



## Carson Reclamation Authority

Monday, May 4, 2026  
701 East Carson Street  
City Hall

4:00 PM

Lula Davis-Holmes, Authority Chair

Cedric Hicks, Authority Vice Chair

Ray Aldridge, Jr., Board Member

Lillian Hopson, Board Member

Dianne Thomas, Board Member

This Agenda and corresponding staff reports can be found on the City of Carson website at [www.ci.carson.ca.us](http://www.ci.carson.ca.us)

***“In accordance with the Americans with Disabilities Act of 1990, if you require a disability related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please call the City Clerk’s office at 310-952-1720 at least 48 hours prior to the meeting.” (Government Code Section 54954.2)***

### PUBLIC INFORMATION

The public may address the members of the Carson Reclamation Authority on matters within the jurisdiction of the Authority during the designated public comment periods. There will be two oral communication sessions: one on items ON the agenda, and another on the matters NOT on the agenda. The Oral Communications portion of the agenda is limited to one hour, with comments from each speaker limited to 3 minutes depending on the number of speakers, unless otherwise approved by the board.

### IF YOU ARE NOT ABLE TO ATTEND THE MEETING IN-PERSON, PUBLIC COMMENTS CAN BE SUBMITTED BEFORE THE MEETING VIA:

- **Email:** [cityclerk@carsonca.gov](mailto:cityclerk@carsonca.gov) (up to 2 hours prior to the start of the meeting).
- **Written:** Delivered to the City Clerk’s Office at City Hall (up to 2 hours prior to the start of the meeting).

Emailed and written comments received by the City Clerk’s Office may not be read aloud during the meeting but will be provided to the Board and incorporated into the record.

### PUBLIC VIEWING OF THIS MEETING WILL BE AVAILABLE BY:

- **Livestream:** [www.carsonca.gov](http://www.carsonca.gov)
- **YouTube:** [www.youtube.com/@CityofCarsonCalifornia](http://www.youtube.com/@CityofCarsonCalifornia)
- **Cable TV:** Spectrum (Channel 35) and ATT (Channel 99)

### RULES OF DECORUM:

1. *No person attending a Public Meeting shall engage in disorderly or boisterous conduct, including but not limited to applause, whistling, stamping of feet, booing, or making any loud, threatening, profane, abusive, personal, impertinent, or slanderous utterance-that disturbs, disrupts, or otherwise impedes the orderly conduct of the meeting.*
2. *All remarks by members of the public shall be addressed to the Mayor or the Chair and not to any other member of the public or to any single Council, Board or Commission Member unless in response to a question from that Member.*
3. *Signs, placards, banners, or other similar items shall not be permitted in the audience during a Public Meeting if the presence of such item disturbs, disrupts or otherwise impedes the orderly conduct of the meeting.*
4. *All persons attending a Public Meeting shall remain seated in the seats provided, unless addressing the body at the podium or entering or leaving the meeting.*
5. *All persons attending a Public Meeting shall obey any lawful order of the Presiding Officer to enforce the Rules of Decorum.*

- *Treat everyone courteously*
- *Listen to others respectfully*
- *Exercise self-control*
- *Give open-minded consideration to all viewpoints*
- *Focus on the issues and avoid personalizing debate*
- *Embrace respectful disagreement and dissent as democratic rights that are inherent components of an inclusive public process and rolls for forging sound decisions*

*Everyone is urged to take appropriate health safety precautions before entering Carson City Hall. Wearing a mask is not required but highly recommended for those who are experiencing any airborne illness symptoms.*

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**CALL TO ORDER: CARSON RECLAMATION AUTHORITY (4:00PM)**

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**ROLL CALL (AUTHORITY SECRETARY)**

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**FLAG SALUTE**

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**INVOCATION**

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**CLOSED SESSION**

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**1. CONFERENCE WITH REAL PROPERTY NEGOTIATOR  
RECOMMENDED ACTION**

– A closed session will be held, pursuant to Government Code Section 54956.8, to enable the Authority Board to consider negotiations with Carson Goose Owner, LLC, and to give direction to its negotiator John Raymond, Executive Director, regarding that certain real property known Cells 3, 4, and 5 at 20400 S. Main Street, Carson. The Authority's real property negotiator will seek direction from the Authority Board regarding the status, price and terms of payment for the property.

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**REPORT ON ANY PUBLIC COMMENTS ON CLOSED SESSION ITEMS (AUTHORITY SECRETARY)**

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**ANNOUNCEMENT OF CLOSED SESSION ITEMS (AUTHORITY COUNSEL)**

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**RECESS INTO CLOSED SESSION**

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**RECONVENE INTO OPEN SESSION**

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**REPORT ON CLOSED SESSION ACTIONS (AUTHORITY COUNSEL)**

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**ORAL COMMUNICATIONS FOR MATTERS LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC)**

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The public may address the members of the Carson Reclamation Authority on any matters within the jurisdiction of the Carson Reclamation Authority. No action may be taken on non-agendized items except as authorized by law. Speakers are limited to no more than three minutes, speaking once.

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**APPROVAL OF MINUTES**

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**2. APPROVAL OF THE FOLLOWING CARSON RECLAMATION AUTHORITY MEETING MINUTES: MARCH 2, 2026  
(REGULAR) AND APRIL 6, 2026 (REGULAR)****RECOMMENDED ACTION**

– APPROVE the minutes as listed.

## **CONSENT**

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3. CONSIDER THE MONTHLY RESERVES AND CASH REPORT FOR THE CARSON RECLAMATION AUTHORITY FOR MONTH ENDING MARCH 31, 2026  
RECOMMENDED ACTION
  
4. CONSIDER APPROVAL OF CARSON RECLAMATION AUTHORITY CLAIMS & DEMANDS RESOLUTION NO. 26-07-CRJPA  
RECOMMENDED ACTION  
– APPROVE RESOLUTION NO. 26-07-CRJPA
  
5. CONSIDER RENEWAL OF A PUBLIC ENTITY LIABILITY POLICY FROM CHUBB COMPANIES USA, WRITTEN BY ACE AMERICAN INSURANCE COMPANY, PROCURED THROUGH MARSH USA, INC. IN AN AGGREGATE LIMIT OF NO MORE \$10,000,000 AND A PREMIUM AMOUNT NOT TO EXCEED \$190,000.00 AND AUTHORIZE EXECUTIVE DIRECTOR TO BIND THE POLICY AND EXECUTE RELATED DOCUMENTS  
RECOMMENDED ACTION  
– APPROVE binding coverage under the ACE American Insurance Company Public Entity Liability Policy, procured from Chubb Companies USA through Marsh USA, Inc., with an aggregate limit of liability of no more than \$10,000,000 and a premium amount not to exceed \$190,000.00.  
– AUTHORIZE the Executive Director to bind coverage on behalf of the CRA and to execute any related documents.
  
6. CONSIDER AN UPDATE TO THE LENARDO DRIVE CONSTRUCTION PROJECT FOR MAY 2026  
RECOMMENDED ACTION  
– RECEIVE AND FILE

## **DISCUSSION**

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### **ORAL COMMUNICATIONS FOR MATTERS NOT LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC)**

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### **ORAL COMMUNICATIONS (AUTHORITY MEMBERS)**

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## **ADJOURNMENT**

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*Date Posted: April 30, 2026*



**Carson Reclamation  
Authority**

701 East Carson Street

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## **Report to Carson Reclamation Authority**

Monday, May 4, 2026, 4:00 PM

CLOSED SESSION 1.

To: Carson Reclamation Authority  
From: John Raymond, Executive Director  
Subject: CONFERENCE WITH REAL PROPERTY NEGOTIATOR

### **I. SUMMARY**

### **II. RECOMMENDATION**

A closed session will be held, pursuant to Government Code Section 54956.8, to enable the Authority Board to consider negotiations with Carson Goose Owner, LLC, and to give direction to its negotiator John Raymond, Executive Director, regarding that certain real property known Cells 3, 4, and 5 at 20400 S. Main Street, Carson. The Authority's real property negotiator will seek direction from the Authority Board regarding the status, price and terms of payment for the property.

### **III. ALTERNATIVES**

### **IV. BACKGROUND**

### **V. FISCAL IMPACT**

### **VI. EXHIBITS**



# Carson Reclamation Authority

701 East Carson Street

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## Report to Carson Reclamation Authority

Monday, May 4, 2026, 4:00 PM

APPROVAL OF MINUTES 2.

To: Carson Reclamation Authority

From: Dr. Khaleah K. Bradshaw, Authority Secretary

Subject: APPROVAL OF THE FOLLOWING CARSON RECLAMATION AUTHORITY MEETING MINUTES:  
MARCH 2, 2026 (REGULAR) AND APRIL 6, 2026 (REGULAR)

### I. SUMMARY

The Authority Secretary is seeking approval of the following minutes:

- Monday, March 2, 2026 (Regular)
- Monday, April 6, 2026 (Regular)

### II. RECOMMENDATION

**APPROVE** the minutes as listed.

### III. ALTERNATIVES

None.

### IV. BACKGROUND

None.

### V. FISCAL IMPACT

None.

### VI. EXHIBITS

1. Minutes, March 2, 2026 (Regular)
2. Minutes, April 6, 2026 (Regular)

Prepared by: Dr. Khaleah K. Bradshaw, Authority Secretary and Joy Simarago, Deputy Authority Secretary

**Attachments**

[Minutes - CRA Reg Mtg 03-02-26](#)

[Minutes - CRA Reg Mtg 04-06-26](#)



**Monday, March 2, 2026  
701 East Carson Street  
City Hall  
4:00 PM**

**CARSON RECLAMATION AUTHORITY  
REGULAR MEETING**

**MINUTES**

**Lula Davis-Holmes, Authority Chair**

**Cedric Hicks, Sr., Authority Vice Chair**

**Ray Aldridge, Jr., Board Member**

**Lillian Hopson, Board Member**

**Dianne Thomas, Board Member**

**CALL TO ORDER: CARSON RECLAMATION AUTHORITY (4:00PM)**

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A recording of the Rules of Decorum was presented at the meeting.

The meeting was called to order at 4:09 P.M. by Authority Vice Chair Cedric Hicks, Sr. in the Helen Kawagoe Council Chambers, Carson City Hall, located at 701 E. Carson Street, Carson, California 90745.

**ROLL CALL (AUTHORITY SECRETARY)**

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Deputy Authority Secretary Joy Simarago noted the following:

Authority Board Members Present:

Authority Chair Lula Davis-Holmes

Authority Vice Chair Cedric Hicks, Sr.

Board Member Ray Aldridge, Jr.

Board Member Lillian Hopson

Board Member Dianne Thomas

Also Present:

Monica Cooper, Authority Treasurer; and John Raymond, Executive Director

**FLAG SALUTE**

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Board Member Aldridge, Jr. led the Pledge of Allegiance.

## INVOCATION

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Board Member Thomas gave the invocation.

## ORAL COMMUNICATIONS FOR MATTERS LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC)

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None.

## APPROVAL OF MINUTES

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1. APPROVAL OF THE FOLLOWING CARSON RECLAMATION AUTHORITY MEETING MINUTES:  
FEBRUARY 2, 2026 (REGULAR)- 4:11 PM

### RECOMMENDED ACTION

— APPROVE the minutes as listed.

**To Approve motion by Dianne Thomas seconded by Lillian Hopson resulting in 4-0-1-0-0  
Abstained by Lula Davis-Holmes**

## CONSENT

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Authority Chair Davis-Holmes requested to remove Consent Items No. 3, 4, and 5 for discussion.

**To Approve motion by Dianne Thomas seconded by Lillian Hopson resulting in 5-0-0-0-0**

2. CONSIDER APPROVAL OF CARSON RECLAMATION AUTHORITY CLAIMS & DEMANDS  
RESOLUTION NO. 26-04-CRJPA- 4:12 PM

### RECOMMENDED ACTION

— APPROVE RESOLUTION NO. 26-04-CRJPA

**ACTION: Item No. 2 was approved on Consent.**

3. CONSIDER THE MONTHLY RESERVES AND CASH REPORT FOR THE CARSON RECLAMATION  
AUTHORITY FOR MONTH ENDING JANUARY 31, 2026

**\*\* Item was Removed from Consent**

### RECOMMENDED ACTION

— RECEIVE and FILE

Item No. 3 was heard after approval of Consent Item No. 2.

Authority Chair Davis-Holmes requested a report.

Authority Treasurer Cooper gave a report.

Executive Director Raymond elaborated on the report.

Questions were asked and answered.

**ACTION: Authority Chair Davis-Holmes ordered this item Received and Filed with no objection heard.**

4. RECEIVE AND FILE A REPORT ON AN AGREED UPON PROCEDURES AUDIT RELATED TO THE LENARDO DRIVE EXPENDITURES FOR THE PERIOD ENDING JUNE 30, 2025 BY VASQUEZ & COMPANY LLP

**\*\* Item was Removed from Consent**

RECOMMENDED ACTION

— RECEIVE and FILE this report.

Authority Chair Davis-Holmes requested a report.

Executive Director Raymond gave a report.

Questions were asked and answered.

**ACTION: Authority Chair Davis-Holmes ordered this item Received and Filed with no objection heard.**

5. CONSIDER AN UPDATE TO THE LENARDO DRIVE CONSTRUCTION PROJECT FOR FEBRUARY 2026

**\*\* Item was Removed from Consent**

RECOMMENDED ACTION

— RECEIVE AND FILE

Board Member Thomas asked about the status of Southern California Edison.

Executive Director Raymond responded to her question.

**Motion to establish the Lenardo Drive Construction Project Ad Hoc Committee to consist of Authority Chair Davis-Holmes and Board Member Thomas submitted by Authority Chair Davis-Holmes seconded by Authority Vice Chair Hicks, Sr. resulting in 5-0-0-0-0**

DISCUSSION

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6. CONSIDER APPOINTMENTS TO THE POSITION OF THE AUTHORITY CHAIR AND OF THE AUTHORITY VICE-CHAIR FOR THE CARSON RECLAMATION AUTHORITY.

RECOMMENDED ACTION

— NOMINATE AND VOTE FOR ONE MEMBER OF THE BOARD OF DIRECTORS TO SERVE IN THE POSITION OF AUTHORITY CHAIR.

— NOMINATE AND VOTE FOR ONE MEMBER OF THE BOARD OF DIRECTORS TO SERVE IN THE POSITION OF AUTHORITY VICE-CHAIR.

— RATIFY THE APPOINTMENT OF THE CHAIR AND THE APPOINTMENT OF THE VICE-CHAIR.

**Motion to nominate current Authority Chair Lula Davis-Holmes to be re-elected to serve in the position of Authority Chair, nominate current Authority Vice Chair Cedric Hicks, Sr. to be re-elected to serve in the position of Authority Vice Chair, and ratify the appointments submitted by Board Member Thomas seconded by Board Member Hopson resulting in 5-0-0**

ORAL COMMUNICATIONS FOR MATTERS NOT LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC)

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None.

ORAL COMMUNICATIONS (AUTHORITY MEMBERS)

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Board Member Thomas thanked and praised staff for an excellent job with the Black History Program that was held Friday, February 27, 2026, which was well attended. She also thanked the Carson Citizens Cultural Arts Foundation (CCCAF) for their participation and support of the event.

Board Member Hopson announced her husband Bill's birthday on Wednesday and wished him a Happy Birthday.

Board Member Aldridge, Jr. stated he received his reminder notice to file his Form 700 which is due at the end of March.

Authority Chair Davis-Holmes acknowledged the Form 700 is due by April 1, 2026. She announced the State of the City on March 19, 2026, at 11:00 A.M., Carson Community Center; must RSVP to attend. She thanked Executive Director Raymond for his work.

ANNOUNCEMENT OF UNFINISHED OR CONTINUED CLOSED SESSION ITEMS (AS NECESSARY)

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None.

ADJOURNMENT

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The meeting was adjourned at 4:58 P.M. by Authority Chair Davis-Holmes.

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Lula Davis-Holmes

Authority Chair

ATTEST:

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Dr. Khaleah K. Bradshaw

Authority Secretary



**Monday, April 6, 2026  
701 East Carson Street  
City Hall  
4:00 PM**

**CARSON RECLAMATION AUTHORITY  
REGULAR MEETING**

**MINUTES**

**Lula Davis-Holmes, Authority Chair**

**Cedric Hicks, Sr., Authority Vice Chair**

**Ray Aldridge, Jr., Board Member**

**Lillian Hopson, Board Member**

**Dianne Thomas, Board Member**

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**CALL TO ORDER: CARSON RECLAMATION AUTHORITY (4:00PM)**

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A recording of the Rules of Decorum was presented at the meeting.

