS LIFE INSURANCE		215-20350	0.40

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	INV0014108	SURVIVORS LIFE INSURANCE		260-20350	2.12
	INV0014108	SURVIVORS LIFE INSURANCE		264-20350	0.49
	INV0014108	SURVIVORS LIFE INSURANCE		280-20350	2.47
	INV0014108	SURVIVORS LIFE INSURANCE		283-20350	0.57
	INV0014108	SURVIVORS LIFE INSURANCE		285-20350	0.39
DFT0003385	3/20/2026	EMPLOY	EMPLOYMENT DEVELOPMENT DEPT		8,166.01
	INV0014111	STATE INCOME TAX		100-20310	6,679.45
	INV0014111	STATE INCOME TAX		200-20310	196.95
	INV0014111	STATE INCOME TAX		202-20310	64.73
	INV0014111	STATE INCOME TAX		203-20310	181.45
	INV0014111	STATE INCOME TAX		205-20310	224.81
	INV0014111	STATE INCOME TAX		210-20310	156.00
	INV0014111	STATE INCOME TAX		215-20310	124.67
	INV0014111	STATE INCOME TAX		260-20310	154.94
	INV0014111	STATE INCOME TAX		264-20310	7.32
	INV0014111	STATE INCOME TAX		280-20310	220.57
	INV0014111	STATE INCOME TAX		283-20310	71.30
	INV0014111	STATE INCOME TAX		285-20310	83.82
DFT0003386	3/20/2026	IRSPR	IRS PAYROLL TAX DEPOSIT		21,820.67
	INV0014112	FEDERAL WITHHOLDING		100-20300	17,543.32
	INV0014112	FEDERAL WITHHOLDING		200-20300	553.88
	INV0014112	FEDERAL WITHHOLDING		202-20300	126.99
	INV0014112	FEDERAL WITHHOLDING		203-20300	441.86
	INV0014112	FEDERAL WITHHOLDING		205-20300	594.63
	INV0014112	FEDERAL WITHHOLDING		210-20300	501.95
	INV0014112	FEDERAL WITHHOLDING		215-20300	266.77
	INV0014112	FEDERAL WITHHOLDING		260-20300	623.84
	INV0014112	FEDERAL WITHHOLDING		264-20300	42.16
	INV0014112	FEDERAL WITHHOLDING		280-20300	702.79
	INV0014112	FEDERAL WITHHOLDING		283-20300	174.44
	INV0014112	FEDERAL WITHHOLDING		285-20300	248.04
DFT0003387	3/20/2026	IRSPR	IRS PAYROLL TAX DEPOSIT		8,557.30
	INV0014113	MEDICARE TAX		100-20300	6,020.54
	INV0014113	MEDICARE TAX		200-20300	199.36
	INV0014113	MEDICARE TAX		202-20300	40.64
	INV0014113	MEDICARE TAX		203-20300	201.58
	INV0014113	MEDICARE TAX		205-20300	371.86
	INV0014113	MEDICARE TAX		210-20300	144.52
	INV0014113	MEDICARE TAX		215-20300	78.84
	INV0014113	MEDICARE TAX		260-20300	260.38
	INV0014113	MEDICARE TAX		264-20300	46.30
	INV0014113	MEDICARE TAX		280-20300	1,028.26
	INV0014113	MEDICARE TAX		283-20300	62.62
	INV0014113	MEDICARE TAX		285-20300	102.40
DFT0003388	3/24/2026	IRSPR	IRS PAYROLL TAX DEPOSIT		3.45
	INV0014136	FEDERAL WITHHOLDING		100-20300	3.45
DFT0003389	3/24/2026	IRSPR	IRS PAYROLL TAX DEPOSIT		22.12
	INV0014137	MEDICARE TAX		100-20300	22.12
DFT0003398	3/27/2026	WEXBANK	WEX BANK		8,398.47
	111393007	03/26 FUEL PURCHASES		555-3150-53014	8,398.47
DFT0003399	4/3/2026	AFLAC	AFLAC		241.70
	INV0014149	EMPLOYEE LIFE ASSURANCE		100-20399	232.60
	INV0014149	EMPLOYEE LIFE ASSURANCE		260-20399	3.38
	INV0014149	EMPLOYEE LIFE ASSURANCE		264-20399	3.38

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	INV0014149	EMPLOYEE LIFE ASSURANCE		280-20399	2.34
DFT0003400	4/3/2026	AFLAC	AFLAC		316.29
	INV0014150	EMPLOYEE INSURANCE		100-20399	142.36
	INV0014150	EMPLOYEE INSURANCE		200-20399	32.62
	INV0014150	EMPLOYEE INSURANCE		205-20399	21.82
	INV0014150	EMPLOYEE INSURANCE		260-20399	50.11
	INV0014150	EMPLOYEE INSURANCE		264-20399	36.88
	INV0014150	EMPLOYEE INSURANCE		280-20399	36.36
	INV0014150	EMPLOYEE INSURANCE		285-20399	-3.86
DFT0003401	4/3/2026	ICMARC	MISSION SQUARE RETIREMENT		200.62
	INV0014154	EMPLOYEE LOAN REPYMT		100-20399	81.70
	INV0014154	EMPLOYEE LOAN REPYMT		200-20399	10.46
	INV0014154	EMPLOYEE LOAN REPYMT		210-20399	20.90
	INV0014154	EMPLOYEE LOAN REPYMT		215-20399	5.98
	INV0014154	EMPLOYEE LOAN REPYMT		260-20399	25.74
	INV0014154	EMPLOYEE LOAN REPYMT		264-20399	28.72
	INV0014154	EMPLOYEE LOAN REPYMT		280-20399	27.12
DFT0003402	4/3/2026	ICMARC	MISSION SQUARE RETIREMENT		1,180.00
	INV0014155	EMPLOYEE CONTRIBUTIONS		100-20399	753.37
	INV0014155	EMPLOYEE CONTRIBUTIONS		200-20399	45.36
	INV0014155	EMPLOYEE CONTRIBUTIONS		202-20399	8.82
	INV0014155	EMPLOYEE CONTRIBUTIONS		203-20399	27.29
	INV0014155	EMPLOYEE CONTRIBUTIONS		205-20399	36.34
	INV0014155	EMPLOYEE CONTRIBUTIONS		210-20399	92.49
	INV0014155	EMPLOYEE CONTRIBUTIONS		215-20399	15.15
	INV0014155	EMPLOYEE CONTRIBUTIONS		260-20399	79.03
	INV0014155	EMPLOYEE CONTRIBUTIONS		264-20399	46.42
	INV0014155	EMPLOYEE CONTRIBUTIONS		280-20399	75.73
DFT0003403	4/3/2026	CPERS-HEALTH	CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM		79,229.77
	INV0014157	HEALTH INSURANCE		100-20399	58,241.28
	INV0014157	HEALTH INSURANCE		200-20399	3,710.95
	INV0014157	HEALTH INSURANCE		203-20399	2,270.70
	INV0014157	HEALTH INSURANCE		205-20399	3,593.30
	INV0014157	HEALTH INSURANCE		210-20399	2,740.87
	INV0014157	HEALTH INSURANCE		215-20399	276.88
	INV0014157	HEALTH INSURANCE		260-20399	3,436.35
	INV0014157	HEALTH INSURANCE		264-20399	888.78
	INV0014157	HEALTH INSURANCE		280-20399	3,350.01
	INV0014157	HEALTH INSURANCE		283-20399	580.56
	INV0014157	HEALTH INSURANCE		285-20399	140.09
DFT0003404	4/3/2026	NATRS	NATIONWIDE RETIREMENT		440.00
	INV0014158	Employee Contribution		100-20340	405.40
	INV0014158	Employee Contribution		200-20340	6.92
	INV0014158	Employee Contribution		203-20340	6.92
	INV0014158	Employee Contribution		205-20340	6.92
	INV0014158	Employee Contribution		210-20340	6.92
	INV0014158	Employee Contribution		215-20340	6.92
DFT0003405	4/3/2026	PERSYS-RETIRE	CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM		22,939.58
	INV0014159	EMPLOYER CONTRIBUTION		100-20360	17,036.27
	INV0014159	EMPLOYER CONTRIBUTION		200-20360	937.79
	INV0014159	EMPLOYER CONTRIBUTION		202-20360	205.72
	INV0014159	EMPLOYER CONTRIBUTION		203-20360	657.44
	INV0014159	EMPLOYER CONTRIBUTION		205-20360	878.50
	INV0014159	EMPLOYER CONTRIBUTION		210-20360	702.53
	INV0014159	EMPLOYER CONTRIBUTION		215-20360	400.74

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	INV0014159	EMPLOYER CONTRIBUTION		260-20360	747.95
	INV0014159	EMPLOYER CONTRIBUTION		264-20360	244.41
	INV0014159	EMPLOYER CONTRIBUTION		280-20360	811.98
	INV0014159	EMPLOYER CONTRIBUTION		283-20360	181.69
	INV0014159	EMPLOYER CONTRIBUTION		285-20360	134.56
DFT0003406	4/3/2026	PERSYS-RETIRE	CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM		16,266.27
	INV0014160	PERS- NEW EMPLY CONTRB		100-20399	12,334.51
	INV0014160	PERS- NEW EMPLY CONTRB		200-20399	607.77
	INV0014160	PERS- NEW EMPLY CONTRB		202-20399	105.02
	INV0014160	PERS- NEW EMPLY CONTRB		203-20399	489.71
	INV0014160	PERS- NEW EMPLY CONTRB		205-20399	566.28
	INV0014160	PERS- NEW EMPLY CONTRB		210-20399	422.31
	INV0014160	PERS- NEW EMPLY CONTRB		215-20399	213.14
	INV0014160	PERS- NEW EMPLY CONTRB		260-20399	532.28
	INV0014160	PERS- NEW EMPLY CONTRB		264-20399	133.65
	INV0014160	PERS- NEW EMPLY CONTRB		280-20399	630.81
	INV0014160	PERS- NEW EMPLY CONTRB		283-20399	171.90
	INV0014160	PERS- NEW EMPLY CONTRB		285-20399	58.89
DFT0003407	4/3/2026	PERSYS-RETIRE	CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM		961.60
	INV0014161	EMPLOYEE PORTION		100-20360	961.60
DFT0003408	4/3/2026	PERSYS-RETIRE	CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM		64.00
	INV0014164	SURVIVORS LIFE INSURANCE		100-20350	50.67
	INV0014164	SURVIVORS LIFE INSURANCE		200-20350	1.86
	INV0014164	SURVIVORS LIFE INSURANCE		202-20350	0.17
	INV0014164	SURVIVORS LIFE INSURANCE		203-20350	1.68
	INV0014164	SURVIVORS LIFE INSURANCE		205-20350	1.63
	INV0014164	SURVIVORS LIFE INSURANCE		210-20350	1.40
	INV0014164	SURVIVORS LIFE INSURANCE		215-20350	0.39
	INV0014164	SURVIVORS LIFE INSURANCE		260-20350	2.14
	INV0014164	SURVIVORS LIFE INSURANCE		264-20350	0.53
	INV0014164	SURVIVORS LIFE INSURANCE		280-20350	2.71
	INV0014164	SURVIVORS LIFE INSURANCE		283-20350	0.61
	INV0014164	SURVIVORS LIFE INSURANCE		285-20350	0.21
DFT0003409	4/3/2026	EMPLOY	EMPLOYMENT DEVELOPMENT DEPT		8,936.11
	INV0014167	STATE INCOME TAX		100-20310	7,116.86
	INV0014167	STATE INCOME TAX		200-20310	204.43
	INV0014167	STATE INCOME TAX		202-20310	69.85
	INV0014167	STATE INCOME TAX		203-20310	214.48
	INV0014167	STATE INCOME TAX		205-20310	255.39
	INV0014167	STATE INCOME TAX		210-20310	167.69
	INV0014167	STATE INCOME TAX		215-20310	134.43
	INV0014167	STATE INCOME TAX		260-20310	165.56
	INV0014167	STATE INCOME TAX		264-20310	7.58
	INV0014167	STATE INCOME TAX		280-20310	451.31
	INV0014167	STATE INCOME TAX		283-20310	75.43
	INV0014167	STATE INCOME TAX		285-20310	73.10
DFT0003410	4/3/2026	IRSPR	IRS PAYROLL TAX DEPOSIT		24,065.27
	INV0014168	FEDERAL WITHHOLDING		100-20300	18,834.52
	INV0014168	FEDERAL WITHHOLDING		200-20300	587.10
	INV0014168	FEDERAL WITHHOLDING		202-20300	138.78
	INV0014168	FEDERAL WITHHOLDING		203-20300	533.23
	INV0014168	FEDERAL WITHHOLDING		205-20300	698.20
	INV0014168	FEDERAL WITHHOLDING		210-20300	532.56
	INV0014168	FEDERAL WITHHOLDING		215-20300	294.86
	INV0014168	FEDERAL WITHHOLDING		260-20300	566.39
	INV0014168	FEDERAL WITHHOLDING		264-20300	36.91

Check Register Report

Payment Dates: 3/16/2026 - 4/3/2026

Payment Number	Payment Date Payable Number	Vendor # Description	Vendor Name	Account Number	Payment Amount Item Amount
	INV0014168	FEDERAL WITHHOLDING		280-20300	1,456.14
	INV0014168	FEDERAL WITHHOLDING		283-20300	188.05
	INV0014168	FEDERAL WITHHOLDING		285-20300	198.53
DFT0003411	4/3/2026	IRSPR	IRS PAYROLL TAX DEPOSIT		9,330.28
	INV0014169	MEDICARE TAX		100-20300	6,409.24
	INV0014169	MEDICARE TAX		200-20300	218.00
	INV0014169	MEDICARE TAX		202-20300	40.64
	INV0014169	MEDICARE TAX		203-20300	230.60
	INV0014169	MEDICARE TAX		205-20300	418.46
	INV0014169	MEDICARE TAX		210-20300	152.94
	INV0014169	MEDICARE TAX		215-20300	81.14
	INV0014169	MEDICARE TAX		260-20300	233.70
	INV0014169	MEDICARE TAX		264-20300	48.20
	INV0014169	MEDICARE TAX		280-20300	1,341.00
	INV0014169	MEDICARE TAX		283-20300	64.92
	INV0014169	MEDICARE TAX		285-20300	91.44
DFT0003412	4/3/2026	CPERS-HEALTH	CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM		23,451.76
	INV0014184	04/26 CalPers Admin		100-1135-51314	82.08
	INV0014184	04/26 RETIREES HEALTH INSURANCE		100-1135-51314	23,369.68
Grand Total:					2,059,721.83

Report Summary

Fund Summary

Fund	Payment Amount
100 - GENERAL FUND	427,032.99
200 - GAS TAX FUND	41,566.23
202 - RMRA (SB 1)	124,271.40
203 - MEASURE M FUND	13,690.33
205 - MEASURE R FUND	37,603.15
210 - PROP A FUND	76,650.36
215 - PROP C FUND	531,951.86
220 - SB821 (TDA) FUND	130,302.00
260 - CDBG PROGRAM FUND	9,651.02
264 - HOUSING-PLHA	2,055.83
280 - MISCELLANEOUS GRANTS FUND	206,263.64
283 - MEASURE A SAFE PARKS FUND	244,857.51
284 - MEASURE W	14,897.55
285 - LIGHTING & LANDSCAPE MAINTENANCE	33,463.71
300 - CITYWIDE DEBT SERVICE	138,276.70
500 - SEWER CONSTRUCTION/MAINTENANCE FUND	150.00
550 - EQUIPMENT REPLACEMENT FUND	11,689.55
555 - VEHICLE MAINTENANCE & REPLACEMENT FUND	12,935.97
600 - SPECIAL DEPOSIT FUND	2,412.03
Grand Total:	2,059,721.83

Account Summary

Account Number	Account Name	Payment Amount
100-1100-53111	Contract Services - Priva...	2,500.00
100-1100-53976	Special Departmental	12.16
100-1110-53114	Legal Services - General	39,395.64
100-1130-53011	Operating Supplies	1,375.00
100-1130-53111	Contract Services - Priva...	2,258.53
100-1130-53971	Dues & Memberships	510.00
100-1130-53972	Conferences & Meetings	80.00
100-1135-51311	Other Health - DOC	1,872.00
100-1135-51314	Health Insurance	23,451.76
100-1135-53011	Operating Supplies	470.26
100-1135-53151	Education & Training	1,925.46
100-1135-53406	Recruitment Expenses	703.00
100-1135-53613	Insurance-Special Events	527.00
100-1150-53011	Operating Supplies	1,422.84
100-1150-53711	Utility - Gas	1,628.34
100-1150-53715	Utility - Communications	3,567.36
100-1150-53811	Equipment Maintenance	625.00
100-1150-53813	Facility Maintenance	2,876.38
100-1150-53911	Equipment Lease/Rental	1,137.42
100-1150-53913	Real Estate Lease	12,500.00
100-20300	FIT Payable	48,833.19
100-20310	SIT Payable	13,796.31
100-20320	Life Ins Payable	629.18
100-20330	LTD Payable	2,516.55
100-20340	PARS	7,435.17
100-20350	Group Insurance	103.33
100-20360	PERS	36,319.20
100-20380	Union Dues	1,574.34
100-20399	Other Payroll Deductions	86,886.25
100-2100-53113	Contract Services - Speci...	7,087.04
100-2100-53183	Special Event Services	4,187.14
100-2110-53011	Operating Supplies	88.18
100-2110-53015	Uniform/Boot Reimburs...	112.01
100-2110-53111	Contract Services - Priva...	37,075.33

Account Summary

Account Number	Account Name	Payment Amount
100-2130-53011	Operating Supplies	628.25
100-2130-53111	Contract Services - Priva...	17,857.00
100-2130-53112	Contract Services - Public	945.72
100-3100-53012	Small Tools & Equipment	763.70
100-3100-53111	Contract Services - Priva...	749.00
100-3110-53111	Contract Services - Priva...	1,890.00
100-3110-53120	Engineering Permits	5,236.40
100-3110-53121	Industrial Waste Inspect...	9,783.86
100-3300-53976	Special Departmental	48.59
100-3325-53012	Small Tools & Equipment	34.14
100-3330-53011	Operating Supplies	28.00
100-3330-53012	Small Tools & Equipment	476.81
100-3330-53015	Uniform/Boot Reimburs...	309.41
100-3330-53822	Park Maintenance & Re...	2,605.19
100-4100-53011	Operating Supplies	2,528.00
100-4100-53012	Small Tools & Equipment	250.12
100-4100-53711	Utility - Gas	109.45
100-4100-53714	Utility - Water	846.81
100-4100-53811	Equipment Maintenance	1,965.42
100-4100-53813	Facility Maintenance	24.65
100-4110-53711	Utility - Gas	565.79
100-4110-53714	Utility - Water	846.81
100-4110-53980	Sports Activities	702.39
100-4130-53012	Small Tools & Equipment	626.67
100-4130-53711	Utility - Gas	265.98
100-4130-53811	Equipment Maintenance	270.00
100-4130-53813	Facility Maintenance	1,495.00
100-4130-53979	Special Events	292.16
100-4140-53416	Social Media Technology	18,540.00
100-4140-53992	Scholarships	1,059.61
100-42140	Animal License Fees	120.00
100-43130	Admin Penalties - Animal	100.00
100-47305	Sublease Revenue	-1,000.00
100-5617-59300	Construction Costs	10,586.69
200-20300	FIT Payable	1,558.34
200-20310	SIT Payable	401.38
200-20320	Life Ins Payable	28.39
200-20330	LTD Payable	125.48
200-20340	PARS	13.84
200-20350	Group Insurance	3.48
200-20360	PERS	1,790.92
200-20380	Union Dues	67.35
200-20399	Other Payroll Deductions	5,034.30
200-3120-53012	Small Tools & Equipment	9.89
200-3120-53016	Graffiti Removal Supplies	218.37
200-3120-53713	Utility - Hwy Lights	150.75
200-3120-53714	Utility - Water	3,770.52
200-3120-53814	Landscape Maintenance	1,280.00
200-3120-53815	Parkway Tree Maintena...	3,650.30
200-3120-53819	Signal Maintenance	23,372.37
200-3120-53821	Traffic Markings/Signs	90.55
202-20220	Retention Payable	-4,744.90
202-20300	FIT Payable	347.05
202-20310	SIT Payable	134.58
202-20320	Life Ins Payable	2.64
202-20330	LTD Payable	23.39
202-20350	Group Insurance	0.36
202-20360	PERS	425.25

Account Summary

Account Number	Account Name	Payment Amount
202-20399	Other Payroll Deductions	235.35
202-5598-59300	Construction Costs	111,492.88
202-5620-59210	Design Engineering	16,354.80
203-20300	FIT Payable	1,407.27
203-20310	SIT Payable	395.93
203-20320	Life Ins Payable	25.37
203-20330	LTD Payable	100.86
203-20340	PARS	262.55
203-20350	Group Insurance	3.03
203-20360	PERS	1,228.75
203-20380	Union Dues	5.55
203-20399	Other Payroll Deductions	3,230.72
203-3120-53111	Contract Services - Priva...	587.50
203-5620-59210	Design Engineering	6,442.80
205-20300	FIT Payable	2,083.15
205-20310	SIT Payable	480.20
205-20320	Life Ins Payable	24.85
205-20330	LTD Payable	117.32
205-20340	PARS	1,076.63
205-20350	Group Insurance	3.05
205-20360	PERS	1,671.96
205-20380	Union Dues	48.21
205-20399	Other Payroll Deductions	4,747.88
205-3120-53111	Contract Services - Priva...	587.50
205-5620-59210	Design Engineering	26,762.40
210-20300	FIT Payable	1,331.97
210-20310	SIT Payable	323.69
210-20320	Life Ins Payable	21.55
210-20330	LTD Payable	88.08
210-20340	PARS	13.84
210-20350	Group Insurance	2.72
210-20360	PERS	1,388.81
210-20380	Union Dues	68.81
210-20399	Other Payroll Deductions	3,790.73
210-3130-53816	Bus Shelter Maintenance	4,125.00
210-3130-53916	Dial-A-Ride Services	12,336.86
210-3130-53917	Fixed Route Shuttle	54,352.05
210-46100	Dial-A-Ride Fares	-62.25
210-46105	Shuttle Fares	-1,131.50
215-20220	Retention Payable	-23,528.85
215-20300	FIT Payable	721.61
215-20310	SIT Payable	259.10
215-20320	Life Ins Payable	6.08
215-20330	LTD Payable	46.72
215-20340	PARS	13.84
215-20350	Group Insurance	0.79
215-20360	PERS	811.00
215-20380	Union Dues	6.75
215-20399	Other Payroll Deductions	747.70
215-5598-59300	Construction Costs	552,867.12
220-20220	Retention Payable	-6,858.00
220-5598-59300	Construction Costs	137,160.00
260-20300	FIT Payable	1,684.31
260-20310	SIT Payable	320.50
260-20320	Life Ins Payable	27.75
260-20330	LTD Payable	101.74
260-20340	PARS	295.58
260-20350	Group Insurance	4.26

Account Summary

Account Number	Account Name	Payment Amount
260-20360	PERS	1,471.11
260-20380	Union Dues	125.55
260-20399	Other Payroll Deductions	4,793.36
260-3320-53011	Operating Supplies	826.86
264-20300	FIT Payable	173.57
264-20310	SIT Payable	14.90
264-20320	Life Ins Payable	5.35
264-20330	LTD Payable	23.91
264-20350	Group Insurance	1.02
264-20360	PERS	466.85
264-20380	Union Dues	8.15
264-20399	Other Payroll Deductions	1,362.08
280-20220	Retention Payable	-9,143.79
280-20300	FIT Payable	4,528.19
280-20310	SIT Payable	671.88
280-20320	Life Ins Payable	24.90
280-20330	LTD Payable	108.95
280-20340	PARS	4,958.25
280-20350	Group Insurance	5.18
280-20360	PERS	1,519.78
280-20380	Union Dues	27.77
280-20399	Other Payroll Deductions	4,806.87
280-3300-53406	Recruitment Expense	2,399.00
280-5617-59300	Construction Costs	196,356.66
283-20220	Retention Payable	-6,134.50
283-20300	FIT Payable	490.03
283-20310	SIT Payable	146.73
283-20320	Life Ins Payable	9.15
283-20330	LTD Payable	37.38
283-20350	Group Insurance	1.18
283-20360	PERS	353.68
283-20380	Union Dues	51.83
283-20399	Other Payroll Deductions	915.19
283-5618-59210	Design Engineering	5,593.70
283-5618-59300	Construction Costs	243,393.14
284-3100-53111	Contract Services - Priva...	5,028.75
284-5622-59210	Design Engineering	9,868.80
285-20300	FIT Payable	640.41
285-20310	SIT Payable	156.92
285-20320	Life Ins Payable	2.79
285-20330	LTD Payable	12.77
285-20340	PARS	325.59
285-20350	Group Insurance	0.60
285-20360	PERS	311.79
285-20380	Union Dues	10.89
285-20399	Other Payroll Deductions	305.22
285-3330-53111	Contract Services - Priva...	15,523.31
285-3330-53711	Utility - Gas	260.19
285-3330-53714	Utility - Water	7,001.88
285-3330-53813	Facility Maintenance	3,408.00
285-3330-53822	Park Maintenance & Re...	3,380.10
285-3330-53911	Equipment Lease/Rental	2,123.25
300-10120	Cash with Fiscal Agent	-0.20
300-1135-53990	Interest Payments	138,276.90
500-3210-53111	Contract Services - Priva...	150.00
550-6100-53017	Software & Licensing	11,031.88
550-6100-53018	Computer Hardware & S...	657.67
555-3150-53014	Fuel	9,130.77

Account Summary

Account Number	Account Name	Payment Amount
555-3150-53812	Vehicle Maintenance	3,805.20
600-20230	Refundable Special Depo...	500.00
600-23280	Deposit - C & D	1,912.03
Grand Total:		2,059,721.83

Project Account Summary

Project Account Key	Payment Amount
None	2,054,442.84
31126E	826.86
61426E	292.16
70926E	1,760.97
98726E	2,399.00
Grand Total:	2,059,721.83



City of La Puente Agenda Report

To: Mayor and City Council For meeting of: April 14, 2026

From: Bob Lindsey, City Manager

By: Abraham Tellez, Director of Development Services

Subject: CONSIDERATION OF AN AWARD OF CONSTRUCTION CONTRACT TO TOWO ENTERPRISE, INC FOR THE LA PUENTE PARK ACTIVITY CENTER BUILDING AT 501 GLENDORA AVENUE IN THE AMOUNT OF \$3,589,300.

BACKGROUND/DISCUSSION

This project involves the construction of a 4,077 square foot multi-purpose activity center building with an attached 560 square foot retractable pergola at La Puente Park. The proposed activity center building is a remaining component envisioned in the 2018 La Puente Parks Master Plan (LP-PMP).

In addition to the construction of the building and attached pergola, the project also involves landscape and hardscape enhancements immediately surrounding the building. The project architect, Westberg + White, Inc., prepared the design plans and aided with the preparation of the specifications needed for bidding. On February 10, 2026, the La Puente City Council approved the plans and specifications and authorized staff to solicit bids. The projected construction value for the project was approximately \$4,000,000.

The Request for Bids (Bid No. 26-593) was advertised and published on February 16, 2026. A Mandatory Pre-Bid Conference and Job Walk occurred on March 5, 2026, and bid opening occurred on March 17, 2026, as noticed. A total of twelve (12) proposals were received with Towo Enterprise, Inc. as the lowest bidder (see the table below).

BIDDER	TOTAL PRICE
Towo Enterprise, Inc.	\$3,589,300.00
G2K Construction, Inc.	\$3,678,000.00
Newman Midland, Corp.	\$3,877,106.00
Monet Construction, Inc.	\$3,896,901.00
Spec Construction	\$3,917,000.00
ARC Construction	\$4,106,808.00
PUB Construction, Inc.	\$4,124,644.51
Caltec Corp.	\$4,135,000.00
Klassic Engineering	\$5,107,000.00
Zeco, Inc.	\$5,399,420.00
Plyco Corp.	\$5,821,000.00
Royal Construction Corp.	No Response

Upon verifying the contractor's proposal, including confirming that the scope of work indicated in the proposal is accurate, and following a bid analysis, the City determined that the proposal submitted by Towo Enterprise, Inc. is adequate for award.

Based on the scope of work, the Project should take approximately one-hundred and ninety-two (192) working days to complete from issuance of a Notice to Proceed. It is anticipated that construction will begin by mid-to-late April 2026 and be completed by April 2027.

FISCAL IMPACT

The cost of construction for this project is \$3,589,300. This cost does not include construction management, inspection, material testing, and labor and Section 3 compliance. The Fiscal Year 2025-2026 Capital Improvement Program budget includes funding for this project in Fund 280 (Miscellaneous Grants) and is also sufficient for the remaining costs.

There is no impact to the City's General Fund associated with this project.

RECOMMENDATION

It is recommended that the City Council: (1) award the contract to Towo Enterprise, Inc. in the amount of \$3,589,300; and (2) authorize the City Manager to negotiate and execute the Agreement and approve change orders up to 10% of the original bid amount.

ATTACHMENTS

A. Activity Center TOWO Award Agreement

**AGREEMENT FOR CONSTRUCTION SERVICES
FOR
LA PUENTE ACTIVITY CENTER**

This AGREEMENT FOR CONSTRUCTION SERVICES ("Agreement"), is made and effective as of April 14, 2026 ("Effective Date"), between the City of La Puente, a municipal corporation ("City") and TOWO Enterprise, Inc., a California corporation ("Contractor"). The City and Contractor are hereinafter collectively referred to as the "Parties".

In consideration of the mutual covenants and conditions set forth herein, the Parties agree as follows:

**ARTICLE 1
SCOPE OF WORK**

The Contractor shall perform within the time set forth in Article 2 of this Agreement and shall furnish all labor, materials, equipment, tools, utility services, and transportation and perform and complete all work required in connection construction of a 4,077 square foot multi-purpose activity center building with an attached 560 square foot retractable pergola for the La Puente Activity Center (hereinafter "Project"). By entering into this Agreement, Contractor acknowledges that there may be other contractors on the site whose work will be coordinated with that of its own. Contractor expressly warrants and agrees that it will cooperate with other contractors and will do nothing to delay, hinder, or interfere with the work of other separate contractors, the City, the Construction Manager, the Architect, or utilities. Contractor also expressly agrees that, in the event its work is hindered, delayed, interfered with, or otherwise affected by a separate contractor, its sole remedy will be a direct action against the separate contractor. To the extent allowed by law, the Contractor will have no remedy, and hereby expressly waives any remedy against the City or the architect on account of delay, hindrance, interference or other events caused by a separate contractor.

**ARTICLE 2
TIME FOR PROJECT COMPLETION**

All of Contractor's work on the Project shall be completed within durations established for the individual activities as set forth in the Project Construction Schedule. All work shall commence ten (10) calendar days after receiving a written Notice to Proceed from the City. Contractor shall refer to the Notice Inviting Bids, and Project Plans and Specifications, all of which, as set forth below, are incorporated herein by reference, for contractual obligations regarding individual activity durations. The aggregate sum total work of all individual prime contractors to the City comprises the entire "Project" and shall be commenced and completed in conformance with the Project Construction Schedule. The Project Construction Schedule shall be submitted to the City at the pre-construction meeting. The entire Project shall be completed within One-Hundred Nine-Two (192) Working Days ("Contract Time").

**ARTICLE 3
THE CONTRACT SUM**

The City shall pay to the Contractor for the performance of this Agreement, subject to any additions and deductions provided in the Project documents, the sum of Three Million Five Hundred Eighty-Nine Thousand Three Hundred dollars (\$3,589,300.00) ("Contract Sum").

**ARTICLE 4
PROGRESS PAYMENTS**

Based upon applications for payment submitted by the Contractor, the City shall make progress payments on account of the Contract Sum to the Contractor as provided in the General Conditions.

ARTICLE 5 RETENTION OF SECURITIES

Public Contract Code Section 22300 permits the substitution of securities for any monies withheld by a public agency to ensure performance under a contract, at the request and expense of the Contractor.

