



CITY OF LAWDALE
AGENDA OF THE LAWDALE
CITY COUNCIL REGULAR MEETING

Monday, May 4, 2026, 6:30 PM
Council Chambers
14717 Burin Ave
Lawndale, CA 90260

Any person who wishes to address the City Council regarding any item listed on this agenda or any other matter that is within its subject matter jurisdiction is invited, but not required, to fill out a Public Meeting Speaker Card and submit it to the City Clerk prior to the oral communications portion of the meeting. The purpose of the card is to ensure that the speaker's name is correctly recorded in the meeting minutes and, where appropriate, to provide contact information for staff follow-up.

How to observe the Meeting:

To maximize public safety while maintaining transparency and public access, members of the public may now attend the meeting in person. The meeting will also continue to be available for viewing on YouTube "Lawndale CityTV", the City TV Website, and Lawndale Community Cable Television on Spectrum and Frontier Channel 3.

Copies of this agenda are available prior to the meeting in the Lawndale City Hall foyer or on the City website. Interested parties may contact the City Clerk's Department at (310) 973-3213 for clarification regarding any individual agenda item."

This Agenda is subject to revision up to 72 hours before the meeting.

A. CALL TO ORDER AND ROLL CALL

B. CEREMONIALS (Flag Salute and Inspiration)

C. PUBLIC SAFETY REPORT

1. **Los Angeles County Sheriff's Department Update**
2. **Los Angeles County Fire Department Update**

D. PRESENTATIONS

3. **Presentation to Environmental Charter High School, Lawndale - 2026 California Distinguished Schools Award**
— Presentation of a Certificate of Commendation to Environmental Charter High School, Lawndale for 2026 California Distinguished Schools Award

E. ORAL COMMUNICATIONS - ITEMS NOT ON THE AGENDA (Public Comments)

F. COMMENTS FROM COUNCIL

G. CONSENT CALENDAR

Items 4 through 6 will be considered and acted upon under one motion unless a City Councilmember removes individual items for further City Council consideration or explanation.

4. **Motion to read by title only and waive further reading of all ordinances listed on the Agenda**

— Recommendation: that the City Council that the City Council read by title only and waive further reading of all ordinances listed on the agenda.

5. **Accounts Payable Register**

— Recommendation: that the City Council adopts Resolution No. CC-2605-015 authorizing the payment of certain claims and demands in the amount of \$399,313.24.

6. **Minutes of the Lawndale City Council Regular Meeting April 20, 2026**

— Recommendation: that the City Council approve the minutes.

H. ADMINISTRATION

7. **Introduction and First Reading of Ordinance No. 1213-26 to Amend Chapter 2.04.120 of the Lawndale Municipal Code Regarding Propriety of Conduct at Council Meetings and Adopt Resolution No. CC-2605-016 Amending the “Manual of Procedural Guidelines for the Conduct of City Council Meetings”**

— Recommendation: that the City Council 1) Introduce for first reading by title only Ordinance No. 1213-26, an ordinance amending Chapter 2.04.120 of the Lawndale Municipal Code regarding Propriety of Conduct at Council Meetings and waive further reading; and 2) Schedule the second reading and adoption of Ordinance No. 1213-26 for the next meeting of the City Council, and schedule the adoption of Resolution No. CC-2605-016 for the same date.

8. **Adopt Resolution No. CC-2605-019 Policy for Disruption of Telephonic or Internet Service, Senate Bill 707**

— Recommendation: that the City Council 1.) Adopt Resolution No. CC-2605-019 establishing a City policy for disruption of telephonic or internet service during City Council meetings; or 2.) Provide staff with alternate direction.

9. **Adopt Resolution No. CC-2605-017 for Reasonable Accommodations Policy for Brown Act Meetings, Senate Bill 707**

— Recommendation: that the City Council 1.) Adopt Resolution No. CC-2605-017 establishing a City policy to offer reasonable accommodations for participation in Brown Act meetings; or 2.) Provide staff with alternate direction.

10. **Adopt Resolution No. CC-2605-018 Policy for Public Interpretation Assistance, Senate Bill 707**

— Recommendation: that the City Council 1.) Adopt Resolution No. CC-2605-018 establishing a City policy for public interpretation assistance; or 2.) Provide staff with alternate direction.

11. **Award of FY 25/26 Citywide Overhead Street Name Sign Replacement Project**

— Recommendation: that the City Council 1.) Award a construction contract to Elecnor Belco Electric, Inc., in the amount of \$280,986.00 for the FY 25/26 Citywide Overhead Street Name Sign Replacement Project; and 2.) Approve a construction contingency in the amount of \$56,000; and 3) Authorize the City Manager to file a Notice of Completion with the County of Los Angeles upon project Completion.

12. Award of Contract for Citywide Software Platform System

— Recommendation: that the City Council 1.) Review and discuss the Request for Proposal for Citywide Software to replace the existing software services provided by Cityview and/or Citizenserve; 2.) Approve a Subscription Service Order Agreement between the City of Lawndale and GovPilot, in a form approved by the City Attorney's Office; 3.) Authorize the City Attorney Office to make minor edits based on any direction from the City Council to the Subscription Service Order Agreement; or 4.) Provide further direction to staff.

I. CITY MANAGER REPORT

J. ITEMS FROM CITY COUNCILMEMBERS

13. Discussion of Potential Cell Phone Policy

Requested by Councilmember Kearney.

— Recommendation: that the City Council 1) Discuss the potential for a formal policy to govern in-meeting use of cell phones; and 2) Give staff such direction as is appropriate.

14. Report of Attendance at Meetings

K. CLOSED SESSION

15. Conference with Legal Counsel – Existing Litigation

— The City Council will conduct a closed session, pursuant to Government Code section 54956.9(d)(1), to discuss existing litigation: Name of Case: City of Lawndale v. LA Investment, LLC (LA Superior Court Case No. 20TRCV00065).

16. Conference with Legal Counsel – Existing Litigation

— The City Council will conduct a closed session, pursuant to Government Code section 54956.9(d)(1), to discuss existing litigation: Name of Case: Suarez v. County of Los Angeles et al. (CD California, Case No. 2:26-cv-2943).

L. ADJOURNMENT

The next regularly scheduled meeting of the City Council will be held at 6:30 p.m. on Monday, May 18, 2026, in the Lawndale City Hall Council Chamber, 14717 Burin Avenue, Lawndale, California.

It is the intention of the City of Lawndale to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you need special assistance beyond what is normally provided, we will attempt to accommodate you in every reasonable manner. Please contact the City Clerk Department (310) 973-3213 prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible. Please advise us at that time if you will need accommodation to attend or participate in meetings on a regular basis.

I hereby certify under penalty of perjury under the laws of the State of California that the agenda for the regular meeting of the City Council to be held on Monday, May 4, 2026, was posted no less than 72 hours prior to the meeting.

/s/ Yvette Palomo
Yvette Palomo, Assistant City Clerk

Date Posted: April 30, 2026



CITY OF LAWNDALE

14717 BURIN AVENUE, LAWNDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ <https://www.lawndalecity.ca.gov>

DATE: May 4, 2026
TO: Honorable Mayor and City Council
FROM: Raylette Felton, Interim City Manager
PREPARED BY: Vanesa Alvarez, Administrative Assistant
SUBJECT: **Los Angeles County Sheriff's Department Update**

No supporting documentation was forwarded to the City Clerk Department for this item.



CITY OF LAWNDALE

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PHONE (310) 973-3200 ♦ <https://www.lawndalecity.ca.gov>

DATE: May 4, 2026
TO: Honorable Mayor and City Council
FROM: Raylette Felton, Interim City Manager
PREPARED BY: Vanesa Alvarez, Administrative Assistant
SUBJECT: **Los Angeles County Fire Department Update**

No supporting documentation was forwarded to the City Clerk Department for this item.



CITY OF LAWNDALE

14717 BURIN AVENUE, LAWNDALÉ, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ <https://www.lawndalecity.ca.gov>

DATE: May 4, 2026

TO: Honorable Mayor and City Council

FROM: Raylette Felton, Interim City Manager

PREPARED BY: Diane Parsley, Executive Assistant

SUBJECT: **Presentation to Environmental Charter High School, Lawndale - 2026 California Distinguished Schools Award**

BACKGROUND

Presentation of a Certificate of Commendation to Environmental Charter High School, Lawndale, in recognition of their selection and award by the California Department of Education as a 2026 California Distinguished School.

Attachments

[Attachment A_ECHS 2026 California Distinguished School](#)

ATTACHMENT A

Presentation

May 4, 2026

City Council Meeting

2026 California Distinguished Schools Program
Los Angeles County

Environmental Charter High School - Lawndale

The California Distinguished Schools Program annually honors schools in these prestigious categories:

- Closing the Achievement Gap
- Exceptional Student Performance
- Beacons of Opportunity

This year, the California Department of Education has selected 152 middle schools and high schools from Los Angeles County as 2026 California Distinguished Schools. This is part of a statewide recognition of 408 exemplary schools demonstrating outstanding academic achievement and commitment to student success.

The steadfast determination of dedicated educators, administrators, students, parents, and communities provide an environment for success, where students can be nurtured to reach for their full potential.

Tonight, we are pleased to recognize this excellence in public education, by commending **Environmental Charter High School in Lawndale** for this prestigious award.

We invite the administrators of Environmental Charter High School to the podium, to receive this commendation on behalf of the Lawndale City Council.

Copy in Portrait Size

Certificate of Commendation

Presented To

Environmental Charter High School

Lawndale, California

2026 California Distinguished School

In Recognition of this prestigious designation as a 2026 California Distinguished School, setting excellence in state metrics for academic achievement and growth in the field of education. We congratulate you on your model of excellence and tireless dedication to the success of the students under your care.

R. Pullen-Miles
Mayor Robert Pullen-Miles

Sirley Cuevas
Mayor Pro Tem Sirley Cuevas



Pat Kearney
Council Member Pat Kearney

Bernadette Suarez
Council Member Bernadette Suarez

Francisco M. Talavera
Council Member Francisco M. Talavera

Presented this 4th day of May 2026



CITY OF LAWNDALE

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PHONE (310) 973-3200 ♦ <https://www.lawndalecity.ca.gov>

DATE: May 4, 2026
TO: Honorable Mayor and City Council
FROM: Raylette Felton, Interim City Manager
PREPARED BY: Vanesa Alvarez, Administrative Assistant
SUBJECT: **Motion to read by title only and waive further reading of all ordinances listed on the Agenda**

RECOMMENDATION

Staff recommends that the City Council read by title only and waive further reading of all ordinances listed on the agenda.



CITY OF LAWNDALE

14717 BURIN AVENUE, LAWNDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ <https://www.lawndalecity.ca.gov>

DATE: May 4, 2026
TO: Honorable Mayor and City Council
FROM: Raylette Felton, Interim City Manager
PREPARED BY: Hrant Manuelian, Finance Director/City Treasurer
SUBJECT: **Accounts Payable Register**

RECOMMENDATION

Staff recommends that City Council adopts Resolution No. CC-2605-015 authorizing the payment of certain claims and demands in the amount of \$399,313.24.

Attachments

[A. CC-2605-015 - AP Resolution - May 4, 2026.pdf](#)

ATTACHMENT A

RESOLUTION NO. CC-2605-015

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF LAWDALE, CALIFORNIA
AUTHORIZING CERTAIN CLAIMS AND DEMANDS
IN THE SUM OF \$399,313.24**

THE CITY COUNCIL OF THE CITY OF LAWDALE, CALIFORNIA, DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

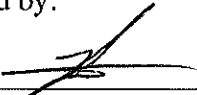
SECTION 1. That in accordance with Sections 37202 and 37209 of the Government Code, the Director of Finance, as certified below, hereby attests to the accuracy of these demands and to the availability of funds for the payment thereof.

SECTION 2. That the following claims and demands have been audited as required by law, and that appropriations for these claims and demands are included in the annual budget as approved by the City Council.

SECTION 3. That the claims and demands paid by check numbers 209020 through 209080 for the aggregate total of \$399,313.24 are hereby authorized.

Effective Date: May 4th, 2026

Approved by:



Hrant Manuelian, Director of Finance

Gregory M. Murphy, City Attorney

PASSED, APPROVED AND ADOPTED this 4th day of May 2026.

Robert Pullen-Miles, Mayor

ATTEST:

State of California)
County of Los Angeles) SS
City of Lawndale)

I, Erica Harbison, City Clerk of the City of Lawndale, California, do hereby certify that the City Council of the City of Lawndale duly approved and adopted the foregoing Resolution No. CC-2605-015 at a regular meeting of said Council held on the 4th day of May 2026, by the following roll call vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Robert Pullen-Miles, Mayor					
Sirley Cuevas, Mayor Pro Tem					
Bernadette Suarez					
Francisco M. Talavera					
Pat Kearney					

Erica Harbison, City Clerk

City of Lawndale
Summary of Audited Claims and Demands

Claims and Demands Paid By Check:

		Check Number		Aggregate Total
Check Date	Beginning		Ending	
4/16/2026	209020		209042	242,975.11
4/23/2026	209043		209080	156,338.13
Total Checks				399,313.24

Claims and Demands Paid By Electronic ACH Transfer:

Date	Name of Payee	Description	Amount
Total ACH Payments			0.00
Total Audited Claims and Demands Paid			399,313.24

Check Register Report

City of Lawndale

BANK: WELLS FARGO BANK N.A

Date: 04/15/2026
Time: 4:53 pm
Page: 1

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
WELLS FARGO BANK N.A Checks							
209020	04/16/2026	Printed		8357	4LEAF INC.	CDD PERMIT TECHNICIAN SVCS -	10,710.00
209021	04/16/2026	Printed		0112	ALL CITY MANAGEMENT SVCS, INC	SCHOOL CROSSING GUARD SERVICES	8,981.30
209022	04/16/2026	Printed		6369	AM-TEC TOTAL SECURITY INC.	REPLACE SECURITY CONTROL	780.11
209023	04/16/2026	Printed		4185-WEST	AMERICAN STRUCTURAL PEST	MONTHLY PEST CONTROL-	328.00
209024	04/16/2026	Printed		0163	CAPITAL OF SOUTH BAY INC.	LIGHT TIMER - CITY HALL	91.72
209025	04/16/2026	Printed		0219	COUNTY OF LA DEPT OF PUBLIC WK	BUILDING & SAFETY SERVICES -	26,676.52
209026	04/16/2026	Printed		5702	DIV OF THE STATE ARCHITECT	Q1 2026 CASP FEE REPORT	545.00
209027	04/16/2026	Printed		8176	ELYSIAN ARTS AND EVENTS, LLC	INSTRUCTOR FEES- DANCE CLASSES	3,735.00
209028	04/16/2026	Printed		1288	EWING IRRIGATION PRODUCTS INC	IRRIGATION REPAIR PARTS -	237.17
209029	04/16/2026	Printed		6557	HAWTHORNE HARDWARE	DOOR DEADLATCH - CSD RESTROOM	14.35
209030	04/16/2026	Printed		8733	LA SIGN FACTORY	WRAP CSD MOBILE REC. VAN -	2,154.75
209031	04/16/2026	Printed		7940	MARIPOSA LANDSCAPES, INC	LANDSCAPE MAINTENANCE SERVICES	37,089.07
209032	04/16/2026	Printed		6445	MICHAEL BAKER INTL, INC	CDBG CONSULTING SERVICES -	6,901.25
209033	04/16/2026	Printed		5895	RICOH USA INC	USAGE CHARGES FOR COPIERS-	653.92
209034	04/16/2026	Printed		6499	RJS CONSTRUCTION SUPPLIES	BROOM, SHOVEL, & EXTENSION	430.71
209035	04/16/2026	Printed		0615A	SCA OF CA, LLC	STREET SWEEPING & DEBRIS	31,158.48
209036	04/16/2026	Printed		0439	SOUTHERN CALIFORNIA EDISON CO.	UTILITIES ELECTRICITY	21,782.13
209037	04/16/2026	Printed		0211	SOUTHERN CALIFORNIA NEWS GROUP	LEGAL ADS - CASE26-03	624.92
209038	04/16/2026	Printed		8177	SOUTHWEST PATROL, INC.	ARMED SECURITY SERVICES	14,080.00
209039	04/16/2026	Printed		8141	TRANSPORTATION CONCEPTS	LAWNDALE BEAT FIXED ROUTE -	70,260.31
209040	04/16/2026	Printed		3672-CDD	U.S. BANK	CREDIT CARD PAYMENT	277.16
209041	04/16/2026	Printed		6121	ULINE	4 BRUTE TANDEM DOLLIES	981.63
209042	04/16/2026	Printed		3373	VERIZON WIRELESS	DESK & CELL PHONE SERVICE/ SIM	4,481.61
				Total Checks: 23			Checks Total (excluding void checks): 242,975.11
				Total Payments: 23			Bank Total (excluding void checks): 242,975.11
				Total Payments: 23			Grand Total (excluding void checks): 242,975.11

Check Register Report

City of Lawndale

BANK: WELLS FARGO BANK N.A

Date: 04/23/2026
Time: 2:47 pm
Page: 1

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
WELLS FARGO BANK N.A Checks							
209043	04/23/2026	Printed		8190	ACTION SALES	2 REFRIGERATORS FOR CSD -	11,100.82
209044	04/23/2026	Printed		1541	ALESHIRE & WYNDER, LLP	LEGAL SERVICES - MAR. 2026	894.00
209045	04/23/2026	Printed		7470	ARAMARK REFRESHMENT SVCS LLC	FILTER REPLACEMENT - COFFEE	398.44
209046	04/23/2026	Printed		0372C	AT & T	PHONE CHARGES	1,140.48
209047	04/23/2026	Printed		8755	ROSE MARY BROWN	FACILITY DEPOSIT REFUND	1,407.73
209048	04/23/2026	Printed		4333	CALIF BLDG STANDARDS COMMISSIO	SURCHARGE QTR ENDING	119.00
209049	04/23/2026	Printed		7949	CHAPALA DANCE ACADEMY LLC	INSTRUCTOR FEES - MEXICAN FOLK	415.00
209050	04/23/2026	Printed		0190	COLONIAL LIFE & ACCIDENTS, INC	APR. 2026-INS PRE-TAX/POST TAX	3,562.83
209051	04/23/2026	Printed		0216	DELTA DENTAL	APR. 2026 DENTAL PREMIUM	2,634.42
209052	04/23/2026	Printed		0389	DELTA DENTAL INSURANCE COMPANY	APR. 2026 DENTAL PREMIUM	271.98
209053	04/23/2026	Printed		8129	DEPT OF CONSERVATION	STRONG MOTION FEES:	302.04
209054	04/23/2026	Printed		8307	DEVELOPERS GENERAL CONTRACTING	CITY HALL & PW IMPROV. PROJECT	76,060.53
209055	04/23/2026	Printed		8584	FITNESS MACHINE TECHNICIANS	PREVENTIVE MAINT. ON ALL	494.17
209056	04/23/2026	Printed		0441	GOLDEN STATE WATER CO.	WATER USAGE SERVICES	27,519.97
209057	04/23/2026	Printed		7864	GOVERNMENTJOBS.COM, INC	SUBSCRIPTION TO JOB POSTS	1,294.76
209058	04/23/2026	Printed		8150	HEALTH AND HUMAN RESOURCE	APR. 2026 EMPLOYEE ASSIST.	72.90
209059	04/23/2026	Printed		8752	BIANCA HURST	FACILITY DEPOSIT REFUND	500.00
209060	04/23/2026	Printed		7958	JUST DANCE COMPANY, LLC	INSTRUCTOR FEES -	1,930.00
209061	04/23/2026	Printed		8753	YURI KOZMAN	FACILITY DEPOSIT REFUND	500.00
209062	04/23/2026	Printed		5230	LAWNDALE HIGH SCHOOL	DONATION FROM COUNCILMAN	500.00
209063	04/23/2026	Printed		1536	LEUZINGER HIGH SCHOOL	DONATION FROM COUNCILMAN	500.00
209064	04/23/2026	Printed		0308	LOS ANGELES COUNTY	SPECIAL EVENTS- 2/07 & 2/20/26	904.54
209065	04/23/2026	Printed		8560	CHRISTINA MACAULAY	HOST LAWNDALE YOUTH PARADE	500.00
209066	04/23/2026	Printed		8751	MINUTEMAN PRESS REDONDO BEACH	ACRYLIC SIGN CITY LOGO -	436.37
209067	04/23/2026	Printed		8754	NERRAD'S HOUSE INC.	FACILITY DEPOSIT REFUND	1,027.73
209068	04/23/2026	Printed		8518	PACIFIC TIRE OF LAWNDALE	TIRE REPAIR VEH#508 - MSD	120.00
209069	04/23/2026	Printed		7047	PRECISION AUTO CARE, INC	REAR BRAKE SERVICE -	390.75
209070	04/23/2026	Printed		0440	SOUTHERN CALIFORNIA GAS CO.	UTILITY GAS CHARGES	100.26
209071	04/23/2026	Printed		3515	LEWIS STOWERS	CO-HOST LAWNDALE YOUTH PARADE	500.00
209072	04/23/2026	Printed		2002	THE STANDARD, UNIT 22	LIFE,AD&D,LTD INSURANCE PREM -	1,646.65
209073	04/23/2026	Printed		2825	THOMPSON TROPHY MFG, INC.	TROPHIES - YOUTH DAY PARADE	42.80
209074	04/23/2026	Printed		5319A	THREE BROTHERS PARTY RENTALS	CHAIRS & TABLES - CLEAN UP	77.00
209075	04/23/2026	Printed		8120	TUCKER TOURS, LLC	TRAVEL CLUB - TEMECULA WINE	7,595.00
209076	04/23/2026	Printed		3672-MSD	U.S. BANK	CREDIT CARD PAYMENT	625.57
209077	04/23/2026	Printed		4715	URBAN FUTURES, INC	DISCLOSURE/COMPLIANCE SVCS	2,250.00
209078	04/23/2026	Printed		0479	VISION SERVICE PLAN	VISION PREMIUM APR. 2026	1,387.88
209079	04/23/2026	Printed		0480	VISTA PAINT	GRAFFITI SUPPLIES	52.51
209080	04/23/2026	Printed		8757	AMAZING VIDEO PRODUCTIONS LLC	VIDEO RECORDING - YOUTH DAY	7,062.00

Total Checks: 38

Checks Total (excluding void checks): 156,338.13

Total Payments: 38

Bank Total (excluding void checks): 156,338.13

Check Register Report

City of Lawndale

BANK: WELLS FARGO BANK N.A

Date: 04/23/2026

Time: 2:47 pm

Page: 2

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
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Total Payments: 38

Grand Total (excluding void checks): 156,338.13

Council Meeting 5/04/2026
Details of US Bank Credit Card Charges & Petty Cash Expenses

Vendor# 3672-CDD

Date	Vendor	Description	Amount
2/28/2026	PropertyRecords.com	Property records search (disputing charge with vendor)	20.00
3/3/2026	Amazon	Boxes and file hangers	135.87
3/3/2026	PropertyRecords.com	Credit for last month's \$20 charge	(20.00)
3/3/2026	PropertyRecords.com	Credit for last month's \$5 charge	(5.00)
3/4/2026	Office Depot	Pens and 11"x17" paper	75.30
3/16/2026	Cheveron	Vehicle fule for CDD vehicle	70.99
Check Date 04/16/2026 Check# 209040			\$ 277.16

Vendor# 3672-MSD

Date	Vendor	Description	Amount
2/26/2026	Amazon	Ink Cartridge, Sprial log book for MSD Staff	39.78
3/2/2026	Chewy	Vibrac Knock out spray for Animal Control Staff	70.24
3/6/2026	Bellagio Car wash	Car wash for msd fleet veh529 emp 1168	11.00
3/9/2026	Bellagio Car wash	Car wash for msd fleet veh 508 emp 1309	11.00
3/13/2026	Amazon	Power Washer for MSD Staff	58.55
3/16/2026	Amazon	Ink black and color pack for MSD Staff	52.60
3/17/2026	Bellagio Car wash	Car wash for msd fleet veh 508 emp 1309	11.00
3/17/2026	Bellagio Car wash	Car wash for msd fleet veh 520 emp 1561	11.00
3/18/2026	Smart & Fianl	Water for MSD staff	6.24
3/18/2026	Costco	Fans for MSD Staff	265.16
3/19/2026	Yum Yum	Donuts for Neighborhood watch	45.00
3/19/2026	Starbucks	Coffee for Neighborhood watch	22.00
3/19/2026	Starbucks	Coffee for Neighborhood watch	22.00
Check Date 04/23/2026; Check# 209076			\$ 625.57

Petty Cash

*No petty cash replenishment during this period.



CITY OF LAWDALE

14717 BURIN AVENUE, LAWDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ <https://www.lawndalecity.ca.gov>

DATE: May 4, 2026
TO: Honorable Mayor and City Council
FROM: Raylette Felton, Interim City Manager
PREPARED BY: Vanesa Alvarez, Administrative Assistant
SUBJECT: **Minutes of the Lawndale City Council Regular Meeting April 20, 2026**

BACKGROUND

Staff recommends that the City Council approve the minutes.

Attachments

[Draft 4-20-26 Minutes.pdf](#)

ATTACHMENT A

DRAFT MINUTES
City Council Regular Meeting
April 20, 2026

A. CALL TO ORDER AND ROLL CALL

Mayor Pullen-Miles called the meeting to order at 6:30 p.m. in the City Hall Council Chamber, 14717 Burin Avenue, Lawndale, California.

Councilmembers Present: Mayor Robert Pullen-Miles, Mayor Pro Tem Sirley Cuevas, Councilmember Bernadette Suarez, Councilmember Francisco M. Talavera, Councilmember Pat Kearney

Other Participants: Interim City Manager Raylette Felton, City Attorney Gregory M. Murphy, City Clerk Erica Harbison, Assistant City Clerk Yvette Palomo, Los Angeles County Sheriff's Department Acting Captain Tania A. Giggles, Finance Director Hrant Manuelian, Community Services Director Jason Minter, Public Works Director Luis (Lucho) Rodriguez, Community Development Director Peter Kann, Municipal Services Director Michael Reyes

B. CEREMONIALS (Flag Salute and Inspiration)

Councilmember Kearney led the flag salute. Pastor Dwight Dudley provided the inspiration.

C. PUBLIC SAFETY REPORT

1. Los Angeles County Sheriff's Department Update

Acting Captain Giggles summarized the recent law enforcement activities.

D. PRESENTATIONS

2. Presentation to Jane Addams Middle School - 2026 California Distinguished School

— Presentation of Certificate of Commendation to Jane Addams Middle School for 2026 Distinguished School Honor

3. Presentation to Will Rogers Middle School - 2026 California Distinguished School

— Presentation of Certificate of Commendation to Will Rogers Middle School for 2026 Distinguished School Honor

The City Council presented certificates of commendation to Jane Addams Middle School and Will Rogers Middle School in recognition of their designation as 2026 Distinguished Schools.

E. ORAL COMMUNICATIONS - ITEMS NOT ON THE AGENDA (Public Comments)

Angelina Prospel and Sonia Nichols, Residents, commented on youth safety at local parks.

Randall Abram, Resident, commented on a current Councilmember's involvement in a lawsuits against the City.

Matthew Harbison, Resident, asked when the work on the railroad crossing on 170th street will be completed, commented on new trash trucks, awareness of waste guidelines, stated that loose items placed outside carts are still being collected, rather than requiring bulky item pickup, and thanked the City for the Clean-up Week event.

F. COMMENTS FROM COUNCIL

Councilmember Kearney asked Los Angeles County Sheriff's Department (LASD) Sergeant Smith to provide information about the Volunteers on Patrol Program, and asked Public Works Director Rodriguez to answer the questions regarding the railroad crossing on 170th street. Councilmember Kearney commented on the new one-arm trash trucks, noting limited reach, as well as concerns about efficiency and stated that the mailers from Republic Services were mailed to all residents.

LASD Sergeant Smith provided information on the Volunteers on Patrol Program and invited interested individuals to apply by visiting lasd.org.

Public Works Director Rodriguez responded that BNSF is scheduled to replace the railroad crossing next Wednesday and Thursday, and if all proceeds as planned, a new crossing will be completed next week.

Councilmember Talavera thanked everyone that attended tonight's meeting, congratulated the Lawndale Elementary School District for their achievement, asked Resident Prospel and Resident Nichols to speak with Community Services Director Minter about a youth program, and commented that the City of Los Angeles uses the one-arm trash trucks.

Councilmember Suarez thanked everyone that attended tonight's meeting; in response to Resident Abram's comment regarding the lawsuit, she noted concerns about perceived bias, emphasized transparency and accountability, and stated that the investigation report should be made public as it was funded with taxpayer dollars.

Mayor Pro Tem Cuevas thanked everyone that attended tonight's meeting and congratulated Jane Addams Middle School and Will Rogers Middle School for their achievement.

Mayor Pullen-Miles congratulated Jane Addams Middle School and Will Rogers Middle School for their achievement, Resident Prospel and Resident Nichols for raising concerns about peer conflict and referred the matter to the Youth Advisory Committee for further review, and commented in support for the traditional trash collection trucks.

G. CONSENT CALENDAR

A motion was made by Mayor Pro Tem Cuevas and seconded by Councilmember Kearney to approve the Consent Calendar. The motion passed by a vote of 5-0.

4. Motion to read by title only and waive further reading of all ordinances listed on the Agenda

— Recommendation: that the City Council that the City Council read by title only and waive further reading of all ordinances listed on the agenda.

5. Accounts Payable Register

— Recommendation: that City Council adopts Resolution No. CC-2604-013 authorizing the payment of certain claims and demands in the amount of \$864,743.60.

6. Minutes of the Lawndale City Council Regular Meeting April 6, 2026

— Recommendation: that the City Council approve the minutes.

7. Consideration of Claims for Damage

— Recommendation: that the City Council reject the claims filed by Tiffany Nicol and Mateo Benjamin Rosaldo and instruct staff to process the appropriate correspondence to the claimants.

8. Approve First Amendment to Contract Services Amendment for Information Technology Services

— Recommendation: that the City Council approve the First Amendment to Contract Services Agreement with Bericom Contract Services to provide Information Management Services.

H. ADMINISTRATION

9. Update on Dismissed Fireworks Citations for 2024-2025 Illegal Fireworks Suppression Detail

— Recommendation: that the City Council receive and file this report.

Municipal Services Director Reyes presented the staff report.

By consensus, the City Council received and filed this report.

10. Quarterly Investment Report for the Quarter Ended March 31, 2026

— Recommendation: that the City Council receive and file the Quarterly Investment Report for the quarter ended March 31, 2026.

Finance Director Manuelian presented the staff report.

In response to Mayor Pro Tem Cuevas' questions, Finance Director Manuelian stated that staff will begin exploring reinvestment options for the maturing Certificate of Deposit (CD), maintaining the same dollar amount to remain within Federal Deposit Insurance Corporation (FDIC) limits and considering longer-term options.

By consensus, the City Council received and filed the Quarterly Investment Report for the quarter ended March 31, 2026.

11. Consideration of Award of Contract Services Agreement for Building and Safety Services

— Recommendation: that the City Council 1.) Review and discuss the Request for Proposal for full Building and Safety Services to replace the services provided by L.A. County; 2.) Approve a Professional Contract Services Agreement between the City of Lawndale and Willdan Engineering for Building and Safety Services, in a form approved by the City Attorney's Office; 3.) If necessary, authorize the City Attorney Office to make minor edits based on any direction from the City Council to the Professional Service Agreements; or 4.) Provide further direction to staff, if necessary.

Community Development Director Kann presented the staff report.

In response to Councilmember Suarez's questions, Community Development Director Kann stated that the option to hire internally has been evaluated, noted that the department utilizes a mix of full-time and contract staff to manage costs, explained that transitioning to fully in-house staffing would increase expenditures beyond what permit revenues can support.

Community Development Director Kann responded that incentives to prolong plan reviews do not exist since fees are paid based on project valuation per square foot as a flat rate. He further stated that there is no financial incentive to delay the process.

In response to Councilmember Kearney's questions, Community Development Director Kann responded that with the contract nearing expiration, the City will enter negotiations to discuss expectations for plan check timelines, including a proposed turnaround of approximately 10 business days for Accessory Dwelling Units (ADUs) and stated that the consultant will provide experienced, senior-level inspectors and plan checkers which should support timely and efficient processing.

Councilmember Kearney asked staff to reduce agenda materials and include only the selected proposal with a cost breakdown.

Councilmember Talavera thanked the Community Development Department for the work that they do.

Discussion ensued between the City Council and staff regarding the termination of the contract with Los Angeles County and transition to a new provider, contractor complaints and delays in permit processing, and concerns about backlog reduction with the use of experienced consultant staff, the need to increase inspection capacity, improve turnaround times, modernize and streamline processes, potential increases to be considered during the budget process, including a Building Inspector position, and that the consultant selection was based on cost, qualifications, and experience.

A motion was made by Councilmember Kearney and seconded by Councilmember Suarez to approve a Professional Contract Services Agreement between the City of Lawndale and Willdan Engineering for Building and Safety Services, in a form approved by the City Attorney's Office, and if necessary, authorize the City Attorney's Office to make minor edits based on any direction from the City Council to the Professional Service Agreements. The motion passed by a vote of 5-0.

12. Appropriate Additional Funding for CDBG Project No. 602719-24

— Recommendation: that the City Council authorize the appropriation of the previously approved contingency funds in the amount of \$35,000.00 to the CDBG Project No. 602719-24 Various Locations ADA Sidewalks & Access Ramps Project.

By City Council consensus this item was tabled for a later date.

13. 2026 Fireworks Applications Approval

— Recommendation: that City Council approve or deny conditional permits to sell fireworks to the three applicants listed in the staff report or take other action if deemed appropriate.

Finance Director Manuelian presented the staff report.

Mayor Pullen-Miles opened public comments.

Randall Abram, Resident, commented on delayed firework stand approvals, concerns with application compliance, and questioned oversight of the program, and suggested suspension of firework sales if issues persist.

Mayor Pullen-Miles closed public comments.

In response to Councilmember Talavera's questions, Finance Director Manuelian stated that the City receives minimal application fees and standard sales tax, with the profits going to nonprofit organizations.

A motion was made by Councilmember Kearney and seconded by Mayor Pro Tem Cuevas to approve the conditional permits to sell fireworks to the three applicants listed in the staff report. The motion passed by a vote of 5-0.

14. Approve Resolution CC-2604-014 for FY 2025-26 Community Development Block Grant

— Recommendation: that the City Council approve Resolution CC-2604-014 FY 2025-26 to change the list of proposed streets for the CDBG project that were previously approved on Resolution CC-2501-005 for FY 2025-26.

Public Works Director Rodriguez presented the staff report.

In response to Councilmembers' questions, Public Works Director Rodriguez stated that the cost for the additional street is included, and the streets being removed are part of a separate project.

A motion was made by Mayor Pro Tem Cuevas and seconded by Councilmember Kearney to approve Resolution CC-2604-014 FY 2025-26 to change the list of proposed streets for the CDBG project that were previously approved on Resolution CC-2501-005 for FY 2025-26. The motion passed by a vote of 5-0.

15. Agreement for Regional Integration of Intelligent Transportation System between the City and Los Angeles County Metropolitan Transportation Administration

— Recommendation: that the City Council approve the Regional Integration of Intelligent Transportation Systems (RIITS) Agreement between the City of Lawndale and the Los Angeles County Metropolitan Transportation Authority.

Public Works Director Rodriguez presented the staff report.

Discussion ensued among City Councilmembers' and staff about the selection of streets provided by Metro, evaluation of existing infrastructure and systems already in place, and plans to report back with additional information.