The meeting was called to order at 4:03 P.M. by Authority Vice Chair Hicks, Sr. in the Helen Kawagoe Council Chambers, Carson City Hall, located at 701 E. Carson Street, Carson, California 90745.

**ROLL CALL (AUTHORITY SECRETARY)**

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Authority Secretary, Dr. Khaleah K. Bradshaw noted the following:

Authority Board Members Present:

Authority Vice Chair Cedric Hicks, Sr.

Board Member Ray Aldridge, Jr.

Board Member Lillian Hopson

Board Member Dianne Thomas

Authority Board Members Absent:

Authority Chair Lula Davis-Holmes (Entered at 4:05 P.M.)

Also Present:

Monica Cooper, Authority Treasurer; Danny Aleshire, Assistant Authority Counsel; and John Raymond, Executive Director

## FLAG SALUTE

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Board Member Aldridge, Jr. led the Pledge of Allegiance.

## INVOCATION

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Board Member Thomas gave the invocation.

## CLOSED SESSION

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### 1. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

#### RECOMMENDED ACTION

— A closed session will be held, pursuant to Government Code Section 54956.8, to enable the Authority Board to consider negotiations with Carson Goose Owner, LLC, and to give direction to its negotiator John Raymond, Executive Director, regarding that certain real property known Cells 3, 4, and 5 at 20400 S. Main Street, Carson. The Authority's real property negotiator will seek direction from the Authority Board regarding the status, price and terms of payment for the property.

**ACTION: No reportable action was taken.**

## REPORT ON ANY PUBLIC COMMENTS ON CLOSED SESSION ITEMS (AUTHORITY SECRETARY)

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None.

## ANNOUNCEMENT OF CLOSED SESSION ITEMS (AUTHORITY COUNSEL)

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Assistant Authority Counsel Aleshire announced the Closed Session item.

(Authority Chair Davis-Holmes entered the meeting at 4:05 P.M.)

## RECESS INTO CLOSED SESSION

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The meeting was recessed at 4:05 P.M. by Authority Vice Chair Hicks, Sr. to Closed Session.

## RECONVENE INTO OPEN SESSION

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The meeting was reconvened at 5:19 P.M. by Authority Vice Chair Hicks, Sr. with all members previously noted present.

## REPORT ON CLOSED SESSION ACTIONS (AUTHORITY COUNSEL)

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Assistant Authority Counsel Aleshire provided the Closed Session Report.

## ORAL COMMUNICATIONS FOR MATTERS LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC)

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None.

## CONSENT

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Executive Director Raymond asked to continue Item No. 7 to a future meeting.

**To Approve motion by Dianne Thomas seconded by Cedric Hicks resulting in 5-0-0-0-0**

2. CONSIDER APPROVAL OF CARSON RECLAMATION AUTHORITY CLAIMS & DEMANDS  
RESOLUTION NO. 26-05-CRJPA- 5:20 PM

RECOMMENDED ACTION

— APPROVE RESOLUTION NO. 26-05-CRJPA

**ACTION: Item No. 2 was approved on Consent.**

3. CONSIDER THE MONTHLY RESERVES AND CASH REPORT FOR THE CARSON RECLAMATION  
AUTHORITY FOR MONTH ENDING FEBRUARY 28, 2026

RECOMMENDED ACTION

— RECEIVE and FILE

**ACTION: Item No. 3 was approved on Consent.**

4. CONSIDER AN UPDATED GLOSSARY OF TERMS RELATED TO THE DEVELOPMENT OF THE  
FORMER CAL COMPACT LANDFILL ("CCLF PROPERTY")

RECOMMENDED ACTION

— RECEIVE AND FILE

**ACTION: Item No. 4 was approved on Consent.**

5. CONSIDER ADOPTING RESOLUTION NO. 26-06-CRJPA, A RESOLUTION OF THE CARSON  
RECLAMATION AUTHORITY, ADOPTING A RECORDS RETENTION SCHEDULE FOR THE AUTHORITY

RECOMMENDED ACTION

— WAIVE further reading and ADOPT Resolution No. 26-06-CRJPA, "A RESOLUTION OF THE  
CARSON RECLAMATION AUTHORITY, ADOPTING a RECORDS RETENTION SCHEDULE  
FOR THE AUTHORITY"

**ACTION: Item No. 5 was approved on Consent.**

6. CONSIDER AN UPDATE TO THE LENARDO DRIVE CONSTRUCTION PROJECT FOR MARCH 2026

RECOMMENDED ACTION

— RECEIVE AND FILE

**ACTION: Item No. 6 was approved on Consent.**

7. CONSIDER A CONTRACT SERVICES AGREEMENT WITH TRANSTECH ENGINEERS, INC. FOR INTERNAL PROJECT MANAGEMENT ON THE LENARDO DRIVE PROJECT AND CERTAIN OTHER CONSTRUCTION PROJECTS AT THE CAL COMPACT LANDFILL

RECOMMENDED ACTION

— APPROVE a Contract Services Agreement with Transtech Engineers, Inc. for on-call project management and oversight services in the amount not-to-exceed \$468,000.

— AUTHORIZE the Executive Director to execute the Transtech Engineers, Inc. Services Agreement following approval as to form by the Authority Counsel.

**ACTION: Authority Vice Chair Hicks, Sr. continued Item No. 7 with no objection heard.**

DISCUSSION

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Done.

ORAL COMMUNICATIONS FOR MATTERS NOT LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC)

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None.

ORAL COMMUNICATIONS (AUTHORITY MEMBERS)

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None.

ADJOURNMENT

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The meeting was adjourned at 5:22 P.M. by Authority Chair Davis-Holmes.

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Lula Davis-Holmes

Authority Chair

ATTEST:

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Dr. Khaleah K. Bradshaw

Authority Secretary



# Carson Reclamation Authority

701 East Carson Street

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## Report to Carson Reclamation Authority

Monday, May 4, 2026, 4:00 PM

CONSENT 3.

To: Carson Reclamation Authority

From:

Subject: CONSIDER THE MONTHLY RESERVES AND CASH REPORT FOR THE CARSON RECLAMATION AUTHORITY FOR MONTH ENDING MARCH 31, 2026

### I. SUMMARY

Submitted to the Carson Reclamation Authority Board members is the monthly Reserves and Cash report:

Available cash as of March 31, 2026: \$2,695,176.46

Balance of reserve funds as of March 31, 2026: \$14,533,744.33

### II. RECOMMENDATION

**RECEIVE** and **FILE**.

### III. ALTERNATIVES

**TAKE** another action the Board deems appropriate.

### IV. BACKGROUND

The monthly Investment and Cash report is submitted to the Carson Reclamation Authority Board to ensure the legislative body is kept abreast of the value of the reserve funds and available cash. The Treasurer attests to the Authority's assets and not the sufficiency.

### V. FISCAL IMPACT

None.

### VI. EXHIBITS

1. Carson Reclamation Authority Reserve Holdings

**Attachments**

[CRA Report March 2026](#)



**Reclamation Authority**  
**Reserve Holdings**  
**As of March 31, 2026**

Description	CUSIP/Ticker	Security Type	YTM @ Cost	Face Amount/Shares	Cost Value	Market Value	% of Portfolio
<b>Carson Reclamation Authority</b>							
LOCAL AGENCY INVESTMENT FUND LGIP	LAIF-9070	Local Government Investment Pool	3.826	183.71	183.71	183.71	0.00
Sub Total / Average Carson Reclamation Authority			3.826	183.71	183.71	183.71	0.00
<b>Carson Reclamation Authority #2</b>							
BNY Cash Reserve Cash	MM7946	Cash	0.280	13,467,705.92	13,467,705.92	13,467,705.92	92.67
FHLB 4 3/23/2029	3130B9WT3	FHLB Bond	4.000	1,000,000.00	1,000,000.00	996,820.00	6.88
Sub Total / Average Carson Reclamation Authority #2			0.537	14,467,705.92	14,467,705.92	14,464,525.92	99.55
<b>Carson Reclamation Authority Remediation</b>							
D. Treasury Cash Management Cash	946933	Cash	3.520	65,854.70	65,854.70	65,854.70	0.45
Sub Total / Average Carson Reclamation Authority Remediation			3.520	65,854.70	65,854.70	65,854.70	0.45
Total / Average			0.551	14,533,744.33	14,533,744.33	14,530,564.33	100



**Carson Reclamation  
Authority**

701 East Carson Street

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## Report to Carson Reclamation Authority

Monday, May 4, 2026, 4:00 PM

CONSENT 4.

To: Carson Reclamation Authority

From:

Subject: CONSIDER APPROVAL OF CARSON RECLAMATION AUTHORITY CLAIMS & DEMANDS  
RESOLUTION NO. 26-07-CRJPA

### I. SUMMARY

RESOLUTION NO. 26-07-CRJPA, A RESOLUTION OF THE CARSON RECLAMATION AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF **\$634,636.81**.

### II. RECOMMENDATION

**APPROVE** RESOLUTION NO. 26-07-CRJPA.

### III. ALTERNATIVES

NONE.

### IV. BACKGROUND

THE CARSON RECLAMATION AUTHORITY DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. The claims and demands listed in this Resolution have been reviewed for accuracy and compliance with the budget and applicable agreements and are hereby ratified in the amount hereinafter set forth:

Section 2. On May 4, 2026, the Carson Reclamation Authority ratified the said claims and demands and authorization was given to the Authority Treasurer to pay, out of the Authority funds, to each of the claimants listed above, the amount of claims appearing opposite their respective names, for the purpose stated on the respective demands, making a total of **\$634,636.81**.

Section 3. That the Authority Secretary shall certify to the passage and adoption of this Resolution and enter it into the book of original resolutions.

PASSED, APPROVED and ADOPTED this 4TH DAY OF MAY, 2026.

CARSON RECLAMATION AUTHORITY, a public body

By:

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AUTHORITY CHAIRMAN, LULA  
DAVIS-HOLMES

ATTEST:

\_\_\_\_\_  
AUTHORITY SECRETARY, DR. KHALEAH BRADSHAW

APPROVED AS TO FORM:

\_\_\_\_\_  
AUTHORITY COUNSEL, SUNNY SOLTANI

**V. FISCAL IMPACT**

CERTIFICATION

In accordance with §37202 of the California Government Code, I hereby certify that the above demands are accurate and that funds are available for payment thereof. I certify under penalty of perjury that the foregoing is true and correct.

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES )  
CITY OF CARSON )

I, Dr. Khaleah K. Bradshaw, City Clerk of the City of Carson, California, hereby attest to and certify that the foregoing resolution, being Resolution No. 26-07-CRJPA, adopted by the City of Carson City Council at its meeting held on May 4, 2026, by the following vote:

AYES: AUTHORITY BOARD MEMBERS:

NOES: AUTHORITY BOARD MEMBERS:

ABSTAIN: AUTHORITY BOARD MEMBERS:

ABSENT: AUTHORITY BOARD MEMBERS:

EXECUTED THE 4TH DAY OF MAY,  
2026 AT CARSON,CALIFORNIA:

\_\_\_\_\_  
EXECUTIVE DIRECTOR, JOHN  
RAYMOND

**VI. EXHIBITS**

1. DEMAND RESOLUTION #26-07-CRJPA
2. DEMAND RESOLUTION #26-07-CRJPA - Wires Only

**Attachments**

[Exhibit 1 CRA Demand Register - Checks.pdf](#)

[Exhibit 2 CRA Demand Register - Mar Wires Only.pdf](#)

**AP CHECK RECONCILIATION REGISTER**

FOR CASH ACCOUNT: 578-99-999-999-1031-

FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
1834	04/02/2026	PRINTED	001174 DEPARTMENT OF TOXIC SUBTA	99,136.77			Oct-Dec '25 project (cleanup) oversite
1835	04/02/2026	PRINTED	000129 SOUTHERN CALIFORNIA EDISO	7,265.68			Mar '26 electric utility
1836	04/09/2026	PRINTED	000070 LOS ANGELES COUNTY DEPT O	32.25			Annual sewer service charge
1837	04/16/2026	PRINTED	000079 CALIFORNIA WATER SERVICE	2,523.08			Mar '26 water utility
1838	04/23/2026	PRINTED	004417 SOCALGAS	7,074.80			Apr '26 gas utility
1839	04/23/2026	PRINTED	006769 U S BANK CORPORATE PAYMEN	75.00			Exec. Dir. conference registration
			6 CHECKS				
			CASH ACCOUNT TOTAL	116,107.58			.00

**AP CHECK RECONCILIATION REGISTER**

FOR CASH ACCOUNT: 578-99-999-999-1031-

FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
297	03/04/2026	WIRE	004084 RE SOLUTIONS, LLC	518,529.23		Jan '26 O&M, management fees	
			1 CHECKS	CASH ACCOUNT TOTAL	518,529.23		.00



# Carson Reclamation Authority

701 East Carson Street

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## Report to Carson Reclamation Authority

Monday, May 4, 2026, 4:00 PM

CONSENT 5.

To: Carson Reclamation Authority

From: John Raymond, Executive Director

Subject: CONSIDER RENEWAL OF A PUBLIC ENTITY LIABILITY POLICY FROM CHUBB COMPANIES USA, WRITTEN BY ACE AMERICAN INSURANCE COMPANY, PROCURED THROUGH MARSH USA, INC. IN AN AGGREGATE LIMIT OF NO MORE \$10,000,000 AND A PREMIUM AMOUNT NOT TO EXCEED \$190,000.00 AND AUTHORIZE EXECUTIVE DIRECTOR TO BIND THE POLICY AND EXECUTE RELATED DOCUMENTS

### I. SUMMARY

This action authorizes the Executive Director to approve and bind a renewal of a ACE Municipal Advantage Public Entity Liability Policy on behalf of the Carson Reclamation Authority offered by Chubb Companies USA, underwritten by ACE American Insurance Company. As in previous years, the CRA's broker Marsh recommends placing such a policy instead of a standard Directors and Officers Liability (D&O) policy to ensure that the public officials are adequately covered for their D&O exposure — personal liability as well as Errors and Omissions exposure (E&O) and Employment Practices Liability (EPL) exposure.

The current policy expires on June 17.

This policy is a much broader D&O type coverage and tailored to CRA in its capacity as a quasi-governmental agency making development decisions on environmentally contaminated property and includes both E&O and EPL in one policy form.

This year's premium of \$190,000.00 is up about 5.0% from last year, which was up 9.4% from the year before. The increase is due in part from the insurer's exposure in the CAM-Carson, LLC lawsuit but Chubb informed its brokers that all its policies would be increasing by at least 5.0% this year. Over the years the CRA has seen significant increases in quoted premium for the same coverage, from slightly less than \$80,000 in 2020 to \$130,040 in 2021 to \$180,351.00 in FY 2022/23, while maintaining the Self-Insured Retention (SIR) at \$250,000. This was due to ongoing significant changes in the public officials' liability market and the D&O markets overall. (SIR is similar to a deductible in personal insurance.) Part of the increase was also attributed to the claim activity by the CRA on the current policy due to the ongoing CAM-Carson, LLC litigation, which also reduced the number of other companies willing to provide quotes on the policy.

No insurers other than Chubb are able to write \$10 million limits. Zurich was unable to offer competitive terms; Liberty Mutual offered \$5 million in coverage, but at a premium higher than Chubb's for \$10 million; and QBE offered \$2.5 million for even more premium.

### II. RECOMMENDATION

**TAKE** the following action:

**APPROVE** binding coverage under the ACE American Insurance Company Public Entity Liability Policy, procured from Chubb Companies USA through Marsh USA, Inc., with an aggregate limit of liability of no more than \$10,000,000 and a premium amount not to exceed \$190,000.00.

**AUTHORIZE** the Executive Director to bind coverage on behalf of the CRA and to execute any related documents.

### III. ALTERNATIVES

**TAKE** another action deemed acceptable by the Authority Board.

### IV. BACKGROUND

Attached is a renewal proposal for coverage for a Public Entity Liability Policy (instead of standard D&O), Errors & Omissions (E&O), and Employment Practices Liability (EPL). This policy is a much broader D&O type coverage and tailored to CRA in its capacity as a quasi-governmental agency making development decisions on environmentally contaminated property and includes both E&O and EPL in one policy form.