ARTICLE 6 INDEMNITY, DEFENSE AND HOLD HARMLESS AGREEMENT

Contractor shall indemnify, defend with legal counsel approved by City, and hold harmless City, its officers, officials, employees and volunteers from and against all liability, loss, damage, expense, cost (including without limitation reasonable legal counsel fees, expert fees and all other costs and fees of litigation) of every nature arising out of or in connection with Contractor's negligence, recklessness or willful misconduct in the performance of work hereunder or its failure to comply with any of its obligations contained in this agreement, except such loss or damage which is caused by the sole or active negligence or willful misconduct of the City. Should conflict of interest principles preclude a single legal counsel from representing both City and Contractor, or should City otherwise find Contractor's legal counsel unacceptable, then Contractor shall reimburse the City its costs of defense, including without limitation reasonable legal counsel's fees, expert fees and all other costs and fees of litigation. The Contractor shall promptly pay any final judgment rendered against the City (and its officers, officials, employees and volunteers) with respect to claims determined by a trier of fact to have been the result of the Contractor's negligent, reckless or wrongful performance. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this Agreement.

Contractor obligations under this section apply regardless of whether or not such claim, charge, damage, demand, action, proceeding, loss, stop notice, cost, expense, judgment, civil fine or penalty, or liability was caused in part or contributed to by an indemnitee. However, without affecting the rights of City under any provision of this agreement, Contractor shall not be required to indemnify and hold harmless the City for liability attributable to the active negligence of the City, provided such active negligence is determined by agreement between the Parties or by the findings of a court of competent jurisdiction. In instances where the City is shown to have been actively negligent and where City's active negligence accounts for only a percentage of the liability involved, the obligation of Contractor will be for that entire portion or percentage of liability not attributable to the active negligence of the City.

ARTICLE 7 FEDERAL LABOR STANDARDS PROVISIONS

1. LABOR STANDARDS PROVISIONS. The *Federal Labor Standards Provisions (HUD-4010 form)* outlines federal prevailing wage requirements and includes references to the Copeland Act which requires all contractors and subcontractors to submit weekly payroll reports and advises contractors that it is a criminal offense for any person to persuade any other person employed on a federally funded project into giving up any part of their salary to which they are entitled under their contract of employment, the form also included reference to the Contract Work Hours and Safety Standards Act (CWHSSA) which provides that all for contracts in excess of \$100,000, laborers and mechanics, including guards and watchmen, must be paid at least one and one-half times their regular rate of pay for all hours worked over 40 in a workweek, and finally the form outlines the prevailing wage requirements, payroll reporting requirements, apprentice requirements,

and contract termination and debarment sanctions pertaining to Federally-assisted construction projects.

2. DAVIS-BACON AND RELATED ACTS (DBRA). The Davis-Bacon and Related Acts, apply to contractors and subcontractors performing on federally funded or assisted contracts in excess of \$2,000 for the construction, alteration, or repair (including painting and decorating) of public buildings or public works. Davis- Bacon Act and Related Act contractors and subcontractors must pay their laborers and mechanics employed under the contract no less than the locally prevailing wages and fringe benefits for corresponding work on similar projects in the area. The Davis-Bacon Act directs the Department of Labor to determine such locally prevailing wage rates. The Davis-Bacon Act prevailing wage provisions apply to the "Related Acts," under which federal agencies assist construction projects through grants, loans, loan guarantees, and insurance.

3. PREVAILING WAGE STATEMENT: *"This is a federally-assisted construction project. Federal Labor Standards Provisions outlined in the HUD-4010 form, including the prevailing wage requirements of the Davis-Bacon and Related Acts (DBRA) will be enforced. The "current Federal Wage Decision" is the one in effect 10-days prior to the bid opening date and can be found on-line at <http://www.dol.gov>. In the event of a conflict between Federal and State wages rates, the higher of the two will prevail. "*

4. CONFLICT OF INTEREST STATEMENT. No employee, officer or agent of the sub-recipient shall participate in selection, or in the award or administration of a contract supported by Federal funds if a conflict of interest, real or apparent, would be involved. - *No employee, officer or agent of the sub-recipient shall participate in selection, or in the award or administration of a contract supported by Federal funds if a conflict of interest, real or apparent, would be involved. Refer to the Conflict-of-Interest Provisions in; 24 CFR 85.367 /Non-Profit Organizations -24 CFR 84.47, OMB Circular A-110, and 24 CFR 570. 61I, respectively, shall apply.*

5. EQUAL EMPLOYMENT OPPORTUNITY CLAUSE. During the performance of this contract, the contractor agrees as follows:

a. The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

b. The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, or national origin.

c. The contractor will send to each labor union or representative of workers with which he/she has a collective bargaining agreement or other contract or understanding, a notice to be provided, advising the said labor union or workers' representative of the contractor's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

The contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

d. The contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his/her books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

e. In the event of the contractor's noncompliance with the nondiscrimination clause of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole, or in part, and the contractor may be declared ineligible for further government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

f. The contractor will include the provisions of Paragraph 1a through 1g in every subcontract or purchase order unless exempted by rule, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance. Provided, however, that in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

6. EQUAL EMPLOYMENT SPECIFICATIONS (Executive Order 11246).

a. As used in these specifications:

- (1) Covered area means the geographical area described in the solicitation from which this contract resulted;
- (2) Director means Director, Office of Federal Contract Compliance Programs, United States Department of Labor, or any person to whom the Director delegates authority;
- (3) Employer Identification Number (EIN) means the Federal Social Security Number used on the Employer's Quarterly Federal Tax Return, United States Treasury Department Form 941.
- (4) Minority includes:
 - (a) Black (all persons having origins in any of the Black African racial groups not of Hispanic origin)
 - (b) Hispanic (all persons of Mexican, Puerto Rican, Cuban, Central or South American or other Spanish culture or origin, regardless of race);
 - (c) Asian and Pacific Islander (all persons having origins in any of the original peoples of the Far East, Southeast Asia, the Indian Subcontinent, or the Pacific Islands); and

(d) American Indian or Alaskan Native (all persons having origins in any of the original peoples of North America and maintaining identifiable tribal affiliations through membership and participation or community identification).

b. Whenever the contractor, or any subcontractor at any tier, subcontracts a portion of the work involving any construction trade, it shall physically include in each subcontract in excess of \$10,000 the provisions of these specifications and the notice which contains the applicable goals for minority and female participation and which is set forth in the solicitations from which this contract resulted.

c. If the contractor is participating (pursuant to 41 CFR Part 60-4.5) in a Hometown Plan approved by the United States Department of Labor in the covered area either individually or through an association, its affirmative action obligations on all work in the Plan area (including goals and time tables) shall be in accordance with that Plan for those trades which have unions participating in the Plan. Contractors must be able to demonstrate their participation in and compliance with the provisions of any such Hometown Plan. Each contractor or subcontractor participating in an approved Plan is individually required to comply with its obligations under the EEO Clause, and to make a good faith effort to achieve each goal under the Plan in each trade in which it has employees. The overall good faith performance by other contractors or subcontractors toward a goal in an approved Plan does not excuse any covered contractor's or subcontractor's failure to take good faith efforts to achieve the Plan goals and timetables.

d. The contractor shall implement the specific affirmative action standards provided in paragraphs 3g (1) through 3g (16) of these specifications. The goals set forth in the solicitation from which this contract resulted are expressed as percentages of the total hours of employment and training of minority and female utilization the contractor should reasonably be able to achieve in each construction trade in which it has employees in the covered area. Covered construction contractors performing construction work in geographical areas where they do not have a Federal or federally assisted construction contract shall apply the minority and female goals established for the geographical area where the work is being performed. Goals are published periodically in the Federal Register in notice form, and such notices may be obtained from any Office of Federal Contract Compliance Programs office or from Federal procurement contracting officers. The contractor is expected to make substantially uniform progress in meeting its goals in each craft during the period specified.

e. Neither the provisions of any collective bargaining agreement nor the failure by a union with whom the contractor has a collective bargaining agreement, to refer either minority or women shall excuse the contractor's obligations under these specifications, Executive Order 11246 or the regulations promulgated pursuant thereto.

f. In order for the nonworking training hours of apprentices and trainees to be counted in meeting the goals, such apprentices and trainees must be employed by the contractor during the training period, and the contractor must have made a commitment to employ the apprentices and trainees at the completion of their training, subject to the availability of employment opportunities. Trainees must be trained pursuant to training programs approved by the United States Department of Labor.

g. The contractor shall take specific affirmative action steps to ensure equal employment opportunity. The evaluation of the contractor's compliance with these specifications

shall be based upon its effort to achieve maximum results from its actions. The contractor shall document these efforts fully, and shall implement affirmative action steps at least as extensive as the following:

- (1) Ensure and maintain working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which the contractor's employees are assigned to work. The contractor, where possible, will assign two or more women to each construction project. The contractor shall specifically ensure that all foremen, superintendents, and other on-site supervisory personnel are aware of and carry out the contractor's obligation to maintain such a working environment, with specific attention to minority or female individuals working at such sites or in such facilities.
- (2) Establish and maintain a current list of minority and female recruitment sources, provide written notification to minority and female recruitment sources and to community organizations when the contractor or its unions have employment opportunities available, and maintain a record of the organization's responses.
- (3) Maintain a current file of the name, address, and telephone numbers of each minority and female off-the-street applicant and minority or female referral from a union, a recruitment source, or community organization and of what action was taken with respect to each such individual. If such individual was sent to the union hiring hall for referral and was not referred back to the contractor by the union or, if referred, not employed by the contractor, this shall be documented in the file with the reason therefore, along with whatever additional actions the contractor may have taken.
- (4) Provide immediate written notification to the Director when the union or unions with which the contractor has a collective bargaining agreement has not referred to the contractor a minority person or woman sent by the contractor, or when the contractor has other information that the union referral process has impeded the contractor's efforts to meet its obligations.
- (5) Develop on-the-job training opportunities and/or participate in training programs for the area which expressly include minorities and women, including upgrading programs and apprenticeship and trainee programs relevant to the contractor's employment needs, especially those programs funded or approved by the Department of Labor. The contractor shall provide notice of these programs to the sources compiled under 6g (2) above.
- (6) Disseminate the contractor's EEO policy by providing notice of the policy to unions and training programs and requesting their cooperation in assisting the contractor in meeting its EEO obligations; by including it in any policy manual and collective bargaining agreement; by publicizing it in the company newspaper, annual report, etc.; by specific review of the policy with all management personnel and with all minority and female employees at least once a year; and by posting the company EEO policy on bulletin boards accessible to all employees at each location where construction work is performed.
- (7) Review, at least annually, the company's EEO policy and affirmative action obligations under these specifications with all employees having any responsibility for hiring, assignment, layoff, termination or other employment decisions including specific review of these items with on-site supervisory personnel such as Superintendents, General Foremen, etc., prior to the initiation of construction work at any job site. A written record shall be made and maintained identifying the time and place of these meetings, persons attending, subject matter discussed, and disposition of the subject matter.

- (8) Disseminate the contractor's EEO policy externally by including it in any advertising in the news media, specifically including minority and female news media, and providing written notification to and discussing the contractor's EEO policy with other contractors and subcontractors with whom the contractor does or anticipates doing business.
- (9) Direct its recruitment efforts, both oral and written, to minority, female, and community organizations; to schools with minority and female students; and to minority and female recruitment and training organizations serving the contractor's recruitment area and employment needs. Not later than one month prior to the date for the acceptance of applications for apprenticeship or other training by any recruitment sources, the contractor shall send written notification to organizations such as the above, describing the opening, screening procedures, and tests to be used in the selection process.
- (10) Encourage present minority and female employees to recruit other minority persons and women and, where reasonable, provide after school, summer, and vacation employment to minority and female youth, both on the site and in other areas of a contractor's work force.
- (11) Validate all tests and other selection requirements where there is an obligation to do so under 41 CFR Part 60-3, Uniform Guidelines on Employee Selection Procedures.
- (12) Conduct, at least annually, an inventory and evaluation at least of all minority and female personnel for promotional opportunities and encourage these employees to seek or to prepare for, through appropriate training, etc., such opportunities.
- (13) Ensure that seniority practices, job classifications, work assignments, and other personnel practices do not have a discriminatory effect by continually monitoring all personnel and employment-related activities to ensure that the EEO policy and the contractor's obligations under these specifications are being carried out.
- (14) Ensure that all facilities and company activities are non-segregated except that separate or single-user toilet and necessary changing facilities shall be provided to assure privacy between the sexes.
- (15) Document and maintain a record of all solicitations of offers for subcontracts from minority and female construction contractors and suppliers, including circulation of solicitations to minority and female contractor associations and other business associations.
- (16) Conduct a review, at least annually, of all supervisors' adherence to and performance under the contractor's EEO policies and affirmative action obligations.

h. Contractors are encouraged to participate in voluntary associations which assist in fulfilling one or more of their affirmative action obligations 6g (1) through (16). The efforts of a contractor association, joint contractor-union, contractor-community, or other similar group of which the contractor is a member and participant, may be asserted as fulfilling any one or more of its obligations under 6g (1) through (16) of these specifications provided that the contractor actively participates in the group, makes every effort to ensure that the group has a positive impact on the employment of minorities and women in the industry, ensures that the concrete benefits of the program are reflected in the contractor's minority and female work force participation, makes a good faith effort to meet its individual goals and timetables, and can provide access to documentation which demonstrates the effectiveness of actions taken on behalf of the contractor. The obligation to

comply, however, is the contractor's, and failure of such a group to fulfill an obligation shall not be a defense for the contractor's noncompliance.

i. A single goal for minorities and a separate single goal for women have been established. The contractor, however, is required to provide equal employment opportunity and to take affirmative action for all minority groups, both male and female, and all women, both minority and non-minority. Consequently, the contractor may be in violation of the Executive Order if a particular group is employed in a substantially disparate manner (for example, even though the contractor has achieved its goals for women generally, the contractor may be in violation of the Executive Order if a specific minority group of women is underutilized).

j. The contractor shall not use the goals and timetables of affirmative action standards to discriminate against any person because of race, color, religion, sex or national origin.

k. The contractor shall not enter into any subcontract with any person or firm debarred from Government contracts pursuant to Executive Order 11246.

l. The contractor shall carry out such sanctions and penalties for violation of these specifications and of the Equal Opportunity Clause, including suspension, termination, and cancellation of existing subcontracts as may be imposed or ordered pursuant to Executive Order 11246, as amended, and its implementing regulations, by the Office of Federal Contract Compliance Programs. Any contractor who fails to carry out such sanctions and penalties shall be in violation of these specifications and Executive Order 11246, as amended.

m. The contractor, in fulfilling its obligations under these specifications, shall implement specific affirmative action steps, at least as extensive as those standards prescribed in Paragraph 6g of these specifications, so as to achieve maximum results from its efforts to ensure equal employment opportunity. If the contractor fails to comply with the requirements of the Executive Order, the implementing regulations, or these specifications, the Director shall proceed in accordance with 41 CFR Part 60-1.8 (Show Cause Notice).

n. The contractor shall designate a responsible official to monitor all employment related activity to ensure that the company EEO policy is being carried out, to be required by the Government and to keep records. Records shall at least include for each employee the name, address, telephone numbers, construction trade, union affiliation, if any, employee identification number when assigned, social security number, race, sex, status (e.g., mechanic, apprentice, trainee, helper, or laborer), dates of changes in status, hours worked per week in the indicated trade, rate of pay, and locations at which the work was performed. Records shall be maintained in an easily understandable and retrievable form; however, to the degree that existing records satisfy this requirement, contractors shall not be required to maintain separate records.

o. Nothing herein provided shall be construed as a limitation upon the application of other laws which establish different standards of compliance or upon the application of requirements for the hiring of local or other area residents (e.g., those under the Public Works Employment Act of 1977 and the Community Development Block Grant Program).

p. The Director, from time to time, shall issue goals and timetables for minority and female utilization which shall be based on appropriate work force, demographic or other relevant data and which shall cover construction projects or construction contracts performed in specific geographic areas. The goals, which shall be applicable to each construction trade in a covered contractor's

or subcontractor's entire work force which is working in the area covered by the goals and timetables, shall be published as notices in the Federal Register, and shall be inserted by the contracting officers and applicants, as applicable, in the Notice required by 41 CFR 60-4.2.

7. SPECIFIC EQUAL EMPLOYMENT OPPORTUNITY REQUIREMENTS.

For a federally assisted construction contract in excess of \$10,000, the contractor/subcontractor shall:

a. Forward the following EEO certification forms to the contract awarding authority prior to contract award: Certification of Non-segregated Facilities and Certification with Regard to the Performance of Previous Contracts or Subcontracts Subject to the Equal Opportunity Clause and the Filing of Required Reports.

b. Submit a notification of subcontracts awarded to the Director, Office of Federal Contract Compliance Programs, United States Department of Labor - BSA, 200 Constitutional Avenue, NW, Room C3325, Washington, D.C., 20210, within 10 working days of award of any subcontract in excess of \$10,000, listing the name, address, and telephone number of the subcontractor; employer identification number; estimated dollar amount of the subcontract; estimated starting date and completion dates of the subcontract; and the geographical area in which the contract is to be performed.

c. Send a notice of the contractor's commitment to equal employment opportunity to labor unions or representatives of workers prior to commencement of construction work.

d. Display an equal employment opportunity poster in a conspicuous place available to employees and applicants for employment.

e. For contracts in excess of \$10,000, bind subcontractors to the Federal Equal Employment Opportunity requirements by including the provisions of Paragraphs 1 through 3, above, in the subcontract.

f. Upon commencement of construction work and until the work is completed, forward the *Monthly Employment Utilization Report* (Form CC-257) to the contract awarding authority by the end of each work month. With the initial monthly report, the contractor/subcontractor shall attach the *Contractor's List of Federal and Non-Federal Work in Bid Condition Area* to the monthly report.

8. NOTICE OF REQUIREMENT FOR AFFIRMATIVE ACTION TO ENSURE EQUAL EMPLOYMENT OPPORTUNITY (Executive Order 11246)

a. The Offeror or Bidder's attention is called to the Equal Opportunity Clause and the Standard Federal Equal Employment Specifications set forth herein.

b. The goals and timetables for minority and female participation, expressed in percentage terms for the contractor's aggregated work force in each trade on all construction work in the covered area, are as follows:

<u>Timetables</u>	Goals for Minority	Goals for Female
	Participation for	Participation in
	<u>Each Trade</u>	<u>Each Trade</u>
	28.3%	6.9%

These goals are applicable to all the contractor's construction work (whether or not it is Federal or federally assisted) performed in the covered area. If the contractor performs construction work in a geographical area located outside of the covered area, it shall apply the goals established for such geographical area where the work is actually performed. With regard to this second area, the contractor also is subject to the goals for both its federally involved and non-federally involved construction.

The contractor's compliance with the Executive Order and the regulations in 41 CFR Part 60-4 shall be based on its implementation of the Equal Opportunity Clause, specific affirmation action obligations required by the specifications set forth in 41 CFR Part 60- 4.3(a), and its efforts to meet the goals. The hours of minority and female employment and training must be substantially uniform throughout the length of the contract and in each trade, and the contractor shall make a good faith effort to employ minorities and women evenly on each of its projects. The transfer of minority or female employees or trainees from contractor to contractor or from project to project for the sole purpose of meeting the contractor's goals shall be a violation of the contract, the Executive Order, and the regulations of 41 CFR Part 60-4. Compliance with the goals will be measured against the total work hours performed.

c. The contractor shall provide written notification to the Director of the Office of Federal Contract Compliance Programs within ten (10) working days of award of any construction subcontract in excess of \$10,000 at any tier for construction work under the contract resulting from this solicitation. The notification shall list the name, address, and telephone number of the subcontractor; employer identification number of the subcontractor; estimated dollar amount of the subcontract; estimated starting and completion dates of the subcontract; and the geographical area in which the contract is to be performed.

d. As used in this notice, and in the contract resulting from this solicitation, the covered area is the Standard Metropolitan Statistical Area of Los Angeles-Long Beach, specifically the County of Los Angeles, State of California.

9. CONTRACTING WITH SMALL BUSINESS, MINORITY FIRMS, WOMEN'S BUSINESS ENTERPRISE AND LABOR SURPLUS AREA FIRMS.

a. It is national policy to award a fair share of contracts to Small business and Minority Firms. Accordingly, affirmative steps must be taken to assure that Small Business and Minority Firms are utilized when possible, as sources of supplies, equipment, construction and services. Affirmative steps include the following:

- (1) Including qualified Small Business and Minority Firms on solicitation lists.
- (2) Assuring that Small Business and Minority Firms are solicited whenever they are potential sources.
- (3) When economically feasible, dividing total requirements into smaller tasks or quantities so as to permit maximum Small Business and Minority Firm participation.
- (4) Where the requirement permits, establishing delivery schedules which will encourage participation by Small Business and Minority Firms.
- (5) Using the services and assistance of the Small Business Administration and the Minority Business Development Agency of the Department of Commerce, as required.
- (6) If any subcontracts are to be let, requiring the prime contractor to take the affirmative

steps in 6g (1) through (16) above.

b. Grantees shall take similar appropriate affirmative action in support of Women's Business Enterprises.

c. Grantees are encouraged to procure goods and services from Labor Surplus Areas.

10. CIVIL RIGHTS ACT OF 1964. Under Title VI of the Civil Rights Act of 1964, no person shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.

11. SECTION 504 OF THE REHABILITATION ACT OF 1973. Any contract in excess of \$10,000 entered into by any Federal department or agency for the procurement of personal property and non-personal services (including construction) for the United States shall contain a provision requiring that the party contracting with the United States shall take affirmative action to employ and advance in employment qualified individuals with disabilities. No otherwise qualified individual with handicaps in the United States shall, solely by reason of his or her handicap, be excluded from the participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal assistance.

12. SECTION 109 OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974. No person in the United States on the grounds of race, color, national origin, or sex be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with funds made available under this title.

13. VIETNAM ERA VETERANS' READJUSTMENT ASSISTANCE ACT OF 1974, as amended. Covered contracts entered into by any department or agency for the procurement of personal property and non-personal services (including construction) for the United States, shall contain a provision requiring that the party contracting with the United States shall take affirmative action to employ and advance in employment qualified special disabled veterans, veterans of the Vietnam era and any other veterans who served on active duty during a war or in a campaign or expedition for which a campaign badge has been authorized. The provisions of this section shall apply to any subcontract entered into by a prime contractor in carrying out any contract for the procurement of personal property and non-personal services (including construction) for the United States.

14. AGE DISCRIMINATION ACT OF 1975. No person in the United States shall, on the basis of age, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.

15. SECTION 3 OF THE HOUSING AND URBAN DEVELOPMENT ACT OF 1968 (12 U.S.C. 170u) (as amended), requires Local Contracting Agencies performing housing rehabilitation, housing construction, or other public construction projects funded in whole or in part with federal funds provided by the U.S. Department of Housing and Urban Development (HUD), to generate hiring, training, and other economic opportunities and, to the greatest extent feasible, preference be given to low and very low-income persons receiving government assistance for housing, and to business providing economic opportunities for these person.

Section 3 Clause

a. The work to be performed under this Agreement is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (Section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by the U.S. Department of Housing and Urban Development (HUD) assistance or HUD assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

b. The Parties to this Agreement will comply with HUD's regulations as set forth in 24 CFR Part 135, which implement Section 3. As evidenced by their execution of this Agreement, the parties to this Agreement certify that they are under no contractual or other impediment that would prevent them from complying with the Part 135 regulations.

c. The Contractor agrees to send to each labor organization or representative of workers which the Contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this Section 3 Clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall; describe the Section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each, and the name and location of the persons) taking applications for each of the positions, and the anticipated date the work shall begin.

d. The contractor agrees to include this Section 3 Clause in every subcontract subject to compliance with regulations in 24 CFR Part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this Section 3 Clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR Part 135. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of regulations under 24 CFR Part 135.

e. The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected, but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR Part 135 require employment opportunities to be directed, where not filled to circumvent the contractor's obligations under 24 CFR Part 135.

f. Noncompliance with HUD's regulations in 24 CFR Part 135 may result in sanctions, termination of this Agreement for default, and debarment or suspension from future HUD assisted contracts.

g. With respect to work performed in connection with Section 3 covered Indian Housing Assistance, Section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e) also applies to the work to be performed under this Agreement. Section 7(b) requires that the greatest extent feasible; (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this Agreement that are subject to the provisions of Section 3 and Section 7(b) agree to comply with Section 3 to the maximum extent feasible, but not in derogation of compliance with Section 7(b).

16. SECTION 3 STATEMENT: This is a HUD Section 3 covered construction contract. First bid preference will be given to a bidder who provides a reasonable bid and is a qualified Section 3 Business Concern. Second bid preference will be given to a bidder who provides a reasonable bid and commits to achieving the Section 3 employment, training and subcontracting opportunity goals by

submitting a completed Economic Opportunity Plan. A Section 3 Pre-Bid Meeting was held at 11:00 AM on Thursday, March 5th, 2026, at La Puente City Park, 501 Glendora Ave. La Puente, CA 91744, to discuss the Section 3 bid preference and hiring goals.

17. CLEAN AIR AND WATER ACTS. Contractors with Federally-assisted construction contracts of \$100,000 or more must comply, and ensure all sub-contractors comply, with the requirements regulated by the Environmental Protection Agency. During the performance of this Agreement, the contractor and all subcontractors shall comply with the requirements of the Clean Air Act, as amended, 42 USC 1857 et seq., the Federal Water Pollution Control Act, as amended, 33 USC 1251 et seq., and the regulations of the Environmental Protection Agency with respect thereto, at 40 CFR Part 15, as amended. In addition to the foregoing requirements, all nonexempt contractors and subcontractors shall furnish to the owner, the following:

(1) A stipulation by the contractor or subcontractors, that any facility to be utilized in the performance of any non-exempt contract or subcontract, is not listed on the List of Violating Facilities issued by the Environmental Protection Agency (EPA) pursuant to 40 CFR 15.20.

(2) Agreement by the contractor to comply with all the requirements of Section 114 of the Clean Air Act, as amended, (42 USC 1857c-8) and Section 308 of the Federal Water Pollution Control Act, as amended, (33 USC 1318) relating to inspection, monitoring, entry, reports and information, as well as all other requirements specified in said Section 114 and Section 308, and all regulations and guidelines issued there under.

(3) A stipulation that as a condition for the award of the Agreement, prompt notice will be given of any notification received from the Director, Office of Federal Activities, EPA, indicating that a facility utilized, or to be utilized for the Agreement, is under consideration to be listed on the EPA List of Violating Facilities.

(4) Agreement by the contractor that he will include, or cause to be included, the criteria and requirements in paragraph (1) through (4) of this section in every nonexempt subcontract and requiring that the contractor will take such action as the government may direct as a means of enforcing such provisions.

ARTICLE 8 RECORD AUDIT

CONTRACTOR'S ACCOUNTING RECORDS; OTHER PROJECT RECORDS. Records of the contractor's time pertaining to the project and records of accounts between the City and the contractor must be kept on a generally recognized accounting basis. The contractor will also maintain all other records, including without limitation specifications, drawings, progress reports and the like, relating to the project. All records will be made available to the City during normal working hours. The contractor will maintain these records for five (5) years after final payment.

ARTICLE 9 CERTIFICATIONS

NOT USED

ARTICLE 10 FINAL PAYMENT

Final payment, constituting the entire unpaid balance of the Contract Sum, shall be paid by the City to the Contractor no sooner than thirty-five (35) days after a Notice of Completion has been recorded, unless otherwise stipulated in the Notice of Completion, provided the work has then been completed, and the Agreement fully performed.

ARTICLE 11 CONTRACTOR'S FAILURE TO PROCURE COMPLETION OF PROJECT

In the event Contractor fails to furnish tools, equipment, or labor in the necessary quantity or quality, or fails to prosecute the work or any part thereof contemplated by this Agreement in a diligent and workmanlike manner, and if the Contractor for a period of three (3) calendar days after receipt of written demand from City or its designated representative to do so, fails to furnish tools, equipment, or labor in the necessary quantity or quality, and to prosecute its work and all parts thereof in a diligent and workmanlike manner, or after commencing to do so within said three (3) calendar days, fails to continue to do so; then the City may exclude the Contractor from the premises, or any portion thereof, and take possession of said premises or any portion thereof, together with all material and equipment thereon, and may complete the work contemplated by this Agreement or any portion of said work, either by furnishing the tools, equipment, labor or material necessary, or by letting the unfinished portion of said work, or the portion taken over by the City to another contractor or by a combination of such methods. In any event, the procuring of the completion of said work, or the portion thereof taken over by the City, shall be a charge against the Contractor, and may be deducted from any money due or becoming due to Contractor from the City, or the Contractor shall pay the City the amount of said charge, or the portion thereof unsatisfied. The sureties, provided for under this Agreement shall become liable for payment should Contractor fail to pay in full any said cost incurred by the City.

ARTICLE 12 INSURANCE

Prior to the beginning of and throughout the duration of the Project, Contractor and its subcontractors shall maintain insurance in conformance with the requirements set forth in the Plans and Specifications and the General Provisions indicated in the Plans and Specifications for this project.

ARTICLE 13 CONTRACTOR'S LICENSE

Contractor must possess at the time of bid submittal, and throughout the Project duration, a General Building ("B") Contractor's License, of the classification required to prosecute the work, issued by the State of California, which is current and in good standing. Contractor shall ensure that any subcontractor working on the Project possesses at the time of commencing work and throughout the Project duration, a Contractor's License, issued by the State of California, which is current and in good standing.

ARTICLE 14 CORPORATION IN GOOD STANDING

If Contractor is a corporation, the undersigned hereby represents and warrants that the corporation is duly incorporated and in good standing in the State of California, and that Yun Su Chung, whose title is President, is authorized to act for and bind the corporation.

ARTICLE 15
PROVISIONS REQUIRED BY LAW

Each and every provision of law and clause required by law to be inserted in this Agreement shall be deemed to be inserted herein and the Agreement shall be read and enforced as though it were included herein, and if through mistake or otherwise any such provision is not inserted, or is not currently inserted, then upon application of either party the Agreement shall forthwith be physically amended to make such insertion or correction.

ARTICLE 16
SUBSURFACE HAZARDOUS MATERIALS

In the event trenches or other excavations extend deeper than four (4) feet below the surface, the Contractor shall promptly, and before the following conditions are disturbed, notify the City in writing of any:

Material that the Contractor believes may be material that is hazardous waste, as defined in Section 2511 7 of the Health and Safety Code, that is required to be removed to a Class I, Class II or Class III disposal site in accordance with the provisions of existing law.

Subsurface or latent physical conditions at the site differing from those indicated.

Unknown physical conditions at the site of any unusual nature, different materially from those ordinarily encountered and generally recognized as inherent in the Work or the character provided for in the Agreement.

Upon receipt of said notification the City will investigate the conditions, and if it finds that the conditions do materially so differ, or do involve hazardous waste, and cause a decrease or increase in the Contractor's cost of or the time required for performance of any part of the work, the City will issue a change order under the procedures described in the General Conditions.

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

ARTICLE 17
LIQUIDATED DAMAGES

Pursuant to Government Code Section 53069.85, if work is not completed within the contract time or in strict accordance with the Project Schedule, it is understood, acknowledged and agreed that the City will suffer damage. It is therefore agreed that the Contractor shall pay to the City the sum of One Thousand Dollars (\$1,000.00) for each and every calendar day of delay beyond the Contract Time, or beyond any completion schedule, construction schedule or Project milestones established in or pursuant to the Project Schedule, or beyond the time indicated in the Project Schedule for any individual Contract activity.

Contractor expressly understands, acknowledges and agrees that such liquidated damages can and shall be imposed if the Contractor does not meet each and every aspect of any activity schedule, completion

schedule, construction schedule or Project milestones established in or pursuant to the Project Schedule. If the City accepts work or makes any payment under this Agreement after a default by reason of delays, the acceptance of such work and/or payment(s) shall in no respect constitute a waiver or modification of any provisions regarding Contract Time, a completion schedule, the Project Construction Schedule or the accrual of liquidated damages. In the event the same is not paid, the Contractor further agrees that the City may deduct the amount thereof from any money due or that may become due the Contractor under the Agreement. This Article does not exclude recovery of damages under provisions of the Contract Documents, and is expressly in addition to the City's ability to seek other damages.

Contractor is to refer to the Project Construction Schedule for duration of individual activities. Liquidated damages may be assessed if any individual activity duration exceeds the time indicated for that activity on the Project Construction Schedule.