A motion was made by Mayor Pro Tem Cuevas and seconded by Councilmember Suarez to approve the Regional Integration of Intelligent Transportation Systems (RIITS) Agreement between the City of Lawndale and the Los Angeles County Metropolitan Transportation Authority. The motion passed by a vote of 5-0.

I. CITY MANAGER REPORT

Interim City Manager Felton announced that the City contracted Bob Murray & Associates to conduct the City Manager recruitment, with applications closing May 17, 2026, and that a Virtual Town Hall meeting will be held on April 28, 2026 at 6 p.m. to gather resident input, with in-person access available at the community center, and deferred her time to Community Services Director Minter.

In response to Mayor Pullen-Miles' question, City Attorney Murphy responded that City Councilmembers should not participate in the Virtual Town Hall meeting to allow residents to provide feedback directly to the consultant.

Community Services Director Minter announced that the Youth Day Parade will take place Saturday, April 25, 2026, at 10:00 a.m., with street closures beginning at 7:00 a.m. along Hawthorne Boulevard and Manhattan Beach Boulevard, noted expected traffic impacts, encouraged the public to plan accordingly, and announced a spring event at the Civic Center following the parade.

In response to Councilmembers' questions, Community Services Director Minter stated that staff is notifying businesses of street closures, encouraged the public to share event information, noted that participants will be provided shuttle transportation to the event start, and that the Community Center office is available Monday through Thursday from 7:00 a.m. to 8:00 p.m. to address questions.

J. ITEMS FROM CITY COUNCILMEMBERS

16. Report of Attendance at Meetings

Councilmember Kearney attended a Library Trust and Oversight Committee meeting, Neighborhood Watch meeting, Lawndale Cleanup Day, a Disaster Preparedness Fair hosted by Assemblymember Tina McKinnor, and invited the community to the Rock and Soul Festival at Jane Addams Park on May 9, 2026.

Councilmember Talavera attended a Senior Luncheon, the City's Easter event, a Neighborhood Watch meeting, and a Disaster Preparedness event hosted by Assemblymember Tina McKinnor, and commented that he invited residents that had concerns regarding parking to the Neighborhood Watch meeting.

Councilmember Suarez attended the South Bay Cities Council of Governments (SBCCOG) Steering Committee meeting and a California Contract Cities Association meeting, and commented that the SBCCOG will host its first South Bay Housing Trust meeting on April 30, 2026.

Mayor Pro Tem Cuevas attended the City's Cleanup Week, thanked volunteers and community partners, encouraged responsible pet ownership, attended a Disaster Preparedness event hosted by Assemblymember Tina McKinnor, requested a status update on previously approved hotel developments, and invited the community to attend the Youth Day Parade on April 25, 2026.

Mayor Pullen-Miles participated in a Business Revitalization Subcommittee meeting focused on preparing the City for the World Cup and Olympics, including strategies to engage the local business community and enhance visitor experience, noted an upcoming follow-up subcommittee meeting, and attended a Sanitation District Board of Directors meeting.

Councilmember Suarez requested that staff explore the possibility of hosting an expungement event, commented on the impact that minor violations have on employment opportunities, and expressed interest in partnering with regional agencies to assist residents in clearing their records.

K. CLOSED SESSION

17. Conference with Legal Counsel – Existing Litigation

— The City Council will conduct a closed session, pursuant to Government Code section 54956.9(d) (1), to discuss existing litigation: Name of Case: City of Lawndale v. LA Investment, LLC (LA Superior Court Case No. 20TRCV00065).

18. Conference with Legal Counsel – Existing Litigation

— The City Council will conduct a closed session, pursuant to Government Code section 54956.9(d) (1), to discuss existing litigation: Name of Case: Suarez v. County of Los Angeles et al. (CD California, Case No. 2:26-cv-2943).

Rosa Hernandez Morales, Resident, submitted an electronic public comment regarding Agenda Item K.17 Conference with Legal Counsel – Existing Litigation.

By consensus, the City Council canceled agenda item K.17. Conference with Legal Counsel – Existing Litigation and K.18. Conference with Legal Counsel – Existing Litigation.

L. ADJOURNMENT

There being no further business to conduct, Mayor Pullen-Miles adjourned the meeting at 8:12 p.m.

Robert Pullen-Miles, Mayor

Erica Harbison, City Clerk
Approved 5/6/2026



CITY OF LAWNDALE

14717 BURIN AVENUE, LAWNDAL, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ <https://www.lawndalecity.ca.gov>

DATE: May 4, 2026
TO: Honorable Mayor and City Council
FROM: Raylette Felton, Interim City Manager
PREPARED BY: Yvette Palomo, Assistant City Clerk

SUBJECT: **Introduction and First Reading of Ordinance No. 1213-26 to Amend Chapter 2.04.120 of the Lawndale Municipal Code Regarding Propriety of Conduct at Council Meetings and Adopt Resolution No. CC-2605-016 Amending the “Manual of Procedural Guidelines for the Conduct of City Council Meetings”**

BACKGROUND

On October 3, 2025, Governor Newsom signed into law Senate Bill 707 (SB 707), which amends the Brown Act with the intent to diversify and increase public engagement during local government meetings of legislative bodies. Among the various new requirements under SB 707, all qualified legislative bodies must now offer hybrid meetings and facilitate remote participation during public meetings. The City Council Chamber is currently undergoing an equipment and technology system upgrade that will accommodate the Brown Act public access requirements.

SB 707 requires the City to formally adopt a policy, on or before July 1, 2026, that outlines the procedures to address disruptive behavior for remote participants. Since the City Council currently has a policy regarding the propriety of conduct at City Council meetings, a minor amendment to the Lawndale Municipal Code (LMC) and the “Manual of Procedural Guidelines for the Conduct of City Council Meetings” (“Manual”) will satisfy this new State requirement.

STAFF REVIEW

Staff has prepared a draft ordinance to amend Chapter 2.04.120 of the Lawndale Municipal Code regarding the propriety of conduct at City Council meetings. Staff has also prepared a draft resolution to amend the “Manual of Procedural Guidelines for the Conduct of City Council Meetings” to incorporate the modifications being made in the proposed ordinance.

The proposed ordinance would update the LMC by adding the new language in bold font to Section B. and C. of Section 2.04.120 Propriety of Conduct at Council Meetings to read as follows:

B. Any person who impairs or disturbs the orderly conduct of a city council meeting by intentionally committing acts in violation of the provisions of this section, whether members of the council or audience, shall be advised of such violation and requested to curtail such acts by the presiding officer. If, after such advice and request, such persons refuse or fail to curtail such acts, the presiding officer may cause any peace officer present to eject them from the Council Chamber **or from online participation.**

C. The presiding officer, or their designee, may remove an individual for disrupting the meeting by the following process for removal:

1. Warn the individual that their behavior is disrupting the meeting and their failure to cease their behavior may result in removal; and
2. Remove the individual **from the room or from online participation** if they do not "promptly" cease their disruptive behavior.

The proposed resolution would amend the Manual by adding the new language in bold font to page 8, SECTION 7. THE PRESIDING OFFICER, to read as follows:

SECTION 7. THE PRESIDING OFFICER

The meeting shall be presided over and chaired by the Mayor or, in the Mayor's absence, the Mayor Pro Tem. The presiding officer shall have the authority to rule any speaker out of order, including speakers during the public comment period if the subject raised is not within the subject matter jurisdiction of the City Council, or during a public hearing if the speaker is not presenting testimony or evidence relevant to the matter which is the subject of the public hearing. The presiding officer shall have the responsibility for the conduct of meetings in an orderly manner and to prevent the obstruction of business, and in carrying out this responsibility shall have the authority to give the floor to any member of the City Council or public by recognizing them, to prevent the misuse of legitimate forms of motions or privileges, to take matters up out of order, and to order any persons willfully interrupting the meeting to be removed from the room **or from online participation**. The presiding officer shall have the responsibility to enforce Section 2.04.120 of the Lawndale Municipal Code pertaining to the propriety of conduct at City Council meetings.

For the purpose of this section, prohibited acts shall include, but not be limited to, the following, provided that such acts actually impair or disturb the orderly conduct of the city council meeting:

1. Speaking without being recognized by the presiding officer whether **in person or via online access**;
2. Continuing to speak after the allotted time has expired;
3. Speaking on an item at a time not designated for discussion by the public of that item;
4. Speaking on an item that is not within the jurisdiction of the city council;
5. Attempting to engage the audience rather than the city council;
6. Throwing objects;
7. Creating auditory or visual disturbances, such as ringing bells, blowing whistles, displaying banners, and flashing lights;
8. Refusing to modify conduct after being advised by the presiding officer that the conduct is disrupting, delaying, or impairing the meeting, or disobeying any other lawful order of the presiding officer;
9. Attempting to make slanderous, profane, or threatening remarks; and
10. Engaging in any other disorderly conduct that disrupts the meeting.

The presiding officer, or their designee, may remove an individual for disrupting the meeting by the following process for removal:

1. Warn the individual that their behavior is disrupting the meeting and their failure to cease their behavior may result in removal; and
2. Remove the individual **from the room or from online participation** if they do not "promptly" cease their disruptive behavior.

LEGAL REVIEW

The City Attorney's office has reviewed Ordinance No. 1213-26 and Resolution No. CC-2605-016 and approved them as to form.

FISCAL IMPACT

None.

RECOMMENDATION

Staff recommends that the City Council:

1. Introduce for first reading by title only Ordinance No. 1213-26, an ordinance amending Chapter 2.04.120 of the Lawndale Municipal Code regarding Propriety of Conduct at Council Meetings and waive further reading; and
2. Schedule the second reading and adoption of Ordinance No. 1213-26 for the next meeting of the City Council, and schedule the adoption of Resolution No. CC-2605-016 for the same date.

Attachments

[Ordinance No 1213-26 Amending LMC 2.04.120](#)

[Resolution No 2605-016 Conduct at Council Meetings](#)

[Excerpt of Manual of Procedural Guidelines for Conduct of City Council Meetings](#)

ATTACHMENT A

ORDINANCE NO. 1213-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAWNSDALE, CALIFORNIA AMENDING CHAPTER 2.04.120 OF THE LAWNSDALE MUNICIPAL CODE REGARDING PROPRIETY OF CONDUCT AT COUNCIL MEETINGS

SUMMARY: This ordinance would amend the city's Municipal Code regarding the decorum of conduct at City Council meetings.

WHEREAS, on October 3, 2025, Governor Newsom signed into law Senate Bill 707 (SB 707), which amends the Brown Act with the intent to diversify and increase public engagement during local government meetings of legislative bodies; and

WHEREAS, among the various new requirements under SB 707, all qualified legislative bodies must now offer hybrid meetings and facilitate remote participation during public meetings; and

WHEREAS, SB 707 requires the City to formally adopt a policy, on or before July 1, 2026, that outlines the procedures to address disruptive behavior for remote participants; and

WHEREAS, the City Council wishes to amend Chapter 2.04.120 of the Lawnsdale Municipal Code regarding the propriety of conduct at City Council meetings.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAWNSDALE, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. Add the new language in bold font to Section B. and C. of Section 2.04.120 of the Lawnsdale Municipal Code to read as follows:

- B. Any person who impairs or disturbs the orderly conduct of a city council meeting by intentionally committing acts in violation of the provisions of this section, whether members of the council or audience, shall be advised of such violation and requested to curtail such acts by the presiding officer. If, after such advice and request, such persons refuse or fail to curtail such acts, the presiding officer may cause any peace officer present to eject them from the Council Chamber **or from online participation.**
- C. The presiding officer, or their designee, may remove an individual for disrupting the meeting by the following process for removal:
 - 1. Warn the individual that their behavior is disrupting the meeting and their failure to cease their behavior may result in removal; and
 - 2. Remove the individual **from the room or from online participation** if they do not "promptly" cease their disruptive behavior.

SECTION 2. The City's municipal code publisher, General Code Publishing, is directed to amend the subsections of Section 2.04.120 to the terms defined therein.

SECTION 3. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of any competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each and every section, subsection, sentence, clause and phrase thereof not declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

SECTION 4. The City Clerk shall certify to the passage and adoption of this ordinance, and shall make a minute of the passage and adoption thereof in the records of and the proceedings of the City Council at which the same is passed and adopted. This ordinance shall be in full force and effect thirty (30) days after its final passage and adoption, and within fifteen (15) days after its final passage, the City Clerk shall cause it to be published in a newspaper of general circulation and shall post the same at the City Hall.

PASSED, APPROVED, AND ADOPTED this 18th day of May, 2026.

Robert Pullen-Miles, Mayor

ATTEST:

State of California)
County of Los Angeles) SS
City of Lawndale)

I, Erica Harbison, City Clerk of the City of Lawndale, California, do hereby certify that the City Council duly introduced the foregoing Ordinance No. 1213-26 at its regular meeting held on the 4th day of May, 2026, and duly approved and adopted said ordinance at its regular meeting held on the 18th day of May, 2026, by the following roll call vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Robert Pullen-Miles, Mayor					
Sirley Cuevas, Mayor Pro Tem					
Bernadette Suarez					
Francisco M. Talavera					
Pat Kearney					

Erica Harbison, City Clerk

Date

APPROVED AS TO FORM:

Gregory M. Murphy, City Attorney

ATTACHMENT B

RESOLUTION NO. CC-2605-016

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAWNSDALE, CALIFORNIA, AMENDING THE “MANUAL OF PROCEDURAL GUIDELINES FOR THE CONDUCT OF CITY COUNCIL MEETINGS”

WHEREAS, in January 1987, the City Council of the City of Lawndale (“City”) established certain procedures for the orderly conduct of City Council business and incorporated said procedures in its *Manual of Procedural Guidelines for the Conduct of City Council Meetings* (“Manual”); and

WHEREAS, on October 3, 2025, Governor Newsom signed into law Senate Bill 707 (SB 707), which amends the Brown Act with the intent to diversify and increase public engagement during local government meetings of legislative bodies; and

WHEREAS, among the various new requirements under SB 707, all qualified legislative bodies must now offer hybrid meetings and facilitate remote participation during public meetings; and

WHEREAS, SB 707 requires the City to formally adopt a policy, on or before July 1, 2026, that outlines the procedures to address disruptive behavior for remote participants; and

WHEREAS, the City Council wishes to update its “Manual” regarding the propriety of conduct at City Council meetings.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAWNSDALE DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Add the new language in bold font to page 8, Section 7. The Presiding Officer, of its “Manual” to read as follows:

SECTION 7. THE PRESIDING OFFICER

The meeting shall be presided over and chaired by the mayor or, in the mayor's absence, the mayor pro tem. The presiding officer shall have the authority to rule any speaker out of order, including speakers during the public comment period if the subject raised is not within the subject matter jurisdiction of the City Council, or during a public hearing if the speaker is not presenting testimony or evidence relevant to the matter which is the subject of the public hearing. The presiding officer shall have the responsibility for the conduct of meetings in an orderly manner and to prevent the obstruction of business, and in carrying out this responsibility shall have the authority to give the floor to any member of the City Council or public by recognizing them, to prevent the misuse of legitimate forms of motions or privileges, to take matters up out of order, and to order any persons willfully interrupting the meeting to be removed from the room **or from online participation**. The presiding officer shall have the responsibility to enforce Section 2.04.120 of the Lawndale Municipal Code pertaining to the propriety of conduct at City Council meetings.

For the purpose of this section, prohibited acts shall include, but not be limited to, the following, provided that such acts actually impair or disturb the orderly conduct of the city council meeting:

1. Speaking without being recognized by the presiding officer whether **in person or via online access**;
2. Continuing to speak after the allotted time has expired;
3. Speaking on an item at a time not designated for discussion by the public of that item;
4. Speaking on an item that is not within the jurisdiction of the city council;
5. Attempting to engage the audience rather than the city council;
6. Throwing objects;
7. Creating auditory or visual disturbances, such as ringing bells, blowing whistles, displaying banners, and flashing lights;
8. Refusing to modify conduct after being advised by the presiding officer that the conduct is disrupting, delaying, or impairing the meeting, or disobeying any other lawful order of the presiding officer;
9. Attempting to make slanderous, profane, or threatening remarks; and
10. Engaging in any other disorderly conduct that disrupts the meeting.

The presiding officer, or their designee, may remove an individual for disrupting the meeting by the following process for removal:

1. Warn the individual that their behavior is disrupting the meeting and their failure to cease their behavior may result in removal; and
2. Remove the individual **from the room or from online participation** if they do not “promptly” cease their disruptive behavior.

SECTION 2. The City Clerk shall cause the update of the “Manual” by incorporating the aforementioned amendments upon adoption of this resolution by the City Council.

PASSED, APPROVED AND ADOPTED this 18th day of May, 2026.

Robert Pullen-Miles, Mayor

ATTEST:

State of California)
County of Los Angeles) SS
City of Lawndale)

I, Erica Harbison, City Clerk of the City of Lawndale, California, do hereby certify that the City Council of the City of Lawndale duly approved and adopted the foregoing Resolution No. CC-2605-016 at a regular meeting of said Council held on the 18th day of May, 2026, by the following roll call vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Robert Pullen-Miles, Mayor					
Sirley Cuevas, Mayor Pro Tem					
Bernadette Suarez					
Francisco M. Talavera					
Pat Kearney					

Erica Harbison, City Clerk

APPROVED AS TO FORM:

Gregory M. Murphy, City Attorney

ATTACHMENT C

software ("malware") such as computer viruses and for impermissible content, and take appropriate action.

(C) Procedure.

(1) Any speaker who wishes to address the City Council may complete a speaker request card and submit it to the city clerk. The speaker request card's primary purpose is to ensure that the speaker's name is properly recorded in the meeting minutes and to provide contact information for later staff follow-up, if appropriate. The card will clearly state that it is a public record subject to disclosure. Failure to fill out such a card shall not, standing alone, be a basis for refusing to allow the speaker an opportunity to address the City Council. The city clerk shall forward the speaker cards to the presiding officer.

(2) Upon addressing the City Council, each speaker should be invited but not required to identify himself or herself for the purpose of writing the minutes of the meeting.

(3) At the close of *Oral Communications*, the City Council shall respond to any speaker's comments during the *Comments from Council* period on the agenda. During the *Comments from Council* period, the City Council through its presiding officer may make one of the following determinations:

(a) The subject(s) raised by any speaker do(es) not require investigation or response.

(b) The subject(s) raised by any speaker should be referred to staff for investigation and/or response.

(c) The subject(s) raised by any speaker should be placed on the agenda for the next appropriate meeting for action by the City Council.

SECTION 7. THE PRESIDING OFFICER

The meeting shall be presided over and chaired by the mayor or, in the mayor's absence, the mayor pro tem. The presiding officer shall have the authority to rule any speaker out of order, including speakers during the public comment period if the subject raised is not within the subject matter jurisdiction of the City Council, or during a public hearing if the speaker is not presenting testimony or evidence relevant to the matter which is the subject of the public hearing. The presiding officer shall have the responsibility for the conduct of meetings in an orderly manner and to prevent the obstruction of business, and in carrying out this responsibility shall have the authority to give the floor to any member of the City Council or public by recognizing them, to prevent the misuse of legitimate forms of motions or privileges, to take matters up out of order, and to order any persons willfully interrupting the meeting to be removed from the room. The presiding officer shall have the responsibility to enforce Section 2.04.120 of the Lawndale Municipal Code pertaining to the propriety of conduct at City Council meetings.

For the purpose of this section, prohibited acts shall include, but not be limited to, the following, provided that such acts actually impair or disturb the orderly conduct of the city council meeting:

1. Speaking without being recognized by the presiding officer;

2. Continuing to speak after the allotted time has expired;
3. Speaking on an item at a time not designated for discussion by the public of that item;
4. Speaking on an item that is not within the jurisdiction of the city council;
5. Attempting to engage the audience rather than the city council;
6. Throwing objects;
7. Creating auditory or visual disturbances, such as ringing bells, blowing whistles, displaying banners, and flashing lights;
8. Refusing to modify conduct after being advised by the presiding officer that the conduct is disrupting, delaying, or impairing the meeting, or disobeying any other lawful order of the presiding officer;
9. Attempting to make slanderous, profane, or threatening remarks; and
10. Engaging in any other disorderly conduct that disrupts the meeting.

The presiding officer, or their designee, may remove an individual for disrupting the meeting by the following process for removal:

1. Warn the individual that their behavior is disrupting the meeting and their failure to cease their behavior may result in removal; and
2. Remove the individual if they do not “promptly” cease their disruptive behavior.

Any determination made by the presiding officer may be appealed by the making of a motion to appeal the ruling by any other member of the City Council. The presiding officer's determination will stand unless a majority of the City Council votes in favor of the motion to appeal the ruling, in which case the ruling of the presiding officer will be overridden. The motion to appeal the ruling is debatable, and the presiding officer may participate in the debate and the voting on the motion. A vote upon a motion to appeal the ruling is purely a procedural matter, and shall not constitute "action taken" on any substantive question.

SECTION 8. PROCEDURES FOR THE CONDUCT OF MEETINGS

(A) Mayor and Councilmember Seating Arrangements. During all meetings of the City Council held in the City Hall council chamber, the mayor and councilmembers shall be seated as follows, with seating assignments given from the perspective facing the audience:

(1) The mayor and councilmembers shall sit in the five furthest leftward positions on the dais.

(2) The mayor's position shall be the fourth seat from the left.



CITY OF LAWDALE

14717 BURIN AVENUE, LAWDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ <https://www.lawndalecity.ca.gov>

DATE: May 4, 2026

TO: Honorable Mayor and City Council

FROM: Raylette Felton, Interim City Manager

PREPARED BY: Yvette Palomo, Assistant City Clerk

SUBJECT: **Adopt Resolution No. CC-2605-019 Policy for Disruption of Telephonic or Internet Service, Senate Bill 707**

BACKGROUND

On October 3, 2025, Governor Newsom signed into law Senate Bill 707 (SB 707) which amends the Brown Act with the intent to diversify and increase public engagement during local government meetings of legislative bodies. Among the various new requirements under SB 707, all qualified legislative bodies must now offer hybrid meetings and facilitate remote participation during public meetings. The City Council Chamber is currently undergoing an equipment and technology system upgrade that will accommodate the Brown Act public access requirements.

SB 707 requires the City to formally adopt a policy, on or before July 1, 2026, that establishes the procedure for recessing and reconvening a meeting in the event of disruption of its telephonic or internet service, and the efforts that the City Council and staff shall make to attempt to restore the service.

STAFF REVIEW

In response to the requirement to establish a policy for the disruption of telephonic or internet service, staff consulted with the City Attorney to prepare a policy that will satisfy this new State requirement. The policy mirrors the meeting disruption guidelines that are already outlined in SB 707, which require the legislative body to take a recess and attempt to restore service for at least one hour. If service cannot be restored within one hour, the legislative body must conduct a roll-call vote confirming that good faith efforts were made and that the public interest in continuing the meeting outweighs the need for remote access.

Staff has attached the City policy, Disruption of Telephonic or Internet Service During City Council Meetings (Attachment B), that outlines the procedures in detail.

LEGAL REVIEW

The City Attorney has reviewed this staff report and Resolution No. CC-2605-019, and approved the resolution as to form.

FISCAL IMPACT

None.

RECOMMENDATION

Staff recommends that the City Council 1.) Adopt Resolution No. CC-2605-019 establishing a City policy for disruption of telephonic or internet service during City Council meetings; or 2.) Provide staff with alternate direction.

Attachments

[Resolution No. CC-2605-019 Disruption of Telephonic or Internet Service](#)

[Policy for Disruption of Telephonic or Internet Service](#)

ATTACHMENT A

RESOLUTION NO. CC-2605-019

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF LAWNSDALE, CALIFORNIA,
ADOPTING A POLICY FOR DISRUPTION OF TELEPHONIC OR
INTERNET SERVICE DURING CITY COUNCIL MEETINGS**

WHEREAS, on October 3, 2025, Governor Newsom signed into law Senate Bill 707 (SB 707), which amends the Brown Act with the intent to diversify and increase public engagement during local government meetings of legislative bodies; and

WHEREAS, among the various new requirements under SB 707, all qualified legislative bodies must now offer hybrid meetings and facilitate remote participation during public meetings; and

WHEREAS, SB 707 requires the City to formally adopt a policy, on or before July 1, 2026, that establishes the procedure for recessing and reconvening a meeting in the event of disruption of its telephonic or internet service, and the efforts that the City Council and staff shall make to attempt to restore the service.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAWNSDALE, CALIFORNIA, does hereby establish and adopt the policy for disruption of telephonic or internet service during City Council meetings attached hereto as Exhibit A.

PASSED, APPROVED AND ADOPTED this 4th day of May, 2026.

Robert Pullen-Miles, Mayor

ATTEST:

State of California)
County of Los Angeles) SS
City of Lawndale)

I, Erica Harbison, City Clerk of the City of Lawndale, California, do hereby certify that the City Council of the City of Lawndale duly approved and adopted the foregoing Resolution No. CC-2605-019 at a regular meeting of said Council held on the 4th day of May, 2026, by the following roll call vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Robert Pullen-Miles, Mayor					
Sirley Cuevas, Mayor Pro Tem					
Bernadette Suarez					
Francisco M. Talavera					
Pat Kearney					

Erica Harbison, City Clerk

APPROVED AS TO FORM:

Gregory M. Murphy, City Attorney

EXHIBIT A

INSERT POLICY

ATTACHMENT B

EXHIBIT A
COUNCIL POLICY

<u>SUBJECT:</u> Disruption of Telephonic or Internet Service During City Council Meetings	<u>POLICY NO.:</u> 110-26	<u>DATE ADOPTED:</u> 05/04/2026
	<u>AUTHORITY:</u> Resolution No. CC-2605-019	

PURPOSE:

This policy establishes procedures for responding to a disruption in the telephonic or internet services that provide two-way remote public access to meetings of the City Council, as required by the Ralph M. Brown Act (Gov. Code § 54953.4).

POLICY:

This policy applies only to meetings of the City Council; it does not apply to City Council-appointed boards and commissions.

This policy pertains to telephonic or internet services that provide two-way remote public access to meetings of the City Council. This policy does not apply to one-way television broadcasts or one-way Internet streams of City Council meetings. The meeting may carry on if one or more one- way services are disrupted, so long as two-way remote public access is functioning.

1. Procedures in the Event of a Service Disruption

A. Response to Service Disruption

If the Presiding Officer or City Clerk becomes aware of a service disruption:

- (I) “Service disruption” means a disruption of telephonic or internet service that prevents members of the public from attending or observing the meeting via the two-way telephonic service or two-way audiovisual platform.
- (II) The Presiding Officer or City Clerk shall immediately announce the disruption to the public.
- (III) The Presiding Officer shall then call for a recess of the open session. A service disruption does not preclude the City Council from reorganizing the agenda to use the recess period for the purpose of meeting in a closed session that has been properly noticed and announced consistent with the Ralph M. Brown Act.
- (IV) Staff shall begin efforts to diagnose and restore the disrupted service.
- (V) The meeting shall remain in recess for at least one hour or until service is restored, whichever is sooner. The recess period may be extended if restoration efforts are ongoing.

B. Efforts to Restore Service

City staff shall make good faith efforts to restore remote access services, which may include:

- (I) Troubleshooting platform or teleconferencing software
- (II) Resetting or replacing audiovisual equipment
- (III) Attempting alternative connection methods
- (IV) Contacting necessary support staff or service providers
- (V) Switching to back-up equipment or platforms, if available
- (VI) The City Clerk shall document the restoration efforts undertaken

2. Reconvening the Open Session

A. Timing

The open session may be reconvened after at least one hour has elapsed from the time of disruption or as soon as service is restored, whichever occurs earlier.

- (I) If the remote access service is restored before or at the time the meeting reconvenes, the meeting shall continue as normal.
- (II) If service has not been restored after one hour, the City Council may reconvene and:
 - (a) Adjourn the meeting; or
 - (b) Resume meeting in open session by adopting, by roll call vote, the following, or a substantially similar, finding:

“The City of Lawndale has made good faith efforts to restore telephonic or internet service in accordance with its adopted Council Policy No. 110-26 and the public interest in conducting this meeting outweighs the public interest in remote public access.”

- (c) In making the above finding, the City Council should identify agenda items that are not time-sensitive and continue those items.
- (III) Upon adoption of this finding, the City Council may resume the open session despite the fact that two-way remote access services have not been restored.

3. Recordkeeping

- A. The City Clerk shall enter a brief statement into the meeting minutes, including the following:

- (I) The nature and start time of the disruption
 - (II) The time the meeting was reconvened (if applicable)
 - (III) A summary of restoration efforts undertaken
 - (IV) Any finding adopted pursuant to Section 2.A.(II)(b)

4. Review and Updates

This policy may be amended by the City Council at a noticed public meeting in open session, not on the Consent Calendar.



CITY OF LAWDALE

14717 BURIN AVENUE, LAWDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ <https://www.lawndalecity.ca.gov>

DATE: May 4, 2026

TO: Honorable Mayor and City Council

FROM: Raylette Felton, Interim City Manager

PREPARED BY: Yvette Palomo, Assistant City Clerk

SUBJECT: **Adopt Resolution No. CC-2605-017 for Reasonable Accommodations Policy for Brown Act Meetings, Senate Bill 707**

BACKGROUND

On October 3, 2025, Governor Newsom signed into law Senate Bill 707 (SB 707) which amends the Brown Act with the intent to diversify and increase public engagement during local government meetings of legislative bodies. One of the new SB 707 requirements is to draft a process for requesting and granting reasonable accommodations for Councilmembers, the public, and staff.

SB 707 requires the City to formally adopt a policy, on or before July 1, 2026, that outlines the procedures to offer reasonable accommodations for participation in Brown Act meetings.

STAFF REVIEW

In response to the reasonable accommodations requirement, staff consulted with the City Attorney to prepare a policy that will satisfy this new State requirement.

Staff has attached the City policy, Reasonable Accommodations Policy for City of Lawndale Brown Act Meetings (Attachment B), that outlines the procedures in detail.

LEGAL REVIEW

The City Attorney has reviewed this staff report and Resolution No. CC-2605-017, and approved the resolution as to form.

FISCAL IMPACT

None.

RECOMMENDATION

Staff recommends that the City Council 1.) Adopt Resolution No. CC-2605-017 establishing a City policy to offer reasonable accommodations for participation in Brown Act meetings; or 2.) Provide staff with alternate direction.

Attachments

[Resolution No. CC-2605-017 Accommodations Policy](#)

[Policy for Reasonable Accommodations for City of Lawndale Brown Act Meetings](#)

ATTACHMENT A

RESOLUTION NO. CC-2605-017

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF LAWNSDALE, CALIFORNIA
ESTABLISHING A POLICY FOR REASONABLE ACCOMMODATIONS
FOR BROWN ACT MEETINGS**

WHEREAS, on October 3, 2025, Governor Newsom signed into law Senate Bill 707 (SB 707), which amends the Brown Act with the intent to diversify and increase public engagement during local government meetings of legislative bodies; and

WHEREAS, a new requirement under SB 707 is to draft procedures to offer reasonable accommodations for participation in Brown Act meetings; and

WHEREAS, SB 707 requires the City to formally adopt a policy, on or before July 1, 2026, that outlines the procedures for requesting and granting accommodations for Councilmembers, the public and staff; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAWNSDALE, CALIFORNIA, does hereby establish and adopt the policy to offer reasonable accommodations for participation in Brown Act meetings attached hereto as Exhibit A.

PASSED, APPROVED AND ADOPTED this 4th day of May, 2026.

Robert Pullen-Miles, Mayor

ATTEST:

State of California)
County of Los Angeles) SS
City of Lawndale)

I, Erica Harbison, City Clerk of the City of Lawndale, California, do hereby certify that the City Council of the City of Lawndale duly approved and adopted the foregoing Resolution No. CC-2605-017 at a regular meeting of said Council held on the 4th day of May, 2026, by the following roll call vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Robert Pullen-Miles, Mayor					
Sirley Cuevas, Mayor Pro Tem					
Bernadette Suarez					
Francisco M. Talavera					
Pat Kearney					

Erica Harbison, City Clerk

APPROVED AS TO FORM:

Gregory M. Murphy, City Attorney

EXHIBIT A

INSERT POLICY

ATTACHMENT B

EXHIBIT A
COUNCIL POLICY

<u>SUBJECT:</u> Reasonable Accommodations Policy for City of Lawndale Brown Act Meetings	<u>POLICY NO.:</u> 108-26	<u>DATE ADOPTED:</u> 05/04/2026
	<u>AUTHORITY:</u> Resolution No. CC-2605-017	

PURPOSE:

The purpose of this policy is to outline the process for members of the legislative body, members of the public and staff to make requests for reasonable accommodations related to noticed public meetings pursuant to the Americans with Disabilities Act (ADA).

POLICY:

Accommodation Requests

Government Code Section 54953.8(b)(8) requires that all public agencies have and implement a procedure for receiving and swiftly resolving reasonable accommodation requests for individuals with disabilities that involve access to public meetings, consistent with the Federal Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and resolving any doubt in favor of accessibility. Requests may be made by any individual that attends, participates in or conducts the meeting, such as members of the public, staff, and members of the legislative body. This policy applies to all meetings of the City's legislative bodies and meetings open to the public, including, without limitation, the City Council and all appointed City commissions, appointed City committees, and standing committees of the City Council.

A City Councilmember, Commission member, Committee member or staff who has a disability and requires a reasonable accommodation to perform one or more essential functions of the role of City Councilmember, Commission member, Committee member, or staff should make that request by contacting the City Clerk, City Manager, or City Attorney. Upon receipt of a request, the City Clerk, City Manager, or City Attorney will inform each other of the request in order to facilitate it promptly. The City Attorney may determine, based on an individualized, case-by-case factual analysis, that a City Councilmember, Commission member, Committee member, or staff member's remote attendance at public meetings is a reasonable accommodation if the member is unable to attend in person because of a qualified disability under the ADA (see Cal. Attorney General Opinion No. 23-1002, July 24, 2024). The numerical limits on number of remote appearances in the Brown Act (Gov't. Code § 54953 et seq.) will not apply in such a situation. However, other requirements of the Brown Act will still apply, including but not limited to, having 2-way audio/video, keeping the camera on, and announcing if other adults over 18 are present with the member who is participating remotely. The member is not required to publicly disclose any diagnosis or medical information.

City Councilmembers may separately participate remotely as a reasonable accommodation under 54953(c); participation will count towards a quorum at the physical location of the meeting.

Readily Available Accommodations

Members of the public can request any of the following accommodations by contacting the City Clerk's Office in one of these ways: by phone at 310-973-3213, by email at cityclerk@lawndale.ca.gov, by U.S. Mail or personal delivery at: City of Lawndale, Attn: City Clerk, 14717 Burin Avenue, Lawndale, CA 90260.

For requests made by email, include "ADA Accommodation Request" in the subject line, provide contact information such as a telephone number and a description of the request. Requests should be submitted at least 72 hours before the meeting.

For meetings held on Monday or Tuesday, requests should be submitted by Wednesday, or Thursday for Wednesday meetings, to allow sufficient time to make reasonable arrangements.

- **For individuals with hearing loss:** City Council meetings are livestreamed on the City's website, public access channel and include closed captioning.
- **For individuals with visual impairments:** City Council meetings are livestreamed on the City's website and public access channel. These meetings may be attended in person or remotely via the City's audio and video platform.
- **For individuals with mobility impairments:** ADA-accessible facilities are available to access the Council Chambers, and remote participation is offered via the City's audio and video platform with telephone access.

City Council meetings are replayed on the City's website and public access channel, and audio recordings, if available, of commission, committee, and standing committee meetings are available upon request after each meeting.