This action would authorize the CRA Executive Director to approve and bind the renewal of the Public Entity Liability Policy on behalf of the Carson Reclamation Authority. This policy is broad and covers not just directors, and officers, but anyone employed or contracted to do work for CRA, if CRA indemnifies them. It is also retroactive and covers all the officials who have served on the CRA Board since its formation in early 2015.

The aggregate limit is shared for all D&O, E&O and EPL losses that occur within a policy period. Because CRA uses contractors there is third party EPL exposure; however, since the CRA does not have any employees of its own the EPL risk is lower.

This policy represents an increase of 5.0% over the quoted policy from last year. One challenge for the CRA over the past several years is that the Public Entity Liability marketplace is limited due to the severity of these types of claims. Insurers were already hesitant to provide capacity in California because most carriers are in the red and have paid more in claims than they've collected in premiums for the past 5 years — and the greater Los Angeles area is particularly avoided as it is the single most litigious area in the entire U.S. according to market data provided by the largest insurers.

Chubb is the market leader and has been the CRA's insurer since the first year; Marsh still recommends the primary \$10 million based on pricing and terms. Marsh uses the thorough set of submission documents that the CRA put together, along with their market leverage to present CRA as a sought-after risk.

This policy significantly broadens coverage particularly in areas that impact insured persons. Allegations of fraud and misconduct are material and could be uninsurable without the negotiated changes.

- Full prior acts coverage
- Coverage for Public Officials, Directors and Officers liability, Errors and Omissions, and Employment Practices defense and indemnity
- Covers personal liability and provides broad entity protection
- Only includes one E&O exclusion: Incidental medical malpractice
- Insurer's duty to defend (panel council requirements)
- Broad policy form and significantly enhanced coverage via negotiated manuscripted endorsements

### V. FISCAL IMPACT

The \$190,000 premium is in the anticipated range and included in the CRA's FY 2026-27 budget.

## **VI. EXHIBITS**

### 1. 2026-2027 Financial and Coverage Comparison (FCC) - CRA (5.2)

- 2026-2027 FCC\_CRA\_EXEC. Summary( Management Liability 4.28)1
- 2026-2027 FCC\_CRA\_Summary ( Management Liability 4.28)2
- 2026-2027 FCC\_CRA\_Marketing Activity ( Management Liability 4.28)3

## **Attachments**

[2026-2027 FCC\\_CRA\\_EXEC. Summary\( Management Liability 4.28\)1](#)

[2026-2027 FCC\\_CRA\\_Summary \( Management Liability 4.28\)2](#)

[2026-2027 FCC\\_CRA\\_Marketing Activity \( Management Liability 4.28\)3](#)



## 2026 Carson Reclamation Authority - Financial & Coverage Comparison

**Updated: April 22, 2026**

We are pleased to present the renewal terms for Carson Reclamation Authority's Public Entity Liability and Employment Practices Liability (EPL) coverage, effective from June 17, 2026, to June 17, 2027. This summary outlines the key details of the renewal proposal from Chubb, the incumbent insurer.

### Chubb Renewal Overview

Chubb has offered renewal terms that preserve the existing limits and retentions. The primary change is an increase in the annual premium to \$190,000 (previously \$180,490). Chubb initially proposed a premium of \$195,000, but Marsh successfully negotiated a reduction to a figure closer to the expiring premium. The adjustment reflects an additional \$400,000 in expenses associated with a large 2020 claim that exceeded Chubb's original reserve—rising from an initial estimate of \$2,300,000 to \$2,700,000. As a result, Chubb reported a \$1.6M loss on this account and is seeking a modest premium increase to partially mitigate that shortfall.

### Renewal Terms

- **Insurer:** Chubb
- **Coverage Type:** Public Entity Liability
- **Limits:** \$10,000,000
- **Deductible:** \$250,000
- **Annual Renewal Premium:** \$190,000 (5% increase from \$180,490)
- **Coverage Components:**
  - A. Public Officials' Liability
  - B. Public Entity Reimbursement & Public Entity Liability
  - C. Employment Practices Liability (**with a \$3 million sublimit**)

### Policy Endorsements

- Signatures CC-1K11j (03/21)
- Notice Amended Endorsement PF-33468 (02/11)
- Trade Or Economic Sanctions Endorsement PF-46422 (07/15)
- Network Security or Privacy Exclusion PF-37210 (02/12)
- False Claims Act Exclusion PF-38981 (01/13)
- Amendatory Endorsement – California PF-23575 (01/08)
- Employment Practices Liability Sublimit Endorsement \$3M Sublimit MS-58296 (07/17)
- Bond Exclusion PF-23541 (01/08)
- Limits of Liability Amended PF-299861 (04/20)
- Public Entity Liability Enhancement Endorsement Non-Money Sub-Limit of \$250K PF-308205 (10/20)

### Terrorism Endorsements

- Disclosure Pursuant to Terrorism Risk Insurance Act TRIA-11e (08/20)
- Cap On Losses From Certified Acts Of Terrorism PF-17705b (01/05)

### Policy Addendums

- U.S. Treasury Department's Office Of Foreign Assets Control ("OFAC")
- Advisory Notice to Policyholders PF-17914a (04/16)
- Chubb Producer Compensation Practices & Policies ALL-20887a (03/16)


**Subjectivities: Nothing required at this time**

*Note: The information and descriptions contained herein are for general informational purposes only and are not intended to be a complete description or interpretation of the policy terms, exclusions, and conditions. Please refer to the actual policy form for a complete description of all applicable terms, exclusions, and conditions.*

Carson Reclamation Authority's and Subsidiaries include entities of which Carson Reclamation Authority has more than 50% ownership interest. Note that coverage is not extended to any affiliate companies, or any other entity not owned and controlled by Carson Reclamation Authority and that common ownership alone does not qualify an entity for coverage.

Should you have any interest in extending coverages under this policy to any affiliate entities, please inform a member of the Marsh service team. Note that your incumbent carriers may require additional information in order to give consideration to adding additional entities.

Higher limits may be available upon request.

 <b>2026 Carson Reclamation Authority - Financial &amp; Coverage Comparison</b>		
First Named Insured	Carson Reclamation Authority	
Effective Date	6/17/2026	
Expiration Date	6/17/2027	
Broker Name	Marquita Martin	
Broker Phone	312-206-0576	
Broker Email	Marquita.A.Martin@Marsh.com	
Risk Practice	FINPRO	
Company Formation	Private	
Coverages	Public Entity Liability, EPL	
Coverage	Expiring	Incumbent
<b>Public Entity Liability</b>		
<b>Carrier Details</b>	<b>Public Entity Liability</b>	<b>Public Entity Liability</b>
Insurer	Chubb	Chubb
A.M. Best Rating	A++	A++
Outlook	Stable	Stable
Admitted Status	Admitted	Admitted
Defense	Duty to defend	Duty to defend
<b>Limits of Liability (All Sublimits are part of the aggregate Limits)</b>		
Aggregate Limit of Liability	\$10,000,000	\$10,000,000
Shared Limits	Shared with EPL	Shared with EPL
Crisis Management	\$50,000	\$50,000
<b>Retention (Each and every Loss)</b>		
All Other Indemnifiable Retention	\$250,000	\$250,000
Non Indemnifiable Loss	\$0	\$0
<b>Continuity Dates</b>		
Pending and Prior Litigation Date	Inception	Inception
<b>Primary Layer</b>		
<b>Employment Practices Liability</b>	<b>EPL</b>	<b>EPL</b>
<b>Carrier Details</b>		
Insurer	Chubb	Chubb
A.M. Best Rating	A++	A++
Outlook	Stable	Stable
Admitted Status	Admitted	Admitted
Defense	Duty to defend	Duty to defend
<b>Limits of Liability (All Sublimits are part of the aggregate Limits)</b>		
Aggregate Limit of Liability	\$3,000,000	\$3,000,000
Shared Limits	Shared with Public Entity	Shared with Public Entity
Third Party Liability (Limit is part of total EPL limit)	\$3,000,000	\$3,000,000
<b>Retention (Each and every Loss)</b>		
EPLI Retention	\$250,000	\$250,000
Third Party Retention	\$250,000	\$250,000
<b>Continuity Dates</b>		
Pending and Prior Litigation Date	Inception	Inception
Pending and Prior Litigation Date for Third Party	Inception	Inception
<b>Primary Layer</b>		
<b>Premium</b>	<b>Included with Public Entity</b>	<b>Included with Public Entity</b>
Commission %	20.0%	20.0%
<b>TOTAL Public Entity Liability with EPL PREMIUM</b>		
	<b>\$180,000.00</b>	<b>\$190,000.00</b>
% Change		5.0%

# 2026 Carson Reclamation Authority Marketing Summary for Public Entity Liability with Employment Practices Liability

## Public Entity Liability and Employment Practices Liability

Policy Period: 06/17/2026 - 06/17/2027

Carrier	Layer	Response	Comments
<b>Public Officials with EPL</b>			
Chubb	Primary	Quote	Chubb maintain the existing limits and retentions with a premium increase of 5%.
zurich	Primary	Declination	unable to offer competitive pricing and terms for the Public Entity Liability.
Liberty Mutual	Primary	See comments	Liberty Mutual can offer a \$5 million maximum limit; the premium will be approximately \$200,000.
QBE	Primary	See comments	QBE's proposed a \$2.5 million primary limit subject to a \$500,000 self-insured retention, with a premium of \$250,000.

All carrier documentation is available upon request.

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# Carson Reclamation Authority

701 East Carson Street

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## Report to Carson Reclamation Authority

Monday, May 4, 2026, 4:00 PM

CONSENT 6.

To: Carson Reclamation Authority  
From: John Raymond, Executive Director  
Subject: CONSIDER AN UPDATE TO THE LENARDO DRIVE CONSTRUCTION PROJECT FOR MAY 2026

### I. SUMMARY

This item is to provide the Board an update on the Lenardo Drive construction project including minutes of the most recent weekly Owners, Architects, and Contractors (OAC) Meeting, where pending issues remaining to be resolved are discussed among all the contracted parties.

### II. RECOMMENDATION

**RECEIVE** and **FILE**.

### III. ALTERNATIVES

**TAKE** another action the Board deems appropriate.

### IV. BACKGROUND

The overall Project is the construction of Lenardo Drive (the historical name for what is currently named Stadium Way in the City of Carson), a nearly one-mile public street that is being constructed/reconstructed by the CRA to facilitate the development of the 157 acre former Cal Compact Landfill, one of the largest undeveloped parcels on the 405 Freeway in LA County and a critical property for the economic development of Carson.

There is a legal separation (for environmental liability reasons) between the City of Carson itself and the CRA. The Authority exists to undertake work and assume the environmental liability on behalf of the City in contaminated-land projects and is a necessary tool for the City to be able to complete these projects. All public infrastructure construction work on the site is performed by the CRA and not the City.

A copy of the April 22, 2026 OAC Meeting Minutes is attached. Progress on the work and remaining issues to be resolved are discussed among all the contracted parties and are tracked week to week.

#### Status of Utilities

- Recycled Water (West Basin Municipal Water District). Installation of the lines in Lenardo is nearly complete. The flushing station will wait until the Cell 2 liner is installed.

- Domestic Water (California Water Service). Cal Water received the Caltrans permit to work on the Avalon ramp and approval by County bridge Engineer was received last month. Work on Lenardo has begun and crews can access the bridge shortly.
- Public Sanitary Sewer. Work is largely completed. Chimneys and manholes still being constructed.
- Public Storm Drain. Changes approved and most work completed. County ready to issue permit for relocation of storm drain on Del Amo in front of Evolve apartments; current location conflicts with future sidewalk and handicapped ramp.
- Dry Utilities. (Electrical). The CRA's dry utility consultants have completed the design for the electrical backbone service and for receiving primary power at the property line from SCE, coming overhead on three customer-owned poles and brought down to pad-mounted equipment cabinets containing metering and switch gear. Plans will be submitted this week to Transtech for review. CRA is working on multiple ways to secure power.
- Dry Utilities. (SoCal Gas). Already-installed section of gas line was lowered last month to clear conflicts with other utilities; SoCal Gas finalizing extension plans.

### Street Improvement Plans

- Street Improvement Plans. Plans are awaiting the City Engineer's signature, which will be partial/conditional pending the execution of the Easement Agreement with the Evolve Apartments, which is typically required for permits to be issued. See Traffic Signal Plans below.
- Traffic Signal Plans. Plans are approved, but need an easement from Evolve property for traffic signal at Stamps and Del Amo. The Easement Agreement has been sent to the owner. We have a similar issue with the two traffic signals at Main Street and Lenardo where we need an easement from the owner of the mini-storage facility and from LA County Flood Control. Appraisals for the easements are underway. All parties are cooperative, though the Flood Control easement (which may be an encroachment) may need to go to the Board of Supervisors.
- Street Lighting. Lights on Lenardo and Del Amo to be metered "LS3" spec, owned by the City. Del Amo Streetlights are approved.
- Street Signage and Striping Plans are approved.
- Lenardo / Stamps Landscape & Irrigation Plan. Lenardo and Del Amo medians are in final stages of approval process by the City. There were some late conflicts being resolved between City landscaping standards, recycled water conditions of approval, and DTSC requirements on the Lenardo plans.

### Environmental Scope (EKI)

- Cell 1 and 2 Buffer zone (Landfill Cap and Landfill Gas). Designs are approved and installation of Cell 1 buffer along Lenardo and Stamps is underway. Subcontractor ECA can begin to install the membrane liner this week, at an expected rate of 500 linear feet every 3 days. Concrete piles obstructing the Cell 2 liner have been removed. Work to commence after GCCS header work is complete.
- GCCS Header Replacement. A change order to replace all the installed GCCS header line was approved and Notice to Proceed issued pending DTSC approval. Original plans called for replacing line in Lenardo Depression but testing results continually showed problems with or failure of the pipe in remaining sections but DTSC required approval of new header design. Plans were approved by DTSC last week and header contractor ICS will remobilize Monday. ICS will start the installation of the 13 GCCS vaults on Lenardo (Cell 2) in the next few weeks.

## **V. FISCAL IMPACT**

The Lenardo Drive project is funded by four main sources: the 2019 Measure R/Measure M bond issue (\$23,000,000), the 2024 Carson Lease Revenue Bonds (\$26,000,000), the Lenardo Drive Developer Contribution (\$12,500,000), and a Measure M grant from Metro (\$8,000,000). The latter two funds are not disbursed yet. A preconstruction contract with SLCB was also funded by Carson Goose Owner, LLC.

Still to be resolved are the issues with SCE noted above.

Other future changes orders include the need to acquire the several easements from other property owners for the placement of traffic signals. In addition, the design team is studying certain changes to Lenardo at the south end (near the bridge) which would make it more adaptable for a variety of uses proposed on Cell 2. These changes would be designed before any improvements are constructed on that end of the street to not have to tear out any newly-installed facilities.

Three budget reports have been included in the report as well: the Design-Preconstruction and Construction Management Budget; the Design-Preconstruction and Construction Management Budget broken down by Sources and Uses of Funds; and an exhibit called Attachment F to the SLCB-RES contract, which tracks both the sources and uses of funds but also contains some forward-looking projections based on Potential Change Orders and approved Prime Contract Changes Orders. These will also be provided monthly during the project.

## **VI. EXHIBITS**

1. OAC Meeting Minutes [2026-4-22] 2012-DSB Street Improvement
2. Design-Preconstruction and Construction Management Budget
3. Design-Preconstruction and Construction Management Budget by Sources and Uses of Funds;
4. Attachment F to the SLCB-RES Contract

### **Attachments**

[Lenardo Update \[2026-4-22\] 2012-DSB\\_Street\\_Improvement-44-OAC\\_Meeting](#)  
[Design-Preconstruction and Construction Management Budget \[2026\\_03\\_31\]](#)  
[Design-Preconstruction and Construction Management S&U \[2026\\_03\\_31\]](#)  
[Attachment F to SLCB RES Contract \[2026\\_03\\_31\]](#)



## OAC Meeting Minutes: Meeting #44

<b>Meeting Date</b>	Apr 22, 2026	<b>Meeting Time</b>	08:30 am - 10:00 am Pacific Time (US & Canada)
<b>Meeting Location</b>	Teams Meeting, SL Trailer	<b>Video Conferencing Link</b>	<a href="#">Join Meeting Link</a>
<b>Overview</b>	This meeting is for all Stakeholders to communicate, coordinate and collaborate the status of the Project schedule, design, and budget.		

