



SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY

SPECIAL MEETING AGENDA JANUARY 14, 2016 8:00 A.M.

Location: City Council Chamber, 15651 East Stafford Street, City of Industry, California

Addressing the Agency:

- ▶ **Agenda Items:** *Members of the public may address the Successor Agency on any matter listed on the Agenda. In order to conduct a timely meeting, there will be a three-minute time limit per person for any matter listed on the Agenda. Anyone wishing to speak to the Successor Agency is asked to complete a Speaker's Card which can be found at the back of the room and at each podium. The completed card should be submitted to the Secretary prior to the Agenda item being called and prior to the individual being heard by the Successor Agency.*
- ▶ **Public Comments (Agenda Items Only):** *During oral communications, if you wish to address the Agency Board during this Special Meeting, under Government Code Section 54954.3(a), you may only address the Agency Board concerning any item that has been described in the notice for the Special Meeting.*

Americans with Disabilities Act:

- ▶ *In compliance with the ADA, if you need special assistance to participate in any meeting (including assisted listening devices), please contact the Office of the Secretary to the Successor Agency (626) 333-2211. Notification of at least 72 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting.*

Agendas and other writings:

- ▶ *In compliance with Government Code Section 54957.5(b), staff reports and other public records permissible for disclosure related to open session agenda items are available at City Hall, 15625 East Stafford Street, Suite 100, City of Industry, California, at the office of the Secretary of the Successor Agency during regular business hours, Monday through Friday, 9:00 a.m. to 5:00 p.m.*

-
1. Call to Order
 2. Flag Salute
 3. Roll Call
 4. Public Comments
-

5. **BOARD MATTERS**

- 5.1 Consideration of the minutes of the September 25, 2015 regular meeting of the Successor Agency to the Industry Urban-Development Agency.

RECOMMENDED ACTION: Approve the minutes.

- 5.2 Consideration of the Annual Audited Financial Statements for the Fiscal Year Ended June 30, 2015 for the Successor Agency.

RECOMMENDED ACTION: Approve, receive, and file the Financial Statements.

- 5.3 Approval of Change Order No. 1 to International Line Builders, in the amount of \$17,131.18 for installation of intermediate spacers and additional yards of concrete for duct encasement in conjunction with Industry Business Center 66KV Transmission Line Relocation, Contract No. IBC-0383R, as identified in Line Item No. 281 of the Recognized Obligation Payment Schedule.

RECOMMENDED ACTION: Approve Change Order No. 1.

- 5.4 Consideration of an easement for driveway access purposes in conjunction with the Fullerton Avenue Grade Separation project.

RECOMMENDED ACTION: Approve the Easement subject to approval by the Oversight Board and the Department of Finance.

- 5.5 Consideration of an Acknowledgment of Donations form to grant Caltrans an easement for the westbound off-ramp without compensation.

RECOMMENDED ACTION: Approve the Acknowledgment form and authorize the execution of the transfer documents, subject to approval by the Oversight Board and Department of Finance.

- 5.6 Consideration of authorization to rebid for solicitation of public bids for Contact No. IBC-0381R, Industry Business Center, Phase 2 Mass Grading, West Side, for an estimated cost of \$35,300,000.00, as identified in Line Item No. 289 of the Recognized Obligation Payment Schedule.

RECOMMENDED ACTION: Approve the plans and specifications, and re-authorize the advertising the solicitation of sealed bids.

- 5.7 Consideration of a Facilities Relocation Agreement with Southern California Edison for the relocation of the transmission lines that currently cut across the middle of the site on large towers, and issuance of a check in the amount of \$3,600,000.00. The expenditure is identified in Line Item No. 202 of the Recognized Obligation Payment Schedule.

RECOMMENDED ACTION: Approve the Agreement.

- 5.8 Consideration of a cost estimate and an expenditure in the amount of \$65,826.00 to Walnut Valley Water District (WVWD) for the conversion of an existing air vacuum to temporary manual air release, installation of temporary metered service, and hydraulic modeling of recycled water system for the Industry Business Center Development. The expenditure is identified in Line Item No. 205 of the Recognized Obligation Payment Schedule.

RECOMMENDED ACTION: Approve the Cost Estimate, and authorize the expenditure and issuance of a check in the amount of \$65,826.00.

- 5.9 Consideration of approval of Applications for Electrical Facilities and Energy Load Information Agreement between the City of Industry and Successor Agency to the Industry Urban-Development Agency for the landfill treatment facility, maintenance area lighting, irrigation controllers, and irrigation booster pumps.

RECOMMENDED ACTION: Approve the applications.

- 5.10 Consideration of Amendment No. 17 to Consultant Contract No. 5-JACOBS 05-01 MP 03-10 for Jacobs Engineering Group, Inc., to perform additional civil engineering design services as identified in Line Item No. 117 of the Recognized Obligation Payment Schedule.

RECOMMENDED ACTION: Approve the Amendment.

6. **CLOSED SESSION**

- 6.1 Conference with real property negotiators pursuant to Government Code Section 54956.8:

Property: 333 Turnbull Canyon Road, City of Industry
Agency Negotiators: Executive Director and Agency Legal Counsel
Negotiating Parties: James Randal, Trustee of the James and Eleanor Randalk Trust dated June 1, 1993, LW Investments, and Snak King,
Under Negotiation: Price and terms

- 6.2 Conference with real property negotiators pursuant to Government Code Section 54956.8:

Property: 333 Hacienda Boulevard, City of Industry
Agency Negotiators: Executive Director and Agency Legal Counsel
Negotiating Parties: LW Investments, Fu Xiang, Inc., and Kensington Advisors
Under Negotiation: Price and terms

7. Adjournment.

SUCCESSOR AGENCY

ITEM NO. 5.1

SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
SEPTEMBER 24, 2015
PAGE 1

CALL TO ORDER

The Regular Meeting of the Successor Agency to the Industry Urban-Development Agency was called to order by Chairman Radecki at 8:35 a.m., in the City of Industry Council Chamber, 15651 East Stafford Street, California.

FLAG SALUTE

The flag salute was led by Chairman Radecki.

ROLL CALL

PRESENT: Mark Radecki, Chairman
Cory Moss, Vice Chairman
Roy Haber, Board Member
Newell Ruggles, Board Member

STAFF PRESENT: Paul Philips, Executive Director; James Casso, Legal Counsel; and Diane M. Schlichting, Assistant Secretary.

PUBLIC COMMENTS

Mr. John Casperson approached the Board to inquire about the status of selling the Tres Hermanos property and to express his interest in purchasing the property.

CONSIDERATION OF THE MINUTES OF THE JUNE 25, 2015 REGULAR MEETING OF THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY

MOTION BY BOARD MEMBER HABER, AND SECOND BY BOARD MEMBER RUGGLES TO APPROVE THE MINUTES. MOTION CARRIED 4-0.

CONSIDERATION OF THE MINUTES OF THE JULY 23, 2015 REGULAR MEETING OF THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY

MOTION BY VICE CHAIR MOSS, AND SECOND BY BOARD MEMBER RUGGLES TO APPROVE THE MINUTES. MOTION CARRIED 3-0, WITH BOARD MEMBER HABER ABSTAINING.

CONSIDERATION OF RESOLUTION NO. SA 2015-10 - A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY APPROVING A PROPOSED ADMINISTRATIVE BUDGET

SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
SEPTEMBER 24, 2015
PAGE 2

FOR THE SIX MONTH PERIOD COMMENCING JANUARY 1, 2016, PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177(j) AND TAKING CERTAIN RELATED ACTIONS

MOTION BY BOARD MEMBER RUGGLES, AND SECOND BY BOARD MEMBER HABER TO ADOPT RESOLUTION NO. SA 2015-10. MOTION CARRIED 4-0.

CONSIDERATION OF RESOLUTION NO. SA 2015-11 - A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 15-16B) PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177 FOR THE SIX-MONTH FISCAL PERIOD COMMENCING JANUARY 1, 2016 AND TAKING CERTAIN RELATED ACTIONS

MOTION BY BOARD MEMBER HABER, AND SECOND BY VICE CHAIR MOSS TO ADOPT RESOLUTION NO. SA 2015-11. MOTION CARRIED 4-0.

CONSIDERATION OF A COOPERATIVE AGREEMENT BETWEEN CALTRANS, CITY OF INDUSTRY, AND THE SUCCESSOR AGENCY FOR THE ROUTE 57/60 CONFLUENCE PROJECT; SEGMENT II - GRAND AVENUE OFF-RAMP, AS IDENTIFIED IN LINE ITEM NO. 128 OF THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Agency Engineer Ballas presented a staff report.

MOTION BY BOARD MEMBER HABER, AND SECOND BY BOARD MEMBER RUGGLES TO APPROVE THE AGREEMENT. MOTION CARRIED 4-0.

CONSIDERATION OF A FACILITIES RELOCATION AGREEMENT BETWEEN THE AGENCY AND SOUTHERN CALIFORNIA EDISON FOR THE RELOCATION OF THE OVERHEAD 12KV DISTRIBUTION AND TELECOMMUNICATIONS FACILITIES TO A TEMPORARY LOCATION AT THE INDUSTRY BUSINESS CENTER, AS IDENTIFIED IN LINE ITEM NO 202 OF THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Agency Engineer Ballas presented a staff report, and responded to questions from Members of the Successor Agency.

MOTION BY VICE CHAIR MOSS, AND SECOND BY BOARD MEMBER HABER TO APPROVE THE AGREEMENT. MOTION CARRIED 4-0.

SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
SEPTEMBER 24, 2015
PAGE 3

CONSIDERATION OF REJECTING ALL BIDS FOR CONTRACT NO. IBC-0381, INDUSTRY BUSINESS CENTER PHASE 2 MASS GRADING WEST SIDE, AND AUTHORIZE REBIDDING THE PROJECT AS IBC-0381R, AS IDENTIFIED IN LINE ITEM NO. 217 OF THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Mr. David Cruce of Paplich Construction approached the Board and expressed his concerns with the Board rejecting all bids and authorizing the rebidding of the project.

Agency Engineer Ballas presented a staff report, and responded to questions from Members of the Successor Agency.

Mayor Radecki suggested that this item be continued to the next regular meeting of the Successor Agency in order to allow Agency Legal Counsel and staff to review the project.

MOTION BY BOARD MEMBER HABER, AND SECOND BY BOARD MEMBER RUGGLES TO CONTINUE THIS ITEM TO THE NEXT REGULAR MEETING OF THE SUCCESSOR AGENCY. MOTION CARRIED 4-0.

CONSIDERATION OF AWARD OF CONTRACT NO. IBC-0384, INDUSTRY BUSINESS CENTER ROADWAYS, SEWER, DRY UTILITIES, SLOPE LANDSCAPING, AND GRAND AVENUE WIDENING TO ALL AMERICAN ASPHALT, IN THE AMOUNT OF \$18,784,000.00, AS IDENTIFIED IN LINE ITEM NO. 217 OF THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Agency Engineer Ballas presented a staff report, and responded to questions from Members of the Successor Agency.

MOTION BY VICE CHAIR MOSS, AND SECOND BY BOARD MEMBER RUGGLES TO AWARD THE CONTRACT TO ALL AMERICAN ASPHALT, CONTINGENT ON THE APPROVAL BY THE OVERSIGHT BOARD AND CALIFORNIA DEPARTMENT OF FINANCE. MOTION CARRIED 4-0.

ADJOURNMENT

There being no further business, the Successor Agency to the Industry Urban-Development Agency adjourned.

Mark D. Radecki, Chairman

SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
SEPTEMBER 24, 2015
PAGE 4

Diane M. Schlichting, Assistant Secretary

SUCCESSOR AGENCY

ITEM NO. 5.2



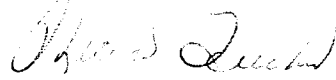
SUCCESSOR AGENCY TO THE
INDUSTRY URBAN - DEVELOPMENT AGENCY

January 1, 2016

TO: Paul J. Philips, Executive Director
FROM: Phyllis Tucker, Finance Officer
SUBJECT: Statement of Investment Policy

Attached is a copy of the Statement of Investment Policy for the Successor Agency to the Industry Urban-Development Agency dated January 1, 2016, for all future investments, pursuant to Section 53601 and Section 53635 of the California Government Code, and Section 53603 of the Health and Safety Code.

My recommendation is that the Agency Board approve the Investment Policy.


Phyllis Tucker,
Finance Officer

c: City Council

Encl.-1



SUCCESSOR AGENCY TO THE
INDUSTRY URBAN - DEVELOPMENT AGENCY

January 1, 2016

STATEMENT OF INVESTMENT POLICY

Effective this date, the following is the Investment Policy of the Finance Officer of the Successor Agency to the Industry Urban-Development Agency for all future investments.

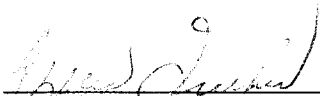
Monies in the treasury not required for the immediate necessities of the Successor Agency to the Industry Urban-Development Agency may be invested in the following investments as authorized and more fully described in Section 53601 and Section 53635 of the California Government Code, and Section 33603 of the Health and Safety Code.

- a. Securities of the U.S. Government, or its agencies
- b. Bonds, notes, warrants, or other evidence of indebtedness of the City of Industry
- c. Inactive public deposits; non-negotiable and/or non-transferable certificated of deposit
- d. Bankers acceptances
- e. Commercial paper
- f. Local Agency Investment Fund (State pool) deposits (Govt. Code Section 16429.1)
- g. Passbook savings account demand deposits
- h. Repurchase agreements
- i. Los Angeles County Investment Pool (Calif. Gov. Code Section 53684)

January 1, 2016

STATEMENT OF INVESTMENT POLICY - cont'd.

- j. It is the Agency's policy not to utilize reverse repurchase agreements or shares of beneficial interest issued by diversified management companies (mutual funds), unless that fund is composed entirely of securities of the U.S. Government, or such funds shall be restricted to sweep accounts. (Reverse repurchase agreements shall be permitted if they are assets of the Local Agency Investment Fund).



Phyllis Tucker, Finance Officer
Successor Agency to the
Industry Urban-Development Ag.

c: City Council

SUCCESSOR AGENCY

ITEM NO. 5.3



SUCCESSOR AGENCY TO THE
INDUSTRY URBAN - DEVELOPMENT AGENCY

MEMORANDUM

To: Honorable Chairman and Members of the Successor Agency to the Industry Urban-Development Agency Board

From: Paul J. Philips, Executive Director

Staff: Clement N. Calvillo, CNC Engineering *CNC*
Gerardo Perez, CNC Engineering *GP*

Date: January 14, 2016

SUBJECT: Change Order No. 1 – Installation of Intermediate Spacers (IBC-0383R)

Prior to excavation and installation of the SCE 66KV conduits (a six bank duct system), the SCE inspector requested installation of spacers as part of SCE installation requirements. SCE Underground Structure Standards require a base spacer for more than 4 conduits, however intermediate spacers are only required if called out on the project plans. These intermediate spacers were not called out on the project plans nor were they a part of the original contract. In addition to furnishing and installing the spacers the quantity of concrete required for the encasement increased. The Contractor submitted a cost in the amount of \$17,131.18 to install 1,988 intermediate spacers which requires 4 each every 10 feet for a total trench length of 4,970 lineal feet. This cost also includes an additional 110 cubic yards of concrete for the trench encasement.

Staff has reviewed the additional work and the contractor's total cost proposal and find it reasonable and acceptable. Therefore, Staff hereby recommends approval of Change Order No.1 in the amount of \$17,131.18.

PJP/GP:rg

CITY OF INDUSTRY

CHANGE ORDER

15625 E. Stafford St.
 City of Industry, CA 91744
 (818)333-2211

Change Order No. 1

Industry Business Center
Project 66KV Transmission Line Relocation **Contract No.** IBC-0383R **Date** 1/14/2016

Type
Project Electrical Underground **Contractor** International Line Builders, Inc.

Location City of Industry

Explanation:

Installation of intermediate duct spacers and additional yards of concrete for the duct encasement

Extra Work by: _____
 Contract Items _____ X _____
 Negotiated _____ T & M _____

The contractor is hereby directed to perform all labor and to provide all materials necessary to carry out the work described below:

ITEM NO.	ITEM	QUANTITY	UNIT PRICE	TOTALS (\$)	
				+	-
1	Installation of 1,988 intermediate spacers and 110 cubic yards of additional concrete	LS	\$17,131.18	\$17,131.18	
TOTAL COST				\$17,131.18	

T & M SUMMARY

*Labor Cost	+ 20%	Total Labor	
*Equipment Cost	+ 15%	Total Equipment	
*Material Cost	+ 15%	Total Materials	
(*Attach breakdown of labor, equipment and materials)		Sub-Total	
CHANGE ORDER SUMMARY	% of Contract Amount	Other Additive	
Original Contract Amount	\$646,830.00	Total T & M	
Total Previous Change Orders	0.00%	Pay This	
Total Change Orders	\$ 17,131.18 2.65%	CHANGE ORDER	\$ 17,131.18 2.65%

Authorized by _____ Additional Working Days 20

I hereby certify that the quantities shown and/or amounts shown for equipment, material and labor costs (if any) are correct to the best of my knowledge and the total cost shown above shall be considered final payment for the work specified by this change order. The total cost includes compensation for any delay in the preparation of this change order and the time to complete the specified work.

Contractor Representative _____ Date _____
 J.D. Ballas, Director of Public Works _____ Date _____
 Gerardo Perez, Project Manager _____ Date 1.7.15

C.O. # 1

INTERNATIONAL LINE BUILDERS
Change Request Form

Project: Industry Business Center 66 KV Transmission Relocation Project

Change #: 001

Date Requested: 11/5/2015

Date Submitted: 11/5/2015

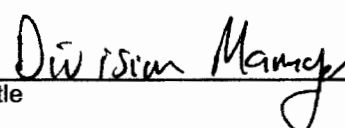
Description of Change: Addition of intermediate conduit spacers to the duct bank installation as requested by SCE.
Addition of conduit encasement. Additional Labor costs to place spacers.

1	Material - 1988 Intermediate spacers @ \$.95 - 110 Yards of SCE encasement @ \$ 85.00	\$11,238.60
2	Sales Tax on Material @ 8%	\$899.08
3	Labor Costs - 31 Hours @ \$ 89.00	\$2,759.00
4	Freight	
5	Equipment and Major Tools	
6	Gas and Oil	
7	Other Direct Costs	
8	Insurance	
9	Other:	
10	Pickup @	
11	Permit Fee	
12	Other:	
13	Sub-Total:	\$14,896.68
14	General and Administrative	
15	Sub-Total:	\$14,896.68
16	Sub-Contract:	
17	General and Administrative 15.00%	\$2,234.50
18	Other	
19	Other	
20	Sub-Total:	\$17,131.18
21	Bond Premium	
22	Total Price of This Change Proposal	\$ 17,131.18
23	Extension of time due to this Change is:	NO
24	This Proposal is based on:	Regular O. Time
25	This proposal is subject to upward escalation unless notice to proceed is received by	{30 C. Days if no date shown}
26	Extended Overhead Cost	

** If Deferred, cover letter will describe

Submitted by:


Signature


Title

Approved by:

Signature

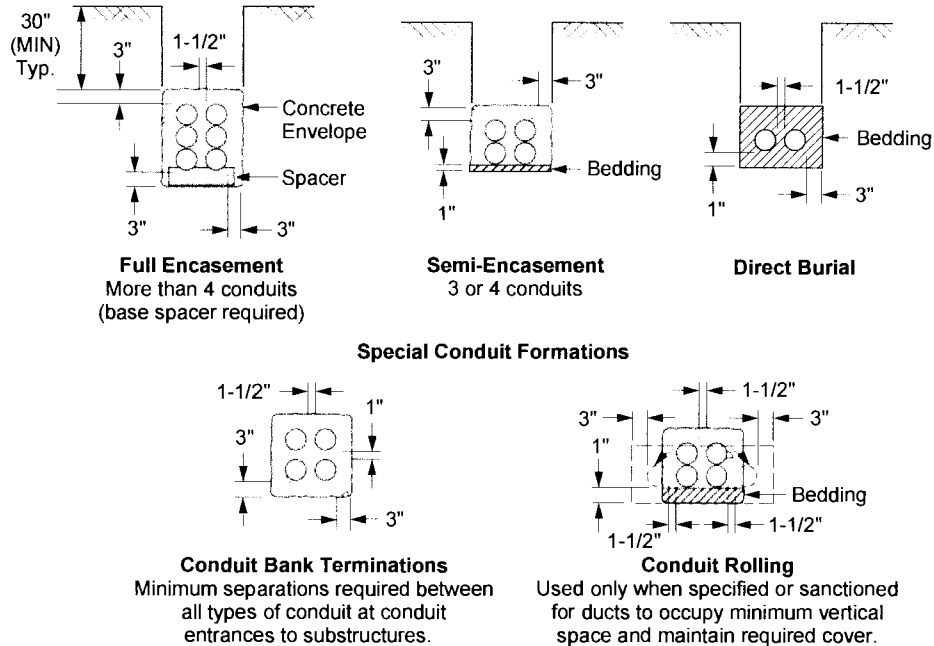
Title

This proposal is based solely on the direct cost elements such as labor, material, and normal mark-ups and does not include any amount for changes in the sequence of work delays, disruptions, rescheduling, extended overhead, acceleration, and/or impact costs not specifically noted and mutually agreed upon on the enclosed "labor factors and corrections" and inclusive of an equitable and compensable contract extension requested herein. Notwithstanding, the right is hereby clearly and expressly reserved to make claim for any and all impacts, restraints and related items of cost prior to any final settlement of this contract.

CD 120 Conduit Bank Requirements

Scope CD 120.1 Conduit Bank Requirements

Figure CD 120–1: Typical Conduit Bank Sections (Mainline and Commercial/Industrial)



Note(s):

1. Spacing and concrete coverage as shown is minimum.
2. Spacers, when required, will be as recommended by the conduit manufacturer and approved by the company and will be placed at the intervals shown in Table CD 120–1 (Sheet 1). Vertical spacers and base spacers will be manufactured from rigid noncompressable-type materials. Use temporary means to maintain horizontal conduit spacing at these intervals until backfill bedding or encasement is placed.