ARTICLE 18 COMPONENT PARTS OF THE CONTRACT

This Agreement entered into consists of the following Contract Documents, all of which are component parts of the Agreement as if herein set out in full or attached hereto:

[THE BELOW LIST IS AN EXAMPLE OF THE TYPES OF DOCUMENT TO LIST BUT IS NOT INTENDED TO BE ALL INCLUSIVE]

- Notice Inviting Bids
- Scope of Work Summary
- Information for Bidders
- Bid Form
- Non-Collusion Affidavit
- Site Visit Certification
- Proposed Subcontractors
- Bid Bond
- Information Required of Bidder
- Agreement
- Certificate Regarding Worker's Compensation
- Drug free Workplace Certification
- Faithful Performance Bond
- Labor and Materials Payment Bond
- General Conditions
- Supplementary General Conditions
- Special Conditions
- Project Construction Schedule
- Plans and Specifications
- Addenda
- Drawings
- Change Orders
- Shop Drawing Transmittals
- Contractor's Certificate Regarding
- Non-Asbestos Containing Materials

All of the above-named Contract Documents are intended to be complementary. Work required by one of the above-named Contract Documents and not by others shall be done as if required by all.

Collectively the Contract Documents and this Agreement constitute the entire contract of the Parties. No other agreements or contracts, whether oral or written, pertaining to the work to be performed, exists between the parties. This Agreement can be modified only by an amendment in writing, signed by both Parties.

ARTICLE 19 SEVERABILITY

If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, then such term or provision shall be amended to, and solely to, the extent necessary to cure such invalidity or unenforceability, and in its amended form shall be enforceable. In such event, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

ARTICLE 20 COUNTERPARTS

This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument.

ARTICLE 21 CAPTIONS

The captions appearing at the commencement of the sections hereof, and in any paragraph thereof, are descriptive only and shall have no significance in the interpretation of this Agreement.

ARTICLE 22 WAIVER

The waiver by City or Contractor of any breach of any term, covenant or condition herein contained shall not be deemed to be a waiver of such term, covenant or condition or of any subsequent breach of the same or any other term, covenant or condition herein contained. No term, covenant or condition of this Agreement shall be deemed to have been waived by City or Contractor unless in writing.

ARTICLE 23 REMEDIES

Each right, power and remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise shall be cumulative and shall be in addition to every other right, power, or remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise. The exercise, the commencement of the exercise, or the forbearance of the exercise by any party of any one or more of such rights, powers or remedies shall not preclude the simultaneous or later exercise by such party of any of all of such other rights, powers or remedies.

ARTICLE 24 AUTHORITY TO EXECUTE THIS AGREEMENT

The person or persons executing this Agreement on behalf of Contractor represents and warrants that

he/she has the authority to execute this Agreement on behalf of the Contractor and has the authority to bind Contractor to the performance of its obligations hereunder.

“CITY”
City of La Puente

“CONTRACTOR”
TOWO Enterprise, Inc.

By: _____
Robert Lindsey, City Manager

By: _____
Name: Yun Su Chung
Title: President

Attest:

By: _____
Martha Torres, City Clerk

Approved as to form:

By: _____
Susan Altamorano, City Attorney



City of La Puente Agenda Report

To: Mayor and City Council For meeting of: April 14, 2026

From: Bob Lindsey, City Manager

By: Abraham Tellez, Director of Development Services
Gisel Rubio-Lopez, Housing & Grants Analyst

Subject: CONSIDERATION OF AN AWARD OF CONTRACT FOR LABOR COMPLIANCE AND SECTION 3 SERVICES FOR THE LA PUENTE PARK ACTIVITY CENTER PROJECT IN THE AMOUNT OF \$43,780

BACKGROUND/DISCUSSION

The City of La Puente proposes the construction of a new Activity Center at La Puente Park, consisting of a 4,077 square-foot building, and a 560 square-foot retractable pergola adjacent to the existing Community Center. This multi-generational facility is designed to serve all age groups and segments of the La Puente community. The proposed project is funded through the California Department of Parks and Recreation and the U.S. Department of Housing and Urban Development (HUD) Community Project Funding (CPF) program. As such, the project is subject to all applicable federal requirements, including 2 CFR Part 200, the Davis-Bacon and Related Acts (DBRA), and Section 3 (24 CFR Part 75). Due to these federal funding requirements, the City must ensure full compliance with prevailing wage laws, labor standards enforcement, and Section 3 workforce participation throughout the duration of construction. Following the establishment of the project framework, the City has initiated the next steps to advance the development of the Activity Center, including securing professional services through a competitive procurement process for labor compliance and Section 3 oversight. To support the project, the City of La Puente issued a Request for Proposals (RFP) seeking qualified firms to provide contract labor compliance and Section 3 services. This public works project has an estimated construction value of approximately \$4.0 million and a contract duration of 192 working days. Proposals were submitted in accordance with the RFP requirements.

Following the submission deadline, City staff reviewed all proposals for responsiveness and evaluated qualified firms based on the RFP criteria, including:

- Understanding of the work to be performed
- Experience providing labor compliance services for federally funded projects
- Qualifications of key personnel
- Technical expertise and project approach
- Cost effectiveness

The City received a total of two (2) bids for the project. The results of the bids are as follows:

Willdan Engineering	\$43,780
Tierra West Advisors through Avant-Garde	\$57,716

The selected consultant was determined to provide the best value to the City, demonstrating strong experience with federally funded public works projects, including those involving HUD programs and Section 3 compliance.

The selected consultant will provide comprehensive services, including:

- Advising City staff on federal and state labor compliance requirements during bid and contract document preparation
- Ensuring proper incorporation and application of federal and state prevailing wage determinations
- Verifying contractor and subcontractor eligibility, including DIR registration compliance
- Conducting pre-construction meetings and contractor orientations regarding labor and Section 3 requirements
- Reviewing weekly certified payroll reports for compliance with Davis-Bacon and State prevailing wage laws
- Performing onsite employee interviews and monitoring job site postings
- Identifying, documenting, and resolving labor compliance violations, including wage restitution where applicable
- Preparing required labor compliance reports and maintaining enforcement documentation
- Monitoring and reporting Section 3 workforce participation, including tracking benchmarks for Section 3 and Targeted Section 3 workers
- Assisting with compliance related to federal provisions such as Equal Employment Opportunity (EEO) and Build America, Buy America (BABA), as applicable

The agreement will be structured as a time-and-materials contract with a not-to-exceed amount of \$43,780 and will include all standard City contractual provisions, including insurance, indemnification, and compliance requirements.

FISCAL IMPACT

The Fiscal Year 2025-2026 Capital Improvement Program budget includes funding for this project in Fund 280 (Miscellaneous Grants). There is no impact to the City's General Fund associated with this project.

RECOMMENDATION

It is recommended that the City Council: (1) approve the Professional Services Agreement with Willdan Engineering; and (2) authorize the City Manager to execute a Professional Services Agreement on behalf of the City.

ATTACHMENTS

- A. La Puente Activity Center Labor Compliance Agreement

CITY OF LA PUENTE

PROFESSIONAL SERVICES AGREEMENT

This Professional Services Agreement for labor compliance and section 3 services (hereinafter, “**Agreement**”) is made and entered into this 14th day of April 2026, by and between the City of La Puente, a California municipal corporation (“**City**”) and Willdan Engineering a California Corporation (“**Contractor**”). The City and Contractor are hereinafter collectively referred to as the “**Parties**.”

RECITALS

WHEREAS, City desires to engage Contractor to perform the services described herein, and Contractor desires to perform such services in accordance with the terms and conditions set forth herein.

NOW, THEREFORE, and in consideration of the mutual covenants and conditions herein contained, City and Contractor agree as follows:

1. TERM

The initial term of this Agreement shall commence on April 20, 2026 (the “**Effective Date**”) and shall continue in full force and effect for one (1) year, and six (6) months, or until terminated in accordance with Section 9.

2. GENERAL SCOPE OF SERVICES

2.1 Contractor shall perform the services (“**Services**”) described in the Scope of Services attached hereto as Exhibit A (“**Scope of Services**”) and incorporated herein by this reference. Tasks other than those specifically described in the Scope of Services shall not be performed without prior written approval of the City. The Services shall be performed by Contractor, unless prior written approval is first obtained from the City. In the event of conflict or inconsistency between the terms of this Agreement and Exhibit A, the terms of this Agreement shall prevail.

2.2 City shall have the right to request, in writing, changes to the Services. Any such changes shall be mutually agreed upon by the Parties, and any corresponding increase or decrease in compensation, shall be incorporated by written amendment to this Agreement.

2.3 Contractor shall perform all Services in a manner reasonably satisfactory to the City and in professional manner in conformance with the standards of quality normally observed by architectural design services serving a municipal agency.

2.4 Contractor shall comply with all applicable federal, state, and local laws,

regulations and ordinance in the performance of this Agreement, including but not limited to, the conflict of interest provisions of Government Code Section 1090 and the Political Reform Act (Government Code Section 81000 *et seq.*). During the term of this Agreement, Contractor shall not perform any work for another person or entity for whom Contractor was not working on the Effective Date if both (i) such work would require Contractor to abstain from a decision under this Agreement pursuant to a conflict of interest statute or law; and (ii) City has not consented in writing to Contractor's performance of such work. No officer or employee of City shall have any financial interest in this Agreement that would violate California Government Code Sections 1090 *et seq.* Contractor hereby warrants that it is not now, nor has it been in the previous twelve (12) months, an employee, agent, appointee, or official of the City. If Contractor was an employee, agent, appointee, or official of the City in the previous twelve (12) months, Contractor warrants that it did not participate in any manner in the forming of this Agreement. Contractor understands that, if this Agreement is made in violation of Government Code §1090 *et. seq.*, the entire Agreement is void and Contractor will not be entitled to any compensation for Services performed pursuant to this Agreement, and Contractor will be required to reimburse the City for any sums paid to the Contractor. Contractor understands that, in addition to the foregoing, it may be subject to criminal prosecution for a violation of Government Code § 1090 and, if applicable, will be disqualified from holding public office in the State of California.

2.5 Contractor represents that it has, or will secure at its own expense, all licensed personnel required to perform the Services. All Services shall be performed by Contractor or under its supervision, and all personnel engaged in the Services shall be qualified and licensed to perform such services.

3. COMPENSATION

3.1 City agrees to compensate Contractor for the Services provided under this Agreement in accordance with the rate schedule set forth in Exhibit B ("Rate Schedule"). The Rate Schedule shall not be modified without the City's prior written approval. In no event shall the compensation payable to Contractor for construction management, building inspection and material testing services under this Agreement exceed the sum of Fourt three Thousand Seven Hundred and Eighty (\$43,780) dollars, unless specifically approved in advance, in writing, by the City. The City shall pay Contractor for services rendered pursuant to this Agreement at the time and manner set forth herein. The payments set forth in this Section 3 shall be the only payments from City to Contractor for services rendered pursuant to this Agreement. Contractor shall not bill City for duplicate services performed by more than one person.

3.2 Contractor shall submit to City an invoice, at the conclusion of each project phase, and/or consistent with construction project's progress, and pursuant to the Scope of Services as shown on Exhibit A of this agreement. Each invoice shall separately identify the Services rendered during the billing period, the personnel for whose services payment is sought, and all expenses for

which reimbursement is requested. As a condition precedent to payment, the City may require Contractor to furnish supporting documentation for all charges for which payment is sought. Within twenty (20) business days of receipt of each invoice, City shall notify Contractor of any disputed amounts included on the invoice.

3.3 City shall make monthly payments, based on the invoice received for Services satisfactorily performed and rendered. Within thirty (30) days from receipt of an invoice from Contractor, the City shall pay all undisputed amounts to Contractor. The City shall have the right to withhold from payments to Contractor reasonably disputed amounts, including without limitation, amounts for Services not performed in accordance with this Agreement and costs, expenses or damages incurred by the City as a result of Contractor's breach of this Agreement or Contractor's negligence.

4. FACILITIES AND EQUIPMENT

City shall furnish physical facilities such as desks, filing cabinets, and conference space, as may be reasonably necessary for Contractor's use while performing the Services for the City. The location, quantity, and time of furnishing those facilities shall be in the sole discretion of City. In no event shall City be obligated to furnish any City vehicle for conducting City business or cellular telephone.

5. OWNERSHIP OF WRITTEN PRODUCTS

All reports, documents or other written material (the "**Written Products**") developed by Contractor in the performance of the Services pursuant to this Agreement shall be and remain the property of the City without restriction or limitation upon its use or dissemination by City, and no such written products shall be the subject of a copyright application by Contractor.

6. RELATIONSHIP OF PARTIES

At all times during the term of this Agreement, Contractor shall be an independent contractor and shall not be an employee of City. Neither City nor any of its officers, employees or agents shall have control over the conduct of Contractor, or any of its employees, agents and/or volunteers, except as set forth in this Agreement. Notwithstanding any other City, state, or federal policy, rule, regulation, law, or ordinance to the contrary, Contractor, and any of its employees, agents, and subcontractors providing services under this Agreement, shall not qualify for or become entitled to, and hereby agrees to waive any and all claims to, any compensation, benefit, or any incident of employment by City, including but not limited to eligibility to enroll in the California Public Employees Retirement System ("PERS") as an employee of City and entitlement to any contribution to be paid by City for employer contributions and/or employee contributions for PERS benefits. Contractor shall have no power to incur any debt, obligation, or liability on behalf of City or otherwise to act on behalf of City as an agent. Contractor shall not represent that

it, or that any of its employees, agents or volunteers are, is in any manner employees of City.

7. SUBCONTRACTOR SERVICES

Contractor shall obtain the City's prior written approval before retaining a subcontractor to perform any portion of the Services required by this Agreement. Notwithstanding Contractor's use of any subcontractor, Contractor shall be responsible to the City for the performance of its subcontractors as it would be if Contractor had performed those services itself. Nothing in this Agreement shall be deemed or construed to create a contractual relationship between the City and any subcontractor employed by Contractor. Contractor shall be solely responsible for payments to any subcontractors. Contractor shall indemnify, defend and hold harmless the City Indemnitees (defined below) for any Claims (defined below) arising from, or related to, the services performed by a subcontractor under this Agreement.

8. NOTICES

Any notices, bills, invoices, or reports required by this Agreement shall be deemed received on: (i) the day of delivery if delivered by hand, facsimile or overnight courier service during City's regular business hours; or (ii) on the third business day following deposit in the United States mail if delivered by mail, postage prepaid, to the addresses listed below (or to such other addresses as the parties may, from time to time, designate in writing).

If to City:

Robert Lindsey, City Manager
City of La Puente
15900 E. Main Street
La Puente, CA 91744
Tel: (626) 855-1501

With a copy to:

Susie Altamirano, Esq.
Olivarez Madruga Law Organization, LLP
500 S. Grand Ave., 12th Floor
Los Angeles, CA 90071
Tel: (626) 333-3337

If to Contractor:

Jane Freij, Labor Compliance Manager

Willdan Engineering
13191 Crossroads Parkway North
Suite 405
Industry, CA 91746
Email: jfreij@willdan.com
Tel: (714) 837-8229

The Parties hereby agree to notify each other in writing, of any a change in the contact person(s), mailing addresses, email addresses and/or facsimile numbers.

9. TERMINATION

City shall have the right to terminate this Agreement for any reason on five (5) calendar days' written notice to Contractor, with or without cause. Contractor shall have the right to terminate this Agreement for any reason on thirty (30) calendar days' written notice to City. In the event of such termination, Contractor shall be paid the outstanding hourly fee for Services completed up to the effective date of termination. In no event shall Contractor be entitled to receive more than the amount that would be paid to Contractor for the hourly fee applicable to the performance of the Services required by this Agreement. All City data, documents, objects, materials or other tangible things shall be returned to City upon the termination or expiration of this Agreement and no later than ten (10) days from the termination or expiration.

10. INDEMNIFICATION

(a) Indemnity for professional liability

When the law establishes a professional standard of care for Consultant's Services, to the fullest extent permitted by law, Consultant shall indemnify, protect, defend and hold harmless the City and any and all of its officials, employees and agents ("Indemnified Parties") from and against any and all losses, liabilities, damages, costs and expenses, including legal counsel's fees and costs caused in whole or in part by any negligent or wrongful act, error or omission of Consultant, its officers, agents, employees or Subconsultants (or any agency or individual that Consultant shall bear the legal liability thereof) in the performance of professional services under this Agreement.

(b) Indemnity for other than professional liability

Other than in the performance of professional services and to the full extent permitted by law, Consultant shall indemnify, defend and hold harmless City, and any and all of its employees, officials and agents from and against any liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including legal

counsel fees and costs, court costs, interest, defense costs, and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, the performance of this Agreement by Consultant or by any individual or agency for which Consultant is legally liable, including but not limited to officers, agents, employees or subcontractors of Consultant.

(c) Duty to Defend

In the event the City, its officers, employees, agents and/or volunteers are made a party to any action, claim, lawsuit, or other adversarial proceeding arising from the performance of the services encompassed by this Agreement, and upon demand by City, Consultant shall have an immediate duty to defend the City at Consultant's cost or at City's option, to reimburse the City for its costs of defense, including reasonable attorney's fees and costs incurred in the defense of such matters.

Payment by City is not a condition precedent to enforcement of this indemnity. In the event of any dispute between Consultant and City, as to whether liability arises from the sole negligence of the City or its officers, employees, or agents, Consultant will be obligated to pay for City's defense until such time as a final judgment has been entered adjudicating the City as solely negligent. Consultant will not be entitled in the absence of such a determination to any reimbursement.

11. INSURANCE

11.1 Contractor shall maintain prior to the beginning of and for the duration of this Agreement insurance coverage as specified in Exhibit C attached to and part of this agreement.

12. FEDERAL REQUIREMENTS

12.1 Conflict of Interest. No employee, officer or agent of the sub-recipient shall participate in selection, or in the award or administration of a contract supported by Federal funds if a conflict of interest, real or apparent, would be involved.

12.2 Equal Employment Opportunity. During the performance of this Agreement, the Contractor agrees as follows:

12.2.1 The Contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The Contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or

termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

12.2.2 The Contractor will, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, or national origin.

12.2.3 The Contractor will send to each labor union or representative of workers with which he/she has a collective bargaining agreement or other contract or understanding, a notice to be provided, advising the said labor union or workers' representative of the Contractor's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

12.2.4 The Contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

12.2.5 The Contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his/her books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

12.2.6 In the event of the Contractor's noncompliance with the nondiscrimination clause of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole, or in part, and the Contractor may be declared ineligible for further government contracts or federally assisted construction contracts in accordance with

procedures authorized in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

12.2.7 The Contractor will include the provisions of Paragraph 1a through 1g in every subcontract or purchase order unless exempted by rule, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The Contractor will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance. Provided, however, that in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

12.3 Civil Rights Act. Under Title VI of the Civil Rights Act of 1964, no person shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.

12.4 Section 109 of the Housing and Community Development Act of 1974. No person in the United States on the grounds of race, color, national origin, or sex be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with funds made available under this title.

12.5 Age Discrimination Act of 1975. No person in the United States shall, on the basis of age, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.

12.6 Anti-Lobbying Certification. No federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with awarding any Federal contract, the cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.

If any funds other than federal appropriated funds have been paid or will be paid to any person influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in

connection with awarding any Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form LLL, "Disclosure Form to Report Lobbying" in accordance with its instructions.

12.7 Contractor agrees to abide by all applicable federal laws and regulations applicable to projects involving HUD funding.

13. GENERAL PROVISIONS

13.1 Contractor shall not delegate, transfer, subcontract or assign its duties or rights hereunder, either in whole or in part, and any attempt to do so shall be void and of no effect. City shall not be obligated or liable under this Agreement to any party other than Contractor.

13.2 The captions appearing at the commencement of the sections hereof, and in any paragraph thereof, are descriptive only and shall have no significance in the interpretation of this Agreement.

13.3 The waiver by City or Contractor of any breach of any term, covenant or condition herein contained shall not be deemed to be a waiver of such term, covenant or condition or of any subsequent breach of the same or any other term, covenant or condition herein contained. No term, covenant or condition of this Agreement shall be deemed to have been waived by City or Contractor unless in writing.

13.4 Each right, power and remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise shall be cumulative and shall be in addition to every other right, power, or remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise. The exercise, the commencement of the exercise, or the forbearance of the exercise by any party of any one or more of such rights, powers or remedies shall not preclude the simultaneous or later exercise by such party of any of all of such other rights, powers or remedies.

13.5 If any action at law or suit in equity is brought to enforce or interpret the provisions of this Agreement, or arising out of or relating to the Services provided by Contractor under this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees and all related costs, including costs of expert witnesses and consultants, as well as costs on appeal, in addition to any other relief to which it may be entitled. The venue for any litigation shall be Los Angeles County, California or in the United States District Court for Central District of California.

13.6 If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, then such term or provision shall be amended to, and solely to, the extent necessary to cure such invalidity or unenforceability, and

in its amended form shall be enforceable. In such event, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

13.7 This Agreement shall be governed and construed in accordance with the laws of the State of California without regard to principles of conflicts of laws.

13.8 This instrument contains the entire Agreement between the City and Contractor with respect to the transactions contemplated herein. No other prior oral or written agreement(s) are binding upon the Parties. Amendments hereto or deviations herefrom shall be effective and binding only if made in writing and executed by City and Contractor.

13.9 This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument.

13.10 Each person executing this Agreement hereby represents and warrants (i) their authority to do so, and (ii) that such authority has been duly and validly conferred.

SIGNATURES ON NEXT PAGE

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above.

“CITY”

“CONTRACTOR”

City of La Puente

By: _____

Robert Lindsey, City Manager

By: _____

Jane Freij, Labor Compliance Manager

ATTEST

By: _____

Martha Torrez, MPA, City Clerk

APPROVED AS TO FORM

By: _____

Susie Altamirano, Esq., City Attorney

Exhibit A (“Scope of Services”)

The selected consultant will provide comprehensive services, including:

- Advising City staff on federal and state labor compliance requirements during bid and contract document preparation
- Ensuring proper incorporation and application of federal and state prevailing wage determinations
- Verifying contractor and subcontractor eligibility, including DIR registration compliance
- Conducting pre-construction meetings and contractor orientations regarding labor and Section 3 requirements
- Reviewing weekly certified payroll reports for compliance with Davis-Bacon and State prevailing wage laws
- Performing onsite employee interviews and monitoring jobsite postings
- Identifying, documenting, and resolving labor compliance violations, including wage restitution where applicable
- Preparing required labor compliance reports and maintaining enforcement documentation
- Monitoring and reporting Section 3 workforce participation, including tracking benchmarks for Section 3 and Targeted Section 3 workers
- Assisting with compliance related to federal provisions such as Equal Employment Opportunity (EEO) and Build America, Buy America (BABA), as applicable

Exhibit B (“Rate Schedule”).

Title/Role	Hours	Hourly Rate	Total
Labor Compliance Manager	20	\$200	\$4,000
Assistant Labor Compliance Manager	30	\$180	\$5,400
Senior Labor Compliance Specialist	60	\$165	\$9,900
Labor Compliance Specialist	120	\$150	\$18,000
Public Works Observer (Onsite Interviews)	48	\$135	\$6,480
TOTAL			\$43,780

EXHIBIT C

Insurance Requirements

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

General liability insurance. Consultant shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than \$1,000,000 per occurrence, \$2,000,000 general aggregate, for bodily injury, personal injury, and property damage. The policy must include contractual liability that has not been amended. Any endorsement restricting standard ISO "insured contract" language will not be accepted.

Automobile liability insurance. Consultant shall maintain automobile insurance at least as broad as Insurance Services Office form CA 00 01 covering bodily injury and property damage for all activities of the Consultant arising out of or in connection with Work to be performed under this Agreement, including coverage for any owned, hired, non-owned or rented vehicles, in an amount not less than \$1,000,000 combined single limit for each accident.

Professional liability (errors & omissions) insurance. Consultant shall maintain professional liability insurance that covers the Services to be performed in connection with this Agreement, in the minimum amount of \$1,000,000 per claim and in the aggregate. Any policy inception date, continuity date, or retroactive date must be before the effective date of this agreement and Consultant agrees to maintain continuous coverage through a period no less than three years after completion of the services required by this agreement.

Workers' compensation insurance. Consultant shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance (with limits of at least \$1,000,000).

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

Other provisions or requirements

Proof of insurance. Consultant shall provide certificates of insurance to Agency as evidence of the insurance coverage required herein, along with a waiver of subrogation endorsement for workers' compensation. Insurance certificates and endorsements must be approved by Agency's Risk Manager prior to commencement of performance. Current certification of insurance shall

be kept on file with Agency at all times during the term of this contract. Agency reserves the right to require complete, certified copies of all required insurance policies, at any time.

Duration of coverage. Consultant shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the Work hereunder by Consultant, his agents, representatives, employees or subconsultants.

Primary/noncontributing. Coverage provided by Consultant shall be primary and any insurance or self-insurance procured or maintained by Agency shall not be required to contribute with it. The limits of insurance required herein may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of Agency before the Agency's own insurance or self-insurance shall be called upon to protect it as a named insured.

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

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

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

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

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

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

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

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

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

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

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

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

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

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



City of La Puente Agenda Report

To: Mayor and City Council For meeting of: April 14, 2026

From: Bob Lindsey, City Manager

By: Abraham Tellez, Director of Development Services

Subject: CONSIDERATION OF AN AWARD OF CONTRACT FOR CONSTRUCTION MANAGEMENT, BUILDING INSPECTION AND MATERIAL TESTING SERVICES FOR THE LA PUENTE PARK ACTIVITY CENTER PROJECT IN THE AMOUNT OF \$257,754.

BACKGROUND/DISCUSSION

The City of La Puente proposes the construction of a new Activity Center at La Puente Park, consisting of a 4,077 square-foot building, and a 560 square-foot retractable pergola adjacent to the existing Community Center. This multigenerational facility is designed to serve all age groups and segments of the La Puente community.

The proposed project is funded through the California Department of Parks and Recreation and the U.S. Department of Housing and Urban Development (HUD) Community Project Funding (CPF) program. As such, the project is subject to all applicable federal requirements, including 2 CFR Part 200, the Davis-Bacon and Related Acts (DBRA), and Section 3 (24 CFR Part 75).

Since the Activity Center project is a ground-up construction project in a highly active public park, and since the project consists of funding sources that require significant attention to detail, the City solicited professional services to assist in different components of the project.

When strategizing the framework to carry-out this project, the City determined that identifying the project's construction contractor would be needed to help inform the decision in selecting a construction management and building inspection team. Following this framework, the City initiated the next steps to advance the development of the Activity Center, including securing professional services through a competitive procurement process for construction management, building inspections, and material testing.

To support the development of the Activity Center, the City of La Puente issued a Request for Proposals (RFP 26-595) on March 23, 2026, seeking qualified firms to provide these services. In addition to the construction of a 4,077 square-foot Activity Center building and an attached 560 square-foot retractable pergola, the project also includes associated site improvements including landscaping and hardscape surrounding the Activity Center. Proposals were due on April 6, 2026, and were submitted electronically in accordance with Request For Proposal (RFP) requirements.

Following the submission deadline, City staff reviewed all proposals for responsiveness and evaluated qualified firms based on the RFP criteria, including:

- Understanding of the work to be performed

- Experience providing services to municipalities
- Qualifications of key personnel
- Technical expertise and project approach
- Cost effectiveness

The City received a total of four (4) bids for the project. The results of the bids are as follows:

Infrastructure Architects, Inc.	\$257,754
Z & K Building Consultants	\$445,020
Tierra West Advisors	\$462,285
Willdan Engineering	Nonresponsive

Based on a comprehensive assessment, which included interviews of the lowest two (2) bidders, Infrastructure Architects, Inc. (“iArch”) was determined to be the best option for the City. iArch provides the expertise necessary, as well as project understanding, municipal experience, understanding of La Puente, and the ability to manage complex construction oversight tasks.

The selected consultant will provide comprehensive services, including:

- Construction management oversight for all phases of the project
- Coordination with City staff, contractors, and design professionals
- Schedule and budget monitoring
- Review of submittals, RFIs, and change orders
- Quality control and risk management
- Building inspection services to ensure compliance with applicable codes and standards, including the California Building Code and ADA requirements
- Material testing and verification to ensure compliance with project specifications and standards
- Documentation and reporting, including monthly progress reports, inspection records, and project closeout support

The agreement will be structured as a time-and-materials contract with a not-to-exceed amount of \$257,754 and will include all standard City contractual provisions, including insurance, indemnification, and compliance requirements.

FISCAL IMPACT

The Fiscal Year 2025-2026 Capital Improvement Program budget includes funding for this project in Fund 280 (Miscellaneous Grants).

There is no impact to the City’s General Fund associated with this project.

RECOMMENDATION

It is recommended that the City Council: (1) approve the Professional Services Agreement with Infrastructure Architects, Inc.; and (2) authorize the City Manager to execute a Professional Services Agreement on behalf of the City.

ATTACHMENTS

- A. Activity Center Building Inspection with Exhibits A-C

CITY OF LA PUENTE

PROFESSIONAL SERVICES AGREEMENT

This Professional Services Agreement for project management, building inspection and material testing services (hereinafter, “**Agreement**”) is made and entered into this 14th day of April 2026, (“**Effective Date**”) by and between the City of La Puente, a California municipal corporation (“**City**”) and Infrastructure Architects, Inc., a California Corporation (“**Contractor**”). The City and Contractor are hereinafter collectively referred to as the “**Parties**.”

RECITALS

WHEREAS, City desires to engage Contractor to perform the services described herein, and Contractor desires to perform such services in accordance with the terms and conditions set forth herein.

NOW, THEREFORE, and in consideration of the mutual covenants and conditions herein contained, City and Contractor agree as follows:

1. TERM

The initial term of this Agreement shall commence on the “**Effective Date**” and shall continue in full force and effect for one (1) year, and six (6) months, or until terminated in accordance with Section 9.

2. GENERAL SCOPE OF SERVICES

2.1 Contractor shall perform the services (“**Services**”) described in the Scope of Services attached hereto as Exhibit A (“**Scope of Services**”) and incorporated herein by this reference. Tasks other than those specifically described in the Scope of Services shall not be performed without prior written approval of the City. The Services shall be performed by Contractor, unless prior written approval is first obtained from the City. In the event of conflict or inconsistency between the terms of this Agreement and Exhibit A, the terms of this Agreement shall prevail.

2.2 City shall have the right to request, in writing, changes to the Services. Any such changes shall be mutually agreed upon by the Parties, and any corresponding increase or decrease in compensation, shall be incorporated by written amendment to this Agreement.

2.3 Contractor shall perform all Services in a manner reasonably satisfactory to the City and in professional manner in conformance with the standards of quality normally observed by architectural design services serving a municipal agency.

2.4 Contractor shall comply with all applicable federal, state, and local laws,

regulations and ordinance in the performance of this Agreement, including but not limited to, the conflict of interest provisions of Government Code Section 1090 and the Political Reform Act (Government Code Section 81000 *et seq.*). During the term of this Agreement, Contractor shall not perform any work for another person or entity for whom Contractor was not working on the Effective Date if both (i) such work would require Contractor to abstain from a decision under this Agreement pursuant to a conflict of interest statute or law; and (ii) City has not consented in writing to Contractor's performance of such work. No officer or employee of City shall have any financial interest in this Agreement that would violate California Government Code Sections 1090 *et seq.* Contractor hereby warrants that it is not now, nor has it been in the previous twelve (12) months, an employee, agent, appointee, or official of the City. If Contractor was an employee, agent, appointee, or official of the City in the previous twelve (12) months, Contractor warrants that it did not participate in any manner in the forming of this Agreement. Contractor understands that, if this Agreement is made in violation of Government Code §1090 *et. seq.*, the entire Agreement is void and Contractor will not be entitled to any compensation for Services performed pursuant to this Agreement, and Contractor will be required to reimburse the City for any sums paid to the Contractor. Contractor understands that, in addition to the foregoing, it may be subject to criminal prosecution for a violation of Government Code § 1090 and, if applicable, will be disqualified from holding public office in the State of California.

2.5 Contractor represents that it has, or will secure at its own expense, all licensed personnel required to perform the Services. All Services shall be performed by Contractor or under its supervision, and all personnel engaged in the Services shall be qualified and licensed to perform such services.

3. COMPENSATION

3.1 City agrees to compensate Contractor for the Services provided under this Agreement in accordance with the rate schedule set forth in Exhibit B ("Rate Schedule"). The Rate Schedule shall not be modified without the City's prior written approval. In no event shall the compensation payable to Contractor for construction management, building inspection and material testing services under this Agreement exceed the sum of Two Hundred and Fifty-Seven Thousand Seven Hundred and Fifty-Four (\$257,754) dollars, unless specifically approved in advance, in writing, by the City. The City shall pay Contractor for services rendered pursuant to this Agreement at the time and manner set forth herein. The payments set forth in this Section 3 shall be the only payments from City to Contractor for services rendered pursuant to this Agreement. Contractor shall not bill City for duplicate services performed by more than one person.