Additional Accommodations (Upon Request)

Individuals who are deaf or hard of hearing, who are blind or have low vision, have mobility impairments, or have any other disability, may also request accommodations other than those readily available using the process outlined below. Accommodations should be requested as early as possible as additional time may be required to provide the requested accommodation. Note that the accommodation will be considered to be unreasonable and will not be provided if it imposes undue financial or administrative burdens on the City or requires a fundamental alteration in the nature of a program. If a particular accommodation is unreasonable, the City will offer an alternative accommodation that is reasonable.

Process to Request An Additional Accommodation

1. If you have an additional accommodation that is not identified above, please request the accommodation as soon as you can, preferably before the meeting you wish to attend. The sooner the request is made, the more likely it is that the City can provide the accommodation or an alternative. You can make this request yourself, or someone can make it on your behalf with your permission.

2. Your request can be made orally or in writing, and you should submit it to the City Clerk's Office so as to avoid delays in reviewing and processing the request. Requests can be made by contacting the City Clerk's Office in one of these ways: by phone at 310-973-3213, by email at cityclerk@lawndale.ca.gov, by U.S. Mail or personal delivery at: City of Lawndale, Attn: City Clerk,

14717 Burin Avenue, Lawndale, CA 90260. Note that if you contact the City Clerk's Office via mail, you need to make the request early enough so that a response can be timely provided.

3. Your request for an accommodation must provide the following information:

- a) Accommodation requested - We need to know the type of accommodation you are seeking and how the accommodation will allow you to access and participate in the meeting. You are not required to disclose the particular disability, instead a general statement of explanation will suffice.
- b) Contact information - You must give staff current contact information so they can respond in a timely manner. This can be a mailing address, an email address, or telephone number, for example. Note that if only a mailing address is provided, you need to make the request early enough that a mailed response can be timely provided.
- c) Date of meeting or meetings - Please specify if the accommodation is requested for a specific meeting, or for all or a series of meetings before a particular body.

Procedures for City Staff

1. Any staff member who receives, or believes they may have received, an accommodation request, will promptly relay the request and the requestor's contact information to the City Clerk (first), and if not available, to the City Manager, or City Attorney.

2. The City Attorney may be requested to assist in the review of requests and assist staff in providing a response to the requester as soon as practicable.

3. All reasonable accommodation request responses shall be provided in writing, when such written response can be transmitted in a timely manner prior to the start of the specific meeting. Otherwise, the response will otherwise be provided orally. Responses will identify whether the accommodation is granted or granted in the alternative, and any instructions necessary to access the accommodation. If denied the response will identify the grounds for denial. City staff will document requests and responses provided orally.

4. The law requires that all doubt be resolved in favor of accommodations. Staff will make reasonable efforts to communicate with requesters to obtain clarifications or to discuss whether alternative accommodations will be viable.



CITY OF LAWNDALE

14717 BURIN AVENUE, LAWNDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ <https://www.lawndalecity.ca.gov>

DATE: May 4, 2026

TO: Honorable Mayor and City Council

FROM: Raylette Felton, Interim City Manager

PREPARED BY: Yvette Palomo, Assistant City Clerk

SUBJECT: **Adopt Resolution No. CC-2605-018 Policy for Public Interpretation Assistance, Senate Bill 707**

BACKGROUND

On October 3, 2025, Governor Newsom signed into law Senate Bill 707 (SB 707) which amends the Brown Act with the intent to diversify and increase public engagement during local government meetings of legislative bodies. One of the new SB 707 requirements is to identify the assistance to be provided when public interpretation assistance is requested by a member of the public.

SB 707 requires the City to formally adopt a policy, on or before July 1, 2026, that outlines the procedures and accommodations that are available to members of the public.

STAFF REVIEW

In response to the public interpretation assistance requirement, staff consulted with the City Attorney to prepare a policy that will satisfy this new State requirement.

Staff has attached the City policy, Policy for Public Interpretation Assistance (Attachment B), that outlines the procedures in detail.

LEGAL REVIEW

The City Attorney has reviewed this staff report and Resolution No. CC-2605-018, and approved the resolution as to form.

FISCAL IMPACT

None.

RECOMMENDATION

Staff recommends that the City Council 1.) Adopt Resolution No. CC-2605-018 establishing a City policy for public interpretation assistance; or 2.) Provide staff with alternate direction.

Attachments

[Resolution No. CC-2605-018 Public Interpretation Assistance](#)

[Policy for Public Interpretation Assistance](#)

ATTACHMENT A

RESOLUTION NO. CC-2605-018

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF LAWNSDALE, CALIFORNIA
ESTABLISHING A POLICY FOR PUBLIC INTERPRETATION ASSISTANCE**

WHEREAS, on October 3, 2025, Governor Newsom signed into law Senate Bill 707 (SB 707), which amends the Brown Act with the intent to diversify and increase public engagement during local government meetings of legislative bodies; and

WHEREAS, a new requirement under SB 707 is to identify the assistance to be provided when public interpretation assistance is requested by a member of the public; and

WHEREAS, SB 707 requires the City to formally adopt a policy, on or before July 1, 2026, that outlines the procedures and accommodations that are available to members of the public; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAWNSDALE, CALIFORNIA, does hereby establish and adopt the policy for public interpretation assistance attached hereto as Exhibit A.

PASSED, APPROVED AND ADOPTED this 4th day of May, 2026.

Robert Pullen-Miles, Mayor

ATTEST:

State of California)
County of Los Angeles) SS
City of Lawndale)

I, Erica Harbison, City Clerk of the City of Lawndale, California, do hereby certify that the City Council of the City of Lawndale duly approved and adopted the foregoing Resolution No. CC-2605-018 at a regular meeting of said Council held on the 4th day of May, 2026, by the following roll call vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Robert Pullen-Miles, Mayor					
Sirley Cuevas, Mayor Pro Tem					
Bernadette Suarez					
Francisco M. Talavera					
Pat Kearney					

Erica Harbison, City Clerk

APPROVED AS TO FORM:

Gregory M. Murphy, City Attorney

EXHIBIT A

INSERT POLICY

ATTACHMENT B

EXHIBIT A
COUNCIL POLICY

<u>SUBJECT:</u> Policy for Public Interpretation Assistance	<u>POLICY NO.:</u> 109-26	<u>DATE ADOPTED:</u> 05/04/2026
	<u>AUTHORITY:</u> Resolution No. CC-2605-018	

PURPOSE:

The purpose of this policy is to identify the assistance to be provided when public interpretation assistance is requested by a member of the public.

POLICY:

The following accommodations are available:

- Any member of the public who wishes to assist another member of the public by interpreting a City Council meeting, or who wishes to be assisted to obtain such interpretation, may do so provided the interpretation does not disrupt the meeting.
- A member of the public who requires the assistance of a translator shall be permitted to speak for twice the amount of time that other speakers are permitted to speak.
- Access to a space to view the meeting on a monitor to allow the member of the public who is receiving translation service to utilize without disrupting the meeting. For meetings held on Monday or Tuesday, requests should be submitted by Wednesday, or Thursday for Wednesday meetings, to allow sufficient time to make reasonable arrangements.
- Members of the public can request any of the above accommodations by contacting the City Clerk's Office in one of these ways: by phone at 310-973-3213, by email at cityclerk@lawndale.ca.gov, by U.S. Mail or personal delivery at: City of Lawndale, Attn: City Clerk, 14717 Burin Avenue, Lawndale, CA 90260. Note that if you contact the City Clerk's Office via mail, you need to make the request early enough so that a response can be timely provided.
- Your request for assistance must provide the following information:
 - (a) Contact information - You must give staff current contact information so they can respond in a timely manner. This can be a mailing address, an email address, or telephone number, for example. Note that if only a mailing address is provided, you need to make the request early enough that a mailed response can be timely provided.
 - (b) Date of meeting or meetings - Please specify if the assistance is requested for a specific meeting, or for all or a series of meetings before the City Council.



CITY OF LAWNDALE

14717 BURIN AVENUE, LAWNDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ <https://www.lawndalecity.ca.gov>

DATE: May 4, 2026

TO: Honorable Mayor and City Council

FROM: Raylette Felton, Interim City Manager

PREPARED BY: Nabi Sidiqi, Assistant Engineer
Lucho Rodriguez, Public Works Director

SUBJECT: **Award of FY 25/26 Citywide Overhead Street Name Sign Replacement Project**

BACKGROUND

The City's annual street sign program provides continuous sign replacement Citywide to maintain all street signage in good condition. This year's street name sign project addresses approximately sixty (60) damaged overhead illuminated street name signs and six (6) damaged overhead retro-reflective street name signs that have reached the end of their useful life.

The new signs will feature the City's logo and will be standardized for consistency throughout the City. This upgrade will improve visibility for drivers, enhance overall aesthetics, and ensure compliance with current signage standards. In addition, the use of uniform materials and design will streamline future maintenance and replacements, creating a more cohesive and easily recognizable streetscape for residents and visitors alike.

STAFF REVIEW

The Notice Inviting Bids was advertised on April 9, 2026, in the Daily Breeze and on the the City website. Bids were received and opened on Monday, April 27, 2026, by the City Clerk in accordance with the City's bidding procedures. Three (3) bids were received with bid bonds, evidence of contract licensing, insurance coverage, and project references for contracts of similar size and scope. Bids received are listed in the table below:

Bidder Name	Bid Amount
Elecnor Belco Electric, Inc.	\$ 280,986.00
Jerusalem Construction Inc.	\$ 329,811.42
PTM General Engineering Services Inc.	\$ 448,400.00

Staff reviewed the bid from Elecnor Belco Electric, Inc. from Chino, California, evaluating accuracy, cost, experience, and references. As a result of the bid analysis, staff finds that Elecnor Belco Electric, Inc. has submitted the lowest responsible and responsive bid for the project in the amount of \$280,986.00.

ENVIRONMENTAL REVIEW

Street sign replacement is generally considered categorically exempt from California Environmental Quality Act (CEQA) under Section 15061(b)(3). This exemption, also known as the "Common Sense Exemption", applies when it can be seen with certainty that a project has not possibility of causing a significant environmental effect. The replacement of existing wayfinding signs will not have any effects on the environment.

LEGAL REVIEW

The City Attorney has reviewed the agreement and approved it as to form.

FISCAL IMPACT

Total cost of this project including materials, installation, and contingencies is \$336,986.00. There is sufficient Funding for this project from Measure M, Account Number 272-310-700.281. The project cost and funding breakdown are as follows:

Project Cost Estimate:

Construction Bid Amount	\$280,986.00
Construction Contingency_(20%)	<u>\$56,000.00</u>
Total Project Cost Estimate	\$336,986.00

RECOMMENDATION

Staff recommends that the City Council:

1. Award a construction contract to Elecnor Belco Electric, Inc., in the amount of \$280,986.00 for the Award of FY 25/26 Citywide Overhead Street Name Sign Replacement Project; and
2. Approve a construction contingency in the amount of \$56,000; and
3. Authorize the City Manager to File a Notice of Completion with the County of Los Angeles upon Project Completion.

Attachments

[A. Elecnor Belco Electric Proposal, Inc..pdf](#)

[B. Project Location Map.pdf](#)

[C. Illuminated Street Sign type Sample](#)

[D. Contract Agreement Draft.pdf](#)

[E. Other Proposals Received.pdf](#)

ATTACHMENT A

IV. BID DOCUMENTS

A. PROPOSAL

BN-2605-06 FY 25/26 CITYWIDE OVERHEAD STREET NAME SIGN REPLACEMENT PROJECT

CONTRACTOR: ELECNOR BELCO ELECTRIC, INC.

Date: 4/21/26

TO: City of Lawndale
Honorable Mayor and Members of the City Council City Hall
Lawndale, California, 90260

Ladies and Gentlemen:

The undersigned declares that he/she has carefully examined the location of the proposed work and that they have examined the Plans and Specifications, has read the Contract Documents, and hereby agrees to furnish all labor, materials, equipment, tools, transportation, and services to do all work required for:

BN-2605-06 FY 25/26 CITYWIDE OVERHEAD STREET NAME SIGN REPLACEMENT PROJECT

In accordance with the Plans and Specifications prepared by the Engineer, in accordance with the Special Provisions, the Contract Documents, and in accordance with the Standard Specifications for Public Works Construction 2021, Unified Building Code for Construction (current edition) (except Sections 1-9), and the requirements of the Engineer under said documents, for the prices shown herein.

The Contractor also certifies that he/she is registered with the Department of Industrial Relations.

All work shall be completed within (90) working days from the date the notice to proceed is issued by the Engineer.

 JOHN WONG, EXECUTIVE V.P.
Contractor Signature

1000004804
PWCR Registration Number

B. BIDDING SCHEDULE

BN-2605-06 FY 25/26 CITYWIDE OVERHEAD STREET NAME SIGN REPLACEMENT PROJECT

Item No.	Estimated Quantity	Unit	Description of Work	Spec. Section	Unit Price	Total
1	1	LS	Mobilization (MAX 5% of Total Bid)	SP Sec. 1.1	\$2,570	\$2,570
2	1	LS	Furnish Traffic Control	SP Sec. 2.1	\$9,700	\$9,700
3	60	EA	Remove Existing Street Name Sign and Furnish & Install New Illuminated Street Name Sign, Per Appendix "A"	SP Sec. 3.1	\$4,316	\$258,960
4	6	EA	Remove Existing Street Name Sign and Furnish & Install New Retroreflective Street Name Sign, Per Appendix "A"	SP Sec. 4.1	\$1,636	\$9,816

(Total Bid in Figures) 280,986.00

(Total Bid in Words) TWO HUNDRED EIGHTY THOUSAND NINE HUNDRED EIGHTY-SIX

Contractor Name: ELECNOR BELCO ELECTRIC, INC.

In case of any discrepancy between the words and the figures, the words shall prevail. If the unit price and the total amount for any item are not in agreement, the unit price alone shall be considered to represent the Bidder's intention and all totals will be corrected to conform thereto. Attached hereto is cash, a certified check, a cashier's check, or a Bidder's bond in the amount of

10% BID BOND Dollars, said amount being not less than ten (10) percent of the amount bid. It is agreed a portion equal to the difference between the low bid and second low bid shall be retained as liquidated damages by the City if the undersigned fails or refuses to execute the Contract and furnish the required bonds and certificates of insurance within the time provided.

Contractor Signature:  JOHN WONG, EXECUTIVE VICE PRESIDENT

PW Registration #: 1000004804

State License #: 738518

Contractor Company Name: ELECNOR BELCO ELECTRIC, INC.

C. BID BOND

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Elecnor Belco Electric, Inc., (hereinafter referred to as "Contractor") intends to submit a bid to the City of Lawndale, California, a Municipal Corporation, for the performance of certain work as required in the City of Lawndale, and work being: **BN-2605-06 FY 25/26 CITYWIDE OVERHEAD STREET NAME SIGN REPLACEMENT PROJECT**

as shown in this specification, and in compliance with the specifications therefore under an invitation of said City contained in a notice or advertisement for bids or proposals.

NOW, THEREFORE, we, the Contractor, as Principal, and Liberty Mutual Insurance Company a corporation organized and existing under the laws of the State of MA, duly authorized to transact business under the laws of the State of California as Surety, are held and firmly bound unto the City of Lawndale, as Obligee, in the sum of Ten Percent of Amount Bid Dollars (\$ 10%) lawful money of the United States of America, said sum being not less than ten percent (10%) of the bid amount for the payment of which sum well and truly to be made, the said Principal, and said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT: If the bid of the said Principal is rejected by the said Obligee; or if the said Obligee shall accept the bid of the said Principal and said Principal shall enter into an Agreement with said Obligee in accordance with the terms of the bid, and shall give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such Agreement and for the prompt payment of labor and material furnished in the prosecution thereof; or in the event of the failure of said Principal to enter such Agreement and give such bond or bonds, if said Principal shall pay to said Obligee the difference not to exceed the penalty thereof between the amount specified in said bid and such larger amount for which said Obligee may in good faith Contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. In case suit is brought upon this bond, the court shall fix and award and the surety shall pay, in addition to the face amount hereof, costs and reasonable attorney's fees incurred by the City of Lawndale in successfully enforcing said obligation.

IN WITNESS THEREOF, we have hereunto, set our hands and seals this 23rd day of April, 2026.

Elecnor Belco Electric, Inc.

Principal
By [Signature]
Title EXECUTIVE V.P.

Liberty Mutual Insurance Company

Surety

By [Signature]
Michael DiPiro, Attorney-in-Fact

Title



ACKNOWLEDGMENT

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

State of California
County of San Bernardino)

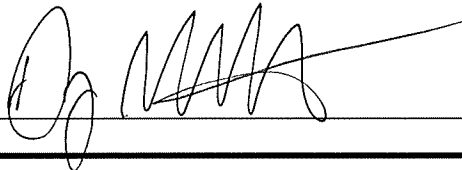
On APRIL 27, 2026 before me, DOUG MCWHORTER, Notary Public
(insert name and title of the officer)

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

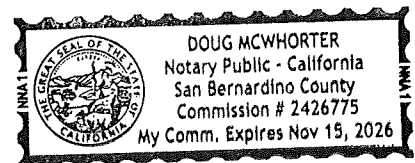
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



NOTARY ACKNOWLEDGMENT OF SURETY:

State of Connecticut

County of Hartford ss.

On this the 23rd day of April 2026 before me, Glenn Ryan Custodio Tapawan, the undersigned officer, personally appeared Michael DiPiro known to me (or satisfactorily proven) to be the person whose name is subscribed as Attorney-In-Fact for Liberty Mutual Insurance Company, and acknowledged that s/he executed the same as the act of his/her principal for the purposes therein contained.

In witness whereof I hereunto set my hand.



Signature of Notary Public

Date Commission Expires: September 30, 2029

Glenn Ryan Custodio Tapawan

Printed Name of Notary

GLENN RYAN CUSTODIO TAPAWAN
NOTARY PUBLIC- #192680
STATE OF CONNECTICUT
MY COMMISSION EXPIRES SEPT. 30, 2029





POWER OF ATTORNEY

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: **8215803 - 985949**

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Alec Steinfeldt, Ashley Alexis, Chad Warren Johnson, Danielle M. Bechard, Doritza Mojica, Emma Pulley, Haley Pulley, Jason Martin, Jonathan Gleason, Kaden Tate, Katelyn Gingras, Kyle Williams, Liam Russell, Malerie Janet Williams, Michael DiPiro, Michelle Anne McMahon, Stacyann Morrison

all of the city of Hartford state of CT each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 19th day of March, 2026.



Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: Nathan J. Zangerle
Nathan J. Zangerle, Assistant Secretary

State of PENNSYLVANIA ss
County of MONTGOMERY

On this 19th day of March, 2026 before me personally appeared Nathan J. Zangerle, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.



Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2029
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: Teresa Pastella
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV - OFFICERS: Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII - Execution of Contracts: Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation - The President of the Company, acting pursuant to the Bylaws of the Company, authorizes Nathan J. Zangerle, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization - By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 23rd day of April, 2026.



By: Renee C. Llewellyn
Renee C. Llewellyn, Assistant Secretary

D. BIDDER'S ASSURANCE

**BN-2605-06 FY 25/26 CITYWIDE OVERHEAD STREET NAME SIGN REPLACEMENT
PROJECT**

FROM:

Name of Bidder: ELECNOR BELCO ELECTRIC, INC.
Business Address: 14320 ALBERS WAY
CHINO, CA 91710
Telephone No: (909) 993-5470

TO:

Members of the City Council
c/o City Hall
City of Lawndale, California

Members of the City Council:

Pursuant to your published Notice Inviting Bids for: **BN-2605-06 FY 25/26 CITYWIDE
OVERHEAD STREET NAME SIGN REPLACEMENT PROJECT**

The undersigned declares that he/she has carefully examined the location of the proposed work; that he/she has carefully examined the Plans and Specifications, and read the accompanying Instructions to Bidders and hereby proposes to furnish all materials, machinery, tools, labor, and services and do all the work necessary to complete the project in accordance with said Plans and Specifications and other Contract Documents at the item prices on the bidding schedule.

BY:



,JOHN WONG

TITLE: EXECUTIVE VICE PRESIDENT

E. BIDDER'S DECLARATION

BN-2605-06 FY 25/26 CITYWIDE OVERHEAD STREET NAME SIGN REPLACEMENT PROJECT

It is understood and agreed that:

1. The undersigned has carefully examined all documents which will form a part of the Contract; namely, the Notice Inviting Bids, the Instructions to Bidders, this Proposal, the Bid Bond, the Contract, the Faithful Performance Bond, the Payment Bond, the federal requirements, if any, the Plans and Specifications, and the Special Provisions.

2. The undersigned has, by investigation at the site of the work and otherwise, satisfied himself as to the nature and location of the work and fully informed himself as to all conditions and matters, which can in any way affect the work or the cost thereof.

3. The undersigned fully understands the scope of work and has checked carefully all words and figures inserted in this Proposal and he further understands that the City will not be responsible for any errors or omissions in the preparation of the Proposal.

4. The undersigned agrees and acknowledges that he is aware of the provisions of Section 3700 of the Labor Code which requires every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that Code, and that the undersigned will comply with such provisions before commencing the performance of the Contract if it is awarded to the undersigned.

The undersigned will execute the Contract and furnish the required statutory bonds and certificates of insurance within the period of time specified in the Contract Documents.

The undersigned will begin work after award of Contract and a Notice to Proceed has been given as herein specified and will complete said work within the time specified in the Bidding Schedule.

5. The undersigned certifies that this Proposal is genuine and not sham or collusive, or made in the interest or on behalf of a person not herein named, and the undersigned has not directly or indirectly induced or solicited any other Bidder to put in a sham bid nor induced any other person, firm, or corporation to refrain from bidding.

6. The undersigned will accept an award and enter into a Contract for all work scheduled herein on which he puts in a bid. The awards for such work are to be entirely at the discretion of the Owner after evaluation of the bids as submitted. The undersigned agrees that the Owner shall recover or retain as liquidated damages an amount equal to the difference between the low bid and amount of the bid of the Bidder with whom the City enters into a Contract, and the surplus, if any, shall be returned to the lowest Bidder in accordance with the provisions of the Public Contract Code section 20174 in the event of his failure to execute a Contract and furnish required bonds and insurance therefor within the time provided.

7. This bid will not be withdrawn within a period of ninety (90) days after the date of its proper

opening by the City.

8. The undersigned Bidder stated under penalty of perjury that the representations made in submitting this bid are, to the best of his/her knowledge, true, accurate, and complete.

Respectfully submitted,

ELECNOR BELCO ELECTRIC, INC.

Contractor's Business Name

14320 ALBERS WAY

Business Address: Street

CHINO CA 91710

City State Zip

(909) 993-5470

Business Phone Number

JOHN WONG EXECUTIVE VICE PRESIDENT

Name Title

CHINO CA 91710

City State Zip

JOHN WONG, EXECUTIVE VICE PRESIDENT

Contractor Signature Title

JOHN WONG EXECUTIVE VICE PRESIDENT

By Title

738518 A,B,C-10

Contractor's License No. and Classification

4/21/26

Date

14320 ALBERS WAY, CHINO, CA 91710

Residence: Street

(909) 993-5470

Residence Phone Number

Note: If the bid is made by an individual, it must be signed with the full name of the Bidder, whose address must be given; if it is made by a firm, it must be signed in the co-partnership's name by a general partner thereof, who shall also sign his or her own name, and the name and full address of each member must be given; and if it is made by a corporation, it must be signed by a properly authorized officer, the corporate name shall be set forth, and the corporate seal shall be affixed.

F. CERTIFICATE OF NON-DISCRIMINATION BY CONTRACTORS

**BN-2605-06 FY 25/26 CITYWIDE OVERHEAD STREET NAME SIGN REPLACEMENT
PROJECT**

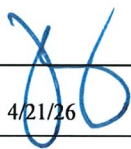
As suppliers of goods or services to the City, the firm listed below certifies that it does not discriminate in its employment with regard to race, color, religion, sex, or national origin; that it is in compliance with all applicable federal, state, and local directives, and executive orders regarding non-discrimination in employment; and that it agrees to pursue positively and aggressively the principle of equal opportunity in employment.

We agree specifically:

1. To establish or observe employment policies which affirmatively promote opportunities for minority persons at all job levels.
2. To communicate this policy to all persons concerned, including all company employees, outside recruiting services, especially those serving minority communities, and to the minority communities at large.
3. To take affirmative steps to hire minority employees within the company.

FIRM ELECNOR BELCO ELECTRIC, INC.

TITLE OF PERSON SIGNING EXECUTIVE VICE PRESIDENT

SIGNATURE , JOHN WONG

DATE 4/21/26

Please include any additional information available regarding equal opportunity employment programs now in effect within your company:

NA

G. CERTIFICATION OF PRINCIPAL

**BN-2605-06 FY 25/26 CITYWIDE OVERHEAD STREET NAME SIGN REPLACEMENT
PROJECT**

I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for Workers' Compensation or to undertake self-insurance in accordance with the provisions of that Code, and I will comply with such provisions before commencing the performance of the work of this Contract. (Section 1861, Labor Code.)

Signature: _____

Name: JOHN WONG

Title: EXECUTIVE VICE PRESIDENT

Name of Company: ELECNOR BELCO ELECTRIC, INC.

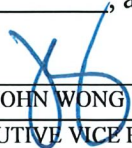
H. DECLARATION OF ELIGIBILITY TO CONTRACT
[Labor Code Section 1777.1; Public Contract Code Section 6109]

**BN-2605-06 FY 25/26 CITYWIDE OVERHEAD STREET NAME SIGN REPLACEMENT
PROJECT**

The undersigned, a duly authorized representative of the Contractor, certifies and declares that:

1. The undersigned Contractor is aware of Section 1771.1 and 1777.7 of the California Labor Code, which prohibit a Contractor or subcontractor who has been found by the Labor Commissioner or the Director of Industrial Relations to be in violation of certain provisions of the Labor Code, from bidding on, being awarded, or performing work as a subcontractor on a public works project for specified periods of time.
2. The undersigned Contractor is not ineligible to bid on, be awarded or perform work as a subcontractor on a public works project by virtue of the foregoing provisions of Sections 1771.1 or 1777.7 of the California Labor Code or any other provision of law.
3. The undersigned Contractor is aware of California Public Contract Code Section 6109, which states:
“(a) A public entity, as defined in Section 1100 [of the Public Contract Code], may not permit a Contractor or subcontractor who is ineligible to bid or work on, or be awarded, a public works project pursuant to Section 1777.1 or 1777.7 of the Labor Code to bid on, be awarded, or perform work as a subcontractor on, a public works project. Every public works project shall contain a provision prohibiting a Contractor from performing work on a public works project with a subcontractor who is ineligible to perform work on the public works project pursuant to Section 1771.1 or 1777.7 of the Labor Code.”
“(b) Any Contract on a public works project entered into between a Contractor and a debarred subcontractor is void as a matter of law. A debarred subcontractor may not receive any public money for performing work as a subcontractor on a public works Contract, and any public money that may have been paid to a debarred subcontractor by a Contractor on the project shall be returned to the awarding body. The Contractor shall be responsible for the payment of wages to workers of a debarred subcontractor who has been allowed to work on the project.”
4. The undersigned Contractor has investigated the eligibility of each and every subcontractor the undersigned Contractor intends to use on this public works project, and determined that none of them is ineligible to perform work as a subcontractor on a public works project by virtue of the foregoing provisions of the Public Contract Code, Sections 1771.1 or 1777.7 of the Labor Code, or any other provision of law.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed this 21 day of APRIL, 2026, at CHINO (place of execution), California.

Signature: 
Name: JOHN WONG
Title: EXECUTIVE VICE PRESIDENT
Name of Company: ELECNOR BELCO ELECTRIC, INC.

I. NON-COLLUSION DECLARATION

BN-2605-06 FY 25/26 CITYWIDE OVERHEAD STREET NAME SIGN REPLACEMENT PROJECT

The undersigned declares:

I am the EXECUTIVE VICE PRESIDENT of ELECNOR BELCO ELECTRIC, INC., the party making the foregoing Bid.

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

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

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on 4/21/26 [date], at CHINO [city], CA [state].

ELECNOR BELCO ELECTRIC, INC.

NAME OF BIDDER

 JOHN WONG, EXECUTIVE VICE PRESIDENT

SIGNATURE OF BIDDER

14320 ALBERS WAY

ADDRESS OF BIDDER

<u>CHINO</u>	<u>CA</u>	<u>91710</u>
CITY	STATE	ZIP

J. REFERENCES OF WORK

BN-2605-06 FY 25/26 CITYWIDE OVERHEAD STREET NAME SIGN REPLACEMENT PROJECT

Provide names, addresses, phone numbers and email addresses for at least three public agencies for which Bidder has performed similar work in scope and cost within the past five years.

Any previous work performed by Bidder for the City of Lawndale in the last 20 years shall be included as reference, independent of the type of project. Failure to provide this information with the proposal will result in deeming the Bidder unresponsive.

All contact information for references must be current.

1. CITY OF LA CANADA FLINTRIDGE 1 CIVIC CENTER DRIVE, LA CANADA FLINTRIDGE, CA 91011

Name and Address of Public Agency

MAGED EL-RABAA (818) 790-8882 CITYENGINEER@LCF.CA.GOV

Name, Email, and Telephone Number of Project Manager

RRFB'S, PEDESTRIAN CROSSING IMPROVEMENTS

Name and Description of Project

\$679,843.00

Original Contract Amount

03/17/25

Original Date of Completion

\$696,614.55

Final Contract Amount

5/01/25

Final Date of Completion

Number of Change Orders 1

2. CITY OF PARAMOUNT 15300 DOWNEY AVE, PARAMOUNT, CA 90723

Name and Address of Public Agency

RAFAELCASILLAS, RCASILLAS@WILDAN.COM, (562) 220-2000

Name, Email, and Telephone Number of Project Manager

INSTALL RR FLASHING BEACONS ON 3 INTERSECTIONS, INSTALL A SIGNAL SYSTEM

Name and Description of Project

\$518,888.00

Original Contract Amount

FEB, 2024

Original Date of Completion

\$529,212.55

Final Contract Amount

MAY, 2024

Final Date of Completion

Number of Change Orders 1

3. CITY OF SANTA ANA 20 CIVIC CENTER PLAZA, SANTA ANA, CA 92701

Name and Address of Public Agency

JOSE GILBERT CASTILLO, GCASTILLO@SANTA-ANA.ORG, (714) 947-5647

Name, Email, and Telephone Number of Project Manager

TRAFFIC SIGNAL INSTALLATIONS, VDS, EVP, FIBER OPTIC

Name and Description of Project

\$2,288,087.00

Original Contract Amount

3/4/2024

Original Date of Completion

\$2,414,290.32

Final Contract Amount

8/16/24

Final Date of Completion

Number of Change Orders 1

4. CITY OF CATHEDRAL CITY 68700 AVE LALO GUERRERO, CATHEDRAL CITY, CA 92234

Name and Address of Public Agency

ANDREW LEE, ALEE@CATHEDRALCITY.GOV, (760) 770-0319

Name, Email, and Telephone Number of Project Manager

CONSTRUCTION OF (2) FLASHING BEACONS, CONSTRUCTION OF INTERCONNECT IMPROVEMENTS

Name and Description of Project

\$1,071,888.00

Original Contract Amount

3/4/2024

Original Date of Completion

\$1,218,338.26

Final Contract Amount

11/8/24

Final Date of Completion

Number of Change Orders 1

For additional References, please add separate sheets.

ELECNOR BELCO ELECTRIC, INC.

NAME OF BIDDER

DATE 4/21/26

JOHN WONG, EXECUTIVE VICE PRESIDENT
SIGNATURE OF BIDDER

K. SUBCONTRACTORS LIST

BN-2605-06 FY 25/26 CITYWIDE OVERHEAD STREET NAME SIGN REPLACEMENT PROJECT

In compliance with the "Subletting and Subcontracting Fair Practices Act" being Sections 4100-4113 of the Government Code of the State of California, and any amendments thereto, each Bidder shall set forth below: (a) the name and location of the place of business, (b) the California Contractor license number, (c) the DIR public works Contractor registration number unless exempt pursuant to Labor Code Sections 1725.5 and 1771.1, and (d) the portion of the work which will be done by each subcontractor who will perform work or labor or render service to the prime Contractor in or about the construction of the work or improvement in an amount in excess of one-half (1/2) of one percent (1%) of the prime Contractor's total bid, and shall further set forth the portion of the work which will be done by each subcontractor. Only one subcontractor for each such portion shall be listed.

Notwithstanding the foregoing, if the work involves the construction of streets and highways, then the Bidder shall list each subcontractor who will perform work or labor or render service to the Bidder in or about the work in an amount in excess of one-half of one percent (0.5%) of the Bidder's Total Bid Price or \$10,000, whichever is greater. No additional time shall be granted to provide the below requested information.

If the Contractor fails to specify a subcontractor for any portion of the work to be performed under the Contract, he shall be deemed to have agreed to perform such portion himself, and he shall not be permitted to subcontract that portion of the work except under the conditions hereinafter set forth.

Subletting or subcontracting of any portion of the work to which subcontractor was designated in the original bid shall only be permitted in cases of public emergency or necessity, and then only after a finding reduced to writing as a public record of the legislative body of the Owner.

We propose to use the following listed subcontractors as per Public Contract Code Section 4100 et seq.: List all Subcontractors. The subcontractor shall be licensed for the type of work they are performing.

Any previous work performed by a Subcontractor for the City of Lawndale in the last 5 years shall be included as reference, independent of the type of project. Failure to provide this information with the bid documents will result in deeming the Bidder unresponsive.

Sub-Contractors Name: ELEC NOR BELCO ELECTRIC, INC.	Address: 14320 ALBERS WYA CHINO, CA 91710
Description of Work: INGLEWOOD AVE IMPROVEMENTS, TRAFFIC SIGNAL IMPROVEMENTS	
CSLB Contractor License No. 738518	DIR Registration No. 1000004804
Phone No. 909-993-5470	Dollar Amount of Work & % of Work \$532,474.90

Sub-Contractors Name: ELEC NOR BELCO ELECTRIC, INC.	Address: 14320 ALBERS WAY CHINO, CA 91710
Description of Work: REDONDO BEACH BLVD ST IMPROVEMENTS, TS IMPROVEMENTS	
CSLB Contractor License No. 738518	DIR Registration No. 1000004804
Phone No. 909-993-5470	Dollar Amount of Work & % of Work \$72,680.00

Sub-Contractors Name:	Address:
Description of Work:	
CSLB Contractor License No.	DIR Registration No.
Phone No.	Dollar Amount of Work & % of Work

Sub-Contractors Name:	Address:
Description of Work:	
CSLB Contractor License No.	DIR Registration No.
Phone No.	Dollar Amount of Work & % of Work

Sub-Contractors Name:	Address:
Description of Work:	
CSLB Contractor License No.	DIR Registration No.
Phone No.	Dollar Amount of Work & % of Work

ADD ADDITIONAL PAGES IF NECESSARY.

Percent of work to be performed by sub-Contractors: 0 % (Note: Minimum of 50% of work is required to be performed by general Contractor) For additional Sub-Contractors, please add additional sheet(s)

**L. IRAN CONTRACTING ACT CERTIFICATION
(Public Contract Code Section 2200 et seq.)**

**BN-2605-06 FY 25/26 CITYWIDE OVERHEAD STREET NAME SIGN REPLACEMENT
PROJECT**

As required by California Public Contract Code Section 2204, the Contractor certifies subject to penalty for perjury that the option checked below relating to the Contractor's status in regard to the Iran Contracting Act of 2010 (Public Contract Code Section 2200 *et seq.*) is true and correct:

☒ The Contractor is not:

(1) identified on the current list of person and entities engaged in investment activities in Iran prepared by the California Department of General Services in accordance with subdivision (b) of Public Contract Code Section 2203; or

(2) a financial instruction that extends, for 45 days or more, credit in the amount of \$20,000,000 or more to any other person or entity identified on the current list of persons and entities engaging in investment activities in Iran prepared by the California Department of General Services in accordance with subdivision (b) of Public Contract Code Section 2203, if that person or entity uses or will use the credit to provide goods or services in the energy sector in Iran.