Table CD 120–1: Horizontal Conduit Spacing Intervals

Conduit Size	2"	3"	3-1/2"	4"	5"	6"
Spacing with Encasement	10'	10'			10'	
Spacing with Nonencasement	10'	8'			6'	

3. Base spacers are required on all banks of more than four conduits.
4. The conduit will be of an approved make and manufacture as set forth in standards CD 115.
5. Types:
 - a. "EB" (Type I) for encased and semi-cased installations
 - b. "DB" (Type II) for direct burial
 - c. "Sch. 40" Rigid PVC for inside bore casings
6. For general conduit bank, concrete, and trenching requirements, see CD 100.
7. Install bare copper neutral wire only when specified on working drawing. For mainline applications (including 4-wire taplines) when the neutral is present on an overhead structure that feeds a primary riser, the neutral shall be continuous to the first underground structure. A bare copper neutral wire, as specified on the working drawing, shall be placed, and fully encased in concrete, at the lower region of the duct bank, preferably in-between conduits.
8. Concrete encasement will be kept uniform. Excessive amounts of concrete will be avoided.
9. Bedding will be in accordance with CD 100.

Approved by:

Conduit Bank Requirements

CD 120

Effective Date:

What's Changed?

Sheet 1 of 3

02-05-2010

UGS

Gerry Perez

From: Radel, Michael <Michael.Radel@ilbinc.com>
Sent: Monday, January 04, 2016 8:00 AM
To: Gerry Perez
Subject: RE: GCD-0383R
Attachments: Revised CO #1 1-4-2016.pdf

Hello Gerry,

Please see my responses below in red. Also I am enclosing a revised Change Order Request form with the corrected quantities.

My apologies for the confusion in this matter,

Michael Radel

International Line Builders, Inc.
Assistant Div. Manager/Estimator
(951) 682-2982 Office
(909) 289-6722 Mobile
Michael.Radel@ilbinc.com



From: Gerry Perez [mailto:GPerez@cc-eng.com]
Sent: Thursday, December 31, 2015 10:14 AM
To: Radel, Michael
Subject: GCD-0383R

*** This is an EXTERNAL email. Exercise caution. ***

Mike,

I'm in the process of preparing the change order for the spacers, however, I have a few questions;

1. SCE's UGS 120 (see attached) calls for a spacer for more than 4 conduits – Is this base spacer part of the extra costs? No, The base spacer is included in the original bid within the conduit costs.
2. If it's just intermediate spacers, the standard calls for spacing intervals of 10 feet and since we have 4970 lineal feet of trench and 2 intermediate spacers are required then shouldn't the quantity of spacers be only 994 each. The intermediate spacer quantity is actually 1988 pieces. $4970 \text{ ' of trench divide by } 10' \text{ intervals} = 497 \text{ set ups}$. It takes 4 pieces per set up which = a revised total intermediate spacer quantity of 1988 pieces.

3. Also can you quantify the additional cubic yards of concrete used? My calculation for the additional encasement is as follows – 4970' of trench x 2' wide x 3" of additional encasement divide by 27 = additional yards of material. Which equal 110 yards.

Thanks. G. Perez

Gerry Perez

From: Shaun Malganji
Sent: Tuesday, November 17, 2015 1:18 PM
To: Gerry Perez
Subject: Fwd: (External):IBC-0383R SCE Transmission Line Relocation Project
Attachments: winmail.dat; ATT00001.htm

from Shaun's phone

Begin forwarded message:

From: Gene Ernst <huntingtonbeachbums@gmail.com>
Date: November 17, 2015 at 1:03:26 PM PST
To: <smalganji@cc-eng.com>
Subject: Fwd: FW: (External):IBC-0383R SCE Transmission Line Relocation Project

Shaun

Transmission UG project 66kv SR60 At 57 Fwy City of Industry for

Per our conversation this a.m. - the vertical plastic spacers for the PVC conduits are a industry standard.

Department of Power & Water - City of San Diego - City of Anaheim, etc.

This adds 3" to depth of trench for the spacers separate the conduits by 1 1/2" five inch pvc are stacked 3 high in our trench.

I requested ILB to install the vertical spacers. This was convey to the project at the beginning of this project.

Gene Ernst
SCE inspector

----- Forwarded message -----

From: Miguel Flores <miguel.flores@sce.com> they
Date: Thu, Nov 5, 2015 at 4:08 PM
Subject: FW: (External):IBC-0383R SCE Transmission Line Relocation Project
To: "Gene Ernst (huntingtonbeachbums@gmail.com)" <huntingtonbeachbums@gmail.com>

Gene, the City is on board with the spacers but they want a specification. Can you send me a pdf? Thanks,

Miguel Flores
SCE Transmission Project Management
800 W Cienega Blvd, San Dimas, CA 91773
cell: (951) 288-6343 office: (909) 394-2816

-----Original Message-----

From: Eduardo Pereira [mailto:EPereira@cc-eng.com]
Sent: Thursday, November 05, 2015 4:04 PM
To: Miguel Flores <miguel.flores@sce.com>
Cc: Ruel Ituralde <RIturalde@cc-eng.com>; Joshua Nelson <JNelson@cc-eng.com>
Subject: (External):IBC-0383R SCE Transmission Line Relocation Project

Hi Miguel,

Got your voicemail this morning about the spacers for the conduits. Just got out of a day-long APWA Seminar and talked to Gerry Perez about it.

Gerry is already aware of it from your Inspector to our Inspector Shaun Malganji. They are working on a change order to add that work to the ILB Contract.

We will appreciate it if you can give us the specifications and drawings for these spacers.

Thank you.

Eduardo

Sent from my iPhone 6

SUCCESSOR AGENCY

ITEM NO. 5.4



SUCCESSOR AGENCY TO THE
INDUSTRY URBAN - DEVELOPMENT AGENCY

MEMORANDUM

TO: Honorable Chairman and Members of the Successor Agency to the Industry Urban Development Agency

FROM: Paul J. Philips, Executive Director

STAFF: John Ballas, Agency Engineer

DATE: January 7, 2016

SUBJECT: LEE & RO Consulting Engineers - Driveway Along Fullerton Road

Attached for consideration is an Easement for Access Purposes from the Successor Agency to the Industry Urban-Development Agency ("Agency") to the R3K Partners, Inc., owner of property located on the northwest corner of Railroad Street and Fullerton Road. The subject property address is 1199 S. Fullerton Road, in the City of Industry.

This easement is requested in order to maintain access from their existing parking lot to the westerly side of Fullerton Road, which is being realigned easterly by the Alameda Corridor- East Construction Authority ("ACE") Fullerton Road Grade Separation Project. A title report, prepared by Orange Coast Title and dated September 18, 2014, identifies the Industry Urban-Development Agency ("IUDA") as the underlying property owner.

The IUDA records show that the property was acquired in the early 1980's for the construction of Fullerton Road from Railroad Street northerly to Valley Blvd under Contract No. RSJ-0162. The IUDA acquired the property, however, did not subsequently dedicate it to the City of Industry for street purposes. Fullerton Road, a major north-south arterial, is being realigned easterly from its present location northerly of Gale Avenue. This realignment will result in a "gap" between the existing and proposed westerly right of way of Fullerton Road along the frontage of the subject property. This gap necessitates the construction of a driveway, as shown highlighted in yellow on Exhibit 1, to maintain ingress and egress from the property to Fullerton Road. The driveway will be constructed at no cost to the Successor Agency. The underlying fee title will remain unchanged, retained by the Successor Agency and used for governmental purposes.

Background

The Fullerton Road Grade Separation Project, proposed by ACE, will be accomplished by lowering Fullerton Road about 16 feet and raising the Union Pacific Railroad by 8 feet in order to provide sufficient clearance underneath the operating tracks of the UPRR. The project will be out for bids with construction expected to start in June, 2016. The existing building located at the northwest corner of Railroad Street and Fullerton Road is owned by R3K Partner, Inc. and occupied by LEE & RO Consulting Engineers. The building will remain, however, their parking lot and ingress and egress locations are being modified by the project. In order to provide continued access to Fullerton Road, the driveway shown in Exhibit 1 has been included in the project drawings.

The proposed driveway will be constructed over this gap in which the IUDA is the underlying property owner. Approval of the easement agreement, shown in Exhibit 2, will ensure that this property retain legal access to the new alignment of Fullerton Road.

As shown in Exhibit 3, IUDA purchased a large block of land located in the northwest quadrant of Railroad Street and Fullerton Road, which included the acquisition of four separate parcels owned by Bartholio, Thomas, Wagner and Johnson in 1981 and 1982. This purchase was to facilitate the extension of Fullerton Road from Railroad Street to Valley Blvd. The Agency retained the area of land underneath the proposed extension of Fullerton Road and sold the remainder of the block of land to L.P.L. Industries Inc., per the Deed recorded on September 23, 1982. Exhibit 4 shows the proposed driveway, highlighted in yellow, overlaying on the right of way acquisition map for the Fullerton Road Extension.

Recommendation

Staff, therefore, recommends that the Successor Agency approve a no fee Easement for Access Purposes to R3K Partners, Inc., subject to subsequent approval by Industry Oversight Board and the Department of Finance.

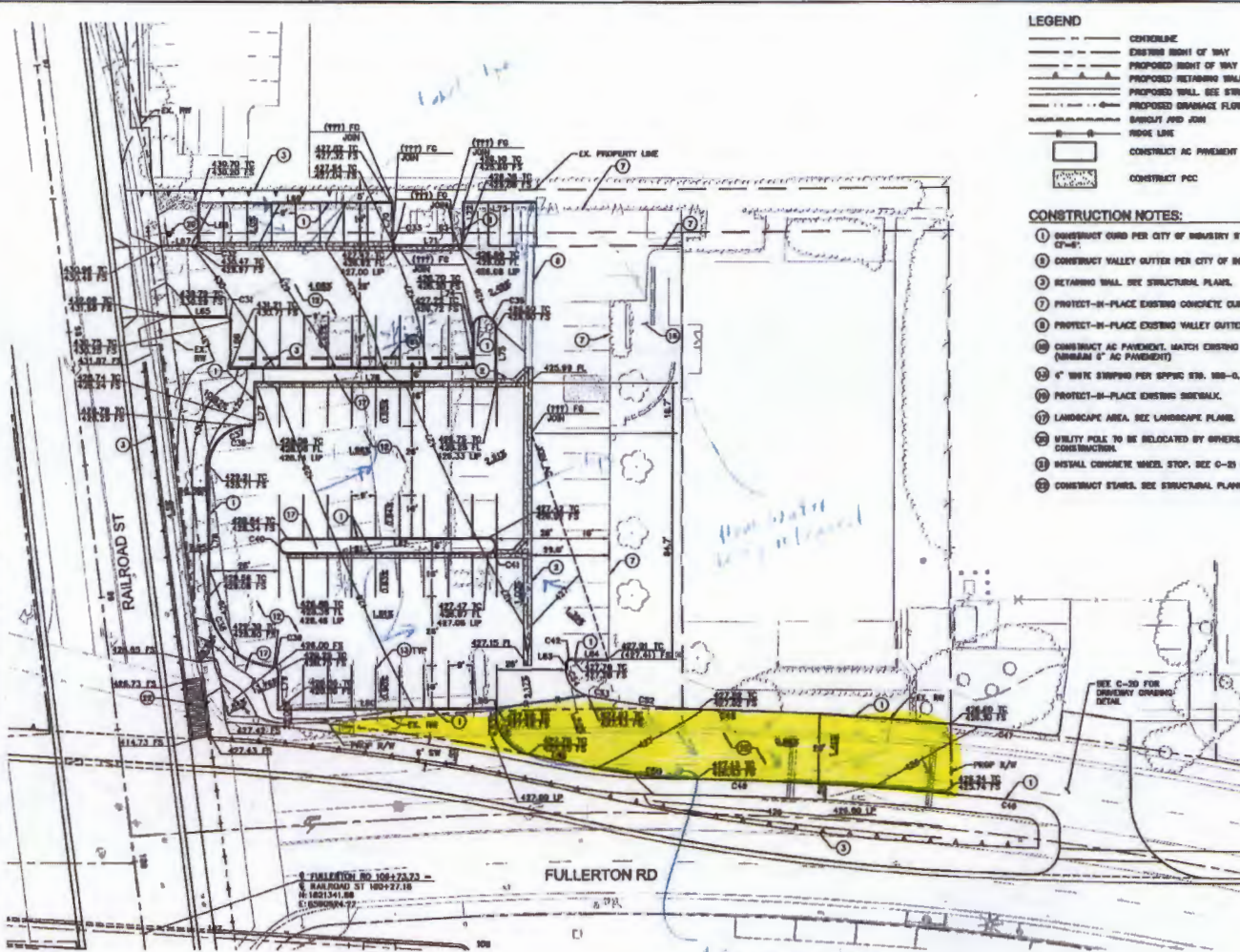
PJP:JDB:mk

Exhibit 1

EXHIBIT "1"

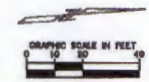
LINE	LENGTH	BEARING
L63	29.85	N4°16'46.87"E
L66	16.86	S89°54'43.33"E
L67	11.97	N4°05'18.67"E
L68	14.00	N89°54'43.33"W
L69	72.00	N4°05'18.67"E
L70	14.00	S89°54'43.33"E
L71	23.00	N4°05'18.67"E
L72	14.00	N89°54'43.33"W
L73	97.00	N4°05'18.67"E
L74	14.50	S89°54'43.33"E
L75	80.50	N89°54'43.33"W
L76	90.00	N4°05'18.67"E
L77	14.00	N89°54'43.33"W
L78	48.00	N89°54'43.33"W
L79	14.04	N89°54'48.05"W
L80	81.00	S4°05'18.67"W
L81	78.00	N4°05'18.67"E
L82	75.00	S4°05'18.67"W
L83	2.05	N89°54'43.33"W
L84	13.76	N4°49'50.84"E
L85	2.88	S89°54'43.33"E
L86	20.12	N19°53'19.81"E

CURVE	RADIUS	LENGTH	DELTA	TANGENT
C31	2.00'	3.14'	88°46'30"	1.99'
C32	2.00'	3.14'	90°00'00"	2.00'
C33	2.00'	3.14'	90°00'00"	2.00'
C34	2.00'	3.14'	90°00'00"	2.00'
C36	4.50'	14.14'	180°00'00"	INFINITY
C37	2.00'	3.14'	90°00'00"	2.00'
C38	15.00'	23.88'	90°00'00"	15.00'
C39	28.00'	28.88'	89°54'14"	24.20'
C39	2.00'	3.03'	90°58'48"	1.90'
C40	3.00'	6.43'	180°00'00"	INFINITY
C41	3.00'	6.43'	180°00'00"	INFINITY
C42	2.00'	3.16'	90°33'33"	2.02'
C46	1073.88'	32.73'	1°46'41"	16.38'
C47	1238.89'	28.48'	1°49'34"	19.73'
C48	1238.89'	94.18'	4°21'32"	47.11'
C49	1219.20'	94.77'	4°28'48"	47.41'
C50	288.00'	43.81'	11°03'28"	21.87'
C51	15.00'	30.48'	78°08'54"	12.16'
C52	200.00'	38.59'	11°03'30"	19.38'
C53	290.00'	38.59'	11°03'30"	19.38'
C54	10.00'	13.84'	78°08'54"	6.11'



- LEGEND**
- CENTERLINE
 - EXISTING RIGHT OF WAY
 - PROPOSED RIGHT OF WAY
 - PROPOSED RETAINING WALL, SEE STRUCTURAL PLANS
 - PROPOSED WALL, SEE STRUCTURAL PLANS
 - PROPOSED DRAINAGE FLOW
 - EXISTING AND JOBS
 - SIDE LINE
 - CONSTRUCT AC PAVEMENT
 - CONSTRUCT PCC

- CONSTRUCTION NOTES:**
- 1 CONSTRUCT CURB PER CITY OF INDUSTRY STD PLAN 115, TYPE A1, C7-6"
 - 2 CONSTRUCT VALLEY GUTTER PER CITY OF INDUSTRY STD 115, TYPE V.
 - 3 RETAINING WALL, SEE STRUCTURAL PLANS.
 - 4 PROTECT-IN-PLACE EXISTING CONCRETE CURB.
 - 5 PROTECT-IN-PLACE EXISTING VALLEY GUTTER.
 - 6 CONSTRUCT AC PAVEMENT, MATCH EXISTING PAVEMENT SECTION (MINIMUM 6" AC PAVEMENT)
 - 7 4" WHITE STRIPPING PER APPROP. STD. 180-0.
 - 8 PROTECT-IN-PLACE EXISTING SIDEWALK.
 - 9 LANDSCAPE AREA, SEE LANDSCAPE PLANS.
 - 10 UTILITY POLE TO BE ISOLATED BY OTHERS, PRIOR TO CONSTRUCTION.
 - 11 INSTALL CONCRETE WHEEL STOP, SEE D-25 FOR DETAIL.
 - 12 CONSTRUCT STAIRS, SEE STRUCTURAL PLANS FOR DETAIL.



95% PLAN SET - NOT FOR CONSTRUCTION 10/31/14

CADD PROJECT FILE NAME: 14-0571-002-C-CONSTRUCTION
 TITLE: FULLERTON RD. GRAD. SEPARATION



Kimley»Horn

REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 STATE OF CALIFORNIA

BCR

BRUCE CARROLL ASSOCIATES INC.
 STRUCTURAL ENGINEERS

AGE

ARCHITECTS

REVISIONS			
NO.	DATE	DESCRIPTION	APP'D BY

BENCH MARK	
BM B-3	ELEVATION 438.488'
NOTED	C. OF 1/4 S.E. CORN. IN S7LY
CORN. OF SAN JOSE AVE. 21'	C/O B.C.A. CORN. E/O
CENTERLINE OF FULLERTON	ROAD @ 2327' 1/2' LANSING
AVENUE.	

APPROVALS		
DESIGNED	BY	DATE

ALAMEDA CORRIDOR - EAST
 CONSTRUCTION AUTHORITY
 FULLERTON RD GRADE SEPARATION
 SITE GRADING (LEE & RO INC)

CONTRACT No. DRG D-63 SHEET 099 OF --

Exhibit 2

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

Successor Agency to the
Industry Urban-Development Agency
15651 E. Stafford Street
Industry, California 91744
Attention: Assist Secretary

**Exempt Recording Per Government Code
Sec. 6103**

Space Above This Line For Recorder's Use

EASEMENT FOR ACCESS PURPOSES

This Easement for Access Purposes ("Easement") is entered into as of _____, 201__ by and between the SUCCESSOR AGENCY to the INDUSTRY URBAN-DEVELOPMENT AGENCY (the "Grantor"), and R3K PARTNERS, LLC, a California limited liability company (the "Grantee"):

1. Recitals. This Easement is made with reference to the following facts and circumstances:

(a) Grantee is the owner of certain real property identified by APN 8264-015-064 and located at 1199 S. Fullerton Road, City of Industry, CA 91748 (the "Grantee Property").

(b) Grantor is the owner of certain real property consisting of approximately 4,523 square feet and located in Los Angeles County, California, which is legally described on Exhibit "A" and depicted on Exhibit "B" attached to this Easement and incorporated by this reference ("Grantor Property").

(c) Grantor acquired subject property in fee title in 1983 for the construction of Fullerton Road from Railroad Street northerly to Valley Boulevard and as part of the Fullerton Grade Separation Project, Fullerton Road will be realigned easterly necessitating the construction of a driveway from the property located at 1199 S. Fullerton Road to the westerly side of the realigned Fullerton Road to maintain access to a public street.

(d) Grantee desires to acquire certain rights of access over Grantor Property for access purposes related to the Grantee Property, and Grantor is willing to grant those rights as more particularly set forth in this Easement.

2. Grant of Access Easement. Grantor grants to Grantee, for the benefit of Grantee and its successors and assigns, an easement and right of way over and along the Grantor Property for the purpose of access, ingress and egress to and from the Grantee Property by means of pedestrian and vehicular traffic (“Access Easement and ROW”). Grantor reserves the right to make any use of the Grantor Property that does not unreasonably interfere with Grantee’s free use and enjoyment of the Access Easement and ROW granted hereby. The Access Easement and ROW granted in this Section 2 is non-exclusive, with a portion to be used for access to and from Fullerton Road for the benefit of the property located at 1121 Fullerton Road, City of Industry, and additionally is and will be subject to existing or future subsurface utility uses, which shall have prior rights, including but not limited to the following:

a. The right of Grantor to use the Access Easement and ROW area for sewerage and sewerage siphon purposes, including the right to lay, construct, reconstruct, upsize, maintain, repair, use, inspect, and operate sewers, sewer siphons, sewer air-lines and related appurtenances in, on, over, under, through, and across said real property, which right shall be binding and inure to the benefit of the successors and assigns of Grantor. Included in this reservation is the right to enter upon, pass, and re-pass over and along the Sewer Area; deposit tools, implements, and other materials on the Access Easement and ROW area whenever and wherever necessary for the purposes of this easement; and enter upon and use the land adjoining the Access Easement and ROW area as necessary for ingress and egress to accomplish the purpose of this easement. Any portion of the surface of the Access Easement and ROW area disturbed by work done in furtherance of sewerage and sewerage siphon purposes shall be restored by the holder of such sewerage and sewerage siphon rights to its pre-construction condition.

b. The right of Grantor to use the Access Easement and ROW area for storm drain purposes and all uses appurtenant thereto, which right shall be binding and inure to the benefit of the successors and assigns of Grantor. Grantor shall be entitled to enter upon said real property for the purpose of operating, maintaining, repairing and replacing the storm drain located thereon and for uses appurtenant thereto. Any portion of the surface of the Access Easement and ROW area disturbed by work done in furtherance of storm drain purposes shall be restored by the holder of such storm drain rights to its pre-construction condition.

3. Limitations on Grant. The easement and right of way granted to Grantee is solely for the purpose of access, ingress and egress to and from the Grantee Property by means

of pedestrian and vehicular traffic, and may not be used for any other purposes, including, without limitation, the parking or storage of vehicles and equipment or the construction or placement thereon by Grantee of any structures or improvements of any kind. Notwithstanding anything else contained herein, Grantee shall have the right to install a gate on, over and across that portion of the Access Easement and ROW that is depicted in the shaded portion of what is attached hereto as Exhibit "C".