**Notes**

**Attachments** [PCO Log 26.04.22.pdf](#), [Submittal Log 04.22.2026.pdf](#), [RFI Log 04.21.2026.pdf](#), [OAC Meeting 4.22.26 Progress Photo.pdf](#), [Construction Work Limitation 26.04.21.pdf](#)

**Scheduled Attendees**

Name	Company	Phone Number	Email	Attendance
Joseph Lastelic	Aurora Blue Consulting & Design		joseph@abutility.com	Present
Yolanda Prado	Aurora Blue Consulting & Design		yolanda@abutility.com	Present
John Raymond	Carson Reclamation Authority	P: (310) 952-1773	jraymond@carsonca.gov	Present
Jeff Carlisle	Cumming Group	P: (213) 225-0901	jeff.carlisle@cumming-group.com	Absent
Scott Zhao	Cumming Group	P: (213) 542-3472	szhao@cumming-group.com	Present
Robert Curley	Cummings Curley and Associates, Inc.		robert@cummingscurley.com	Absent
Kian Lew	EKI Environment & Water, Inc.	P: (650) 292-9100	klew@ekiconsult.com	Absent
Daniel Morris	EKI Environment & Water, Inc.	P: (650) 292-9100	dmorris@ekiconsult.com	Absent
Ying Song	EKI Environment & Water, Inc.	P: (650) 376-6226	ysong@ekiconsult.com	Present
David Tietje	EKI Environment & Water, Inc.	P: (650) 292-9094	dtietje@ekiconsult.com	Present
Alex Sanchez	KPFF Consulting Engineers dba KPFF Inc.		alex.sanchez@kpff.com	Present
Andy Vallejo	KPFF Consulting Engineers dba KPFF Inc.	P: (619) 521-8500	andy.vallejo@kpff.com	Present
David Hoopfer	Michael Baker International, Inc.		dhoopfer@mbakerintl.com	Present
Jacqueline Kim	Michael Baker International, Inc.		jacqueline.kim@mbakerintl.com	For Distribution Only
Rolando Sotelo	Michael Baker International, Inc.		rolando@res-associates.com	For Distribution Only
Mary Hashem	RE Solutions, LLC		mary@resolutionsdev.com	Absent
Mike Sullivan	RE Solutions, LLC		mike@resolutionsdev.com	Present

Name	Company	Phone Number	Email	Attendance
John Balobeck	RE   Solutions, LLC		john@resolutionsdev.com	Present
Daniela De La Torre	RE   Solutions, LLC		daniela@resolutionsdev.com	Absent
Will Lansche	RE   Solutions, LLC		will@resolutionsdev.com	Absent
Beth McDonald	RE   Solutions, LLC		beth@resolutionsdev.com	Absent
Stuart Miner	RE   Solutions, LLC	P: (303) 945-3017	stuart@resolutionsdev.com	Absent
Al Garcia	Snyder Langston, LLC	P: (949) 863-9200	agarcia@snyderlangston.com	Present
Kelly McCarty	Snyder Langston, LLC	P: (949) 863-9200	kmccarty@snyderlangston.com	Present
Martha Nevarez	Snyder Langston, LLC	P: (949) 863-9200	mnevarez@snyderlangston.com	Present
Derek Sigala	Snyder Langston, LLC	P: (949) 863-9200	dsigala@snyderlangston.com	Present
Angel Solis	Snyder Langston, LLC	P: (949) 863-9200	asolis@snyderlangston.com	Present
David Kanowsky	Southern California Electrical Firm		dkanowsky@scelectricalfirm.com	Present
Carl Kim	Verdantas Inc	P: (949) 250-1421	ckim@verdantas.com	Absent

**SAFETY/SECURITY**

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.1	1	Site Security	Al Garcia (Snyder Langston, LLC)			Open
<p><b>Official Documented Meeting Minutes</b></p> <ul style="list-style-type: none"> <li>• 4/22/26                             <ul style="list-style-type: none"> <li>◦ Person jumped on fence on S side of site near bridge. Cops entered gate looking for suspect. If person is spotted, report to Mike S and security.</li> </ul> </li> <li>• Reminder to keep speed down to 5 mph.</li> </ul>						
<p><b>Previous Meeting Minutes</b> <b>Apr 15, 2026</b></p> <ul style="list-style-type: none"> <li>• No security issues noted 04/15/2026.</li> <li>• Reminder to keep speed down to 5 mph.</li> </ul>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.2	1	Safety	Al Garcia (Snyder Langston, LLC)			Open
<p><b>Official Documented Meeting Minutes</b></p> <ul style="list-style-type: none"> <li>• Be cautious of Heavy equipment and Cross Traffic.</li> <li>• RES stated at OAC on 1/21/2026 work needs to begin at 7am.                             <ul style="list-style-type: none"> <li>◦ All hands meeting can begin at 6:30am, but work needs to begin at 7:00am.</li> </ul> </li> <li>• 187 consecutive safe Calendar days as of 04/22/2026.</li> </ul>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		<b>Previous Meeting Minutes Apr 15, 2026</b>				
		<ul style="list-style-type: none"> <li>• Be cautious of Heavy equipment and Cross Traffic.</li> <li>• RES stated at OAC on 1/21/2026 work needs to begin at 7am.                             <ul style="list-style-type: none"> <li>◦ All hands meeting can begin at 6:30am, but work needs to begin at 7:00am.</li> </ul> </li> <li>• 180 consecutive safe Calendar days as of 04/15/2026.</li> </ul>				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.3	27	Agency Compliance				Open
		<b>Official Documented Meeting Minutes</b>				
		<ul style="list-style-type: none"> <li>• SCAQMD                             <ul style="list-style-type: none"> <li>◦ May need to revise handling of 1166 soil and review procedures of how it is being handled.                                     <ul style="list-style-type: none"> <li>▪ David is working on alternate compliance plan to allow us to test soil every 30 minutes in lieu of 15 minutes and allow us to reconsolidate like normal waste.   <ul style="list-style-type: none"> <li>▪ Meeting 4/24/26 with SCAQMD to review revised compliance plan.</li> </ul> </li> </ul> </li> <li>◦ 1166 Material was found on 03/30/2026 and must be removed by <b>04/30/2026</b>.                                     <ul style="list-style-type: none"> <li>▪ All 1166 Soil was removed on 04/17/2026.</li> </ul> </li> <li>◦ Daily-Report - SLCB to issue weekly report stating no waste was encountered at the end of each day.</li> <li>◦ David T recommended workshop with AQMD to redline revised plans.                                     <ul style="list-style-type: none"> <li>▪ EKI is preparing alternative compliance plan to revise current plan to allow 1166 soil to be reconsolidated on site.</li> <li>▪ Target date for workshop is a couple of weeks.</li> <li>▪ 1166 plan to be revised first.</li> </ul> </li> <li>◦ TOTAL CY of Trash Moved To Date                                     <ul style="list-style-type: none"> <li>▪ Tracked in cy and sf of laydown area.   <ul style="list-style-type: none"> <li>▪ AMPCO: 11,450 cy of trash (including 1166 soil) as of 04/22/2026</li> </ul> </li> </ul> </li> </ul> </li> <li>• DTSC                             <ul style="list-style-type: none"> <li>◦ No comments</li> </ul> </li> <li>• EKI                             <ul style="list-style-type: none"> <li>◦ SLCB noted their is potential to encounter waste from this point forward                                     <ul style="list-style-type: none"> <li>▪ Waste is being encountered every day.</li> <li>▪ <b>ONGOING - ACTION ITEM</b> - EKI to continue daily workface monitoring so work does not stop if trash is encountered.</li> </ul> </li> </ul> </li> </ul>				
		<b>Previous Meeting Minutes Apr 15, 2026</b>				
		<ul style="list-style-type: none"> <li>• SCAQMD</li> </ul>				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			<ul style="list-style-type: none"> <li>◦ May need to revise handling of 1166 soil and review procedures of how it is being handled.                             <ul style="list-style-type: none"> <li>▪ MH and MS to talk to group delta to review process of handling 1166 soil.                                     <ul style="list-style-type: none"> <li>▪ Specifically review the time frame from excavating in bucket to into the truck.   <ul style="list-style-type: none"> <li>▪ RES Team met with Delta group. They are following protocol, taking required 3 minutes to inspect for gas.</li> <li>▪ David is working on alternate compliance plan to allow us to test soil every 30 minutes in lieu of 15 minutes and allow us to reconsolidate like normal waste.</li> </ul> </li> </ul> </li> </ul> </li> <li>◦ 1166 Material was found on 03/30/2026 and must be removed by <b>04/30/2026</b>.                             <ul style="list-style-type: none"> <li>▪ Material is being removed 04/16/2026 at 8am. JR to sign manifest. AMPCO to help load.</li> </ul> </li> <li>◦ 1166 soil encountered 04/15/2026.</li> <li>◦ Daily-Report - SLCB to issue weekly report stating no waste was encountered at the end of each day.</li> <li>◦ David T recommended workshop with AQMD to redline revised plans.                             <ul style="list-style-type: none"> <li>▪ EKI is preparing alternative compliance plan to revise current plan to allow 1166 soil to be reconsolidated on site.</li> <li>▪ Target date for workshop is a couple of weeks.</li> <li>▪ 1166 plan to be revised first.</li> </ul> </li> <li>◦ TOTAL CY of Trash Moved To Date                             <ul style="list-style-type: none"> <li>▪ Tracked in cy and sf of laydown area.                                     <ul style="list-style-type: none"> <li>▪ AMPCO:7,137 cy of trash as of 04/08/2026.</li> </ul> </li> </ul> </li> <li>◦ <i>CLOSED - Per Mike S, Cell 2 Waste Relocation Area is being expanded. (Roughly double size of current location).</i> <ul style="list-style-type: none"> <li>▪ <i>Mike Noted expanded relocation area should be complete by EOD 04/08/2026.</i> <ul style="list-style-type: none"> <li>▪ <i>Trash relocation area has been expanded.</i></li> </ul> </li> </ul> </li> </ul>			
			<ul style="list-style-type: none"> <li>• DTSC                             <ul style="list-style-type: none"> <li>◦ No comments</li> </ul> </li> <li>• EKI                             <ul style="list-style-type: none"> <li>◦ SLCB noted their is potential to encounter waste from this point forward                                     <ul style="list-style-type: none"> <li>▪ Waste is being encountered every day.</li> <li>▪ <b>ONGOING - ACTION ITEM</b> - EKI to continue daily workforce monitoring so work does not stop if trash is encountered.</li> </ul> </li> </ul> </li> </ul>			

**SCHEDULE**

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.1	1	Master Schedule	Al Garcia (Snyder Langston, LLC)			Open
		<b>Official Documented Meeting Minutes</b>				
		<ul style="list-style-type: none"> <li>• <b>Current Contract Schedule 06/26/25 (REV 12/05/25), Substantial Completion 12/02/26, Final Completion 12/31/26</b></li> </ul>				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
						<ul style="list-style-type: none"> <li>• <b>Latest Revision - 04/08/2026 - Total -281 Day Delay from Contract Schedule, Substantial Completion 12/31/2027, Final Completion 01/28/2028</b></li> <li>• <b>281 delay from REV 12/05/25 Schedule</b></li> <li>• 281 delay is based on lead times for energizing equipment.</li> <li>• <b>ACTION ITEM</b> - SLCB to issue newest schedule to ownership.</li> <li>• Next Schedule Update is 04/22/2026</li> <li>• ON HOLD - TIA #2                             <ul style="list-style-type: none"> <li>◦ TIA #2 will be updated when energizing portion of schedule is determined.</li> </ul> </li> <li>• Scheduling sequencing is being revamped due to Lenardo Street Improvement Development on Cells 3, 4, and 5.</li> </ul>
		<p><b>Previous Meeting Minutes</b>  <b>Apr 15, 2026</b></p> <ul style="list-style-type: none"> <li>• <b>Current Contract Schedule 06/26/25 (REV 12/05/25), Substantial Completion 12/02/26, Final Completion 12/31/26</b></li> <li>• <b>Latest Revision - 04/08/2026 - Total -281 Day Delay from Contract Schedule, Substantial Completion 12/31/2027, Final Completion 01/28/2028</b></li> <li>• <b>281 delay from REV 12/05/25 Schedule</b></li> <li>• 281 delay is based on lead times for energizing equipment.</li> <li>• <b>ACTION ITEM</b> - SLCB to issue newest schedule to ownership.</li> <li>• Next Schedule Update is 04/22/2026</li> <li>• ON HOLD - TIA #2                             <ul style="list-style-type: none"> <li>◦ TIA #2 will be updated when energizing portion of schedule is determined.</li> </ul> </li> <li>• Scheduling sequencing is being revamped due to Lenardo Street Improvement Development on Cells 3, 4, and 5.</li> </ul>				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.2	1	Look Ahead Schedule (Reference Attached)	Al Garcia (Snyder Langston, LLC)			Open
		<p><b>Official Documented Meeting Minutes</b></p> <ul style="list-style-type: none"> <li>• Meeting on Monday 04/20 with all parties (EKI, Verdantas, AMPCO, ECA) to inspect liner grade and get everyone's sign off.</li> <li>• See Construction Work Limitations Spreadsheet.</li> <li>• Update this week is presenting constraints and days where trades run out of work                             <ul style="list-style-type: none"> <li>◦ AMPCO                                     <ul style="list-style-type: none"> <li>▪ Run out of work date 08/04/2026</li> </ul> </li> <li>◦ Sully-Miller                                     <ul style="list-style-type: none"> <li>▪ Run out of work date 05/01/2026.</li> </ul> </li> <li>◦ ECA                                     <ul style="list-style-type: none"> <li>▪ Run out of work date 04/30/26 for first segment of Buffer Zone (STA 11+00 to 16+00)</li> </ul> </li> <li>◦ Largo.                                     <ul style="list-style-type: none"> <li>▪ Largo needs IFC Set to begin work.</li> </ul> </li> <li>◦ ICS                                     <ul style="list-style-type: none"> <li>▪ Run out of work date 06/30/2026</li> </ul> </li> </ul> </li> <li>• All work in S. Lenardo beyond STA 39+00 to be stopped due to Cell 3, 4, and 5 development.</li> </ul>				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		<b>Previous Meeting Minutes</b> <b>Apr 15, 2026</b> <ul style="list-style-type: none"> <li>• Meeting on Monday 04/20 with all parties (EKI, Verdantas, AMPCO, ECA) to inspect liner grade and get everyone's sign off.</li> <li>• See Construction Work Limitations Spreadsheet.</li> <li>• Update this week is presenting constraints and days where trades run out of work                             <ul style="list-style-type: none"> <li>◦ AMPCO                                     <ul style="list-style-type: none"> <li>▪ Run out of work date 08/04/2026</li> </ul> </li> <li>◦ Sully-Miller                                     <ul style="list-style-type: none"> <li>▪ Runs out of work 05/01/2026.</li> </ul> </li> <li>◦ ECA                                     <ul style="list-style-type: none"> <li>▪ Run Out of Work Date 05/15/2026.</li> </ul> </li> <li>◦ Largo.                                     <ul style="list-style-type: none"> <li>▪ Largo needs IFC Set to begin work.</li> </ul> </li> <li>◦ ICS                                     <ul style="list-style-type: none"> <li>▪ DTSC approval of EKI Design Change Notice 01-02 is needed before ICS can begin.</li> </ul> </li> </ul> </li> <li>• All work in S. Lenardo beyond STA 39+00 to be stopped due to Cell 3, 4, and 5 development.</li> </ul>				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.3	1	Weather/Environmental Impact Days	Al Garcia (Snyder Langston, LLC)			Open
		<b>Official Documented Meeting Minutes</b> <ul style="list-style-type: none"> <li>• 55 as of 04/22/2026</li> <li>• <b>ACTION ITEM</b> - SLCB to keep sending weather days to ownership.</li> </ul>				
		<b>Previous Meeting Minutes</b> <b>Apr 15, 2026</b> <ul style="list-style-type: none"> <li>• 55 as of 04/15/2026</li> <li>• <b>ACTION ITEM</b> - SLCB to keep sending weather days to ownership.</li> </ul>				