☐ The City has exempted the Contractor from the requirements of the Iran Contracting Act of 2010 after making a public finding that, absent the exemption, the City will be unable to obtain the goods and/or services to be provided pursuant to the Contract.

☐ The amount of the Contract payable to the Contractor for the Project does not exceed \$1,000,000.

Signature: _____

Printed Name: JOHN WONG

Title: EXECUTIVE VICE PRESIDENT

Firm Name: ELECNOR BELCO ELECTRIC, INC.

Date: 4/21/26

Note: In accordance with Public Contract Code Section 2205, false certification of this form shall be reported to the California Attorney General and may result in civil penalties equal to the greater of \$250,000 or twice the Contract amount, termination of the Contract and/or ineligibility to bid on Contracts for three years.

M. PUBLIC WORKS CONTRACTOR REGISTRATION CERTIFICATION

BN-2605-06 FY 25/26 CITYWIDE OVERHEAD STREET NAME SIGN REPLACEMENT PROJECT

Pursuant to Labor Code sections 1725.5 and 1771.1, all Contractors and subcontractors that wish to bid on, be listed in a bid proposal, or enter into a Contract to perform public work must be registered with the Department of Industrial Relations. See <http://www.dir.ca.gov/Public-Works/PublicWorks.html> for additional information.

No bid will be accepted nor any Contract entered into without proof of the Contractor's and subcontractors' current registration with the Department of Industrial Relations to perform public work.

Bidder hereby certifies that it is aware of the registration requirements set forth in Labor Code sections 1725.5 and 1771.1 and is currently registered as a Contractor with the Department of Industrial Relations.¹

Name of Bidder: ELECNOR BELCO ELECTRIC, INC.

DIR Registration Number: 1000004804

DIR Registration Expiration: 6/30/2028

Small Project Exemption: Yes or No

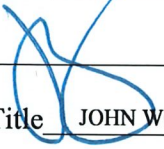
Unless Bidder is exempt pursuant to the small project exemption, Bidder further acknowledges:

Bidder shall maintain a current DIR registration for the duration of the project.

Bidder shall include the requirements of Labor Code sections 1725.5 and 1771.1 in its Contract with subcontractors and ensure that all subcontractors are registered at the time of bid opening and maintain registration status for the duration of the project.

Failure to submit this form or comply with any of the above requirements may result in a finding that the bid is non-responsive.

Name of Bidder ELECNOR BELCO ELECTRIC, INC.

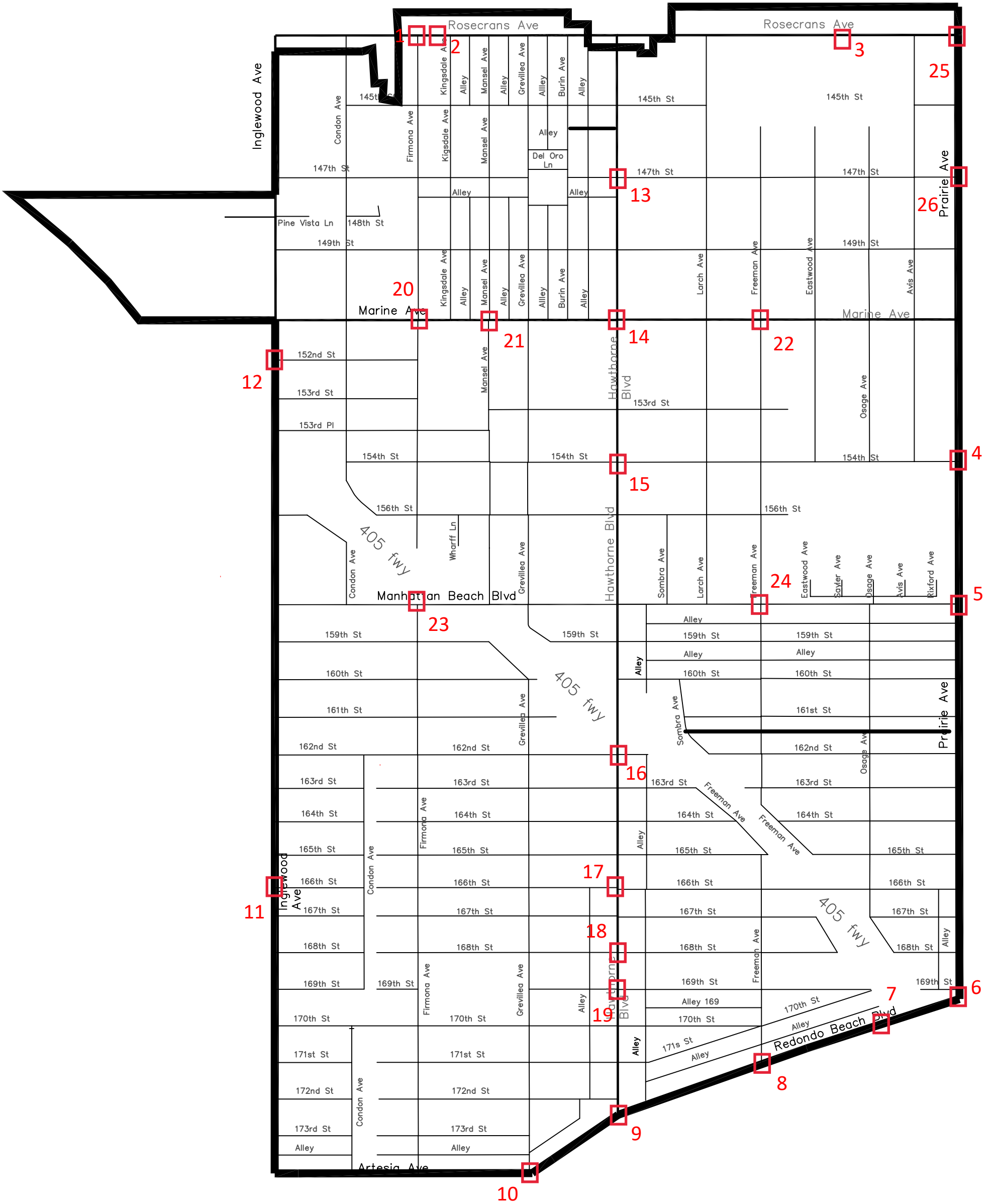
Signature 

Name and Title JOHN WONG, EXECUTIVE VICE PRESIDENT

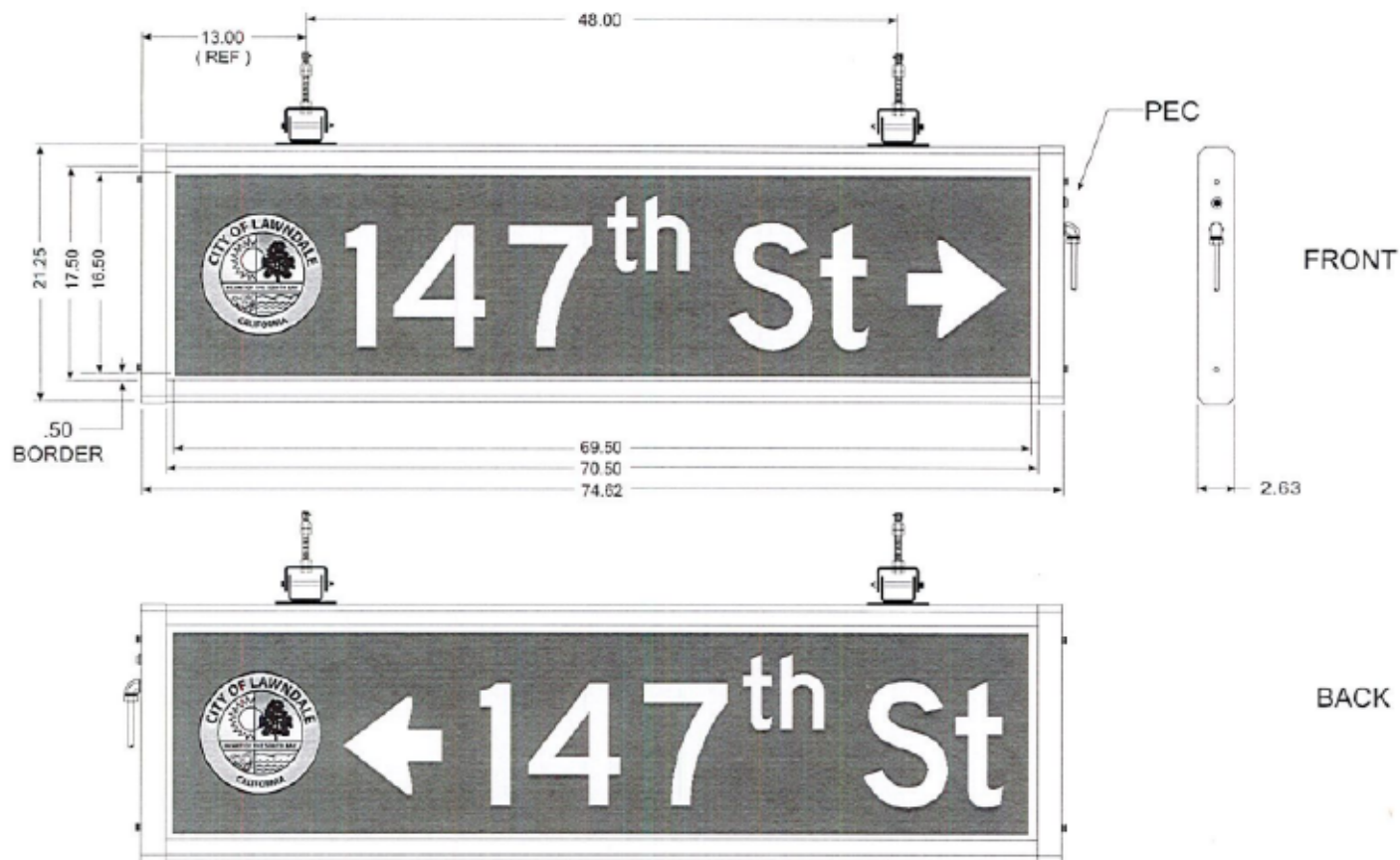
Date 4/21/26

¹ If the Project is exempt from the Contractor registration requirements pursuant to the small project exemption under Labor Code Sections 1725.5 and 1771.1, please mark "Yes" in response to "Small Project Exemption."

ATTACHMENT B



ATTACHMENT C



NOTE: 10" ROUND DECAL

22 X 72 EDGELIT LED IISNS LEGEND SUBMITTAL

	FONT:	SIZE:	COLOR:	PANEL	
MAIN LEGEND:	HWY E	8"UC/6"LC	WHITE	BACKGROUND COLOR:	3M 1177 GREEN FILM w/CLEAR UV OVERLAY
BLK #'S:	N/A	N/A	N/A	PANEL MTRL:	.093 19.75 X 73.88 CLR POLY w/3M 4090 (DG3) REF SHEETING
SUFFIX:	N/A	N/A	N/A	ILLUM. SOURCE:	LED LIGHT ENGINE
LOWER LEGEND:	N/A	N/A	N/A	MAST ARM MNTG:	ADJUSTABLE BRACKET HARDWARE
DIRECTIONAL:	YES	8"	WHITE	FRAME FINISH:	POWDER COATED BLACK

ATTACHMENT D

A. CONTRACT AGREEMENT

This Construction Agreement ("Agreement") is made and entered into as of the date executed by the Mayor and attested to by the City Clerk, by and between Elecnor Belco Electric, Inc. (hereinafter referred to as "CONTRACTOR") and the City of Lawndale, California, a municipal corporation (hereinafter referred to as "CITY").

R E C I T A L S

- A. Pursuant to the Notice Inviting Sealed Bids for **BN-2605-06 FY 25/26 CITYWIDE OVERHEAD STREET NAME SIGN REPLACEMENT PROJECT** ("Project"), bids were received, publicly opened, and declared on the date specified in the notice; and
- B. On May 4, 2026, City's City Council declared CONTRACTOR to be the lowest responsible Bidder and accepted the bid of CONTRACTOR; and
- C. The City Council has authorized the Mayor to execute a written Contract with CONTRACTOR for furnishing labor, equipment and material for the CIP No. BN-2605-06, FY 25/26 Citywide Overhead Street Name Sign Replacement Project in the City of Lawndale.

NOW, THEREFORE, in consideration of the foregoing and the mutual covenants herein contained, it is agreed:

- 1. GENERAL SCOPE OF WORK: CITY agrees to engage CONTRACTOR and CONTRACTOR agrees to furnish all necessary labor, tools, materials, appliances, and equipment for and do the work for the CIP No. BN-2605-06, FY 25/26 Citywide Overhead Street Name Sign Replacement Project in the City of Lawndale. The work shall be performed in accordance with the Plans and Specifications dated April 27, 2026, (the "Specifications") on file in the office of the City Clerk and in accordance with bid prices set forth in CONTRACTOR'S Bid Proposal and in accordance with the instructions of the City Engineer.
- 2. INCORPORATED DOCUMENTS TO BE CONSIDERED COMPLEMENTARY: The Contract documents for the aforesaid project shall consist of the Notice Inviting Bids, Instructions to Bidders, Bid Proposal, Builders General Provisions, Standard Specifications for Public Works Construction 2021 edition (SSPWC), Special Provisions, Exhibit A and Exhibit B, and all referenced specifications, details, standard drawings, and appendices; together with this Agreement and all required bonds, insurance certificates, permits, notices and affidavits; and also, including any and all addenda or supplemental agreements clarifying, amending, or extending the work contemplated as may be required to insure its completion in an acceptable manner. All of the provisions of said Contract documents are made a part hereof as though fully set forth herein. This Contract is intended to require a complete and finished piece of work and anything necessary to complete the work properly and in accordance with the law and lawful governmental regulations shall be performed by CONTRACTOR whether set

out specifically in the Contract or not. Should it be ascertained that any inconsistency exists between the aforesaid documents and this written agreement, the provisions of this Agreement, the Builders General Provisions and the SSPWC, in that order, shall control. Collectively, these Contract documents constitute the complete agreement between CITY and CONTRACTOR and supersede any previous agreements or understandings.

3. COMPENSATION: CONTRACTOR agrees to receive and accept the prices set forth in its Bid Proposal \$280,986.00 as full compensation for furnishing all materials, performing all work, and fulfilling all obligations hereunder. Said compensation shall cover all expenses, losses, damages, and consequences arising out of the nature of the work during its progress or prior to its acceptance including those for well and faithfully completing the work and the whole thereof in the manner and time specified in the aforesaid Contract documents; and also including those arising from actions of the elements, unforeseen difficulties or obstructions encountered in the prosecution of the work, suspension or discontinuance of the work, and all other unknowns or risks of any description connected with the work.
4. TIME OF PERFORMANCE: CONTRACTOR agrees to complete the work within 90 working days from the date of the notice to proceed. By signing this Agreement, CONTRACTOR represents to CITY that the Contract time is reasonable for completion of the work and that CONTRACTOR will complete such work within the Contract time.
5. LIQUIDATED DAMAGES: In accordance with Government Code section 53069.85, it is agreed that CONTRACTOR will pay to CITY the sum set forth in Exhibit "A" for each and every calendar day of delay beyond the time prescribed in the Contract Documents for finishing the Work, as Liquidated Damages and not as a penalty or forfeiture. In the event this is not paid, CONTRACTOR agrees CITY may deduct that amount from any money due or that may become due CONTRACTOR under the Contract. This Article does not exclude recovery of other damages specified in the Contract Documents.
6. SUBSTITUTION OF SECURITIES: Pursuant to section 22300 of the Public Contract Code of the State of California, CONTRACTOR may request CITY to make retention payments directly to an escrow agent or may substitute securities for any money withheld by CITY to ensure performance under the Contract. At the request and expense of CONTRACTOR, securities equivalent to the amount withheld shall be deposited with CITY or with a state or federally chartered bank as the escrow agent who shall return such securities to CONTRACTOR upon satisfactory completion of the Contract. Deposit of securities with an escrow agent shall be subject to a written agreement substantially in the form provided in section 22300 of the Public Contract Code.
7. PREVAILING WAGES AND CALIFORNIA LABOR LAWS: Pursuant to Labor Code §§ 1720 *et seq.*, and as specified in 8 California Code of Regulations § 16000 ("Prevailing Wage Laws"), CONTRACTOR must pay its workers prevailing wages. It is CONTRACTOR's responsibility to interpret and implement any prevailing wage requirements, and CONTRACTOR agrees to pay any penalty or civil damages resulting

from a violation of the prevailing wage laws. CONTRACTOR shall defend, indemnify and hold the CITY, its officials, officers, employees and agents free and harmless from any claim or liability arising out of any failure or alleged failure to comply with the Prevailing Wage Laws. CONTRACTOR and any subcontractor shall forfeit a penalty of up to \$200 per calendar day or portion thereof for each worker paid less than the prevailing wage rates.

In accordance with Labor Code § 1773.2, copies of the prevailing rate of per diem wages are available upon request from CITY's Engineering Division or the website for State of California Prevailing wage determination at <http://www.dir.ca.gov/DLSR/PWD>. CONTRACTOR must post a copy of the prevailing rate of per diem wages at the job site.

CITY directs CONTRACTOR's attention to Labor Code §§ 1777.5, 1777.6 and 3098 concerning the employment of apprentices by CONTRACTOR or any subcontractor.

Labor Code § 1777.5 requires CONTRACTOR or subcontractor employing tradesmen in any apprenticeship occupation to apply to the joint apprenticeship committee nearest the site of the public works project and which administers the apprenticeship program in that trade for a certificate of approval. The certificate must also fix the ratio of apprentices to journeymen that will be used in the performance of the Contract. The ratio of apprentices to journeymen in such cases will not be less than one to five except:

When employment in the area of coverage by the joint apprenticeship committee has exceeded an average of 15 percent in the 90 days before the request for certificate, or

When the number of apprentices in training in the area exceeds a ratio of one to five, or

When the trade can show that it is replacing at least 1/30 of its membership through apprenticeship training on an annual basis state-wide or locally, or

Assignment of an apprentice to any work performed under a public works Contract would create a condition that would jeopardize his or her life or the life, safety, or property of fellow employees or the public at large, or the specific task to which the apprentice is to be assigned is of a nature that training cannot be provided by a journeyman.

When CONTRACTOR provides evidence that CONTRACTOR employs registered apprentices on all of his Contracts on an annual average of not less than one apprentice to eight journeymen.

CONTRACTOR is required to make contributions to funds established for the administration of apprenticeship programs if CONTRACTOR employs registered apprentices or journeymen in any apprenticeable trade on such Contracts and if other Contractors on the public works site are making such contributions.

CONTRACTOR and any subcontractor must comply with Labor Code §§ 1777.5 and 1777.6 in the employment of apprentices.

Information relative to apprenticeship standards, wage schedules and other requirements may be obtained from the Director of Industrial Relations, ex-officio the Administrator of Apprenticeship, San Francisco, California, or from the Division of Apprenticeship Standards and its branch offices.

The CONTRACTOR or any subcontractor that is determined by the Labor Commissioner to have knowingly violated Section 1777.5 shall forfeit as a civil penalty an amount not exceeding \$100 for each full calendar day of noncompliance, or such greater amount as provided by law.

CONTRACTOR and each subcontractor shall keep an accurate payroll record, showing the name, address, social security number, work classification, straight time and overtime hours worked each day and week, and the actual per diem wages paid to each journeyman, apprentice, worker, or other employee employed by him or her in connection with the public work. The payroll records shall be certified and shall be available for inspection at all reasonable hours at the principal office of CONTRACTOR in the manner provided in Labor Code section 1776. In the event of noncompliance with the requirements of this section, CONTRACTOR shall have 10 days in which to comply subsequent to receipt of written notice specifying in what respects such CONTRACTOR must comply with this section. Should noncompliance still be evident after such 10-day period, CONTRACTOR shall, as a penalty to CITY, forfeit not more than \$100.00 for each calendar day or portion thereof, for each worker, until strict compliance is effectuated. The amount of the forfeiture is to be determined by the Labor Commissioner. A Contractor who is found to have violated the provisions of law regarding wages on Public Works with the intent to defraud shall be ineligible to bid on Public Works Contracts for a period of one to three years as determined by the Labor Commissioner. Upon the request of the Division of Apprenticeship Standards or the Division of Labor Standards Enforcement, such penalties shall be withheld from progress payments then due. The responsibility for compliance with this section is on CONTRACTOR. The requirement to submit certified payroll records directly to the Labor Commissioner under Labor Code section 1771.4 shall not apply to work performed on a public works project that is exempt pursuant to the small project exemption specified in Labor Code Section 1771.4.

Any ineligible Contractor or subcontractor pursuant to Labor Code Sections 1777.1 and 1777.7 may not perform work on this Project.

By executing this Contract, CONTRACTOR verifies that it fully complies with all requirements and restrictions of state and federal law respecting the employment of undocumented aliens, including, but not limited to, the Immigration Reform and Control Act of 1986, as may be amended from time to time, and shall require all subcontractors and sub-subcontractors to comply with the same.

8. LEGAL HOURS OF WORK: Eight (8) hours of labor shall constitute a legal day's work for all workmen employed in the execution of this Contract, and CONTRACTOR and

any subcontractor under it shall comply with and be governed by the laws of the State of California having to do with working hours set forth in Division 2, Part 7, Chapter 1, Article 3 of the Labor Code of the State of California as amended.

CONTRACTOR shall forfeit, as a penalty to City, twenty-five dollars (\$25.00) for each laborer, workman or mechanic employed in the execution of the Contract, by him or any subcontractor under it, upon any of the work hereinbefore mentioned, for each calendar day during which the laborer, worker or mechanic is required or permitted to labor more than eight (8) hours in any one calendar day or 40 hours in any one calendar week in violation of the Labor Code.

9. PUBLIC WORKS CONTRACTOR REGISTRATION: Pursuant to Labor Code sections 1725.5 and 1771.1, all Contractors and subcontractors that wish to bid on, be listed in a bid proposal, or enter into a Contract to perform public work must be registered with the Department of Industrial Relations (DIR). No bid will be accepted nor any Contract entered into without proof of the Contractor's and subcontractors' current registration with the DIR to perform public work. Notwithstanding the foregoing, the Contractor registration requirements mandated by Labor Code Sections 1725.5 and 1771.1 shall not apply to work performed on a public works project that is exempt pursuant to the small project exemption specified in Labor Code Sections 1725.5 and 1771.1.
10. LABOR COMPLIANCE AND STOP ORDERS: This Project is subject to compliance monitoring and enforcement by the DIR. It shall be CONTRACTOR's sole responsibility to evaluate and pay the cost of complying with all labor compliance requirements under this Contract and applicable law. Any stop orders issued by the DIR against CONTRACTOR or any subcontractor that affect CONTRACTOR's performance of Work, including any delay, shall be CONTRACTOR's sole responsibility. Any delay arising out of or resulting from such stop orders shall be considered CONTRACTOR caused delay subject to any applicable liquidated damages and shall not be compensable by the CITY. CONTRACTOR shall defend, indemnify and hold CITY, its officials, officers, employees and agents free and harmless from any claim or liability arising out of stop orders issued by the DIR against CONTRACTOR or any subcontractor.
11. DEBARMENT OF CONTRACTORS AND SUBCONTRACTORS: Contractors or subcontractors may not perform work on a public works project with a subcontractor who is ineligible to perform work on a public project pursuant to Labor Code section 1777.1 or 1777.7. Any Contract on a public works project entered into between a Contractor and a debarred subcontractor is void as a matter of law. A debarred subcontractor may not receive any public money for performing work as a subcontractor on a public works Contract. Any public money that is paid, or may have been paid to a debarred subcontractor by a Contractor on the Project shall be returned to the CITY. CONTRACTOR shall be responsible for the payment of wages to workers of a debarred subcontractor who has been allowed to work on the project.
12. LABOR/EMPLOYMENT SAFETY: CONTRACTOR shall comply with all applicable laws and regulations of the federal, state, and local government, including Cal/OSHA

requirements and requirements for verification of employees' legal right to work in the United States

CONTRACTOR shall maintain emergency first aid treatment for its employees which complies with the Federal Occupational Safety and Health Act of 1970 (29 U.S.C. § 651 *et seq.*), and California Code of Regulations, Title 8, Industrial Relations Division 1, Department of Industrial Relations, Chapter 4. CONTRACTOR shall ensure the availability of emergency medical services for its employees in accordance with California Code of Regulations, Title 8, Section 1512.

CONTRACTOR shall submit the Illness and Injury Prevention Program and a Project site specific safety program to CITY prior to beginning Work at the Project site. CONTRACTOR shall maintain a confined space program that meets or exceeds the CITY Standards. CONTRACTOR shall adhere to CITY's lock out tag out program.

13. TRAVEL AND SUBSISTENCE PAY: CONTRACTOR agrees to pay travel and subsistence pay to each worker needed to execute the work required by this Agreement as such travel and subsistence payments are defined in the applicable collective bargaining agreements filed in accordance with Labor Code Section 1773.8.
14. CONTRACTOR'S LIABILITY: The City of Lawndale and its officers, agents and employees ("Indemnitees") shall not be answerable or accountable in any manner for any loss or damage that may happen to the work or any part thereof, or for any of the materials or other things used or employed in performing the work; or for injury or damage to any person or persons, either workers or employees of CONTRACTOR, of its subcontractors or the public, or for damage to adjoining or other property from any cause whatsoever arising out of or in connection with the performance of the work. CONTRACTOR shall be responsible for any damage or injury to any person or property resulting from defects or obstructions or from any cause whatsoever.

To the fullest extent permitted by law, CONTRACTOR will indemnify Indemnities against and will hold and save Indemnitees harmless from any and all actions, claims, damages to persons or property, penalties, obligations or liabilities that may be asserted or claimed by any person, firm, entity, corporation, political subdivision, or other organization arising out of or in connection with the work, operation, or activities of CONTRACTOR, its agents, employees, subcontractors or invitees provided for herein, whether or not there is concurrent passive negligence on the part of City. In connection therewith:

- a. CONTRACTOR will defend any action or actions filed in connection with any such claims, damages, penalties, obligations or liabilities and will pay all costs and expenses, including attorneys' fees, expert fees and costs incurred in connection therewith.
- b. CONTRACTOR will promptly pay any judgment rendered against CONTRACTOR or Indemnitees covering such claims, damages,

penalties, obligations and liabilities arising out of or in connection with such work, operations or activities of CONTRACTOR hereunder, and CONTRACTOR agrees to save and hold the Indemnitees harmless therefrom.

- c. In the event Indemnitees are made a party to any action or proceeding filed or prosecuted against CONTRACTOR for damages or other claims arising out of or in connection with the work, operation or activities hereunder, CONTRACTOR agrees to pay to Indemnitees and any all costs and expenses incurred by Indemnitees in such action or proceeding together with reasonable attorneys' fees.

Contractor's obligations under this section apply regardless of whether or not such claim, charge, damage, demand, action, proceeding, loss, stop notice, cost, expense, judgment, civil fine or penalty, or liability was caused in part or contributed to by an Indemnitee. However, without affecting the rights of City under any provision of this agreement, to the extent required by Civil Code section 2782, Contractor shall not be required to indemnify and hold harmless City for liability attributable to the active negligence of City, provided such active negligence is determined by agreement between the parties or by the findings of a court of competent jurisdiction. In instances where City is shown to have been actively negligent and where City active negligence accounts for only a percentage of the liability involved, the obligation of Contractor will be for that entire portion or percentage of liability not attributable to the active negligence of City.

So much of the money due to CONTRACTOR under and by virtue of the Contract as shall be considered necessary by City may be retained by City until disposition has been made of such actions or claims for damages as aforesaid.

It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California. This indemnity provision shall survive the termination of the Agreement and is in addition to any other rights or remedies which Indemnitees may have under the law.

This indemnity is effective without reference to the existence or applicability of any insurance coverage which may have been required under this Agreement or any additional insured endorsements which may extend to Indemnitees.

CONTRACTOR, on behalf of itself and all parties claiming under or through it, hereby waives all rights of subrogation and contribution against the Indemnitees, while acting within the scope of their duties, from all claims, losses and liabilities arising out of or incident to activities or operations performed by or on behalf of the CONTRACTOR regardless of any prior, concurrent, or subsequent passive negligence by the Indemnitees.

15. THIRD PARTY CLAIMS: In accordance with Public Contract Code § 9201, CITY will promptly inform CONTRACTOR regarding third-party claims against CONTRACTOR, but in no event later than ten (10) business days after CITY receives such claims. Such notification will be in writing and forwarded in accordance with the "Notice" section of

this Agreement. As more specifically detailed in the Contract documents, CONTRACTOR agrees to indemnify and defend the City against any third-party claim.

16. WORKERS COMPENSATION: In accordance with California Labor Code Sections 1860 and 3700, CONTRACTOR and each of its subcontractors will be required to secure the payment of compensation to its employees. In accordance with the provisions of California Labor Code Section 1861, CONTRACTOR, by signing this Contract, certifies as follows: "I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for worker's compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this Contract.
17. INSURANCE: CONTRACTOR shall procure and maintain for the duration of the Agreement, and for 1 year thereafter, insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the CONTRACTOR, its agents, representatives, employees, or subcontractors.
 - a. Minimum Scope and Limit of Insurance. Coverage shall be at least as broad as:
 - i. Commercial General Liability (CGL): Insurance Services Office (ISO) Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than \$5,000,000 per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location (ISO CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit.
 - ii. Automobile Liability: Insurance Services Office Form CA 0001 covering Code 1 (any auto), with limits no less than \$5,000,000 per accident for bodily injury and property damage.
 - iii. Workers' Compensation insurance as required by the State of California, with Statutory Limits, and Employers' Liability insurance with a limit of no less than \$1,000,000 per accident for bodily injury or disease.
 - iv. Builder's Risk (Course of Construction) insurance utilizing an "All Risk" (Special Perils) coverage form, with limits equal to the completed value of the project and no coinsurance penalty provisions.
 - v. Professional Liability (if Design/Build), with limits no less than \$2,000,000 per occurrence or claim, and \$2,000,000 policy aggregate.
 - vi. Contractors' Pollution Legal Liability and/or Asbestos Legal Liability and/or Errors and Omissions (if project involves environmental hazards) with limits no less than \$1,000,000 per occurrence or claim, and \$2,000,000 policy aggregate.

- vii. If the Contractor maintains broader coverage and/or higher limits than the minimums shown above, the CITY requires and shall be entitled to the broader coverage and/or the higher limits maintained by CONTRACTOR. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the CITY.
- b. Self-Insured Retentions. Self-insured retentions must be declared to and approved by the CITY. At the option of the CITY, either: the CONTRACTOR shall obtain coverage to reduce or eliminate such self-insured retentions as respects the CITY, its officers, officials, employees, and volunteers; or the CONTRACTOR shall provide a financial guarantee satisfactory to the CITY guaranteeing payment of losses and related investigations, claim administration, and defense expenses. The policy language shall provide, or be endorsed to provide, that the self-insured retention may be satisfied by either the named insured or CITY.
- c. Other Insurance Provisions. The insurance policies are to contain, or be endorsed to contain, the following provisions:
 - i. The CITY, its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the CONTRACTOR including materials, parts, or equipment furnished in connection with such work or operations and automobiles owned, leased, hired, or borrowed by or on behalf of the CONTRACTOR. General liability coverage can be provided in the form of an endorsement to the CONTRACTOR's insurance (at least as broad as ISO Form CG 20 10, CG 11 85 or both CG 20 10, CG 20 26, CG 20 33, or CG 20 38; and CG 20 37 forms if later revisions used).
 - ii. For any claims related to this project, the CONTRACTOR's insurance coverage shall be primary insurance coverage at least as broad as ISO CG 20 01 04 13 as respects the CITY, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the CITY, its officers, officials, employees, or volunteers shall be excess of the CONTRACTOR's insurance and shall not contribute with it.
 - iii. Each insurance policy required by this clause shall provide that coverage shall not be canceled, except with notice to the CITY.
- d. Builder's Risk (Course of Construction) Insurance.
 - i. CONTRACTOR may submit evidence of Builder's Risk insurance in the form of Course of Construction coverage. Such coverage shall name the CITY as a loss payee as their interest may appear.
 - ii. If the Project does not involve new or major reconstruction, at the option of the CITY, an Installation Floater may be acceptable. For such projects, a Property Installation Floater shall be obtained that provides for the improvement, remodel, modification, alteration, conversion or adjustment to existing buildings,

structures, processes, machinery, and equipment. The Property Installation Floater shall provide property damage coverage for any building, structure, machinery or equipment damaged, impaired, broken, or destroyed during the performance of the Work, including during transit, installation, and testing at the CITY's site.

- e. Claims Made Policies. If any coverage required is written on a claims-made coverage form:
 - i. The retroactive date must be shown, and this date must be before the execution date of the Contract or the beginning of Contract work.
 - ii. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of Contract work.
 - iii. If coverage is cancelled or non-renewed, and not replaced with another claims-made policy form with a retroactive date prior to the Contract effective, or start of work date, the CONTRACTOR must purchase extended reporting period coverage for a minimum of five (5) years after completion of Contract work.
 - iv. A copy of the claims reporting requirements must be submitted to the CITY for review.
 - v. If the services involve lead-based paint or asbestos identification/remediation, the Contractors Pollution Liability policy shall not contain lead-based paint or asbestos exclusions. If the services involve mold identification/remediation, the Contractors Pollution Liability policy shall not contain a mold exclusion, and the definition of Pollution shall include microbial matter, including mold.
- f. Acceptability of Insurers. Insurance is to be placed with insurers authorized to conduct business in the state with a current A.M. Best rating of no less than A: VII, unless otherwise acceptable to the CITY.
- g. Waiver of Subrogation. CONTRACTOR hereby agrees to waive rights of subrogation which any insurer of CONTRACTOR may acquire from CONTRACTOR by virtue of the payment of any loss. CONTRACTOR agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation. The Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the CITY for all work performed by the CONTRACTOR, its employees, agents and subcontractors.
- h. Verification of Coverage. CONTRACTOR shall furnish the CITY with original Certificates of Insurance including all required amendatory endorsements (or copies of the applicable policy language effecting coverage required by this clause) and a copy of the Declarations and Endorsement Page of the CGL policy listing all policy endorsements to CITY before work begins. However, failure to obtain the required documents prior to the work beginning shall not waive the CONTRACTOR's obligation to provide them. The CITY reserves the right to require complete,

certified copies of all required insurance policies, including endorsements, required by these specifications, at any time.