4. Maintenance and Reserved Rights. The parties understand that the Alameda Corridor-East Construction Authority will as part of the Fullerton Road Grade Separation Project construct at its sole cost and expense a private access roadway over and along the Access Easement and ROW for the purposes set forth in this Easement ("Roadway Improvements"). Except as provided in Paragraph 2 a and 2 b of this Easement, following completion of the construction of the Roadway Improvements, Grantee, and its successors and assigns shall be responsible for any maintenance or repair of the improvements located on that portion of the Access Easement and ROW that is depicted in the shaded portion of what is attached hereto as Exhibit "C". Maintenance and repairs

are to be in compliance with applicable laws, regulations, ordinances, rules and orders of governmental authorities having jurisdiction over such improvements.

Following completion of the construction of the Roadway Improvements, Grantor shall be responsible for any maintenance or repair of the improvements located on that portion of the Access Easement and ROW that is depicted in the shaded and circled portion of what is attached hereto as "Exhibit D".

5. Indemnification. Grantee will indemnify, protect, defend and hold Grantor and its officers, partners, members, agents, employees, representatives, guests and invitees harmless from and against any and all claims, losses, liabilities, actions, judgments, costs and expenses (including, without limitation, attorneys' fees and costs) which they or any of them may suffer or incur arising out of or relating to (a) the use of the Grantor Property by Grantee or its officers, agents, employees, contractors, representatives, guests or invitees or (b) the negligent acts or willful misconduct of Grantee or its officers, agents, employees, contractors, representatives, guests or invitees on or about the Grantor Property.

6. California Law. This Easement is to be construed and enforced in accordance with the internal laws of the State of California, without regard to principles of conflicts of law.

7. Successors. This Easement is binding upon and inures to the benefit of the successors and assigns of the parties.

The parties have executed this Easement as of the date first set forth above.

R3K PARTNERS, LLC, a
California limited liability company

SUCCESSOR AGENCY TO THE
INDUSTRY URBAN
DEVELOPMENT AGENCY

By: _____

By: _____

Name: _____

Title: _____

Mark D. Radecki
Chairman

ATTEST:

Diane M. Schlichting
Assistant Secretary

APPROVED AS TO FORM:

Successor Agency Attorney

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 20711
Future Private

That portion of the Rancho La Puente, in the City of Industry, County of Los Angeles, State of California, as per Map recorded in Book 1, Pages 43 and 44 of Patents, and that portion of Parcel 1 of Parcel Map No. 66, recorded in Book 54, Page 96 of Parcel Maps all in the Office of the County Recorder of said county, described as follows:

Commencing at the southerly terminus of that certain course described as having a bearing of South 00°30'18" West, and a length of 36.99 feet in a Grant Deed recorded December 27, 2012 as Instrument No. 2012-2013474 of Official Records in the office of said County Recorder;

thence North 00°16'22" East, 7.04 feet along said certain course to the True Point of Beginning;

thence continuing along said certain course and the easterly line of the land described in said Grant Deed the following two courses:

- 1) North 00°16'22" East, 29.95 feet to the beginning of a tangent curve, concave easterly and having a radius of 1238.00 feet;
- 2) Northerly 207.60 feet along said curve through a central angle of 09°36'29" to the northerly line of Parcel 1 of said Parcel Map No. 66;

thence leaving said easterly line, South 85°54'43" East, 26.14 feet along said northerly line to the beginning of a non-tangent curve, concave easterly and having a radius of 1212.00 feet, a radial line of said curve bears North 79°59'40" West;

thence Southerly 94.84 feet along said curve through a central angle of 04°29'01" to the beginning of a reverse curve, concave westerly and having a radius of 226.00 feet, a radial line of said curve bears South 84°28'41" East;

thence leaving said northerly line, Southerly 43.61 feet along said curve through a central angle of 11°03'20" to the beginning of a reverse curve, concave easterly and having a radius of 920.03 feet, a radial line of said curve bears North 73°25'22" West;

thence Southerly 100.76 feet along said curve through a central angle of 06°16'31" to the True Point of Beginning.

The above-described parcel of land contains 4,523 square feet.

As more particularly shown on Exhibit "B" attached hereto and made a part hereof.

This real property description and accompanying plat have been prepared by me or under my direction in conformance with the Professional Land Surveyor's Act.

Teri Kahlen 11/16/15
Teri Kahlen, PLS 8746 Date



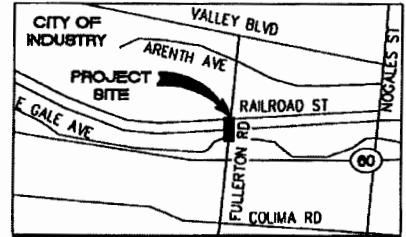
ACE

ACCEPTED _____
CHIEF ENGINEER

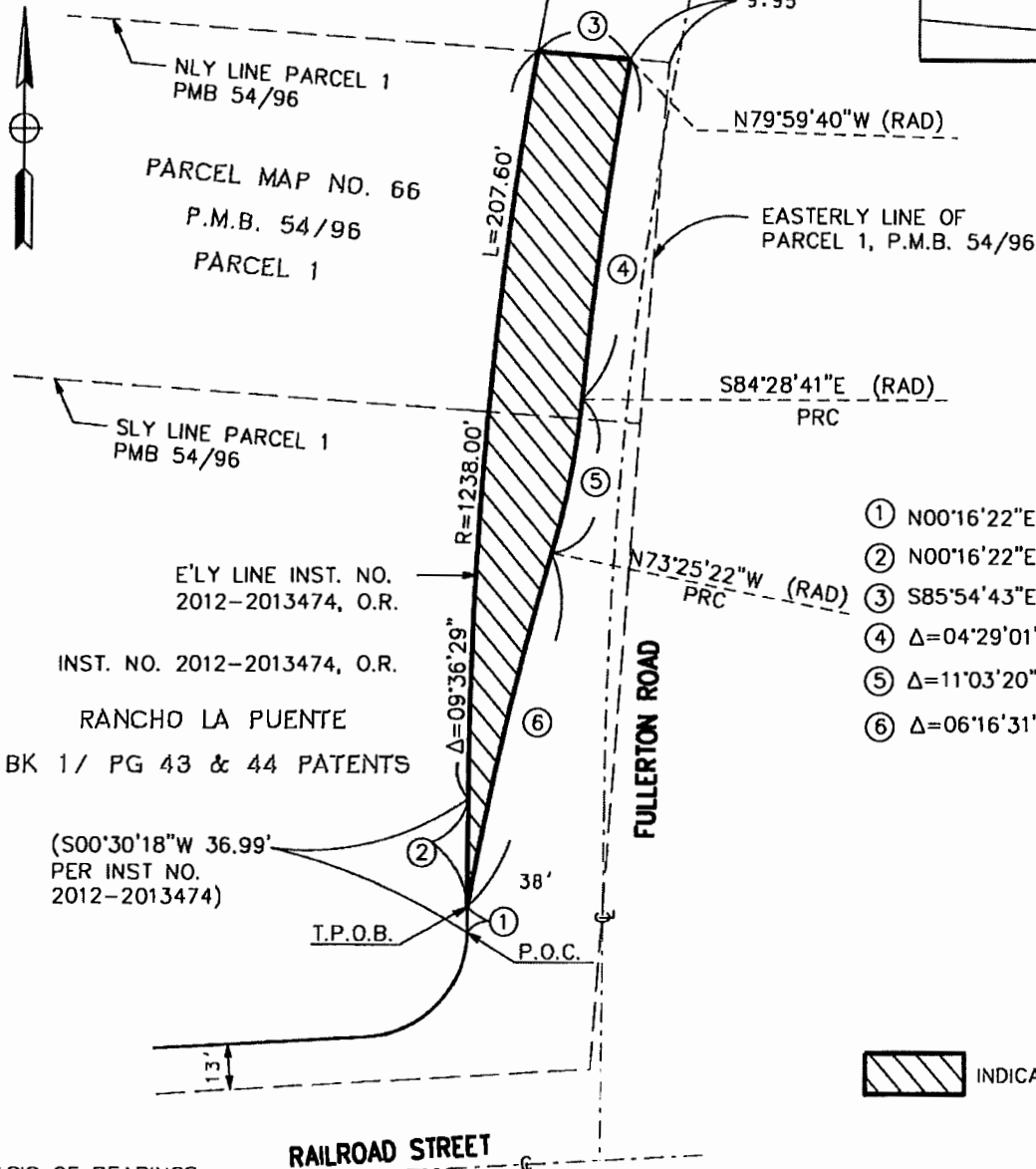
DATE: _____

EXHIBIT "B"

PARCEL 20711



VICINITY MAP



- ① N00°16'22"E 7.04'
- ② N00°16'22"E 29.95'
- ③ S85°54'43"E 26.14'
- ④ Δ=04°29'01" R=1212.00' L=94.84'
- ⑤ Δ=11°03'20" R=226.00' L=43.61'
- ⑥ Δ=06°16'31" R=920.03' L=100.76'

INDICATES FUTURE PRIVATE

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS 83) ZONE 5, EPOCH 1998.50 AS DETERMINED LOCALLY BY THE LINE BETWEEN CITY OF INDUSTRY GPS SURVEY MONUMENTS "I-025" AND "I-026" HAVING A BEARING OF NORTH 04°23'04" EAST



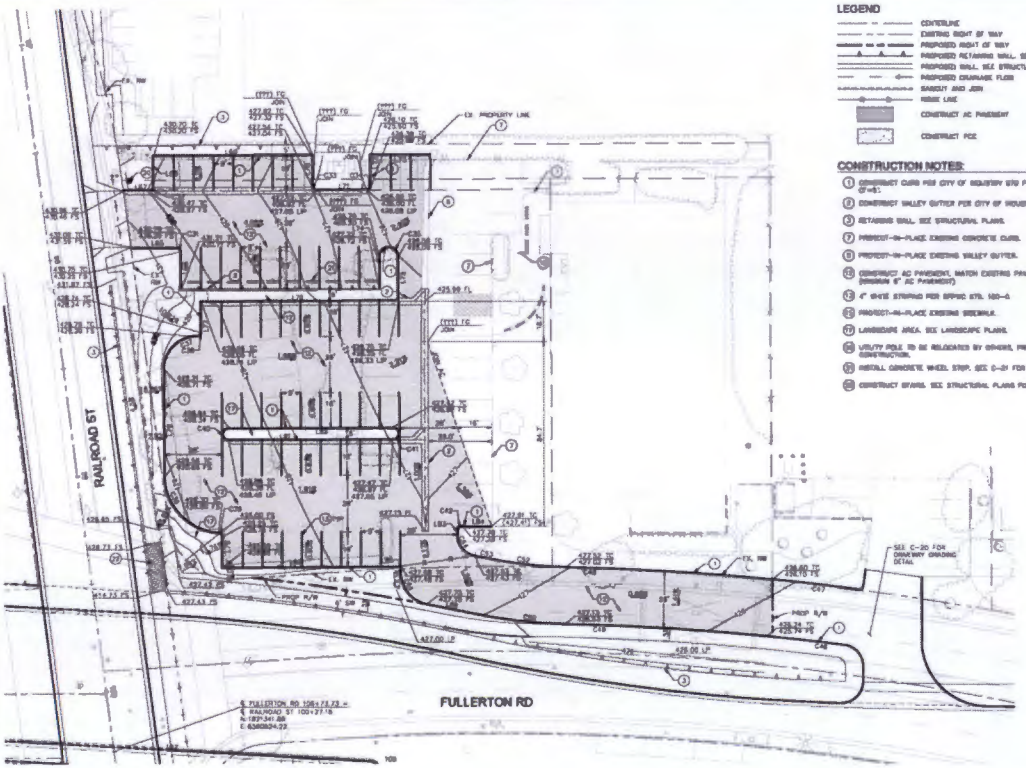
ACE PARCEL NO: 20711 OWNER: INDUSTRY URBAN- DEVELOPMENT AGENCY	AREA	TOTAL	REQUIRED	REMAINDER
	SQUARE FEET	56,047	4,523	51,524

ALAMEDA CORRIDOR - EAST CONSTRUCTION AUTHORITY		FULLERTON ROAD GRADE SEPARATION	DATE: 11/16/15
VA CONSULTING, INC.	ACE RECOMMENDED BY:		SCALE: 1"=50'
<i>Teri Kahlen</i>	PROJECT MANAGER	CITY OF INDUSTRY COUNTY OF LOS ANGELES STATE OF CALIFORNIA	REV NO.: 4
CHECKED BY PLS 8746	DATE		SHEET: 1 OF 1

EXHIBIT "C"

LINE	LENGTH	BEARING
L64	88.88	N49°45.89'W
L65	10.88	S89°54.33'E
L67	11.87	N49°58.87'E
L68	14.00	N89°54.33'W
L69	79.00	N49°58.87'E
L70	14.00	S89°54.33'E
L71	25.00	N49°58.87'E
L72	14.00	N89°54.33'W
L73	27.00	N49°58.87'E
L74	14.00	S89°54.33'E
L76	28.00	N89°54.33'W
L78	88.00	N49°58.87'E
L77	14.00	N89°54.33'W
L78	48.00	N89°54.33'W
L79	14.04	N89°54.33'W
L80	41.03	S49°58.87'W
L81	79.00	N49°58.87'E
L82	75.00	S49°58.87'W
L83	8.85	N89°54.33'W
L84	13.76	N49°58.87'E
L85	8.85	S89°54.33'W
L86	38.12	N49°58.87'E

CURVE	RADIUS	LENGTH	DELTA	TANGENT
C20	2.00'	2.12'	89°49'36"	1.98'
C21	2.00'	2.14'	89°50'00"	2.00'
C22	2.00'	2.14'	89°50'00"	2.00'
C23	2.00'	2.14'	89°50'00"	2.00'
C24	4.00'	14.14'	148°59'50"	10.9977'
C25	2.00'	2.14'	89°50'00"	2.00'
C27	15.00'	23.98'	89°59'58"	13.00'
C28	28.00'	38.88'	89°54'14"	24.32'
C29	2.00'	2.05'	89°50'00"	1.98'
C30	2.00'	2.07'	89°50'00"	1.9877'
C31	2.00'	2.02'	89°50'00"	1.9877'
C40	2.00'	2.14'	89°50'00"	2.00'
C46	1070.82'	33.79'	1°49'54"	18.72'
C47	1238.67'	28.48'	1°49'54"	18.72'
C48	1238.67'	28.48'	1°49'54"	18.72'
C49	1212.87'	24.77'	1°28'48"	14.41'
C50	228.02'	4.86'	11°12'50"	26.87'
C51	18.00'	26.46'	10°59'54"	12.16'
C52	228.02'	26.28'	11°12'50"	18.20'
C53	228.02'	26.58'	11°12'50"	18.20'
C54	18.00'	13.84'	10°59'54"	8.12'



- LEGEND**
- CENTERLINE
 - EXISTING RIGHT OF WAY
 - PROPOSED RIGHT OF WAY
 - PROPOSED RETAINING WALL. SEE STRUCTURAL PLANS.
 - PROPOSED WALL. SEE STRUCTURAL PLANS.
 - PROPOSED CURB/PAVE FLOOR
 - EXISTING AND NEW
 - WASTE LINE
 - CONSTRUCT AC PAVEMENT
 - CONSTRUCT FC
- CONSTRUCTION NOTES**
- 1) CONSTRUCT CURB FOR CITY OF RICHMOND STD PLAN 113, TYPE A, 12" x 6"
 - 2) CONSTRUCT VALLEY GUTTER FOR CITY OF RICHMOND STD 112, TYPE A
 - 3) RETAINING WALL. SEE STRUCTURAL PLANS.
 - 4) PRECAST-IN-PLACE EXISTING CONCRETE CURBS.
 - 5) PRECAST-IN-PLACE EXISTING VALLEY GUTTERS.
 - 6) CONSTRUCT AC PAVEMENT. MATCH EXISTING PAVEMENT SECTION (WHENEVER APPLICABLE).
 - 7) 4" SPACE EXISTING PER STD. 112-4
 - 8) PRECAST-IN-PLACE EXISTING SIDEWALK.
 - 9) LANDSCAPE AREA. SEE LANDSCAPE PLANS.
 - 10) UTILITY POLES TO BE RELOCATED BY OTHERS. REFER TO CONSTRUCTION.
 - 11) METAL CONCRETE WHEEL STOP. SEE C-21 FOR DETAIL.
 - 12) CONSTRUCT STAIRS. SEE STRUCTURAL PLANS FOR DETAILS.



95% PLAN SET - NOT FOR CONSTRUCTION 10/31/14

			REVISIONS NO. DATE BY DESCRIPTION APP'D BY DATE		BENCHMARK SAN FRANCISCO 1.0' OF 1" S.C. MARK IS 27.1' CORNER OF MAIN CORNER AND 4-1' 1/2" OF 1" S.C. MARK IS 1/2' CERTIFICATE OF FULLERTON ROAD & RICHMOND 1/2" UNLESS OTHERWISE NOTED	APPROVALS DIVISION BY DATE DESIGNER CHECKER SUPERVISOR PROJECT MANAGER APPROVED	
			Kimley-Horn 2000 CALIFORNIA STREET, SUITE 200 OAKLAND, CA 94612 (415) 778-7000 WWW.KIMLEY-HORN.COM			ALAMEDA CORRIDOR - EAST CONSTRUCTION AUTHORITY FULLERTON ROAD GRADE SEPARATION SITE GRADING (LEE & RO INC)	
DESIGNED BY: [Name] DATE: [Date] DRAWN BY: [Name] DATE: [Date] CHECKED BY: [Name] DATE: [Date] UNDER THE SUPERVISION OF: [Name] DATE: [Date]			CONTRACT NO. [Number] SHEET [Number] OF [Total]				

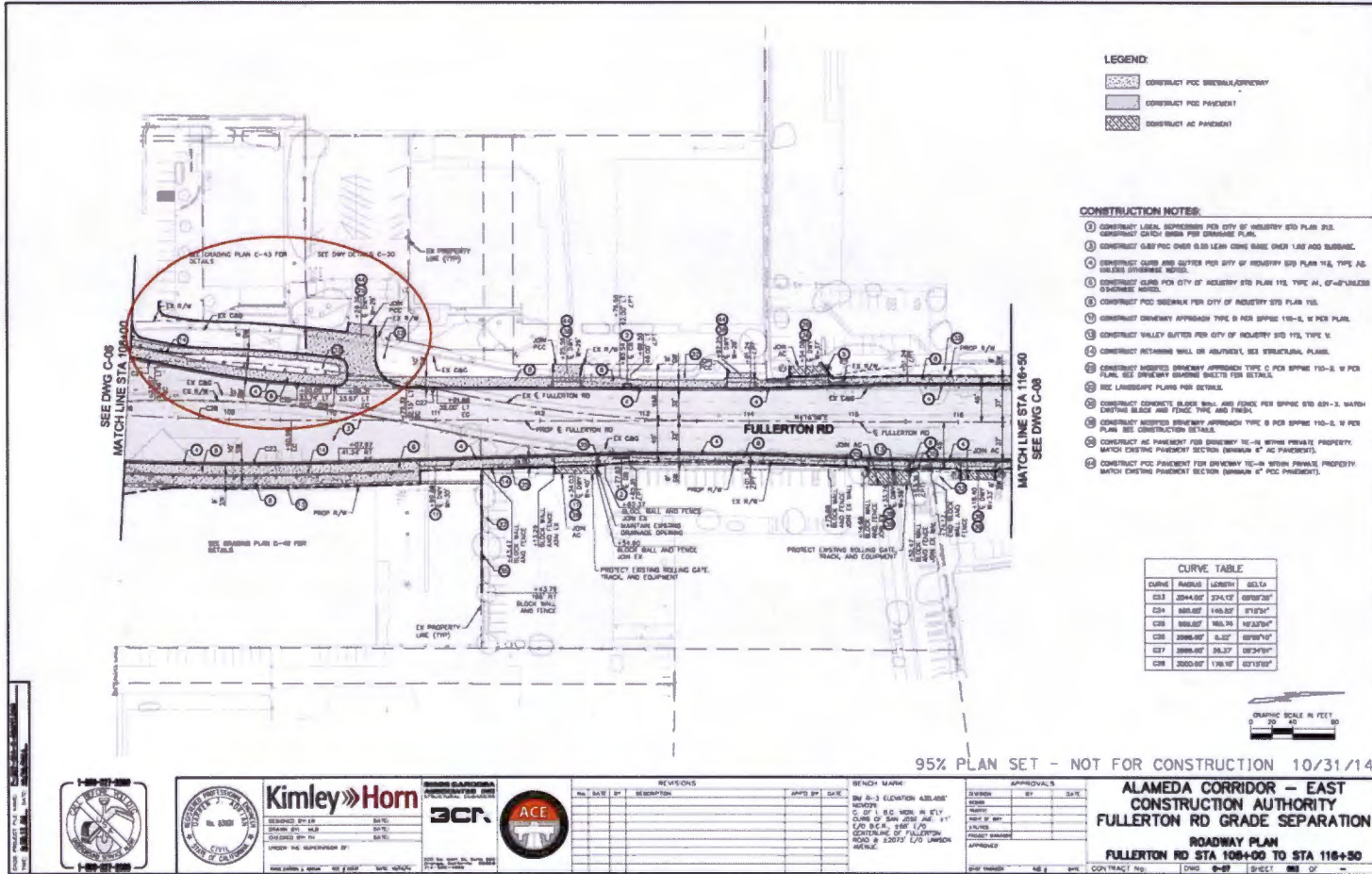


EXHIBIT "D"

95% PLAN SET - NOT FOR CONSTRUCTION 10/31/14

**ALAMEDA CORRIDOR - EAST
CONSTRUCTION AUTHORITY
FULLERTON RD GRADE SEPARATION**

**ROADWAY PLAN
FULLERTON RD STA 106+00 TO STA 116+50**

Kimley-Horn
INCORPORATED
CIVIL ENGINEERS AND ARCHITECTS
1000 CALIFORNIA STREET
SAN JOSE, CA 95128
TEL: 408.435.1000
WWW.KIMLEY-HORN.COM