**DESIGN**

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	1	Landscape (CCA)				Open
		<b>Official Documented Meeting Minutes</b> <ul style="list-style-type: none"> <li>• See permit portion of Agenda for updates.</li> </ul>				
		<b>Previous Meeting Minutes</b> <b>Apr 15, 2026</b> <ul style="list-style-type: none"> <li>• See permit portion of Agenda for updates.</li> </ul>				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.2	1	Dry Utilities (SCEF)				Open
<p><b>Official Documented Meeting Minutes</b></p> <ul style="list-style-type: none"> <li>• All transformers on site will need to be customer owned.</li> <li>• <b>ON GOING ACTION ITEM</b> - SCEF team to update team on timeline and approach for new design.             <ul style="list-style-type: none"> <li>◦ Update 04/22                 <ul style="list-style-type: none"> <li>▪ SCE responded 04/21 to provide update. They are unable to commit to a response date due to complexity of project and multiple parties reviewing. Ongoing meetings are bend held and SCE's current target date is first week of May to provide a response. SCE noted this is not a firm commitment date, there is a risk of further delay if additional internal comments or technical issues arise during their review.</li> <li>▪ YP has provided list of contacts for SCE's management. SZ to try and escalate issue.</li> </ul> </li> </ul> </li> <li>• Status of Single Line             <ul style="list-style-type: none"> <li>◦ SZ received email 4/1/26 from Mathias regarding updated lead times for equipment.                 <ul style="list-style-type: none"> <li>▪ SLCB is using lead times provided as a basis to update schedule and provide approximate timeline for energizing the site.</li> <li>▪ Single line will be included as an attachment with the infrastructure set of plans. Plans will be submitted to Transtech for plan check in the next two or three weeks.</li> </ul> </li> </ul> </li> <li>• Composite Dry Utility Plan             <ul style="list-style-type: none"> <li>◦ Ref RFI #51 for Status on Gas, Spectrum, and AT&amp;T                 <ul style="list-style-type: none"> <li>▪ Pending SoCal Gas                     <ul style="list-style-type: none"> <li>▪ No update 04/22/2026</li> <li>▪ SZ followed up on Monday 04/07. Received signed order paperwork.                             <ul style="list-style-type: none"> <li>▪ Remaining item is to provide as-built for the lowering of existing line to their new development team and incorporate into their new design.</li> </ul> </li> </ul> </li> </ul> </li> </ul> </li> </ul>						
<p><b>Previous Meeting Minutes</b>  <b>Apr 15, 2026</b></p> <ul style="list-style-type: none"> <li>• All transformers on site will need to be customer owned.</li> <li>• <b>ON GOING ACTION ITEM</b> - SCEF team to update team on timeline and approach for new design.             <ul style="list-style-type: none"> <li>◦ Update 04/15                 <ul style="list-style-type: none"> <li>▪ SCEF met with SCE on 04/14/2026.                     <ul style="list-style-type: none"> <li>▪ SCE confirmed their response to Rule 18 has been completed and is currently under internal review.</li> <li>▪ Final response letter is anticipated 04/21/2026.</li> <li>▪ Preliminary feedback indicates:                             <ul style="list-style-type: none"> <li>▪ A rule 18 deviation request to the PUC is not required.</li> <li>▪ Existing Rule 18 language supports SCE's position for primary metering.</li> <li>▪ SCE will not perform on site work.</li> </ul> </li> <li>▪ A traditional Rule 15/16 design will be considered up to the property line only.</li> <li>▪ The formal response will also include a complete response to JR's letter.</li> </ul> </li> </ul> </li> </ul> </li> </ul>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			<ul style="list-style-type: none"> <li>• Status of Single Line                             <ul style="list-style-type: none"> <li>◦ SZ received email 4/1/26 from Mathias regarding updated lead times for equipment.                                     <ul style="list-style-type: none"> <li>▪ SLCB is using lead times provided as a basis to update schedule and provide approximate timeline for energizing the site.</li> </ul> </li> </ul> </li> <li>• Composite Dry Utility Plan                             <ul style="list-style-type: none"> <li>◦ Ref RFI #51 for Status on Gas, Spectrum, and AT&amp;T                                     <ul style="list-style-type: none"> <li>▪ Pending SoCal Gas   <ul style="list-style-type: none"> <li>▪ No update 04/15/2026</li> <li>▪ SZ followed up on Monday 04/07. Received signed order paperwork.   <ul style="list-style-type: none"> <li>▪ Remaining item is to provide as-built for the lowering of existing line to their new development team and incorporate into their new design.</li> </ul> </li> </ul> </li> </ul> </li> </ul> </li> </ul>			

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.3	1	Electrical, Traffic Signals & Street Lights (MBI/Rolando)				Open
		<b>Official Documented Meeting Minutes</b>				
		<ul style="list-style-type: none"> <li>• New Construction Note for traffic signal cabinets                             <ul style="list-style-type: none"> <li>◦ DH provided a new construction note for Traffic Signal Cabinets which is different from the previous IFC Set.</li> <li>◦ SZ noted to hold off on revising submittal until approved Bulletin for Traffic Signal plans is received.</li> </ul> </li> <li>• RFI 63 - TS conflicts                             <ul style="list-style-type: none"> <li>◦ Response received from MBI. Pending Easements                                     <ul style="list-style-type: none"> <li>▪ Kickoff meeting with appraiser scheduled for 04/15.</li> <li>▪ Outstanding concern is regarding site access requirements.</li> <li>▪ Access may not be necessary for appraisal efforts, but will be required for hydrovacating activities</li> <li>▪ Team discussed the need to negotiate with property owners to get access to their site.</li> <li>▪ Appraiser needs to make contact with 2 property owners (Private Storage &amp; EVOLVE) to walk easement area. Appraisal due 4/24/2026.</li> </ul> </li> <li>◦ 2 conflicts identified on Main St.                                     <ul style="list-style-type: none"> <li>▪ Flood Control Encroachment   <ul style="list-style-type: none"> <li>▪ LA County is reviewing Traffic Signal Plans. LA County will need to issue flood control permit first.   <ul style="list-style-type: none"> <li>▪ Comments were due 4/21. Target date for comments is 04/24.</li> </ul> </li> </ul> </li> <li>▪ Private Storage Easement</li> </ul> </li> <li>◦ EVOLVE conflicts will require easement.</li> </ul> </li> </ul>				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		<p><b>Previous Meeting Minutes</b>  <b>Apr 15, 2026</b></p> <ul style="list-style-type: none"> <li>• New Construction Note for traffic signal cabinets                             <ul style="list-style-type: none"> <li>◦ DH provided a new construction note for Traffic Signal Cabinets which is different from the previous IFC Set.</li> <li>◦ SZ noted to hold off on revising submittal until approved Bulletin for Traffic Signal plans is received.</li> </ul> </li> <li>• RFI 63 - TS conflicts                             <ul style="list-style-type: none"> <li>◦ Response received from MBI. Pending Easements                                     <ul style="list-style-type: none"> <li>▪ Kickoff meeting with appraiser scheduled for 04/15.</li> <li>▪ Outstanding concern is regarding site access requirements.</li> <li>▪ Access may not be necessary for appraisal efforts, but will be required for hydrovacating activities</li> <li>▪ Team discussed the need to negotiate with property owners to get access to their site.</li> </ul> </li> <li>◦ 2 conflicts identified on Main St.                                     <ul style="list-style-type: none"> <li>▪ Flood Control Encroachment</li> <li>▪ Private Storage Easement</li> </ul> </li> <li>◦ EVOLVE conflicts will require easement.</li> </ul> </li> </ul>				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.4	1	Civil (MBI)				Open
		<p><b>Official Documented Meeting Minutes</b></p> <ul style="list-style-type: none"> <li>• Street Improvement Plans - Updated Cell 3, 4, and 5 Design                             <ul style="list-style-type: none"> <li>◦ Coordination meeting is required to review both CAD plans and identify any potential conflicts.                                     <ul style="list-style-type: none"> <li>▪ <b>ACTION ITEM</b> - SZ to coordinate meeting for early next week.</li> </ul> </li> <li>◦ Chris T requested new CAD File to share with the team.</li> <li>◦ JR did receive copy of site plan from tenant on Cell 5.                                     <ul style="list-style-type: none"> <li>▪ JR suggested having a meeting to review conflicts (review CAD Drawings) between tenants plan and current plan.</li> <li>▪ JR noted that the existing current approved signal location will be changed to location that new tenant is proposing.</li> <li>▪ Team to look at all other scopes that will be affected.</li> <li>▪ Faring has call on 04/15/26 with new tenant to discuss design and conflicts.</li> <li>▪ Timeline is TBD.   <ul style="list-style-type: none"> <li>▪ Dan H to update team with timeline after meeting with tenant.</li> <li>▪ Once CAD File is received we will have better idea of timeline.</li> </ul> </li> </ul> </li> <li>◦ Per workshop with Faring on 2/27, work to Stop from STA 30+00 to 49+00.</li> <li>◦ <b>NOTE: IMPACT TO SCHEDULE. ALL WORK FROM STA 30+00 to 49+00 TO STOP UNTIL FURTHER NOTICE</b></li> </ul> </li> <li>• Final release of current Street Improvement Plan is contingent on Evolve Easement.</li> </ul>				
		<p><b>Previous Meeting Minutes</b>  <b>Apr 15, 2026</b></p> <ul style="list-style-type: none"> <li>• Street Improvement Plans - Updated Cell 3, 4, and 5 Design                             <ul style="list-style-type: none"> <li>◦ JR did receive copy of site plan from tenant on Cell 5.</li> </ul> </li> </ul>				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			<ul style="list-style-type: none"> <li>▪ JR suggested having a meeting to review conflicts (review CAD Drawings) between tenants plan and current plan.</li> <li>▪ JR noted that the existing current approved signal location will be changed to location that new tenant is proposing.</li> <li>▪ Team to look at all other scopes that will be affected.</li> <li>▪ Faring has call on 04/15/26 with new tenant to discuss design and conflicts.</li> <li>▪ Timeline is TBD.                             <ul style="list-style-type: none"> <li>▪ Dan H to update team with timeline after meeting with tenant.</li> </ul> </li> </ul> <ul style="list-style-type: none"> <li>◦ Per workshop with Faring on 2/27, work to Stop from STA 30+00 to 49+00.</li> <li>◦ <b>NOTE: IMPACT TO SCHEDULE. ALL WORK FROM STA 30+00 to 49+00 TO STOP UNTIL FURTHER NOTICE</b></li> </ul> <ul style="list-style-type: none"> <li>• Final release of current Street Improvement Plan is contingent on Evolve Easement.</li> </ul>			

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.5	1	Environmental (EKI)				Open
<p><b>Official Documented Meeting Minutes</b></p> <ul style="list-style-type: none"> <li>• Replacement of GCCS Header                             <ul style="list-style-type: none"> <li>◦ Conditional Approval received                                     <ul style="list-style-type: none"> <li>▪ SZ to issued CCD on 04/22</li> </ul> </li> <li>◦ Replacement of GCCS Header can not begin until DTSC has approved the Design Change Notice.</li> <li>◦ DTSC has not approved the Design Change Notice.                                     <ul style="list-style-type: none"> <li>▪ No update as of 04/22/2026.   <ul style="list-style-type: none"> <li>▪ Target date is 04/30/2026.</li> </ul> </li> <li>▪ DT and MH are meeting with DTSC on 04/15/26 and will update the team.</li> </ul> </li> </ul> </li> <li>◦ Design Change Notice 3-6                             <ul style="list-style-type: none"> <li>▪ DCN will supersede the IFC Sets.</li> <li>▪ DTSC approval will not be required</li> <li>▪ EKI takes no exception to SZ issuing Design Change Notice 3-6 as one CCD.</li> <li>▪ <b>ACTION ITEM</b> - SZ to issue CCD for Design Change Notice 3-6                                     <ul style="list-style-type: none"> <li>▪ DS to issue DT to subs for DT 4-6</li> </ul> </li> </ul> </li> </ul>						
<p><b>Previous Meeting Minutes</b>  <b>Apr 15, 2026</b></p> <ul style="list-style-type: none"> <li>• Replacement of GCCS Header                             <ul style="list-style-type: none"> <li>◦ Replacement of GCCS Header can not begin until DTSC has approved the Design Change Notice.</li> <li>◦ DTSC has not approved the Design Change Notice.                                     <ul style="list-style-type: none"> <li>▪ No update as of 04/15/2026.</li> <li>▪ DT and MH are meeting with DTSC on 04/15/26 and will update the team.</li> </ul> </li> </ul> </li> <li>◦ Design Change Notice 3-6                             <ul style="list-style-type: none"> <li>▪ DTSC approval will not be required</li> </ul> </li> </ul>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			<ul style="list-style-type: none"> <li>▪ EKI takes no exception to SZ issuing Design Change Notice 3-6 as one CCD.</li> <li>▪ <b>ACTION ITEM</b> - SZ to issue CCD for Design Change Notice 3-6                             <ul style="list-style-type: none"> <li>▪ DS to issue DT to subs for DT 4-6</li> </ul> </li> </ul>			

**PERMITS/AGENCY**

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	1	PERMIT LOG	Scott Zhao (Cumming Group)			Open
<p><b>Official Documented Meeting Minutes</b></p> <ul style="list-style-type: none"> <li>• <b>DOMESTIC WATER - ONSITE PERMIT RECEIVED 10/30/25</b> <ul style="list-style-type: none"> <li>◦ <b>ONSITE PERMIT - RECEIVED 10/30/2025</b></li> <li>◦ <b>OFFSITE PERMIT (BALL IN COURT -SULLY-MILLER)</b> <ul style="list-style-type: none"> <li>▪ Cal Trans Jurisdiction is STA 69+00 to end of DW line on Avalon</li> <li>▪ Traffic Control Plan                                     <ul style="list-style-type: none"> <li>▪ TCP is final item needed.</li> <li>▪ SZ to follow up with Cal Water to reach out to Cal Trans.</li> <li>▪ TCP is currently in review with Cal Trans. SZ to reach out to Melvin.   <ul style="list-style-type: none"> <li>▪ Cal Trans has confirmed they received current revision. Review in progress.</li> </ul> </li> </ul> </li> </ul> </li> </ul> </li> <li>• <b>SANITARY SEWER - EXTENSION RECEIVED 3/16/2026</b> <ul style="list-style-type: none"> <li>◦ Extension valid until 9/04/2026.</li> </ul> </li> <li>• <b>STORM DRAIN</b> <ul style="list-style-type: none"> <li>◦ MN to submit application .</li> <li>◦ MBI Submitted Application                                     <ul style="list-style-type: none"> <li>▪ 2 outstanding signatures received 04/14.</li> <li>▪ Application was sent to county for STAMPS side for Catch Basin.   <ul style="list-style-type: none"> <li>▪ Pending county to process.</li> </ul> </li> </ul> </li> <li>◦ Evolve side is separate permit that is still in review.                                     <ul style="list-style-type: none"> <li>▪ Plans are approved. Pending Sully-Millers COI. and Plan check fee approximately \$3,000. RES is working on getting paid</li> </ul> </li> </ul> </li> <li>• <b>GCCS - DCN 01, 02 (BALL IN COURT DTSC)</b> <ul style="list-style-type: none"> <li>◦ Target date is 04/30</li> <li>◦ No update on DTSC Approval as of 04/15/26.                                     <ul style="list-style-type: none"> <li>▪ Call scheduled for 04/15/2026. MH and DT to ask for status.</li> </ul> </li> </ul> </li> <li>• <b>LANDFILL CAP - APPROVED 12/30/2025, RECEIVED 1/21/2026</b> <ul style="list-style-type: none"> <li>◦ Do not need DTSC approval for DCN 04-06</li> </ul> </li> </ul>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			<ul style="list-style-type: none"> <li>▪ MN to double check if we have NTP for DCN 04-06</li> <li>◦ Pile Installation Work Plan                             <ul style="list-style-type: none"> <li>▪ Has been submitted to DTSC for review as of 03/30/2026                                     <ul style="list-style-type: none"> <li>▪ 45 Day review time target date to be reviewed by is 05/14/2026.</li> </ul> </li> </ul> </li> </ul>			
			<ul style="list-style-type: none"> <li>• <b>LANDSCAPE (BALL IN COURT -PUBLIC WORKS)</b> <ul style="list-style-type: none"> <li>◦ Both sets of drawings have been sent to Public Works. Once plans have been approved RC will issue IFC Sets and SZ to issue CCD.                             <ul style="list-style-type: none"> <li>▪ Both sets are ready for approval just waiting for signatures.</li> </ul> </li> </ul> </li> <li>• <b>RECYCLED WATER - PERMIT RECEIVED 10/30/2025</b></li> <li>• <b>PERMANENT POWER (BALL IN COURT - AB/SCEF)</b> <ul style="list-style-type: none"> <li>◦ See Design Section above for updates.</li> </ul> </li> <li>• <b>TRAFFIC SIGNALS</b> <ul style="list-style-type: none"> <li>◦ MBI to resubmit plans based on updated signal locations.                             <ul style="list-style-type: none"> <li>▪ Pending Public Works review of plans.                                     <ul style="list-style-type: none"> <li>▪ Received comments on 04/07. MBI to address comments and resubmit to 04/08/2026.</li> </ul> </li> <li>▪ LACFC is reviewing the revised Traffic Signal Location on Main St.</li> </ul> </li> <li>◦ Permit life expectancy is 1 year.</li> </ul> </li> <li>• <b>STRUCTURAL - APPROVED 12/09</b></li> <li>• <b>STREETLIGHTS (SLCB)</b> <ul style="list-style-type: none"> <li>◦ Permit will be pulled closer to foundation install date at same time as Traffic Signal permit.</li> <li>◦ Permit life expectancy is 1 year. Topic for Dry Utilities Workshop</li> </ul> </li> <li>• <b>STREET IMPROVEMENT (BALL IN COURT - CITY)</b> <ul style="list-style-type: none"> <li>◦ MBI received comments from Bene. Bene stated that Street improvements plans will not be approved until EVOLVE easement is recorded.                             <ul style="list-style-type: none"> <li>▪ JR to ask Ken if Street Improvement Permit can be pulled with Evolve portion excluded with easement to follow.                                     <ul style="list-style-type: none"> <li>▪ JR spoke with Gilbert last week. They want easement in place.</li> </ul> </li> </ul> </li> <li>◦ Evolve Easement                             <ul style="list-style-type: none"> <li>▪ Pending appraisal.</li> </ul> </li> </ul> </li> </ul>			
			<p><b>Previous Meeting Minutes</b>  <b>Apr 15, 2026</b></p> <ul style="list-style-type: none"> <li>• <b>DOMESTIC WATER - ONSITE PERMIT RECEIVED 10/30/25</b> <ul style="list-style-type: none"> <li>◦ <b>ONSITE PERMIT - RECEIVED 10/30/2025</b></li> <li>◦ <b>OFFSITE PERMIT (BALL IN COURT -SULLY-MILLER)</b></li> </ul> </li> </ul>			