3.2 Contractor shall submit to City an invoice, at the conclusion of each project phase, and/or consistent with construction project's progress, and pursuant to the Scope of Services as shown on Exhibit A of this agreement. Each invoice shall separately identify the Services rendered

during the billing period, the personnel for whose services payment is sought, and all expenses for which reimbursement is requested. As a condition precedent to payment, the City may require Contractor to furnish supporting documentation for all charges for which payment is sought. Within twenty (20) business days of receipt of each invoice, City shall notify Contractor of any disputed amounts included on the invoice.

3.3 City shall make monthly payments, based on the invoice received for Services satisfactorily performed and rendered. Within thirty (30) days from receipt of an invoice from Contractor, the City shall pay all undisputed amounts to Contractor. The City shall have the right to withhold from payments to Contractor reasonably disputed amounts, including without limitation, amounts for Services not performed in accordance with this Agreement and costs, expenses or damages incurred by the City as a result of Contractor's breach of this Agreement or Contractor's negligence.

4. FACILITIES AND EQUIPMENT

City shall furnish physical facilities such as desks, filing cabinets, and conference space, as may be reasonably necessary for Contractor's use while performing the Services for the City. The location, quantity, and time of furnishing those facilities shall be in the sole discretion of City. In no event shall City be obligated to furnish any City vehicle for conducting City business or cellular telephone.

5. OWNERSHIP OF WRITTEN PRODUCTS

All reports, documents or other written material (the "**Written Products**") developed by Contractor in the performance of the Services pursuant to this Agreement shall be and remain the property of the City without restriction or limitation upon its use or dissemination by City, and no such written products shall be the subject of a copyright application by Contractor.

6. RELATIONSHIP OF PARTIES

At all times during the term of this Agreement, Contractor shall be an independent contractor and shall not be an employee of City. Neither City nor any of its officers, employees or agents shall have control over the conduct of Contractor, or any of its employees, agents and/or volunteers, except as set forth in this Agreement. Notwithstanding any other City, state, or federal policy, rule, regulation, law, or ordinance to the contrary, Contractor, and any of its employees, agents, and subcontractors providing services under this Agreement, shall not qualify for or become entitled to, and hereby agrees to waive any and all claims to, any compensation, benefit, or any incident of employment by City, including but not limited to eligibility to enroll in the California Public Employees Retirement System ("PERS") as an employee of City and entitlement to any contribution to be paid by City for employer contributions and/or employee contributions for PERS benefits. Contractor shall have no power to incur any debt, obligation, or liability on

behalf of City or otherwise to act on behalf of City as an agent. Contractor shall not represent that it, or that any of its employees, agents or volunteers are, is in any manner employees of City.

7. SUBCONTRACTOR SERVICES

Contractor shall obtain the City's prior written approval before retaining a subcontractor to perform any portion of the Services required by this Agreement. Notwithstanding Contractor's use of any subcontractor, Contractor shall be responsible to the City for the performance of its subcontractors as it would be if Contractor had performed those services itself. Nothing in this Agreement shall be deemed or construed to create a contractual relationship between the City and any subcontractor employed by Contractor. Contractor shall be solely responsible for payments to any subcontractors. Contractor shall indemnify, defend and hold harmless the City Indemnitees (defined below) for any Claims (defined below) arising from, or related to, the services performed by a subcontractor under this Agreement.

8. NOTICES

Any notices, bills, invoices, or reports required by this Agreement shall be deemed received on: (i) the day of delivery if delivered by hand, facsimile or overnight courier service during City's regular business hours; or (ii) on the third business day following deposit in the United States mail if delivered by mail, postage prepaid, to the addresses listed below (or to such other addresses as the parties may, from time to time, designate in writing).

If to City:

Robert Lindsey, City Manager
City of La Puente
15900 E. Main Street
La Puente, CA 91744
Tel: (626) 855-1501

With a copy to:

Susie Altamirano, Esq.
Olivarez Madruga Law Organization, LLP
500 S. Grand Ave., 12th Floor
Los Angeles, CA 90071
Tel: (626) 333-3337

If to Contractor:

Raymond Abassi
Infrastructure Architects, Inc. (iArch)
100 Progress, Suite 110
Irvine, CA 92618
Email: rabassi@iarchsocal.com
Tel: (626) 727-8777

The Parties hereby agree to notify each other in writing, of any a change in the contact person(s), mailing addresses, email addresses and/or facsimile numbers.

9. TERMINATION

City shall have the right to terminate this Agreement for any reason on five (5) calendar days' written notice to Contractor, with or without cause. Contractor shall have the right to terminate this Agreement for any reason on thirty (30) calendar days' written notice to City. In the event of such termination, Contractor shall be paid the outstanding hourly fee for Services completed up to the effective date of termination. In no event shall Contractor be entitled to receive more than the amount that would be paid to Contractor for the hourly fee applicable to the performance of the Services required by this Agreement. All City data, documents, objects, materials or other tangible things shall be returned to City upon the termination or expiration of this Agreement and no later than ten (10) days from the termination or expiration.

10. INDEMNIFICATION

(a) Indemnity for professional liability

When the law establishes a professional standard of care for Consultant's Services, to the fullest extent permitted by law, Consultant shall indemnify, protect, defend and hold harmless the City and any and all of its officials, employees and agents ("Indemnified Parties") from and against any and all losses, liabilities, damages, costs and expenses, including legal counsel's fees and costs caused in whole or in part by any negligent or wrongful act, error or omission of Consultant, its officers, agents, employees or Subconsultants (or any agency or individual that Consultant shall bear the legal liability thereof) in the performance of professional services under this Agreement.

(b) Indemnity for other than professional liability

Other than in the performance of professional services and to the full extent permitted by law, Consultant shall indemnify, defend and hold harmless City, and any and all of its employees, officials and agents from and against any liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including legal counsel fees and costs, court costs, interest, defense costs, and expert witness fees), where the

same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, the performance of this Agreement by Consultant or by any individual or agency for which Consultant is legally liable, including but not limited to officers, agents, employees or subcontractors of Consultant.

(c) Duty to Defend

In the event the City, its officers, employees, agents and/or volunteers are made a party to any action, claim, lawsuit, or other adversarial proceeding arising from the performance of the services encompassed by this Agreement, and upon demand by City, Consultant shall have an immediate duty to defend the City at Consultant's cost or at City's option, to reimburse the City for its costs of defense, including reasonable attorney's fees and costs incurred in the defense of such matters.

Payment by City is not a condition precedent to enforcement of this indemnity. In the event of any dispute between Consultant and City, as to whether liability arises from the sole negligence of the City or its officers, employees, or agents, Consultant will be obligated to pay for City's defense until such time as a final judgment has been entered adjudicating the City as solely negligent. Consultant will not be entitled in the absence of such a determination to any reimbursement.

11. INSURANCE

11.1 Contractor shall maintain prior to the beginning of and for the duration of this Agreement insurance coverage as specified in Exhibit C attached to and part of this agreement.

12. FEDERAL REQUIREMENTS

12.1 Conflict of Interest. No employee, officer or agent of the sub-recipient shall participate in selection, or in the award or administration of a contract supported by Federal funds if a conflict of interest, real or apparent, would be involved.

12.2 Equal Employment Opportunity. During the performance of this Agreement, the Contractor agrees as follows:

12.2.1 The Contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The Contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for

training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

- 12.2.2 The Contractor will, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, or national origin.
- 12.2.3 The Contractor will send to each labor union or representative of workers with which he/she has a collective bargaining agreement or other contract or understanding, a notice to be provided, advising the said labor union or workers' representative of the Contractor's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
- 12.2.4 The Contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.
- 12.2.5 The Contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his/her books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
- 12.2.6 In the event of the Contractor's noncompliance with the nondiscrimination clause of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole, or in part, and the Contractor may be declared ineligible for further government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, or

by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

12.2.7 The Contractor will include the provisions of Paragraph 1a through 1g in every subcontract or purchase order unless exempted by rule, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The Contractor will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance. Provided, however, that in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

12.3 Civil Rights Act. Under Title VI of the Civil Rights Act of 1964, no person shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.

12.4 Section 109 of the Housing and Community Development Act of 1974. No person in the United States on the grounds of race, color, national origin, or sex be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with funds made available under this title.

12.5 Age Discrimination Act of 1975. No person in the United States shall, on the basis of age, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.

12.6 Anti-Lobbying Certification. No federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with awarding any Federal contract, the cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.

If any funds other than federal appropriated funds have been paid or will be paid to any person influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with awarding any Federal contract, grant, loan, or cooperative agreement, it will

complete and submit Standard Form LLL, "Disclosure Form to Report Lobbying" in accordance with its instructions.

12.7 Contractor agrees to abide by all applicable federal laws and regulations applicable to projects involving HUD funding.

13. GENERAL PROVISIONS

13.1 Contractor shall not delegate, transfer, subcontract or assign its duties or rights hereunder, either in whole or in part, and any attempt to do so shall be void and of no effect. City shall not be obligated or liable under this Agreement to any party other than Contractor.

13.2 The captions appearing at the commencement of the sections hereof, and in any paragraph thereof, are descriptive only and shall have no significance in the interpretation of this Agreement.

13.3 The waiver by City or Contractor of any breach of any term, covenant or condition herein contained shall not be deemed to be a waiver of such term, covenant or condition or of any subsequent breach of the same or any other term, covenant or condition herein contained. No term, covenant or condition of this Agreement shall be deemed to have been waived by City or Contractor unless in writing.

13.4 Each right, power and remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise shall be cumulative and shall be in addition to every other right, power, or remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise. The exercise, the commencement of the exercise, or the forbearance of the exercise by any party of any one or more of such rights, powers or remedies shall not preclude the simultaneous or later exercise by such party of any of all of such other rights, powers or remedies.

13.5 If any action at law or suit in equity is brought to enforce or interpret the provisions of this Agreement, or arising out of or relating to the Services provided by Contractor under this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees and all related costs, including costs of expert witnesses and consultants, as well as costs on appeal, in addition to any other relief to which it may be entitled. The venue for any litigation shall be Los Angeles County, California or in the United States District Court for Central District of California.

13.6 If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, then such term or provision shall be amended to, and solely to, the extent necessary to cure such invalidity or unenforceability, and in its amended form shall be enforceable. In such event, the remainder of this Agreement, or the

application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

13.7 This Agreement shall be governed and construed in accordance with the laws of the State of California without regard to principles of conflicts of laws.

13.8 This instrument contains the entire Agreement between the City and Contractor with respect to the transactions contemplated herein. No other prior oral or written agreement(s) are binding upon the Parties. Amendments hereto or deviations herefrom shall be effective and binding only if made in writing and executed by City and Contractor.

13.9 This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument.

13.10 Each person executing this Agreement hereby represents and warrants (i) their authority to do so, and (ii) that such authority has been duly and validly conferred.

SIGNATURES ON NEXT PAGE

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above.

“CITY”

“CONTRACTOR”

City of La Puente

By: _____

Robert Lindsey, City Manager

By: _____

Raymond Abassi, Infrastructure Architects, Inc.

ATTEST

By: _____

Martha Torrez, MPA, City Clerk

APPROVED AS TO FORM

By: _____

Susie Altamirano, Esq., City Attorney

SCOPE OF SERVICES

EXHIBIT – A

7. Scope Understanding & Approach

1. Project Understanding

iARCH understands that the City of La Puente is undertaking construction of the La Puente City Park Activity Center, a highly visible public facility located within an active, high-use park environment. The success of this project depends on careful coordination among the city, design professionals, contractors, inspectors, and park operations staff to ensure the project is delivered safely, on schedule, within budget, and in full compliance with all applicable codes and standards.

Our scope of services is structured to provide the city with comprehensive construction management oversight and professional building inspection services from pre-construction through final project closeout and occupancy, while minimizing impacts to public park users and maintaining uninterrupted safe access.

2. General Scope of Services

iARCH shall provide all professional labor, supervision, coordination, documentation, and technical expertise necessary to perform Construction Management and Building Inspection Services in accordance with the City of La Puente's requirements, applicable laws, adopted building codes, ADA standards, public works requirements, and industry best practices.

Services will be performed using qualified in-house staff and approved subconsultants, under the direction of the City's designated representatives.

3. Construction Management Services

3.1 Pre-Construction Phase

During the pre-construction phase, **iARCH** shall:

- Review construction plans, specifications, technical provisions, QA/QC, and bid documents to verify constructability and identify potential conflicts.
- Participate in pre-construction meetings with City staff, document meeting minutes, architects, engineers, and contractors.
- Assist the City in establishing project controls, reporting protocols, communication procedures, and documentation standards.
- Review and evaluate preliminary construction schedules, site logistics plans, safety plans, and staging strategies.

- Identify potential project risks related to schedule, budget, safety, or public access and recommend mitigation strategies.

3.2 Construction Phase

During active construction, iARCH shall provide continuous oversight services, including, but not limited to:

- Daily or as-needed on-site construction management and inspection presence.
- Monitoring contractor compliance with approved plans, specifications, permits, schedules, and contract documents.
- Coordination between City staff, park operations personnel, architects, engineers, utility providers, inspectors, and contractors.
- Review and tracking of contractor submittals, shop drawings, Requests for Information (RFIs), and change proposals progress.
- Review contractors' pay applications for accuracy, completeness, and compliance with contract requirements.
- Monitoring construction progress relative to approved schedules and advising the city of potential delays.
- Assisting with cost control and budget monitoring, including review of change orders and claims.
- Identifying construction deficiencies, conflicts, or deviations and recommending corrective actions.
- Attending and facilitating regular construction meetings and preparing meeting agendas and minutes.

3.3 Site Control, Logistics, and Public Safety

Given the project's location within an active public park, **iARCH** shall place special emphasis on public safety and operational continuity by:

- Verifying implementation of approved site logistics, construction fencing, barriers, signage, and pedestrian routing.
- Monitoring contractor compliance with safety requirements and traffic control measures.

- Coordinating construction activities to minimize disruption to park operations and scheduled public events.
- Ensuring safe pedestrian circulation and separation of construction zones from public areas.
- Promptly notify the City of any unsafe conditions or conflicts affecting public use of the park.

4. Building Inspection Services

iARCH shall provide qualified, certified building inspection personnel to perform inspections and verification activities throughout construction, including:

- Performing field inspections of building, structural, mechanical, electrical, plumbing, and related work.
- Verifying compliance with approved construction plans and specifications.
- Ensuring compliance with the California Building Standards Code, applicable municipal codes, AIA, and public works standards.
- Verifying compliance with ADA accessibility requirements.
- Reviewing and coordinating special inspections, material testing, geotechnical, and environmental reports.
- Issuing correction notices and verifying completion of corrective actions.
- Coordinating inspection activities with contractors to support efficient construction progress.
- Providing inspection documentation and reports to the City on time.

5. Schedule Coordination

iARCH shall assist the City in schedule management by:

- Monitoring the contractor's construction schedule and milestone completion.
- Identifying potential schedule conflicts or delays.
- Coordinating inspections and approvals to avoid schedule impacts.
- Advising the City on schedule adjustments or corrective actions when necessary.
- Coordinating construction activities around park usage, peak hours, and City-directed constraints.

6. Documentation and Reporting

To support transparency and accountability, **iARCH** shall prepare and maintain accurate project records, including:

- Daily inspection and construction observation reports.
- Weekly statement of working days.
- Monthly written progress reports summarizing schedule, budget status, issues, and recommended actions.
- Photographic documentation of construction progress and key milestones.
- Submittal, RFI, and change order logs.
- Meeting minutes and action item tracking.
- Inspection deficiency and correction tracking records.

All project documentation produced shall become the property of the City of La Puente.

7. Regulatory Compliance

All services shall be performed in compliance with:

- California Building Standards Code
- AIA standards
- ADA and accessibility requirements
- Applicable municipal codes and ordinances
- Public works standards
- Environmental, geotechnical, and material testing requirements
- OSHA and construction safety regulations

Observed violations or unsafe conditions shall be immediately reported to the City.

8. Project Closeout Services

During project closeout, **iARCH** shall assist the City with:

- Preparation and verification of punch lists.
- Monitoring completion of corrective and warranty work.

- Review of as-built drawings, operations manuals, and training of staff via Building trades and warranties.
- Coordination of final inspections with applicable agencies.
- Assistance with documentation required for project acceptance and certificate of occupancy.

9. Additional Services

At the City's request, **iARCH** may provide additional construction management or inspection services such as:

- After-hours or weekend inspections
- Special inspections
- Extended construction management support
- Additional coordination meetings or reporting

Such services shall be performed in accordance with the approved fee schedule unless otherwise authorized in writing by the City.

RATE SCHEDULE

EXHIBIT – B

APPENDIX 7 – Sample Rate Schedule

FEE PROPOSAL / BID FORM

CONSTRUCTION MANAGEMENT AND BUILDING INSPECTION SERVICES

LA PUENTE CITY PARK ACTIVITY CENTER PROJECT

Proposers shall submit a fee proposal for providing construction management and building inspection services for the La Puente City Park Activity Center project.

All rates shall be **fully burdened hourly billing rates**, inclusive of wages, overhead, administrative expenses, insurance, and profit necessary to perform the services described in the Scope of Work.

A. PERSONNEL HOURLY BILLING RATES

Personnel Classification	Straight Time Hourly Rate	Overtime Hourly Rate	Weekend/Holiday Hourly Rate
Project Manager / Construction Manager	\$220	SAME	SAME
Resident Engineer	\$240	SAME	SAME
Building Inspector	\$160	SAME	SAME
Structural Inspector	\$160	SAME	SAME
Electrical Inspector	\$160	SAME	SAME
Mechanical / Plumbing Inspector	\$160	SAME	SAME
Field Engineer	\$240	SAME	SAME
Project Coordinator / Administrative Support	\$150	SAME	SAME

Note:

Overtime rates apply to work performed beyond eight (8) hours per day or forty (40) hours per week unless otherwise defined by applicable labor regulations.

B. ESTIMATED LABOR HOURS (FOR EVALUATION PURPOSES ONLY)

The City has provided estimated hours to allow proposers to develop a total estimated cost. Actual hours may vary depending on project needs.

Personnel Classification	Estimated Hours	Straight Time Rate	Estimated Cost
Construction Manager / Project Manager	\$284	\$220	\$62,480
Building Inspector	\$912	\$160	\$145,920
Specialty Inspectors (Structural/Electrical/Mechanical)	\$128	\$180	\$23,040
Field Engineering Support	\$26	\$240	\$6,240
Administrative Support	\$52	\$150	\$7,800

Total Estimated Labor Cost: 245,480

C. REIMBURSABLE EXPENSES

Reimbursable expenses shall be billed at actual cost unless otherwise noted.

Expense Category	Rate / Unit Cost
Mileage (if applicable)	\$12,274
Printing / Reproduction	N/A
Specialized Inspection Equipment	N/A
Documentation / Reporting Systems	N/A
Other Direct Costs	Included

Estimated Reimbursable Expenses: \$12,274

D. TOTAL ESTIMATED PROJECT COST

Cost Category	Amount
Total Estimated Labor Cost	\$245,480
Estimated Reimbursable Expenses	\$12,274

TOTAL ESTIMATED PROJECT COST: \$257,754

E. NOT-TO-EXCEED CONSTRUCTION PHASE COST

The Contractor shall provide services on a **time-and-materials basis not to exceed the following amount without written authorization from the City.**

Total Not-to-Exceed Cost: \$257,754

F. ADDITIONAL SERVICES (IF REQUESTED BY THE CITY)

The City may request additional services beyond the scope of work. Such services shall be billed at the hourly rates provided in Section A unless otherwise negotiated.

Examples of additional services may include:

- After-hours inspections
- Weekend or holiday inspections
- Special inspections
- Extended construction management services
- Additional project meetings or reporting requirements

EXHIBIT C

Insurance Requirements

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

General liability insurance. Consultant shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than \$1,000,000 per occurrence, \$2,000,000 general aggregate, for bodily injury, personal injury, and property damage. The policy must include contractual liability that has not been amended. Any endorsement restricting standard ISO "insured contract" language will not be accepted.

Automobile liability insurance. Consultant shall maintain automobile insurance at least as broad as Insurance Services Office form CA 00 01 covering bodily injury and property damage for all activities of the Consultant arising out of or in connection with Work to be performed under this Agreement, including coverage for any owned, hired, non-owned or rented vehicles, in an amount not less than \$1,000,000 combined single limit for each accident.

Professional liability (errors & omissions) insurance. Consultant shall maintain professional liability insurance that covers the Services to be performed in connection with this Agreement, in the minimum amount of \$1,000,000 per claim and in the aggregate. Any policy inception date, continuity date, or retroactive date must be before the effective date of this agreement and Consultant agrees to maintain continuous coverage through a period no less than three years after completion of the services required by this agreement.

Workers' compensation insurance. Consultant shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance (with limits of at least \$1,000,000).

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

Other provisions or requirements

Proof of insurance. Consultant shall provide certificates of insurance to Agency as evidence of the insurance coverage required herein, along with a waiver of subrogation endorsement for workers' compensation. Insurance certificates and endorsements must be approved by Agency's Risk Manager prior to commencement of performance. Current certification of insurance shall

be kept on file with Agency at all times during the term of this contract. Agency reserves the right to require complete, certified copies of all required insurance policies, at any time.

Duration of coverage. Consultant shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the Work hereunder by Consultant, his agents, representatives, employees or subconsultants.

Primary/noncontributing. Coverage provided by Consultant shall be primary and any insurance or self-insurance procured or maintained by Agency shall not be required to contribute with it. The limits of insurance required herein may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of Agency before the Agency's own insurance or self-insurance shall be called upon to protect it as a named insured.

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

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

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

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

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

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

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

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

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

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

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

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

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

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



City of La Puente Agenda Report

To: Mayor and City Council For meeting of: April 14, 2026

From: Bob Lindsey, City Manager

By: Abraham Tellez, Director of Development Services

Subject: CONSIDERATION OF AN AWARD OF CONSTRUCTION CONTRACT TO TOWO ENTERPRISE, INC. FOR CONCRETE PARKING AREA FOR THE LA PUENTE DOG PARK IN THE AMOUNT OF \$171,001.44.

BACKGROUND/DISCUSSION

The La Puente Dog Park project at 16550 Old Valley Boulevard consists of several components managed under a multi-prime approach. Currently several contracts have been awarded, including a concrete curb and flat work contract. This parking lot component includes all activities involving the forming, construction, and striping of a concrete parking lot that was not originally planned for the dog park. The dog park project was originally designed with a gravel parking lot. The request and authorization to solicit bids for Bid No. 26-594 occurred at the March 10, 2026 City Council meeting.

The Request for Bids (Bid No. 26-594) included a detailed scope of work which generally included, but was not limited to the following:

- Verifying, adjusting as needed, and finishing the final grade
- Forming areas as needed
- Dowel at all existing concrete mating points
- Place and level any storm-drain collection points
- Mix, pour, and finish pursuant to plan details
- Provide all labor, materials, equipment, and incidentals required to complete the work as shown on plans and/or as directed by the City.
- Stripe and/or apply pavement markings for parking stalls pursuant to plans and/or as directed by the City
- Concrete slab shall be at a depth of 6 inches for the entire 20,209 square foot area.
- Contractor shall comply with California Building Code (CBC), ADA Accessibility Guidelines (ADA), and City of La Puente Standard Specifications.

The Request for Bids (Bid No. 26-594) was advertised and published on March 13, 2026 and bid opening occurred on March 30, 2026, as noticed. Only one (1) proposal was received from Towo Enterprise, Inc. (sole bidder) with a total price of \$171,001.44.

Upon verifying the contractor's proposal, including confirming that the scope of work indicated in the proposal is accurate, the City determined that the proposal submitted by Towo Enterprise, Inc. is adequate for award.

Based on the scope of work, the Project should take approximately thirty (30) calendar days to complete from issuance of a Notice to Proceed. It is anticipated that construction will begin by mid-May 2026.

FISCAL IMPACT

The cost of construction for this project component is \$171,001.44. Funding to pay for this project component is budgeted from Fiscal Year 2025-26 Capital Improvement Program Budget Fund 500 (Sewer) and Fund 280 (Miscellaneous Grants).

There is no impact to the City's General Fund associated with this project.

RECOMMENDATION

It is recommended that the City Council: (1) award the contract to Towo Enterprise, Inc. in the amount of \$171,001.44; and (2) authorize the City Manager to negotiate and execute the Agreement and approve change orders up to 10% of the original bid amount.

ATTACHMENTS

- A. La Puente Dog Park Parking Lot Award Agreement

CITY OF LA PUENTE
CONTRACT AGREEMENT
FOR
CONCRETE PARKING AREA
AT LA PUENTE DOG PARK
IN THE CITY OF LA PUENTE

This contract agreement is made and entered into for the above-stated project this 14th day of April 2026, by and between the City of La Puente, as AGENCY and Towo Enterprise, Inc. a California corporation, as Contractor.

WITNESSETH that AGENCY and Contractor have mutually agreed as follows:

ARTICLE I

The Contract Documents for the aforesaid project shall consist of the Notice Inviting Sealed Bids, Instructions to Bidders, Proposal, General Specifications, Standard Specifications, Special Provisions, Plans, and all referenced specifications, details, standard drawings, and appendices; together with this contract agreement and all required bonds, insurance certificates, permits, notices, and affidavits and also including any and all addenda or supplemental agreements clarifying, amending, or extending the work contemplated as may be required to ensure its completion in an acceptable manner. All of the provisions of said Contract Documents are made a part hereof as though fully set forth herein.

ARTICLE II

For and in consideration of the payments and agreements to be made and performed by AGENCY, Contractor agrees to furnish all materials and perform all work required for the above-stated project and to fulfill all other obligations as set forth in the aforesaid contract documents.

ARTICLE III

Contractor agrees to receive and accept the prices set forth in the Proposal as full compensation for furnishing all materials, performing all work, and fulfilling all obligations hereunder. Said compensation shall cover all expenses, losses, damages, and consequences arising out of the nature of the work during its progress or prior to its acceptance including those for well and faithfully completing the work and the whole thereof in the manner and time specified in the aforesaid contract documents and also including those arising from actions of the elements, unforeseen difficulties, or obstructions encountered in the prosecution of the work and also including those arising from actions of the elements, unforeseen difficulties, or obstructions encountered in the prosecution of the work, suspension, or discontinuance of the work and all other unknowns or risks of any description connected with the work.

ARTICLE IV

AGENCY hereby promises and agrees to employ and does hereby employ, Contractor to provide the materials, do the work and fulfill the obligations according to the terms and conditions herein contained and referred to, for the prices aforesaid and hereby contracts to pay the same at the time, in the manner and upon the conditions set forth in the contract documents.

ARTICLE V

Contractor acknowledges the provisions of the State Labor Code requiring every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code and certifies compliance with such provisions. Contractor further acknowledges the provisions of the State Labor Code requiring every employer to pay at least the minimum prevailing rate of per diem wages for each craft classification or type of workman needed to execute this contract as determined by the Director of Labor Relations of the State of California.

ARTICLE VI

Contractor agrees to indemnify and hold harmless AGENCY and all of its officers and agents from any claims, demands, or causes of action including related expenses, attorney's fees, and costs based on, arising out of, or in any way related to the work undertaken by Contractor hereunder. In the event the insurance coverage is on a claims made basis the Contractor shall indemnify and hold harmless the AGENCY and all of its officers and agents from any and all claims, demands, or causes of action that arise after the expiration of the Contractor's current policy or after the service contract has ended, for any occurrences arising out of or any way related to the work undertaken by the Contractor. The liability insurance coverage values shall be:

<u>Insurance Coverage Requirements</u>	<u>Limit Requirements</u>
Comprehensive General Liability	\$1,000,000
Product/Completion Operations	\$1,000,000
Contractual General Liability	\$1,000,000
Comprehensive Automobile Liability	\$1,000,000

A combined single-limit policy with aggregate limits in the amount of \$2,000,000 will be considered equivalent to the required minimum limits. The issuer shall be an "admitted surety insurer" duly authorized to transact business under the laws of the State of California.

Acceptable insurance coverage shall be placed with carriers admitted to write insurance in California with a rating of A:VIII by A.M. Best & Co. Any deviation from this rule shall require specific approval in writing from the AGENCY.

Insurance shall name the City of La Puente, its officers, agents, and employees as additional insured by endorsement of the Contractor's policy. A copy of the

endorsement, showing policy limits, shall be provided to the AGENCY on or before signing this contract.

ARTICLE VII

Contractor affirms that the signatures, titles, and seals set forth hereinafter the execution of this contract agreement represent all individuals, firm members, partners, joint venturers, and/or corporate officers having a principal interest herein.

ARTICLE VIII

BLANK

ARTICLE IX

Records and Audits. The Contractor shall maintain accounts and records, including personnel, property, and financial records, adequate to identify and account for all costs pertaining to the contract and such other records as may be deemed necessary by the AGENCY to assure proper accounting for all project funds, both federal and non-federal shares. These records will be made available for audit purposes to the AGENCY or any authorized representative and will be retained for 5 years after the expiration of this Contract unless permission to destroy them is granted by the AGENCY.

IN WITNESS WHEREOF, the parties hereto for themselves, their heirs, executors, administrators, successors, and assigns do hereby agree to the full performance of the covenants herein contained and have caused this contract agreement to be executed in duplicate by setting hereunto their names, titles, hands, and seals this _____ day of _____, 20____.

Contractor: _____
(Signature)

Name and Title (Printed) _____

Contractor's License No. _____

Agency Business License No. _____

Federal Tax Identification No. _____

Note: Contractor signature must be acknowledged before a Notary Public, and evidence of the authority of any person signing as attorney-in-fact must be attached.

AGENCY: _____
City Manager of the City of La Puente

Attested: _____
City Clerk of the City of La Puente

Date _____

Approved
as to form: _____
City Attorney of the City of La Puente

Date _____

FAITHFUL PERFORMANCE BOND
FOR
CONCRETE PARKING AREA
at the LA PUENTE COMMUNITY DOG KENNEL/PARK

IN THE CITY OF LA PUENTE

KNOW ALL MEN BY THESE PRESENTS that Towo Enterprise, Inc. as
CONTRACTOR and _____,
a corporation organized and existing under the laws of the State of _____,
and duly authorized to transact business under the laws of the State of California, as SURETY, are held and firmly bound unto
the City of La Puente, as AGENCY, in the penal sum of One Hundred and Seventy-One Thousand and One Dollars and Forty-
Four Cents (\$171,001.44), which is 100 percent of the total contract amount for the above-stated project, for the payment of
which sum, CONTRACTOR and SURETY agree to be bound, jointly and severally, firmly by these presents.

THE CONDITIONS OF THIS OBLIGATION ARE SUCH that, whereas CONTRACTOR has been awarded and is about to enter
into the annexed Contract Agreement with AGENCY for the above-stated project, if CONTRACTOR faithfully performs and fulfills
all obligations under the contract documents in the manner and time specified therein, then this obligation shall be null and void,
otherwise it shall remain in full force and effect in favor of AGENCY; provided that any alterations in the obligations or time for
completion made pursuant to the terms of the Contract Documents shall not in any way release either CONTRACTOR or
SURETY, and notice of such alterations is hereby waived by SURETY.

IN WITNESS WHEREOF, three (3) identical counterparts of this instrument, each of which shall for all purposes be deemed an
original hereof, have been duly executed by Bidder and Surety, on the date set forth below, the name of each corporate party
being hereto affixed and these presents duly signed by its undersigned representative(s) pursuant to authority of its governing
body.

Dated: _____

BIDDER: Name: _____

Address: _____

By: _____
(Signature)

Type Name and Title _____

SURETY: Name: _____

Address: _____

By: _____
(Signature)

Type Name and Title: _____

Note: This bond must be executed in duplicate and dated, all signatures must be acknowledged before a Notary Public, and evidence of the authority of any person signing as attorney-in-fact must be attached.