ACE
ARCHITECTS AND ENGINEERS
1000 CALIFORNIA STREET
SAN JOSE, CA 95128
TEL: 408.435.1000
WWW.KIMLEY-HORN.COM

NO.	DATE	DESCRIPTION	APPROVED BY	DATE

APPROVALS

DESIGNED BY: [Signature] DATE: [Date]

CHECKED BY: [Signature] DATE: [Date]

IN CHARGE: [Signature] DATE: [Date]

APPROVED: [Signature] DATE: [Date]



Exhibit 3

EXHIBIT "3"

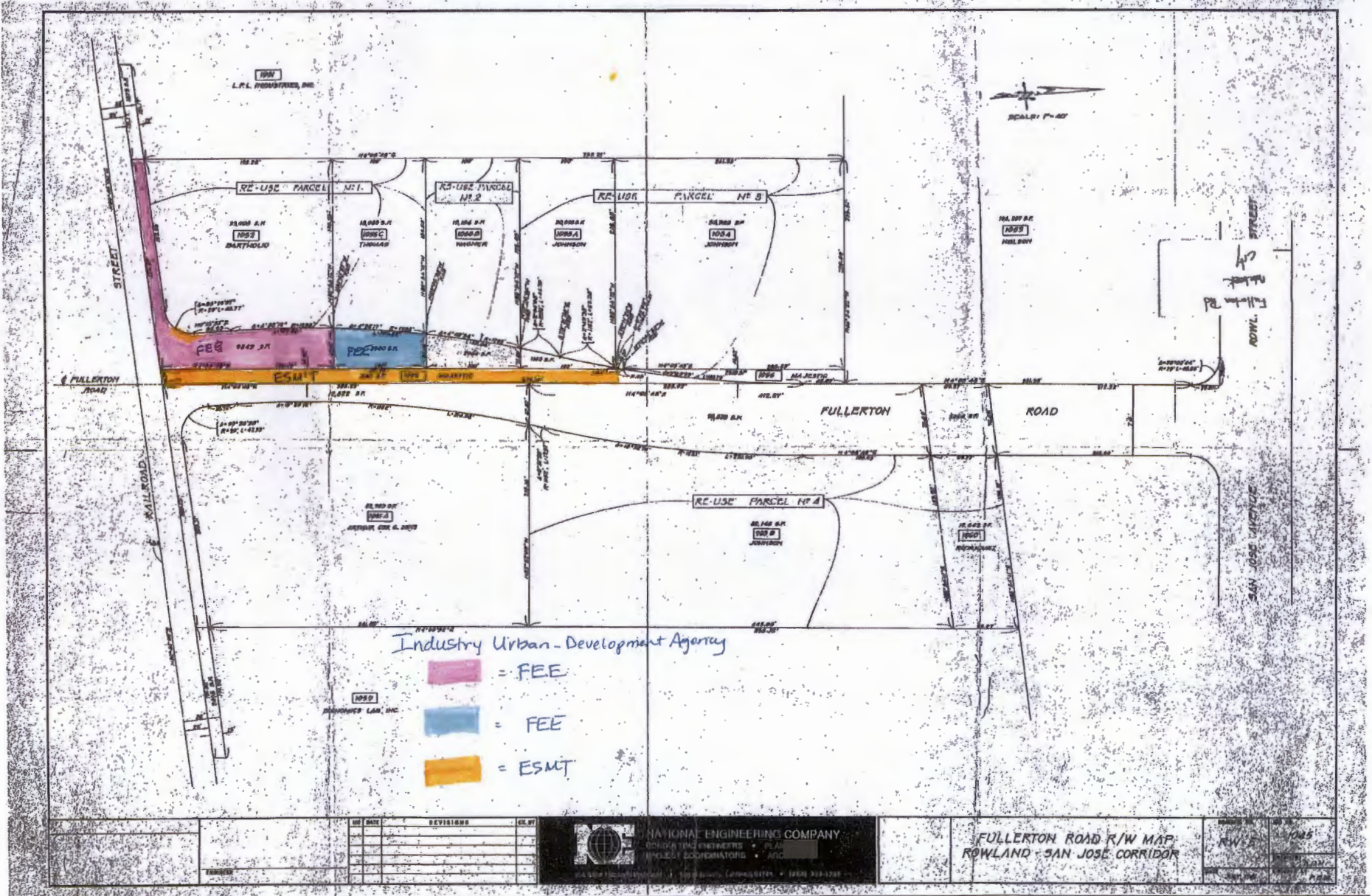
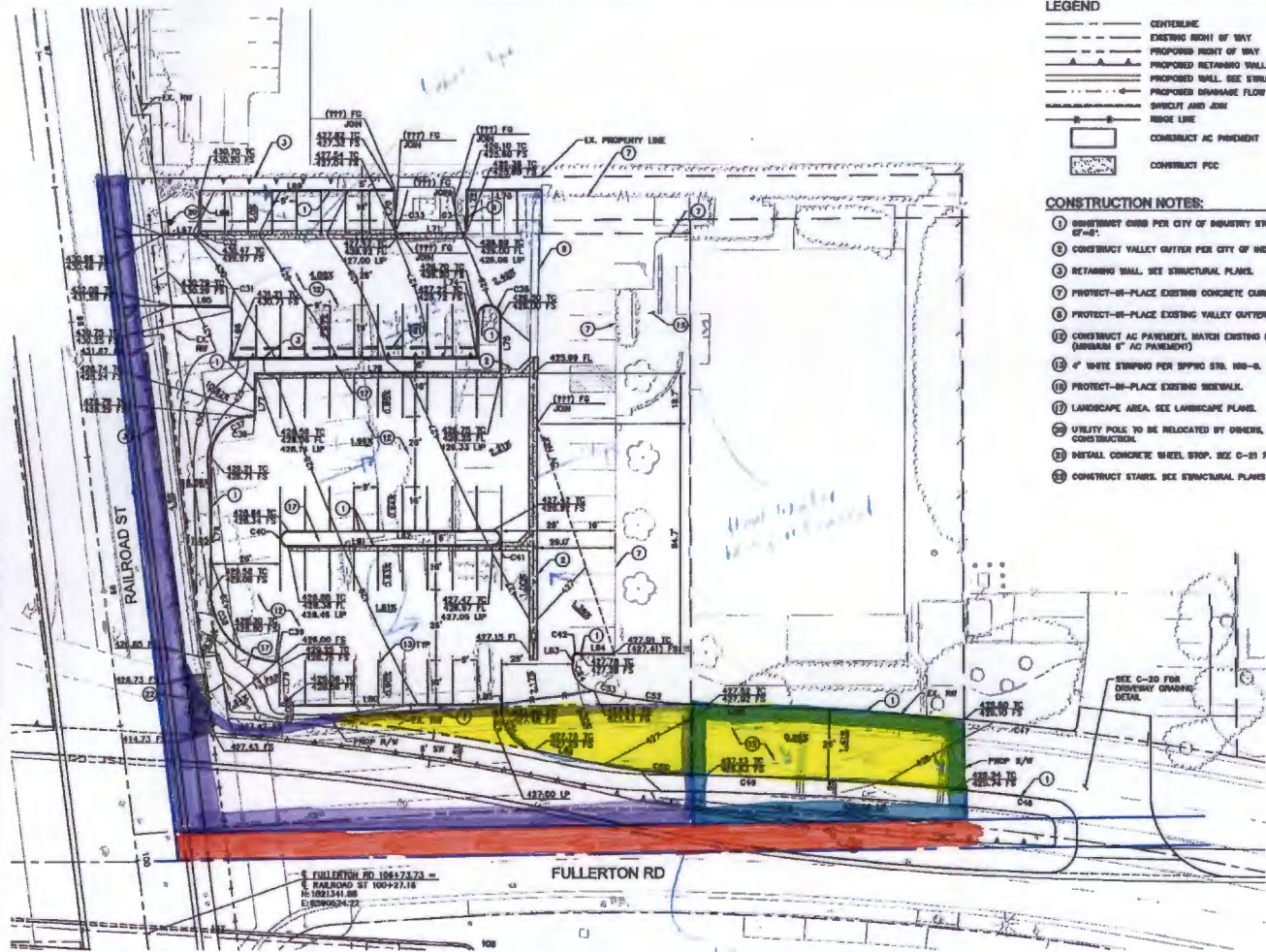


Exhibit 4

EXHIBIT "4"

LINE TABLE		
LINE	LENGTH	BEARING
L02	20.85	N4°10'48.88"E
L04	18.90	S89°54'43.33"E
L07	11.87	N4°05'18.87"E
L08	14.00	N89°54'43.33"W
L09	72.00	N4°05'18.87"E
L10	14.00	S89°54'43.33"E
L11	23.00	N4°05'18.87"E
L12	14.00	N89°54'43.33"W
L13	27.00	N4°05'18.87"E
L14	14.80	S89°54'43.33"E
L15	20.20	N89°54'43.33"E
L16	06.00	N4°05'18.87"E
L17	14.00	N89°54'43.33"W
L18	49.00	N89°54'43.33"W
L19	14.04	N89°54'43.33"W
L20	81.00	S4°05'18.87"W
L21	78.00	N4°05'18.87"W
L22	75.00	S4°05'18.87"W
L23	2.00	N89°54'43.33"E
L24	13.78	N4°05'18.87"E
L25	2.88	S89°54'43.33"E
L26	20.12	N18°53'15.51"E

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C31	2.00'	3.15'	89°44'20"	1.93'
C32	2.00'	3.14'	89°59'00"	1.90'
C33	2.00'	3.14'	89°59'00"	1.90'
C34	2.00'	3.14'	89°59'00"	1.90'
C35	4.00'	14.14'	180°00'00"	INFINITY
C36	2.00'	3.14'	89°59'00"	1.90'
C37	15.00'	23.89'	89°59'00"	15.00'
C38	28.00'	38.98'	85°54'14"	24.20'
C39	2.00'	3.63'	88°55'42"	1.90'
C40	3.00'	8.42'	180°00'00"	INFINITY
C41	3.00'	8.42'	180°00'00"	INFINITY
C42	2.00'	3.18'	89°35'33"	2.02'
C46	1073.88'	32.79'	1°44'41"	18.38'
C47	1238.00'	39.48'	1°48'34"	18.73'
C48	1238.00'	34.18'	4°21'32"	47.11'
C49	1212.00'	34.77'	4°28'48"	47.41'
C50	228.00'	43.81'	11°03'20"	21.87'
C51	15.00'	20.48'	78°08'24"	12.18'
C52	200.00'	38.20'	11°03'20"	19.38'
C53	288.00'	38.28'	11°03'20"	19.38'
C54	10.00'	13.84'	78°08'24"	8.12'



- LEGEND**
- CENTERLINE
 - EXISTING RIGHT OF WAY
 - PROPOSED RIGHT OF WAY
 - PROPOSED RETAINING WALL. SEE STRUCTURAL PLANS.
 - PROPOSED WALL. SEE STRUCTURAL PLANS.
 - PROPOSED DRAINAGE FLOW
 - SLOPE AND JOIN
 - BOUNDARY LINE
 - CONSTRUCT AC PAVEMENT
 - CONSTRUCT PCC

- CONSTRUCTION NOTES:**
- 1 CONSTRUCT CURB PER CITY OF INDUSTRY STD PLAN 170, TYPE A1, 6" H.
 - 2 CONSTRUCT VALLEY GUTTER PER CITY OF INDUSTRY STD 112, TYPE V.
 - 3 RETAINING WALL. SEE STRUCTURAL PLANS.
 - 4 PROTECT-IN-PLACE EXISTING CONCRETE CURB.
 - 5 PROTECT-IN-PLACE EXISTING VALLEY GUTTER.
 - 6 CONSTRUCT AC PAVEMENT, MATCH EXISTING PAVEMENT SECTION (MINIMUM 6" AC PAVEMENT)
 - 7 WHITE STRIPING PER SP116 STD. 100-8.
 - 8 PROTECT-IN-PLACE EXISTING SIDEWALK.
 - 9 LANDSCAPE AREA. SEE LANDSCAPE PLANS.
 - 10 UTILITY POLE TO BE RELOCATED BY OTHERS, PRIOR TO CONSTRUCTION.
 - 11 INSTALL CONCRETE WHEEL STOP. SEE C-21 FOR DETAIL.
 - 12 CONSTRUCT STAIRS. SEE STRUCTURAL PLANS FOR DETAILS.



95% PLAN SET - NOT FOR CONSTRUCTION 10/31/14

ALAMEDA CORRIDOR - EAST
CONSTRUCTION AUTHORITY
FULLERTON RD GRADE SEPARATION
SITE GRADING (LEE & RO INC)



Kimley Horn

BCR



REVISIONS		APPROVALS	
NO.	DATE OF	DESCRIPTION	DATE

BENCH MARK:
BM R-3 ELEVATION 430.450'
NOTED:
C. OF S. C. 100' IN 5'LY
CORN OF 100' JUNE 21'
E/O B.C.P. 50' E/O
CORNERS OF FULLERTON
ROAD & 280' E/O LAMSON
AVENUE.

APPROVALS		
DESIGN	BY	DATE

SUCCESSOR AGENCY

ITEM NO. 5.5



SUCCESSOR AGENCY TO THE
INDUSTRY URBAN - DEVELOPMENT AGENCY

MEMORANDUM

TO: Honorable Chairman and Members of the Successor Agency to the Industry Urban-Development Agency

FROM: Paul J. Philips, Executive Director

STAFF: John Ballas, Agency Engineer

DATE: January 7, 2016

SUBJECT: Donation of Agency Property for the Westbound Off-Ramp at Grand Avenue

Attached for consideration is an Acknowledgement for Donations form in which the Successor Agency ("Agency") acknowledges that it will grant the State of California Department of Transportation ("Caltrans") a highway easement and temporary construction easement ("TCE") for the Westbound Off-ramp at Grand Avenue from State Route 60 without compensation to the Agency. The easements are located adjacent to the existing off-ramp and within the southerly portion of the 600 acre Industry Business Center property.

Previously on August 27, 2014, the Oversight Board adopted resolution No.OB 2014-21, approving the donation. (See attached resolution). Subsequently, the Department of Finance in its letter of November 12, 2014 approved the donation as a "transfer of land to the California Department of Transportation for governmental use" (see attached). During Caltrans' recent review of the final design drawings and environmental site investigation report, it was determined that the conveyance of the required rights of way to Caltrans as an easement in lieu of fee title is preferred.

The previously considered area to be donated in fee to Caltrans was 100,307 square feet in size as described below. In the last year, the final plans have been prepared and the areas to be donated were slightly changed resulting in a total revised area of 97,622 square feet.

Westbound Off-Ramp	Initial Area	Final Revised Area	
LRPMP property No. 75	3,462 square feet	3,225 square feet	value is \$ 79,626
LRPMP property No. 76	890 square feet	764 square feet	value is \$ 20,470
LRPMP property No. 77	95,955 square feet	93,633 square feet	value is \$ 2,206,965

In addition, a temporary construction easement is now required for minor grading to be performed during construction which affects an 11,953 square foot area located adjacent to the off-ramp. This TCE is also be granted without compensation.

Background

The construction of the Westbound Off-Ramp from State Route 60/57 to Grand Avenue is an approved, enforceable obligation of the Successor Agency and is listed on the Successor Agency's Recognized Obligation Payment Schedule ("ROPS") on lines 127 and 128. The westbound Off-Ramp project is environmentally cleared and in the final stages of the review phase. The Successor Agency engaged the State of California Department of Transportation ("Caltrans") to advertise, award, and administer the construction of the Westbound Off-Ramp in accordance with Cooperative Agreement No. 07-5033 approved on October 10, 2015. Caltrans is listed as a payee on ROPS line item No. 127. The contractor, which will be hired by Caltrans to construct the project, is listed on ROPS line item No. 128. The funding for the project is in place with a \$10,000,000.00 federal grant, a \$7,119,477.00 grant from the Los Angeles County Transportation Authority, and \$1,855,000.00 in Successor Agency bond proceeds.

Recommendation

Staff, therefore, recommends the Successor Agency approve the Acknowledgement of Donations form for the conveyance of a highway easement and TCE to Caltrans at no cost and authorize the execution of any transfer documents including the easement grant deeds in favor of Caltrans for this project, subject to approval of the Oversight Board and the Department of Finance.

PJP:JDB:mk

STATE OF CALIFORNIA • DEPARTMENT OF TRANSPORTATION
ACKNOWLEDGEMENT FOR DONATIONS
(Form #)

EXHIBIT
17-EX-8 (6/2002)

Project Westbound SR-60 Off-Ramp File No. EA279111
Parcels 80603-1, 80603-2, 80651-1, & 80602-1 Federal Project No. _____
Limits SR-60 R23.87-R24.48

We, the undersigned, do hereby acknowledge that we have been fully informed of our rights under Federal law to receive just compensation for the Highway Easement over that portion of our property shown shaded in red on the map attached hereto and made a part hereof, and that we have also been informed of our right to have an appraisal made of said property along with an offer of just compensation.

However, we do hereby waive these rights and agree to donate said Highway Easement to the State of California for the improvement of the State Route 60 freeway.

This acknowledgement is signed by us freely and without coercion of any kind.

Name Mark D. Radecki, Chairman
(Print or Type)

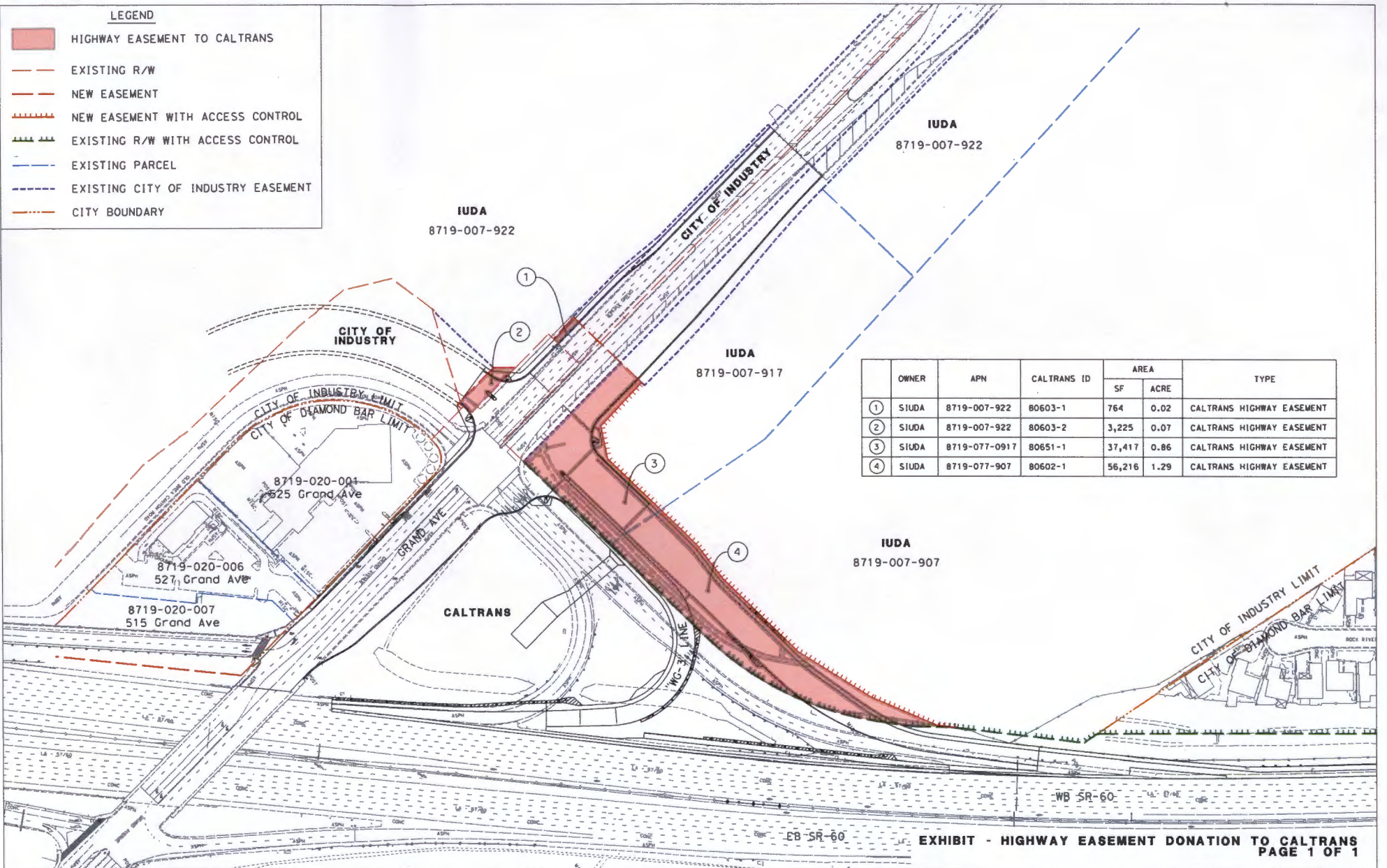
Signed _____ Date _____

Name _____
(Print or Type)

Signed _____ Date _____

LEGEND

- HIGHWAY EASEMENT TO CALTRANS
- EXISTING R/W
- NEW EASEMENT
- NEW EASEMENT WITH ACCESS CONTROL
- EXISTING R/W WITH ACCESS CONTROL
- EXISTING PARCEL
- EXISTING CITY OF INDUSTRY EASEMENT
- CITY BOUNDARY



	OWNER	APH	CALTRANS ID	AREA		TYPE
				SF	ACRE	
①	SIUDA	8719-007-922	80603-1	764	0.02	CALTRANS HIGHWAY EASEMENT
②	SIUDA	8719-007-922	80603-2	3,225	0.07	CALTRANS HIGHWAY EASEMENT
③	SIUDA	8719-077-0917	80651-1	37,417	0.86	CALTRANS HIGHWAY EASEMENT
④	SIUDA	8719-077-907	80602-1	56,216	1.29	CALTRANS HIGHWAY EASEMENT

STATE OF CALIFORNIA • DEPARTMENT OF TRANSPORTATION
ACKNOWLEDGEMENT FOR DONATIONS
(Form #)

EXHIBIT
17-EX-8 (6/2002)

Project	<u>Westbound SR-60 Off-Ramp</u>	File No.	<u>EA279111</u>
Parcels	<u>80602-2</u>	Federal Project No.	<u></u>
Limits	<u>SR-60 R24.4-R25.7</u>		

We, the undersigned, do hereby acknowledge that we have been fully informed of our rights under Federal law to receive just compensation for the Temporary Construction Easement over that portion of our property shown shaded in red on the map attached hereto and made a part hereof, and that we have also been informed of our right to have an appraisal made of said property along with an offer of just compensation.