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			<ul style="list-style-type: none"> <li>▪ Cal Trans Jurisdiction is STA 69+00 to end of DW line on Avalon</li> <li>▪ Traffic Control Plan                             <ul style="list-style-type: none"> <li>▪ TCP is final item needed.</li> <li>▪ TCP is currently in review with Cal Trans. SZ to reach out to Melvin.</li> </ul> </li> <li>▪ Cal Trans has confirmed they received current revision. Review in progress.</li> </ul>			
			<ul style="list-style-type: none"> <li>• <b>SANITARY SEWER - EXTENSION RECEIVED 3/16/2026</b> <ul style="list-style-type: none"> <li>◦ Extension valid until 9/04/2026.</li> </ul> </li> <li>• <b>STORM DRAIN</b> <ul style="list-style-type: none"> <li>◦ MBI Submitted Application                             <ul style="list-style-type: none"> <li>▪ 2 outstanding signatures received 04/14.</li> <li>▪ Application was sent to county for STAMPS side for Catch Basin.                                     <ul style="list-style-type: none"> <li>▪ Pending county to process.</li> </ul> </li> </ul> </li> <li>◦ Evolve side is separate permit that is still in review.                             <ul style="list-style-type: none"> <li>▪ Still pending approved plans from county.                                     <ul style="list-style-type: none"> <li>▪ Comments due 04/15/2026 from County.</li> </ul> </li> </ul> </li> </ul> </li> <li>• <b>GCCS - DCN 01, 02 (BALL IN COURT DTSC)</b> <ul style="list-style-type: none"> <li>◦ No update on DTSC Approval as of 04/15/26.                             <ul style="list-style-type: none"> <li>▪ Call scheduled for 04/15/2026. MH and DT to ask for status.</li> </ul> </li> </ul> </li> <li>• <b>LANDFILL CAP - APPROVED 12/30/2025, RECEIVED 1/21/2026</b> <ul style="list-style-type: none"> <li>◦ Do not need DTSC approval for DCN 04-06                             <ul style="list-style-type: none"> <li>▪ MN to double check if we have NTP for DCN 04-06</li> </ul> </li> <li>◦ Pile Installation Work Plan                             <ul style="list-style-type: none"> <li>▪ Has been submitted to DTSC for review as of 03/30/2026                                     <ul style="list-style-type: none"> <li>▪ 45 Day review time target date to be reviewed by is 05/14/2026.</li> </ul> </li> </ul> </li> </ul> </li> <li>• <b>LANDSCAPE (BALL IN COURT -PUBLIC WORKS)</b> <ul style="list-style-type: none"> <li>◦ Both sets of drawings have been sent to Public Works. Once plans have been approved RC will issue IFC Sets and SZ to issue CCD.                             <ul style="list-style-type: none"> <li>▪ Both sets are ready for approval just waiting for signatures.</li> </ul> </li> </ul> </li> <li>• <b>RECYCLED WATER - PERMIT RECEIVED 10/30/2025</b></li> <li>• <b>PERMANENT POWER (BALL IN COURT - AB/SCEF)</b> <ul style="list-style-type: none"> <li>◦ See Design Section above for updates.</li> </ul> </li> <li>• <b>TRAFFIC SIGNALS</b></li> </ul>			

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			<ul style="list-style-type: none"> <li>◦ MBI to resubmit plans based on updated signal locations.                             <ul style="list-style-type: none"> <li>▪ Pending Public Works review of plans.                                     <ul style="list-style-type: none"> <li>▪ Received comments on 04/07. MBI to address comments and resubmit to 04/08/2026.</li> </ul> </li> <li>▪ LACFC is reviewing the revised Traffic Signal Location on Main St.</li> </ul> </li> <li>◦ Permit life expectancy is 1 year.</li> </ul> <p>• <b>STRUCTURAL - APPROVED 12/09</b></p> <p>• <b>STREETLIGHTS (SLCB)</b></p> <ul style="list-style-type: none"> <li>◦ Permit will be pulled closer to foundation install date at same time as Traffic Signal permit.</li> <li>◦ Permit life expectancy is 1 year. Topic for Dry Utilities Workshop</li> </ul> <p>• <b>STREET IMPROVEMENT (BALL IN COURT - CITY)</b></p> <ul style="list-style-type: none"> <li>◦ MBI received comments from Bene. Bene stated that Street improvements plans will not be approved until EVOLVE easement is recorded.                             <ul style="list-style-type: none"> <li>▪ JR to ask Ken if Street Improvement Permit can be pulled with Evolve portion excluded with easement to follow.                                     <ul style="list-style-type: none"> <li>▪ JR to follow up with Gilbert.</li> </ul> </li> </ul> </li> <li>◦ Evolve Easement                             <ul style="list-style-type: none"> <li>▪ Pending appraisal.</li> </ul> </li> </ul>			

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.2	1	Cal Trans Easement/Relinquishment	Scott Zhao (Cumming Group)			Open
<p><b>Official Documented Meeting Minutes</b></p> <ul style="list-style-type: none"> <li>• Traffic Control Plan                             <ul style="list-style-type: none"> <li>◦ See Domestic Water Offsite Permit Section of Agenda for update</li> </ul> </li> <li>• CAL WATER ENCROACHMENT                             <ul style="list-style-type: none"> <li>◦ Pending Traffic Control Plan Revision                                     <ul style="list-style-type: none"> <li>▪ Traffic Control Plan revision sent on 04/02/2026.</li> </ul> </li> </ul> </li> <li>• ON HOLD - EDISON ENCROACHMENT - Pending Design. See Design Section Above                             <ul style="list-style-type: none"> <li>◦ Owner of Utility needs to be applicant. At Cal Trans ROW, it may be EDISON.</li> </ul> </li> </ul>						
<p><b>Previous Meeting Minutes</b> <b>Apr 15, 2026</b></p> <ul style="list-style-type: none"> <li>• Traffic Control Plan                             <ul style="list-style-type: none"> <li>◦ See Domestic Water Offsite Permit Section of Agenda for update</li> </ul> </li> <li>• CAL WATER ENCROACHMENT</li> </ul>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		<ul style="list-style-type: none"> <li>◦ Pending Traffic Control Plan Revision                             <ul style="list-style-type: none"> <li>▪ Traffic Control Plan revision sent on 04/02/2026.</li> </ul> </li> <li>• ON HOLD - EDISON ENCROACHMENT - Pending Design. See Design Section Above                             <ul style="list-style-type: none"> <li>◦ Owner of Utility needs to be applicant. At Cal Trans ROW, it may be EDISON.</li> </ul> </li> </ul>				

**DRAWINGS**

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
5.1	1	Issued For Construction Sets	Scott Zhao (Cumming Group)			Open
<p><b>Official Documented Meeting Minutes</b></p> <ul style="list-style-type: none"> <li>• CIVIL                             <ul style="list-style-type: none"> <li>◦ Street Improvement                                     <ul style="list-style-type: none"> <li>▪ Pending Public Works approval. Once approved, drawings will be issued.</li> </ul> </li> <li>◦ Domestic Water                                     <ul style="list-style-type: none"> <li>▪ Bulletin for removal of existing DW line on Stamps Dr. Ref RFI #103.</li> <li>▪ Cal Water is pending scheduling of PW inspector so they can be present while DOTY Bros is potholing. Pending response from Scheduler.</li> </ul> </li> <li>◦ Striping and Signage                                     <ul style="list-style-type: none"> <li>▪ Plan is pending Gilbert's signature.</li> </ul> </li> </ul> </li> <li>• ENVIRONMENTAL                             <ul style="list-style-type: none"> <li>◦ Pending revised IFC drawings for replacement of entire GCCS Header.</li> <li>◦ <b>ACTION ITEM</b> - SZ to issue CCD for DCN's 01-06</li> <li>◦ KM noted we need direction from ownership (CCD) to move forward with drawings. Need to understand if DCN's need DTSC approval.                                     <ul style="list-style-type: none"> <li>▪ NTP received from Mike S. on 04/01/2026 for DCN 01-02.</li> <li>▪ Pending NTP or CCD for EKI DCN 04-06.</li> </ul> </li> <li>◦ Ying noted upcoming DCN's do not need DTSC review.</li> </ul> </li> <li>• LANDSCAPE                             <ul style="list-style-type: none"> <li>◦ Pending Design. See Design Portion of Agenda for Updates.</li> <li>◦ <b>ACTION ITEM</b> - SZ to issue CCD for Del Amo Median for pricing.</li> </ul> </li> </ul>						
<p><b>Previous Meeting Minutes</b>  <b>Apr 15, 2026</b></p> <ul style="list-style-type: none"> <li>• CIVIL                             <ul style="list-style-type: none"> <li>◦ Street Improvement                                     <ul style="list-style-type: none"> <li>▪ Pending Public Works approval. Once approved, drawings will be issued.</li> </ul> </li> <li>◦ Domestic Water</li> </ul> </li> </ul>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			<ul style="list-style-type: none"> <li>▪ Bulletin for removal of existing DW line on Stamps Dr. Ref RFI #103.</li> <li>◦ Striping and Signage                             <ul style="list-style-type: none"> <li>▪ Plan is pending Gilbert's signature.</li> </ul> </li> <li>• ENVIRONMENTAL                             <ul style="list-style-type: none"> <li>◦ Pending revised IFC drawings for replacement of entire GCCS Header.</li> <li>◦ <b>ACTION ITEM</b> - SZ to issue CCD for DCN's 01-06</li> <li>◦ KM noted we need direction from ownership (CCD) to move forward with drawings. Need to understand if DCN's need DTSC approval.                                     <ul style="list-style-type: none"> <li>▪ NTP received from Mike S. on 04/01/2026 for DCN 01-02.</li> <li>▪ Pending NTP or CCD for EKI DCN 04-06.</li> </ul> </li> <li>◦ Ying noted upcoming DCN's do not need DTSC review.</li> </ul> </li> <li>• LANDSCAPE                             <ul style="list-style-type: none"> <li>◦ Pending Design. See Design Portion of Agenda for Updates.</li> </ul> </li> </ul>			

**RFIs/SUBMITTALS**

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
6.1	1	RFIs	Derek Sigala (Snyder Langston, LLC)			Open
<p><b>Official Documented Meeting Minutes</b></p> <ul style="list-style-type: none"> <li>• <b>10</b> OPEN RFI's as of 04/22/2026</li> <li>• <b>7</b> OUTSTANDING</li> <li>• See RFI Log attached.</li> <li>• Forthcoming RFI's                             <ul style="list-style-type: none"> <li>◦ Cell 1 and 2 access through Buffer Zone - Ref RFI #114</li> <li>◦ Rough Grading and LFC drawing alignment for widening of STAMPS. - Ref RFI #113</li> </ul> </li> <li>• Meeting Every Tuesday at 3:30pm with consultants and SLCB to review all open RFI's.</li> </ul>						
<p><b>Previous Meeting Minutes</b> <b>Apr 15, 2026</b></p> <ul style="list-style-type: none"> <li>• <b>12</b> OPEN RFI's as of 04/15/2026</li> <li>• <b>7</b> OUTSTANDING</li> <li>• See RFI Log attached.</li> <li>• Forthcoming RFI's                             <ul style="list-style-type: none"> <li>◦ Cell 1 and 2 access through Buffer Zone - Ref RFI #114</li> <li>◦ Rough Grading and LFC drawing alignment for widening of STAMPS. - Ref RFI #113</li> </ul> </li> <li>• Meeting Every Tuesday at 3:30pm with consultants and SLCB to review all open RFI's.</li> </ul>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
6.2	1	SUBMITTALS	Derek Sigala (Snyder Langston, LLC)			Open
<p><b>Official Documented Meeting Minutes</b></p> <ul style="list-style-type: none"> <li>• See Submittal Log</li> <li>• Open Submittals: 6 as of 04/22/26</li> <li>• Outstanding Submittals: 2 as of 04/22/26</li> <li>• <b>ACTION ITEM</b> - DS to get warranty information for ALL Traffic Signal and Streetlight gear and present to ownership.</li> </ul>						
<p><b>Previous Meeting Minutes</b> <b>Apr 15, 2026</b></p> <ul style="list-style-type: none"> <li>• See Submittal Log</li> <li>• Open Submittals: 12 as of 04/15/26</li> <li>• Outstanding Submittals: 7 as of 04/15/26                             <ul style="list-style-type: none"> <li>◦ 007-331000-27.1 - OUT - Recycled Water 3" Service Assembly-Product Data                                     <ul style="list-style-type: none"> <li>▪ Revision from Sully-Miller expected 04/10/2026</li> </ul> </li> <li>◦ 015-316200-06.1 - Largo Concrete Mix Designs</li> </ul> </li> <li>• <b>ACTION ITEM</b> - DS to get warranty information for ALL Traffic Signal and Streetlight gear and present to ownership.</li> </ul>						

**CONSTRUCTION**

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
7.1	1	Logistic Plan	Derek Sigala (Snyder Langston, LLC)			Open
<p><b>Official Documented Meeting Minutes</b></p> <ul style="list-style-type: none"> <li>• Logistics Plan for Access In and Out of Cell 1 and 2                             <ul style="list-style-type: none"> <li>◦ <b>ACTION ITEM</b> - DS to create plan for access through the Buffer Zone to access Cell 1 and 2. Ref. RFI #114</li> </ul> </li> </ul>						
<p><b>Previous Meeting Minutes</b> <b>Apr 15, 2026</b></p> <ul style="list-style-type: none"> <li>• Logistics Plan for Access In and Out of Cell 1 and 2                             <ul style="list-style-type: none"> <li>◦ <b>ACTION ITEM</b> - DS to create plan for access through the Buffer Zone to access Cell 1 and 2. Ref. RFI #114</li> </ul> </li> </ul>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
7.2	1	QA/QC	AI Garcia (Snyder Langston, LLC)			Open
<p><b>Official Documented Meeting Minutes</b></p> <ul style="list-style-type: none"> <li>• No issues as of 4/22/2026.</li> </ul>						
<p><b>Previous Meeting Minutes</b> <b>Apr 15, 2026</b></p> <ul style="list-style-type: none"> <li>• No issues as of 4/8/2026.</li> </ul>						