MATERIAL AND LABOR BOND
FOR
CONCRETE PARKING AREA
at the LA PUENTE COMMUNITY DOG KENNEL/PARK

IN THE CITY OF LA PUENTE

KNOW ALL MEN BY THESE PRESENTS that Towo Enterprise, Inc., as CONTRACTOR, and _____, a corporation organized and existing under the laws of the State of _____, and duly authorized to transact business under the laws of the One Hundred and Seventy-One Thousand and One Dollars and Forty-Four Cents (\$171,001.44), which is 100 percent of the total contract amount for the above-stated project, for payment of which sum, CONTRACTOR and SURETY agree to be bound, jointly and severally, firmly by these presents.

THE CONDITIONS OF THIS OBLIGATION ARE SUCH that, whereas CONTRACTOR has been awarded and is about to enter into the annexed Contract Agreement with AGENCY for the above-stated project, if CONTRACTOR or any subcontractor fails to pay for any labor or material of any kind used in the performance of the work to be done under said contract, or fails to submit amounts due under the State Unemployment Insurance Act with respect to said labor, SURETY will pay for the same in an amount not exceeding the sum set forth above, which amount shall inure to the benefit of all persons entitled to file claims under the State Code of Civil Procedures; provided that any alterations in the work to be done, materials to be furnished, or time for completion made pursuant to the terms of the contract documents shall not in any way release either CONTRACTOR or SURETY, and notice of said alterations is hereby waived by SURETY.

IN WITNESS WHEREOF, three (3) identical counterparts of this instrument, each of which shall for all purposes be deemed an original hereof, have been duly executed by Bidder and Surety, on the date set forth below, the name of each corporate party being hereto affixed and these presents duly signed by its undersigned representative(s) pursuant to authority of its governing body.

Dated: _____

BIDDER: Name: _____

Address: _____

By: _____
(Signature)

Type Name and Title _____

SURETY: Name: _____

Address: _____

By: _____
(Signature)

Type Name and Title: _____

Note: This bond must be executed in duplicate and dated, all signatures must be acknowledged before a Notary Public, and evidence of the authority of any person signing as attorney-in-fact must be attached.



City of La Puente Agenda Report

To: Mayor and City Council For meeting of: April 14, 2026

From: Bob Lindsey, City Manager

By: Abraham Tellez, Director of Development Services

Subject: CONSIDERATION OF ACCEPTANCE OF NOTICE OF COMPLETION FOR BLOCK
WORK CONSTRUCTION AT THE LA PUENTE DOG PARK

BACKGROUND/DISCUSSION

On October 14, 2025, the City Council awarded a construction contract to Towo Enterprise Inc. in the amount of \$167,586 to construct block walls and a trash enclosure, which was a component of the multi-prime construction of the La Puente Dog Park and Kennel located at 16550 Old Valley Boulevard.

On January 5, 2026, Towo Enterprise, Inc. commenced work on the block walls and completed the work on April 14, 2026. The improvements consisted of a perimeter wall measuring 100 feet in length at a height of seven (7) feet, and a trash enclosure for the containment of two (2) standard trash bins.

The contractor's bid price for this project was \$167,586. There was one change order on the project to include the construction of concrete ramps for the dog kennels totaling \$15,000. The total construction cost for this project was \$182,875.80.

FISCAL IMPACT

The bid schedule for construction of this project totals \$167,586. With a 10 percent (10%) project contingency of \$16,758.60, the total construction project budget is \$184,344.60. Funding for this project was appropriated in the Fiscal Year 2025-26 Capital Improvement Program Budget (Fund 283 – Measure A).

The cost for construction of \$167,586.00 included no associated costs for project management, construction observation and material testing. City Staff covered the project management and observation since it was an isolated project with very minimal oversight.

RECOMMENDATION

It is recommended that the City Council: (1) accept the project as complete; and (2) authorize the City Clerk to execute the Notice of Completion.

ATTACHMENTS

A. La Puente Dog Park Towo Block Wall NOC

RECORDING REQUESTED BY
CITY OF LA PUENTE
AND WHEN RECORDED MAIL TO

NAME CITY OF LA PUENTE
CITY CLERK
STREET 15900 East Main Street
ADDRESS
CITY La Puente CA 91744
STATE California
ZIP 91744

SPACE ABOVE LINE FOR RECORDER'S USE

NOTICE OF COMPLETION

Notice pursuant to Civil Code Section 3093, must be filed within 10 days after completion. (See reverse side for complete requirements.)
Notice is hereby given that:

1. The undersigned is owner or corporate officer of the owner of the interest or estate stated below in the property hereinafter described:
2. The full name of the owner is City of La Puente
3. The full address of the owner is 15900 East Main Street, La Puente, CA 91744
4. The nature of the interest or estate of the owner is: in fee.

(if other than Fee, strike "In fee" and insert, for example, "purchaser under contract of purchase", or "lessee")

5. The full names and full addresses of all persons, if any, who hold title with the undersigned as joint tenants or as tenants in common are:

NAMES	ADDRESSES
-------	-----------

6. The full names and addresses of the predecessors in interest of the undersigned, if the property was transferred subsequent to the commencement of the work or improvements herein referred to:

NAMES	ADDRESSES
-------	-----------

7. A work of improvement on the property hereinafter described was substantially completed on December 4, 2025.

8. The work done was: Approximately 100 feet of perimeter block walls (7-foot tall), trash enclosure, and concrete ramps at La Puente Dog Park and Kennel.

9. The names of the contractor, if any, for such work of improvement was: Towo Enterprise Inc.

(If no contractor for work of improvement as a whole, insert "None")

November 12, 2025

(Date of Contract)

10. The property on which said work of improvement was completed is in the City of: La Puente
County of Los Angeles, State of CA, and is described as follows: Block Work Construction at La Puente Dog Park.

11. The street address of said property is 16550 Old Valley Boulevard

(If no street address has been officially assigned, insert "none".)

Dated _____

(Signature of Owner or corporate officer of Owner named in paragraph 2, or his agent)

VERIFICATION

I, the undersigned, say: I am the City Clerk of the City of La Puente, the declarant of the foregoing Notice of Completion:

I have read said Notice of Completion and know the contents thereof; the same is true to my own knowledge. I declare under penalty of perjury that the foregoing is true and correct.

Executed on _____ at La Puente, CA

(Personal signature of the individual who is swearing that the contents of the Notice of Completion are true)



City of La Puente Agenda Report

To: Mayor and City Council For meeting of: April 14, 2026

From: Bob Lindsey, City Manager

By: Abraham Tellez, Director of Development Services
Juan Galvan, Senior Planner

Subject: CONSIDERATION OF A RESOLUTION APPROVING A PERMIT FOR THE PUBLIC
DISPLAY OF FIREWORKS AT THE 2026 BASSETT HIGH SCHOOL GRADUATION
CEREMONY ON JUNE 12, 2026

BACKGROUND/DISCUSSION

Pursuant to the City's Municipal Code ("Code"), Section 9.04.060, the City Council shall issue permits allowing the public display of fireworks, as defined in the State Fireworks Law. The City received a request from Bassett High School for the public display of fireworks at their June 12, 2026 graduation ceremony. The City has received, and the City Council has approved, requests in prior years from Bassett High School.

The proposed firing site of the fireworks is located in the open grass field to the east of the football field, where the graduation ceremony will take place (Attachment A). The site plan also shows the required fallout zone for fireworks at a two hundred fifty-foot radius. Additionally, Bassett High School will be required to obtain all necessary Building Permits for any temporary generators or equipment needed for the fireworks display, including the Los Angeles County Fire Department ("LACFD") and the Los Angeles County Sheriff's Department ("LACSD").

FISCAL IMPACT

None.

RECOMMENDATION

It is recommended that the City Council adopt Resolution No. 26-5982 approving a permit for the public display of fireworks for Bassett High School's 2026 Graduation Ceremony on June 12, 2026, pursuant to all applicable code requirements.

ATTACHMENTS

- A. Bassett High School Fireworks Resolution
- B. Bassett High School Fireworks Site Plan

RESOLUTION NO. 26-5982

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF LA PUENTE, CALIFORNIA, APPROVING A PERMIT
FOR THE PUBLIC DISPLAY OF FIREWORKS AT
BASSETT HIGH SCHOOL**

WHEREAS, pursuant to Section 9.04.060 of the City's Municipal Code ("Code"), an entity may obtain a permit for the public display of fireworks upon approval by the City Council, and upon compliance with Health and Safety Code §§ 12500, *et seq.*, ("State Fireworks Law"); and

WHEREAS, Bassett High School has requested for a public display of fireworks for its graduation ceremony on June 12, 2026; and

WHEREAS, City Staff have reviewed Bassett High School's request and have determined that as proposed, the display is located in a manner that is not hazardous to property or dangerous to any person; and

WHEREAS, City Staff have determined that Bassett High School has contracted with Pyro Spectaculars, Inc. an entity that possesses a valid license for the public display of fireworks, and Pyro Spectaculars, Inc. carries workers' compensation insurance for its employees, in accordance with the provisions set forth in the State Fireworks Law; and

WHEREAS, based on the foregoing, City Staff recommends approval of Bassett High School's request for a permit for the public display of fireworks at its graduation ceremony.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LA PUENTE
HEREBY FINDS, DETERMINES AND RESOLVES AS FOLLOWS:**

SECTION 1. The above recitals are true and correct and are incorporated herein by reference.

SECTION 2. The City Council hereby approves the application for the public display of fireworks at Bassett High School's June 12, 2026, graduation ceremony. Prior to the display, Bassett High School shall obtain any and all permits required under State Fireworks Law, and approval by the Los Angeles County Fire Department. Further, the display shall comply with the State Fireworks Law, any requirements of the Los Angeles County Fire and Sheriff's Departments, and with the site plan submitted with the application. Under no circumstances shall the public display of fireworks be located in an area, or operated in a manner, that is hazardous to property or dangerous to any person.

SECTION 3. Bassett High School shall contract with, an entity that maintains a valid permit for public displays of fireworks in the state of California (or obtaining said permit), and the public display of fireworks shall be conducted in a manner as to not be hazardous to property or dangerous to any person.

SECTION 4. Prior to the public display of fireworks, Bassett High School shall execute an indemnity agreement and general release, indemnifying and releasing the City of liability, subject to the approval as to form by the City Attorney.

SECTION 5. The provisions of this Resolution are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the Resolution or their applicability to other persons or circumstances.

SECTION 6. That the City Clerk shall certify to the adoption of this Resolution and that the same shall be in full force and effect.

PASSED, APPROVED AND ADOPTED this 14th day of April 2026, by the following vote:

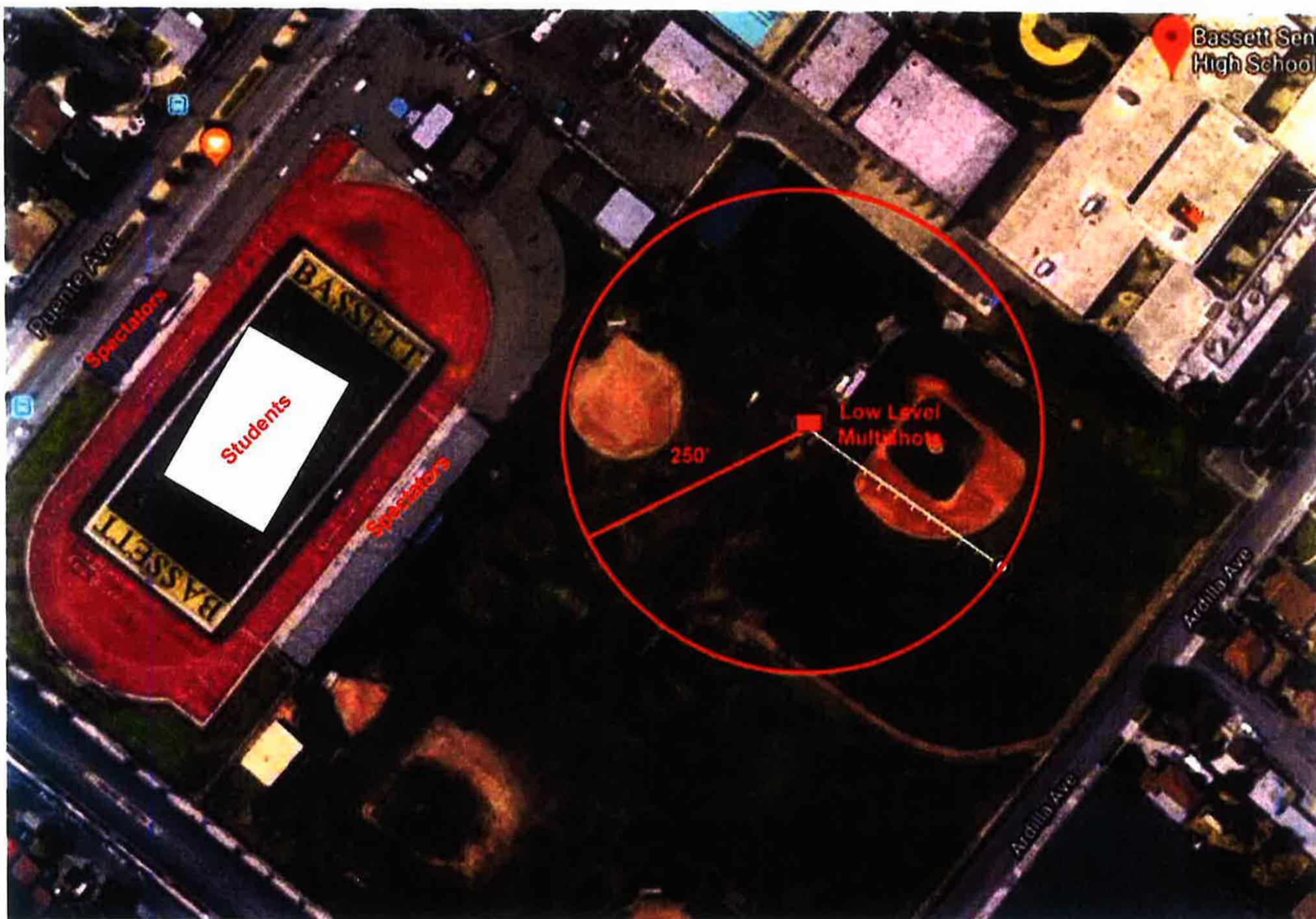
AYES:	COUNCILMEMBER:
NOES:	COUNCILMEMBER:
ABSENT:	COUNCILMEMBER:
ABSTAIN:	COUNCILMEMBER:

Charlie Klinakis, Mayor

ATTEST:

Martha Torres, MPA, CMC, City Clerk

Bassett High School Graduation Fireworks Plot Plan





City of La Puente Agenda Report

To: Mayor and City Council For meeting of: April 14, 2026

From: Bob Lindsey, City Manager

By: Troy Grunklee, CPA, Director of Administrative Services
Jeffrey Buckwell, Director of Public Safety

Subject: CONSIDERATION OF A PROFESSIONAL SERVICES AGREEMENT FOR PRIVATE SECURITY SERVICES WITH BLACKWATER SECURITY IN THE AMOUNT OF \$546,296

BACKGROUND/DISCUSSION

On July 13, 2021, City Council approved a Professional Services Agreement with Blackwater Security for private security services. This agreement placed a uniformed, unarmed security guard at the park conducting specific patrols during the hours of 8:00 PM and 6:00 AM seven (7) days per week. The guard will be responsible for six (6) to eight (8) specific checkpoints and will report all incidents to the Sheriff's Department and the City Manager.

The second element of the agreement was answering all incoming calls to the City Hall general phone line from 10:00 PM to 6:00 AM seven (7) days per week and annotating messages and/or referring callers to the appropriate party as required. This facilitates citizen access to City services and ensures that both emergency and intermediate level situations are managed as they arise.

City staff are recommending the approval of a new Professional Services Agreement with Blackwater Security for a five-year term. Blackwater Security would provide the same services as listed in the previous contract and would add additional services to the new contract.

One additional service that was approved in the current fiscal year 2025-26 operating budget was the addition of the OWL (Organized Watch & Liaison) program, which is a commercial and residential neighborhood watch and security advisement program.

A new service that is proposed in the attached Agreement is for overnight observation and security of the Animal Shelter and Dog Park. This new service will ensure proper over watch of our sheltered animals, as well as on-location guarding of the shelter facility.

The cost for the services included in the proposed contract is \$546,296.00, and includes hourly rates for additional services, if requested by City management. Services would continue upon commencement of the agreement except for the overnight patrol of the Animal Shelter and Dog Park in which those would begin upon the opening.

FISCAL IMPACT

The Fiscal Year 2025-2026 Operating Budget was adopted on May 27, 2025, through Resolution No. 25-5936. The budget includes an appropriation for private security services within the Code Enforcement department of the General Fund. The Fiscal Year 2026-2027 Operating will also include an appropriation for the current services as well as the new service proposed in the agreement.

RECOMMENDATION

It is recommended that the City Council: (1) approve a professional services agreement with Blackwater Security for private security services and (2) authorize the City Manager to execute the agreement.

ATTACHMENTS

- A. Blackwater Security Agreement

CITY OF LA PUENTE

PROFESSIONAL SERVICES AGREEMENT

This PROFESSIONAL SERVICES AGREEMENT (“Agreement”) is entered into as of July 1, 2026 (“Effective Date”), by and between the City of La Puente, a municipal corporation (“City”), and Blackwater Public Safety (“Contractor”). The City and Contractor may be referred to herein individually as a “Party” and collectively as the “Parties.”

RECITALS

WHEREAS, City requires professional security guard services in the City of La Puente; and

WHEREAS, Contractor represents that it has that degree of specialized expertise contemplated within California Government Code section 37103, and holds all necessary licenses to practice and perform the services herein contemplated; and

WHEREAS, City and Contractor desire to contract for the specific scope of services described in **Exhibit A** and desire to set forth their rights, duties and liabilities in connection with the services to be performed.

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions herein contained, City and Contractor agree as follows:

1. TERM

This Agreement shall commence on April 14, 2026 and shall remain and continue in effect for five (5) years ending on April 14, 2031, unless sooner terminated pursuant to the provisions of this Agreement.

2. SERVICES

(a) Contractor shall perform the tasks (“Services”) described and set forth in **Exhibit A**, attached hereto and incorporated herein as though set forth in full (“Scope of Services”). Tasks other than those specifically described in the Scope of Services shall not be performed without prior written approval of the City. In the event of conflict or inconsistency between the terms of this Agreement and Exhibit A, the terms of this Agreement shall prevail.

(b) City shall have the right to request, in writing, changes to the Services. Any such changes mutually agreed upon by the Parties, and any corresponding increase or decrease in compensation, shall be incorporated by written amendment to this Agreement.

(c) Contractor shall perform all Services in a manner reasonably satisfactory to the City and in a manner in conformance with the standards of quality normally observed by an entity providing professional security guard services serving a municipal agency.

(d) Contractor shall comply with all applicable federal, state, and local laws, regulations and

ordinances in the performance of this Agreement, including but not limited to, the conflict-of-interest provisions of Government Code Section 1090 and the Political Reform Act (Government Code Section 81000 *et seq.*). During the term of this Agreement, Contractor shall not perform any work for another person or entity for whom Contractor was not working on the Effective Date if both (i) such work would require Contractor to abstain from a decision under this Agreement pursuant to a conflict of interest statute or law; and (ii) City has not consented in writing to Contractor's performance of such work. No officer or employee of City shall have any financial interest in this Agreement that would violate California Government Code Sections 1090 *et seq.* Contractor hereby warrants that it is not now, nor has it been in the previous twelve (12) months, an employee, agent, appointee, or official of the City. If Contractor was an employee, agent, appointee, or official of the City in the previous twelve (12) months, Contractor warrants that it did not participate in any manner in the forming of this Agreement. Contractor understands that, if this Agreement is made in violation of Government Code §1090 *et. seq.*, the entire Agreement is void and Contractor will not be entitled to any compensation for Services performed pursuant to this Agreement, and Contractor will be required to reimburse the City for any sums paid to the Contractor. Contractor understands that, in addition to the foregoing, it may be subject to criminal prosecution for a violation of Government Code § 1090 and, if applicable, will be disqualified from holding public office in the State of California.

(e) Contractor represents that it has, or will secure at its own expense, all licensed personnel required to perform the Services. All Services shall be performed by Contractor or under its supervision, and all personnel engaged in the Services shall be qualified and licensed to perform such services.

3. MANAGEMENT

The City Manager, or his/her designee, shall represent the City in all matters pertaining to the administration of this Agreement, review and approval of all products submitted by Contractor, but shall have no authority to modify the Services or the compensation due to Contractor.

4. PAYMENT

(a) The City agrees to pay Contractor monthly, in accordance with the payment rates and terms and the schedule of payment as set forth in **Exhibit B** ("Rate Schedule"), attached hereto and incorporated herein by this reference as though set forth in full, based upon actual time spent on the above tasks. This amount shall not exceed **Five hundred forty-six thousand two hundred ninety-six dollars and 00/100 (\$546,296.00)** for the total Term of the Agreement unless additional services is approved as provided in this Agreement.

(b) Contractor shall not be compensated for any services rendered in connection with its performance of this Agreement which are in addition to those set forth herein, unless such additional services are authorized in advance and in writing by the City. Contractor shall be compensated for any additional services in the amounts and in the manner as agreed to by City and Contractor at the time City's written authorization is given to Contractor for the performance of said services.

(c) Contractor shall submit invoices monthly for actual services performed. Submitted monthly invoices shall be separated into two (2) service categories: Core Program and Extra Services, as described in Exhibit B. Invoices shall be submitted on or about the first business day of each month, or as soon thereafter as practical, for services provided in the previous month. Payment shall be made within thirty (30) days of receipt of each invoice as to all non-disputed fees. If the City disputes any of Contractor's fees it shall give written notice to Contractor within thirty (30) days of receipt of an invoice of any disputed fees set forth on the invoice. Any final payment under this Agreement shall be made within 45 days of receipt of an invoice.

5. SUSPENSION OR TERMINATION OF AGREEMENT

(a) The City may at any time, for any reason, with or without cause, suspend or terminate this Agreement, or any portion hereof, by serving upon the Contractor at least sixty (60) days prior written notice. Upon receipt of said notice, the Contractor shall immediately cease all work under this Agreement, unless the notice provides otherwise. If the City suspends or terminates a portion of this Agreement such suspension or termination shall not make void or invalidate the remainder of this Agreement.

(b) In the event this Agreement is terminated pursuant to this Section, the City shall pay to Contractor the actual value of the work performed up to the time of termination, provided that the work performed is of value to the City. Upon termination of the Agreement pursuant to this Section, the Contractor shall submit an invoice to the City pursuant to Section 4 of this Agreement.

6. OWNERSHIP OF DOCUMENTS

(a) Contractor shall maintain complete and accurate records with respect to sales, costs, expenses, receipts, and other such information required by City that relate to the performance of services under this Agreement. Contractor shall maintain adequate records of services provided in sufficient detail to permit an evaluation of services. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. Contractor shall provide free access to the representatives of City or its designees at reasonable times to review such books and records; shall give City the right to examine and audit said books and records; shall permit City to make transcripts or copies therefrom as necessary; and shall allow inspection of all work, data, documents, proceedings, and activities related to this Agreement. Such records, together with supporting documents, shall be maintained for a period of three (3) years after receipt of final payment.

(b) Upon completion of, or in the event of termination or suspension of this Agreement, all original documents, designs, drawings, maps, models, computer files, surveys, notes, and other documents prepared in the course of providing the services to be performed pursuant to this Agreement shall become the sole property of the City and may be used, reused, or otherwise disposed of by the City without the permission of the Contractor. With respect to computer files, Contractor shall make available to the City, at the Contractor's office, and upon reasonable written request by the City, the necessary computer software and hardware for purposes of accessing, compiling, transferring, copying and/or printing computer files. Contractor hereby grants to City all right, title, and interest, including any copyright, in and to the documents,

designs, drawings, maps, models, computer files, surveys, notes, and other documents prepared by Contractor in the course of providing the services under this Agreement excluding Contractors standard details, standard specifications and calculations. All reports, documents, or other written material developed by Contractor in the performance of the Services pursuant to this Agreement, shall be and remain the property of the City.

7. INDEMNIFICATION

(a) Indemnity for professional liability

When the law establishes a professional standard of care for Contractor's Services, to the fullest extent permitted by law, Contractor shall indemnify, protect, defend and hold harmless the City and any and all of its officials, employees and agents ("Indemnified Parties") from and against any and all losses, liabilities, damages, costs and expenses, including legal counsel's fees and costs caused in whole or in part by any negligent or wrongful act, error or omission of Contractor, its officers, agents, employees or Subcontractors (or any agency or individual that Contractor shall bear the legal liability thereof) in the performance of professional services under this Agreement.

(b) Indemnity for other than professional liability

Other than in the performance of professional services and to the full extent permitted by law, Contractor shall indemnify, defend and hold harmless City, and any and all of its employees, officials and agents from and against any liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including legal counsel fees and costs, court costs, interest, defense costs, and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, the performance of this Agreement by Contractor or by any individual or agency for which Contractor is legally liable, including but not limited to officers, agents, employees or subcontractors of Contractor.

(c) Duty to Defend

In the event the City, its officers, employees, agents and/or volunteers are made a party to any action, claim, lawsuit, or other adversarial proceeding arising from the performance of the services encompassed by this Agreement, and upon demand by City, Contractor shall reimburse the City for its costs of defense, including reasonable attorney's fees and costs incurred in the defense of such matters in an amount that is proportionate to the finding of liability against Contractor.

Payment by City is not a condition precedent to enforcement of this indemnity.

8. INSURANCE

Contractor shall maintain prior to the beginning of and for the duration of this Agreement insurance coverage as specified in **Exhibit C** attached hereto and incorporated herein by reference.

9. INDEPENDENT CONTRACTOR

(a) Contractor is and shall at all times remain as to the City a wholly independent Contractor and/or independent contractor. The personnel performing the services under this Agreement on behalf of Contractor shall always be under Contractor's exclusive direction and control. Neither City nor any of its officers, employees, or agents shall have control over the conduct of Contractor or any of Contractor's officers, employees, or agents, except as set forth in this Agreement. Contractor shall not at any time or in any manner represent that it or any of its officers, employees, or agents are in any manner officers, employees, or agents of the City. Contractor shall not incur or have the power to incur any debt, obligation, or liability whatever against the City, or bind the City in any manner.

(b) No employee benefits shall be available to Contractor in connection with the performance of this Agreement. Except for the fees paid to Contractor as provided in the Agreement, City shall not pay salaries, wages, or other compensation to Contractor for performing services hereunder for City. City shall not be liable for compensation or indemnification to Contractor for injury or sickness arising out of performing services hereunder.

10. LEGAL RESPONSIBILITIES

The Contractor shall keep itself informed of State and Federal laws and regulations which in any manner affect those employed by it or in any way affect the performance of its service pursuant to this Agreement. The Contractor shall at all times observe and comply with all such laws and regulations. The City, and its officers and employees, shall not be liable at law or in equity occasioned by failure of the Contractor to comply with this Section.

11. UNDUE INFLUENCE

Contractor declares and warrants that no undue influence or pressure was used against or in concert with any officer or employee of the City in connection with the award, terms or implementation of this Agreement, including any method of coercion, confidential financial arrangement, or financial inducement. No officer or employee of the City has or will receive compensation, directly or indirectly, from Contractor, or from any officer, employee or agent of Contractor, in connection with the award of this Agreement or any work to be conducted as a result of this Agreement. Violation of this Section shall be a material breach of this Agreement entitling the City to any and all remedies at law or in equity.

12. NO BENEFIT TO ARISE TO LOCAL OFFICERS AND EMPLOYEES

No member, officer, or employee of City, or their designees or agents, and no public official who exercises authority over or responsibilities with respect to the Project during his/her tenure or for one year thereafter, shall have any interest, direct or indirect, in any agreement or sub-agreement, or the proceeds thereof, for work to be performed in connection with the Project performed under this Agreement.

13. RELEASE OF INFORMATION/CONFLICTS OF INTEREST

(a) All information gained by Contractor in performance of this Agreement shall be considered confidential and shall not be released by Contractor without City's prior written authorization. Contractor, its officers, employees, agents, or subcontractors, shall not without written authorization from the City, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories, or other information concerning the work performed under this Agreement or relating to any project or property located within the City, unless otherwise required by law or court order. (b) Contractor shall promptly notify City should Contractor, its officers, employees, agents, or subcontractors be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions, or other discovery request ("Discovery"), court order, or subpoena from any person or party regarding this Agreement and the work performed there under or with respect to any project or property located within the City, unless Contractor is prohibited by law from informing the City of such Discovery, court order or subpoena. City retains the right, but has no obligation, to represent Contractor and/or be present at any deposition, hearing, or similar proceeding as allowed by law. Unless City is a party to the lawsuit, arbitration, or administrative proceeding and is adverse to Contractor in such proceeding, Contractor agrees to cooperate fully with the City and to provide the opportunity to review any response to discovery requests provided by Contractor. However, City's right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response.

14. NOTICES

Any notices which either party may desire to give to the other party under this Agreement must be in writing and may be given either by (i) personal service, (ii) delivery by a reputable document delivery service, such as but not limited to, Federal Express, which provides a receipt showing date and time of delivery, or (iii) mailing in the United States Mail, certified mail, postage prepaid, return receipt requested, addressed to the address of the party as set forth below or at any other address as that party may later designate by notice:

If to City:

Bob Lindsey, City Manager
City of La Puente
15900 E. Main Street
La Puente, CA 91744
Tel: (626) 855-1501

With a copy to:

Susie Altamirano, Esq.
Olivarez Madruga Law Organization, LLP
500 S. Grand Avenue, 12th Floor
Los Angeles, CA 90071
Tel: (213) 744-0099

If to Contractor:

Blackwater Public Safety
PO BOX 2184
Irwindale, CA 91706
Tel: 800-550-5196 x 700

15. ASSIGNMENT

The Contractor shall not assign the performance of this Agreement, nor any part thereof, nor any monies due hereunder, without prior written consent of the City.

Before retaining or contracting with any subcontractor for any services under this Agreement, Contractor shall provide City with the identity of the proposed subcontractor, a copy of the proposed written contract between Contractor and such subcontractor which shall include and indemnity provision similar to the one provided herein and identifying City as an indemnified party, or an incorporation of the indemnity provision provided herein, and proof that such proposed subcontractor carries insurance at least equal to that required by this Agreement or obtain a written waiver from the City for such insurance.

Notwithstanding Contractor's use of any subcontractor, Contractor shall be responsible to the City for the performance of its subconsultant as it would be if Contractor had performed the Services itself. Nothing in this Agreement shall be deemed or construed to create a contractual relationship between the City and any subcontractor employed by Contractor. Contractor shall be solely responsible for payments to any subcontractors. Contractor shall indemnify, defend and hold harmless the Indemnified Parties for any claims arising from, or related to, the negligent services performed by a subcontractor under this Agreement.

16. GOVERNING LAW/ATTORNEYS' FEES

The City and Contractor understand and agree that the laws of the State of California shall govern the rights, obligations, duties, and liabilities of the parties to this Agreement and also govern the interpretation of this Agreement. Any litigation concerning this Agreement shall take place in the municipal, superior, or federal district court in Los Angeles County, California. If any action at law or suit in equity is brought to enforce or interpret the provisions of this Agreement, or arising out of or relating to the Services provided by Contractor under this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees and all related costs, including costs of expert witnesses and Contractors, as well as costs on appeal, in addition to any other relief to which it may be entitled.

17. ENTIRE AGREEMENT

This Agreement contains the entire understanding between the Parties relating to the obligations of the Parties described in this Agreement. All prior or contemporaneous agreements, understandings, representations, and statements, oral or written and pertaining to the subject of this Agreement or with respect to the terms and conditions of this Agreement, are merged into this Agreement and shall be of no further force or effect. Each party is entering into

this Agreement based solely upon the representations set forth herein and upon each party's own independent investigation of any and all facts such party deems material.

18. SEVERABILITY

If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, then such term or provision shall be amended to, and solely to, the extent necessary to cure such invalidity or unenforceability, and in its amended form shall be enforceable. In such event, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

19. COUNTERPARTS

This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument.

20. CAPTIONS

The captions appearing at the commencement of the sections hereof, and in any paragraph thereof, are descriptive only and shall have no significance in the interpretation of this Agreement.

21. WAIVER

The waiver by City or Contractor of any breach of any term, covenant or condition herein contained shall not be deemed to be a waiver of such term, covenant or condition or of any subsequent breach of the same or any other term, covenant or condition herein contained. No term, covenant or condition of this Agreement shall be deemed to have been waived by City or Contractor unless in writing.