However, we do hereby waive these rights and agree to donate said Temporary Construction Easement to the State of California for the improvement of the State Route 60 freeway.

This acknowledgement is signed by us freely and without coercion of any kind.

Name Mark D. Radecki, Chairman
(Print or Type)

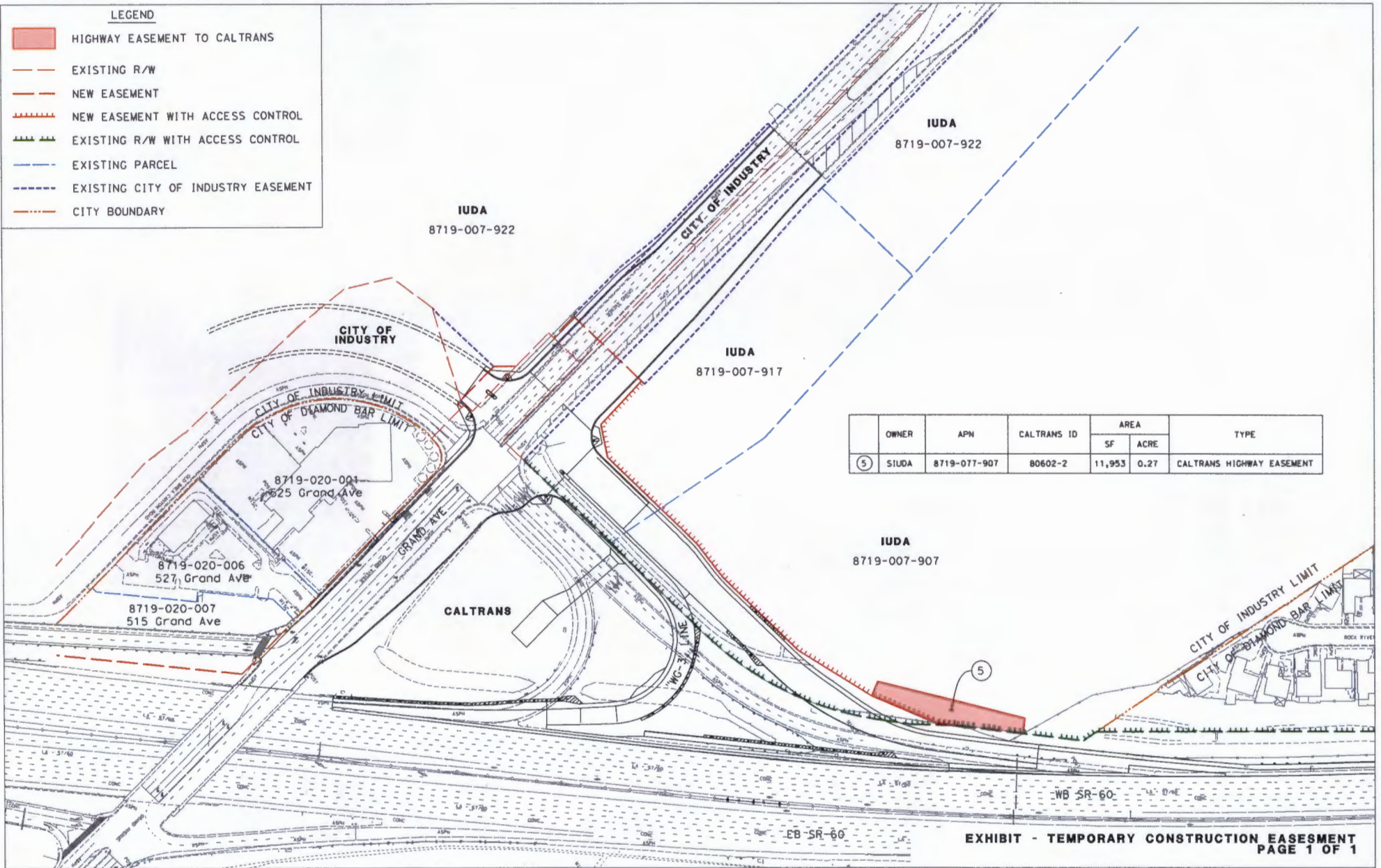
Signed _____ Date _____

Name _____
(Print or Type)

Signed _____ Date _____

LEGEND

- HIGHWAY EASEMENT TO CALTRANS
- EXISTING R/W
- NEW EASEMENT
- NEW EASEMENT WITH ACCESS CONTROL
- EXISTING R/W WITH ACCESS CONTROL
- EXISTING PARCEL
- EXISTING CITY OF INDUSTRY EASEMENT
- CITY BOUNDARY



	OWNER	APN	CALTRANS ID	AREA		TYPE
				SF	ACRE	
5	SIUDA	8719-077-907	80602-2	11,953	0.27	CALTRANS HIGHWAY EASEMENT

RESOLUTION NO. OB 2014-21

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY, THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF INDUSTRY, APPROVING THE DONATION OF CERTAIN PROPERTY TO CALTRANS FOR CONSTRUCTION OF THE WESTBOUND SLIP ON-RAMP AND THE OFF-RAMP AT GRAND AVENUE

WHEREAS, the Successor Agency to the Industry Urban-Development Agency was formed in accordance with California Health and Safety Code Section 34173 (“Successor Agency”); and

WHEREAS, the Oversight Board (“Oversight Board”) of the Successor Agency was established pursuant to California Health and Safety Code Section 34179; and

WHEREAS, the Successor Agency and Industry East Business Center, LLC, as successor in interest to Industry East Land, LLC, entered into a certain Lease Agreement, dated April 28, 2005 (“2005 Lease”), involving the lease of 600 acres of real property (the “Land”) owned by the Successor Agency; and

WHEREAS, pursuant to existing the Environmental Impact Report related to the 1999 Lease Agreement by and between the former redevelopment agency and Industry East Land, LLC, the Successor Agency is required to construct certain improvements required to satisfy traffic mitigation measures; and

WHEREAS, the Successor Agency engaged the California Department of Transportation (“Caltrans”) to assist in the construction of the Grand Avenue and SR-60 westbound on-ramp and off-ramp (listed on Recognized Obligation Payment Schedule (“ROPS”) lines 224-230 and 123-134, respectively), including the acquisition of all rights of way necessary for the on-ramp and off-ramp construction; and

WHEREAS, to complete the necessary construction of the on-ramp and off-ramp, Caltrans needs to acquire certain portions of the Land; and

WHEREAS, on February 25, 2014, the Oversight Board adopted Resolution No. OB 2014-05 approving the donation of a portion of the Land to Caltrans and approving the first amendment to the 2005 Lease, wherein the lessee under the 2005 released all of its interests in the subject Land; and

WHEREAS, upon review of Resolution No. OB 2014-05, the Department of Finance denied the donation of rights of way to Caltrans indicating that the donation was inconsistent with the approved long-range property management plan (“LRPMP”), and also denied the first amendment to 2005 Lease on the basis that the amendment did not constitute an enforceable obligation pursuant to Health and Safety Code Section 34163(c), and returned the action for reconsideration; and

WHEREAS, at a meeting with Department of Finance on May 22, 2014, the Department of Finance advised the Successor Agency staff that an amendment to the Successor Agency's approved LRPMP identifying each portion of the Land to be donated to Caltrans would allow the Successor Agency to complete the transfer/donation and that execution of a quitclaim deed by the lessee under the 2005 Lease (in lieu of execution of a first amendment to the 2005 Lease) would appropriately release the lessee's rights over the portion of the Land to be donated to Caltrans; and

WHEREAS, the Oversight Board, under a separate resolution immediately preceding this matter, approved an amendment to the LRPMP identifying the property to be donated to Caltrans as recommended by the Department of Finance; and

WHEREAS, the donation and granting of the portions of the Land for construction of the on-ramp and off-ramp to Caltrans will involve no consideration since the Successor Agency owns the underlying Land and the Successor Agency would under its agreements with Caltrans be required to fund any consideration paid by Caltrans; and

WHEREAS, the Successor Agency requests the Oversight Board approve the donation to Caltrans of portions of the Land described in Attachment A hereto for construction of the westbound on-ramp the off-ramp and approve the execution of all documentation and instruments as may be required by Caltrans to reflect such donations; and

WHEREAS, Industry East Business Center, LLC, as lessee under the 2005 Lease, has agreed to execute a quitclaim deed, as recommended by the Department of Finance, attached hereto as Attachment B, to formally release its rights over the Land to be donated to Caltrans; and

WHEREAS, the Oversight Board has determined that the donation of that portion of the Land described herein for the construction of the westbound on-ramp and off-ramp is necessary for the Successor Agency to perform its obligations required pursuant to an enforceable obligation in accordance with Health and Safety Code Section 34177(c) and is consistent with the requirements of the Successor Agency to wind down the affairs of the Former Agency in accordance with California Health and Safety Code Section 34177(h); and

WHEREAS, California Health and Safety Code Section 34179(e) requires the Oversight Board to adopt resolutions for any action taken by the Oversight Board.

NOW, THEREFORE, BE IT RESOLVED by the Oversight Board as follows:

Section 1. Approval of Donation of Property to Caltrans and Approval of Quitclaim Deed. The Oversight Board hereby approves the Successor Agency's donation to Caltrans of that portion of the Land described in Attachment A hereto for the construction of the Grand Avenue and SR-60 westbound on-ramp and off-ramp. The Oversight Board further approves the quitclaim deed, attached hereto as Attachment B, executed by Industry East Business Center, LLC, formally releasing its rights over the Land to be donated to Caltrans and authorizes the Successor Agency to accept such quitclaim deed.

Section 2. Authorization of Successor Agency. Upon approval, or deemed approval, of this resolution ("Resolution") by the California Department of Finance, the Oversight Board authorizes and directs the Executive Director and/or Assistant Secretary of the Successor Agency, jointly and severally, to execute and deliver any and all documents and instruments and to take such other actions which they may deem necessary or advisable in order to effectuate the approval of this Resolution.

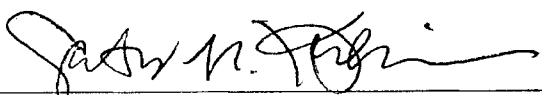
Section 3. Delivery to the California Department of Finance. The Oversight Board hereby authorizes and directs the Secretary of the Oversight Board to electronically deliver a copy of this Resolution to the California Department of Finance in accordance with California Health and Safety Code Section 34179(h).

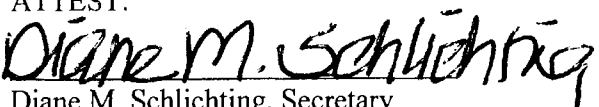
Section 4. Other Actions. The Oversight Board hereby authorizes and directs the Chairman, Vice Chairman and/or Secretary of the Oversight Board, jointly and severally, to do any and all things and to execute and deliver any and all documents which they may deem necessary or advisable in order to effectuate the purposes of this Resolution, and such actions previously taken by such officers are hereby ratified and confirmed.

Section 5. Effect. This Resolution shall take effect upon approval, or deemed approval, of the California Department of Finance in accordance with California Health and Safety Code Section 34179(h).

PASSED, APPROVED AND ADOPTED by the Oversight Board at a duly noticed meeting of the Oversight Board held on August 27, 2014, by the following vote:

- Ayes: Board Member Duarte, Board Member Gregoryk, Board Member Hertzberg, Board Member Radecki, Vice Chairman Cipriani, and Chairman Kreimann
- Noes: None
- Absent: Board Member Frutos
- Abstain: None

By: 
Santos H. Kreimann, Chairman
Oversight Board of the Successor Agency to the
Industry Urban-Development Agency

ATTEST:

Diane M. Schlichting, Secretary
Oversight Board of the Successor Agency to the
Industry Urban-Development Agency



November 12, 2014

Mr. Kevin Radecki, City Manager
City of Industry
15625 East Stafford Street
City of Industry, CA 91744

Dear Mr. Radecki:

Subject: Approval of Oversight Board Action

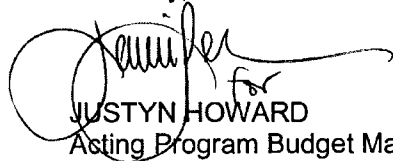
The City of Industry Successor Agency (Agency) notified the California Department of Finance (Finance) of its August 27, 2014 Oversight Board (OB) resolutions on September 10, 2014. Pursuant to Health and Safety Code (HSC) section 34179 (h), Finance has completed its review of the OB action.

Based on our review and application of the law, OB Resolution No. OB 2014-21 approving the transfer of land to the California Department of Transportation (Caltrans) for governmental use is approved. It is our understanding Caltrans will use the land for construction of the Grand Avenue and SR-60 westbound on-ramp and the off-ramp. The transferred land is identified as Property Nos. 73 through 77 on the Agency's Amended Long-Range Property Management Plan.

This is our determination with respect to the OB action taken.

Please direct inquiries to Cindie Lor, Supervisor, or Veronica Green, Lead Analyst at (916) 445-1546.

Sincerely,



JUSTYN HOWARD
Acting Program Budget Manager

cc: Mr. Dean Yamagata, Contracted Finance Manager, City of Industry
Ms. Kristina Burns, Manager, Los Angeles County Department of Auditor-Controller
Ms. Elizabeth Gonzalez, Bureau Chief, Local Government Audit Bureau, California State
Controller's Office
California State Controller's Office

SUCCESSOR AGENCY

ITEM NO. 5.6



SUCCESSOR AGENCY TO THE
INDUSTRY URBAN - DEVELOPMENT AGENCY

MEMORANDUM

To: Honorable Chairman and Members of the Successor Agency to the Industry Urban-Development Agency Board

From: Paul J. Philips, Executive Director

Staff: Clement N. Calvillo, CNC Engineering *CNC*
Joshua Nelson, CNC Engineering *JN*
Ruel Ituralde, CNC Engineering *RI*

Date: January 8, 2016

SUBJECT: Bid Documents – Industry Business Center Phase 2 Mass Grading, West Side (IBC-0381R), ROPS Line Item No. 289

At the direction of the Successor Agency Staff, CNC Engineering has prepared plans and specifications for the above project. This project will rebid as Contract No. IBC-0381R, subject to the approval of the Successor Agency Board, Oversight Board and Department of Finance.

This project is one of several independent contracts which together comprise line Item No. 217 as listed on the Recognized Obligation Payment Schedule ("ROPS"). The Total Outstanding Debt or Obligation for Line Item No. 217 is \$58,675,996.00. This line item is described as The Mass Grading, Infrastructure and Landscaping for the 600 acre property, known as the Industry Business Center. This contract is a sub part of line Item No. 217 and is shown on line Item No. 289 as "Contractor – by public bidding" as one has yet to be selected.

Staff's initial goal was to have an executed contract for this project in place by the last week of September 2015 for Successor Agency approval. However, due to a bid discrepancy all bids were rejected at the October 22, 2015 meeting. Now our goal is to have a contract executed by the end of February 2016. The Contract will then be presented to the Oversight Board for approval. The related Oversight Board resolution will then be sent to the State Department of Finance, together with a copy of the executed contract, evidence of sufficient funding, and provide the authority from the 1999 Lease Agreement, for the development of the Industry Business Center.

This phase of construction will finish the remedial and mass grading that needs to be performed at the southwesterly area of the development, on the property located westerly of Grand Avenue. This contract will remove deep sections of unstable native soil (existing and potential landslide areas) and then place and compact the soil material within the same area, creating an "engineered fill". This type of engineered fill is

commonly referred to as a "buttress". This buttress was first started in 2005 with the Area C Slope Stabilization project and was continued with the Far West Grading project that is under construction currently. The final piece that is included with this project had to wait until Southern California Edison removed their large towers which we expect to be complete by this summer. The volume of material that will be removed to reach the bottom of the buttress is roughly 350,000 cubic yards.

This project also includes the rest of the grading along the west side of Grand Avenue. The grading will also create the final slopes going up to the development pad. In these areas we will be constructing bench drains, down drains and the final storm drains. The project also includes improvements such as a small amount of paving, fencing, access gates and the installation of erosion control measures to deal with sediment in runoff during storm events. The total amount of dirt to move for the final pads is approximately 6,000,000 cubic yards. In addition the removal of the 700,000 cubic yard surcharge stockpile on the east side of Grand Avenue has been included in this bid. The stockpile material will remain on site and placed as a fill slope in the northeast corner of the property.

With the additional work now included, the revised engineer's estimate for this project is \$35,300,000.00. This project is listed on the Recognized Obligation Payment Schedule (ROPS), line item no. 289.

It is hereby recommended that the Successor Agency Board approve the plans and specifications and reauthorize the solicitation of public bids.

PP/JN:jv

ESTIMATE FOR:

**SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT
AGENCY**

PROJECT NO. 381

INDUSTRY BUSINESS CENTER, PHASE 2 MASS GRADING,
MIDDLE WEST SIDE

CONTRACT NO. IBC-0381R

ENGINEER'S ESTIMATE
\$35,300,000.00

CNC ENGINEERING

COST ESTIMATE SHEET
 255 N. Hacienda Blvd., Suite 222
 Industry, CA 91744
 Tel: (626) 333-0336
 Fax: (626) 369-4306

DATE PREPARED:

12/16/2015

JOB NO.:

IBC-0381R

ENGINEER/ DESIGNER:

R. Ituralde

ESTIMATOR:

U. Joshi

CHECKED BY:

J. Nelson

PROJECT NAME: Industry Business Center Phase 2 Mass Grading, West Side

SCOPE OF WORK/PROJECT DESCRIPTION: Removal of unstable soil and replace it with engineered compacted fill; mass grading consisting of unclassified excavation and unclassified fill; slope drainage systems consisting of bench drains, down drains and inlet structures; construction of storm drain systems. Haul, Spread and compact surcharge/stockpile on the eastside of Grand Avenue.

ITEM NO.	DESCRIPTION OF ITEM	QUANTITY		UNIT PRICE	TOTAL COST
		NO. UNITS	UNIT MEAS.		
SCHEDULE A - GENERAL CIVIL WORK AND EARTHWORK					
1.	Mobilization	1	LS	\$2,400,000.00	\$2,400,000.00
2.	Clearing & grubbing	110	ACRES	\$1,500.00	\$165,000.00
3.	Remove asphalt pavement by cold milling and place along access roads	32,900	SF	\$1.00	\$32,900.00
4.	Remove chain link fence and salvage for owner	720	LF	\$5.00	\$3,600.00
5.	Remove concrete curb and gutter	890	LF	\$3.00	\$2,670.00
6.	Remove storm drains				
	a. 18" CMP	2,000	LF	\$6.00	\$12,000.00
	b. 24" CMP	3,700	LF	\$6.00	\$22,200.00
	c. 36" CMP	260	LF	\$10.00	\$2,600.00
	d. 18" HDPE	160	LF	\$6.00	\$960.00
	e. 36" RCP	50	LF	\$45.00	\$2,250.00
7.	Remove splash wall	3	EA	\$800.00	\$2,400.00
8.	Remove debris basin structure	2	EA	\$5,000.00	\$10,000.00
9.	Remove concrete slope protection from debris basin	2,160	SF	\$1.50	\$3,240.00
10.	Remove flared inlet/outlet	9	EA	\$650.00	\$5,850.00
11.	Remove outlet/inlet structure	14	EA	\$550.00	\$7,700.00
12.	Remove CMP riser inlet	11	EA	\$450.00	\$4,950.00
13.	Remove concrete down drain	150	LF	\$60.00	\$9,000.00
14.	Unclassified excavation for buttress including placement of this material as unclassified compacted fill	346,500	CY	\$1.50	\$519,750.00
15.	Remove concrete gutter	3,510	LF	\$3.00	\$10,530.00
16.	Over excavation and recompaction for general areas and building areas – outside of buttress grading limits	2,400,000	CY	\$1.40	\$3,360,000.00
17.	Unclassified excavation including placement as unclassified compacted fill (payment for this item will be based on field survey of the excavation areas. This bid item excludes the buttress excavation and over excavation and recompaction areas)	5,814,000	CY	\$1.50	\$8,721,000.00
18.	Geogrid material, Tensar BX1100	1	LS	\$10,000.00	\$10,000.00
19.	6" solid pipe subdrain	2,542	LF	\$11.00	\$27,962.00
20.	Bore 6" solid pipe subdrain	973	LF	\$35.00	\$34,055.00
21.	4" perforated pipe subdrain	2,255	LF	\$15.00	\$33,825.00
22.	Finish grading				
	a. Permanent terraced slopes	47	ACRES	\$5,500.00	\$258,500.00
	b. Site, roadways, pads, less the permanent terraced slopes	158	ACRES	\$4,500.00	\$711,000.00
23.	Construct terrace drain - 23' wide per Detail "8" on Details Sheet D1 including AC, PCC pavement & CAB	5,067	LF	\$85.00	\$430,695.00

CNC ENGINEERING

COST ESTIMATE SHEET
 255 N. Hacienda Blvd., Suite 222
 Industry, CA 91744
 Tel: (626) 333-0336
 Fax: (626) 369-4306

DATE PREPARED:

12/16/2015

JOB NO.:

IBC-0381R

ENGINEER/ DESIGNER:

R. Ituralde

ESTIMATOR:

U. Joshi

CHECKED BY:

J. Nelson

PROJECT NAME: Industry Business Center Phase 2 Mass Grading, West Side

SCOPE OF WORK/PROJECT DESCRIPTION: Removal of unstable soil and replace it with engineered compacted fill; mass grading consisting of unclassified excavation and unclassified fill; slope drainage systems consisting of bench drains, down drains and inlet structures; construction of storm drain systems. Haul, Spread and compact surcharge/stockpile on the eastside of Grand Avenue.