- i. Subcontractors. CONTRACTOR shall require and verify that all subcontractors maintain insurance meeting all requirements stated herein, and CONTRACTOR shall ensure that CITY is an additional insured on insurance required from subcontractors. For CGL coverage, subcontractors shall provide coverage with a form at least as broad as CG 20 38 04 13.
 - j. Special Risks or Circumstances. CITY reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other circumstances.
18. ASSIGNMENT: This Contract is not assignable nor the performance of either party's duties delegable without the prior written consent of the other party. Any attempted or purported assignment or delegation of any of the rights or obligations of either party without the prior written consent of the other shall be void and of no force and effect.
19. INDEPENDENT CONTRACTOR: CONTRACTOR is and shall at all times remain as to the CITY, a wholly independent Contractor. Neither the CITY nor any of its agents shall have control of the conduct of CONTRACTOR or any of CONTRACTOR'S employees, except as herein set forth. CONTRACTOR shall not at any time or in any manner represent that it or any of its agents or employees are in any manner agents or employees of CITY.
20. TAXES: CONTRACTOR is responsible for paying all retail sales and use, transportation, export, import, special or other taxes and duties applicable to, and assessable against any work, materials, equipment, services, processes and operations incidental to or involved in this Contract. CONTRACTOR is responsible for ascertaining and arranging to pay them. The prices established in the Contract shall include compensation for any taxes CONTRACTOR is required to pay by laws and regulations in effect at the bid opening date.
21. LICENSES: CONTRACTOR represents and warrants to CITY that it has all licenses, permits, qualifications, insurance, and approvals of whatsoever nature which are legally required of CONTRACTOR to practice its profession. CONTRACTOR represents and warrants to CITY that CONTRACTOR shall, at its sole cost and expense, keep in effect or obtain at all times during the term of this Agreement any licenses, permits, insurance, and approvals which are legally required of CONTRACTOR to practice its profession. CONTRACTOR shall maintain a City of Lawndale business license, if required under CITY ordinance.

Contractors are required by law to be licensed and regulated by the Contractors' State License Board which has jurisdiction to investigate complaints against Contractors if a complaint regarding a patent act or omission is filed within five (5) years of the date of the alleged violation. A complaint regarding a latent act or omission pertaining to structural defects must be filed within ten (10) years of the date of the alleged violation.

Any questions concerning a Contractor may be referred to the Registrar, Contractors' State License Board, P.O. Box 26000, Sacramento, California 95826.

22. RECORDS: CONTRACTOR shall maintain accounts and records, including personnel, property, and financial records, adequate to identify and account for all costs pertaining to this Agreement and such other records as may be deemed necessary by CITY or any authorized representative, and will be retained for four years after the expiration of this Agreement. All such records shall be made available for inspection or audit by CITY at any time during regular business hours.
23. SEVERABILITY: If any portion of these Contract documents are declared by a court of competent jurisdiction to be invalid or unenforceable, then such portion will be deemed modified to the extent necessary in the opinion of the court to render such portion enforceable and, as so modified, such portion and the balance of this Agreement will continue in full force and effect.
24. WHOLE AGREEMENT: This Agreement supersedes any and all other agreements either oral or written, between the parties and contains all of the covenants and agreements between the parties pertaining to the work of improvements described herein. Each party to this Contract acknowledges that no representations, inducements, promises or agreements, orally or otherwise, have been made by any party, or anyone acting on behalf of any party, which are not embodied herein, and that any other agreement, statements or promise not contained in this Contract shall not be valid or binding. Any modifications of this Contract will be effective only if signed by the party to be charged.
25. AUTHORITY: CONTRACTOR affirms that the signatures, titles, and seals set forth hereinafter in execution of this Agreement represent all individuals, firm members, partners, joint ventures, and/or corporate officers having a principal interest herein. Each party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and to bind each respective party. This Agreement may be modified by written amendment. CITY's city manager may execute any such amendment on CITY's behalf.
26. NOTICES: All notices permitted or required under this Agreement shall be in writing, and shall be deemed made when delivered to the applicable party's representative as provided in this Agreement. Additionally, such notices may be given to the respective parties at the following addresses, or at such other addresses as the parties may provide in writing for this purpose. Such notices shall be deemed made when personally delivered or when mailed forty-eight (48) hours after deposit in the U.S. mail, first-class postage prepaid, and addressed to the party at its applicable address.

CITY OF LAWNDALÉ
14717 Burin Avenue
Lawndale, CA 90260

Attention: _____ Project Manager

CONTRACTOR:

Attention: _____

27. DISPUTES: Effective January 1, 1991, Section 20104 et seq., of the California Public Contract Code prescribes a process utilizing informal conferences, non-binding judicial supervised mediation, and judicial arbitration to resolve disputes on construction claims of \$375,000 or less. Effective January 1, 2017, Section 9204 of the Public Contract Code prescribes a process for negotiation and mediation to resolve disputes on construction claims. The intent of this Section is to implement Sections 20104 et seq. and Section 9204 of the California Public Contract Code. This Section shall be construed to be consistent with said statutes.

Claims: For purposes of this Section, "Claim" means a separate demand by CONTRACTOR, after a change order duly requested in accordance with the terms of this Contract has been denied by the CITY, for (A) a time extension, (B) payment of money or damages arising from Work done by or on behalf of CONTRACTOR pursuant to the Contract, or (C) an amount the payment of which is disputed by the CITY. A "Claim" does not include any demand for payment for which CONTRACTOR has failed to provide notice, request a change order, or otherwise failed to follow any procedures contained in the Contract Documents. Claims governed by this Section may not be filed unless and until CONTRACTOR completes all procedures for giving notice of delay or change and for the requesting of a time extension or change order, including but not necessarily limited to the change order procedures contained herein, and CONTRACTOR's request for a change has been denied in whole or in part. Claims governed by this Section must be filed no later than fourteen (14) days after a request for change has been denied in whole or in part or after any other event giving rise to the Claim. The Claim shall be submitted in writing to the CITY and shall include on its first page the following in 16 point capital font: "THIS IS A CLAIM." Furthermore, the claim shall include the documents necessary to substantiate the claim. Nothing in this Section is intended to extend the time limit or supersede notice requirements otherwise provided by Contract for the filing of claims, including all requirements pertaining to compensation or payment for extra Work, disputed Work, and/or changed conditions. Failure to follow such Contractual requirements shall bar any claims or subsequent lawsuits for compensation or payment thereon.

Supporting Documentation: The CONTRACTOR shall submit all claims in the following format:

Summary of claim merit and price, reference Contract Document provisions pursuant to which the claim is made

List of documents relating to claim:

Specifications
Drawings
Clarifications (Requests for Information)
Schedules
Other

Chronology of events and correspondence

Analysis of claim merit

Analysis of claim cost

Time impact analysis in CPM format

If CONTRACTOR's claim is based in whole or in part on an allegation of errors or omissions in the Drawings or Specifications for the Project, CONTRACTOR shall provide a summary of the percentage of the claim subject to design errors or omissions and shall obtain a certificate of merit in support of the claim of design errors and omissions.

Cover letter and certification of validity of the claim, including any claims from subcontractors of any tier, in accordance with Government Code section 12650 *et seq.*

City's Response: Upon receipt of a claim pursuant to this Section, CITY shall conduct a reasonable review of the claim and, within a period not to exceed 45 days, shall provide CONTRACTOR a written statement identifying what portion of the claim is disputed and what portion is undisputed. Any payment due on an undisputed portion of the claim will be processed and made within 60 days after the public entity issues its written statement.

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

Within 30 days of receipt of a claim, CITY may request in writing additional documentation supporting the claim or relating to defenses or claims CITY may have against the CONTRACTOR. If additional information is thereafter required, it shall be requested and provided pursuant to this subdivision, upon mutual agreement of CITY and the CONTRACTOR.

CITY's written response to the claim, as further documented, shall be submitted to CONTRACTOR within 30 days (if the claim is less than \$50,000, within 15 days) after receipt of the further documentation, or within a period of time no greater than that taken by CONTRACTOR in producing the additional information or requested documentation, whichever is greater.

Meet and Confer: If the CONTRACTOR disputes CITY's written response, or CITY fails to respond within the time prescribed, the CONTRACTOR may so notify CITY, in writing, either within 15 days of receipt of CITY's response or within 15 days of CITY's failure to respond within the time prescribed, respectively, and demand an informal conference to meet and confer for settlement of the issues in dispute. Upon receipt of a demand, CITY shall schedule a meet and confer conference within 30 days for settlement of the dispute.

Mediation: Within 10 business days following the conclusion of the meet and confer conference, if the claim or any portion of the claim remains in dispute, CITY shall provide the CONTRACTOR a written statement identifying the portion of the claim that remains in dispute and the portion that is undisputed. Any payment due on an undisputed portion of the claim shall be processed and made within 60 days after CITY issues its written statement. Any disputed portion of the claim, as identified by CONTRACTOR in writing, shall be submitted to nonbinding mediation, with CITY and CONTRACTOR sharing the associated costs equally. CITY and CONTRACTOR shall mutually agree to a mediator within 10 business days after the disputed portion of the claim has been identified in writing unless the parties agree to select a mediator at a later time.

If the Parties cannot agree upon a mediator, each Party shall select a mediator and those mediators shall select a qualified neutral third party to mediate with regard to the disputed portion of the claim. Each Party shall bear the fees and costs charged by its respective mediator in connection with the selection of the neutral mediator.

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

Unless otherwise agreed to by CITY and CONTRACTOR in writing, the mediation conducted pursuant to this section shall excuse any further obligation under Section 20104.4 to mediate after litigation has been commenced.

The mediation shall be held no earlier than the date CONTRACTOR completes the Work or the date that CONTRACTOR last performs Work, whichever is earlier. All unresolved

claims shall be considered jointly in a single mediation unless a new unrelated claim arises after mediation is completed.

Procedures After Mediation: If following the mediation, the claim or any portion remains in dispute, CONTRACTOR must file a claim pursuant to Chapter 1 (commencing with Section 900) and Chapter 2 (commencing with Section 910) of Part 3 of Division 3.6 of Title 1 of the Government Code. For purposes of those provisions, the running of the period of time within which a claim must be filed shall be tolled from the time CONTRACTOR submits his or her written claim pursuant to subdivision (a) until the time the claim is denied, including any period of time utilized by the meet and confer conference or mediation.

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

Within 60 days, but no earlier than 30 days, following the filing or responsive pleadings, the court shall submit the matter to non-binding mediation unless waived by mutual stipulation of both parties or unless mediation was held prior to commencement of the action in accordance with Public Contract Code section 9204 and the terms of these procedures.. The mediation process shall provide for the selection within 15 days by both parties of a disinterested third person as mediator, shall be commenced within 30 days of the submittal, and shall be concluded within 15 days from the commencement of the mediation unless a time requirement is extended upon a good cause showing to the court.

If the matter remains in dispute, the case shall be submitted to judicial arbitration pursuant to Chapter 2.5 (commencing with Section 1141.10) of Title 3 of Part 3 of the Code of Civil Procedure, notwithstanding Section 1114.11 of that code. The Civil Discovery Act of 1986 (Article 3 (commencing with Section 2016) of Chapter 3 of Title 3 of Part 4 of the Code of Civil Procedure) shall apply to any proceeding brought under this subdivision consistent with the rules pertaining to judicial arbitration.

In addition to Chapter 2.5 (commencing with Section 1141.10) of Title 3 of Part 3 of the Code of Civil Procedure, (A) arbitrators shall, when possible, be experienced in construction law, and (B) any party appealing an arbitration award who does not obtain a more favorable judgment shall, in addition to payment of costs and fees under that chapter, also pay the attorney's fees on appeal of the other party.

Government Code Claims: In addition to any and all Contract requirements pertaining to notices of and requests for compensation or payment for extra work, disputed work, claims and/or changed conditions, CONTRACTOR must comply with the claim procedures set forth in Government Code sections 900 et seq. prior to filing any lawsuit against the CITY. Such Government Code claims and any subsequent lawsuit based upon the Government Code claims shall be limited to those matters that remain unresolved after all procedures pertaining to extra work, disputed work, claims, and/or changed conditions have been followed by CONTRACTOR. If no such Government Code claim is submitted, or if any prerequisite Contractual requirements are not otherwise satisfied as specified herein, CONTRACTOR shall be barred from bringing and maintaining a valid lawsuit

against the CITY. A Government Code claim must be filed no earlier than the date the work is completed or the date CONTRACTOR last performs work on the Project, whichever occurs first. A Government Code claim shall be inclusive of all unresolved claims unless a new unrelated claim arises after the Government Code claim is submitted.

Non-Waiver: CITY's failure to respond to a claim from CONTRACTOR within the time periods described in this Section or to otherwise meet the time requirements of this Section shall result in the claim being deemed rejected in its entirety. CITY's failure to respond shall not waive CITY's rights to any subsequent procedures for the resolution of disputed claims.

24. NON-DISCRIMINATION: Contractor represents that it is an equal opportunity employer and that it shall not discriminate against any employee or applicant for employment because of race, religion, color, national origin, ancestry, sex, age or other interests protected by the State or Federal Constitutions. Such non-discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination. A violation of this section exposes CONTRACTOR to the penalties provided for in Labor Code Section 1735.
25. TERMINATION: This Contract may be terminated by CITY at any time, either with or without cause, by giving CONTRACTOR three (3) days advance written notice. In the event of termination by CITY for any reason other than the fault of CONTRACTOR, CITY shall pay CONTRACTOR for all Work performed up to that time as provided herein. In the event of breach of the Contract by Contractor, CITY may terminate the Contract immediately without notice, may reduce payment to CONTRACTOR in the amount necessary to offset CITY's resulting damages, and may pursue any other available recourse against CONTRACTOR. CONTRACTOR may not terminate this Contract except for cause. In the event this Contract is terminated in whole or in part as provided, CITY may procure, upon such terms and in such manner as it may determine appropriate, services similar to those terminated. Further, if this Contract is terminated as provided, CITY may require CONTRACTOR to provide all finished or unfinished documents, data, diagrams, drawings, materials or other matter prepared or built by CONTRACTOR in connection with its performance of this Contract.
26. ANTI-TRUST CLAIMS: This provision shall be operative if this Contract Agreement is applicable to California Public Contract Code Section 7103.5. In entering into this Contract Agreement to supply goods, services or materials, Contractor hereby offers and agrees to assign to the Agency all rights, title, and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. Section 15) or under the Cartwright Act (Chapter 2, commencing with Section 16700, of Part 2 of Division 7 of the Business and Professions Code) arising from purchases of goods, services, or materials pursuant to the Contract Agreement. This assignment shall be made and become effective at the time the Agency tender final payment to Contractor, without further acknowledgment by the Parties.

27. NO THIRD PARTY BENEFICIARY: This Contract and every provision herein is for the exclusive benefit of the Contractor and the City and not for the benefit of any other party. There will be no incidental or other beneficiaries of any of the Contractor's or the City's obligations under this Contract.
28. TIME IS OF ESSENCE: Time is of the essence for each and every provision of the Contract Documents.
29. FORCE MAJEURE: If CONTRACTOR is delayed in the performance or progress of the work by a Force Majeure Event, then the CONTRACTOR shall be entitled to a time extension, as provided in the Contract documents, when the work stopped is on the critical path and shall not be charged liquidated damages. Such a non-compensable adjustment shall be CONTRACTOR's sole and exclusive remedy for such delays and the CONTRACTOR will not receive an adjustment to the Contract price or any other compensation. Contractor must submit a timely request in accordance with the requirements of the Contract documents. A Force Majeure Event shall mean an event that materially affects a party's performance and is one or more of the following: (1) Acts of God or other natural disasters occurring at the project site; (2) terrorism or other acts of a public enemy; (3) orders of governmental authorities (including, without limitation, unreasonable and unforeseeable delay in the issuance of permits or approvals by governmental authorities that are required for the work); (4) pandemics, epidemics or quarantine restrictions; and (5) strikes and other organized labor action occurring at the project site and the effects thereof on the work, only to the extent such strikes and other organized labor action are beyond the control of CONTRACTOR and its subcontractors, of every tier, and to the extent the effects thereof cannot be avoided by use of replacement workers. For purposes of this section, "orders of governmental authorities," includes ordinances, emergency proclamations and orders, rules to protect the public health, welfare and safety, and other actions of the City in its capacity as a municipal authority.
30. PROVISIONS REQUIRED BY LAW AND CONTRACTOR COMPLIANCE: Each and every provision of law required to be included in these Contract Documents shall be deemed to be included in these Contract Documents. The Contractor shall comply with all requirements of applicable federal, state and local laws, rules and regulations, including, but not limited to, the provisions of the California Labor Code and California Public Contract Code which are applicable to this Work.
31. ACCEPTANCE OF FACSIMILE SIGNATURES: The Parties agree that this Contract, agreements ancillary to this Contract, and related documents to be entered into in connection with this Contract will be considered signed when the signature of a party is delivered by facsimile transmission. Such facsimile signature will be treated in all respects as having the same effect as an original signature.
32. GOVERNING LAW: This Agreement shall be governed by the laws of the State of California, and exclusive venue for any action involving this Contract will be in Los Angeles County.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement with all the formalities required by law on the respective dates set forth opposite their signatures.

State of California
CONTRACTOR'S License No. _____

CONTRACTOR

Date By: _____
TITLE

CITY OF LAWNDAL, CALIFORNIA

Date By: _____
MAYOR

ATTEST:

Date By: _____
CITY CLERK

CONTRACTOR'S Business Phone _____

Emergency Phone at which CONTRACTOR can be reached at any time: () _____

APPROVED AS TO FORM:

CITY ATTORNEY

Date

ATTACHMENT E

IV. BID DOCUMENTS

A. PROPOSAL

BN-2605-06 FY 25/26 CITYWIDE OVERHEAD STREET NAME SIGN REPLACEMENT PROJECT

CONTRACTOR: Jerusalem Construction Inc.
DBA Miramar General Engineering

Date: 4/27/2026

TO: City of Lawndale
Honorable Mayor and Members of the City Council City Hall
Lawndale, California, 90260

Ladies and Gentlemen:

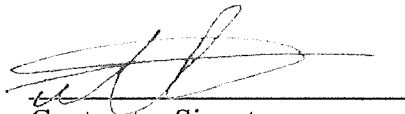
The undersigned declares that he/she has carefully examined the location of the proposed work and that they have examined the Plans and Specifications, has read the Contract Documents, and hereby agrees to furnish all labor, materials, equipment, tools, transportation, and services to do all work required for:

BN-2605-06 FY 25/26 CITYWIDE OVERHEAD STREET NAME SIGN REPLACEMENT PROJECT

In accordance with the Plans and Specifications prepared by the Engineer, in accordance with the Special Provisions, the Contract Documents, and in accordance with the Standard Specifications for Public Works Construction 2021, Unified Building Code for Construction (current edition) (except Sections 1-9), and the requirements of the Engineer under said documents, for the prices shown herein.

The Contractor also certifies that he/she is registered with the Department of Industrial Relations.

All work shall be completed within (90) working days from the date the notice to proceed is issued by the Engineer.


Contractor Signature

PWCR Registration Number

B. BIDDING SCHEDULE

BN-2605-06 FY 25/26 CITYWIDE OVERHEAD STREET NAME SIGN REPLACEMENT PROJECT

Item No.	Estimated Quantity	Unit	Description of Work	Spec. Section	Unit Price	Total
1	1	LS	Mobilization (MAX 5% of Total Bid)	SP Sec. 1.1	\$ 8,400	\$8,400
2	1	LS	Furnish Traffic Control	SP Sec. 2.1	\$ 14,460	\$ 14,460
3	60	EA	Remove Existing Street Name Sign and Furnish & Install New Illuminated Street Name Sign, Per Appendix "A"	SP Sec. 3.1	\$ 4,899.20	\$ 293,952
4	6	EA	Remove Existing Street Name Sign and Furnish & Install New Retroreflective Street Name Sign, Per Appendix "A"	SP Sec. 4.1	\$ 2,166.57	\$ 12,999.42

(Total Bid in Figures) \$329,811.42

(Total Bid in Words) Three hundred twenty nine thousand eight hundred eleven dollars and forty two cents

Contractor Name: Jeruslaem Construction Inc.dba Mirarmar General Engineering

In case of any discrepancy between the words and the figures, the words shall prevail. If the unit price and the total amount for any item are not in agreement, the unit price alone shall be considered to represent the Bidder's intention and all totals will be corrected to conform thereto. Attached hereto is cash, a certified check, a cashier's check, or a Bidder's bond in the amount of

ten percent of amount bid Dollars, said amount being not less than ten (10) percent of the amount bid. It is agreed a portion equal to the difference between the low bid and second low bid shall be retained as liquidated damages by the City if the undersigned fails or refuses to execute the Contract and furnish the required bonds and certificates of insurance within the time provided.

Contractor Signature: _____

PW Registration #: _____

State License #: _____

Contractor Company Name: Jerusalem Construction Inc. DBA Miramar General Engineering

C. BID BOND

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Jerusalem Construction Inc dba Miramar General Engineering (hereinafter referred to as "Contractor") intends to submit a bid to the City of Lawndale, California, a Municipal Corporation, for the performance of certain work as required in the City of Lawndale, and work being:
BN-2605-06 FY 25/26 CITYWIDE OVERHEAD STREET NAME SIGN REPLACEMENT PROJECT

as shown in this specification, and in compliance with the specifications therefore under an invitation of said City contained in a notice or advertisement for bids or proposals.

NOW, THEREFORE, we, the Contractor, as Principal, and The Gray Casualty & Surety Company a corporation organized and existing under the laws of the State of Louisiana, duly authorized to transact business under the laws of the State of California as Surety, are held and firmly bound unto the City of Lawndale, as Obligee, in the sum of ten percent of total amount bid Dollars (\$ 10%) lawful money of the United States of America, said sum being not less than ten percent (10%) of the bid amount for the payment of which sum well and truly to be made, the said Principal, and said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT: If the bid of the said Principal is rejected by the said Obligee; or if the said Obligee shall accept the bid of the said Principal and said Principal shall enter into an Agreement with said Obligee in accordance with the terms of the bid, and shall give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such Agreement and for the prompt payment of labor and material furnished in the prosecution thereof; or in the event of the failure of said Principal to enter such Agreement and give such bond or bonds, if said Principal shall pay to said Obligee the difference not to exceed the penalty thereof between the amount specified in said bid and such larger amount for which said Obligee may in good faith Contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. In case suit is brought upon this bond, the court shall fix and award and the surety shall pay, in addition to the face amount hereof, costs and reasonable attorney's fees incurred by the City of Lawndale in successfully enforcing said obligation.

IN WITNESS THEREOF, we have hereunto, set our hands and seals this 24th day of April, 2026.

Jerusalem Construction Inc dba Miramar General Engineering
Principal
By [Signature]
Title Ala Mohammad Karaja/President

The Gray Casualty & Surety Company
Surety
By [Signature]
Cyndi Beilman, Attorney-in-Fact
Title

Notary Acknowledgment

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

STATE OF CALIFORNIA

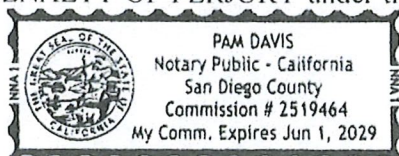
COUNTY OF San Diego

On April 24, 2026, before me, Pam Davis, Notary Public, personally

appeared Cyndi Beilman, who proved to me on the basis of satisfactory

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

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



Signature of Notary Public

WITNESS my hand and official seal.

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document

and could prevent fraudulent removal and reattachment of this form to another document.

CAPACITY CLAIMED BY SIGNER

DESCRIPTION OF ATTACHED DOCUMENT

- ☐ Individual
- ☐ Corporate Officer

Title(s)

Title or Type of Document

- ☐ Partner(s) ☐ Limited
- ☐ ☐ General

Number of Pages

- ☒ Attorney-In-Fact
- ☐ Trustee(s)
- ☐ Guardian/Conservator
- ☐ Other:

Date of Document

Signer is representing:

Name Of Person(s) Or Entity(ies)

Signer(s) Other Than Named Above

**THE GRAY INSURANCE COMPANY
THE GRAY CASUALTY & SURETY COMPANY**

GENERAL POWER OF ATTORNEY

Bond Number: Bid Bond

Principal: Jerusalem Construction Inc dba Miramar General Engineering

Project: Citywide Overhead Street Name Sign Replacement

KNOW ALL BY THESE PRESENTS, THAT The Gray Insurance Company and The Gray Casualty & Surety Company, corporations duly organized and existing under the laws of Louisiana, and having their principal offices in Metairie, Louisiana, do hereby make, constitute, and appoint: **Jamie Magnussen, Rebecca Brannan and Cyndi Beilman of LaMesa, California jointly and severally** on behalf of each of the Companies named above its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its deed, bonds, or other writings obligatory in the nature of a bond, as surety, contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed the amount of \$25,000,000.00.

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both The Gray Insurance Company and The Gray Casualty & Surety Company at meetings duly called and held on the 26th day of June, 2003.

"RESOLVED, that the President, Executive Vice President, any Vice President, or the Secretary be and each or any of them hereby is authorized to execute a power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Company bonds, undertakings, and all contracts of surety, and that each or any of them is hereby authorized to attest to the execution of such Power of Attorney, and to attach the seal of the Company; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be binding upon the Company now and in the future when so affixed with regard to any bond, undertaking or contract of surety to which it is attached.

IN WITNESS WHEREOF, The Gray Insurance Company and The Gray Casualty & Surety Company have caused their official seals to be hereinto affixed, and these presents to be signed by their authorized officers this 4th day of November, 2022.



By:

Michael T. Gray

Michael T. Gray
President
The Gray Insurance Company

Cullen S. Piske

Cullen S. Piske
President
The Gray Casualty & Surety Company



State of Louisiana

ss:

Parish of Jefferson

On this 4th day of November, 2022, before me, a Notary Public, personally appeared Michael T. Gray, President of The Gray Insurance Company, and Cullen S. Piske, President of The Gray Casualty & Surety Company, personally known to me, being duly sworn, acknowledged that they signed the above Power of Attorney and affixed the seals of the companies as officers of, and acknowledged said instrument to be the voluntary act and deed, of their companies.



Leigh Anne Henican
Notary Public
Notary ID No. 92653
Orleans Parish, Louisiana

Leigh Anne Henican

Leigh Anne Henican
Notary Public, Parish of Orleans State of Louisiana
My Commission is for Life

I, Mark S. Manguno, Secretary of The Gray Insurance Company, do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this 24th day of April, 2028.

Mark S. Manguno

I, Leigh Anne Henican, Secretary of The Gray Casualty & Surety Company, do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this 24th day of April, 2028.

Leigh Anne Henican





Insurance | Risk Management | Consulting

5360 Jackson Drive, Ste. 208

La Mesa, CA 91942

Arthur J. Gallagher & Co. Insurance
Brokers of California, Inc.

License #0726293

o 619.501.1899

f 619.270.9833

www.ajg.com

Date: April 24, 2026

To: Miramar General Engineering

RE: Bid Bond for: City of Lawndale – Citywide Overhead Street Name Sign Replacement

Bid Date: April 27, 2026

Dear Sir or Madame:

Thank you for placing your bond needs with Gallagher Surety. We have enclosed the requested bid bond. As a precaution, please check all dates, descriptions, names, surety signatures, and remember that the appropriate contractor signature is necessary.

Please note that if the bid increases more than 10% of the approved amount, let us know BEFORE bid so we can get re-approval.

A copy of the Guide to Best's Rating and Important Disclosures including Compensation Disclosure are attached for your reference.

*****I have attached a bid results form; as soon as you have your results, please fax or email the result form back to our office.*****

We thank you for placing your bond business with us and look forward to working with you this year.

Sincerely,



Cyndi Beilman

Attachment



Insurance | Risk Management | Consulting

5360 Jackson Drive, Ste. 208

La Mesa, CA 91942

Arthur J. Gallagher & Co. Insurance

Brokers of California, Inc.

License #0726293

o 619.501.1899

f 619.270.9833

www.ajg.com

DATE:

TO: Pam Davis (pam_davis@ajg.com)

FROM: Miramar General Engineering
(Gray)

BID RESULTS. Please complete the information requested and fax or email back to our office ASAP

Bid date: April 27, 2026

Estimate: \$300,000.00

Obligee: City of Lawndale

Project: Citywide Overhead Street Name Sign Replacement

LOW BIDDER: _____ @ \$ _____

2nd: _____ @ \$ _____

3rd: _____ @ \$ _____

If you did not place in the first three bidders, please indicate where you placed and your bid amount:

_____ @ \$ _____

THANK YOU FOR YOUR HELP.

Carrier Ratings

Proposed Insurance Companies	A. M. Best's Rating & Financial Size Category
The Gray Casualty & Surety Company	A- VIII

*Gallagher companies use A.M. Best rated insurers and the rating listed above was verified on the date the proposal document was created.

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A Best's Financial Strength Rating is an independent opinion of an insurer's financial strength and ability to meet its ongoing insurance policy and contract obligations. It is not a warranty of a company's financial strength and ability to meet its obligations to policyholders. Best's Credit Ratings™ are under continuous review and subject to change and/or affirmation. For the latest Best's Credit Ratings™ and Guide to Best's Credit Ratings, visit the A.M. Best website at <http://www.ambest.com/ratings>.

Gallagher companies make no representations and warranties concerning the solvency of any carrier, nor does it make any representation or warranty concerning the rating of the carrier which may change.

Important Disclosures

IMPORTANT: The proposal and/or any executive summaries outline certain terms and conditions of the surety program proposed by the insurers, based on the information provided by your company. We make no warranties with respect to policy limits or coverage considerations of the carrier.

Compensation Disclosure

1. Gallagher Companies are primarily compensated from the usual and customary commissions, fees or, where permitted, a combination of both, for brokerage and servicing of insurance policies, annuity contracts, guarantee contracts and surety bonds (collectively "insurance coverages") handled for a client's account, which may vary based on market conditions and the insurance product placed for the client.
2. In placing, renewing, consulting on or servicing your insurance coverages, Gallagher companies may participate in contingent and supplemental commission arrangements with intermediaries and insurance companies that provide for additional compensation if certain underwriting, profitability, volume or retention goals are achieved. Such goals are typically based on the total amount of certain insurance coverages placed by Gallagher with the insurance company, not on an individual policy basis. As a result, Gallagher may be considered to have an incentive to place your insurance coverages with a particular insurance company. If you do not wish to have your commercial insurance placement included in consideration for additional compensation, contact your producer or service team for an Opt-out form.
3. Gallagher Companies may receive investment income on fiduciary funds temporarily held by them, or from obtaining or generating premium finance quotes, unless prohibited by law.
4. Gallagher Companies may also access or have an ownership interest in other facilities, including wholesalers, reinsurance intermediaries, captive managers, underwriting managers and others that act as intermediaries for both Gallagher and other brokers in the insurance marketplace some of which may earn and retain customary brokerage commission and fees for their work.

If you have specific questions about any compensation received by Gallagher and its affiliates in relation to your insurance placements, please contact your Gallagher representative for more details.

In the event you wish to register a formal complaint regarding compensation Gallagher receives from insurers or third-parties, please contact Gallagher via e-mail at Compensation_Complaints@ajg.com or by regular mail at:

Chief Compliance Officer
Gallagher Global Brokerage
Arthur J. Gallagher & Co.
2850 Golf Rd.
Rolling Meadows, IL 60008

D. BIDDER'S ASSURANCE

**BN-2605-06 FY 25/26 CITYWIDE OVERHEAD STREET NAME SIGN REPLACEMENT
PROJECT**

FROM:

Name of Bidder: Jerusalem Construction Inc. DBA Miramar General Engineering
Business Address: 1827 Cleveland Ave
National City, CA 91950
Telephone No: 619-434-5900

TO:

Members of the City Council
c/o City Hall
City of Lawndale, California

Members of the City Council:

Pursuant to your published Notice Inviting Bids for: **BN-2605-06 FY 25/26 CITYWIDE
OVERHEAD STREET NAME SIGN REPLACEMENT PROJECT**

The undersigned declares that he/she has carefully examined the location of the proposed work; that he/she has carefully examined the Plans and Specifications, and read the accompanying Instructions to Bidders and hereby proposes to furnish all materials, machinery, tools, labor, and services and do all the work necessary to complete the project in accordance with said Plans and Specifications and other Contract Documents at the item prices on the bidding schedule.

BY: _____

TITLE: Ala Mohammad Karaja - President

**BN-2605-06 FY 25/26 CITYWIDE OVERHEAD STREET NAME SIGN REPLACEMENT
PROJECT**

It is understood and agreed that:

1. The undersigned has carefully examined all documents which will form a part of the Contract; namely, the Notice Inviting Bids, the Instructions to Bidders, this Proposal, the Bid Bond, the Contract, the Faithful Performance Bond, the Payment Bond, the federal requirements, if any, the Plans and Specifications, and the Special Provisions.
2. The undersigned has, by investigation at the site of the work and otherwise, satisfied himself as to the nature and location of the work and fully informed himself as to all conditions and matters, which can in any way affect the work or the cost thereof.
3. The undersigned fully understands the scope of work and has checked carefully all words and figures inserted in this Proposal and he further understands that the City will not be responsible for any errors or omissions in the preparation of the Proposal.
4. The undersigned agrees and acknowledges that he is aware of the provisions of Section 3700 of the Labor Code which requires every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that Code, and that the undersigned will comply with such provisions before commencing the performance of the Contract if it is awarded to the undersigned.

The undersigned will execute the Contract and furnish the required statutory bonds and certificates of insurance within the period of time specified in the Contract Documents.

The undersigned will begin work after award of Contract and a Notice to Proceed has been given as herein specified and will complete said work within the time specified in the Bidding Schedule.

5. The undersigned certifies that this Proposal is genuine and not sham or collusive, or made in the interest or on behalf of a person not herein named, and the undersigned has not directly or indirectly induced or solicited any other Bidder to put in a sham bid nor induced any other person, firm, or corporation to refrain from bidding.
6. The undersigned will accept an award and enter into a Contract for all work scheduled herein on which he puts in a bid. The awards for such work are to be entirely at the discretion of the Owner after evaluation of the bids as submitted. The undersigned agrees that the Owner shall recover or retain as liquidated damages an amount equal to the difference between the low bid and amount of the bid of the Bidder with whom the City enters into a Contract, and the surplus, if any, shall be returned to the lowest Bidder in accordance with the provisions of the Public Contract Code section 20174 in the event of his failure to execute a Contract and furnish required bonds and insurance therefor within the time provided.

7. This bid will not be withdrawn within a period of ninety (90) days after the date of its proper

E. BIDDER'S DECLARATION

opening by the City.

8. The undersigned Bidder stated under penalty of perjury that the representations made in submitting this bid are, to the best of his/her knowledge, true, accurate, and complete.

Respectfully submitted,

Jerusalem Construction Inc.
DBA Miramar General Engineering
Contractor's Business Name

1827 Cleveland Ave

Business Address: Street

National City CA 91950

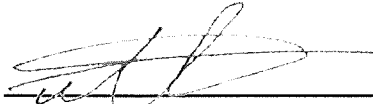
City State Zip

619-434-5900

Business Phone Number

Name Title

City State Zip


Contractor Signature Title

Ala Mohammad Karaja - President

By Title

1009541/Class A

Contractor's License No. and Classification

4/27/2026

Date

Residence: Street

Residence Phone Number

Note: If the bid is made by an individual, it must be signed with the full name of the Bidder, whose address must be given: if it is made by a firm, it must be signed in the co-partnership's name by a general partner thereof, who shall also sign his or her own name, and the name and full address of each member must be given; and if it is made by a corporation, it must be signed by a properly authorized officer, the corporate name shall be set forth, and the corporate seal shall be affixed.

F. CERTIFICATE OF NON-DISCRIMINATION BY CONTRACTORS

**BN-2605-06 FY 25/26 CITYWIDE OVERHEAD STREET NAME SIGN REPLACEMENT
PROJECT**

As suppliers of goods or services to the City, the firm listed below certifies that it does not discriminate in its employment with regard to race, color, religion, sex, or national origin; that it is in compliance with all applicable federal, state, and local directives, and executive orders regarding non-discrimination in employment; and that it agrees to pursue positively and aggressively the principle of equal opportunity in employment.