22. REMEDIES

Each right, power and remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise shall be cumulative and shall be in addition to every other right, power, or remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise. The exercise, the commencement of the exercise, or the forbearance of the exercise by any party of any one or more of such rights, powers or remedies shall not preclude the simultaneous or later exercise by such party of any of all of such other rights, powers or remedies.

(Signatures on following page)

23. AUTHORITY TO EXECUTE THIS AGREEMENT

The person or persons executing this Agreement on behalf of Contractor represents and warrants that he/she has the authority to execute this Agreement on behalf of the Contractor and has the authority to bind Contractor to the performance of its obligations hereunder.

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

“CITY”
City of La Puente

“CONTRACTOR”
Blackwater Public Safety

By: _____
Bob Lindsey, City Manager

By: _____
Matthew Giaba, CEO

Attest:

By: _____
Martha Torres, MPA, City Clerk

Approved as to form:

By: _____
Susie Altamirano, Esq., City Attorney

Attachments:	Exhibit A	Scope of Services
	Exhibit B	Rate Schedule
	Exhibit C	Insurance Requirements

EXHIBIT A

SCOPE OF SERVICES

1. PURPOSE

This Scope of Services defines the standard operational framework for security and public safety services provided by Blackwater Public Safety. The objective is to deliver consistent, high-visibility deterrence, asset protection, incident response, and operational support aligned with client requirements and applicable California law.

2. SERVICE DELIVERY MODEL

Blackwater Public Safety provides a layered security approach consisting of:

- Fixed-post security personnel
- Mobile patrol operations
- Centralized dispatch and communications
- Technology-enabled monitoring and reporting
- Coordination with local law enforcement and emergency services

All services are scalable and may be customized based on risk profile, site conditions, and client directives.

3. CORE SERVICES

A. PATROL SERVICES

Mobile and/or Foot Patrol

Duties and Responsibilities:

- Conduct scheduled and randomized patrols of assigned areas
- Inspect buildings, access points, and critical infrastructure
- Identify and respond to trespassing, vandalism, theft, and suspicious activity

- Provide visible deterrence through marked vehicles and uniformed presence
- Respond to alarms, service calls, and client requests
- Maintain patrol logs and electronic reporting

B. FIXED POST SECURITY

Stationary Security Assignments

Duties and Responsibilities:

- Control access to facilities, including verification of authorized personnel
- Monitor ingress/egress points
- Enforce site-specific rules and policies
- Observe and report incidents and irregularities
- Provide customer service and public interaction as required
- Maintain incident and activity reports

C. DISPATCH & COMMUNICATIONS

Centralized Coordination

Functions:

- Receive and log calls for service
- Dispatch field personnel in real time
- Maintain communication with on-duty units
- Escalate incidents to management or law enforcement as required
- Maintain call logs and communication records

D. INCIDENT RESPONSE

Rapid Deployment and Stabilization

Responsibilities:

- Respond to disturbances, alarms, and emergency situations
- Assess and stabilize incidents until appropriate authorities arrive
- Provide coordination with Los Angeles County Sheriff's Department, appropriate City Staff, and/or other emergency services
- Document all incidents in compliance with reporting standards
- Preserve evidence and maintain scene integrity

E. MONITORING SERVICES (IF APPLICABLE)

Surveillance & Oversight

Capabilities:

- Monitor camera systems and security technology
- Detect and report suspicious activity in real time
- Dispatch personnel based on observed events
- Maintain video logs and incident tagging

4. TECHNOLOGY & EQUIPMENT

Blackwater Public Safety utilizes integrated technology platforms to enhance accountability and operational efficiency, including:

- GPS-tracked patrol vehicles
- Digital reporting systems (RMS/CAD platforms)
- Body-worn cameras (where applicable)
- Communication systems for real-time coordination
- Client-integrated surveillance systems (if available)

5. REPORTING & DOCUMENTATION

- Daily Activity Reports (DARs)
- Incident and investigative reports
- Time-stamped electronic logs
- Monthly performance summaries (if required)
- Immediate notification of critical incidents

All documentation is maintained in an audit-ready format for compliance and liability mitigation.

6. PERSONNEL QUALIFICATIONS

- Licensed and certified in accordance with California Bureau of Security and Investigative Services (BSIS)
- Trained in de-escalation, situational awareness, and incident reporting
- Ongoing training in use-of-force standards and legal compliance
- Background-checked and vetted personnel

7. COMPLIANCE & LEGAL FRAMEWORK

- Services performed in compliance with California Labor Code, BSIS regulations, and applicable municipal requirements
- Adherence to client policies and site-specific post orders
- Coordination with law enforcement and emergency services as required
- Maintenance of required insurance and risk management protocols

8. CLIENT COORDINATION

- Designated point of contact for operational oversight
- Regular communication and service reviews
- Ability to modify deployment based on evolving needs
- Support for special events and emergency operations

9. SERVICE OBJECTIVES

- Provide effective crime deterrence through visible presence
- Protect life, property, and assets
- Ensure rapid response to incidents and service calls
- Maintain professional, accountable, and compliant operations
- Deliver measurable performance and client satisfaction

10. TERM & MODIFICATIONS

This Scope of Services may be supplemented by site-specific post orders, service agreements, or operational addenda. Services are subject to adjustment based on client needs, risk conditions, and mutual agreement.

EXHIBIT B

RATE SCHEDULE

MASTER PRICE SHEET – CONSOLIDATED SERVICES + EXTRA SERVICES (Contract Term: April 14, 2026 – April 14, 2031)

I. CORE SERVICE LINE ITEMS

1. City Infrastructure Patrol + Park Armed Security (Consolidated Program)

- Infrastructure Patrol (Flat-Rate): **\$12,000.00/month**
 - Annual Cost: **\$144,000.00**
- Park Armed Security (Fri–Mon / 8 hrs. per Shift):
 - Hourly Rate: **\$55.00**
 - Annual Cost: **\$91,960.00**

City Infrastructure Patrol Total Annual Cost: \$235,960.00

2. Citywide Patrol Service (Tuesday–Saturday / 16 Hours Daily)

- **Citywide Patrol Service Annual Cost: \$212,976.00**

3. Night & Holiday Answering Service + Camera Monitoring

- **Night & Holiday Answering Service + Camera Monitoring Annual Cost: \$15,600.00**

4. Overnight City Animal Shelter Monitor / Security (7 Days / 10PM–6AM)

- **Overnight City Animal Shelter Monitor / Security Annual Cost: \$81,760.00**

II. ANNUAL TOTAL CORE PROGRAM COST

Category	Annual Cost
Infrastructure + Park Armed (Combined)	\$235,960.00
Citywide Patrol	\$212,976.00
Monitoring / Answering Services	\$15,600.00
City Animal Shelter Monitor Security	\$81,760.00
<u>MAXIMUM TOTAL ANNUAL CONTRACT VALUE \$546,296.00</u>	

IV. EXTRA SERVICES – AS NEEDED (ON-DEMAND)

Event & Supplemental Staffing

- **Armed Security Officer:** \$65.00/hour
- **Unarmed Security Officer:** \$55.00/hour
- **Field Supervisors:** No Charge

Marked Patrol Vehicle Deployment

- **Marked Patrol Vehicle:** \$400.00 Each, per Event/Supplemental Deployment

V. EXTRA SERVICES BILLING TERMS

- Prior Authorization Required
- Minimum deployment: 6 hours per shift
- Supervisory oversight included at no additional cost

VI. CONTRACTUAL MODIFICATION TERMS

- **No Overtime without prior authorization from City Staff Supervisor/Manager**
- **No Holiday Premium Rates shall apply**
- Any expansion and/or modification of services, rates, and/or hours requires **formal written authorization by both Parties.**

VII. ANNUAL RATE ADJUSTMENT (ESCALATION CLAUSE)

- All rates and fees set forth herein may be subject to **a minimal increase of three percent (3%)** upon each contract anniversary date.
- Any service rate increase must be presented in writing sixty (60) days prior to contract anniversary date.
- Service Rate Increases **may be applied to some or all service categories**, including flat-rate, hourly, and supplemental services.
- Service Rate Increases, when presented to City in writing more than sixty (60) days prior to contract anniversary/expiration, shall be **deemed accepted** as a condition of contract renewal or extension.

EXHIBIT C

INSURANCE REQUIREMENTS

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

General liability insurance. Contractor shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than \$1,000,000.00 per occurrence, \$2,000,000.00 general aggregate, for bodily injury, personal injury, and property damage. The policy must include contractual liability that has not been amended. Any endorsement restricting standard ISO "insured contract" language will not be accepted.

Automobile liability insurance. Contractor shall maintain automobile insurance at least as broad as Insurance Services Office form CA 00 01 covering bodily injury and property damage for all activities of the Contractor arising out of or in connection with Work to be performed under this Agreement, including coverage for any owned, hired, non-owned or rented vehicles, in an amount not less than \$1,000,000.00 combined single limit for each accident.

Professional liability (errors & omissions) insurance. Contractor shall maintain professional liability insurance that covers the Services to be performed in connection with this Agreement, in the minimum amount of \$1,000,000 per claim and in the aggregate. Any policy inception date, continuity date, or retroactive date must be before the effective date of this agreement and Contractor agrees to maintain continuous coverage through a period no less than three years after completion of the services required by this agreement.

Workers' compensation insurance. Contractor shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance (with limits of at least \$1,000,000.00).

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

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

Duration of coverage. Contractor shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the Services hereunder by Contractor, his agents, representatives, employees or subContractors.

Primary/noncontributing. Coverage provided by Contractor shall be primary and any insurance or self-insurance procured or maintained by City shall not be required to contribute with it. The limits of insurance required herein may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of City before the City's own insurance or self-insurance shall be called upon to protect it as a named insured.

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

Acceptable insurers. All insurance policies shall be issued by an insurance company currently authorized by the Insurance Commissioner to transact business of insurance in the State of California, with an assigned policyholders' Rating of A- (or higher) and Financial Size Category Class VI (or larger) in accordance with the latest edition of Best's Key Rating Guide, unless otherwise approved by the City's Risk Manager.

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

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

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

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

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

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

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

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

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

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

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

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



City of La Puente Agenda Report

To: Mayor and City Council For meeting of: April 14, 2026

From: Bob Lindsey, City Manager

By: Troy Grunklee, CPA, Director of Administrative Services

Subject: CONSIDERATION OF A RESOLUTION RESCINDING RESOLUTION NO. 26-5973 AND AMENDING THE COMPREHENSIVE PERSONNEL SYSTEM FOR FULL-TIME POSITIONS TO AUTHORIZE FUNDING AND ADD A FULL-TIME SHELTER/ TNR SUPERVISOR

BACKGROUND/DISCUSSION

The City of La Puente, on July 1st of each year, adopts salary resolutions for full-time and part-time employees to authorize positions and salary ranges to ensure adequate staffing for the fiscal year. On May 27, 2025, the City Council adopted Resolution No. 25-5939 establishing the number of authorized full-time positions and salary ranges for City employees. The resolution to authorize the full-time positions has been rescinded three during the fiscal for various updates to the full-time positions including the approval of the MOU between the City and the recognized bargaining unit within the City.

At the Council Meeting on February 10, 2026, City Council approved Resolution No. 26-5973 which added an additional full-time Code Enforcement Officer to the full-time positions. After the meeting, City staff identified the need for a more specialized position at the City's new shelter and dog park. The attached job description for the position of Shelter/TNR Supervisor would accomplish the goal of not only having someone who is most specialized in the TNR (Trap/Neuter Release) program but also someone to supervise the operations of the City's new Shelter.

FISCAL IMPACT

The cost for authorizing the Full-Time Shelter/TNR Supervisor for the remainder of the fiscal year would be approximately \$37,000 and would be funded using the General Fund (Fund 100).

RECOMMENDATION

It is recommended that the City Council: (1) adopt Resolution No. 26-5983 rescinding resolution No. 26-5973 amending the comprehensive personnel system; (2) approve the job description for the full-time Shelter/TNR Supervisor position; and (3) provide any necessary direction to Staff.

ATTACHMENTS

- A. Amending Full Time Base Salary Resolution No. 26-5983
- B. Full-Time Shelter/TNR Supervisor Job Description

RESOLUTION NO. 26-5983

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA PUENTE, CALIFORNIA, RESCINDING RESOLUTION NO. 26-5973, AND AMENDING THE COMPREHENSIVE PERSONNEL SYSTEM AND ESTABLISHING THE NUMBER OF AUTHORIZED FULL-TIME POSITIONS AND MONTHLY SALARY RANGES FOR CITY EMPLOYEES

WHEREAS, the City Council wishes to rescind Resolution 26-5973 and to establish the number of authorized full-time positions and monthly salary ranges for City employees for the 2025-2026 fiscal year, effective April 14, 2026.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LA PUENTE HEREBY FINDS, DETERMINES AND RESOLVES AS FOLLOWS:

SECTION 1. Effective April 14, 2026, Resolution 26-5973 is hereby rescinded.

SECTION 2. Effective April 14, 2026, the salary ranges and position titles of Unclassified Exempt, Exempt At-Will, Classified Exempt authorized positions are as follows:

A. Unclassified Management Exempt Positions	Authorized Positions	Range	Monthly Salary Steps A - E
City Manager	1	Contract	22,662
B. Exempt At-Will	Authorized Positions	Range	Monthly Salary Steps A – G
Director of Administrative Services	1	A11	14,230 – 19,510
Director of Development Services	1	A10	13,553 – 18,581
Chief/Director of Public Safety	1	A10	13,553 – 18,581
Director of Community Services	1	A8	11,734 – 16,087
Assistant City Engineer	1	A4	8,786 – 12,046
City Clerk	1	A4	8,786 – 12,046
Finance Manager	1	A4	8,786 – 12,046
Planning Manager	1	A3	8,212 – 11,258

C. Classified Exempt Positions	Authorized Positions	Range	Monthly Salary Steps A – F
Senior Planner	1	E8	7,421 – 9,471
Maintenance Superintendent	2	E8	7,421 – 9,471
Senior Public Safety Supervisor	1	E8	7,421 – 9,471
Communications/Information Technology Analyst	1	E8	7,421 – 9,471
Principal Accountant	1	E6	6,731 – 8,591
Associate Planner	1	E6	6,731 – 8,591
Public Safety Supervisor	1	E6	6,731 – 8,591
Community Engagement Supervisor	1	E5	6,410 – 8,182
Management Analyst	1	E5	6,410 – 8,182
Maintenance Supervisor	1	E5	6,410 – 8,182
Community Outreach Program Supervisor	1	E5	6,410 – 8,182
Assistant Planner	1	E4	6,105 – 7,792
Shelter/TNR Supervisor	1	E2	5,815 – 7,068
Management Assistant	1	E2	5,815 – 7,068
Concession and Event Supervisor	1	E2	5,815 – 7,068

SECTION 4. Effective April 14, 2026, the salary ranges and position titles of Classified Non-Exempt authorized positions are as follows:

D. Classified, Non-Exempt Positions	Authorized Positions	Range	Monthly Salary Step A - E
Grants & Housing Analyst ^{NR*}	1	N23	6,227 – 7,948
Senior Maintenance Worker ^{NR*}	2	N21	5,648 – 7,209
Community Services Supervisor	1	N21	5,648 – 7,209
Community Services Coordinator	2	N20	5,379 – 6,865
Accounting Technician II	1	N20	5,379 – 6,865
Maintenance Lead	1	N20	5,379 – 6,865
Administrative Assistant	1	N19	5,123 – 6,539
Code Enforcement Officer	3	N19	5,123 – 6,539
Park Maintenance Worker	2	N19	5,123 – 6,539
Accounting Technician	1	N18	4,879 – 6,227
Community Outreach Program Coordinator	4	N18	4,879 – 6,227
Information Technology Technician	1	N18	4,879 – 6,227
Maintenance Worker	5	N17	4,647 – 5,931
Accounting Assistant	2	N16	4,426 – 5,648
Community Services Specialist	2	N15	4,215 – 5,379
Office Specialist	1	N12	3,641 – 4,647

**NR – Not Represented*

SECTION 6. The provisions of this Resolution are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the Resolution or their applicability to other persons or circumstances.

SECTION 7. That the City Clerk shall certify to the adoption of this Resolution and that the same shall be in full force and effect.

PASSED, APPROVED AND ADOPTED this 14th day of April, 2026, by the following vote:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:
ABSTAIN:	COUNCILMEMBERS:

Charlie Klinakis, Mayor

ATTEST:

Martha Torres, MPA, CMC, City Clerk



Shelter/TNR Supervisor

Department/Division:	Public Safety / Animal Control
Reports To:	Chief/Director of Public Safety, Public Safety Supervisor and Public Safety Senior Supervisor
Provides Direction To:	Assigned staff and volunteers
FLSA Exemption Status:	Classified Exempt
Date Prepared:	April 14, 2026

GENERAL PURPOSE

Under general direction, the Shelter/TNR Supervisor plan, organize, develop, direct and supervise shelter programs, facilities and works to humanely manage and reduce community cat populations by implementing non-lethal methods to improve cats' welfare and stabilize their numbers.

DISTINGUISHING CHARACTERISTICS

The Shelter/TNR Supervisor is a dual-role position that combines Trap-Neuter-Return (TNR) work with in-shelter animal care and supervision of the facility. It involves managing cases from intake to completion, coordinating with the public and veterinary services, and safely handling feral cats. The role requires strong communication, organization, and animal care skills, along with the ability to work independently in varied environments while ensuring high standards of animal welfare and facility maintenance.

ESSENTIAL FUNCTIONS

The duties listed below are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related, or a logical assignment to the class.

Trap – Neuter- Return Functions:

1. Monitor and respond to all feral cat-related submissions for services obtained from GO Gov requests and other forms of reporting.
2. Create TNR Response cases for each valid feral cat report/request.
3. Collaborate and coordinate with resident(s) or business owner(s) to establish a trapping schedule on affected property.
4. Safely use humane traps, snares, animal control tools, and monitoring devices.
5. Schedule spay/neuter services for captured feral cats; pick up when ready for return.

5. Develop and train volunteers to help with the care of feral cats while they recuperate from surgery.
6. Return processed feral cats to location of origin.
7. Close cases upon completion; maintain field activity and case management logs.

Animal Shelter Functions:

1. Ensure the completion of daily cleaning in shelter and equipment, and feeding routines in a hygienic, timely, organized, and professional manner.
2. Monitor the health of shelter animals (domestic pets, wildlife, and small livestock) by providing proper care and following established procedures if symptoms of illness arise in the animals under the City's care.
3. Conduct inventory checks and ensure that shelter supplies such as wet/dry food and litter are in stock.
4. Actively engage with assigned staff and volunteers by providing training and supervision.
5. Maintain and file cattery records, such as intake/outtake activity, vet service, and incident reports, and over see the completion of service tasks lists.
6. Safely and effectively use the following tools and equipment: Patrol vehicle, animal capture equipment, radio, cell phone, first aid equipment, and personal computer using basic word processing, spreadsheet, and database programs.
6. Learn about the personalities and traits of the adoptable pets in the City's care to promote great qualities to potential adopters and facilitate animal/animal introductions.
7. Attend adoption events within the City and surrounding communities as necessary with other animal control staff and volunteers.
8. Interfaces effectively with State, County, and Local agencies
9. Perform other related duties as required.

Education/Training/Experience:

High school diploma or G.E.D. equivalent is typically required; additional training or certification from organizations like the Professional Animal Care Certification Council is beneficial. Shelter/TNR (Trap, Neuter, Return) work experience is advantageous.

Previous employment in TNR Programs, animal care, kennels, or veterinary settings is advantageous. Working knowledge of animal control trap, constraint and transport equipment.

Licenses; Certificates; Special Requirements:

Valid Class C California driver's license, acceptable driving record, and proof of insurance in compliance with the City's Vehicle Insurance Policy standards.

In accordance with California Government Code Section 3100, City of La Puente employees, in the event of a disaster, are considered disaster service workers and may be asked to protect the health, safety, lives, and property of the people of the State.

PHYSICAL AND MENTAL DEMANDS

The physical and mental demands described here are representative of those that must be met by employees to successfully perform the essential functions of this class. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

Physical Demands

While performing the duties of this class, the employee is frequently required to sit, stand and walk, as well as bend, stoop, crouch and squat in the performance of daily activities. The sensory demands include the ability to talk, and hear, both in person and by telephone; use hands to finger, handle, feel or operate computer hardware and standard office equipment; and reach with hands and arms. The employee occasionally lifts and carries up to 40 pounds (bags of food, equipment, crates, etc).

Mental Demands

While performing the duties of this class, the employee is regularly required to use clear and concise oral communication skills with both the public and co-workers; patience, a passion for animal welfare, and the ability to manage potentially stressful situations, such as handling sick, injured, or scared animals.

WORK ENVIRONMENT

The work environment of a Shelter/TNR (Trap-Neuter-Return) Supervisor is physically demanding, fast-paced, and emotionally charged, involving a combination of hands-on care for cats in a facility and field work with community cats.



City of La Puente Agenda Report

To: Mayor and City Council For meeting of: April 14, 2026

From: Bob Lindsey, City Manager

By: Abraham Tellez, Director of Development Services
Juan Galvan, Senior Planner

Subject: CONSIDERATION AND RECEIVE AND FILE OF THE 2025 HOUSING ELEMENT
ANNUAL PROGRESS REPORT

BACKGROUND/DISCUSSION

California has required all local governments (cities and counties) to adequately plan for the housing needs of all economic segments of the community since 1969. Local governments fulfill this requirement by adopting a housing element as part of their General Plan, which is also mandated by State law. The General Plan serves as the local government's blueprint for growth and development and includes seven required elements: land use, circulation (transportation), conservation, noise, open space, safety, and housing.

California's Housing Element Law recognizes that for the private market to adequately address the housing needs and demand of Californians, local governments must adopt plans, policies, and regulatory frameworks that provide opportunities for housing development without creating undue constraints. As a result, California's housing policy framework relies heavily on the effective implementation of local General Plans, particularly the Housing Element.

ANALYSIS

In 2025, the City's Planning Division received 41 new housing development applications. Of these, 30 applications were approved, representing a total of 34 proposed housing units. The remaining 11 applications were still under review at the close of the calendar year. Of the approved applications, 29 were Accessory Dwelling Units (ADUs) and one was an SB 9 project (see Table A).

During the same period, the City issued building permits for 28 new housing units, all of which were ADUs (see Table A-2). These permits were associated with applications approved in prior years. Additionally, the City issued Certificates of Occupancy (C of O) for seven ADUs (see Table A-2).

The attached tables provide a detailed summary of entitlement activity, building permit issuance, and certificate of occupancy activity for 2025. The report also summarizes the City's progress in implementing the programs identified in the adopted Housing Element (see Table D).

For comparison, in 2024 the City's Planning Division received 42 new housing development applications, including 26 ADUs and three single-family residences. Additionally, the City issued Certificates of Occupancy for 30 new housing units, all of which were ADUs.

FISCAL IMPACT

No fiscal impact associated with filing the report. Although preparation of APRs is required by State law, no State funding is provided in connection with this mandate.

RECOMMENDATION

It is recommended that the City Council: (1) receive and file the 2025 Housing Element Annual Progress Report; and (2) direct Staff to submit the report to HCD and OPR.

ATTACHMENTS

- A. Housing Element Annual Progress Report Summary 2025

Jurisdiction	La Puente	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		28
Total Units		28

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	0	0	0
2 to 4 units per structure	0	0	0
5+ units per structure	0	0	0
Accessory Dwelling Unit	13	27	3
Mobile/Manufactured Home	0	0	0
Total	13	27	3

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	28	27
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	41
Number of Proposed Units in All Applications Received:	44
Total Housing Units Approved:	34
Total Housing Units Disapproved:	0

Use of Streamlined Ministerial Approval Process or SMAP (formerly SB 35 / 423) - Applications	
Number of SMAP Applications	0
Number of SMAP Applications Approved	0

Units Constructed - SMAP (formerly SB 35 / 423) - Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SMAP	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	41	44
Discretionary	0	0

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	14
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	La Puente	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2026

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "-" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes													Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bonus Law Applications		Application Status	Project Type	Notes
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
Prior APN	Current APN	Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category (SFA SFD 2 to 4.5+ ADU/ADU)	Tenure R=Renters O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non-Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non-Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non-Deed Restricted	Low-Income Deed Restricted	Low-Income Non-Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non-Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by Project	Total DISAPPROVED Units by Project	Please select state streamlining provisions the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L7?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65815?	Were incentives or concessions requested pursuant to Government Code section 65815 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes
Summary Row: Start Date Entry Below								0	0	0	0	0	0	0	0	0	0	0	44	44	34	0						
	8201-024-011	13923 Moccasin St.		SPDR 25-02	ADU	O	1/6/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	
	8246-002-018	15863 Las Vecinas Dr.		SPDR 25-03	ADU	O	1/13/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	
	8247-034-005	18204 Inyo St.		SPDR 25-04	ADU	O	3/15/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	
	8213-004-011	803 Goodson Dr.		SPDR 25-05	ADU	O	1/21/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	
	8263-024-002	16916 Inyo St.		SPDR 25-11	ADU	O	2/6/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	
	8247-036-003	528 Barbriose Ave.		SPDR 25-14	ADU	O	2/13/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	
	8263-010-010	16854 Main St.		SPDR 25-15	ADU	O	2/18/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	
	8251-015-031	644 Glendora Ave.		SPDR 25-16	ADU	O	2/21/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	
	8201-020-003	409 Ardilla Ave.		SPDR 25-17	ADU	O	2/25/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	
	8250-038-017	747 Peggy Ave.		SPDR 25-18	ADU	O	2/27/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	
	8247-020-003	16135 Bluebonnet St.		SPDR 25-20	ADU	O	3/10/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	8213-021-003	629 N. Hacienda Blvd.		SPDR 25-21	ADU	O	3/10/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	
	8250-035-005	8201 Leimone Ave.		SPDR 25-22	ADU	O	3/10/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	
	8263-024-003	16936 Inyo St.		SPDR 25-23	ADU	O	3/11/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	8213-004-003	15207 E. Homeward St.		SPDR 25-25	ADU	O	3/11/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	
	8203-014-005	851 Tonopah Ave.		SPDR 25-28	ADU	O	3/18/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	
	8214-002-001	15202 Las Vecinas Dr.		SPDR 25-30	ADU	O	4/4/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	
	8201-004-014	13924 Marland St.		SPDR 25-32	ADU	O	4/11/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	8263-015-005	16983 Turk Dr.		SPDR 25-36	ADU	O	4/30/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	8203-003-004	855 Leimone Ave.		SPDR 25-38	ADU	O	4/27/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	
	8202-006-031	828 Sand Springs Dr.		SPDR 25-39	ADU	O	4/27/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	8247-029-012	824 Barbriose Ave.		SPDR 25-40	ADU	O	5/12/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	
	8201-025-008	13902 Moccasin St.		SPDR 25-41	ADU	O	5/14/2025											2	2	2		NONE	No	No	No	Approved	Ministerial	
	8263-010-043	16829 Park Rock Dr.		SPDR 25-43	ADU	O	5/4/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	
	8251-019-010	15651 Loukelton St.		SPDR 25-45	ADU	O	6/25/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	
	8246-002-013	206 N. Second St.		SPDR 25-47	ADU	O	6/25/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	
	8203-011-012	699 Clintonwood Ave.		SPDR 25-49	ADU	O	6/30/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	
	8203-024-018	447 Clintonwood Ave.		SPDR 25-51	ADU	O	7/8/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	
	8212-002-001	15292 Temple Ave.		SPDR 25-56	SFD	O	7/30/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	
	8251-014-035	15801 Montana Ave.		SPDR 25-57			8/1/2025											2	2	2		SB 9 (2021)- Residential Lot Split	No	No	No	Approved	Ministerial	
	8247-008-013	206 N. Stinson Ave.		SPDR 25-59	ADU	O	8/5/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	
	8251-020-014	15902 Cambay St.		SPDR 25-62	ADU	O	8/13/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	
	8202-022-012	525 Rama Dr.		SPDR 25-64	ADU	O	9/18/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	8174-002-008	15363 Flanagan St.		SPDR 25-66	ADU	O	9/19/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	
	8203-014-011	725 Clintonwood Ave.		SPDR 25-71	ADU	O	10/1/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	
	8251-006-011	907 Ballata Ave.		SPDR 25-74	ADU	O	10/9/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	8203-028-024	302 Leimone Ave.		SPDR 25-75	ADU	O	10/13/2025											1	1	2		NONE	No	No	No	Approved	Ministerial	
	8202-006-019	14256 Amar Rd		SPDR 25-76	SFD	O												1	1			SB 9 (2021)- Residential Lot Split	No	No	No	Pending	Ministerial	
	8202-023-006	513 Sandra Dr.		SPDR 25-78	ADU	O	10/21/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	8210-018-013	809 Sandbrook Dr.		SPDR 25-80	ADU	O	10/24/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	8214-017-014	15309 Flanagan St.		SPDR 25-84	ADU	O	11/24/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	

[illegible]

Jurisdiction	La Puente	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021 - 10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Very Low	Deed Restricted	544	-	-	-	-	-	-	-	-	-	-	-	544
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Low	Deed Restricted	275	-	-	-	-	-	-	-	-	-	-	-	275
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	275	-	-	-	-	-	-	-	-	-	-	-	275
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Above Moderate		835	16	6	29	60	30	28	-	-	-	-	169	666
Total RHNA		1,929												
Total Units			16	6	29	60	30	28	-	-	-	-	169	1,760

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):

- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"

- If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.

- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction		La Puente						
Reporting Year		2025		(Jan. 1 - Dec. 31)				
Table D								
Program Implementation Status pursuant to GC Section 65583								
Housing Programs Progress Report								
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.								
1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
Program 1: Residential Rehabilitation Program	Rehabilitation of 222 units throughout the community during the 2021-2029 planning period	2021-2029	6th Cycle	Continuous	Provide information and technical assistance to local property owners regarding housing maintenance and resources for funding maintenance work. Use the Residential Rehabilitation Program to: • Continue to provide barrier-free housing for handicapped or persons with disabilities. • Continue to provide financial assistance for the construction of bedroom additions to eliminate overcrowding conditions. Encourage residents to address overcrowded conditions through room additions through expanded marketing of this program to target households living in crowded conditions. • Continue to provide information on the residential rehabilitation program at public counters and provide additional information that is more prominently displayed on the City’s website. Encourage use of the program to residents who visit the planning department for permits or technical assistance on other types of renovations. Post program information at the city hall, community center, senior centers, and city social media outlets. • Allow for energy conservation measures as eligible projects under the Residential Rehabilitation Program. • Implemented the CalHome Rehabilitation Mobile Home Assistance Program to support individuals and families with essential home repairs and ADA upgrades, enhancing safety, accessibility, and overall living conditions. A total of 13 housing units will be assisted through the Residential Rehabilitation Program. These units will benefit from improvements such as accessibility upgrades (ADA/barrier-free modifications), overcrowding alleviation through room additions, energy conservation measures, and general rehabilitation to maintain safe and healthy living conditions.	Units	13	None
Program 2: Code Enforcement	Encourage property maintenance throughout the community	2021-2029	6th Cycle	Continuous	Although the Code Enforcement Division primarily operates on a complaint-driven basis, staff also proactively identifies and prioritizes property maintenance issues, particularly those that pose health and safety hazards in residential rental housing. Code enforcement efforts are thorough and involve coordination with Planning and Building staff to provide information and technical assistance to local property owners regarding housing maintenance requirements. Tenants are provided with information from the Housing Rights Center when disputes arise. Additionally, Planning staff proactively identify potential rehabilitation projects that may qualify for assistance through the Residential Rehabilitation Program. Quantifiable outcomes are not currently available; however, program implementation efforts are ongoing.	Other	0	No relevant documentation available.
Program 3a: Adequate Sites to Accommodate the RHNA and Monitoring of No Net Loss	Implement regulations for the development of sites needed to accommodate the City’s RHNA allocation distributed among income categories shown in Table 37	Complete within three years of the housing element statutory deadline pursuant to Senate Bill 197	6th Cycle	In Progress	Staff has entered into an agreement with the San Gabriel Valley Council of Governments (SGVCOG) through its Affordable Housing Incubator Program to receive technical assistance in addressing Program 3a, 3b, and 3c. The project includes the adoption of any necessary General Plan Amendments and Zoning Code Amendments to address Program 3a, which establishing a Religious Congregational Sites Overlay and facilitating housing development in accordance with California Government Code Section 65583.2, subdivisions (h) and (i). These provisions require a minimum density of 20 units per acre and 16 units per site. Additionally, the City has contracted Harris & Associates to provide support for the overall implementation of Program 3. Adoption of this project is anticipated by June 9, 2026.	Other	0	http://lapuente.org/housing_element_program_3/ Agreement with SGVCOG for technical assistance through the Affordable Housing Incubator Program; contract with Harris & Associates to support Program 3 implementation; adoption of necessary General Plan and Zoning Code amendments anticipated by June 9, 2026.