ITEM NO.	DESCRIPTION OF ITEM	QUANTITY		UNIT PRICE	TOTAL COST
		NO. UNITS	UNIT MEAS.		
24.	Break unforeseen 36" or larger rock using CAT-350 excavator with breaker or equivalent	15	DAY	\$3,600.00	\$54,000.00
25.	Construct downrain per detail "2" of Details Sheet D1	3,174	LF	\$42.00	\$133,308.00
26.	Construct terrace drain - 10' wide per Detail "3" on Details Sheet D1	24,742	LF	\$35.00	\$865,970.00
27.	Construct splash wall	60	LF	\$26.00	\$1,560.00
28.	Construct concrete V-gutter Type A	790	LF	\$21.00	\$16,590.00
29.	Construct concrete V-gutter Type B	2,680	LF	\$25.00	\$67,000.00
30.	Construct area drain inlet	28	EA	\$3,200.00	\$89,600.00
31.	Construct 12 gauge, 18" corrugated metal pipe (CMP) including anchors, joints and fittings	2,293	LF	\$80.00	\$183,440.00
32.	Construct 12 gauge, 24" corrugated metal pipe (CMP) including anchors, joints and fittings	859	LF	\$90.00	\$77,310.00
33.	Construct 12 gauge, 36" corrugated metal pipe (CMP) including anchors, joints and fittings	1,968	LF	\$110.00	\$216,480.00
34.	Construct 24" RCP (2000d)	335	LF	\$120.00	\$40,200.00
35.	Construct 54" RCP (D-load per plan)	198	LF	\$530.00	\$104,940.00
36.	Construct 54" x 42" velocity control rings	7	EA	\$3,800.00	\$26,600.00
37.	Construct pipe anchors for 54" RCP per APWA Standard Plan 221-2	9	EA	\$1,700.00	\$15,300.00
38.	Junction Structure – per APWA Standard Plan 332-2 (18"x24")	4	EA	\$2,400.00	\$9,600.00
39.	Junction Structure – per APWA Standard Plan 332-2 (18"x48")	6	EA	\$2,400.00	\$14,400.00
40.	Junction Structure – per APWA Standard Plan 332-2 (24"x36")	1	EA	\$2,400.00	\$2,400.00
41.	Junction Structure – per APWA Standard Plan 332-2 (18"x36")	2	EA	\$2,400.00	\$4,800.00
42.	Junction Structure – per APWA Standard Plan 332-2 (18"x18")	2	EA	\$2,400.00	\$4,800.00
43.	Junction Structure – per APWA Standard Plan 332-2 (36"x48")	1	EA	\$2,400.00	\$2,400.00
44.	Junction Structure – per APWA Standard Plan 332-2 (24"x24")	1	EA	\$2,400.00	\$2,400.00
45.	Junction Structure – per APWA Standard Plan 332-2 (18"x60")	5	EA	\$2,400.00	\$12,000.00
46.	Junction Structure – per APWA Standard Plan 332-2 (18"x72")	1	EA	\$2,400.00	\$2,400.00
47.	Junction Structure – per APWA Standard Plan 331-3 (36"x36")	1	EA	\$4,100.00	\$4,100.00
48.	Junction Structure – per APWA Standard Plan 331-3 (36"x72")	1	EA	\$4,100.00	\$4,100.00

CNC ENGINEERING

COST ESTIMATE SHEET
 255 N. Hacienda Blvd., Suite 222
 Industry, CA 91744
 Tel: (626) 333-0336
 Fax: (626) 369-4306

DATE PREPARED:

12/16/2015

JOB NO.:

IBC-0381R

ENGINEER/ DESIGNER:

R. Ituralde

ESTIMATOR:

U. Joshi

CHECKED BY:

J. Nelson

PROJECT NAME: Industry Business Center Phase 2 Mass Grading, West Side

SCOPE OF WORK/PROJECT DESCRIPTION: Removal of unstable soil and replace it with engineered compacted fill; mass grading consisting of unclassified excavation and unclassified fill; slope drainage systems consisting of bench drains, down drains and inlet structures; construction of storm drain systems. Haul, Spread and compact surcharge/stockpile on the eastside of Grand Avenue.

ITEM NO.	DESCRIPTION OF ITEM	QUANTITY		UNIT PRICE	TOTAL COST
		NO. UNITS	UNIT MEAS.		
49.	Junction Structure – per APWA Standard Plan 331-3 (24"x72")	2	EA	\$4,100.00	\$8,200.00
50.	Junction Structure – per APWA Standard Plan 331-3 (36"x48")	2	EA	\$4,100.00	\$8,200.00
51.	Junction Structure – per APWA Standard Plan 331-3 (36"x60")	3	EA	\$4,100.00	\$12,300.00
52.	Junction Structure – per APWA Standard Plan 331-3 (18"x18")	1	EA	\$4,100.00	\$4,100.00
53.	Construct driveway per City of Industry Standard Plan 114 including base material	224	SF	\$14.00	\$3,136.00
54.	Construct chain link fence per APWA Standard Plan 600-3 including gates	1,796	LF	\$35.00	\$62,860.00
55.	Construct 24" concrete collar per APWA Standard Plan 380-4	6	EA	\$2,400.00	\$14,400.00
56.	Construct 54" concrete collar per APWA Standard Plan 380-4	2	EA	\$2,700.00	\$5,400.00
57.	Construct downdrain connection to 10' terrace drain per Detail "1" on Details Sheet D1 including splash wall	66	EA	\$580.00	\$38,280.00
58.	Construct downdrain connection to 10' Terrace drain per Detail "11" on Details Sheet D2	7	EA	\$7,700.00	\$53,900.00
59.	Construct downdrain connection to 23' Terrace Drain per Detail "12" on Details Sheet D2 including spillway structure, 24" RCP 2000-D, grate assembly, splash wall and inlet structure	8	EA	\$7,800.00	\$62,400.00
60.	Construct downdrain inlet per Detail "13" on Details Sheet D2	6	EA	\$9,000.00	\$54,000.00
61.	Construct asphalt concrete pavement	1,312	TONS	\$75.00	\$98,400.00
62.	Construct crushed aggregate base material (or Caltrans Class II aggregate base per special provisions)	2,937	TONS	\$20.00	\$58,740.00
63.	Connection downdrain connection to v-gutter connection per Detail "10" on Details Sheet D2, including splash wall	4	EA	\$330.00	\$1,320.00
64.	Construct curb per City of Industry Standard Plan 112, Type A1, 6" or 0" CF where shown including base material	2,660	LF	\$11.00	\$29,260.00
65.	60" CMP inlet per Detail 9	14	EA	\$9,800.00	\$137,200.00
66.	Construct transition structure per APWA Standard Plan 340-2	2	EA	\$4,200.00	\$8,400.00
67.	Brick mortar water tight plug	5	EA	\$1,600.00	\$8,000.00
68.	Headwall per FHWA Standard Plan 601-4	1	EA	\$8,100.00	\$8,100.00
69.	Construct 18" CSP flared inlet per APWA Standard Plan 351-2	2	EA	\$1,100.00	\$2,200.00
70.	Load, haul, spread and compact AC grindings onto the equipment/access roads from on-site stockpile	7,500	CY	\$4.00	\$30,000.00

CNC ENGINEERING**COST ESTIMATE SHEET**

255 N. Hacienda Blvd., Suite 222
 Industry, CA 91744
 Tel: (626) 333-0336
 Fax: (626) 369-4306

DATE PREPARED:

12/16/2015

JOB NO.:

IBC-0381R

ENGINEER/ DESIGNER:

R. Ituralde

ESTIMATOR:

U. Joshi

CHECKED BY:

J. Nelson

PROJECT NAME: Industry Business Center Phase 2 Mass Grading, West Side

SCOPE OF WORK/PROJECT DESCRIPTION: Removal of unstable soil and replace it with engineered compacted fill; mass grading consisting of unclassified excavation and unclassified fill; slope drainage systems consisting of bench drains, down drains and inlet structures; construction of storm drain systems. Haul, Spread and compact surcharge/stockpile on the eastside of Grand Avenue.

ITEM NO.	DESCRIPTION OF ITEM	QUANTITY		UNIT PRICE	TOTAL COST
		NO. UNITS	UNIT MEAS.		
71.	Construct 24" CSP flared inlet per APWA Standard Plan 351-2	1	EA	\$1,200.00	\$1,200.00
72.	Storm Water Pollution Prevention Plan, including but not limited to implementation, sampling/testing, and BMPs not included in other bid items	1	LS	\$400,000.00	\$400,000.00
73.	Hydroseeding for post construction, per CASQA BMP Fact Sheet EC-4 (excluding permanent terraced slopes)	150	ACRE	\$1,830.00	\$274,500.00
74.	Remove, salvage and stockpile AC grindings from existing equipment road	7,500	CY	\$3.50	\$26,250.00
75.	Settlement monuments per soils reports	10	EA	\$550.00	\$5,500.00
76.	Construct concrete flared end section per Caltrans Standard Plan D94B	1	EA	\$15,200.00	\$15,200.00

SCHEDULE B - STORM DRAIN IMPROVEMENTS

77.	18" RCP, 2000-D	1,983	LF	\$70.00	\$138,810.00
78.	24" RCP, 1250-D	182	LF	\$80.00	\$14,560.00
79.	36" RCP, 2750-D	1,457	LF	\$130.00	\$189,410.00
80.	48" RCP, 1400-D	2,856	LF	\$190.00	\$542,640.00
81.	60" RCP, 1900-D	2,509	LF	\$300.00	\$752,700.00
82.	72" RCP, 2350-D	1,779	LF	\$420.00	\$747,180.00
83.	Manhole per APWA Standard Plan 321-2	2	EA	\$4,900.00	\$9,800.00
84.	Manhole per APWA Standard Plan 320-2	21	EA	\$8,200.00	\$172,200.00
85.	Manhole per APWA Standard Plan 322-2	1	EA	\$8,900.00	\$8,900.00
86.	Junction structure – per APWA Standard Plan 332-2 (60"X18")	4	EA	\$3,000.00	\$12,000.00
87.	Junction structure – per APWA Standard Plan 332-2 (48"X18")	4	EA	\$3,000.00	\$12,000.00
88.	Junction structure – per APWA Standard Plan 332-2 (36"X18")	2	EA	\$3,000.00	\$6,000.00
89.	Concrete collar (18") per APWA Standard Plan 380-4	7	EA	\$2,100.00	\$14,700.00
90.	Concrete brick and mortar plug	1	LS	\$2,000.00	\$2,000.00
91.	Flared end section (18" Pipe) Type B per Caltrans Standard Plan D94A	1	EA	\$1,000.00	\$1,000.00
92.	Concrete pipe slope anchor (18" Pipe) per APWA Standard Plan 221-2	6	EA	\$1,600.00	\$9,600.00
93.	Energy dissipator per APWA Standard Plan 384-3 on Sheet 3, L=27, W=22	1	EA	\$124,000.00	\$124,000.00
94.	Energy dissipator per APWA Standard Plan 384-3 on Sheet 12, L=20, W=12	1	EA	\$61,000.00	\$61,000.00

SCHEDULE C - Surcharge/Stockpile Handling (East of Grand Avenue)

95.	Clearing & grubbing	19	AC	\$1,500.00	\$28,500.00
96.	Remove existing terrace drain	540	LF	\$15.00	\$8,100.00
97.	Remove existing toe ditch	293	LF	\$5.00	\$1,465.00

CNC ENGINEERING

COST ESTIMATE SHEET

255 N. Hacienda Blvd., Suite 222
Industry, CA 91744
Tel: (626) 333-0336
Fax: (626) 369-4306

DATE PREPARED:

12/16/2015

JOB NO.:

IBC-0381R

ENGINEER/ DESIGNER:

R. Ituralde

ESTIMATOR:

U. Joshi

CHECKED BY:

J. Nelson

PROJECT NAME: Industry Business Center Phase 2 Mass Grading, West Side**SCOPE OF WORK/PROJECT DESCRIPTION: Removal of unstable soil and replace it with engineered compacted fill; mass grading consisting of unclassified excavation and unclassified fill; slope drainage systems consisting of bench drains, down drains and inlet structures; construction of storm drain systems. Haul, Spread and compact surcharge/stockpile on the eastside of Grand Avenue.**

ITEM NO.	DESCRIPTION OF ITEM	QUANTITY		UNIT PRICE	TOTAL COST
		NO. UNITS	UNIT MEAS.		
98.	NPDES				
	a. SWPPP preparation, NOI, implementation, sampling/testing, and BMP's during construction	1	LS	\$30,000.00	\$30,000.00
	b. Hydroseeding for post construction, per CASQA BMP Fact Sheet EC-4	16	AC	\$1,830.00	\$29,646.00
	c. 3" mulch for post construction	7,840	CY	\$50.00	\$392,000.00
99.	Grading				
	a. Over-excavation and re-compaction outside of original remedial grading limits	17,150	CY	\$1.40	\$24,010.00
	b. Unclassified excavation	700,000	CY	\$2.50	\$1,750,000.00
	c. Unclassified fill (volume in place)	700,000	CY	\$3.00	\$2,100,000.00
	d. Buttress excavation and fill placement (including subradins)	100,000	CY	\$3.50	\$350,000.00
100.	Finish Grading				
101.	a. Permanent terraced slopes (10.7 acres)	1	LS	\$58,850.00	\$58,850.00
102.	b. Site, less permanent terraced slopes	1	LS	\$9,000.00	\$9,000.00
103.	c. Remove and salvage existing rip-rap in detention basin	1	LS	\$30,000.00	\$30,000.00
104.	d. Place select fill over sub-drain system in detention basin - see SD Sht 13 for specifications of select fill	2,875	CY	\$5.00	\$14,375.00
105.	Construct downdrain per Construction Note 4	1128	LF	\$42.00	\$47,376.00
106.	Construct terrace drain per Construction Note 5	4785	LF	\$35.00	\$167,475.00
107.	Construct terrace/down drain intersection per Construction Note 6	21	EA	\$580.00	\$12,180.00
108.	Construct concrete ditch per Construction Note 7	2308	LF	\$25.00	\$57,700.00
109.	Construct concrete V-ditch per Construction Note 9	846	LF	\$25.00	\$21,150.00
110.	Construct splash wall per Construction Note 13	36	LF	\$40.00	\$1,440.00
SCHEDULE D - Storm Drain (East to Grand Avenue)					
111.	Construct 18" RCP	210	LF	\$70.00	\$14,700.00
112.	Construct 24" RCP	124	LF	\$80.00	\$9,920.00
113.	Construct 36" RCP	11	LF	\$130.00	\$1,430.00
114.	Construct junction structure per Construction Note 37	1	EA	\$3,000.00	\$3,000.00
115.	Construct manhole per Construction Note 38	2	EA	\$8,900.00	\$17,800.00
116.	Construct concrete collar per Construction Note 40	1	EA	\$2,100.00	\$2,100.00
117.	Construct grated catch basin per Construction Note 41	2	EA	\$7,200.00	\$14,400.00
118.	Construct flared inlet section per Construction Note 45	1	EA	\$1,000.00	\$1,000.00
119.	Construct No. 2424 Brooks Box per Construction Note 50	1	EA	\$1,000.00	\$1,000.00
120.	Construct catch basin per Construction Note 51	5	EA	\$5,000.00	\$25,000.00
121.	Construct 12" perforated sub-drain per Construction Note 52	200	LF	\$15.00	\$3,000.00

CNC ENGINEERING

COST ESTIMATE SHEET
 255 N. Hacienda Blvd., Suite 222
 Industry, CA 91744
 Tel: (626) 333-0336
 Fax: (626) 369-4306

DATE PREPARED:

12/16/2015

JOB NO.:

IBC-0381R

ENGINEER/ DESIGNER:

R. Ituralde

ESTIMATOR:

U. Joshi

CHECKED BY:

J. Nelson

PROJECT NAME: Industry Business Center Phase 2 Mass Grading, West Side

SCOPE OF WORK/PROJECT DESCRIPTION: Removal of unstable soil and replace it with engineered compacted fill; mass grading consisting of unclassified excavation and unclassified fill; slope drainage systems consisting of bench drains, down drains and inlet structures; construction of storm drain systems. Haul, Spread and compact surcharge/stockpile on the eastside of Grand Avenue.

ITEM NO.	DESCRIPTION OF ITEM	QUANTITY		UNIT PRICE	TOTAL COST
		NO. UNITS	UNIT MEAS.		
122.	Construct 8" perforated sub-drain per Construction Note 53	828	LF	\$13.00	\$10,764.00
123.	Construct basin outlet structure per Construction Note 55	1	EA	\$5,000.00	\$5,000.00
124.	Construct 18" perforated sub-drain per Construction Note 56	223	LF	\$20.00	\$4,460.00
125.	Remove existing temporary riser	2	EA	\$450.00	\$900.00
126.	Remove existing 36" cmp pipe	13	LF	\$10.00	\$130.00
127.	Construct brick and mortar plug in existing cmp	1	EA	\$1,600.00	\$1,600.00

SCHEDULE E - COST TO DEFER THE START OF CONSTRUCTION

128.	Monthly cost to defer the start of construction beyond January 4, 2016	6	MO	\$5,000.00	\$30,000.00
------	--	---	----	------------	-------------

SCHEDULE F - CONTINGENCY ITEM

129.	Contingency for unforeseen conditions (20%)	1	LS	\$5,500,000.00	\$5,500,000.00
	SCHEDULE A SUBTOTAL				\$20,191,781.00
	SCHEDULE B SUBTOTAL				\$2,818,500.00
	SCHEDULE C SUBTOTAL				\$5,133,267.00
	SCHEDULE D SUBTOTAL				\$116,204.00
	SCHEDULE E SUBTOTAL				\$30,000.00
	TOTAL (A+B+C+D+E)				\$28,289,752.00
	5% CONTINGENCY (FOR A+B+C+D ONLY)				\$1,412,987.60
	SCHEDULE F SUBTOTAL				\$5,500,000.00
	GRAND TOTAL				\$35,202,739.60
	ENGINEER'S ESTIMATE				\$35,300,000.00

NOTICE INVITING SEALED BIDS FOR:

**SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY
PROJECT NO. 381**

INDUSTRY BUSINESS CENTER, PHASE 2 MASS GRADING, MIDDLE WEST SIDE

CONTRACT NO. IBC-0381R

The **SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY**, hereinafter referred to as the **AGENCY**, will receive sealed bids for the construction of the above project until **10:00 A.M.** on **February 16, 2016**, in the City Administrative Office, located at 15625 East Stafford Street in the City of Industry, California 91744. All bids will be opened and read in public immediately thereafter.

If a sealed bid is to be mailed, it must be mailed to the City Administrative Office, Post Office Box 3366, City of Industry, California 91744.

It is the responsibility of the bidder to be sure the sealed bid is in the possession of the City Clerk, City of Industry, prior to the date and time indicated.

At the time of submission of the bid and thereafter, each bidder must be licensed as a **Class A or Class C-21 with appropriate subcontractors** as defined in Sections 7055-7058 of the Business and Professions Code. Each bidder shall set forth on the Bidder's Information Sheet and the Contractor's License Affidavit the classification and number of the requisite license which that bidder holds.

The **AGENCY** reserves the right to award the contract to the contractor with another license class if the **AGENCY** determines that the license class is proper for the proposed work.

A contractor or subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, as defined in this chapter, unless currently registered and qualified to perform public work pursuant to Section 1725.5. ***Please note: It is not a violation of this section for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded.*** Any bids submitted without proof that bidder and any listed subcontractor(s) are currently registered and qualified to perform public work, pursuant to Labor Code Section 1725.5, may not be accepted by the City.

(Continued)

The Scope of Work is as follows: Mass grading of 250 acres of hillside area west of Grand Avenue, removal of unstable soil and replacing it as engineered compacted fill. The project also includes storm drains, bench drains, down drains and asphalt pavement. Haul spread and compact surcharge/stockpile on the east side of Grand Avenue.

Plans and Specifications are available for inspection at the City Administrative Offices, and may be obtained with bid forms at the City Engineering Offices located at 255 North Hacienda Blvd., Suite 222, City of Industry, California 91744.

Two pre-bid job walks will be conducted by the Engineer at the job site on **Wednesday, January 20, 2016** and **Wednesday, February 3, 2016**, both at **10:00 am**. Attendees will meet at an undeveloped pad at the southwesterly corner of Grand Avenue and Baker Parkway. Please be advised that the job walk will involve driving your vehicle along access roads that are unpaved and sometimes have an uneven surface. All bidders are urged to attend, however if you are unable to attend, the bidder may make other arrangements by contacting CNC Engineering, (626) 333-0336, to see the site. It is not mandatory to attend the job walk, however the Contractor needs to see the site and is required to certify that someone from their firm examined the site, per the statement at the end of the Bid Schedule, in Section C.

There is a non-refundable fee of **\$60.00** for each set of plans and specifications. No cash will be accepted. Checks should be made payable to the **SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY**.

(Continued)

**SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY
PROJECT NO. 381**

INDUSTRY BUSINESS CENTER, PHASE 2 MASS GRADING, MIDDLE WEST SIDE

CONTRACT NO. IBC-0381R

Each bid shall be accompanied by a bid guarantee in the form of a Certified or Cashier's Check or Bidder's Bond for not less than ten percent (10%) of the total amount of the bid, made payable to the **SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY**.

The contractor may, at his own expense, substitute securities for monies to be withheld to ensure performance under the contract.

By the order of the **SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY** dated **January 14, 2016**

Mark D. Radecki, Chairman

SECTION A

SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY PROJECT NO. 381

INDUSTRY BUSINESS CENTER, PHASE 2 MASS GRADING, MIDDLE WEST SIDE

CONTRACT NO. IBC-0381R

The **SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY**, hereinafter referred to as the **AGENCY**, will receive sealed bids for the construction of the above project until **10:00 A.M. on February 16, 2016**, in the City Administrative Office, located at 15625 East Stafford Street in the City of Industry, California 91744. All bids will be opened and read in public immediately thereafter.

If a sealed bid is to be mailed, it must be mailed to the City Administrative Office, Post Office Box 3366, City of Industry, California 91744.

It is the responsibility of the bidder to be sure the sealed bid is in the possession of the City Clerk, City of Industry, prior to the date and time indicated.

At the time of submission of the bid and thereafter, each bidder must be licensed as a **Class A or Class C-21 with appropriate subcontractors** as defined in Sections 7055-7058 of the Business and Professions Code. Each bidder shall set forth on the Bidder's Information Sheet and the Contractor's License Affidavit the classification and number of the requisite license which that bidder holds.