**BUYOUT**

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
8.1	1	Sub Authorization Letters (SALs) and Buyout	Martha Nevarez (Snyder Langston, LLC) Scott Zhao (Cumming Group)			Open
<p><b>Official Documented Meeting Minutes</b></p> <ul style="list-style-type: none"> <li>• Dry Utilities                             <ul style="list-style-type: none"> <li>◦ Revised Drawing received 2/20.</li> <li>◦ Drawing has been sent to Briggs and Taft for BAFO.</li> <li>◦ Bid due date 3/6/2026.</li> <li>◦ Proposals received week of 3/10.                                     <ul style="list-style-type: none"> <li>▪ SLCB to vet and write SAL.   <ul style="list-style-type: none"> <li>▪ SAL has been submitted as of 3/30/26.</li> <li>▪ Comments Received 04/13/26   <ul style="list-style-type: none"> <li>▪ DS to respond to SAL comments on 04/15/26.</li> <li>▪ SZ requested clarity on two lines.</li> </ul> </li> </ul> </li> </ul> </li> </ul> </li> </ul>						
<p><b>Previous Meeting Minutes</b> <b>Apr 15, 2026</b></p> <ul style="list-style-type: none"> <li>• Dry Utilities                             <ul style="list-style-type: none"> <li>◦ Revised Drawing received 2/20.</li> <li>◦ Drawing has been sent to Briggs and Taft for BAFO.</li> <li>◦ Bid due date 3/6/2026.</li> <li>◦ Proposals received week of 3/10.                                     <ul style="list-style-type: none"> <li>▪ SLCB to vet and write SAL.   <ul style="list-style-type: none"> <li>▪ SAL has been submitted as of 3/30/26.</li> <li>▪ Comments Received 04/13/26   <ul style="list-style-type: none"> <li>▪ DS to respond to SAL comments on 04/15/26</li> </ul> </li> </ul> </li> </ul> </li> </ul> </li> </ul>						

**PCOs/PCCOs**

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
9.1	1	PCOs/PCCOs	Martha Nevarez (Snyder Langston, LLC)			Open
<p><b>Official Documented Meeting Minutes</b> OPEN (SL COURT): \$1,135,561 OUT (OWNERS COURT) : \$2,032,733</p> <ul style="list-style-type: none"> <li>• See PCO Log for updates</li> <li>• Bi Monthly Meeting - SZ and MN meeting twice a month to review PCO's</li> </ul>						
<p><b>Previous Meeting Minutes</b> <b>Apr 15, 2026</b> OPEN (SL COURT): \$751,488</p>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		OUT (OWNERS COURT) : \$2,032,733				
		<ul style="list-style-type: none"> <li>• See PCO Log for updates</li> <li>• Bi Monthly Meeting - SZ and MN meeting twice a month to review PCO's</li> </ul>				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
9.2	6	Construction Directives	Scott Zhao (Cumming Group)			Open
<b>Official Documented Meeting Minutes</b> <ul style="list-style-type: none"> <li>• <b>TOTAL CCD'S - 42</b> <ul style="list-style-type: none"> <li>◦ <b>FULLY CLOSED (PCO Approved) - 7</b></li> <li>◦ <b>CLOSED (PCO Submitted) - 10</b></li> <li>◦ <b>ISSUED (PCO Assigned) - 22</b></li> <li>◦ <b>PENDING CCD'S TO BE ISSUED TO SL - 3</b></li> </ul> </li> <li>• See CCD Log</li> <li>• Forthcoming CCD's                             <ul style="list-style-type: none"> <li>◦ EKI Design Change Notices.</li> <li>◦ Direction for RFI #112 Response.</li> <li>◦ Direction for RFI #109 Response.</li> </ul> </li> </ul>						
<b>Previous Meeting Minutes</b> <b>Apr 15, 2026</b> <ul style="list-style-type: none"> <li>• <b>TOTAL CCD'S - 42</b> <ul style="list-style-type: none"> <li>◦ <b>FULLY CLOSED (PCO Approved) - 7</b></li> <li>◦ <b>CLOSED (PCO Submitted) - 10</b></li> <li>◦ <b>ISSUED (PCO Assigned) - 22</b></li> <li>◦ <b>PENDING CCD'S TO BE ISSUED TO SL - 3</b></li> </ul> </li> <li>• See CCD Log</li> <li>• Forthcoming CCD's                             <ul style="list-style-type: none"> <li>◦ EKI Design Change Notices.</li> <li>◦ Direction for RFI #112 Response.</li> <li>◦ Direction for RFI #109 Response.</li> </ul> </li> </ul>						

**MONTHLY PAY APPLICATION**

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
10.1	1	Monthly Pay Application	Martha Nevarez (Snyder Langston, LLC)			Open
<b>Official Documented Meeting Minutes</b> <ul style="list-style-type: none"> <li>• March 2026 (Pay App 11)                             <ul style="list-style-type: none"> <li>◦ Submitted to CRA week of 04/10/2026. Still in process.</li> </ul> </li> <li>• Sources and Uses Letter (every other month)                             <ul style="list-style-type: none"> <li>◦ JR to get with Stuart and review Sources and Uses Letter.</li> </ul> </li> </ul>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
			<ul style="list-style-type: none"> <li>◦ MN, KM, and Will L met on 3/30 to review.</li> <li>◦ KM sent response with questions from SLCB leadership.                             <ul style="list-style-type: none"> <li>▪ No formal response to KM's email as of 04/15/2026.</li> <li>▪ SM is pending further comments from SLCB leadership to provide complete response.                                     <ul style="list-style-type: none"> <li>▪ KM noted to provide response to his email and it should answer all concerns from SLCB leadership.</li> </ul> </li> <li>▪ When do we stop work before we run the \$26M.</li> <li>▪ When does \$12.5M kick in (60% of the combined bonding use (60% of \$39M)</li> <li>▪ Letter from March is accurate through Jan 2026.                                     <ul style="list-style-type: none"> <li>▪ When will a new letter through current expenditures (March 2026) be provided ?</li> </ul> </li> </ul> </li> </ul>			
<p><b>Previous Meeting Minutes</b>  <b>Apr 15, 2026</b></p> <ul style="list-style-type: none"> <li>• CLOSED - February 2026 (Pay App 10)                             <ul style="list-style-type: none"> <li>◦ Payment received.</li> </ul> </li> <li>• March 2026 (Pay App 11)                             <ul style="list-style-type: none"> <li>◦ Submitted to CRA week of 04/10/2026</li> </ul> </li> <li>• Sources and Uses Letter (every other month)                             <ul style="list-style-type: none"> <li>◦ MN, KM, and Will L met on 3/30 to review.</li> <li>◦ KM sent response with questions from SLCB leadership.                                     <ul style="list-style-type: none"> <li>▪ No formal response to KM's email as of 04/15/2026.</li> <li>▪ SM is pending further comments from SLCB leadership to provide complete response.   <ul style="list-style-type: none"> <li>▪ KM noted to provide response to his email and it should answer all concerns from SLCB leadership.</li> </ul> </li> <li>▪ When do we stop work before we run the \$26M.</li> <li>▪ When does \$12.5M kick in (60% of the combined bonding use (60% of \$39M)</li> <li>▪ Letter from March is accurate through Jan 2026.   <ul style="list-style-type: none"> <li>▪ When will a new letter through current expenditures (March 2026) be provided ?</li> </ul> </li> </ul> </li> </ul> </li> <li>• Unconditional Waivers                             <ul style="list-style-type: none"> <li>◦ No need to be notarized, and will keep a separate copy (no need to update the process).</li> </ul> </li> </ul>						

**NEW BUSINESS**

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
11.1	1	New Business	Martha Nevarez (Snyder Langston, LLC)			Open
<p><b>Official Documented Meeting Minutes</b></p> <ul style="list-style-type: none"> <li>• RES' SS line.                             <ul style="list-style-type: none"> <li>◦ AG to coordinate with Sully-Miller on restoring sewer line in lieu of Holding Tank.</li> </ul> </li> </ul>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		<p><b>Previous Meeting Minutes</b>  <b>Apr 15, 2026</b></p>	<ul style="list-style-type: none"> <li>• KM responded to SM's email for revised budget for Lenardo Enhancement .</li> </ul>			

These meeting minutes are believed to be an accurate reflection of those items discussed and the conclusions that were reached during the referenced meeting.  
 Please contact SL Carson Builders, LLC if there are any discrepancies or questions with the content of these minutes.

## RES Design/PreConstruction (SOW-4) and Construction Management (SOW-3) Budget

January 1, 2025 through December 31, 2027

3/31/2026

*Note: SOW-4 and SOW-3 are paid from various City of Carson accounts; see Sources & Uses Exhibit for balances*

Projected City of Carson Funds at Start of Project on 10/1/2024 (\$23M of R&M Bonds; \$26M of Lease Revenue Bonds; \$12.5M Lenardo Developer Payment; \$750k Developer Impact Fee)	<b>\$62,250,000</b>
Cash Payments from 10/1/2024 through 12/31/2024	(\$1,406,980)
Projected City of Carson Funds as of start of financial model on 1/1/2025	\$60,843,020
Actual City of Carson Funds as of 1/1/2025 (less \$12.5M Lenardo Developer Payment)	\$48,343,020
Cash Payments from 1/1/2025 through 3/31/2026	(\$15,897,510)
<b>Current City of Carson Fund Balances as of 3/31/2026</b>	<b>\$32,445,510</b>
Projected City of Carson A/R Funds Remaining (\$12.5M Lenardo Developer Payment + \$8M SBGOG Grant)	\$20,500,000
<b>Total Current and Projected City of Carson Funds Remaining as of 3/31/2026</b>	<b>\$52,945,510</b>

	Original Contract SOV as of 1/1/2025	Net Change Orders increasing / (decreasing) Budget as of 3/31/2026	Current Contract SOV as of 3/31/2026	Net Potential PCOs/ increasing / (decreasing) Budget as of 3/31/2026	Estimate at Completion SOV as of 3/31/2026	Cash Payments as of 3/31/2026	Estimate to Complete as of 3/31/2026
<b>Forecast RES SOW-3 Construction Expenses:</b>							
Electrical Design Consultants	80,000	-	80,000	-	80,000	-	80,000
Cummings Curley & Associates	20,000	(20,000)	-	-	-	-	-
EKI	593,541	-	593,541	-	593,541	-	593,541
KPFF	-	12,325	12,325	-	12,325	5,600	6,725
Labor Compliance Management	43,887	-	43,887	-	43,887	21,645	22,242
Leighton Consulting (Verdantas)	318,352	-	318,352	-	318,352	176,186	142,166
Michael Baker International	-	100,000	100,000	-	100,000	5,491	94,509
MMRP - Noise & Vibration Monitoring Services	223,000	-	223,000	-	223,000	56,305	166,695
Owner Contingency (5% ???)	-	-	-	-	-	-	-
SL Carson Builders	53,329,047	3,274,290	56,603,337	5,163,007	61,766,344	7,416,521	54,349,823
RE   Solutions (5% Management Fee & Reimbursements)	3,146,149	60,443	3,206,592	-	3,206,592	554,800	2,651,792
<b>Subtotal - SOW-3 Construction Expenses</b>	<b>\$57,753,976</b>	<b>\$3,427,058</b>	<b>\$61,181,034</b>	<b>\$5,163,007</b>	<b>\$66,344,041</b>	<b>\$8,236,548</b>	<b>\$58,107,493</b>
<b>Forecast RES SOW-4 Design/PreConstruction Expenses</b>							
RE   Solutions (SOW- 4 Labor)	703,040	603,798	1,306,838	-	1,306,838	900,299	406,538
Electrical Design Consultants	210,000	-	210,000	403,448	613,448	348,227	265,221
Cummings Curley & Associates	6,500	19,545	26,045	-	26,045	15,900	10,145
Cumming Management Group	217,688	176,401	394,089	(119,116)	274,973	274,973	-
EKI	2,647,259	-	2,647,259	246,800	2,894,059	2,485,833	408,226
KPFF	26,000	3,325	29,325	-	29,325	21,677	7,648
Leighton Consulting (Verdantas)	248,500	65,266	313,766	38,279	352,045	352,045	-
Michael Baker International	560,000	-	560,000	143,400	703,400	465,745	237,655
Other / Off-Off Invoices	-	-	-	3,615	3,615	3,615	-
AMPCO	671,890	-	671,890	-	671,890	671,890	-
Plan Check, Permit Fees and Assessments	1,249,280	(1,100,883)	148,397	-	148,397	81,927	66,470
SL Carson Builders	-	-	-	-	-	-	-
RE   Solutions (Expenses)	180,000	-	180,000	-	180,000	50,767	129,233
<b>Subtotal - SOW-4 Design/PreConstruction Expenses</b>	<b>\$6,720,157</b>	<b>(\$232,548)</b>	<b>\$6,487,608</b>	<b>\$716,425</b>	<b>\$7,204,033</b>	<b>\$5,672,897</b>	<b>\$1,531,136</b>
<b>Total RES SOW-3 and SOW-4 Budget</b>	<b>\$64,474,133</b>	<b>\$3,194,510</b>	<b>\$67,668,642</b>	<b>\$5,879,432</b>	<b>\$73,548,074</b>	<b>\$13,909,445</b>	<b>\$59,638,629</b>
<b>City of Carson Direct-Paid Items through 12/31/2024</b>							
SLCB Payments	\$149,308	-	149,308	-	149,308	149,308	-
Gas Line Extension	\$235,720	-	235,720	-	235,720	235,720	-
Full Payment of Master Invoice #86 (R&M)	\$155,762	-	155,762	-	155,762	155,762	-
Full Payment of Master Invoice #85 (R&M)	\$108,876	-	108,876	-	108,876	108,876	-
Drawdown from R&M (FY24)	\$757,314	-	757,314	-	757,314	757,314	-
<b>Total City of Carson Direct-Paid Items through 12/31/2024</b>	<b>\$1,406,980</b>	<b>\$0</b>	<b>\$1,406,980</b>	<b>\$0</b>	<b>\$1,406,980</b>	<b>\$1,406,980</b>	<b>\$0</b>
<b>Total City of Carson + RES Budget</b>	<b>\$65,881,113</b>	<b>\$3,194,510</b>	<b>\$69,075,622</b>	<b>\$5,879,432</b>	<b>\$74,955,054</b>	<b>\$15,316,425</b>	<b>\$59,638,629</b>

Original Projected Funding Variance (\$60.8M - \$64.5M) as of 1/1/2025	(\$3,631,113)
Current City of Carson Fund Balances (\$32.4M) less Estimate to Complete (\$59.6M) as of 3/31/2026	(\$27,193,119)
<b>Current &amp; Projected City of Carson Funding Variance (\$52.9M - \$59.6M) as of 3/31/2026</b>	<b>(\$6,693,119)</b>