Program 3b: <i>Replacement Housing Requirement</i>	Amend Zoning Code to address the replacement requirement	Amend Zoning Code by February 2025	6th Cycle	In Progress	Staff has entered into an agreement with the SGVCOG through its Affordable Housing Incubator Program to receive technical assistance in implementing Housing Element Programs 3a, 3b, and 3c. The City has also contracted with Harris & Associates to provide support for the overall implementation of Program 3. The project will involve adoption of any necessary General Plan and Zoning Code amendments to address Program 3b, which requires the replacement of units affordable to the same or lower income level as a condition of development on nonvacant sites, consistent with State Density Bonus Law. Adoption of this project is anticipated by June 9, 2026.	Other	0	http://lapuente.org/housing_element_program_3/ Agreement with SGVCOG for technical assistance through the Affordable Housing Incubator Program; contract with Harris & Associates to support Program 3 implementation; adoption of necessary General Plan and Zoning Code amendments for Program 3b anticipated by June 9, 2026.
Program 3c: <i>By-Right Approval of Projects with 20 Percent Affordable Units on "Reuse" Housing Element Sites</i>	Amend Zoning Code to provide for by-right approval of projects meeting the 20 percent affordable requirements on Housing Element reuse sites	Complete within three years of the housing element statutory deadline pursuant to Senate Bill 197	6th Cycle	In Progress	Staff has entered into an agreement with the SGVCOG for their Affordable Housing Incubator Program to receive technical assistance in addressing Program 3a, 3b, and 3c. The project will involve adoption of any required General Plan Amendments and Zoning Code Amendments addressing Program 3c requiring by-right approval of a housing development that includes 20 percent of the units as housing affordable to lower income households, on sites being used to meet the 6th cycle RHNA that represent "reuse sites" identified in the previous Housing Element. Downtown sites in the La Puente Downtown Business District Specific Plan (DBD-SP) would have to be made subject to this requirement.	Other	0	http://lapuente.org/housing_element_program_3/ Agreement with SGVCOG for technical assistance through the Affordable Housing Incubator Program; adoption of any necessary General Plan and Zoning Code amendments to implement Program 3c, including application to downtown sites in the La Puente Downtown Business District
Program 4: <i>Facilitate Residential and Mixed-Use Development in the Downtown Business District Specific Plan</i>	1,929 new units during 2021-2029 distributed among income categories shown in Table 37	Complete within three years of the housing element statutory deadline pursuant to Senate Bill 197	6th Cycle	In Progress	The zoning code amendments related to minimum density and units per site under Program 3a, 3b, and 3c, described above will also apply to mixed use zones, including the downtown mixed use subareas described in Program 4. The city entered into an agreement for technical assistance with the SGVCOG through its Affordable Housing Incubator Program to receive assistance to complete these amendments. The downtown's first mixed-use project with 34 units on half an acre (density of 61 du/ac), is nearing completion and is anticipated to be finished by early summer 2026. Additionally, a new application was submitted this year for the construction of a 26-unit mixed use building in the downtown area.	Other	0	http://lapuente.org/housing_element_program_3/ Zoning Code amendments for minimum density and units per site under Programs 3a, 3b, and 3c to be applied to mixed-use zones, including downtown subareas; agreement with SGVCOG for technical assistance through the Affordable Housing Incubator Program to complete these
Program 6: <i>Establish a Mixed-Use Zoning Program</i>	Implement regulations for the development of sites needed to accommodate the City's 1,929-unit RHNA allocation distributed among income categories shown in Table 37	Complete within three years of the housing element statutory deadline pursuant to Senate Bill 197	6th Cycle	In Progress	As part of Housing Element Program 6, the City received a conditional grant award of \$427,350 in October 2023 from the Southern California Association of Governments (SCAG) through the Sustainable Communities Program – Civic Engagement, Equity, and Environmental Justice (SCP-CEEEJ) grant (funded by REAP 2.0). The grant will fund Zoning Code amendments to facilitate mixed-use development on underutilized commercial properties. In January 2024, the grant was temporarily paused due to proposed State budget changes affecting REAP 2.0 funding, which delayed implementation of the program. Following adoption of the State budget, SCAG confirmed that funding had been secured and the City subsequently contracted with Dudek to complete the code amendments. Adoption of the amendments is anticipated by August 2026.	Other	0	https://lapuente.org/mixed-use-places/ Conditional grant of \$427,350 awarded by SCAG through SCP-CEEEJ (REAP 2.0) to fund Zoning Code amendments for mixed-use development on underutilized commercial properties; grant temporarily paused and later reinstated; contract with Dudek executed to complete amendments; adoption of amendments anticipated by August 2026
Program 7: <i>Section 8 Rental Assistance</i>	N/a	Ongoing throughout the planning period	6th Cycle	Continuous	The City will continue to support the Housing Authority of the County of Los Angeles that services four project-based Section 8 complexes in the City. The City has supported and will continue to support LACDA in efforts to maintain and increase rental assistance targetting the identified census tracts in the City.	Other	0	Ongoing support to the Housing Authority of the County of Los Angeles (LACDA) to maintain and increase rental assistance targetting specific census tracts.
Program 9: <i>Assist Affordable Housing Development with Priority for Extremely Low-Income and Special Needs Households</i>	Preservation of 82 at-risk affordable housing units	Develop educational material by December 2023 Ongoing monitoring of publicly assisted units throughout the planning period	6th Cycle	Continuous	The City makes educational materials and resources available regarding fair housing for tenants and tenants rights. City distributes brochures for the Housing Rights Center. City performs annual monitoring of its developments with affordability covenants. City staff attends yearly conferences and online training for housing rights including the Annual Housing Rights Summit hosted by the Housing Rights Center. City worked with and processed two projects (Sunny Gardens Senior Apartments and La Villa Puente apartments) that upgraded the complexes and units requiring renewal/extension of affordability covenants.	Other	0	Educational materials and tenant rights brochures distributed; annual monitoring of developments with affordability covenants conducted.
Program 10: <i>First-Time Homebuyer Assistance</i>	Offer 15 new loans to first-time homebuyers, specifically targeting Census Tracts 407101, 407501, 407601, and 407702	Develop a down-payment assistance program by late 2023 Provide first-time homebuyers assistance through late 2025 Monitor for funding sources to continue assistant through the end of the planning period	6th Cycle	Continuous	The City's First Time Homebuyer program provides down-payment and closing cost assistance utilizing Permanent Local Housing Allocation (PLHA) funds to help individuals or families purchasing their first home by offering financial assistance with their down payment and closing costs. The program is in effect and a total of three (3) loan contracts have been completed. City began implementing the CalHome First Time Homebuyer Mobile Home down payment assistance program to help individuals or families purchasing their first home by offering financial assistance with their down payment and closing costs. A total of one (1) housing unit has been assisted through the First-Time Homebuyer Assistance Program. This unit represents a completed loan contract providing down payment and closing cost assistance to an eligible first-time homebuyer. The assistance includes support provided through PLHA funds, as well as implementation of the CalHome First-Time Homebuyer Mobile Home Down Payment Assistance Program.	Units	1	none

Program 11: <i>Zoning Code Amendments</i>	Amend Zoning Code for compliance with adopted State laws	Complete by February 2025	6th Cycle	In Progress	The City is currently amending its Zoning Code as part of Housing Element Programs 3 and 6 to encourage additional housing opportunities. For Program 3, the City entered into an agreement with the San Gabriel Valley Council of Governments (SGVCOG) through its Affordable Housing Incubator Program to receive technical assistance and contracted with Harris & Associates to support implementation. Adoption of these amendments is anticipated by June 9, 2026. For Program 6, in October 2023 the City received a conditional grant award of \$427,350 from the Southern California Association of Governments (SCAG) through the Sustainable Communities Program – Civic Engagement, Equity, and Environmental Justice (SCP-CEEEJ) grant (funded by REAP 2.0) to complete code amendments facilitating mixed-use development on underutilized commercial properties. In January 2024, the grant was paused due to proposed State budget changes affecting REAP 2.0 funding, which delayed implementation. After the State adopted its budget, SCAG confirmed funding was secured and the City proceeded by contracting with Dudek to complete the amendments. Adoption is anticipated by August 2026. Separately, the City opted into the SGVCOG Objective Design Standards (ODS) Program and is working with Arroyo Group to develop citywide objective design standards for residential and commercial development. These standards will help streamline ministerial approval for qualifying projects and are anticipated to be presented to the City Council for adoption in June 2026. Additionally, the City updated its Accessory Dwelling Unit (ADU) ordinance to ensure consistency with current State law; the update was adopted on February 12, 2026. The City has also received three SB 9 applications, two of which have been approved to proceed to Building and Safety for building permit review. The City continues to apply State law in the review and approval of these applications.	Other	0	https://lapuente.org/housing_element_program_3/ https://lapuente.org/mixed-use-places/ Zoning Code amendments underway for Housing Element Programs 3 and 6 with technical assistance from SGVCOG, Harris & Associates, and Dudek; \$427,350 SCAG grant secured for mixed-use development amendments; citywide Objective Design Standards in development with Arroyo Group; updated ADU ordinance adopted February 12, 2026; ongoing application of State law in ADU and SB 9 reviews.
Program 12: <i>Accessory Dwelling Units</i>	21 accessory dwelling units per year (168 total), specifically targeting Census Tracts 407101, 407501, 407601, and 407702	Complete Zoning Code amendments and develop educational material and incentives by July 2024	6th Cycle	Continuous	The City's updated ADU ordinance, ensuring consistency with current State ADU laws, was recently adopted on February 12, 2026. Staff has explored incentives such as pre-approved plans intended for new construction ADUs. Although a pre-approved plan program may have limited efficiency since most ADUs in the City consist of garage conversions or attached ADUs, the City will continue to finalize the details of a pre-approval program. This program is intended to eliminate subjectivity in the review process for new detached ADUs while helping to streamline approvals. As a result, implementation of other programs may be affected due to limited staff capacity and resources. A total 41 accessory dwelling units (ADUs) were approved in 2025. Some of these units are distributed among the following Census Tracts. Census Tract 407101: 8 units Census Tract 407501: 0 units Census Tract 407601: 1 units Census Tract 407702: 1 units	Units	41	Ordinance No. 26-992
Program 13: <i>Housing Opportunities for Persons with Particular Needs</i>	Facilitate the development of at least 100 new affordable housing units for those with special needs, specifically targeting census tracts 407701	Ongoing throughout the planning period	6th Cycle	Continuous	Although developer interest remains limited, staff continues proactive outreach to market-rate and affordable housing developers to encourage the development of housing for seniors and differently-abled residents. As part of efforts to preserve affordable housing, the City facilitated renovations at Sunny Gardens Senior Apartments, which included an extension of the project's affordability covenant. Similarly, renovations at La Villa Puente Apartments (Census Tract 4077.01) were completed with City assistance and also required an extension of the affordability covenant. Staff continues to monitor changes in State law to ensure the City's Reasonable Accommodation Ordinance remains compliant and up to date. In 2023, the City received a grant from the California Department of Aging through the Local Aging and Disability Action Plan (LADAP) program to prepare a local action plan implementing California's Master Plan for Aging. Housing for seniors and differently-abled residents was identified as a primary focus area. The plan was recently approved by the City Council and will help the City better identify and address the needs of the aging and differently-abled population, including housing needs. To further these efforts, the City Council established a Senior Advisory Committee to provide input on housing rehabilitation, affordability, and related issues affecting senior and differently-abled residents.	Other	0	Ongoing staff outreach efforts, extension of affordability covenants for two projects, adoption of the LADAP action plan, and establishment of a Senior Advisory Committee.

Program 14: Fair Housing	N/a	Provided individually for distinct actions as noted in table Table 37 summarizes the City's quantified objectives for the 2021-2029 planning period by income group	6th Cycle	Continuous	HIGH PRIORITY SFR Overcrowding: Staff continues to work with residents on residential additions and ADUs to help alleviate overcrowding. The City has simplified application forms for residential additions and ADUs and continues to develop an ADU pre-approved plans program and objective design standards to streamline processing. Mixed-Use Development: The City was awarded SCAG's SCP-CEEEJ grant in October 2023 (see Program 6). In January 2024, the Governor's proposed State budget paused REAP funding, temporarily delaying the program. Funding has since resumed and the City's mixed-use project is moving forward. Consultant selection has been completed and the project is anticipated to be adopted by June 2026. Code Enforcement: The City continues proactive code enforcement efforts to address property maintenance issues, unsightly conditions, and hazardous living environments. MEDIUM PRIORITY Rehabilitation Program: The City will continue its CDBG rehabilitation program, providing loans and grants to improve the City's aging housing stock. At-Risk Units: The City continues to monitor and support the preservation of 82 at-risk units located within four project-based affordable housing developments.	Other	0
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Staff monitored 82 at-risk units, simplified ADU applications and updated the ADU ordinance, awarded a grant for mixed-use development, continued proactive code enforcement and rehabilitation programs, provided fair housing outreach, and engaged with seniors, differently-abled residents, and the homeless through ongoing outreach and planning efforts.

Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Housing Element Implementation

Cells in grey contain auto-calculation formulas

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)									
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.									
Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the chcklist here :
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Housing Element Implementation

allocation, the planning agency may include the number of units in an expansion for the unit. Before adding information to this table, please ensure h

[illegible]

Cells in grey contain auto-calculation formulas

existing multifamily building that were converted to deed-restricted rental housing for moderate-income housing developments meet the requirements described in Government Code 65400.2(b).

4

[illegible]

income households by the imposition of affordability covenants and restrictions

[illegible]

Table G						
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of						
Project Identifier						
1				2	3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						

Jurisdiction	La Puente	NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2025		
	(Jan. 1 - Dec. 31)		

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table H						
Locally Owned Surplus Sites						
Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						

Jurisdiction	La Puente	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table J														
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915														
Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved							Units (Beds/Student Capacity) Granted	Notes
1				2	3	4							5	6
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SH - Student Housing)	Date	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total Additional Beds Created Due to Density Bonus	Notes
Summary Row: Start Data Entry Below														

Jurisdiction	La Puente	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.		
Notes		

Jurisdiction	La Puente	NOTE: This table needs to be completed with any sites within your jurisdiction that were newly added to a National, State, or Local register of historic places within the reporting year. If none, leave blank.	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2025 (Jan. 1 - Dec. 31)		

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table L							
Historical Resources							
Parcel Identifier		Designation				Size	Notes
1		2				3	4
APN	Street Address/Intersection	Date of Designation	Designation Level	Historic Site Period	Areas of Significance	Parcel Size (in acres)	Notes
Summary Row:							

ANNUAL ELEMENT PROGRESS REPORT

Local Early Action Planning (LEAP) Reporting

(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount

\$

-

Total award amount is auto-populated based on amounts entered in rows 15-26.

Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes

Completed Entitlement Issued by Affordability Summary		
	Income Level	Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		
Total Units		13

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		28

Certificate of Occupancy Issued by Affordability Summary		
	Income Level	Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		3
Total Units		3



City of La Puente Agenda Report

To: Mayor and City Council For meeting of: April 14, 2026

From: Bob Lindsey, City Manager

By: Steve Overstreet, Communications/IT Analyst
Troy Grunklee, CPA, Director of Administrative Services

Subject: CONSIDERATION OF APPROVAL OF A PURCHASE ORDER CONTRACT FOR A 3-STATION MOBILE RESTROOM TRAILER IN THE AMOUNT OF \$48,798.60

BACKGROUND/DISCUSSION

City Staff are recommending the purchase of one (1) UltraLav 3-Station Mobile Restroom Trailer as outlined in the vendor quote dated March 26, 2026 (Attachment A). This unit will provide a self-contained, mobile restroom solution to support City operations, park activities, and special events. The trailer includes three restroom stations (two women's stalls and one men's stall with urinal), making it suitable for high-traffic public use.

Key features include:

- Three restroom stations (2 women's, 1 men's with urinal)
- Three sinks with auto shut-off faucets
- 105-gallon onboard freshwater system and 450-gallon waste tank
- Roof-mounted air conditioning with heat strip
- 6-gallon electric water heater
- 120V 30-amp electrical service
- Fold-up steps with handrails and exterior lighting
- Waste tank level monitoring system
- Non-slip flooring and durable interior materials
- The trailer is designed for rapid deployment and can be operational within approximately 20 minutes once connected to power and water. It can operate using either city water or its onboard tank.
- Operational Benefits:
 - Reduces ongoing rental costs
 - Improves cleanliness and user experience
 - Supports City events and park operations
 - Provides emergency restroom capability
 - Allows flexible deployment across City sites

This unit will be awarded through a competitively bid contract (Master Contract #092922-AGO) by Sourcewell (formerly the National Joint Powers Alliance). Sourcewell is a public agency service cooperative that serves over 50,000 members. Through national solicitations, they provide the opportunity for members to purchase through nationally leveraged, competitively bid contracts. Sourcewell contracts offer a multitude of products, equipment, and services to government agencies and non-profit entities. The City of La Puente is a member of Sourcewell and has used Sourcewell contracts in the past. Section 2.20.090 (e) of the La Puente Municipal Code authorizes the City to participate in cooperative purchasing plans or programs such as Sourcewell.

FISCAL IMPACT

The total purchase price for the mobile 3-stall lavatory trailer including tax and delivery is \$48,798.60 and will be paid

for using Grant funds that were appropriated for this unit.

RECOMMENDATION

It is recommended that the City Council: (1) approve the purchase order contract with Trailer2Go for the purchase of a 3-stall lavatory trailer in the amount of \$48,798.60; and (2) authorize the City Manager to execute, on behalf of the City, all documents necessary to effectuate this action.

ATTACHMENTS

- A. La Puente Dog Park Trailer Restroom Vendor Quote
- B. La Puente Dog Park Trailer Restroom Owner's Manual and Warranty



City of La Puente - Steve Overstreet - 3 station restroom trailer

City of La Puente

Steve Overstreet

soverstreet@lapuente.org

562-810-2876

Reference: 20260326-064201204

Quote created: March 26, 2026

Quote expires: April 25, 2026

Quote created by: Lee Currie

Government Sales

lee@ready2gotrailer.com

SOURCEWELL Solicitation Number: RFP #092922

American Cargo Group SOURCEWELL contract number: 092922-AGO

The dealer listed below is the official sole authorized dealer for American Cargo Group (UltraLav Mobile Restroom Trailers) -

Ready2Go Trailer Sales LLC

1525 Park Manor Blvd. #300

Pittsburg, PA. 15205

Website: www.ready2gorestroomtrailers.com

Products & Services

Item & Description	Quantity	Unit Price	Total	Image
UltraLav - 3 Station 16' Restroom Trailer INTERIOR	1	\$48,745.00	\$48,745.00	
• Lockable Aluminum Base Cabinet				
• Rust-Free Aluminum Countertop				
• Stainless Steel Sink				
• Auto-Shutoff Sink Faucets				
• Paper Towel Dispensers				
• Toilet Paper Holders				
• Shatter Proof Mirror				
• Ceramic Pedal Flush Toilet				
• Waste Basket				
• Sanitary Supply Receptacle (Women's Restroom Module Only)				
• Auto Flush Ceramic Urinal (Men's Restroom Module Only)				
• Smooth, Aluminum PolyCor(r) Interior Walls & Ceilings				
• Non-Skid Black Rubber Coin Floor				
• 12v LED 6" Round Dome Lights (4 per)				
EXTERIOR				
• Fold-Up Steps with Hand Rail				
• Wall Mounted Aluminum Railings				
• 12v LED Porch Lights				
• 3" Quick Connect Waste Tank Valve				
• Waste Tank Level Indicator (Sight Glass)				
• City Water Hook-Up				
• Scissor Jacks				
MECHANICS				
• Roof Mounted A/C with Heat Strip				
• Wall Mounted Thermostat				
• On-Board Fresh Water System (105 Gallons)				
• 6 Gallon Electric Water Heater				
• PEX Manifold Water Distribution System				
• 120V 30 amp Motorbase with Twist				

Item & Description	Quantity	Unit Price	Total	Image
Lock • 120V 30 amp 25' Shoreline • Polyethylene Waste Tank (3/8" Walls) • White Vinyl Walls In Mechanical Closet HIGHLIGHTS: • No. of stations: Womens - 2, Mens - 1 • Sinks: 3 • Toilets: 3 • Urinals: 1 • No. of AC Units: 1 • Box Size: 16' x 6' • Weight: 5,175 lbs (will vary based on features) • Fresh Water Tank: 105 Gallons • Waste Tank: 450 Gallons • Power Requirements: One dedicated 120 Volt-20 amp circuit (will vary based on features)				
Giltner Logistics - Freight/ Delivery Charge Transport/ Delivery of Equipment	1	\$5,753.00	\$5,753.00	
One-time subtotal				\$54,498.00
Sourcewell Discount (12%)				(\$5,849.40)
Sourcewell Processing fee				\$150.00
Total				\$48,798.60

The sale is subject to the following conditions and representations:

Full payment from the Buyer is to take place prior to removal from the Seller's property. The Seller warrants to Buyer that the unit is new and in good condition. Seller reserves the right to display the Buyer's solution in their marketing materials (including but not limited to the Ready2Go website). The Parties hereto specifically consent to the jurisdiction of the courts of the state of Pennsylvania in connection with any formal litigation or other claims brought by either Party hereto arising under this Agreement. The manufacturer's Statement of Origin (MSO) will be provided by mail (2-6 weeks from delivery, after final payment has been received unless otherwise agreed), and used to register the unit with the appropriate local jurisdiction for title and plate issuance. The Buyer is responsible for all state and local taxes, registration fees, and any other charges that may apply to the transaction. Please verify that the Federal Tax ID and the Buyer and/or Company name provided herein are both correct. By signing below, both parties acknowledge and agree to the conditions and representations outlined in this Bill of Sale.

Questions? Contact me

Lee Currie
Government Sales
lee@ready2gotrailers.com

Ready2Go Trailer Sales LLC
1525 Park Manor Blvd
#300
Pittsburgh, PA 15205
United States



OPERATING MANUAL



**IMPORTANT OPERATING,
SAFETY AND MAINTENANCE
INSTRUCTIONS**

Thank you for choosing an UltraLav® mobile restroom trailer. We at American Cargo Group design and build trailers with complete customer satisfaction in mind.

This manual has been prepared to acquaint you with the specific operation and maintenance of your UltraLav® mobile restroom or shower trailer, and to provide important safety information. We strongly suggest you read this manual carefully and follow its recommendations to help ensure a productive and trouble-free service life.

All information, illustrations, photographs, and specifications contained in this manual are based on the latest product information available at the time of publication. American Cargo Group reserves the right to make changes at any time without notice.



IMPORTANT NOTE

This operating manual is supplemented (see the information packet supplied with your trailer) by other important documentation including:

- Wells Cargo® Owner's Manual (general_trailer information & maintenance)
- Axle Operation Maintenance Service Manual
- Other Service Manuals for third-party components supplied with your unit. (Example: A/C, water heater, pumps, etc.)



Table of Contents

TOPIC	SECTION
Where To Find It	1
Pre-Trip Checklist	2
Step Assembly	3
Electrical	4
Plumbing	5
Mechanicals & Specs	6
Post-Event Operations	7
Winterizing	8
Care & Maintenance	9



IMPORTANT NOTE

Any questions regarding the operation of your new restroom trailer should be directed to UltraLav®. Please contact us at:

Call: (877) 301-3837

Email: customerservice@ultralav.com



3" Waste Tank
Access Valve
(page 7-2)

Access Door to Tank
Monitor Sight Glass
(page 6-2)

Breakaway Battery
(Wells Cargo Owner's
Manual — Separate
Publication)



Jack Ram Hoist
(Wells Cargo Owner's
Manual — Separate
Publication)

A-Frame
Junction Box
(Wells Cargo Owner's
Manual — Separate
Publication)



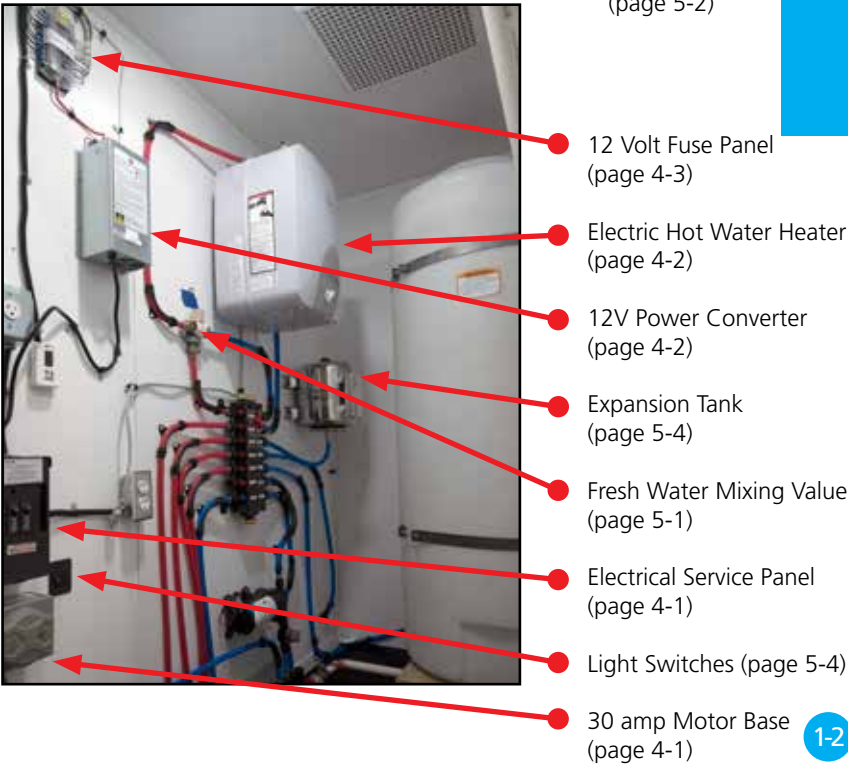
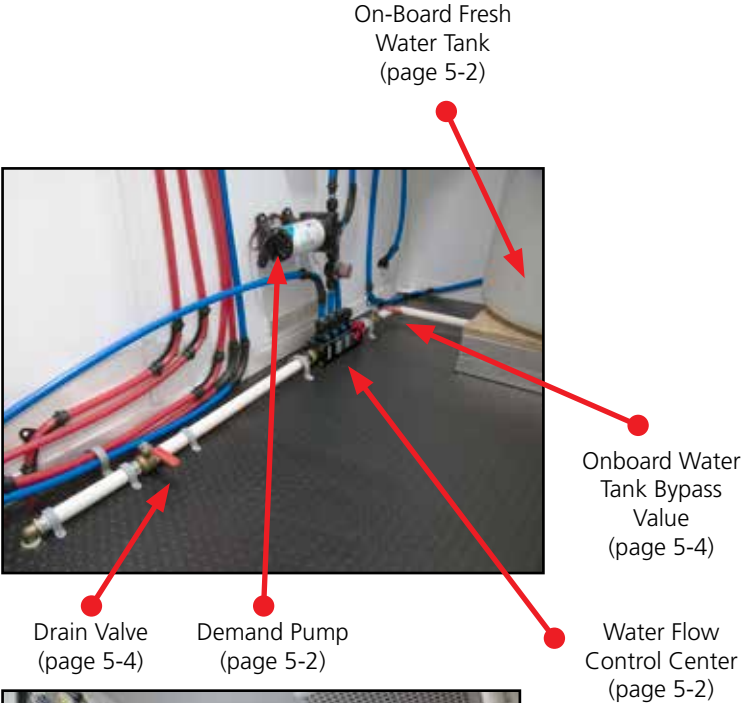
Hand Rails
(page 3-2)

Fold-Up Steps
(page 3-2)

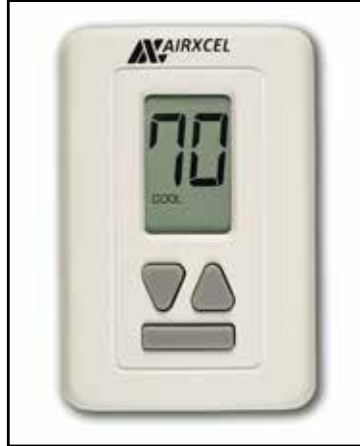
Scissor Jacks
(page 3-1)



Mechanical Closet



A/C and Heat
Controls
(page 6-1)



The cooling and heating controls are located inside the utility closet and are mounted on the wall.

Sump Pump
(page 5-6)



Since all sinks drain into the sump pump, soap residue sometimes accumulates on the filter. As a result, it may be necessary to remove the lid and clean the inside of the sump pump, especially the filter.



Pre-Trip Checklist

Your UltraLav® trailer has been manufactured and inspected in accordance with carefully specified engineering requirements. This assures you a safe and carefree towing experience. Before each and every trip it is important to establish a “pre-trip” routine of checking the following items:

Hitch Ball — Proper Size/Capacity	✓
Hitch Pin — Inserted	✓
Safety Chains — Attached & Crossed	✓
Trailer — Level	✓
Breakaway Battery — Properly Charged	✓
Breakaway Cable — Hooked to Tow Vehicle	✓
Brakes/Brake Controller — Operational	✓
12V Lighting — Check Turn Indicators, Brake Lights, and Running Lights	✓
Tire Pressure — Properly Inflated	✓
Tire Condition — Inspect for Excessive Wear or Damage	✓
Wheel Lugs — Torqued to Specifications	✓
Bearings — Lubricated	✓
Scissor Jacks — Up Position	✓
Steps — Properly stored inside trailer	✓
Waste Water Tank <u>Empty</u>	✓
All Doors Closed/Locked including Stall Doors and Mechanical Closet Door	✓

 CAUTION

The waste water holding tank must be empty prior to transporting the trailer.



Please refer to your Wells Cargo® Owner’s Manual for additional routine maintenance and information.

Setting up your UltraLav® mobile restroom trailer is simple and should take no longer than 20 minutes with some practice. The first step is to level your unit and assemble steps.

Before parking your unit, inspect the site location carefully. Consider the traffic flow, the direction the doors should face, access to electricity and water, etc. The site should be flat with adequate drainage.

Position the unit on site location and block wheels before unhooking trailer. Use a padlock (on latch lever) or other locking device to deter theft.

Level unit — When setting up your trailer for use, it is important that the stabilizer jack on each corner be lowered, and the trailer leveled. Levels are located on each side of trailer near the wheel fenders and on front and back of the trailer. The levels have been applied to indicate level when the trailer is tilted slightly to the rear roadside corner. This is to allow air conditioner condensation to run off that corner rather than over the doorways.



Bubble levels are located on all four sides of the unit to assist in proper leveling.



Scissor Jacks are located at each corner of the trailer. Using the crank handle provided, level unit from side to side.



Step Assembly

3

STEP ASSEMBLY

Step Set-Up



Railings come with locks. They should be unlocked and extended during operation. Unlock, lift slightly, and rotate hand rail out to the open position.



During transit, the Steps are safely stored inside each restroom stall.



Release Step Latch



With door fully open, carefully lower steps to ground. Adjust legs as needed to level step.



IMPORTANT NOTE

It is also important when lowering each step to be certain that the step is properly leveled using the adjustable legs on each side of step.





Railing should be folded (over door) and locked when in transit.

Doors

Each door can be locked from the outside for security and transport purposes. A dead bolt lock is fitted to every model with a rotating indicator. When the dead bolt is not locked, the rotating indicator reads vacant with a green background. When the dead bolt is in the locked position, the rotating indicator reads occupied with red background.



All the electrical components are located inside the mechanical closet. Inside the closet, you will find a 120V 30 amp Motorbase with Twist Lock Connect (see image **A**). Also included is a 30 amp twist plug 25' long shoreline (see image **B**). Plug the other end of the shoreline into a 30 amp receptacle.

Standard UltraLav models are fitted with a 30-amp electrical panel box (see image **C**) located inside the mechanical closet. Two breakers control the trailer's electrical — lights and air condition on one and the water heater on the other.



30 amp Motorbase



25' Shoreline



Electrical Panel Box

**IMPORTANT NOTE**

There may be some circumstances, for example, the Winterization Package, where there may be more than one 30 amp Motorbase.