The **AGENCY** reserves the right to award the contract to the contractor with another license class if the **AGENCY** determines that the license class is proper for the proposed work.

A contractor or subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, as defined in this chapter, unless currently registered and qualified to perform public work pursuant to Section 1725.5. **Please note:** *It is not a violation of this section for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded.* Any bids submitted without proof that bidder and any listed subcontractor(s) are currently registered and qualified to perform public work, pursuant to Labor Code Section 1725.5, may not be accepted by the City.

The Scope of Work is as follows: Mass grading of 250 acres of hillside area west of Grand Avenue, removal of unstable soil and replacing it as engineered compacted fill. The project also includes storm drains, bench drains, down drains and asphalt pavement. Haul spread and compact surcharge/stockpile on the east side of Grand Avenue.

(Continued)

Plans and Specifications are available for inspection at the City Administrative Offices, and may be obtained with bid forms at the City Engineering Offices located at 255 North Hacienda Blvd., Suite 222, City of Industry, California 91744.

Two pre-bid job walks will be conducted by the Engineer at the job site on **Wednesday, January 20, 2016** and **Wednesday, February 3, 2016**, both at **10:00 am**. Attendees will meet at an undeveloped pad at the southwesterly corner of Grand Avenue and Baker Parkway. Please be advised that the job walk will involve driving your vehicle along access roads that are unpaved and sometimes have an uneven surface. All bidders are urged to attend, however if you are unable to attend, the bidder may make other arrangements by contacting CNC Engineering, (626) 333-0336, to see the site. It is not mandatory to attend the job walk, however the Contractor needs to see the site and is required to certify that someone from their firm examined the site, per the statement at the end of the Bid Schedule, in Section C.

There is a non-refundable fee of **\$60.00** for each set of plans and specifications. No cash will be accepted. Checks should be made payable to the **SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY**.

The bid shall be accompanied by a bid guarantee in the form of a Certified or Cashier's Check or Bidder's Bond for not less than ten percent (10%) of the total amount of the bid, payable to the **SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY**. The bid guarantee is to insure that the bidder, if awarded the work, will enter into a contract with the AGENCY. Failure of a contractor to enter into a contract within ten (10) days following award will cause the bid guarantee to be forfeited.

The **SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY** may, upon refusal or failure of a successful responsible bidder to accept the contract, award it to the next lowest bidder. If the **SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY** awards the contract to the second lowest bidder, the amount of the lowest bidder's bid guarantee shall be applied by the **SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY** to the difference between the low bid and the second lowest bid; the surplus, if any, shall be returned to the lowest bidder if cash is used, or to the surety company if a bond is used.

The successful bidder will be required to furnish a labor and materials bond in an amount equal to one hundred percent (100%) of the contract price and a faithful performance bond in an amount equal to one hundred percent (100%) of the contract price. A maintenance bond equal to ten percent (10%) of the total bid price amount is to remain in force for one (1) year after the date of completion of work, shall be submitted prior to execution of contract. The above bonds shall be secured by a surety company satisfactory to the **SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY**, and licensed as a Surety Insurer in the State of California and rated at least B+:V in the latest "Best's Insurance Guide." The attached bond forms shall be used without exception.

CONTRACTOR

LIABILITY INSURANCE

Contractor shall obtain and maintain at all times during the term of this agreement Comprehensive General Liability insurance protecting Contractor in amounts not less than \$1,000,000.00 and Automobile Liability Insurance protecting Contractor in amounts not less than \$1,000,000.00. If an umbrella or excess coverage is in effect, it must follow the form of the underlying coverage. Such insurance shall name CNC Engineering; City of Industry; Successor Agency to the Industry Urban-Development Agency; Civic-Recreational-Industrial Authority DBA Industry Hills Recreation and Conference Center; Majestic Industry Hills, LLC; Parking Authority of the City of Industry; City of Industry Waterworks System; Industry Hills Recreation and Conference Center; and their Officers, Employees, Elected Officials and Members of Boards or Commissions as additional insured parties. Coverage shall be in accordance with the sample certificates and endorsements attached hereto and must include the coverage and provisions indicated.

Contractors using the new I.S.O. form of coverage shall include Endorsement #CG25031185, which provides limits for each separate project that is being undertaken by said contractor.

Contractor shall file and maintain the required certificate(s) of insurance with the Lessor to this agreement at all times during the term of this agreement. The certificate(s) is to be filed prior to the commencement of the work or event and should state clearly:

- (1) The additional insured requested.
- (2) A minimum of ten (10) days prior written notice of cancellation for non-payment of premium and a minimum of thirty (30) days notice of cancellation for any other reason.
- (3) That the insurance is primary to that of the Additional insured.
- (4) Included coverage.
- (5) Cross-Liability Clause.

WORKER'S COMPENSATION INSURANCE

Contractor shall obtain and maintain at all times during the term of this agreement Worker's Compensation and Employer's Liability insurance and furnish the Additional Insured with a certificate showing proof of such coverage. Insurance company must waive subrogation rights against the above-named additional insureds. An endorsement to that effect must accompany the certificate of coverage.

INSURANCE COMPANIES

Insurance companies must be admitted in California and rated at least B+:XIII in *Best's Insurance Guide*. Non-admitted insurance companies will be considered if they are rated at least A:XIII or better and have a ratio of 3:1 for premium to policy holder surplus or lower in the latest *Best's Insurance Guide*.

Furnish additional insured with an endorsement waiving subrogation against them by the insurance carrier.

All liability insurance policies shall bear an endorsement or shall have attached a rider whereby it is provided that, in the event of expiration or proposed cancellation of such policies for any reason whatsoever, the SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY shall be notified by registered mail, return receipt requested, giving a sufficient time before the date thereof to comply with any applicable law or statute, but in no event less than 10 days in advance of the effective date of cancellation due to non-payment of premium and not less than 30 days in advance of the effective date of cancellation for any other reason or for a policy change.

Notification for all above insurance items shall be submitted to: City of Industry Engineering Offices, 255 North Hacienda Blvd., Suite 222, City of Industry, CA 91744, Attention: Rachel Gonzalez. Failure to provide the SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY with written notice of cancellation or any change in required insurance may constitute a material breach of the Contract, in the sole discretion of the SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY, upon which the SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY may suspend or terminate the Contract.

EXPERIENCE AND SAFETY

The successful bidder may be required to submit a statement attesting to its financial responsibility, technical ability, experience and safety record.

PREVAILING WAGES

Pursuant to the provisions of Section 1773 of the Labor Code of the State of California, the contractor is required to pay not less than the general prevailing rate of wages for each craft, classification, or type of workman needed in the execution of the public work under the jurisdiction of the SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY. The general prevailing wages shall be these determined by the Director of the Department of Industrial Relations of the State of California. Copies of the applicable determination by the SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY are on file in the office of the SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY and are hereby incorporated and made a part hereof the same as though fully set forth herein. Copies of the applicable determination may be obtained at the office of the SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY.

A contractor or subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, as defined in this chapter, unless currently registered and qualified to perform public work pursuant to Section 1725.5.

Please note: *It is not a violation of this section for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded. Any bids submitted without proof that bidder and any listed subcontractor(s) are currently registered and qualified to perform public work, pursuant to Labor Code Section 1725.5, may not be accepted by the City.*

LABOR COMPLIANCE MONITORING AND ENFORCEMENT

The project is subject to compliance monitoring and enforcement by the Department of Industrial Relations (California Labor Code Section 1771.4).

AGREEMENT

When the award of a contract is made to a corporation, the Agreement must be signed by the Secretary/Treasurer of the corporation in addition to the signature of the President/Vice President, or the public agency needs to receive a copy of a resolution adopted by the Board of Directors of the corporation indicating that the party executing the contract has the authority to bind the corporation.

SURETY BONDS

All surety bonds issued in connection with projects for public works must be accompanied by a power of attorney from the surety company authorizing the person executing the bond to sign on behalf of the company. The bonds must also be acknowledged by a Notary Public to the effect that the signature by the surety's representative is that of the person designated in the Power of Attorney.

By the order of the **SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY** dated **January 14, 2016**.

Mark D. Radecki, Chairman

SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY IMPROVEMENT PROJECT NO. 381R

INDUSTRY BUSINESS CENTER PHASE 2 MASS GRADING, WEST SIDE CONTRACT NO. IBC-0381R

GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION WITH ALL CURRENT SUPPLEMENTS PUBLISHED BY THE BUREAU OF PUBLIC WORKS, AND APPROPRIATE STANDARD SPECIFICATIONS AS OTHERWISE NOTED ON THE PLAN OR IN THE PROJECT SPECIFICATIONS.
2. ALL WORK INDICATED BY THIS PLAN SHALL BE INSPECTED BY THE CITY ENGINEER. REQUEST FOR INSPECTION SERVICE SHALL BE MADE 24 HOURS IN ADVANCE AT (505) 333-1333.
3. THE CONTRACTOR SHALL OBTAIN, ADDRESS AND TEST ALL EXISTING OPERATING UTILITIES, BUT NOT LIMITED TO, CLEARING AND CHANGING, SUBGRADE PREPARATION, TRENCH EXCAVATION AND SPECIAL UNDERGROUND EXCAVATION AND UNDERGROUND TIE-IN.
4. EXISTING CONCRETE AND ASPHALT CONCRETE TO BE REMOVED SHALL BE DONE BY SAW CUTTING FULL DEPTH TO A TRUE LIFE.
5. 48 HOURS PRIOR TO EXCAVATION, THE CONTRACTOR SHALL CALL THE UNDERGROUND SERVICE ALERT AT 1 (800) 422-4133 AND OBTAIN AN UNDERGROUND UTILITY IDENTIFICATION MARKER.
6. THE CONTRACTOR SHALL PROTECT AND RESTORE EXISTING UTILITIES AND IMPROVEMENTS IN ACCORDANCE WITH SECTION 1-1.5, 2, AND 7.3 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
7. ACTUAL LOCATION AND EXISTENCE OF UTILITY STRUCTURES, SUCH AS MANHOLE MARKETS, AND LINES SHALL BE FIELD VERIFIED BY THE CONTRACTOR.
8. NEARBY EXISTING AND PROPOSED STRUCTURES SHALL NOT EXCEED A SLOPE OF TWO HORIZONTAL TO ONE VERTICAL.
9. THE CONTRACTOR SHALL PROVIDE PROTECTIVE MEASURES AND TEMPORARY DRAINAGE AND DRAINAGE FACILITIES TO PROTECT ADJACENT PROPERTIES FROM STORM WATERS ORIGINATING ON OR INFERRED FROM THE CONSTRUCTION SITE.
10. A COPY OF ALL GRADING SHEETS SHALL BE MAINTAINED AT THE JOB SITE FOR THE CITY ENGINEER'S REVIEW.
11. THE CONTRACTOR SHALL KEEP ALL ADJACENT STREETS AND MAJOR ROUTES CLEAR OF DIRT AND DEBRIS ORIGINATING FROM THE CONSTRUCTION SITE OR RESULTING FROM THE PROJECT.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING LOW LEVELS OF NOISE AND DUST. THE CONTRACTOR SHALL SUBMIT A THREE (3)-LAYER GRADING OPERATOR NOTIFICATION TO ADJACENT PROPERTY TO CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL AERIAL REQUIREMENTS INCLUDING THE INSTALLATION OF THE APPROPRIATE CONSTRUCTION FENCE SIGNAGE.
13. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY EXCAVATION AND CONSTRUCTION RELATED FROM THE CITY OF INDUSTRY FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ASSOCIATED EASEMENTS.
14. SEPARATE PLANS FOR TEMPORARY DRAINAGE AND EROSION CONTROL MEASURES TO BE PROVIDED TO THE CITY ENGINEER PRIOR TO CONSTRUCTION AND APPROVED BY THE CITY OF INDUSTRY. THE EROSION CONTROL, DRAINAGE, SIGNAGE ON SAID PLANS MUST BE MAINTAINED IN PERMANENT CONDITION.
15. ANY MODIFICATIONS OR CHANGES TO THIS PLAN MUST BE APPROVED BY THE CITY ENGINEER PRIOR TO THE INSTITUTION OF SAID MODIFICATIONS OR CHANGES.

2004 EIR MITIGATION 5.2-1

- THE CONSTRUCTION CONTRACTOR SHALL IMPLEMENT THE FOLLOWING MEASURES DURING GRADING AND CONSTRUCTION:
- USE LOW EMISSION SOURCE CONSTRUCTION EQUIPMENT
 - MAINTAIN CONSTRUCTION EQUIPMENT ENGINEER OF KEEPING THEM TUNED
 - USE LOW NOISE PRACTICES FOR CONSTRUCTION EQUIPMENT
 - UTILIZE EXISTING POWER SOURCES (I.E. POWER POLES) WHEN FEASIBLE
 - CONSIDER CONSTRUCTION PLANNING TO MINIMIZE TRAFFIC INTERFERENCE
 - MINIMIZE CONSTRUCTION OF HIGHWAY-THROUGH LANE WHEN FEASIBLE
 - CONSTRUCTION SHOULD BE PLANNED TO TAKE PLACE OUTSIDE OF EXISTING STREETS AND NOT TO INTERFERE
 - SCHEDULE CONSTRUCTION OPERATIONS AFFECTING TRAFFIC FOR OFF-PEAK HOURS
 - AVOID A SHARP TURN OR MANUEVER TRAFFIC FLOW INTERFERING FROM CONSTRUCTION ACTIVITIES (THIS PLAN MAY INCLUDE ADVANCE PUBLIC NOTICE OF TRAFFIC USE OF PUBLIC TRANSPORTATION AND NATURAL PARKING AREAS WITH A 30-DAY REVIEW)
 - USE LOW VOC COATINGS AND SOLVENTS OR ATTAIN SIMILAR EMISSIONS REDUCTIONS BY IMPROVING THE NUMBER OF COATS APPLIED PER DAY.

NOTICE TO CONTRACTOR

APPROVAL OF THIS PLAN BY THE CITY ENGINEER DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OF THE LOCATION OR THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITY AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PRIOR TO EXCAVATION. THESE PLANS WERE ORIGINATED BY A SURVEY OF AVAILABLE RECORDS.



VICINITY MAP
NOT TO SCALE
SHEET NO. 1, 2, 3 & 4

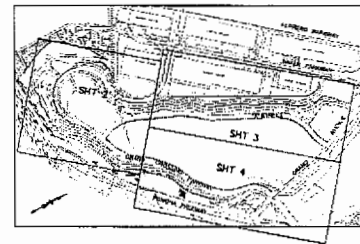
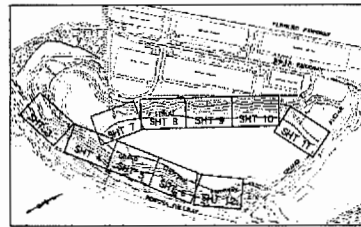
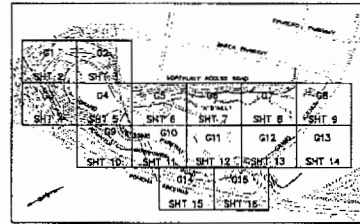
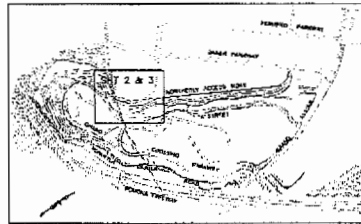


TABLE OF DRAWINGS

DATE	SHEET NO.	DESCRIPTION
GENERAL INFORMATION		
1 OF 41	1 OF 2	PROJECT TITLE SHEET, VICINITY MAP, DRAWING INDEX MAP, EXISTING WATER TABLE OF FINANCES, NOTICE TO CONTRACTOR
2 OF 41	2 OF 2	LISTING OF ALL CONSTRUCTION AND FEATURES
REMEDIAL GRADING		
3 OF 41	1 OF 4	TITLE SHEET
4 OF 41	2 OF 4	BUSINESS EXCAVATION PLAN
5 OF 41	3 OF 4	BUSINESS SIDEWALK PLAN
6 OF 41	4 OF 4	STORMWATER CONTROL PLAN
ROUGH GRADING PLANS		
7 OF 41	1 OF 19	GRADING INDEX SHEET
8 OF 41	2 OF 19	GRADING PLAN 01
9 OF 41	3 OF 19	GRADING PLAN 02
10 OF 41	4 OF 19	GRADING PLAN 03
11 OF 41	5 OF 19	GRADING PLAN 04
12 OF 41	6 OF 19	GRADING PLAN 05
13 OF 41	7 OF 19	GRADING PLAN 06
14 OF 41	8 OF 19	GRADING PLAN 07
15 OF 41	9 OF 19	GRADING PLAN 08
16 OF 41	10 OF 19	GRADING PLAN 09
17 OF 41	11 OF 19	GRADING PLAN 10
18 OF 41	12 OF 19	GRADING PLAN 11
19 OF 41	13 OF 19	GRADING PLAN 12
20 OF 41	14 OF 19	GRADING PLAN 13
21 OF 41	15 OF 19	GRADING PLAN 14
22 OF 41	16 OF 19	GRADING PLAN 15
23 OF 41	17 OF 19	DETAIL SHEET 01
24 OF 41	18 OF 19	DETAIL SHEET 02
25 OF 41	19 OF 19	DETAIL SHEET 03
STORM DRAIN PLANS		
26 OF 41	1 OF 12	STORM DRAIN INDEX SHEET
27 OF 41	2 OF 12	INDEX OF SHEETS
28 OF 41	3 OF 12	STORM DRAIN PLAN LINE "1"-1"
29 OF 41	4 OF 12	STORM DRAIN PLAN LINE "1"-2"
30 OF 41	5 OF 12	STORM DRAIN PLAN LINE "1"-3"
31 OF 41	6 OF 12	STORM DRAIN PLAN LINE "1"-4"
32 OF 41	7 OF 12	STORM DRAIN PLAN LINE "1"-5"
33 OF 41	8 OF 12	STORM DRAIN PLAN LINE "1"-6"
34 OF 41	9 OF 12	STORM DRAIN PLAN LINE "1"-7"
35 OF 41	10 OF 12	STORM DRAIN PLAN LINE "1"-8"
36 OF 41	11 OF 12	STORM DRAIN PLAN LINE "1"-9"
37 OF 41	12 OF 12	STORM DRAIN PLAN LINE "1"-10"
WATER POLLUTION CONTROL PLANS		
38 OF 41	1 OF 4	WATER POLLUTION CONTROL INDEX SHEET
39 OF 41	2 OF 4	WATER POLLUTION CONTROL PLAN SHEET 1
40 OF 41	3 OF 4	WATER POLLUTION CONTROL PLAN SHEET 2
41 OF 41	4 OF 4	WATER POLLUTION CONTROL PLAN SHEET 3
SUPPLEMENTAL STORM DRAIN PLAN		
42 OF 41	1 OF 1	34" DIAMETER STORM DRAIN PROFILE



NO.	DATE	REVISION	BY	CHK.