# RES Design/PreConstruction (SOW-4) and Construction (SOW-3) Sources & Uses

January 1, 2025 through December 31, 2027

as of **3/31/2026**

	Current and Potential City of Carson Sources of Funds							
	Total Sources of Funds	Measure R / Measure M Bonds **	Measure R / Measure M Bonds Traffic Signals	Developer Impact Fee / Del Amo Traffic Mitigation Fee	2024 City of Carson Lease Revenue Bonds	CGO "Lenardo Developer Payment"	LA Metro	\$8M
<b>Total Potential City of Carson Funds for the Project</b>	<b>\$70,250,000</b>	<b>\$20,500,000</b>	<b>\$2,500,000</b>	<b>\$750,000</b>	<b>\$26,000,000</b>	<b>\$12,500,000</b>	<b>\$8,000,000</b>	
Cash Payments from start of project on 10/1/2024 through 12/31/2024	(\$1,406,980)	(\$1,406,980)	\$0	\$0	\$0	\$0	\$0	\$0
Projected City of Carson Funds as of start of financial model on 1/1/2025	<b>\$60,843,020</b>	<b>\$19,093,020</b>	<b>\$2,500,000</b>	<b>\$750,000</b>	<b>\$26,000,000</b>	<b>\$12,500,000</b>	<b>\$8,000,000</b>	<b>\$0</b>
Actual City of Carson Funds as of start of model on 1/1/2025	<b>\$48,343,020</b>	<b>\$19,093,020</b>	<b>\$2,500,000</b>	<b>\$750,000</b>	<b>\$26,000,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Cash Payments from 1/1/2025 through 3/31/2026	(\$15,897,510)	(\$13,775,293)	(\$130,650)	\$0	(\$1,991,567)	\$0	\$0	\$0
<b>Current City of Carson Fund Balances as of 3/31/2026</b>	<b>\$32,445,510</b>	<b>\$5,317,727</b>	<b>\$2,369,350</b>	<b>\$750,000</b>	<b>\$24,008,433</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Projected City of Carson A/R Funds (\$12.5M Lenardo Developer Payment + \$8M SBGOG Grant)	<b>\$20,500,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$12,500,000</b>	<b>\$8,000,000</b>	<b>\$0</b>
<b>Total Potential City of Carson Funds as of month ending 3/31/2026</b>	<b>\$52,945,510</b>	<b>\$5,317,727</b>	<b>\$2,369,350</b>	<b>\$750,000</b>	<b>\$24,008,433</b>	<b>\$12,500,000</b>	<b>\$8,000,000</b>	<b>\$0</b>

	Current Contract SOV as of	Net Potential PCOs/ Budget Revisions as of	Estimate at Completion SOV as of	Cash Payments as of	Estimate to Complete as of	Remaining Costs as of 3/31/26					
						Measure R / Measure M Bonds	Measure R / Measure M Bonds Traffic Signals	Developer Impact Fee / Del Amo Traffic Mitigation Fee	2024 City of Carson Lease Revenue Bonds	CGO "Lenardo Developer Payment"	South Bay COG Funding (\$8M)
<b>SOW-3 Construction Expenses</b>	3/31/2026	3/31/2026	3/31/2026	3/31/2026	3/31/2026	<b>Remaining Costs as of 3/31/26</b>					
Electrical Design Consultants	80,000	-	80,000	-	80,000	80,000	-	-	-	-	-
Cummings Curley & Associates	-	-	-	-	-	-	-	-	-	-	-
Cumming Management Group (n/a)	-	-	-	-	-	-	-	-	-	-	-
EKI	593,541	-	593,541	-	593,541	-	-	-	593,541	-	-
KPFF	12,325	-	12,325	5,600	6,725	6,725	-	-	-	-	-
Labor Compliance Management	43,887	-	43,887	21,645	22,242	22,242	-	-	-	-	-
Leighton Consulting (Verdantas)	318,352	-	318,352	176,186	142,166	142,166	-	-	-	-	-
Michael Baker International	100,000	-	100,000	5,491	94,509	-	-	-	-	-	-
MMRP - Noise & Vibration Monitoring Services	223,000	-	223,000	56,305	166,695	166,695	-	-	-	-	-
Owner Contingency (5% ???)	-	-	-	-	-	-	-	-	-	-	-
SL Carson Builders	56,603,337	5,163,007	61,766,344	7,416,521	54,349,823	19,767,345	2,366,788	750,000	24,029,090	-	7,436,600
RE   Solutions (5% Management Fee & Reimbursements)	3,206,592	-	3,206,592	554,800	2,651,792	2,651,792	-	-	-	-	-
<b>Subtotal - SOW-3 Construction Expenses</b>	<b>\$61,181,034</b>	<b>\$5,163,007</b>	<b>\$66,344,041</b>	<b>\$8,236,548</b>	<b>\$58,107,493</b>	<b>\$22,931,474</b>	<b>\$2,366,788</b>	<b>\$750,000</b>	<b>\$24,622,631</b>	<b>\$0</b>	<b>\$7,436,600</b>
<b>SOW-4 Design/PreConstruction Expenses</b>						<b>Remaining Costs as of 3/31/26</b>					
RE   Solutions (SOW- 4 Labor)	1,306,838	-	1,306,838	900,299	406,538	406,538	-	-	-	-	-
Electrical Design Consultants	210,000	403,448	613,448	348,227	265,221	265,221	-	-	-	-	-
Cummings Curley & Associates	26,045	-	26,045	15,900	10,145	10,145	-	-	-	-	-
Cumming Management Group	394,089	(119,116)	274,973	274,973	-	-	-	-	-	-	-
EKI	2,647,259	246,800	2,894,059	2,485,833	408,226	-	-	-	408,226	-	-
KPFF	29,325	-	29,325	21,677	7,648	7,648	-	-	-	-	-
Leighton Consulting (Verdantas)	313,766	38,279	352,045	352,045	-	-	-	-	-	-	-
Michael Baker International	560,000	143,400	703,400	465,745	237,655	237,655	-	-	-	-	-
Other / Off-Off Invoices	-	3,615	3,615	3,615	-	-	-	-	-	-	-
AMPCO	671,890	-	671,890	671,890	-	-	-	-	-	-	-
Plan Check, Permit Fees and Assessments	148,397	-	148,397	81,927	66,470	66,470	-	-	-	-	-
SL Carson Builders	-	-	-	-	-	-	-	-	-	-	-
RE   Solutions (Expenses)	180,000	-	180,000	50,767	129,233	129,233	-	-	-	-	-
<b>Subtotal - SOW-4 Design/PreConstruction Expenses</b>	<b>\$6,487,608</b>	<b>\$716,425</b>	<b>\$7,204,033</b>	<b>\$5,672,897</b>	<b>\$1,531,136</b>	<b>\$1,122,910</b>	<b>\$0</b>	<b>\$0</b>	<b>\$408,226</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Uses of Funds by Source***</b>	<b>\$67,668,642</b>	<b>\$5,879,432</b>	<b>\$73,548,074</b>	<b>\$13,909,445</b>	<b>\$59,638,629</b>	<b>\$24,054,385</b>	<b>\$2,366,788</b>	<b>\$750,000</b>	<b>\$25,030,857</b>	<b>\$0</b>	<b>\$7,436,600</b>

Current & Projected City of Carson Funding Variance (\$52.9M - \$59.6M) as of 3/31/2026 (\$6,693,119) (\$18,736,658) \$2,562 \$0 (\$1,022,424) \$12,500,000 \$563,400

Current City of Carson Fund Balances (\$32.4M) less Estimate to Complete (\$59.6M) as of 3/31/2026 (\$27,193,119)

\*\* Measures R&M Bonds do not include \$610,850 for PreConstruction costs reimbursed by CGO that are currently held in the CRA Cash Account  
 \*\*\* Total Uses of Funds by Source do not include projections of future amounts that are paid directly by the CRA or City for permit fees, inspections, etc.

**APPENDIX "F"**  
**to Work Order #004**  
**to Master Agreement between RE | Solutions, LLC and SL Carson Builders, LLC**  
**The District at South Bay**  
**Street Improvement Work**  
**Guaranteed Maximum Price - Schedule of Values as of 03/31/2026**

Cost Code	Description	Trade Subcontractor	Original Contract SOV	Approved PCCO #001	Approved PCCO #002	Approved PCCO #003	Approved PCCO #004	Approved PCCO #005	Approved PCCO #006	Current Contract SOV	Buyout & Deferred Scope	PCOs -- Out for Approval	PCOs -- Open for Review	Estimate at Completion SOV	Cash Payments as of 03/31/26	Estimate to Complete as of 03/31/26
17123	Survey	Psomas	\$346,230							\$346,230				\$346,230	37,476	\$308,754
310000	Earthwork	AMPCO	\$3,025,582	\$43,343	\$915,674	\$55,568		\$4,625,175	(\$85,001)	\$8,580,341		\$358,736	\$426,393	\$9,365,470	1,487,168	\$7,878,302
312116	Env- Landfill Cap SAL		\$0			\$771,304				\$771,304		\$1,310	\$17,272	\$789,886	-	\$789,886
312500	Erosion and Sediment /SWPPP	BMP Solutions	\$147,725			\$18,790				\$166,515				\$166,515	12,270	\$154,245
316200	Caissons/Foundations (Allowance)		\$810,000					(\$810,000)		\$0				\$0	-	-
316400	IFC - Structural		\$0					\$2,257,499		\$2,257,499				\$2,257,499	-	\$2,257,499
321216	Asphalt Paving	Sully-Miller	\$3,201,359							\$3,201,359				\$3,201,359	-	\$3,201,359
321313	Site Concrete	Sully-Miller	\$2,345,620							\$2,345,620				\$2,345,620	-	\$2,345,620
321723	Pavement Specialties		\$236,750							\$236,750				\$236,750	-	\$236,750
328000	Landscape and Irrigation	Sperber Landscape	\$2,330,857							\$2,330,857				\$2,330,857	23,080	\$2,307,777
330000	Underground Wet Utilities	Sully-Miller	\$8,101,745	(\$15,477)			\$212,611		\$341,980	\$8,640,859		\$149,907	\$132,383	\$8,923,149	2,877,202	\$6,045,947
337000	Dry Utilities (Allowance)		\$6,600,000							\$6,600,000		\$531,242		\$7,131,242	-	\$7,131,242
344113	Traffic Signals & Street Lights	[Baker Electric] - tbd	\$5,044,252							\$5,044,252			\$97,718	\$5,141,970	-	\$5,141,970
818010	Buy Out Reserve (Deferred Scope)		\$0							\$0	\$2,453,751			\$2,453,751	-	\$2,453,751
	Buy Out Allowance Variance		\$0							\$0	\$1,048,100			\$1,048,100	-	\$1,048,100
818020	Job Specific (GCCS)	ICS	\$0		\$3,188,531					\$3,188,531		\$1,566,174	\$48,576	\$4,803,281	148,082	\$4,655,199
<b>SubTotal Direct Trade Costs</b>			<b>\$32,190,120</b>	<b>\$27,866</b>	<b>\$4,104,205</b>	<b>\$845,662</b>	<b>\$1,660,110</b>	<b>\$4,625,175</b>	<b>\$256,979</b>	<b>\$43,710,117</b>	<b>\$3,501,851</b>	<b>\$2,607,369</b>	<b>\$722,342</b>	<b>\$50,541,679</b>	<b>\$4,585,278</b>	<b>\$45,956,401</b>
919000	General Conditions (18 months)	from Appendix C-3	\$2,581,577					\$235,546		\$2,817,123				\$2,817,123	1,048,423	\$1,768,700
10000	General Requirements (18 months)	from Appendix C-4	\$1,408,541					\$7,355		\$1,415,896				\$1,415,896	126,097	\$1,289,799
922050	Contractor Contingency	4.00%	\$1,447,210			\$30,852	\$57,900	\$9,716		\$1,545,678				\$1,545,678	-	\$1,545,678
	Preconstruction Services -NIC	Excluded	\$0							\$0				\$0	-	-
922030	Builders' Risk Insurance	0.25%	\$101,349	\$75	\$11,077	\$2,365	\$4,635	\$13,155	\$694	\$133,350				\$133,350	132,656	\$694
919015	Sub Default Insurance	1.35%	\$434,567	\$376	\$55,407	\$11,418	\$22,411	\$62,440	\$3,470	\$590,089				\$590,089	586,619	\$3,470
922010	General Liability Insurance	1.10%	\$445,937	\$331	\$48,735	\$10,403	\$20,391	\$57,881	\$3,053	\$586,731				\$586,731	583,678	\$3,053
	Performance & Payment Bond - NIC	0.00%	\$0							\$0				\$0	-	-
	Gross Receipts Tax - NIC	0.00%	\$0							\$0				\$0	-	-
922100	Contractor Fee	5.00%	\$1,930,465	\$1,433	\$210,971	\$45,036	\$88,272	\$250,563	\$13,210	\$2,539,950				\$2,539,950	353,770	\$2,186,180
<b>SubTotal Soft Costs</b>			<b>\$8,349,646</b>	<b>\$2,215</b>	<b>\$326,190</b>	<b>\$100,074</b>	<b>\$193,609</b>	<b>\$636,656</b>	<b>\$20,427</b>	<b>\$9,628,817</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$9,628,817</b>	<b>\$2,831,243</b>	<b>\$6,797,574</b>
<b>Grand Total - SLCB Contract Values</b>			<b>\$40,539,766</b>	<b>\$30,081</b>	<b>\$4,430,395</b>	<b>\$945,736</b>	<b>\$1,853,719</b>	<b>\$5,261,831</b>	<b>\$277,406</b>	<b>\$12,799,168</b>	<b>\$3,501,851</b>	<b>\$2,607,369</b>	<b>\$722,342</b>	<b>\$6,831,562</b>		
<b>New Grand Total - SLCB Contract Values after PCCOs and PCOs</b>			<b>\$40,569,847</b>	<b>\$45,000,242</b>	<b>\$45,945,978</b>	<b>\$47,799,697</b>	<b>\$53,061,528</b>	<b>\$53,338,934</b>	<b>\$53,338,934</b>	<b>\$56,840,785</b>	<b>\$59,448,154</b>	<b>\$60,170,496</b>	<b>\$60,170,496</b>	<b>\$61,746,521</b>	<b>\$7,416,521</b>	<b>\$52,753,975</b>
<b>Additional Estimated Costs in RES Financial Model for SLCB</b>																
	Estimated Total Buffer Zone Costs		\$9,821,517	-	(\$3,441,945)	(\$925,452)	-	(\$4,992,769)	(\$134,631)	\$326,720	-	(\$411,617)	(\$48,576)	(\$133,473)	-	(\$133,473)
	Estimated Waste Consolidation		\$2,967,760	(\$30,081)	-	-	-	-	-	\$2,937,679	-	(\$1,191,120)	(\$17,242)	\$1,729,317	-	\$1,729,317
<b>SubTotal Remaining Estimated Buffer Zone &amp; Waste Costs to Contract For</b>			<b>\$12,789,277</b>	<b>(\$30,081)</b>	<b>(\$3,441,945)</b>	<b>(\$925,452)</b>	<b>\$0</b>	<b>(\$4,992,769)</b>	<b>(\$134,631)</b>	<b>\$3,264,399</b>	<b>\$0</b>	<b>(\$1,602,737)</b>	<b>(\$65,818)</b>	<b>\$1,595,844</b>	<b>\$0</b>	<b>\$1,595,844</b>
<b>New Grand Total in RES Financial Model for SLCB</b>			<b>\$53,329,043</b>	<b>\$53,329,043</b>	<b>\$54,317,493</b>	<b>\$54,337,777</b>	<b>\$56,191,496</b>	<b>\$56,460,558</b>	<b>\$56,603,333</b>	<b>\$56,603,333</b>	<b>\$60,105,184</b>	<b>\$61,109,816</b>	<b>\$61,766,340</b>	<b>\$61,766,340</b>	<b>\$7,416,521</b>	<b>\$54,349,819</b>

**Additional Costs NOT in RES Financial Model:**  
Waste Relocation for Right Turn Lane on Stamps - now in SL PCOs (3/4/26)  
Owner Contingency for unknown conditions (5% ?) - leave this out of scope (3/4/26)  
(some) Construction Admin Time  
Pylon Signs and Electrical Connections - leave out of this scope (3/4/26)  
Landscape and Irrigation of 405 Slopes - leave out of this scope (3/4/26)  
City/County/Private Inspection Fees  
Del Amo Median - will be in a PCO (3/4/26)  
Torrance Lateral landscaping/irrigation -- leave out of this scope (3/4/26)

**Note:**  
RES financial model's monthly cash flow projections use  
SLCB's estimates and generally contain only "Current  
Contract SOV" not Buyout/Allowances or Open/Out PCOs;  
\$5.2M in net Buyout Allowances and Open/Out PCOs will be  
added to monthly cash flow upon contract execution to PCCO.

Approved PCCOs reducing Cumming's BZ/Waste ROM	
PCCO #001	\$30,081
PCCO #002	\$3,441,945
PCCO #003	\$59,986
PCCO #003	\$865,466
PCCO #005	\$4,992,769
PCCO #006	\$134,631
	<b>\$9,524,878</b>

PCOs OUT reducing Cumming's BZ/Waste ROM	
pco#055	\$1,310
pco#032c	\$7,084 credit
pco#059	\$21,085
pco#054	\$1,191,120
pco#043	\$382,138
	<b>\$1,602,737</b>

PCOs OPEN reducing Cumming's BZ/Waste ROM	
pco#048	\$17,272
pco#032B	\$48,576
	<b>\$65,848</b>