All lights, which include the bathroom lights, porch lights, closet lights, and water pump operate on 12 volts and are supplied through the 120V/12V power converter (see image **D**) which is located in the mechanical closet. Only the Air Conditioner and Water Heater run on 120V power. The Air Conditioner is hard-wired directly to 120V and the Water Heater gets its 120V power from the outlet found inside the mechanical closet. Be sure to unplug Water Heater when not in use.



IMPORTANT NOTE

When operating the water heater (see image **E**), it is important to remember that the water heater must be filled before turning on the power. Failure to do so could result in overheating and subsequent damage to the element.





IMPORTANT NOTE

If after hooking up the power supply, your unit appears to not have power, double-check the 120V Electrical Panel Box. You may have unknowingly tripped the breaker. Reset breaker. If that doesn't work, you may have blown a fuse. Check 12V Fuse Panel (see image **F**).



Standard UltraLav models are fitted with a 105-gallon On-Board Freshwater System. This allows the operator to choose between freshwater from an outside source (city water fill) or via the freshwater tank.

All freshwater plumbing originates at the city water fill (see image **G**) located on the road side of the trailer below mechanical closet door. This is a standard $\frac{3}{4}$ " hose connection. Water is fed from this point into the utility closet via $\frac{1}{2}$ " PEX tubing. Upon entering the closet, this line is fed into the Water Flow Control Center (see image **H**). Items supplied by the Water Flow Control Center include the Water Distribution Manifold (see image **I**), 12V Water Pump (see image **J**), and Fresh Water Tank (see image **K**).

The Fresh Water Mixing Value is pre-set by the valve manufacturer to 110° Fahrenheit. There is usually no need to adjust. If necessary, refer to Fresh Water Mixing Value operating instructions included in the information packet provided with your UltraLav trailer.



Outside Source (City Fill)



The city fill is located beneath the mechanical closet door side.



The Water Flow Control Center (main manifold) is where operator will adjust setting for City Fill or On-Board Water Supply



The Water Distribution Manifold is pre-set at the factory. **DO NOT ADJUST!**



12 Volt Water Pump must be "ON" when using the On-Board Fresh Water Tank



On-Board Fresh Water Tank —105 gallons



Outside Source (City Fill)

To use the city water fill as the water supply, the valves on the Water Flow Control Center should be positioned with:

- + City Water "IN" — **OPEN**
- Tank Supply "OUT" — **CLOSED**
- + City Water "OUT" — **OPEN**

**Refer to
page 5-5**

Additionally, BOTH the 1" Main Drain Valve is closed and the 1" Tank Fill Valve is closed. The Water Distribution Manifold supplies the toilets, sinks, showers, and water heater. All Water Distribution Manifold valves are set at the factory and **do not need to be adjusted**.

Water Hook-Up: Fill On-Board Water Tank Via City Fill

The On-Board Fresh Water Tank can be filled in two ways: (1) via the fill cap at the top of the tank or (2) via the city water fill.

To fill the On-Board Fresh Water Tank via city water fill, the valves on the Water Flow Control Center should be positioned with:

- + City Water "IN" — **OPEN**
- Tank Supply "OUT" — **CLOSED**
- City Water "OUT" — **CLOSED**

**Refer to
page 5-5**

Additionally, the 1" Main Drain Valve is closed and the Tank Fill Valve is open. Be sure not to over fill the freshwater tank causing water to spill into the closet. The freshwater tank is semi-transparent, and the water level is clearly visible.

To use the On-Board Fresh Water Tank as the water supply, the valves on the Water Flow Control Center should be positioned with:

- City Water "IN" — **CLOSED**
- + Tank Supply "OUT" — **OPEN**
- City Water "OUT" — **CLOSED**

**Refer to
page 5-6**

Additionally, the 1" Main Drain Valve is closed and the Tank Fill



On-Board Fresh Water Tank

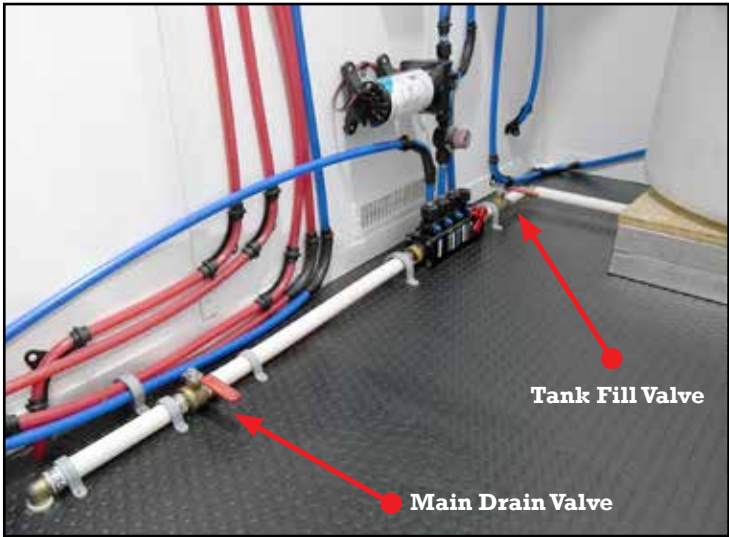
Valve open. Remember, all Water Distribution Manifold valves are set at the factory and **do not need to be adjusted**. The Expansion Tank (see image **L**) acts as a buffer, so the pump does not cycle continuously. The 12 Volt Water Pump must be “ON” — see switch located near mechanical closet entry door (see image **M**). Toilets are foot-operated and drain directly into the waste



Expansion Tank.



12V Water Pump power switch — left switch is dome light & right switch is water pump.

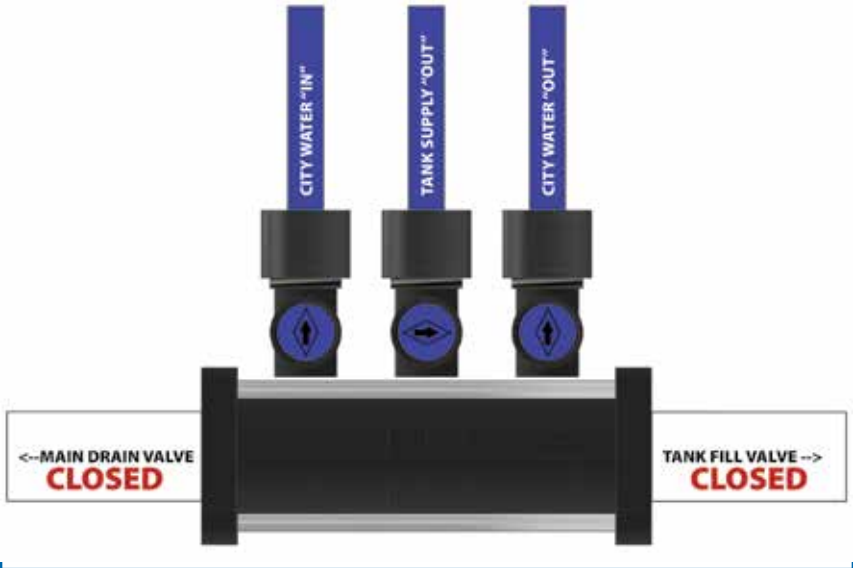


Main Drain Valve and Tank Fill Valve. Both shown in “CLOSED” position as required for outside water source (City Fill).

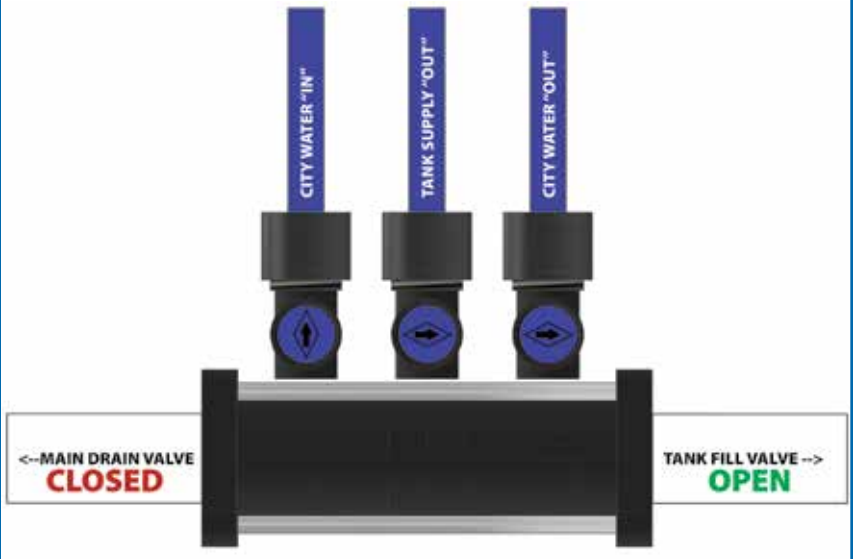


Valve Setting Overview

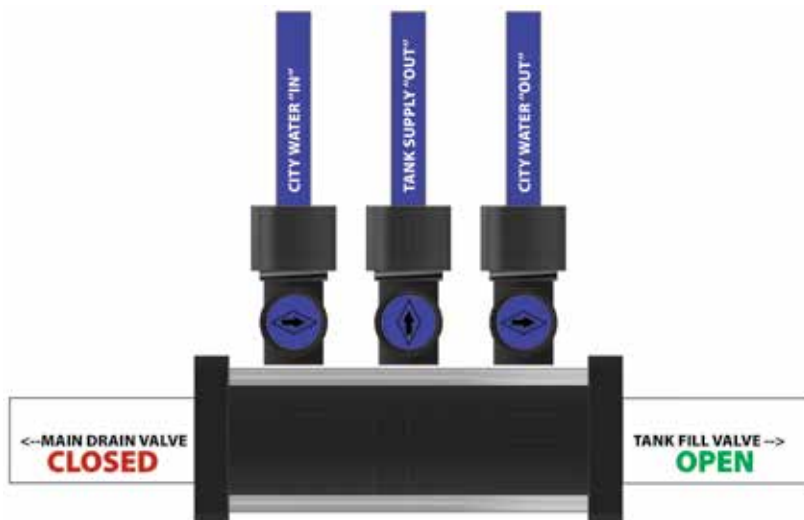
Outside Source (City Fill)



Fill Water Tank (via City Fill)



Water Source On-Board Tank



Plumbing Overview

tank.

A standard Electric Water Heater is located inside the mechanical closet. The factory presets the water temperature to approximately 105 degrees via the mixing valve located inside the mechanical closet.

Sink faucets feature a “single push” design that supplies warm water only and is timed for approximately 5 seconds per push.

All sinks drain into a common sump pump located inside the closet. This water is then recycled and used to flush the urinal in the men’s bathroom, which is drained to the waste tank via the waste tank vent tube. Note the men’s urinal will auto flush intermittently based on sink faucet usage & sump pump capacity.

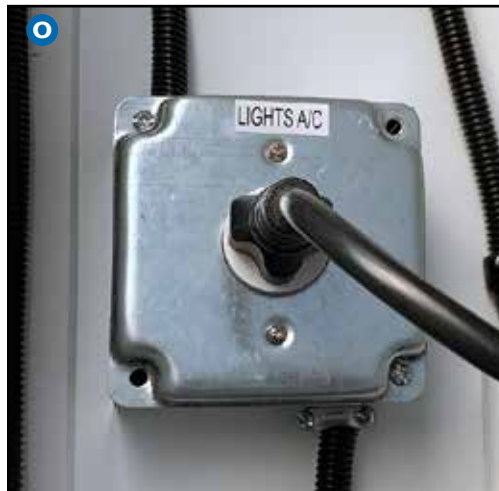
Before freezing weather, the water system should be drained of any water, then charged with RV antifreeze prior to winter storage. Refer to section 5 on winterizing your unit.



UltraLav models feature a roof mounted Air Conditioner with Heat Strip. The Air Conditioner/Heat Strip operate on 120 volts and is powered by the 30 amp Motorbase. The cooling and heating Thermostat Control (see image **N**) is mounted to the wall inside the mechanical closet. For more detailed information regarding the air conditioner/heat strip see supplement Owner's Manual for A/C unit.



The Power Converter is plugged into a 20 amp Receptacle located inside the mechanical closet. Keep this cord plugged in at all times. (See image **O**)



LED Waste Sight Glass

Throughout the day, periodically check the waste tank sight glass that monitors the waste level inside the tank. The Waste Tank Sight Glass (see image **P**) is located inside the access door on the exterior of trailer. For standard UltraLav units the Sight Glass is located on the front wall; for ADA models the Sight Glass is on the rear wall.



Dismantling Steps

Dismantling your UltraLav® restroom trailer is also a simple procedure. You will essentially be reversing the installation steps explained earlier. However, taking a little extra time now will make setting up at your next event that much smoother. Follow the step-by-step procedure outlined below:

- 1 Clean each compartment using common household glass cleaners, all-purpose cleaners, and toilet bowl cleaners. **DO NOT** use harsh chemicals or abrasive cleaners on walls or cabinets. Sweep the floors, empty trash containers, freshen urinal/toilets, and wash all surfaces.
- 2 Disconnect 30 amp electrical power supply.
- 3 Disconnect city fill water supply, if applicable.
- 4 To drain On-Board Fresh Water Tank **BOTH** the Tank Fill Valve and the Main Drain Valve should be in the open position. After tank is empty, close Main Drain Valve.



- 5 Raise and secure steps.
- 6 Completely crank all four scissor jacks to their traveling position. Traveling position is when screw action stops plus 1/8 of a turn more for a snug fit.



Draining Waste Holding Tank

7

POST EVENT OPERATIONS

- 7 The waste holding tank is emptied via the 3" quick connect access valve located at the front of the trailer. Connect septic truck waste hose to quick connect valve. Rotate yellow handle counter-clockwise to open valve. Lower the A-frame tongue jack as much as possible — but not so much as to interfere with the hose connection. Gravity will help force the waste to the front of the tank, providing a more thorough removal process.

Contact your waste removal company in advance to determine the size of their waste hose connection. A 3" connection is the most common; however, a 2" connection is also widely used. In such mismatch cases, an adapter will be required.



3" quick connect waste tank access valve shown in "closed" position.

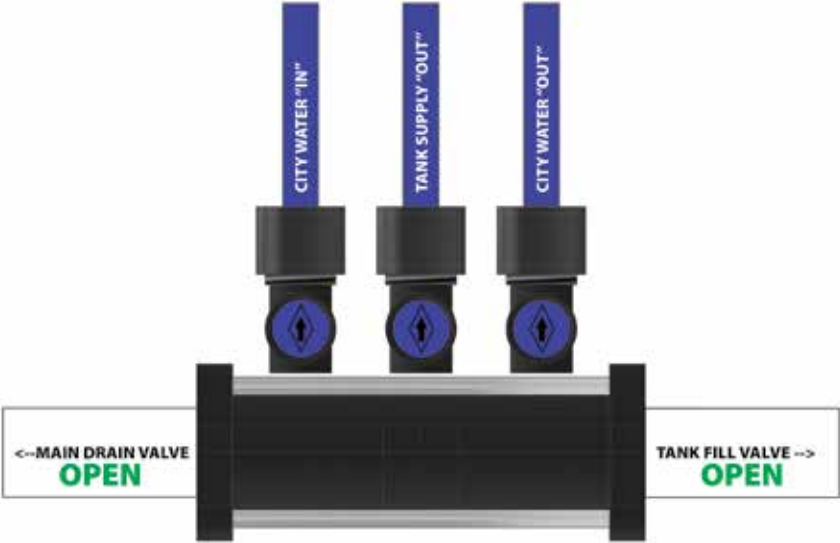


Before freezing weather, your UltraLav® trailer should be winterized. This process is simple and only requires 3 to 4 gallons of non-toxic RV/Marine antifreeze also called propylene glycol. Follow this step-by-step process:

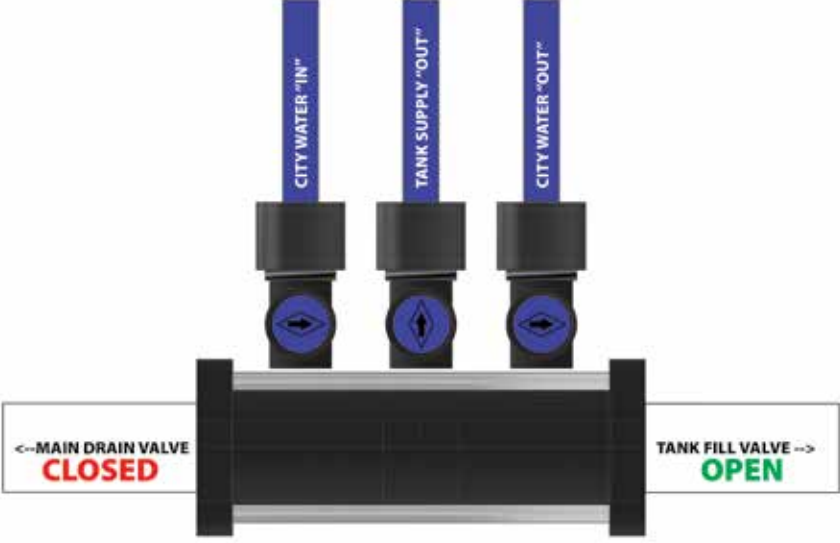
- 1** Hook trailer to power and turn on 12V Water Pump.
- 2** Turn off and disconnect city water supply.
- 3** Drain system by opening BOTH the Tank Fill Valve and Main Drain Valve. Also, open ALL valves on the Water Flow Control Center to the "Open" position (see image [Q](#)).
- 4** Close the Main Drain Valve. Keep Tank Fill Valve open. Close both the City Water "IN" and City Water "OUT" valves on the Water Flow Control Center (see image [R](#)).
- 5** Remove the cap from On-Board Fresh Water Tank and pour 3 to 4 gallons of RV/Marine antifreeze inside. Replace cap.
- 6** Starting in the front Women's stall, nearest the trailer's A-Frame, operate sink faucet numerous times until you see pink antifreeze coming out of the faucet. Then, flush toilet numerous times until you see pink antifreeze coming out of the toilet. Repeat these steps in the middle Women's stall on 3-stall units.
- 7** Move to the rear Men's stall. Operate sink faucet numerous times until you see pink antifreeze coming out of the faucet. **CONTINUE TO USE** faucet until you see pink antifreeze coming out of the men's urinal. Then, flush toilet numerous times until you see pink antifreeze coming out of the toilet. Your unit is now winterized.



⦿ Valve Settings for Entire System Drain



Ⓡ Valve Settings for Winterizing



Winterizing: Spring Start-Up

When the fear of freezing temperature is over, it is time to purge your unit of the RV/Marine antifreeze and get your UltraLav ready for normal operations. You essentially repeat the steps for Winterizing, replacing water for antifreeze. Follow this step-by-step process:

- 1** Hook trailer to power and turn on 12V Water Pump.
- 2** Place a large bucket under the main drain to recapture anti-freeze.
- 3** Drain anti-freeze by opening BOTH the Tank Fill Value and Main Drain Valve. Also, open ALL valves on the Water Flow Control Center to the “Open” position (see image .
- 4** Fill (or partially fill) the On-Board Water Tank — see Step **4 A** under Plumbing.
- 5** Repeat steps **6** and **7** of the Winterization process replacing water with antifreeze.



Your UltraLav comes standard with:

- MIRRORS: All mirrors are made of shatter proof glass.
- SOAP DISPENSERS that can use any style soap — liquid, form or gel.
- TOWEL DISPENSERS that use C-fold or multi-fold paper towels.
- TOWEL PAPER DISPENSERS that use standard core toilet paper.

Get your unit ready for service by filling and/or restocking the soap dispensers, paper towel dispensers, toilet paper holders, etc. Also, put a fresh trash liner inside each waste basket. All fixtures use standard sized supplies that are readily available and can be found at almost any grocery store, department store, or janitorial supply.



IMPORTANT NOTE

We recommend using some type of odor control chemicals inside your waste holding tank. This will assure a pleasant experience for your customers.



Waste and Fresh Water Tanks

Cleaning Interiors

The UltraLav's interiors (floors, walls, countertops, etc.) are outfitted with durable, low-maintenance materials. With proper care, routine upkeep, and regular cleaning, you will be rewarded with years of dependable service. Under no circumstances should you hose down, power wash, or totally flood the interior modules with water. Instead, clean them as you would your own bathroom. Mop the floors and wash the walls with a mild detergent or household cleaner. All-purpose cleaners work great on the cabinets, countertops and fixtures; and, bathroom/toilet bowl cleaners for the urinals and commodes.

Routine Inspections

Every six months or 6,000 miles, inspect the following for weld fractures/cracks, cable fraying, or any other signs of excessive "wear and tear":

- Main Frame
- A-frame and Hitch
- Steps
- Platforms
- Railings
- Winch Cables (ADA units only)

If you detect any of these conditions, immediately remove the unit from service until properly repaired. Contact Wells Cargo for assistance.

Plumbing Fittings

All plumbing fittings are tighten and tested at the factory. However, road vibration travel, especially during long trips, may cause fittings to loosen and possibly leak. For that reason, it is important to periodically check and tighten if necessary all the accessible plumbing fitting.



Waste and Fresh Water Tanks

The waste tank is constructed of 3/8", black, extrusion welded polyethylene and is virtually indestructible. The fresh water tank is rotomolded and is semi-transparent for easy water level monitoring. However, it should be noted that for safety reasons, the waste tank must be empty prior to transporting the trailer. It is also suggested that a waste digesting chemical be added to the waste tank at every other pumping.

Replacement Parts

In an attempt to make your trailer as user friendly as possible, in addition to those items typically found to be replaceable by the user, the following items produced in the manufacture of the unit, are also replaceable and can be ordered by phoning Wells Cargo. Those items are:

- Ceiling panels
- Rubberized floor
- Counter top
- Cabinet base
- Urinal cover
- Fresh water tank
- Waste tank
- Steps and railings



IMPORTANT NOTE

Wells Cargo stands ready to assist you with a variety of in-stock replacement parts and other related accessories/supplies.

Call: (877) 301-3837

or

Email:

customerservice@ultralav.com



INTRODUCTION

Wells Cargo and your selling dealer thank you for selecting one of our quality products. Our commitment to you and your trailer begins with quality protection and service. In the unlikely event you require warranty service, **your selling dealer is your first stop and primary contact** with the manufacturer. Certain warranty repairs require special training, tools and/or equipment. In such cases, it is manufacturer's responsibility and prerogative alone to determine the best course of action and suitable facility to properly repair trailer. See complete limited warranty for details.

WELLS CARGO TRAILERS LIMITED WARRANTY

American Cargo Group, Inc., d/b/a Wells Cargo of IN, Inc. ("the Manufacturer" or "Wells Cargo") hereby warrants to the original purchaser of the Trailer ("the Purchaser") that the Manufacturer shall repair any defects with the trailer purchased by the Purchaser ("the Trailer") relating to materials or workmanship and attributable to the Manufacturer, subject to the limitations and exclusions set forth below. The warranties described below will hereafter be identified as "this Warranty". The term of this Warranty is measured from the date of the original purchase of the Trailer by the Purchaser. **THIS WARRANTY IS NOT TRANSFERABLE TO SUBSEQUENT OWNERS AND IS NOT APPLICABLE TO THE RENTAL OF ANY PRODUCTS.**

The duration of "Structural" and "Limited" warranties, per model, are noted below:

WELLS CARGO WARRANTY CHART BY MODEL	
	
UltraLav Mobile Restroom Trailers	
3-Year Structural Warranty	
1-Year Limited	

THE MANUFACTURER'S STRUCTURAL WARRANTY COVERAGE:

The Manufacturer warrants the following items, and only the following items, in materials and workmanship for a period of: three (3)-years from the date of purchase by the Purchaser: main rails, cross members, wall posts, roof bows/trusses, tongue a-frame, structural welds, corner posts, outriggers, wheel wells, headers, rear perimeter, and ramp door structure.

*Length of structural warranty varies by model – see chart above.

THE MANUFACTURER'S 1-YEAR LIMITED WARRANTY

COVERAGE: The Manufacturer also warrants the following items, and only the following items, in materials and workmanship for a one (1)-year period from the date of purchase by the Purchaser: plumbing, fasteners, windows, doors, seals, sealant, prefinished exterior metal including bonding, fenders, undercoating, fiberglass, caps, aluminum trim, floors, wood trim, rolled good floors, cabinets, cabinet components, electrical components, lights, mechanical jacks, locks, paint finish, interior walls, vents, ramp hinges, stone guard, and carpet.

THE MANUFACTURER'S 1-YEAR LIMITED CORROSION WARRANTY COVERAGE:

The Manufacturer warrants the paint coating on exposed steel (A-Frame, Rear End Rail, Rear Hoop, and Door Framing) and exposed chassis undercoating in materials and workmanship for a period of one (1)-year, from the date of purchase by the Purchaser.

PAINT & UNDERCOATING EXCLUSIONS: (1.) Damage/Corrosion due to normal wear and tear, (2.) Damage/Corrosion caused by abuse or misuse, (3) Damage/Corrosion caused by collision, falling, scratches, road debris, rock/gravel impact, etc. (4.) Damage/Corrosion caused by animal waste, harmful chemicals, anti-icing agents including but not limited to Sodium Chloride (rock salt), Magnesium Chloride, Calcium Chloride, and other caustic substances, (5.) Damage/Corrosion caused by natural disaster and acts of God such as fire, flood, wind, and lighting, etc., (6.) changes to the coating that does not impact anti-corrosive properties such as color change, gloss change, etc.

ITEMS EXCLUDED FROM THIS WARRANTY: Items not covered by this Warranty are: axles, axle components, tow in and tow out on axles, camber on axles, tires, rims, air conditioners, generators, awnings, winches, electrical jacks, food service equipment, beverage service equipment, water heaters, refrigerators, toilets, landing gear, stove/cook top, microwave, TVs, VCRs, DVD players, stereo equipment, furniture, water pumps, furnaces, car hoists, lift gates, living quarters, couplers, batteries, ramp door springs, and any other items not manufactured by Wells Cargo. Some or all of the above items may have warranties from their respective manufacturers which Wells Cargo does not guarantee, but any such claims made to Wells Cargo will be passed through to the manufacturer of the item at issue.

CLAIMS EXCLUDED FROM THIS WARRANTY: The Manufacturer is not responsible for claims relating to any of the following: (1) any type of defacing, including scratches, dents, chips, tears, or defacing on any surface not caused by the Manufacturer; (2) inadequate or improper routine maintenance; (3) damage from unauthorized repairs, abuse, misuse, neglect, or overloading (as determined by the Gross Vehicle Weight Ratio ("GVWR")); (4) metal corrosion from fertilizers, cement, caustic chemicals, etc.; (5) damage caused from improper hitch ball or tow vehicle hook up; (6) damage to any contents of the Trailer, regardless of cause; (7) damage caused by loose or improperly torqued lug nuts; (8) paint, decals, or graphics regardless of cause; (9) off road usage; (10) damage from snow and/or ice accumulation on the Trailer's roof; (11) tow vehicle wiring; (12) tire alignment; (13) deterioration of paint or general appearance due to use or exposure; (14) damage caused by loose fasteners due to not maintaining necessary tightness of these items; (15) damage caused from towing a trailer under the 10,000 pound GVWR that is towed by any vehicle which exceeds a one (1) ton towing capacity; (16) damage caused by using a towing vehicle to tow a trailer whose weight exceeds the tow vehicle's manufacturer's specification; (17) damage to any tow vehicle; (18) damage caused by acts of God or terrorism; (19) damage caused by theft or vandalism; (20) corrosion or rust damage; (21) variances in tongue/hitch weight caused by improper load configurations; (22) damages caused by excessive "point loads" (i.e., exceptionally concentrated load vs. a properly distributed load); (23) any commercial misuse or misapplication including, but not limited to, improper loading, negligence, alteration, accident, lack of reasonable operation and deficient maintenance.

THIS WARRANTY WILL BE VOIDED BY ANY REPAIR OR MODIFICATION TO THE TRAILER, OR ADDITION OF ACCESSORIES TO THE TRAILER, BY ANYONE OTHER THAN WELLS CARGO OR AN APPROVED WELLS CARGO DEALER.

The Manufacturer will not be responsible for work performed by a non-Wells Cargo dealer or service center, unless the Manufacturer gives prior written authorization. The Manufacturer's determination of whether the Trailer has been abused or misused by the Purchaser is final and binding on the Purchaser regarding the Purchaser's rights under this Warranty.

MANUFACTURER'S OBLIGATION

The Manufacturer's sole obligation under this Warranty and Purchaser's sole remedy is for the Manufacturer to repair all defects in materials and workmanship covered by this Warranty. The Manufacturer will not be obligated, in any way, to replace the Trailer or to refund the purchase price of the Trailer unless Wells Cargo determines, in its sole judgment, that the trailer cannot be repaired. In addition, Wells Cargo shall not be obligated to pay for any repairs made to the Trailer by or on behalf of the Purchaser without express prior written approval by Wells Cargo. Wells Cargo will attempt to remedy all defects within a reasonable time.

THE PURCHASER'S OBLIGATIONS – HOW TO OBTAIN WARRANTY SERVICE

The Purchaser must notify his/her selling dealer of any defects in material or workmanship immediately upon discovery of the defect. It is the selling dealer's responsibility to notify the Manufacturer of any warrantable issues and to request authorization and replacement warranty parts. The Purchaser is required to have the trailer registered by the dealer or via the www.WellsCargo.com web site within thirty (30) days of purchasing the trailer to obtain Warranty service. **THIS WARRANTY WILL NOT APPLY IF A COMPLETED WARRANTY REGISTRATION IS NOT ON RECORD WITH THE MANUFACTURER.** Purchaser is responsible for all costs, incurred to obtain Warranty service, including towing, transportation, meals, and lodging expenses.

LIMITATION OF LIABILITY

IN CONNECTION WITH THIS WARRANTY, THE MANUFACTURER EXCLUDES ALL LIABILITY, WHETHER BASED ON CONTRACT (EXPRESS OR IMPLIED), TORT, OR PRODUCT LIABILITY, FOR ANY DAMAGES OTHER THAN THE LIABILITY ASSOCIATED WITH THE REPAIR OF ANY DEFECTIVE ITEM AS SET FORTH IN THIS WARRANTY. THE MANUFACTURER ALSO SHALL NOT BE LIABLE FOR ANY PUNITIVE, SPECIAL, INDIRECT, INCIDENTAL, OR CONSEQUENTIAL DAMAGES OF ANY KIND, OR FOR LOSS OF REVENUE, PROFITS, LOSS OF BUSINESS, LOSS OF USE OF THE PRODUCT, ATTORNEY FEES, OR OTHER FINANCIAL LOSS ARISING OUT OF OR IN CONNECTION WITH THE SALE, MAINTENANCE, USE, OR FAILURE OF THE TRAILER, EVEN IF THE MANUFACTURER HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. THE MANUFACTURER'S LIABILITY UNDER THIS WARRANTY DOES NOT INCLUDE, AND SPECIFICALLY EXCLUDES, LIABILITY FOR THE PURCHASER'S HOTEL OR OTHER LODGING EXPENSES, FOOD AND OTHER LIVING OR TRAVEL EXPENSES, AND FUEL EXPENSES.

LIMITATIONS OF IMPLIED WARRANTIES

THE MANUFACTURER MAKES NO EXPRESS OR IMPLIED WARRANTIES OTHER THAN AS SPECIFICALLY SET FORTH IN THIS WARRANTY. THE MANUFACTURER EXPRESSLY LIMITS THE DURATION OF ALL IMPLIED WARRANTIES OF MERCHANTABILITY, ALL IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE, AND ALL OTHER IMPLIED WARRANTY PERIODS ARE EXPRESSLY LIMITED TO THE EXPRESS WARRANTY PERIODS SET FORTH IN THIS WARRANTY. ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND ALL IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE ARE HEREBY DISCLAIMED AFTER EXPIRATION OF THE EXPRESS WARRANTY PERIODS.

DESIGN CHANGES

The Manufacturer reserves the right to change the design of its Trailers from time to time without notice and with no obligation to make corresponding changes in any Trailers previously manufactured.

LEGAL REMEDIES OF PURCHASER

THIS WARRANTY GIVES YOU SPECIFIC LEGAL RIGHTS, AND YOU MAY HAVE OTHER RIGHTS WHICH MAY VARY FROM STATE TO STATE. No action to enforce this Warranty shall be effective if it is commenced after the expiration of the applicable Warranty Periods set forth above, or later than 180 days after the discovery of the defect—whichever date is earliest.

WARRANTY