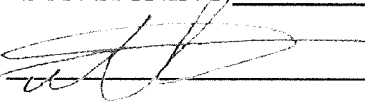
We agree specifically:

1. To establish or observe employment policies which affirmatively promote opportunities for minority persons at all job levels.
2. To communicate this policy to all persons concerned, including all company employees, outside recruiting services, especially those serving minority communities, and to the minority communities at large.
3. To take affirmative steps to hire minority employees within the company.

FIRM Jerusalem Construction Inc. DBA Miramar General Engineering

TITLE OF PERSON SIGNING Ala Mohammad Karaja - President

SIGNATURE



DATE 4/27/2026

Please include any additional information available regarding equal opportunity employment programs now in effect within your company:

N/A

G. CERTIFICATION OF PRINCIPAL

BN-2605-06 FY 25/26 CITYWIDE OVERHEAD STREET NAME SIGN REPLACEMENT PROJECT

I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for Workers' Compensation or to undertake self-insurance in accordance with the provisions of that Code, and I will comply with such provisions before commencing the performance of the work of this Contract. (Section 1861, Labor Code.)

Signature: _____

Name: Ala Mohammad Karaja

Title: President

Name of Company: Jerusalem Construction Inc. DBA Miramar General Engineering

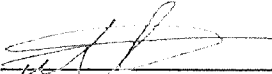
H. DECLARATION OF ELIGIBILITY TO CONTRACT
[Labor Code Section 1777.1; Public Contract Code Section 6109]

**BN-2605-06 FY 25/26 CITYWIDE OVERHEAD STREET NAME SIGN REPLACEMENT
PROJECT**

The undersigned, a duly authorized representative of the Contractor, certifies and declares that:

1. The undersigned Contractor is aware of Section 1771.1 and 1777.7 of the California Labor Code, which prohibit a Contractor or subcontractor who has been found by the Labor Commissioner or the Director of Industrial Relations to be in violation of certain provisions of the Labor Code, from bidding on, being awarded, or performing work as a subcontractor on a public works project for specified periods of time.
2. The undersigned Contractor is not ineligible to bid on, be awarded or perform work as a subcontractor on a public works project by virtue of the foregoing provisions of Sections 1771.1 or 1777.7 of the California Labor Code or any other provision of law.
3. The undersigned Contractor is aware of California Public Contract Code Section 6109, which states:
“(a) A public entity, as defined in Section 1100 [of the Public Contract Code], may not permit a Contractor or subcontractor who is ineligible to bid or work on, or be awarded, a public works project pursuant to Section 1777.1 or 1777.7 of the Labor Code to bid on, be awarded, or perform work as a subcontractor on, a public works project. Every public works project shall contain a provision prohibiting a Contractor from performing work on a public works project with a subcontractor who is ineligible to perform work on the public works project pursuant to Section 1771.1 or 1777.7 of the Labor Code.”
“(b) Any Contract on a public works project entered into between a Contractor and a debarred subcontractor is void as a matter of law. A debarred subcontractor may not receive any public money for performing work as a subcontractor on a public works Contract, and any public money that may have been paid to a debarred subcontractor by a Contractor on the project shall be returned to the awarding body. The Contractor shall be responsible for the payment of wages to workers of a debarred subcontractor who has been allowed to work on the project.”
4. The undersigned Contractor has investigated the eligibility of each and every subcontractor the undersigned Contractor intends to use on this public works project, and determined that none of them is ineligible to perform work as a subcontractor on a public works project by virtue of the foregoing provisions of the Public Contract Code, Sections 1771.1 or 1777.7 of the Labor Code, or any other provision of law.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed this 27th day of April 2026, at National City (place of execution), California.

Signature: 

Name: Ala Mohammad Karaja

Title: President

Name of Company: Jerusalem Construction Inc. DBA Miramar General Engineering

I. NON-COLLUSION DECLARATION

BN-2605-06 FY 25/26 CITYWIDE OVERHEAD STREET NAME SIGN REPLACEMENT PROJECT

The undersigned declares:

I am the President of Jerusalem Construction Inc., the party making the foregoing Bid.

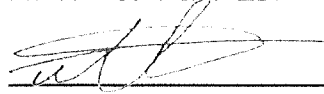
The Bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The Bid is genuine and not collusive or sham. The Bidder has not directly or indirectly induced or solicited any other Bidder to put in a false or sham bid.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

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

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on 4/27/2026 [date], at National City [city], California [state].

Jerusalem Construction Inc. DBA Miramar General Engineering

NAME OF BIDDER



Ala Mohammad Karaja - President

SIGNATURE OF BIDDER

1827 Cleveland Ave

ADDRESS OF BIDDER

<u>National City</u>	<u>CA</u>	<u>91950</u>
CITY	STATE	ZIP

J. REFERENCES OF WORK

BN-2605-06 FY 25/26 CITYWIDE OVERHEAD STREET NAME SIGN REPLACEMENT PROJECT

Provide names, addresses, phone numbers and email addresses for at least three public agencies for which Bidder has performed similar work in scope and cost within the past five years.

Any previous work performed by Bidder for the City of Lawndale in the last 20 years shall be included as reference, independent of the type of project. Failure to provide this information with the proposal will result in deeming the Bidder unresponsive.

All contact information for references must be current.

1. Dick Miller Inc., 930 Boardwalk, STE G San Marcos, CA 92078

Name and Address of Public Agency

Louise Aldridge (760)-471-6842

Name, Email, and Telephone Number of Project Manager

AC Overlay Group 2111

Asphalt Concrete Overlay

Name and Description of Project

\$ 1,745,376.90

8/2024

Original Contract Amount

Original Date of Completion

\$ 1,745,376.90

8/2024

Final Contract Amount

Final Date of Completion

Number of Change Orders _____

2. City of San Diego. PK Mechanical Systems Inc. 1335 Bundy Canyon Rd, Wildomar, CA 92595

Name and Address of Public Agency

Yolanda Munoz (951)-245-5537

Name, Email, and Telephone Number of Project Manager

Job 248 Scripps Ranch Improv 1

Street Improvements/ AC Overlay

Name and Description of Project

\$ 447,911.00

2/2024

Original Contract Amount

Original Date of Completion

\$ 447,911.00

2/2024

Final Contract Amount

Final Date of Completion

Number of Change Orders _____

3. City of San Diego Purchasing & Contracting, Public Works 1200 Third Ave Suite 200 San Diego, California 92101

Name and Address of Public Agency

Nahome Mekkonen (619) 527-8076

Name, Email, and Telephone Number of Project Manager

AC Overlay Group 2022

AC Overlay

Name and Description of Project

\$1,211,470.29

Original Contract Amount

Original Date of Completion

\$1,211,470.29

Final Contract Amount

Final Date of Completion

Number of Change Orders _____

4. City of San Diego Purchasing & Contracting, Public Works 1200 Third Ave Suite 200 San Diego, California 92101

Name and Address of Public Agency

Nahome Mekkonen (619) 527-8076

Name, Email, and Telephone Number of Project Manager

Accelerated Sewer Referral Group 851

Street Improvements

Name and Description of Project

\$1,470,374.14

Original Contract Amount

2/2026

Original Date of Completion

\$1,470,374.14

Final Contract Amount

2/2026

Final Date of Completion

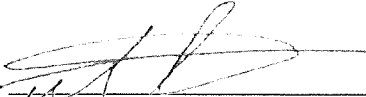
Number of Change Orders _____

For additional References, please add separate sheets.

Jerusalem Construction Inc. DBA Miramar General Engineering

NAME OF BIDDER

DATE 4/27/2026



SIGNATURE OF BIDDER

K. SUBCONTRACTORS LIST

BN-2605-06 FY 25/26 CITYWIDE OVERHEAD STREET NAME SIGN REPLACEMENT PROJECT

In compliance with the "Subletting and Subcontracting Fair Practices Act" being Sections 4100-4113 of the Government Code of the State of California, and any amendments thereto, each Bidder shall set forth below: (a) the name and location of the place of business, (b) the California Contractor license number, (c) the DIR public works Contractor registration number unless exempt pursuant to Labor Code Sections 1725.5 and 1771.1, and (d) the portion of the work which will be done by each subcontractor who will perform work or labor or render service to the prime Contractor in or about the construction of the work or improvement in an amount in excess of one-half (1/2) of one percent (1%) of the prime Contractor's total bid, and shall further set forth the portion of the work which will be done by each subcontractor. Only one subcontractor for each such portion shall be listed.

Notwithstanding the foregoing, if the work involves the construction of streets and highways, then the Bidder shall list each subcontractor who will perform work or labor or render service to the Bidder in or about the work in an amount in excess of one-half of one percent (0.5%) of the Bidder's Total Bid Price or \$10,000, whichever is greater. No additional time shall be granted to provide the below requested information.

If the Contractor fails to specify a subcontractor for any portion of the work to be performed under the Contract, he shall be deemed to have agreed to perform such portion himself, and he shall not be permitted to subcontract that portion of the work except under the conditions hereinafter set forth.

Subletting or subcontracting of any portion of the work to which subcontractor was designated in the original bid shall only be permitted in cases of public emergency or necessity, and then only after a finding reduced to writing as a public record of the legislative body of the Owner.

We propose to use the following listed subcontractors as per Public Contract Code Section 4100 et seq.: List all Subcontractors. The subcontractor shall be licensed for the type of work they are performing.

Any previous work performed by a Subcontractor for the City of Lawndale in the last 5 years shall be included as reference, independent of the type of project. Failure to provide this information with the bid documents will result in deeming the Bidder unresponsive.

Sub-Contractors Name:	Address:
N/A	
Description of Work:	
CSLB Contractor License No.	DIR Registration No.
Phone No.	Dollar Amount of Work & % of Work

Sub-Contractors Name:	Address:
Description of Work:	
CSLB Contractor License No.	DIR Registration No.
Phone No.	Dollar Amount of Work & % of Work

Sub-Contractors Name:	Address:
Description of Work:	
CSLB Contractor License No.	DIR Registration No.
Phone No.	Dollar Amount of Work & % of Work

Sub-Contractors Name:	Address:
Description of Work:	
CSLB Contractor License No.	DIR Registration No.
Phone No.	Dollar Amount of Work & % of Work

Sub-Contractors Name:	Address:
Description of Work:	
CSLB Contractor License No.	DIR Registration No.
Phone No.	Dollar Amount of Work & % of Work

ADD ADDITIONAL PAGES IF NECESSARY.

Percent of work to be performed by sub-Contractors: _____% (Note: Minimum of 50% of work is required to be performed by general Contractor) For additional Sub-Contractors, please add additional sheet(s)

L. IRAN CONTRACTING ACT CERTIFICATION
(Public Contract Code Section 2200 et seq.)

**BN-2605-06 FY 25/26 CITYWIDE OVERHEAD STREET NAME SIGN REPLACEMENT
PROJECT**

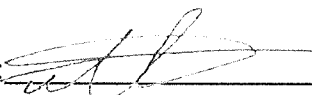
As required by California Public Contract Code Section 2204, the Contractor certifies subject to penalty for perjury that the option checked below relating to the Contractor's status in regard to the Iran Contracting Act of 2010 (Public Contract Code Section 2200 *et seq.*) is true and correct:

☒ The Contractor is not:

- (1) identified on the current list of person and entities engaged in investment activities in Iran prepared by the California Department of General Services in accordance with subdivision (b) of Public Contract Code Section 2203; or
- (2) a financial instruction that extends, for 45 days or more, credit in the amount of \$20,000,000 or more to any other person or entity identified on the current list of persons and entities engaging in investment activities in Iran prepared by the California Department of General Services in accordance with subdivision (b) of Public Contract Code Section 2203, if that person or entity uses or will use the credit to provide goods or services in the energy sector in Iran.

☐ The City has exempted the Contractor from the requirements of the Iran Contracting Act of 2010 after making a public finding that, absent the exemption, the City will be unable to obtain the goods and/or services to be provided pursuant to the Contract.

☐ The amount of the Contract payable to the Contractor for the Project does not exceed \$1,000,000.

Signature:  _____

Printed Name: Ala Mohammad Karaja

Title: President

Firm Name: Jerusalem Construction Inc. DBA Miramar General Engineering

Date: 4/27/2026

Note: In accordance with Public Contract Code Section 2205, false certification of this form shall be reported to the California Attorney General and may result in civil penalties equal to the greater of \$250,000 or twice the Contract amount, termination of the Contract and/or ineligibility to bid on Contracts for three years.

M. PUBLIC WORKS CONTRACTOR REGISTRATION CERTIFICATION

BN-2605-06 FY 25/26 CITYWIDE OVERHEAD STREET NAME SIGN REPLACEMENT PROJECT

Pursuant to Labor Code sections 1725.5 and 1771.1, all Contractors and subcontractors that wish to bid on, be listed in a bid proposal, or enter into a Contract to perform public work must be registered with the Department of Industrial Relations. See <http://www.dir.ca.gov/Public-Works/PublicWorks.html> for additional information.

No bid will be accepted nor any Contract entered into without proof of the Contractor's and subcontractors' current registration with the Department of Industrial Relations to perform public work.

Bidder hereby certifies that it is aware of the registration requirements set forth in Labor Code sections 1725.5 and 1771.1 and is currently registered as a Contractor with the Department of Industrial Relations.¹

Name of Bidder: Jerusalem Construction Inc. dba Mirarmar General Engineering

DIR Registration Number: 1000033057

DIR Registration Expiration: 6/30/2026

Small Project Exemption: Yes or No

Unless Bidder is exempt pursuant to the small project exemption, Bidder further acknowledges:

Bidder shall maintain a current DIR registration for the duration of the project.

Bidder shall include the requirements of Labor Code sections 1725.5 and 1771.1 in its Contract with subcontractors and ensure that all subcontractors are registered at the time of bid opening and maintain registration status for the duration of the project.

Failure to submit this form or comply with any of the above requirements may result in a finding that the bid is non-responsive.

Name of Bidder Jerusalem Construction Inc. dba Miramar General Engineering

Signature 

Name and Title Ala Mohammad Karaja/President

Date 4/27/2026

¹ If the Project is exempt from the Contractor registration requirements pursuant to the small project exemption under Labor Code Sections 1725.5 and 1771.1, please mark "Yes" in response to "Small Project Exemption."

IV. BID DOCUMENTS

A. PROPOSAL

BN-2605-06 FY 25/26 CITYWIDE OVERHEAD STREET NAME SIGN REPLACEMENT PROJECT

CONTRACTOR: PTM GENERAL ENGINEERING SERVICES INC. Date: 4.24.26

TO: City of Lawndale
Honorable Mayor and Members of the City Council City Hall
Lawndale, California, 90260

Ladies and Gentlemen:

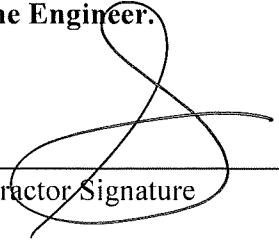
The undersigned declares that he/she has carefully examined the location of the proposed work and that they have examined the Plans and Specifications, has read the Contract Documents, and hereby agrees to furnish all labor, materials, equipment, tools, transportation, and services to do all work required for:

BN-2605-06 FY 25/26 CITYWIDE OVERHEAD STREET NAME SIGN REPLACEMENT PROJECT

In accordance with the Plans and Specifications prepared by the Engineer, in accordance with the Special Provisions, the Contract Documents, and in accordance with the Standard Specifications for Public Works Construction 2021, Unified Building Code for Construction (current edition) (except Sections 1-9), and the requirements of the Engineer under said documents, for the prices shown herein.

The Contractor also certifies that he/she is registered with the Department of Industrial Relations.

All work shall be completed within (90) working days from the date the notice to proceed is issued by the Engineer.



Contractor Signature

100001433
PWCR Registration Number

B. BIDDING SCHEDULE

BN-2605-06 FY 25/26 CITYWIDE OVERHEAD STREET NAME SIGN REPLACEMENT PROJECT

Item No.	Estimated Quantity	Unit	Description of Work	Spec. Section	Unit Price	Total
1	1	LS	Mobilization (MAX 5% of Total Bid)	SP Sec. 1.1	\$21,000-	\$21,000-
2	1	LS	Furnish Traffic Control	SP Sec. 2.1	\$23,900-	\$23,900-
3	60	EA	Remove Existing Street Name Sign and Furnish & Install New Illuminated Street Name Sign, Per Appendix "A"	SP Sec. 3.1	\$6,500-	\$390,000-
4	6	EA	Remove Existing Street Name Sign and Furnish & Install New Retroreflective Street Name Sign, Per Appendix "A"	SP Sec. 4.1	\$2,250-	\$13,500-

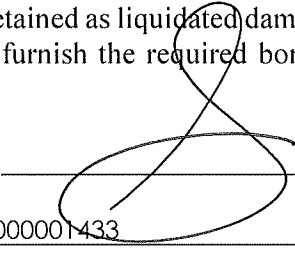
(Total Bid in Figures) 448,400-

(Total Bid in Words) Four Hundred Forty Eight Thousand, Four Hundred Dollars.

Contractor Name: PTM GENERAL ENGINEERING SERVICES INC.

In case of any discrepancy between the words and the figures, the words shall prevail. If the unit price and the total amount for any item are not in agreement, the unit price alone shall be considered to represent the Bidder's intention and all totals will be corrected to conform thereto. Attached hereto is cash, a certified check, a cashier's check, or a Bidder's bond in the amount of 10% of bid amount

bidder's bond Dollars, said amount being not less than ten (10) percent of the amount bid. It is agreed a portion equal to the difference between the low bid and second low bid shall be retained as liquidated damages by the City if the undersigned fails or refuses to execute the Contract and furnish the required bonds and certificates of insurance within the time provided.

Contractor Signature:  ELIZABETH H. MENDOZA - PRESIDENT/CFO

PW Registration #: 1000001433

State License #: 891265

Contractor Company Name: PTM GENERAL ENGINEERING SERVICES INC.

C. BID BOND

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, PTM GENERAL ENGINEERING SERVICES, INC., (hereinafter referred to as "Contractor") intends to submit a bid to the City of Lawndale, California, a Municipal Corporation, for the performance of certain work as required in the City of Lawndale, and work being: **BN-2605-06 FY 25/26 CITYWIDE OVERHEAD STREET NAME SIGN REPLACEMENT PROJECT**

as shown in this specification, and in compliance with the specifications therefore under an invitation of said City contained in a notice or advertisement for bids or proposals.

NOW, THEREFORE, we, the Contractor, as Principal, and NATIONWIDE MUTUAL INSURANCE COMPANY a corporation organized and existing under the laws of the State of OHIO, duly authorized to transact business under the laws of the State of California as Surety, are held and firmly bound unto the City of Lawndale, as Obligee, in the sum of TEN PERCENT OF AMOUNT BID Dollars (\$ 10% OF BID) lawful money of the United States of America, said sum being not less than ten percent (10%) of the bid amount for the payment of which sum well and truly to be made, the said Principal, and said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT: If the bid of the said Principal is rejected by the said Obligee; or if the said Obligee shall accept the bid of the said Principal and said Principal shall enter into an Agreement with said Obligee in accordance with the terms of the bid, and shall give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such Agreement and for the prompt payment of labor and material furnished in the prosecution thereof; or in the event of the failure of said Principal to enter such Agreement and give such bond or bonds, if said Principal shall pay to said Obligee the difference not to exceed the penalty thereof between the amount specified in said bid and such larger amount for which said Obligee may in good faith Contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. In case suit is brought upon this bond, the court shall fix and award and the surety shall pay, in addition to the face amount hereof, costs and reasonable attorney's fees incurred by the City of Lawndale in successfully enforcing said obligation.

IN WITNESS THEREOF, we have hereunto, set our hands and seals this 16th day of APRIL, 2026.

PTM GENERAL ENGINEERING SERVICES, INC.

Principal

By

Title President ICF

NATIONWIDE MUTUAL INSURANCE COMPANY

Surety

By

BRITTON CHRISTIANSEN

Title

ATTORNEY-in-FACT

Notary Acknowledgment

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

STATE OF CALIFORNIA

COUNTY OF _____

On _____, 20____, before me, _____, Notary Public, personally

appeared _____, who proved to me on the basis of satisfactory

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

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

WITNESS my hand and official seal.

Signature of Notary Public _____

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

CAPACITY CLAIMED BY SIGNER

DESCRIPTION OF ATTACHED DOCUMENT

- Individual
- Corporate Officer

Title(s)

- Partner(s) • Limited
- General

- Attorney-In-Fact
- Trustee(s)
- Guardian/Conservator
- Other:

Signer is representing:

Name Of Person(s) Or Entity(ies)

Title or Type of Document

Number of Pages

Date of Document

Signer(s) Other Than Named Above

Power of Attorney

KNOW ALL MEN BY THESE PRESENTS THAT:

Nationwide Mutual Insurance Company, an Ohio corporation

hereinafter referred to severally as the "Company" and collectively as "the Companies" does hereby make, constitute and appoint:
BRITTON CHRISTIANSEN; KEVIN VEGA; PHILIP E VEGA

each in their individual capacity, its true and lawful attorney-in-fact, with full power and authority to sign, seal, and execute on its behalf on the date thereof any and all: (i) bonds and undertakings; (ii) Proposal Bonds; (ii) Letters of Surety; (iv) Consent of Surety; and (v) other obligatory instruments of similar nature, in penalties not exceeding the sum of

UNLIMITED

and to bind the Company thereby, as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Company; and all acts of said Attorney pursuant to the authority given are hereby ratified and confirmed.

This power of attorney is made and executed pursuant to and by authority of the following resolution duly adopted by the board of directors of the Company:

"RESOLVED, that the president, or any vice president be, and each hereby is, authorized and empowered to appoint attorneys-in-fact of the Company, and to authorize them to execute and deliver on behalf of the Company any and all bonds, forms, applications, memorandums, undertakings, recognizances, transfers, contracts of indemnity, policies, contracts guaranteeing the fidelity of persons holding positions of public or private trust, and other writings obligatory in nature that the business of the Company may require; and to modify or revoke, with or without cause, any such appointment or authority; provided, however, that the authority granted hereby shall in no way limit the authority of other duly authorized agents to sign and countersign any of said documents on behalf of the Company."

"RESOLVED FURTHER, that such attorneys-in-fact shall have full power and authority to execute and deliver any and all such documents and to bind the Company subject to the terms and limitations of the power of attorney issued to them, and to affix the seal of the Company thereto; provided, however, that said seal shall not be necessary for the validity of any such documents."

This power of attorney is signed and sealed under and by the following bylaws duly adopted by the board of directors of the Company.

Execution of Instruments. Any vice president, any assistant secretary or any assistant treasurer shall have the power and authority to sign or attest all approved documents, instruments, contracts, or other papers in connection with the operation of the business of the company in addition to the chairman of the board, the chief executive officer, president, treasurer or secretary; provided, however, the signature of any of them may be printed, engraved, or stamped on any approved document, contract, instrument, or other papers of the Company.

IN WITNESS WHEREOF, the Company has caused this instrument to be sealed and duly attested by the signature of its officer the 23rd day of October, 2025.



Antonio C. Albanese, Vice President of Nationwide Mutual Insurance Company

ACKNOWLEDGMENT

STATE OF OHIO COUNTY OF FRANKLIN: ss

On this 23rd day of October, 2025, before me came the above-named officer for the Company aforesaid, to me personally known to be the officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, deposes and says, that he is the officer of the Company aforesaid, that the seal affixed hereto is the corporate seal of said Company, and the said corporate seal and his signature were duly affixed and subscribed to said instrument by the authority and direction of said Company.



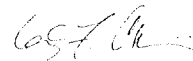
Karen L. Karn
Notary Public, State of Ohio
No. 2018-RE-719796
Commission Expires July 7, 2028


Notary Public
My Commission Expires
July 7, 2028

CERTIFICATE

I, Lezlie F. Chimienti, Assistant Secretary of the Company, do hereby certify that the foregoing is a full, true and correct copy of the original power of attorney issued by the Company; that the resolution included therein is a true and correct transcript from the minutes of the meetings of the boards of directors and the same has not been revoked or amended in any manner; that said Antonio C. Albanese was on the date of the execution of the foregoing power of attorney the duly elected officer of the Company, and the corporate seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority of said board of directors; and the foregoing power of attorney is still in full force and effect.

IN WITNESS WHEREOF, I have hereunto subscribed my name as Assistant Secretary, and affixed the corporate seal of said Company this 16th day of APRIL, 2026.



Assistant Secretary

STATE OF CALIFORNIA
DEPARTMENT OF INSURANCE
SAN FRANCISCO

AMENDED

Certificate of Authority

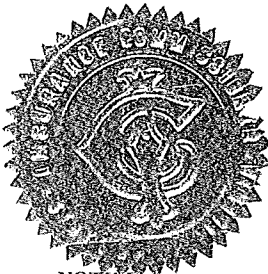
THIS IS TO CERTIFY, That, pursuant to the Insurance Code of the State of California,

NATIONWIDE MUTUAL INSURANCE COMPANY

of COLUMBUS, OHIO, organized under the
laws of OHIO, subject to its Articles of Incorporation or
other fundamental organizational documents, is hereby authorized to transact within this State,
subject to all provisions of this Certificate, the following classes of insurance: FIRE, MARINE,
SURETY, DISABILITY, PLATE GLASS, LIABILITY, WORKMEN'S COMPENSATION,
COMMON CARRIER LIABILITY, BOILER AND MACHINERY, BURGLARY, SPRINKLER,
TEAM AND VEHICLE, AUTOMOBILE, AIRCRAFT and MISCELLANEOUS insurance,
as such classes are now or may hereafter be defined in the Insurance Laws of the State of California.

THIS CERTIFICATE is expressly conditioned upon the holder hereof now and hereafter being in
full compliance with all, and not in violation of any, of the applicable laws and lawful requirements
made under authority of the laws of the State of California as long as such laws or requirements are
in effect and applicable, and as such laws and requirements now are, or may hereafter be changed
or amended.

IN WITNESS WHEREOF, effective as of the 18TH day
of APRIL, 1972, I have hereunto set
my hand and caused my official seal to be affixed this 18TH
day of APRIL, 1972.



By

RICHARDS D. BARGER
Insurance Commissioner

JOHN J. FABER
Deputy

NOTICE:

Qualification with the Secretary of State must be accomplished as required by the California Corporations Code promptly after issuance of this Certificate of Authority. Failure to do so will be a violation of Ins. Code Sec. 701 and will be grounds for revoking this Certificate of Authority pursuant to the covenants made in the application therefor and the conditions contained herein.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

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

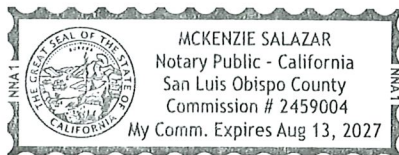
State of California)

County of SAN LUIS OBISPO)On APR 16 2026 before me, McKENZIE SALAZAR, NOTARY PUBLIC
Date Here Insert Name and Title of the Officerpersonally appeared BRITTON CHRISTIANSEN
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.

Signature *msalazar*
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

CLEAR

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

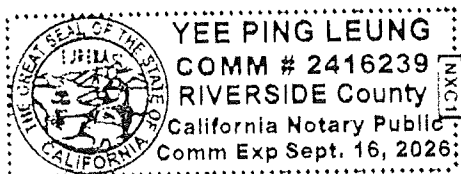
State of California)

County of Riverside)

On 4.23.24 before me, Yee Ping Leung, Notary Public
Date Here Insert Name and Title of the Officer

Personally appeared Elizabeth H. Mendoza
Name(s) of Signer(s)

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



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

WITNESS my hand and official seal.

Signature Yee Ping Leung
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document _____ Document Date _____

Number of Pages _____ Signer(s) Other Than Named Above _____

Capacity(ies) Claimed by Signer(s)

Signer's Name _____
☐ Corporate Officer—Title(s) _____
☐ Partner ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other _____

Signer Is Representing _____

Signer's Name _____
☐ Corporate Officer—Title(s) _____
☐ Partner ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other _____

Signer Is Representing _____

D. BIDDER'S ASSURANCE

**BN-2605-06 FY 25/26 CITYWIDE OVERHEAD STREET NAME SIGN REPLACEMENT
PROJECT**

FROM:

Name of Bidder: PTM GENERAL ENGINEERING SERVICES INC.
Business Address: 5942 ACORN ST
RIVERSIDE, CA 92504
Telephone No: 951.710.1000

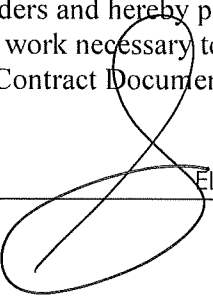
TO:

Members of the City Council
c/o City Hall
City of Lawndale, California

Members of the City Council:

Pursuant to your published Notice Inviting Bids for: **BN-2605-06 FY 25/26 CITYWIDE
OVERHEAD STREET NAME SIGN REPLACEMENT PROJECT**

The undersigned declares that he/she has carefully examined the location of the proposed work; that he/she has carefully examined the Plans and Specifications, and read the accompanying Instructions to Bidders and hereby proposes to furnish all materials, machinery, tools, labor, and services and do all the work necessary to complete the project in accordance with said Plans and Specifications and other Contract Documents at the item prices on the bidding schedule.

BY:  ELIZABETH H. MENDOZA TITLE: PRESIDENT / CFO

E. BIDDER'S DECLARATION

BN-2605-06 FY 25/26 CITYWIDE OVERHEAD STREET NAME SIGN REPLACEMENT PROJECT

It is understood and agreed that:

1. The undersigned has carefully examined all documents which will form a part of the Contract; namely, the Notice Inviting Bids, the Instructions to Bidders, this Proposal, the Bid Bond, the Contract, the Faithful Performance Bond, the Payment Bond, the federal requirements, if any, the Plans and Specifications, and the Special Provisions.
 2. The undersigned has, by investigation at the site of the work and otherwise, satisfied himself as to the nature and location of the work and fully informed himself as to all conditions and matters, which can in any way affect the work or the cost thereof.
 3. The undersigned fully understands the scope of work and has checked carefully all words and figures inserted in this Proposal and he further understands that the City will not be responsible for any errors or omissions in the preparation of the Proposal.
 4. The undersigned agrees and acknowledges that he is aware of the provisions of Section 3700 of the Labor Code which requires every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that Code, and that the undersigned will comply with such provisions before commencing the performance of the Contract if it is awarded to the undersigned.
- The undersigned will execute the Contract and furnish the required statutory bonds and certificates of insurance within the period of time specified in the Contract Documents.
- The undersigned will begin work after award of Contract and a Notice to Proceed has been given as herein specified and will complete said work within the time specified in the Bidding Schedule.
5. The undersigned certifies that this Proposal is genuine and not sham or collusive, or made in the interest or on behalf of a person not herein named, and the undersigned has not directly or indirectly induced or solicited any other Bidder to put in a sham bid nor induced any other person, firm, or corporation to refrain from bidding.
 6. The undersigned will accept an award and enter into a Contract for all work scheduled herein on which he puts in a bid. The awards for such work are to be entirely at the discretion of the Owner after evaluation of the bids as submitted. The undersigned agrees that the Owner shall recover or retain as liquidated damages an amount equal to the difference between the low bid and amount of the bid of the Bidder with whom the City enters into a Contract, and the surplus, if any, shall be returned to the lowest Bidder in accordance with the provisions of the Public Contract Code section 20174 in the event of his failure to execute a Contract and furnish required bonds and insurance therefor within the time provided.
 7. This bid will not be withdrawn within a period of ninety (90) days after the date of its proper

opening by the City.

8. The undersigned Bidder stated under penalty of perjury that the representations made in submitting this bid are, to the best of his/her knowledge, true, accurate, and complete.

Respectfully submitted,

PTM GENERAL ENGINEERING SERVICES INC.

Contractor's Business Name

5942 ACORN STREET

Business Address: Street

RIVERSIDE CA 92504

City State Zip

951.710.1000

Business Phone Number

ELIZABETH H. MENDOZA - PRESIDENT / CFO

Name Title

PERRIS CA 92570

City State Zip

ELIZABETH H. MENDOZA
PRESIDENT / CFO

Contractor Signature Title

ELIZABETH H. MENDOZA - PRESIDENT / CFO

By Title

891265 - CLASS A / C10

Contractor's License No. and Classification

4.24.26

Date

15525 VIA BARRANCA

Residence: Street

951.722.5678

Residence Phone Number

Note: If the bid is made by an individual, it must be signed with the full name of the Bidder, whose address must be given; if it is made by a firm, it must be signed in the co-partnership's name by a general partner thereof, who shall also sign his or her own name, and the name and full address of each member must be given; and if it is made by a corporation, it must be signed by a properly authorized officer, the corporate name shall be set forth, and the corporate seal shall be affixed.

F. CERTIFICATE OF NON-DISCRIMINATION BY CONTRACTORS

**BN-2605-06 FY 25/26 CITYWIDE OVERHEAD STREET NAME SIGN REPLACEMENT
PROJECT**

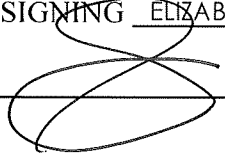
As suppliers of goods or services to the City, the firm listed below certifies that it does not discriminate in its employment with regard to race, color, religion, sex, or national origin; that it is in compliance with all applicable federal, state, and local directives, and executive orders regarding non-discrimination in employment; and that it agrees to pursue positively and aggressively the principle of equal opportunity in employment.

We agree specifically:

1. To establish or observe employment policies which affirmatively promote opportunities for minority persons at all job levels.
2. To communicate this policy to all persons concerned, including all company employees, outside recruiting services, especially those serving minority communities, and to the minority communities at large.
3. To take affirmative steps to hire minority employees within the company.

FIRM PTM GENERAL ENGINEERING SERVICES INC.

TITLE OF PERSON SIGNING ELIZABETH H. MENDOZA - PRESIDENT / CFO

SIGNATURE  _____

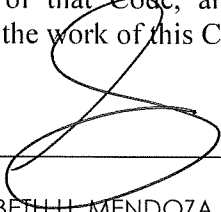
DATE 4.24.26 _____

Please include any additional information available regarding equal opportunity employment programs now in effect within your company:

G. CERTIFICATION OF PRINCIPAL

**BN-2605-06 FY 25/26 CITYWIDE OVERHEAD STREET NAME SIGN REPLACEMENT
PROJECT**

I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for Workers' Compensation or to undertake self-insurance in accordance with the provisions of that Code, and I will comply with such provisions before commencing the performance of the work of this Contract. (Section 1861, Labor Code.)

Signature:  _____

Name: ELIZABETH H. MENDOZA

Title: PRESIDENT / CFO

Name of Company: PTM GENERAL ENGINEERING SERVICES INC.

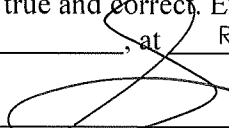
H. DECLARATION OF ELIGIBILITY TO CONTRACT
[Labor Code Section 1777.1; Public Contract Code Section 6109]

**BN-2605-06 FY 25/26 CITYWIDE OVERHEAD STREET NAME SIGN REPLACEMENT
PROJECT**

The undersigned, a duly authorized representative of the Contractor, certifies and declares that:

1. The undersigned Contractor is aware of Section 1771.1 and 1777.7 of the California Labor Code, which prohibit a Contractor or subcontractor who has been found by the Labor Commissioner or the Director of Industrial Relations to be in violation of certain provisions of the Labor Code, from bidding on, being awarded, or performing work as a subcontractor on a public works project for specified periods of time.
2. The undersigned Contractor is not ineligible to bid on, be awarded or perform work as a subcontractor on a public works project by virtue of the foregoing provisions of Sections 1771.1 or 1777.7 of the California Labor Code or any other provision of law.
3. The undersigned Contractor is aware of California Public Contract Code Section 6109, which states:
“(a) A public entity, as defined in Section 1100 [of the Public Contract Code], may not permit a Contractor or subcontractor who is ineligible to bid or work on, or be awarded, a public works project pursuant to Section 1777.1 or 1777.7 of the Labor Code to bid on, be awarded, or perform work as a subcontractor on, a public works project. Every public works project shall contain a provision prohibiting a Contractor from performing work on a public works project with a subcontractor who is ineligible to perform work on the public works project pursuant to Section 1771.1 or 1777.7 of the Labor Code.”
“(b) Any Contract on a public works project entered into between a Contractor and a debarred subcontractor is void as a matter of law. A debarred subcontractor may not receive any public money for performing work as a subcontractor on a public works Contract, and any public money that may have been paid to a debarred subcontractor by a Contractor on the project shall be returned to the awarding body. The Contractor shall be responsible for the payment of wages to workers of a debarred subcontractor who has been allowed to work on the project.”
4. The undersigned Contractor has investigated the eligibility of each and every subcontractor the undersigned Contractor intends to use on this public works project, and determined that none of them is ineligible to perform work as a subcontractor on a public works project by virtue of the foregoing provisions of the Public Contract Code, Sections 1771.1 or 1777.7 of the Labor Code, or any other provision of law.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed this 24TH day of APRIL, at RIVERSIDE (place of execution), California.

Signature: 
Name: ELIZABETH H. MENDOZA
Title: PRESIDENT / CFO
Name of Company: PTM GENERAL ENGINEERING SERVICES INC.

I. NON-COLLUSION DECLARATION

BN-2605-06 FY 25/26 CITYWIDE OVERHEAD STREET NAME SIGN REPLACEMENT PROJECT

The undersigned declares:

I am the PRESIDENT / CFO of PTM GENERAL ENGINEERING SERVICES INC., the party making the foregoing Bid.

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

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

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on 4.24.26 [date], at RIVERSIDE [city], CA [state].

PTM GENERAL ENGINEERING SERVICES INC.

NAME OF BIDDER

ELIZABETH H. MENDOZA - PRESIDENT / CFO

SIGNATURE OF BIDDER

5942 ACORN STREET

ADDRESS OF BIDDER

<u>RIVERSIDE</u>	<u>CA</u>	<u>92504</u>
CITY	STATE	ZIP

J. REFERENCES OF WORK

BN-2605-06 FY 25/26 CITYWIDE OVERHEAD STREET NAME SIGN REPLACEMENT PROJECT

Provide names, addresses, phone numbers and email addresses for at least three public agencies for which Bidder has performed similar work in scope and cost within the past five years.

Any previous work performed by Bidder for the City of Lawndale in the last 20 years shall be included as reference, independent of the type of project. Failure to provide this information with the proposal will result in deeming the Bidder unresponsive.

All contact information for references must be current.

1. Caltrans

Name and Address of Public Agency

Mr. Thang Ton - T: 310.261.8467; Email: thang.ton@dot.ca.gov

Name, Email, and Telephone Number of Project Manager

Address: 1727 30th St, Sacramento, CA 95816

Project No 07-352004 Modify Signal and Lighting

Name and Description of Project

\$2,469,069.00

10/25

Original Contract Amount

Original Date of Completion

\$2,632,329.00

10/25

Final Contract Amount

Final Date of Completion

Number of Change Orders 6

2. City of Covina

Name and Address of Public Agency

Mr. Rafael Fajardo - T: 626.384.5490; Email: rfajardo@covinaca.gov

Name, Email, and Telephone Number of Project Manager

Address: 125 E. College St, Covina, CA 91723

Traffic Signal at 4th Ave & Badillo St

Name and Description of Project

\$746,046

2/26

Original Contract Amount

Original Date of Completion

\$891,571.93

2/26

Final Contract Amount

Final Date of Completion

Number of Change Orders 3

3. City of Monterey Park

Name and Address of Public Agency

Mr. Anthony Bondenzu - T: 626.307.1320; Email: abondenzu@montereypark.ca.gov

Name, Email, and Telephone Number of Project Manager

Address: 320 West Newmark, Monterey Park, CA 91754

Traffic Signal Improvements Cycle 7

Name and Description of Project

\$1,030,500.00

12/23

Original Contract Amount

Original Date of Completion

\$1,153,048.00

12/23

Final Contract Amount

Final Date of Completion

Number of Change Orders _____

4. City of Lawndale

Name and Address of Public Agency

Mr. Miguel Alvarez Project Eng - T: 310.973.3265; Email: malvarez@lawndalecity.org

Name, Email, and Telephone Number of Project Manager

Address 14717 Burin Ave, Lawndale, CA 90260

Traffic Signal Modification at Mahattan Beach Blvd and Firmona Ave

Name and Description of Project

\$161,085

8/2013

Original Contract Amount

Original Date of Completion

\$160,990.16

1/2014

Final Contract Amount

Final Date of Completion

Number of Change Orders 5

For additional References, please add separate sheets.

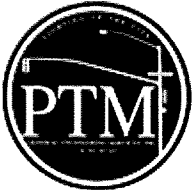
PTM GENERAL ENGINEERING SERVICES INC.

NAME OF BIDDER

DATE 4.24.26

ELIZABETH H. MENDOZA - PRESIDENT / CFO

SIGNATURE OF BIDDER



PTM General Engineering Services Inc.

P0 Box 7745 Riverside, CA 92513 | Contractor's Lic 891265 Class A C-10 C-31

Previous Projects for City of Lawndale:

5. City of Lawndale – P18-43

Address: 14717 Burin Ave, Lawndale, CA 90260

Project Description: Lawndale Marquee Sign

Original Contract Amount: \$10,477

Original Date of Completion: 3/19

Final Contract Amount: \$10,477

Final Date of Completion: 3/19

Number of Change Orders: 0

6. City of Lawndale – P15-05

Address: 14717 Burin Ave, Lawndale, CA 90260

Project Description: Citywide Traffic Signal Upgrade & modifications

Original Contract Amount: \$699,639.60

Original Date of Completion: 8/15

Final Contract Amount: \$692,639.87

Final Date of Completion: 7/16

Number of Change Orders: 2



5942 ACORN STREET
RIVERSIDE, CA 92504

T: 951.710.1000

F: 951.710.1006

Elizabeth H. Mendoza
President / CFO

K. SUBCONTRACTORS LIST

BN-2605-06 FY 25/26 CITYWIDE OVERHEAD STREET NAME SIGN REPLACEMENT PROJECT

In compliance with the "Subletting and Subcontracting Fair Practices Act" being Sections 4100-4113 of the Government Code of the State of California, and any amendments thereto, each Bidder shall set forth below: (a) the name and location of the place of business, (b) the California Contractor license number, (c) the DIR public works Contractor registration number unless exempt pursuant to Labor Code Sections 1725.5 and 1771.1, and (d) the portion of the work which will be done by each subcontractor who will perform work or labor or render service to the prime Contractor in or about the construction of the work or improvement in an amount in excess of one-half (1/2) of one percent (1%) of the prime Contractor's total bid, and shall further set forth the portion of the work which will be done by each subcontractor. Only one subcontractor for each such portion shall be listed.

Notwithstanding the foregoing, if the work involves the construction of streets and highways, then the Bidder shall list each subcontractor who will perform work or labor or render service to the Bidder in or about the work in an amount in excess of one-half of one percent (0.5%) of the Bidder's Total Bid Price or \$10,000, whichever is greater. No additional time shall be granted to provide the below requested information.

If the Contractor fails to specify a subcontractor for any portion of the work to be performed under the Contract, he shall be deemed to have agreed to perform such portion himself, and he shall not be permitted to subcontract that portion of the work except under the conditions hereinafter set forth.

Subletting or subcontracting of any portion of the work to which subcontractor was designated in the original bid shall only be permitted in cases of public emergency or necessity, and then only after a finding reduced to writing as a public record of the legislative body of the Owner.

*We propose to use the following listed subcontractors as per Public Contract Code Section 4100 et seq.:
List all Subcontractors. The subcontractor shall be licensed for the type of work they are performing.*

Any previous work performed by a Subcontractor for the City of Lawndale in the last 5 years shall be included as reference, independent of the type of project. Failure to provide this information with the bid documents will result in deeming the Bidder unresponsive.

Sub-Contractors Name: <i>no subs</i>	Address:
Description of Work:	
CSLB Contractor License No.	DIR Registration No.
Phone No.	Dollar Amount of Work & % of Work

Sub-Contractors Name:	Address:
Description of Work:	
CSLB Contractor License No.	DIR Registration No.
Phone No.	Dollar Amount of Work & % of Work

Sub-Contractors Name:	Address:
Description of Work:	
CSLB Contractor License No.	DIR Registration No.
Phone No.	Dollar Amount of Work & % of Work

Sub-Contractors Name:	Address:
Description of Work:	
CSLB Contractor License No.	DIR Registration No.
Phone No.	Dollar Amount of Work & % of Work

Sub-Contractors Name:	Address:
Description of Work:	
CSLB Contractor License No.	DIR Registration No.
Phone No.	Dollar Amount of Work & % of Work

ADD ADDITIONAL PAGES IF NECESSARY.

Percent of work to be performed by sub-Contractors: _____% (Note: Minimum of 50% of work is required to be performed by general Contractor) For additional Sub-Contractors, please add additional sheet(s)

L. IRAN CONTRACTING ACT CERTIFICATION
(Public Contract Code Section 2200 et seq.)

**BN-2605-06 FY 25/26 CITYWIDE OVERHEAD STREET NAME SIGN REPLACEMENT
PROJECT**

As required by California Public Contract Code Section 2204, the Contractor certifies subject to penalty for perjury that the option checked below relating to the Contractor's status in regard to the Iran Contracting Act of 2010 (Public Contract Code Section 2200 *et seq.*) is true and correct:

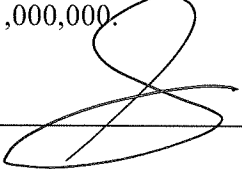
☒ The Contractor is not:

(1) identified on the current list of person and entities engaged in investment activities in Iran prepared by the California Department of General Services in accordance with subdivision (b) of Public Contract Code Section 2203; or

(2) a financial instruction that extends, for 45 days or more, credit in the amount of \$20,000,000 or more to any other person or entity identified on the current list of persons and entities engaging in investment activities in Iran prepared by the California Department of General Services in accordance with subdivision (b) of Public Contract Code Section 2203, if that person or entity uses or will use the credit to provide goods or services in the energy sector in Iran.

☐ The City has exempted the Contractor from the requirements of the Iran Contracting Act of 2010 after making a public finding that, absent the exemption, the City will be unable to obtain the goods and/or services to be provided pursuant to the Contract.

☐ The amount of the Contract payable to the Contractor for the Project does not exceed \$1,000,000.

Signature:  _____

Printed Name: ELIZABETH H. MENDOZA

Title: PRESIDENT /CFO

Firm Name: PTM GENERAL ENGINEERING SERVICES INC.

Date: 4.24.26

Note: In accordance with Public Contract Code Section 2205, false certification of this form shall be reported to the California Attorney General and may result in civil penalties equal to the greater of \$250,000 or twice the Contract amount, termination of the Contract and/or ineligibility to bid on Contracts for three years.

M. PUBLIC WORKS CONTRACTOR REGISTRATION CERTIFICATION

BN-2605-06 FY 25/26 CITYWIDE OVERHEAD STREET NAME SIGN REPLACEMENT PROJECT

Pursuant to Labor Code sections 1725.5 and 1771.1, all Contractors and subcontractors that wish to bid on, be listed in a bid proposal, or enter into a Contract to perform public work must be registered with the Department of Industrial Relations. See <http://www.dir.ca.gov/Public-Works/PublicWorks.html> for additional information.

No bid will be accepted nor any Contract entered into without proof of the Contractor's and subcontractors' current registration with the Department of Industrial Relations to perform public work.

Bidder hereby certifies that it is aware of the registration requirements set forth in Labor Code sections 1725.5 and 1771.1 and is currently registered as a Contractor with the Department of Industrial Relations.¹

Name of Bidder: PTM GENERAL ENGINEERING SERVICES INC.

DIR Registration Number: 1000001433

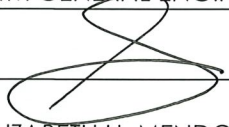
DIR Registration Expiration: 6.30.26

Small Project Exemption: Yes or X No

Unless Bidder is exempt pursuant to the small project exemption, Bidder further acknowledges:

Bidder shall maintain a current DIR registration for the duration of the project.
Bidder shall include the requirements of Labor Code sections 1725.5 and 1771.1 in its Contract with subcontractors and ensure that all subcontractors are registered at the time of bid opening and maintain registration status for the duration of the project.
Failure to submit this form or comply with any of the above requirements may result in a finding that the bid is non-responsive.

Name of Bidder PTM GENERAL ENGINEERING SERVICES INC.

Signature 

Name and Title ELIZABETH H. MENDOZA - PRESIDENT / CFO

Date 4.24.26

¹ If the Project is exempt from the Contractor registration requirements pursuant to the small project exemption under Labor Code Sections 1725.5 and 1771.1, please mark "Yes" in response to "Small Project Exemption."

[Home](#) > [Contractors](#)

Contractor Filters

All Contractors

Name is not Empty

Updated This Week

≡ Contractors



Clear Search

Results for: 1000001433

PWCR	Legal Entity Name	Doing Business As (DBA)	Business Structure	Contractor Status ^	CSLB	Registration Start Date	Registration End Date
1000001433	PTM General Engineering Services, Inc	PTM GENERAL ENGINEERING SERVICES INC.	Corporation - S corp	DIR Approved	891265	2024-07-01	2026-06-30



Rows 1 - 1 of 1



CONTRACTORS STATE LICENSE BOARD

Contractor's License Detail for License # 891265

DISCLAIMER: A license status check provides information taken from the CSLB license database. Before relying on this information, you should be aware of the following limitations.

- ▶ CSLB complaint disclosure is restricted by law ([B&P 7124.6](#)). If this entity is subject to public complaint disclosure click on link that will appear below for more information. Click [here](#) for a definition of disclosable actions.
- ▶ Only construction related civil judgments reported to CSLB are disclosed ([B&P 7071.17](#)).
- ▶ Arbitrations are not listed unless the contractor fails to comply with the terms.
- ▶ Due to workload, there may be relevant information that has not yet been entered into the board's license database.

Data current as of 4/25/2026 3:01:33 PM

Business Information

P T M GENERAL ENGINEERING SERVICES INC
P O BOX 7745
RIVERSIDE, CA 92513
Business Phone Number:(951) 710-1000

Entity Corporation
Issue Date 02/20/2007
Expire Date 02/28/2027

License Status

This license is current and active.

All information below should be reviewed.

Classifications

- ▶ [A - GENERAL ENGINEERING](#)
- ▶ [C10 - ELECTRICAL](#)
- ▶ [C31 - CONSTRUCTION ZONE TRAFFIC CONTROL](#)
- ▶ [C27 - LANDSCAPING](#)
- ▶ [C32 - PARKING AND HIGHWAY IMPROVEMENT](#)
- ▶ [B - GENERAL BUILDING](#)
- ▶ [C-61 / D42 - NON-ELECTRICAL SIGN INSTALLATION](#)
- ▶ [C-7 - LOW VOLTAGE SYSTEMS](#)
- ▶ [C13 - FENCING](#)
- ▶ [C-61 / D09 - DRILLING, BLASTING AND OIL FIELD WORK](#)
- ▶ [C-8 - CONCRETE](#)
- ▶ [C45 - ELECTRICAL SIGNS](#)

Certifications

- ▶ [HAZ - HAZARDOUS SUBSTANCES REMOVAL](#)

Bonding Information

Contractor's Bond

This license filed a Contractor's Bond with [HARCO NATIONAL INSURANCE COMPANY](#).

Bond Number: 0568087

Bond Amount: \$25,000

Effective Date: 01/01/2023

[Contractor's Bond History](#)

Bond of Qualifying Individual

- ▶ The qualifying individual ELIZABETH HERNANDEZ MENDOZA certified that he/she owns 10 percent or more of the voting stock/membership interest of this company; therefore, the Bond of Qualifying Individual is not required.

Effective Date: 08/01/2011

[BQI's Bond History](#)

- ▶ The qualifying individual BRIAN HERNANDEZ MENDOZA certified that he/she owns 10 percent or more of the voting stock/membership interest of this company; therefore, the Bond of Qualifying Individual is not required.

Effective Date: 02/05/2026

[BQI's Bond History](#)

Workers' Compensation

An employee service group holds the workers compensation insurance.

Policy Number: C73853096

Effective Date: 08/01/2025

Expire Date: 08/01/2026

[Workers' Compensation History](#)

Workers' compensation classification code(s):

5140 - Electrical Wiring-high wage

8810 - Clerical Office Employees

5606 - Contractors-executive level supervisors

For a description of the workers' compensation classification code(s) listed for this licensee, contact the licensee's insurance carrier. Contact information for the licensee's insurer is available by clicking the insurer link above. Classification codes are also available on the Workers' Compensation Insurance Rating Bureau's classification search page.

The board does not verify or investigate the accuracy of classification codes displayed.

Other

- ▶ Personnel listed on this license (current or disassociated) are listed on other licenses.

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FY 25/26 CITYWIDE OVERHEAD STREET NAME SIGN REPLACEMENT PROJECT

A D D E N D U M N O . 1

Date: April 20, 2026

To: All Prospective Bidders

The following are changes or additions to the Notice of Request for Bid Proposals.

NOTE: 1. The bid due date has not changed.

1.0 REPLACE – ON NOTICE INVITING BIDS PAGE 2.

The engineer's cost estimate for the project is approximately **\$300,000.00**. License requirement is a valid **State of California Contractors License Class:**

- A – General Engineering Contractor, AND

- C-10 – Electrical Contractor, AND

- C-45 Sign Contractor

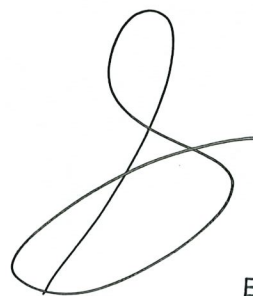
WITH THE FOLLOWING

The engineer's cost estimate for the project is approximately **\$300,000.00**. License requirement is a valid **State of California Contractors License Class:**

- A – General Engineering Contractor, OR

- C-10 – Electrical Contractor, OR

- C-45 Sign Contractor



GENERAL ENGINEERING SERVICES INC.
PTM
5942 ACORN STREET
RIVERSIDE, CA 92504
T: 951.710.1000
F: 951.710.1006
Elizabeth H. Mendoza
President / CFO



ADDENDUM ISSUED BY:

Nabi Sidiqi
Nabi Sidiqi, Project Manager

ACKNOWLEDGEMENT OF ADDENDUM NO. 1

FY 25/26 CITYWIDE OVERHEAD STREET NAME SIGN REPLACEMENT PROJECT

Complete and sign this acknowledgement form. Enclose the original copy of the acknowledgement in your bid. Failure to do so may result in disqualification of your firm's bid.

The undersigned acknowledges receipt of Addendum NO. 1 dated April 20, 2026.

ATTEST:

Principal:

Address:

By:

Title:


PTM GENERAL ENGINEERING SERVICES INC.
5942 ACORN STREET, RIVERSIDE, CA 92504
ELIZABETH H. MENDOZA
PRESIDENT / CFO

PTM General Engineering Services, Inc.

Resolution to Negotiate Contract(s)

RESOLVED, that the President of this Corporation does hereby authorize and empower the Corporate President/CFO and/or Vice President/Secretary to enter into a contract, in the name of and in behalf of this Corporation, upon such terms and conditions as may be agreed upon, at the sole discretion of the President/CFO and/or Vice President/Secretary.

The undersigned hereby certifies that he/she is the duly elected and qualified Secretary and the custodian of the books and records and seal of PTM General Engineering Services Inc., a corporation duly formed pursuant to the laws of the state of California and that the foregoing is a true record of a resolution duly adopted at a meeting of the Corporation and that said meeting was held in accordance with state law and the Bylaws of the above-named Corporation on February 26, 2025, and that said resolution is now in full force and effect without modification or rescission.

IN WITNESS WHEREOF, I have executed my name as Secretary and have hereunto affixed the corporate seal of the above-named Corporation this 26th of February 2025.

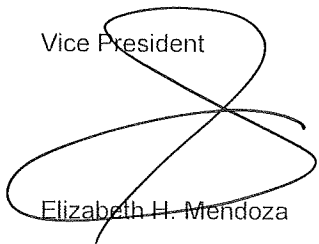

Brian Mendoza

Corporate Secretary

Corporate Seal


Brian Mendoza

Vice President


Elizabeth H. Mendoza

President/ CFO

PTM General Engineering Services Inc.

***Electrical Installation; Fiber Optic; Dry/Wet Utilities; Concrete & Asphalt;
Street Improvements; Project Design & Development; Public & Private***

Date 4.24.26

City of Lawndale
14717 Burin Avenue
Lawndale, CA 90260

Acknowledgement & Signature of Authorization Corporate Officers

To Whom It May Concern:

PTM General Engineering Services, Inc., requires only one officer to sign for the full execution of a bid, contract, or any other contractual document on its behalf by either:

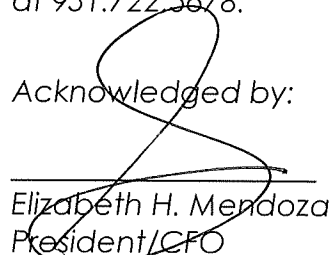
Elizabeth H. Mendoza de McRae, President/CFO
15525 Via Barranca, Perris, CA 92570
Cell: 951.722.5678

Brian Mendoza, Vice President/Secretary
2149 Praed Street, Riverside, CA 92503
Cell: 951.722.5755

You may contact us directly for any verification of the statement made above at 951.722.5678.

Acknowledged by:

Corporate Seal


Elizabeth H. Mendoza
President/CFO


Brian Mendoza
Vice President/Secretary

**5942 Acorn St. Riverside, CA 92504 Tel: 951.710.1000 Fax 951.710.1006
License No. 891265 Class A; C10; C31**

III. INSTRUCTION TO BIDDERS

Form of Proposal: The Proposal shall be fully executed and submitted on the forms provided by the City. Proposal forms can be obtained on the City website.

Signatures: All places where signatures are required must be fully executed.

Proposal: Documents which shall be signed and returned to the City with the Bid Proposal are:

- A. Proposal
- B. Bidding Schedule
- C. Bid Bond
- D. Bidder's Assurance
- E. Bidder's Declaration
- F. Certificate of Non-Discrimination by Contractors
- G. Certification of Principal
- H. Declaration of Eligibility to Contract
- I. Non-Collusion Declaration
- J. References of Work
- K. Subcontractors List
- L. Iran Contracting Act Certification
- M. Public Works Contractor Registration Certification
- N. Addenda (if applicable)

Contract: Documents which shall be signed and returned to the City by the successful Bidder within 10 days of notification of intent to award Contract:

- A. Contract Agreement
- B. Agreement of Indemnification
- C. Equals
- D. Faithful Performance Bond
- E. Payment Bond (Labor and Materials)
- F. Guarantee to the City of Lawndale
- G. General Comprehensive Liability Additional Insured Endorsement
- H. Automobile Liability Additional Insured Endorsement
- I. Instructions for Completing, Executing and Submitting Evidence of Insurance
- J. Worker's Compensation Insurance Certificate
- K. Supplemental Information to be Completed by Principal
- L. W-9 Form
- M. Copy of City Business License

Delivery of Proposal: Each bid prepared by Bidder shall be completed in itself and shall be submitted to the office of the City Clerk of Lawndale, 14717 Burin Avenue, Lawndale, California, 90260.

Prevailing Wage: In accordance with the provisions of Section 1770 et seq., of the Labor Code, the Director of the Department of Industrial Relations of the State of California has ascertained the general prevailing rate of wages which is the minimum amount which shall be paid to all workers employed to perform the work. A copy of the determination is on file in the office of the City Clerk and is hereby incorporated herein and made a part hereof as though fully set forth herein.



CITY OF LAWDALE

14717 BURIN AVENUE, LAWDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ <https://www.lawndalecity.ca.gov>

DATE: May 4, 2026

TO: Honorable Mayor and City Council

FROM: Raylette Felton, Interim City Manager

PREPARED BY: Hrant Manuelian, Finance Director/City Treasurer
Lucho Rodriguez, Public Works Director
Michael Reyes, Municipal Services Director
Jose Hernandez, Associate Planner

SUBJECT: **Award of Contract for Citywide Software Platform System**

BACKGROUND

The City uses various software solutions to aid in the daily functions of numerous departments. At one time, Community Development, Municipal Services, and Public Works were all under one software solution, which was CityView. However, since 2021 the Code Enforcement and Animal Control divisions of Municipal Services Department have migrated over to Citizenserve, a system also utilized by the Finance Department.

Below is a summary of the software solutions currently used by various City departments:

- Community Development has been using CityView since 2007. Functions include monitoring planning applications and entitlements, record keeping, and issuing building and planning permits.
- Public Works has been using CityView since 2007. Functions include issuance of encroachment permits and tracking inspections.
- Municipal Services has been using Citizenserve since 2021. Functions include tracking and monitoring code enforcement and animal control cases as well as record keeping for animal vaccination and registration.
- Finance has been using Citizenserve since 2019. Functions include day-to-day administration of Finance reports and business license applications.

The annual costs for the City's current software is:

- CityView - \$25,500 (with an annual increase of up to 5%)
- Citizenserve - \$28,800 (the number of users is factored in the annual costs)

STAFF REVIEW

In February 27, 2025, the Finance Department issued a Request for Proposals "RFP" for Citywide Software Services in an attempt to have all City departments using a single provider. Subsequently, in November 2025, the City issued an addendum to the RFP to allow the responding firms to add software proposals for Public Works.

The four (4) responding firms provided proposals for a five (5) year contract and are summarized as follows:

	Year One Cost	Year 2	Year 3	Year 4	Year 5	Total:
--	---------------	--------	--------	--------	--------	--------

Vendor	Implementation Cost (One Time)	Avg Annual Cost	Year 1 Total:	Avg Annual Cost	Avg Annual Cost	Avg Annual Cost	Avg Annual Cost	5-Year Grand Total:
Avocette (Accela)	\$190,000	\$51,910	\$241,910	\$51,910	\$51,910	\$51,910	\$51,910	\$449,550
CityView	\$481,451	\$41,570	\$523,021	\$41,570	\$41,570	\$41,570	\$41,570	\$689,301
iWorq	\$19,000	\$43,500	\$62,500	\$43,500	\$43,500	\$43,500	\$43,500	\$236,500
GovPilot	\$6,000	\$30,000	\$36,000	\$30,000	\$30,000	\$30,000	\$30,000	\$156,000

Staff from Finance, Public Works, Municipal Services, and Community Development participated in at least two demonstrations of the software features from each of the firms. After several discussions, staff narrowed down the finalist to GovPilot and iWorq, based on cost and functionality. City staff recommends GovPilot as the selected vendor to update the Citywide software.

GovPilot provides a cloud-based government management software platform that encompasses key modules to standardize and organize the tasks and functions of the City's various departments. GovPilot allows cities to select the as-needed modules based on the operational requirements. GovPilot has over 125 digital modules to select from and the top 10 modules purchased by GovPilot clients are: 1) Business Registration; 2) Code Enforcement; 3) Construction Permits, 4) Animal License, 5) Public Records Act, 6) Geographic Information System (GIS) Map, 7) Rental Certificate, 8) Retail Food Establishment License, 9) Vacant Property Registration, 10) Zoning Permits.

Under GovPilot's Modified Essential Package, the eight (8) modules requested in the City's Request for Proposal (RFP) for Community Development Department (CDD), Municipal Services Department (MSD), Finance Department (FD), and Public Works Department (PWD) are:

1. Building Permits (including Mechanical, Electrical, Plumbing, etc)
2. Grading Permits
3. Sign Permits
4. Code Enforcement
5. Animal Licenses
6. Business License
7. Right-of-Way
8. Tree Removal

The one year cost for the eight modules is \$36,000 (\$30,000 annual fee plus \$6,000 data import). However, Community Development Staff is requesting to purchase two (2) additional modules:

- Zoning Application - This module will organize the Community Development's numerous zoning applications, such as Site Plan Review, Conditional Use Permits, residential subdivision, and Design Reviews of new residential dwelling units.
- Deposit tracking - This module will organize and streamline Community Development staff billable hours to the Site Plan Review process.

The total cost of the 10 modules is \$42,000, which encompass a \$36,000 annual fee plus a one-time \$6,000 data migration fee from CityView and Citizenserve.

As noted above, the existing cost for CityView (\$25,500) and Citizenserve (\$28,800) is \$54,300. The Citywide transition to GovPilot is expected to decrease the overall cost after several years. GovPilot has over 12 years of experience and their software systems are used in 34 states. GovPilot provides on-going technical support Monday - Friday 8:30 to 5:00 (EDT - eastern daylight time).

Highlights of GovPilot

- Unlimited Users and unlimited data storage

- Cloudbase Municipal Software
- Planning and building plans are stored directly within the software allowing user access to view the plans
- Reduces the need of physical plans, which will decrease the need of storage spaces within the departments
- Improve record keeping for all department
- Online submittals of applications and payment

GovPilot provided an exhibit providing an overview of their services as well as PowerPoint slide, showing the platform's user interface. It is in staffs opinion that GovPilot demonstrated there ability to integrate the various City Departments into one software solution. GovPilot's Implementation Plan states that the transition period would take between 4-6 weeks after the award of contract.

Please note that the three firms not selected had claims of trade secrets in their submitted proposals; therefore, the City did not attach their proposals out of respect for their claim and because they are not being considered for a contract.

LEGAL REVIEW

The City Attorney has reviewed and approved this report.

FISCAL IMPACT

In staff's analysis, GovPilot RFP proposal is the least expensive and best value for the four City Departments. The four departments, (CDD, PW, MSD, and Finance) will contribute and pay for their portion of the software. Selection of GovPilot may allow the City departments to terminate the existing software services of Citizenserve and/or CityView resulting in a reduction in overall costs. There is no need for a budget amendment at this point. The budget for the software will be included in the annual budget for each department.

RECOMMENDATION

Staff recommends that the City Council:

1. Review and discuss the Request for Proposal for Citywide Software to replace the existing software services provided by Cityview and/or Citizenserve;
2. Approve a Subscription Service Order Agreement between the City of Lawndale and GovPilot, in a form approved by the City Attorney's Office;
3. Authorize the City Attorney Office to make minor edits based on any direction from the City Council to the Subscription Service Order Agreement; or
4. Provide further direction to staff.

Attachments

[A. GovPilot Draft Agreement.pdf](#)

[B. Proposal GovPilot.pdf](#)

[C. GovPilot Overview.pdf](#)

ATTACHMENT A



Subscription Service Order

Prepared for: Lawndale, CA Draft Agreement

Sales Representative

Mike Sapienza

mike.sapienza@govpilot.com

Proposal Valid Through 5/15/2026



Overview of Services

GovPilot is a cloud-based government management platform developed exclusively for local government. We unify fragmented data and communication between employees, department heads and their administrators, resulting in an environment in which information flows freely and subject matter knowledge can be obtained within seconds. With a clear view of how well a department is operating, administrators, and department heads alike can make more educated decisions on the best course of action.

Leveraging Best Government Practices (BGP) from subject matter experts, GovPilot has developed a catalog of over 120 standard template modules as well as 3 premium services. GovPilot regularly checks the pulse of local governments and incorporates their feedback into the product, benefiting all of our customers!

GovPilot accommodates unlimited users, which allows governments to manage and share critical data throughout their organization, at no additional cost. This information can be shared 24/7 from the office, the field, or the employee's home.

Wherever the Community,
Whatever the Problem,
GovPilot offers a Solution.





Benefits of GovPilot

Employee & Elected Officials Benefit

- Customizable Dashboards to see the data that's important to you
- Remove communication and data silos
- Cut-down on call volume, walk-ins and other distractions
- Learn one platform, replace single-purpose software systems, IT doesn't need to support 10+ systems
- Drastically improve productivity through automated modules

Constituent Benefits

- Convenience of E- Commerce functionality – submit application and pay online
- Communicate concerns via Mobile App
- Access information and data via website, eliminating need to submit OPRA

Unlimited Users

- All employees and Elected Officials are eligible for login credentials

Preloaded Data

- Assessment Records, Parcel Boundaries

All tax and parcel boundaries data is uploaded upon execution of contract from GovPilot, any updates thereafter need to be proactively provided to GovPilot from the customer. Accuracy of this information is the responsibility of the customer.

Cloud Based

- Access, manage and edit data from the office and in the field
 - No scaling limitations, local server installation, burdensome maintenance costs or time-consuming software updates
 - Data updates occur in real time, enabling office-based employees to collaborate with colleagues in the field via mobile device
-

Fields & Forms

- GovPilot works closely with assigned divisions and departments to modify the platform based on your unique needs
- Deploy flexible modules and forms integrated with pre-loaded data
- User-friendly, drag-and-drop interface
- Merge and log external data, attach documents, calendars, files and notes to individual property records with ease

Service Order

Lawndale, CA

Customer Name:	Lawndale, CA Draft Agreement	Billing Contact	
Billing Address:	14717 Burin Ave.	Billing Phone	
City, State, Zip:	Lawndale, CA, 90260	Billing Email	

Project Manager (person running onboarding on behalf of the customer)	
Name	
Email	
Title	
Phone	

Webmaster	
Full Name	
Email	
Phone	

Vendor	GovPilot LLC	Address	204 E. Main St
City, State, Zip	Manasquan, NJ 08736	Vendor Contact	Mike Sapienza
Pricing Valid Through:	5/15/2026	Term: (Months)	36
Annual Bill Date	You will be billed annually on the anniversary of the contract start date	Contract Start Date	

Annual Subscription

Package Level	Annual Subscription Fee
Modified Essentials Package	\$ 30,000.00

Module Name	Module Owner	Data Import	New or Existing
Building Permit (inc MEPs)		Yes	New
Business License		Yes	New
Report a Concern (Code Enf)		Yes	New
Animal License		Yes	New
Grading Permit		Yes	New
ROW / Encroachment Permit		Yes	New
Sign Permit		Yes	New
Tree Removal		Yes	New

Name	Price	QTY	Subtotal
Modified Essentials Package	\$ 30,000.00	1	\$ 30,000.00

First 2 added Modules will be \$4,000.00 each

Added Modules after 10, up to 20 are 3,000.00 each

Added Modules after 20 are 2,000.00 each

Subtotal	\$ 30,000.00
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Data Import \$ 6,000.00 (One Time Fee)

Discount \$ 0.00

Tax \$ 0.00

Total Year One \$ 36,000.00

Recurring Annual Fee	\$ 30,000.00
----------------------	--------------

TERMS: Pricing is based on an annual subscription fee which includes an unlimited number of user licenses, initial onboarding, and unlimited support. Payment is due upon execution of this agreement. Onboarding will not commence until payment has been received. This Agreement will take effect on the Effective Date and will remain in force for the initial term specified on the Service Order (“Initial Term”). After the “Initial Term” expires, the Agreement automatically renews for a “Renewal Term” of one (1) year. The Agreement will continue to renew after the expiration of each “Renewal Term”, with the next “Renewal Term” of one (1) year, unless either party provides the other party with written notice, 30 days prior to the expiration date, of that party’s desire not to renew. Unless otherwise agreed upon by the parties, each “Renewal Term” will have an increased annual rate of 10% over the annual rate in the expiring term. Failure to make payment within ten (10) days of renewal, or any other payment due date, will result in a notice of default. Failure to make payment within ten (10) days of notice of default will result in shut off of all Customer access to systems/modules and services. Service under the Agreement will not be restored until payment has been received. GovPilot does not waive any rights or remedies provided under the terms of this Agreement in the event of default. The [Master Subscription Agreement](#) between Client and PropertyPilot, LLC d/b/a GovPilot (the “MSA”), as it may be amended from time to time pursuant to the [MSA](#), the onboarding, and implementation process, and the onboarding statement of work are incorporated by reference in this Subscription Service Order (“Service Order”) all of which collectively, comprise the “Agreement.” Capitalized terms not defined in this Service Order have the meaning given them in the [MSA](#).

The person signing below represents that he or she is authorized to sign this Service Order on behalf of Client and that Client accepts this Service Order subject to the terms in the MSA. Signatory represents that all appropriate resolutions from the governing body, if appropriate, have been obtained to authorize execution of this Contract.

GovPilot’s liability to the Customer for actual, direct damages resulting from GovPilot’s performance hereunder and for any and all third party claims to the extent arising from GovPilot’s negligence, willful misconduct, or violation of law in fulfilling its obligations herein, shall be limited in the aggregate to the total amount of fees actually paid or payable by the Customer to GovPilot under this Agreement for the year previous to the incident which gave cause for such liability

GovPilot shall retain ownership rights to (1) all of its intellectual property, including any derivatives, modifications and enhancements thereto, (2) Confidential Information of GovPilot, and (3) any tools or scripting applications used, developed or created by GovPilot or its third party licensors during the performance of this Agreement.

PropertyPilot, LLC dba GovPilot	Lawndale, CA Draft Agreement
Signature:	Signature:
Name:	Authorized Signer:
Title: Chief Executive Officer	Title:
Date:	Date:



Onboarding and Implementation Process

Our Onboarding team is here to help you implement & launch GovPilot.

1. Kick-off Call	Your Account Manager & Onboarding Project Manager will coordinate a call with you to learn about how you will be leveraging GovPilot to gain further transparency into your day to day processes.
2. Variable Validation	To get started on your new GovPilot deployment, we need to confirm the information you’ve provided us during the sales process. This will also be a great opportunity for us to collect any additional information to ensure a successful on-boarding experience.
3. Variable Implementation**	During this time, our Onboarding team will be building out the modules you signed for. While this process typically takes 45-60 Days, there are times we need additional clarification. Please be sure to respond to any inquiries in a timely fashion so we can ensure a timely delivery of your services.
4. Team Training	We’ll provide a one-time, 1 hour live web training, per module and Q&A focused on your end-user team members. We’ll deliver the training using your modules so that the users know exactly how to work with GovPilot. We’ll also provide access to our premier knowledge-base so your team can get the answers to their questions instantly!

**Variable Validation is subject to the terms stated within the Onboarding Statement of Work



Onboarding Statement of Work

Objectives

The objective of GovPilot's onboarding engagement is to collect and implement the necessary information to configure the purchased Modules and their corresponding template variables. This engagement also includes the training of the software in accordance to the pricing table of this document.

Scope of Work

Work will include the modification of variables as specified on the **Service Order** under **Initial Templated Modules Selected from the GovPilot Catalog** on a per module basis with a maximum of 12 hours of configuration per module. While the variables we will modify differ on a per module basis, variables are generally inclusive but not limited to the following.

- Fees
- Licenses
- Permits
- Ordinances
- Pick-list Fields
- Employees
- Workflow Routing

Any additional work requested beyond the specified variables and the 12 hour time limit on a per module basis would be charged a professional services rate of **\$150/hour** pending customer approval.

Deliverables

GovPilot will deliver the following deliverables as part of your onboarding:

- Selected Templated Modules from the GovPilot Catalog stated on the **Service Order** under **Initial Modules Selected** with fully implemented variables as provided by the Customer
- Live web training of the modules

Tasks and Responsibilities

Our ability to provide a successful onboarding experience for our customers is a shared effort. It is crucial that all parties provide timely responses to any inquiries pertaining to the On-boarding.

Task	Responsibility	
Provide Variable Gathering Tool(s) for completion	GovPilot	
Completion of the Variable Gathering Tool	Lawndale, CA	Draft Agreement
Host Review of Collected Variables with Customer	GovPilot	
Responses to any additional follow ups for clarification of provided variable data	Lawndale, CA	Draft Agreement
Delivery of Completed Modules	GovPilot	
Host and Attendance of Training	Lawndale, CA	Draft Agreement
Provide Live Web Training to Customer	GovPilot	

Timeline for Completion of Work

Upon receipt and review of complete set of variable information collected from the customer, GovPilot’s anticipated deployment time of a module is 45-60 days. GovPilot assumes a 24-48 hour response time from the customer upon any requests for clarification. Failure to respond in a timely response will result in a delay of your module deployment. Once a module is deployed, GovPilot reserves the right to put out a press release regarding the module deployed for your account.

Data Import Restrictions

Please note that data will be imported **AS IS. All Data Imports for all modules are subject to a fee, no matter what contract package you are purchasing.** Any errors included in the data set will be compiled and provided back to the customer for correction. It is the responsibility of the customer to correct the data and resubmit it to GovPilot should they want it included in their data set. It is the customers responsibility to obtain their legacy data, GovPilot will not be communicating with third party software vendors on behalf of the customer nor obtaining access to third party software. GovPilot will perform a maximum of two data imports per module. This requires the customer to provide data to GovPilot on two separate occasions. The first data import will be to validate and test the legacy data to ensure quality and accuracy during the onboarding process. The second and final data import will be performed the business day before the module is due to launch. In the event the customer is brining on legacy data after the module has launched the time and date of the second data import will be coordinated between GovPilot and the customer. Acceptable file types include, MS SQL, Excel, MS Access, CSV.

In the event the customer is providing the legacy data the business day the module is set to launch, GovPilot must receive the data at 3pm on the day prior to launch. Failure to provide data no later than 3pm EST will result in a rescheduling of your module launch date.

In the event the customer is negligent in not providing all data, or provides incorrect data, pertaining to a module resulting in more than 2 data imports, the customer will be charged \$250/hour for any subsequent time spent reimporting data after the

second data import. In the event the customer requests more than two data imports they will be charged \$250/hour for any subsequent time spent after the second data import.

Such errors may include, but are not limited to:

- Incorrect data type for the field
 - E.g., Email addresses in phone number fields / symbols in text and or number fields
- **For importing of data that is property related.** If there is no existing block and lot or parcel ID to link the record to, those records will not be imported.
 - The client can update those unique parcel identifiers and provide back to GovPilot should they wish to have those records in the system.

Credit Card Vendor Integration - GovPilot is currently integrated with 11 credit card vendors. There is no additional charge to configure your modules to take credit card payment for any of the 11 listed. If you would like an integration with a vendor not on the list, there will be an additional cost of \$250/hour in order to perform that integration. GovPilot also reserves the right to refuse integration based on documentation provided by the third party credit card vendor, or length of time in order to complete the integration.

1. Authorize.net
 2. Municipay
 3. Xpress BillPay
 4. Network Merchants Inc (NMI)
 5. Heartland
 6. Payeezy
 7. Elavon
 8. The Satellite.Biz
 9. Value Payment Systems
 10. FIS Global
 11. CardX
 12. Stripe
-

Minimum & Recommended System Specifications

The following system specifications for desktop PCs & Laptops:

Minimum Specifications

- OS: Windows 10 32/64-bit.
- CPU: Intel Core i3.
- RAM: 8GB RAM.
- Monitor: 19-inch.
- Network: Broadband Internet connection 50mbps with Latency <10ms.
- Browser: Any supported browser (see supported browser list).

Recommended Specifications

- OS: Windows 10 64-bit or Windows 11 64-bit.
- CPU: Intel Core i5 or more.
- RAM: 16GB RAM or more.
- Monitor: 24-inch or more (preferred wide screen).
- Network: Broadband Internet connection 100mbps with Latency <10ms.
- Browser: Any supported browser (see supported browser list).

Minimum Specifications for Mobile tablets:

- OS: Latest stable version update
- CPU: 1GHz or more
- RAM: 4GB RAM.
- Monitor: 10-inch or more
- Network: Wi-fi or Cellular 4G or more.
- Browser: Any mobile browser (see supported browser list).

Browser	Desktop/Mobile Devices
MICROSOFT® INTERNET EXPLORER®	Not Supported
MICROSOFT® EDGE (NON-CHROMIUM)	Not Supported
MICROSOFT® EDGE CHROMIUM	Latest stable browser version supported
GOOGLE CHROME™	Latest stable browser version supported
MOZILLA® FIREFOX®	Latest stable browser version supported
APPLE® SAFARI®	Latest stable browser version supported

TIP: For optimum performance, we recommend that users devices adopt the Google Chrome™ or Microsoft® EDGE browser and machines with 8 GB of RAM, 64-bit OS, 21-inch monitor and minimum 50mbps network bandwidth.
Note that 32-bit systems are subject to memory limitations. To take full advantage of the added RAM, use 64-bit versions of both the OS and the browser.

Certificate Of Completion

Envelope Id: 13830E6A-8BE2-47D5-AE7B-358741F3E616

Status: Sent

Subject: GovPilot Lawndale CA Subscription Contract: Complete with DocuSign

Source Envelope:

Document Pages: 12

Signatures: 0

Envelope Originator:

Certificate Pages: 5

Initials: 0

Mike Sapienza

AutoNav: Enabled

204 East Main Street

Envelopeld Stamping: Enabled

Manasquan, NJ 08736

Time Zone: (UTC-05:00) Eastern Time (US & Canada)

mike@govpilot.com

IP Address: 35.140.208.16

Record Tracking

Status: Original

Holder: Mike Sapienza

Location: DocuSign

4/10/2026 12:27:44 PM

mike@govpilot.com

Signer Events

Signature

Timestamp

Mike Sapienza

Sent: 4/10/2026 12:47:54 PM

mike@govpilot.com

Viewed: 4/10/2026 12:48:23 PM

Bergen County, NJ 2024

Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Javier Muniz

javier.muniz@govpilot.com

Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:
Accepted: 4/7/2026 4:18:29 PM
ID: a92fab9f-58c2-44ca-9992-17e4ae273837

Peter Kann

pkann@lawndale.ca.gov

Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

GovPilot Invoicing

invoice@govpilot.com

Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Carbon Copy Events	Status	Timestamp
Scott Wysocki swysocki@govpilot.com Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign		
Breeann Williams bwilliams@govpilot.com Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign		
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	4/10/2026 12:47:54 PM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, GovPilot (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact GovPilot:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: mmcateer@govpilot.com

To advise GovPilot of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at mmcateer@govpilot.com and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from GovPilot

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to mmcateer@govpilot.com and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with GovPilot

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to mmcateer@govpilot.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify GovPilot as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by GovPilot during the course of your relationship with GovPilot.

ATTACHMENT B

CITY OF LAWNDAL
14717 Lawndale Blvd.
Lawndale, CA 90260

RFP NO. BN-2507-09 Software Services

VENDOR'S RESPONSES TO
RFP FOR SOFTWARE SERVICES

RFP PROPOSAL

FAILURE TO COMPLETE ALL ITEMS IN THIS SECTION MAY INVALIDATE RFP.

The following Proposal is submitted to the City of Lawndale.

Proposal Submitted By:

MICHAEL SAPIENZA

GovPilot.com

Name of Company

Website

GovPilot

Address

204 E. MAIN ST.

City/State/Zip Code

MANASSAS VA 20108

MIKE@GovPilot.com
info@GovPilot.com

Printed Name/Title of Contact

Email

MICHAEL SAPIENZA NRE SAs Dir.

MIKE@GovPilot.com

Telephone Number/Fax Number

732-850-7819

Form of Business Organization:

Please indicate the following (check one):

Corporation ☒

Partnership ☐

Sole Proprietorship ☐

Other: LLC

Business History:

How long have you been in business under your current name and form of business organization?

12+ Years

If less than three (3) years and your company was in business under a different name, what was that name?

Addenda Received:

Please indicate addenda information you have received regarding this RFP:

Addendum No. _____ Date Received: _____

Addendum No. _____ Date Received: _____

Addendum No. _____ Date Received: _____

No Addenda received regarding this RFP: 0

Proposer's Information:

Contractor's License Number: N/A Expiration date: N/A

Subcontractor's Information:

If subcontractors will be used in the performance of this project, the following information must be provided for each subcontractor:

Company Name: N/A

Address: _____

Contractor's License Number: _____ Expiration date: _____

Delivery:

What is the lead time for delivery and installation? 4-6 Days weeks (circle one)

References:

Please supply the names of companies/agencies for whom you recently supplied and installed comparable goods as requested in this RFP.

IN Proposal

Name of Company/Agency	Address	Person to contact/Telephone No.
------------------------	---------	---------------------------------

Name of Company/Agency	Address	Person to contact/Telephone No.
------------------------	---------	---------------------------------

Name of Company/Agency	Address	Person to contact/Telephone No.
------------------------	---------	---------------------------------



8. Conclusion

In conclusion, GovPilot is committed to delivering a cloud-based software solution that will empower **Lawndale, CA** to optimize its operations, enhance citizen services, and achieve greater efficiency. We believe our experience, expertise, and innovative approach make us the ideal partner for this critical project.

Thank you for considering our proposal. We look forward to the opportunity to work with your staff and contribute to its success. Should you have any questions or require additional information, please do not hesitate to contact us.

Sincerely,

Michael Sapienza

Mike Sapienza

National Sales Director

GovPilot, LLC

mike@govpilot.com

732-850-1819

GovTech 100 Award Winner Six Years in a Row





Proposal Cover

GovPilot, LLC

204 East Main Street

Manasquan NJ, 08736

732-850-1819

mike@govpilot.com

7/30/2025

Hrant Manuelian, Director of Finance/City Treasurer

Lawndale, CA

Subject: **Proposal for RFP**

Dear Hrant,

I am pleased to submit this proposal on behalf of GovPilot in response to the Request for Proposal (RFP) solicitation for cloud-based software by the city of **Lawndale, CA**. Our team has carefully reviewed the requirements outlined in the RFP and is committed to providing a comprehensive, innovative, and scalable solution to meet the unique needs of your esteemed organization.

1. Executive Summary

GovPilot is a leading provider of cloud-based software solutions with a track record of successful implementations in various government entities. Our proposed software solution is designed to streamline local government operations, enhance citizen engagement, and improve overall efficiency. Our company is privately owned by its founder & CEO, Michael Bonner. There are executive staff and managers but most of the 50+ employees are engineers, developers, IT and support.

2. Company Overview

GovPilot is an established and reputable organization with over 12 years of experience in delivering cutting-edge technology solutions. We have a dedicated team of skilled professionals who specialize in creating software to

address the diverse needs of government institutions. We currently operate in 34 states with great success. Our core values revolve around customer satisfaction, innovation, and data security.

3. Solution Overview:

Our proposed cloud-based software is a comprehensive suite that encompasses key modules, to meet the RFP requirements:

3.1. Citizen Engagement Platform

- A frictionless, user-friendly digital application system to facilitate seamless communication between citizens and the local government.
- GovAlert phone application for service requests and issue reporting with automated tracking and status updates. Available in the Google & Apple play store.
- Integrations with over a dozen of the top credit card merchants, for fast, convenient payments
- GIS map for public access to information layers, tax data and also for internal staff use.

3.2. Administrative Management

- An integrated platform to streamline administrative tasks, that can be scaled up to include Construction, Planning, Zoning, DPW, Clerks, Code, Economic Development, GIS, Health and more.
- Document management system to organize, store, and access official records securely.
- Workflow automation to increase productivity and reduce manual intervention.
- Unlimited data storage.

3.5. Data Security and Privacy

- GovPilot operates in the top-rated Microsoft Azure cloud, with multiple back-up servers throughout the country.
- Robust encryption and multi-factor authentication to safeguard sensitive information.
- Regular security audits and updates to ensure compliance with industry standards.
- SOC 2 type 1 and 2 Certifications.
- Data backup and disaster recovery plans to prevent data loss.

4. Implementation Plan

We propose a phased implementation approach that ensures minimal disruption to your existing operations. Our team of experts will work closely with your staff to understand specific requirements, configure the software to align with your processes, and provide comprehensive training for a smooth transition. Most modules can be configured (each module includes 12 hours of configuration), reviewed, trained, and deployed in 4 to 6 weeks, easily meeting your schedule requirements.

5. Pricing

Our pricing is competitive and transparent, based on the scope of the project and the modules selected. We offer flexible subscription models to suit your budgetary needs. We offer a 5-module Essentials package, 10-module Professional, 20-module Enterprise, and the Unlimited package with access to over 125 modules.

Lawndale, CA recommended module package, per RFP scope: 5-Module Essentials

5 Module Essentials Package	\$20,000.00
------------------------------------	--------------------

Modules included, which can also be swapped to any other module from our catalog of 125+ modules, before configuration:

1. Building Permit
2. Business License
3. Report a Concern (Code Enforcement)
4. Animal License
5. TBD

Implementation cost	0.00
Training cost:	0.00
Live Support	0.00
Unlimited user(s) cost:	0.00
Data migration (one time cost)	6,000.00
Total Year 1	\$26,000.00
Total years 2-5	\$20,000.00

6. Qualifications

- **Migrate Data:** This can be done if it is provided in a usable file format for an import (MS SQL, MS Access, Excel, CSV, etc). Any legacy PDF's or other typical file types can be added to any property record manually as well by staff. But adding paper files by GovPilot is NOT included.
- **Credit Card payments:** We are integrated with 12 Credit card processors.
- **As with other California** customers, we would be exempt from Work Comp, Auto insurance, etc, as we have no California employees and will not be on site with personal.
- **Indemnification** will be limited to \$250,000 of the insurance coverage
- **GovPilot's Service Order** & terms must be signed. We can provide upon request.

7. Support and Maintenance

GovPilot provides ongoing support and maintenance for our software solution. Our customer support team is available Monday – Friday 8:30 to 5pm EDT via a direct live chat, email or phone, to address any concerns or technical issues that may arise.

Relationship Manager, Customer Success and Deployment Team Leads

1. Scott Wysocki	swysocki@govpilot.com	Director of onboarding
2. George Lockwood	george@govpilot.com	Director of Support
3. Mike Rendine	michaelr@govpilot.com	Lead onboarding specialist.
4. Mike Sapienza	mike@govpilot.com	National Sales Director

7. Client Testimonials

We encourage you to review our client testimonials and case studies to gain insight into how our cloud-based software has transformed operations in other government entities. These can be seen on our website and in the world's # 1 software review website [Capterra](#). We have over 72 verified reviews and hold an almost perfect 5-star rating. Here are some references that utilize our services, as in your RFP request:

- Kingsburg, CA – AJ O'Connell buildingplanning@cityofkingsburg-ca.gov [559-857-5328](tel:559-857-5328)
- Atlantic City New Jersey – Patrick Quinlan pquinlan@cityofatlanticcity.org [609-347-5854](tel:609-347-5854)
- Blakely Borough PA, Chris Paone cpaone@blakelyborough.org [570-383-3343](tel:570-383-3343)

ATTACHMENT C



PREPARED FOR THE CITY OF LAWNDAL, CALIFORNIA

GovPilot Platform Overview

A modern operating system for local government —
one platform, every department.



Built for the *Heart of the South Bay*.

Why GovPilot?

One platform built for every department in Lawndale — no per-user fees, no silos, no paper.

- ✓ Unlimited users — every staff member, every department, one flat cost
- ✓ All-in-one platform — Planning, Code Enforcement, Public Works, Licensing & more
- ✓ Cloud-based & mobile-ready — access from anywhere
- ✓ Built-in reporting — real-time data across every department
- ✓ Fast implementation — go live in weeks, not months
- ✓ Dedicated support — onboarding, training & ongoing success management included

Planning Department

Streamline permits, zoning, and land-use reviews — all in one place.

- ✓ Online permit applications & automated routing
- ✓ Construction, zoning & sign permit tracking
- ✓ Configurable dashboards for every inspector
- ✓ Built-in scheduler, map view & task management
- ✓ Real-time status updates for residents & staff
- ✓ Fully digital — no paper, no manual follow-up

Planning Department — Live Dashboard

GovPilot

New Record

Home

Modules

Recently Viewed

Map

Scheduler

My Tasks

Favorites

Flags

Reports

Log

Recycle Bin

Property Address Search ...

Dashboard

Construction Permit + 106 Approved by Building

Construction Violati... + 13 All Construction Violations

Zoning Projects + 26 Zoning Permits

Accessory Structure + 6 Acc Structure Zoning Permits

Sign Permit + 5 Sign Permits

+ Add a tile

Recent Records

Property	Form	Record Type	Reference	Status	Other	Property Address	Last Modified
		Tree Removal Permit	TRMV-2024-001	New	Oct 29 2024 8:10AM	12 NASSAU RD	4/28/2026 1:30:19 PM
		Landlord Registration	LR-2023-00001	Registered		123 ALEXANDER AVE	4/22/2026 4:46:43 PM
		Landlord Registration	LR 2026 00001	Registered		123 STONEBRIDGE RD	4/22/2026 4:25:05 PM
		Landlord Registration	LR 2026 00001	New		123 ALEXANDER AVE	4/22/2026 4:46:43 PM

View More

Code Enforcement

Track, investigate & resolve code violations with speed and accountability.

- ✓ Online public complaint submissions
- ✓ Automated case assignment & routing
- ✓ 73 new complaints tracked in real time
- ✓ Inspector scheduling & field visit logging
- ✓ Photo & document attachments per case
- ✓ Customizable violation categories & workflows

Code Enforcement — Live Dashboard



Property Address ▾

Search ...



 New Record

 Home

 Modules

Recently Viewed

 Map Scheduler

 My Tasks

♥ Favorites

 Flags

Reports

 Loc Recycle Bin

Dashboard

Report a Concern + ⓘ

73

New Code complaints:

19

[Report a Concern](#)

756



Add a tile

Recent Record

[View More](#)

Property	Form	Record Type	Reference	Status	Other	Property Address	Last Modified
		Tree Removal Permit	TRMV-2024-001	New	Oct 29 2024 8:10AM	12 NASSAU RD	4/28/2026 1:30:19 PM
		Landlord Registration	LR-2023-00001	Registered		123 ALEXANDER AVE	4/22/2026 4:46:43 PM
		Landlord Registration	LR-2026-00001	Registered		123 STONEBRIDGE RD	4/22/2026 4:25:05 PM
							

Department of Public Works

Digitize public works operations — from potholes to right-of-way permits.

- ✓ 6 DPW potholes tracked & assigned
- ✓ 73 new resident concerns auto-routed
- ✓ Work order creation & field staff dispatch
- ✓ Real-time dashboard for supervisors

Department of Public Works — Live Dashboard

GovPilot

New Record

Home

Modules

Recently Viewed

Map

Scheduler

My Tasks

Favorites

Flags

Reports

Log

Recycle Bin

Property Address

Search ...

Dashboard

Report a Concern +

6

DPW Potholes

Report a Concern +

73

New concerns

Right of Way +

5

ROW Permits

Right of Way +

5

Grading Permits

+

Add a tile

Recent Records

Property	Form	Record Type	Reference	Status	Other	Property Address	Last Modified
		Tree Removal Permit	TRMV-2024-001	New	Oct 29 2024 8:10AM	12 NASSAU RD	4/28/2026 1:30:19 PM
		Landlord Registration	LR-2023-00001	Registered		123 ALEXANDER AVE	4/22/2026 4:46:43 PM
		Landlord Registration	LR-2026-00001	Registered		123 STONEBRIDGE RD	4/22/2026 4:25:05 PM
		Landlord Registration	LR-2026-00004	New		123 ALEXANDER AVE	4/22/2026 4:19:45 PM

View More



Licensing

Automate business licensing, renewals & dog licenses — end to end.

- ✓ 15 new Business Registration applications
- ✓ 2 denied, 30 pending renewal — tracked live
- ✓ 13 new & 61 issued dog licenses managed
- ✓ 69 dog licenses flagged for non-renewal

Licensing — Live Dashboard

GovPilot

New Record

Home

Modules

Recently Viewed

Map

Scheduler

My Tasks

Favorites

Flags

Reports

Log

Recycle Bin

Property Address

Search ...

22

Dashboard

Business Registration

15

New Business Reg Applications

Business Registration

2

Business Registration Denied

Business Registration

30

Renewal pending Business Reg

Dog License

13

Dog New

Dog License

61

Dog Issued

Dog License

69

Dog Not Renewed

+

Add a tile

Recent Records

Property	Form	Record Type	Reference	Status	Other	Property Address	Last Modified
		Tree Removal Permit	TRMV-2024-001	New	Oct 29 2024 8:10AM	12 NASSAU RD	4/28/2026 1:30:19 PM
		Landlord Registration	LR-2023-00001	Registered		123 ALEXANDER AVE	4/22/2026 4:46:43 PM
		Landlord Registration	LR-2026-00001	Registered		123 STONEBRIDGE RD	4/22/2026 4:25:05 PM
		Landlord Registration	LR-2026-00004	New		123 ALEXANDER AVE	4/22/2026 4:19:45 PM

View More

Property Profile

Get a complete 360° view of every property

- ✓ Full tax assessment & ownership records
- ✓ Property photos, maps & AVM integration
- ✓ View all permits, licenses & violations linked
- ✓ Sales history & legal description
- ✓ Flag properties & add notes for follow-up
- ✓ Search any property by address in seconds

Property Profile — Live View

+

Home

Layers

History

Map

Calendar

Tools

Heart

Flag

Bar Chart

Folder

Trash

GovPilot

Property Address Search ...

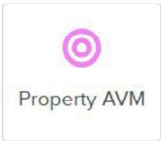
22

Property Profile

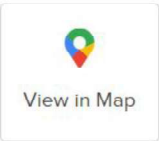
123 ALEXANDER AVE
MONTCLAIR TWP NJ 07043

BLOCK 1:
2805
LOT: 9

Units ☐ Hide From Public View



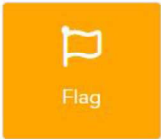
Property AVM



View in Map



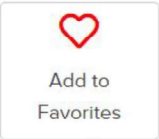
Tax Map



Flag



New Record



Add to Favorites

All Records 487

Layers 4

Sales History

Attachments 8

Notes 3

Archive

Assessment Change Log 3

Flagged Log

Form Type

Accessory Structure (1)

Form	Reference	Status	Balance Due	Other	Last Modified
2023340033_Microsof... 2023-12-05 10:38:32					

1 - 1 of 1 items

Alcohol License (1)

Animal License (2)

Tax Assessment Information

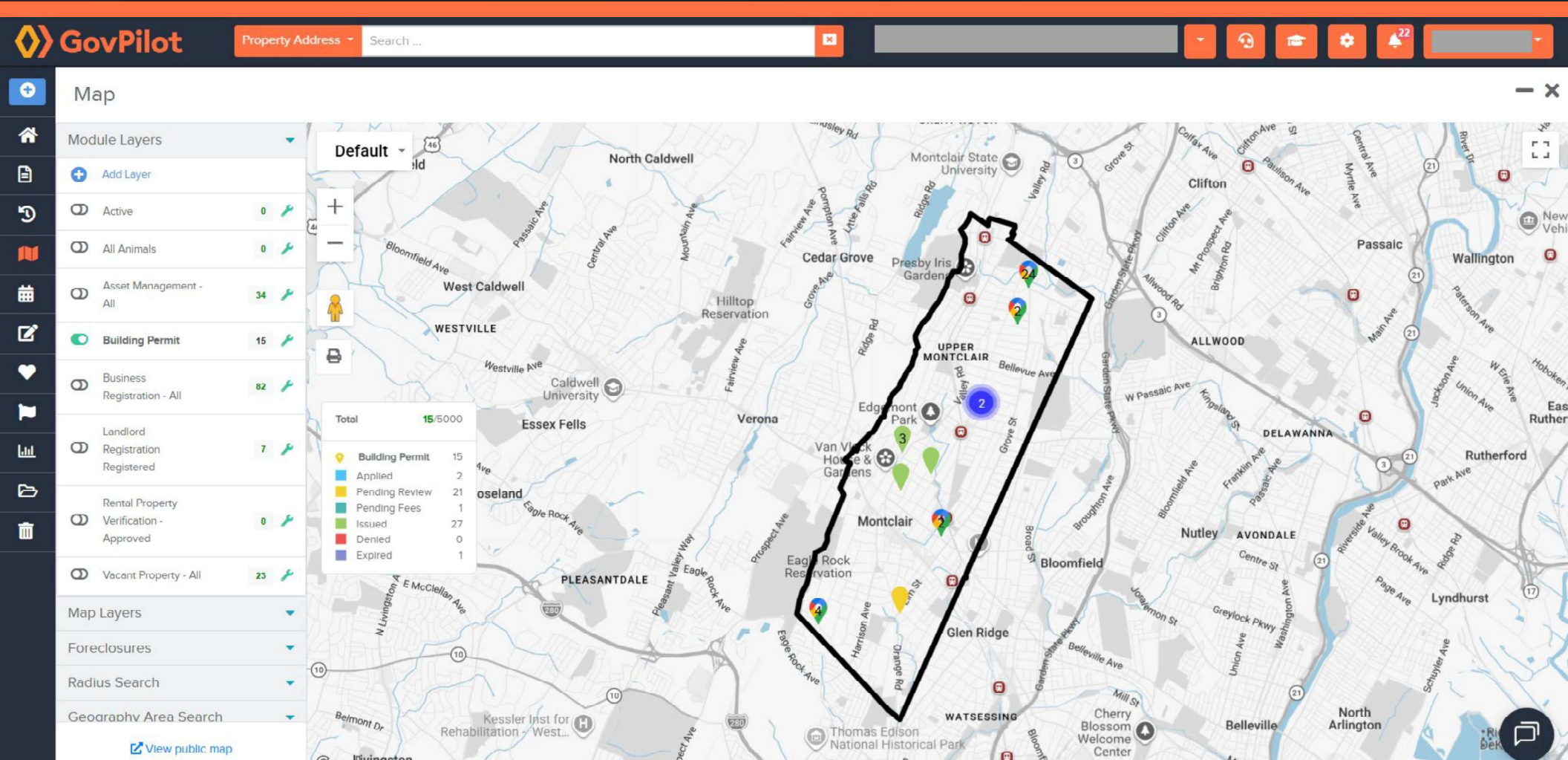
ASSESSMENT BUILDING	\$147,000.00
ASSESSMENT LAND	\$385,800.00
ASSESSMENT TOTAL	\$532,800.00
BLOCK 1	2805
BUILDING AREA(SQ.FT)	1486
CENTER	POINT (-74.194452193935447 40.85038667646738)
DEED BOOK	20190
DEED PAGE	73555
EPL DESCRIPTION	000
EPL FURTHER FILING DATE	0000000
EPL INITIAL FILING DATE	0000000
EPL OWNER	00
EPL TYPE USE	00
FC AUCTION DATE	1/1/1900
FC DOCKET NUMBER	0
FC DOCKET YEAR	0
FC JUDGMENT AMOUNT	\$0.00
FC MORTGAGE AMOUNT	\$0.00
FC MORTGAGE YEAR	0
GEO LOCATION	-74.194452193935447 40.85038667646738
LAND DESCRIPTION	66X109 IRR
LAST SALE DATE	8/7/2019
LAST SALE PRICE	\$550,000.00
LEGAL DESCRIPTION	ADDITIONAL LOTS: 4-C,30
LOT 1	9
LOT SIZE	0
MAILING CITY,STATE,ZIP CODE	MONTCLAIR, NJ 07043
MAILING STREET	123 ALEXANDER AVE
MORTGAGE ACCOUNT	0.00
MORTGAGE BANK CODE	00672
MULTIPLE UNITS	N
NON-USABLE SALES CODE	0

GIS Map

See every permit, violation & service request pinned to the map — citywide.

- ✓ Interactive GIS map across all departments
- ✓ Filter by permit type, status, or department
- ✓ Pinpoint violations, work orders & inspections
- ✓ Property boundary & parcel data overlay
- ✓ Real-time updates as records are created

GIS Map — Live View



Reporting

Turn data into decisions. GovPilot delivers built-in reporting across every department — no manual spreadsheets required.

- ✓ Pre-built reports for permits, violations, licenses & DPW
- ✓ Filter by date range, department, status & property
- ✓ Export to Excel
- ✓ Track performance metrics & staff workloads

BUILDING BETTER TOGETHER

Let's modernize your community.

Ready to bring GovPilot to Lawndale?

One platform. Every department. Fully connected.



CITY OF LAWDALE

14717 BURIN AVENUE, LAWDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ <https://www.lawndalecity.ca.gov>

DATE: May 4, 2026
TO: Honorable Mayor and City Council
FROM: Gregory M. Murphy, City Attorney
PREPARED BY: Gregory M. Murphy, City Attorney
Raylette Felton, Interim City Manager
SUBJECT: **Discussion of Potential Cell Phone Policy**

BACKGROUND

At the City Council meeting of March 2, 2026, Councilmember Pat Kearney raised the issue of cell phone usage during City Council meetings and asked for a discussion regarding the development of a cell phone policy. Subsequent to the meeting, Councilmember Kearney informed the City Attorney's Office that he was concerned about issues potentially arising from the California Supreme Court's decision in the *City of San Jose v. Superior Court* case from 2017. At the trial court level in that case, reports noted that questions had been raised by members of the public about use of cell phones during city council meetings. The case ultimately stands for the proposition that private devices are subject to the California Public Records Act, but those questions from the public remain relevant today.

STAFF REVIEW

Staff has reviewed the current City policies and there is no current policy governing cell phone usage during City Council meetings. There are good reasons for use of cell phones during meetings, as well as good reasons to limit or discourage cell phone usage during meetings. Should the City Council desire a formal policy, this discussion could result in direction to create such a policy.

LEGAL REVIEW

The City Attorney's office has reviewed the request for a discussion and will provide legal input during the discussion if asked.

FISCAL IMPACT

None.

RECOMMENDATION

Staff recommends that the City Council: 1) Discuss the potential for a formal policy to govern in-meeting use of cell phones; and 2) give staff such direction as appropriate.



CITY OF LAWNDALE

14717 BURIN AVENUE, LAWNDAL, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ <https://www.lawndalecity.ca.gov>

DATE: May 4, 2026
TO: Honorable Mayor and City Council
FROM: Raylette Felton, Interim City Manager
PREPARED BY: Vanesa Alvarez, Administrative Assistant
SUBJECT: **Report of Attendance at Meetings**

No supporting documentation was forwarded to the City Clerk Department for this item.



CITY OF LAWNDALE

14717 BURIN AVENUE, LAWNDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ www.lawndalecity.org

DATE: May 4, 2026
TO: Honorable Mayor and City Council
FROM: Raylette Felton, Interim City Manager
PREPARED BY: Vanesa Alvarez, Administrative Assistant
Yvette Palomo, Assistant City Clerk
SUBJECT: **Conference with Legal Counsel – Existing Litigation**

The City Council will conduct a closed session, pursuant to Government Code section 54956.9(d)(1), to discuss existing litigation: Name of Case: City of Lawndale v. LA Investment, LLC (LA Superior Court Case No. 20TRCV00065).



CITY OF LAWNDALE

14717 BURIN AVENUE, LAWNDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ www.lawndalecity.org

DATE: May 4, 2026
TO: Honorable Mayor and City Council
FROM: Raylette Felton, Interim Executive Officer
PREPARED BY: Vanesa Alvarez, Administrative Assistant
SUBJECT: **Conference with Legal Counsel – Existing Litigation**

BACKGROUND

The City Council will conduct a closed session, pursuant to Government Code section 54956.9(d)(1), to discuss existing litigation: Name of Case: Suarez v. County of Los Angeles et al. (CD California, Case No. 2:26-cv-2943).