CITY OF INDUSTRY
ACCEPTED: JUL 16, 2010

P.O. Box 3365, City of Industry, California 91744
Address: 3365, City of Industry, California 91744
Phone: (909) 251-2211

PROJ. NO. IBC-0381R, DATE: 07/16/10

ACNC
CONSTRUCTION ENGINEERING

250 S. Foothill Blvd., Ste. 222
City of Industry, CA 91744
Phone: (909) 251-2211
Fax: (909) 251-2211

DATE: _____

SUCCESSOR AGENCY TO THE
INDUSTRY URBAN-DEVELOPMENT AGENCY

APPROVED BY: _____

INDUSTRY BUSINESS CENTER
PHASE 2 MASS GRADING, WEST SIDE




PROJECT TITLE SHEET
VICINITY MAP, DRAWING INDEX MAPS, GENERAL NOTES,
TABLE OF DRAWINGS, NOTICE TO CONTRACTOR

JOB NO. IBC-0381R SHEET 1 OF 2
CONTRACT DRAWING NO. 1 OF 41

CONTRACT NO. IBC-0381R
INDUSTRY BUSINESS CENTER PHASE 2 MASS GRADING, WEST SIDE



LEGEND:

-  CLEARING AND GRUBBING AREA
-  OVEREXCAVATION AND RECOMPACT AREA
-  BUILDING AREA OVEREX/RECOMPACT GRADE

B.M. ... ELEV. ...
 LOTS 15 OF 16 1971 City of San Jose
 7500 S.O. CO. MAP 101 & 102 L.A. Code 14
 1971
 1:500 (Approx)
 Check Seal



SCALE: 1" = 200'



NO.	DATE	BY	REVISION	BY	DATE
1	5/1/71	ADDY	OVEREX/RECOMPACT AREA	ADDY	5/1/71



SUCCESSOR AGENCY TO THE
 INDUSTRY URBAN-DEVELOPMENT AGENCY

APPROVED BY: JOHN W. ZILLAR, "PEL" 6433, AGENCY ENGINEER, DATE: _____

INDUSTRY BUSINESS CENTER
 PHASE 2 MASS GRADING, WEST SIDE

**EXISTING SITE CONDITIONS, FEATURES
 AND OVEREX/RECOMPACT AREAS**

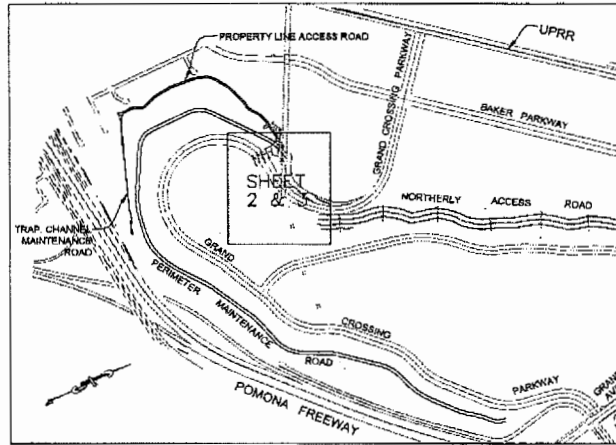
DRAWN BY: JLS DATE: APR 2010 JOB NO.: IBC-0381R SHT. 2 OF 2
 CHECKED BY: JLS DATE: APR 2010
 CONTRACT DRAWING NO. 2 OF 41

CONTRACT NO.: IBC-0381R
 INDUSTRY BUSINESS CENTER PHASE 2 MASS GRADING, WEST SIDE

APPENDIX NO. 9

SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY IMPROVEMENT PROJECT NO. 381R

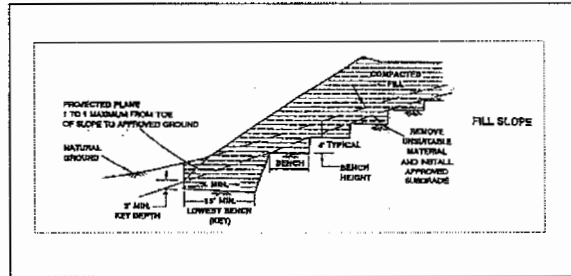
INDUSTRY BUSINESS CENTER PHASE 2 MASS GRADING, WEST SIDE CONTRACT NO. IBC-0381R REMEDIAL GRADING TITLE SHEET



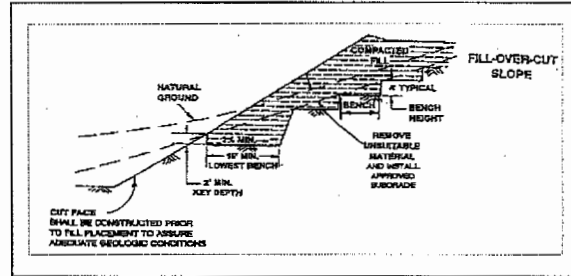
INDEX MAP
NOT TO SCALE

TABLE OF DRAWINGS

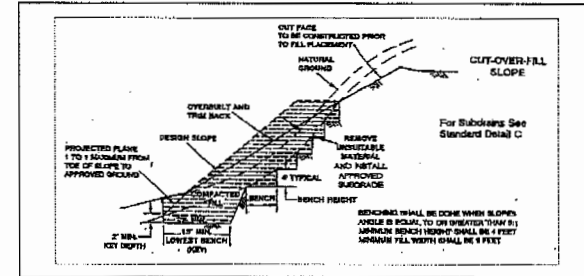
CONTRACT DWS. NO.	SHEET NO.	DESCRIPTION
3 OF 41	1 OF 4	TITLE SHEET, INDEX MAP, TABLE OF DRAWINGS, LEGEND, SECTIONS
4 OF 41	2 OF 4	BUTTRISS ELEVATION PLAN
5 OF 41	3 OF 4	BUTTRISS SURROUND PLAN
6 OF 41	4 OF 4	CROSS-SECTION OF SUBDRAINS



KEYING AND BENCHING - FILL SLOPE DETAIL
NOT TO SCALE



KEYING AND BENCHING - FILL OVER CUT SLOPE
NOT TO SCALE



KEYING AND BENCHING - CUT OVER FILL SLOPE
NOT TO SCALE

CONTRACT NO. IBC-0381R
INDUSTRY BUSINESS CENTER
PHASE 2 MASS GRADING, WEST SIDE



SUCCESSOR AGENCY TO THE
INDUSTRY URBAN-DEVELOPMENT AGENCY
APPROVED BY: _____ DATE: _____

NO.	DATE	REVISION	BY

CITY OF INDUSTRY
INCORPORATED JAN. 18, 1933

P.O. Box 3346, City of Industry, California 91744
Administrative Offices 19991 C. Stillerb Street
(626) 333-5211

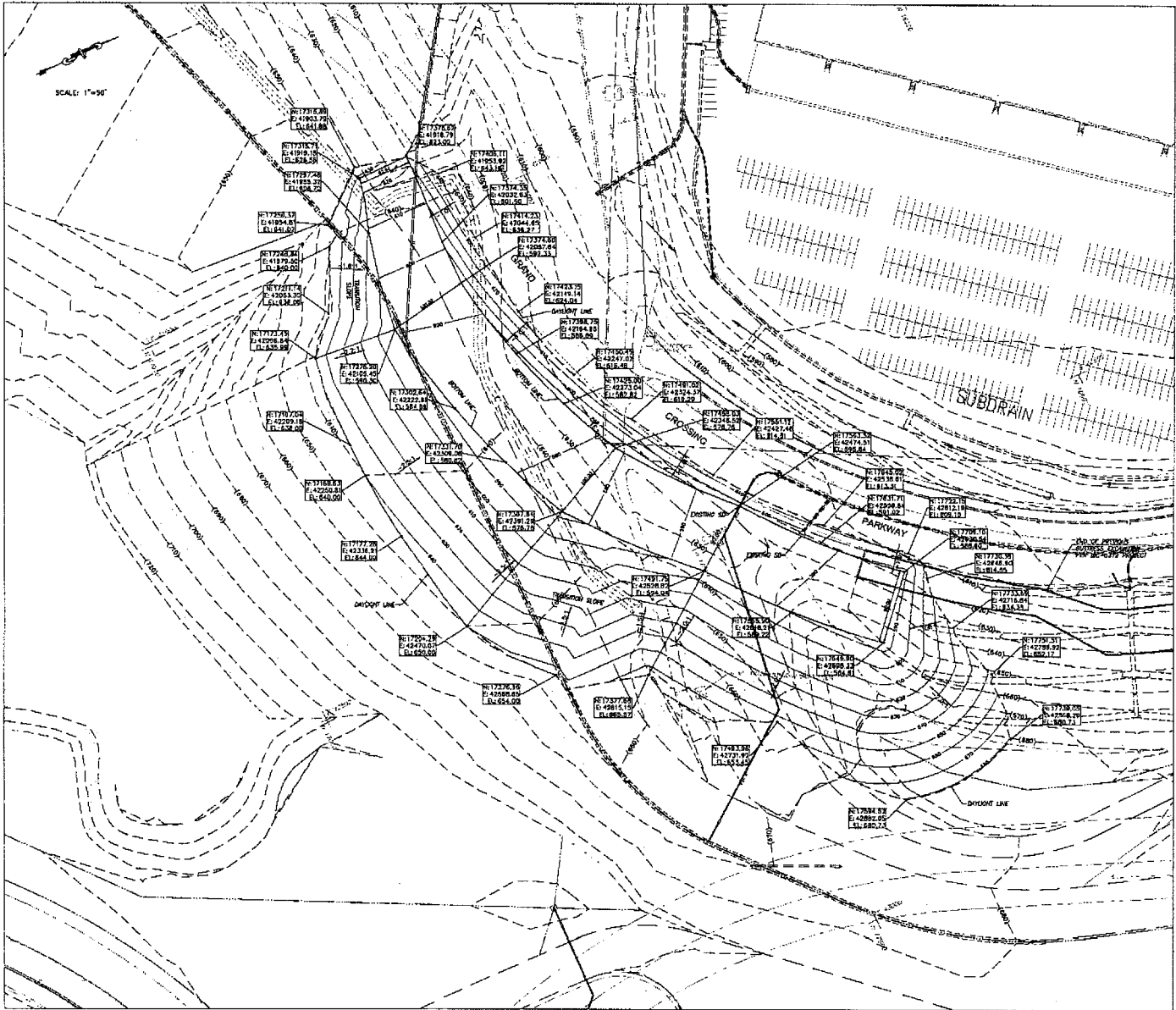
Prepared by:
ACNC
SPECIALTY ENGINEERS
235 N. Brea Blvd., Ste. 202
Cost Mesa, CA 92626
Phone (949) 333-0339
Fax (949) 333-0338
www.acnc.com

REMEDIAL GRADING
PHASE 2 MASS GRADING, WEST SIDE
TITLE SHEET, INDEX MAP, TABLE OF DRAWINGS,
LEGEND

PROJECT NO. 226 SHEETS NO. 3-41
DRAWN BY: BLS DATE: FEBRUARY 2007 JOB NO. IBC-0381R SHT. 1 OF 4

CONTRACT DRAWING NO. 3 OF 41

SCALE: 1"=50'



G.M. NO. 02.477A. ELEV. 804.954
 LAMP of Oil & Coal Storage Plant Site, West Side
 1982-1978 G.M. Survey Data at 100' CONTOUR INTERVAL



NO.	DATE	REVISIONS	DR. BY	DESIGNED BY

CNC
 205 N. Main Street, Ste. 202
 City of Lowell, MA 01854
 (603) 333-1333
 Fax: (603) 333-1334
 E-MAIL: CNC@CNC.COM

SUCCESSOR AGENCY TO THE
 INDUSTRY URBAN-DEVELOPMENT AGENCY

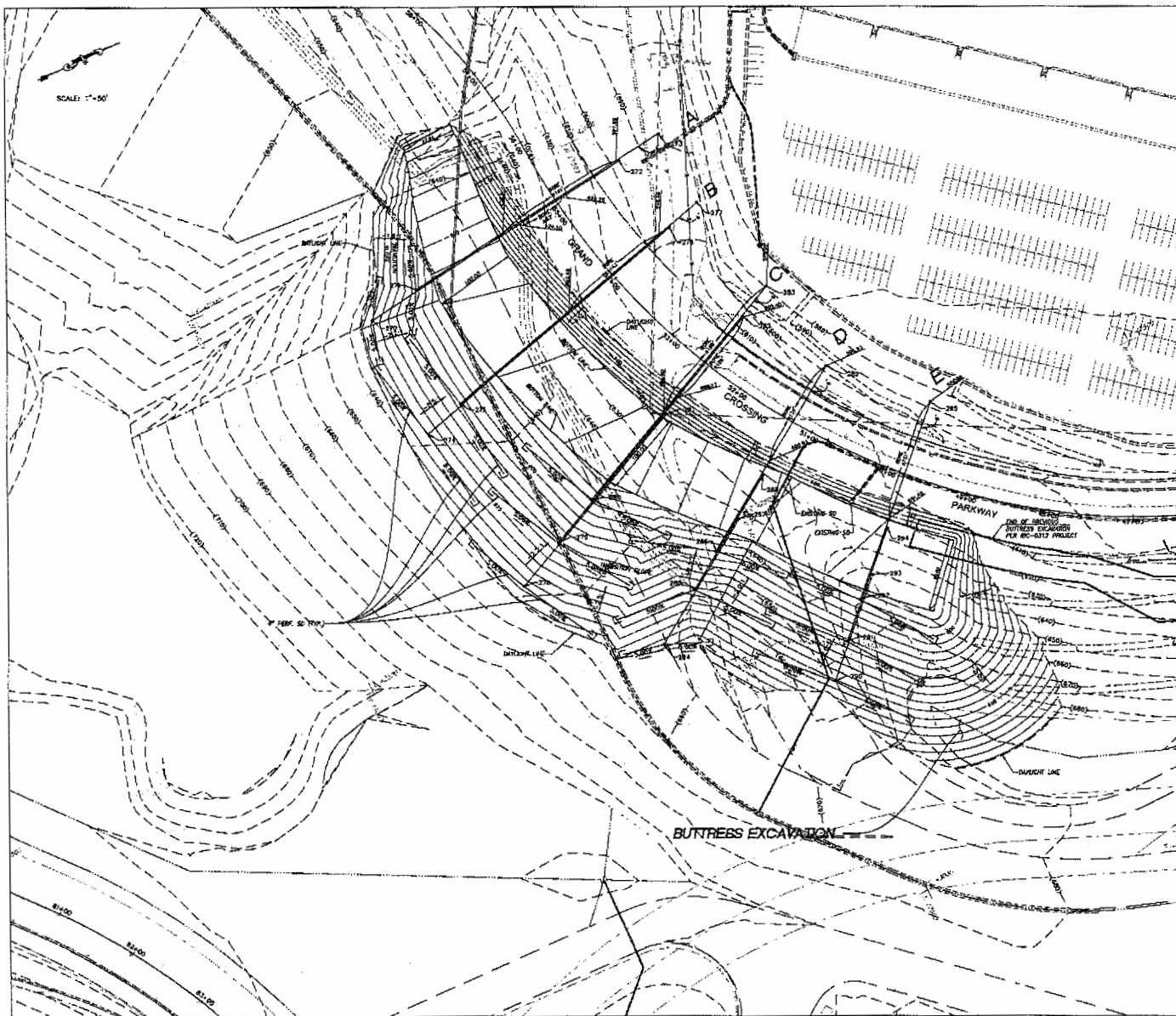
APPROVED BY: JOHN D. ENZAS, REG. 34311, AGENCY ENGINEER

INDUSTRY BUSINESS CENTER
 PHASE I MASS GRADING, WEST SIDE

BUTTRUSS EXCAVATION PLAN

DATE: JUNE 1985
 JOB NO.: IBC-0381R SH. 2 OF 4
 CONTRACT DRAWING NO. 4 OF 41

CONTRACT NO.: IBC-0381R
 INDUSTRY BUSINESS CENTER
 PHASE 2 MASS GRADING, WEST SIDE



POINT #	NORTHING	EASTING	ELEVATION
270	1731.64	42083.10	430.48
271	17285.58	45082.54	806.61
272	17543.67	42044.90	819.81
273	17800.20	42024.98	588.18
274	17194.24	42246.41	639.53
275	17248.83	43228.58	607.81
278	17568.28	43143.46	818.03
277	17668.43	42125.30	596.88
278	17230.76	43463.99	843.09
279	17280.08	42432.92	815.99
280	17229.24	42401.85	588.00
281	17483.88	42363.72	834.89
282	17527.40	42278.05	805.48
283	17827.92	42256.82	579.02
284	17441.58	42588.77	858.87
285	17408.08	42553.98	631.36
286	17418.09	42521.83	804.78
287	17487.84	42488.03	851.84
288	17538.33	42482.32	656.51
289	17881.03	42272.21	596.93
290	17807.88	42224.77	845.78
291	17841.08	42887.97	821.23
292	17828.76	42848.48	884.82
293	17802.81	42827.37	841.88
294	17843.26	42833.77	818.83
295	17785.00	43468.58	588.98

B.M. NO. 200 ELEV. 404.864
 LATER TO BE SET BY THE SURVEYOR. THIS PLAN AND OTHER
 PLANS HEREON SHALL BE THE PROPERTY OF THE ENGINEER.
 NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.



NO.	DATE	REVISIONS	BY	CHK. BY	APPROVED BY

CNC
 ENGINEERING
 CONSULTING
 835 N. California Blvd., Ste. 303
 City of Industry, Ca. 91744
 Phone: 626-254-1488
 Fax: 626-254-1098
 WWW.CNC-ENGINEERING.COM

SUCCESSOR AGENCY TO THE
 INDUSTRY URBAN-DEVELOPMENT AGENCY

APPROVED BY: _____ DATE: _____

JOHN W. BULLOCK, P.E. JAMES J. GORRIS, P.E.

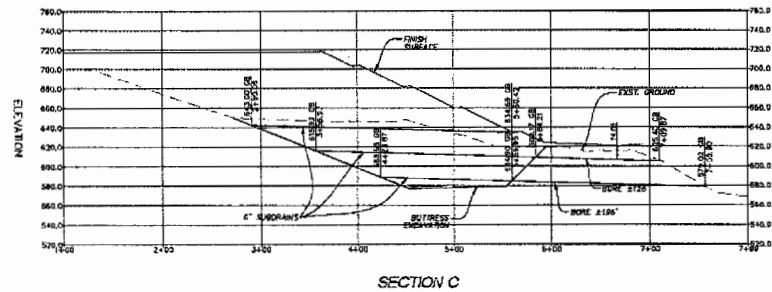
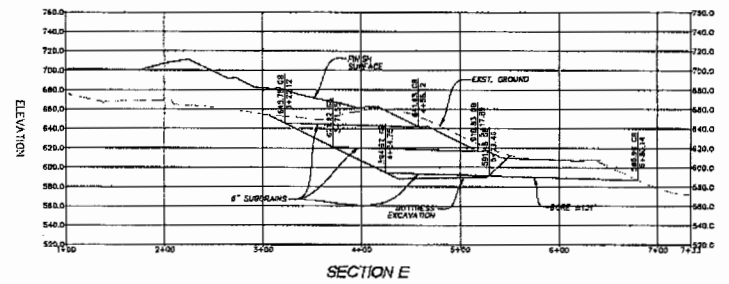
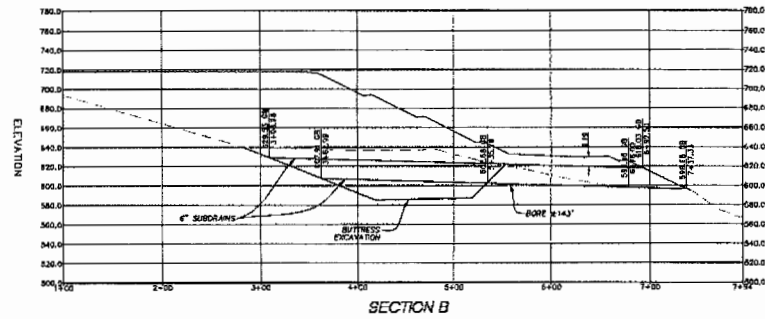
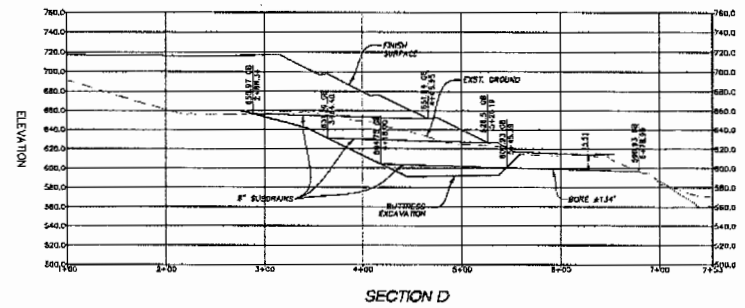
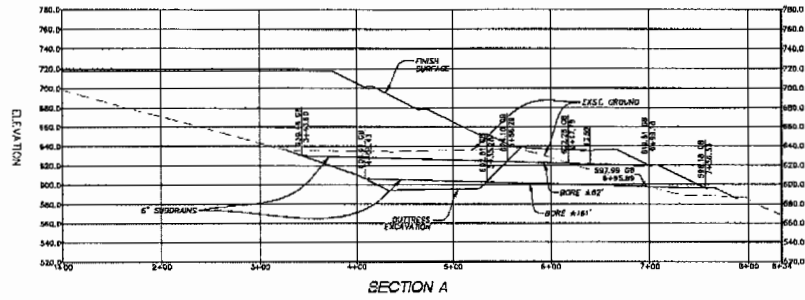
INDUSTRY BUSINESS CENTER
 PHASE 1 MASS GRADING, WEST SIDE

BUTRESS SUBDRAIN PLAN

JOHN W. NELSON, P.E. 68895 DATE: _____ CHECKED BY: _____
 DRAWN BY: _____ DATE: _____

JOB NO.: IBC-0381R SHT. 3 OF 4
 CONTRACT DRAWING NO. 5 OF 41

CONTRACT NO.: IBC-0381R
 INDUSTRY BUSINESS CENTER
 PHASE 1 MASS GRADING, WEST SIDE



B.M. 42, DC 1190, ELEV. 604.84
 LOOK IN DIR. OF DR. OR. (When Shot) See Also Sheet
 FROM 200' TO 100' AND AT 400' BY 1/2\"/>



NO.	DATE	REVISION	BY	CHK. BY	POWERED BY

SUCCESSOR AGENCY TO THE
 INDUSTRY URBAN-DEVELOPMENT AGENCY

APPROVED BY: **JERRY C. BULLAN, R.C.E. 3431A** AGENCY ENGINEER

INDUSTRY BUSINESS CENTER
 PHASE 1 MASS GRADING, WEST SIDE
 CROSS-SECTIONS OF SUBDRAINS

CNC CONSULTING ENGINEERS
 239 S. Holladay Blvd., Ste. 202
 City of Industry, CA 91744
 Phone (626) 313-5338
 Fax (626) 313-5339

JOSEPH L. NELSON, R.C.E. DRESSER STATE ENGINEER
 10000 N. 10th St., Suite 100
 Overland Park, MO 66213

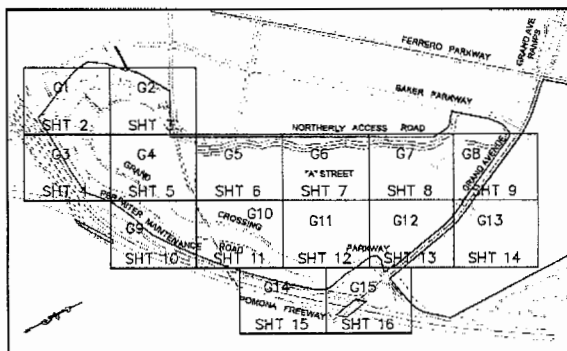
CHIEF: **JOE** DATE: **JUN 2018**
 JOB NO.: **IBC-0381R** SHT. **4 OF 4**
 CONTRACT DRAWING NO. **6 OF 41**

CONTRACT NO.: IBC-0381R
 INDUSTRY BUSINESS CENTER
 PHASE 1 MASS GRADING, WEST SIDE

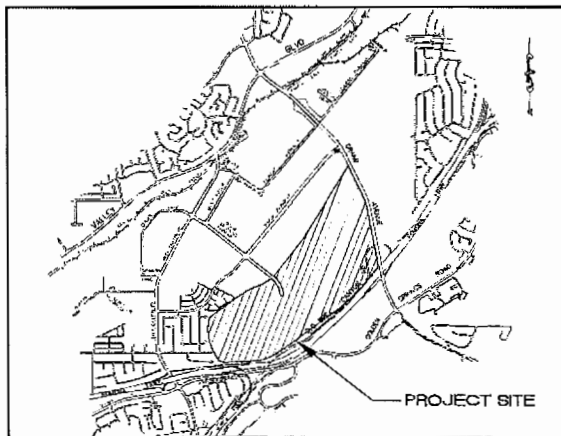
SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY IMPROVEMENT PROJECT NO. 381R

INDUSTRY BUSINESS CENTER PHASE 2 MASS GRADING, WEST SIDE CONTRACT NO. IBC-O381R

GRADING TITLE SHEET



GRADING PLAN INDEX MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE
INDUSTRIAL MAPS 100-101
INDUSTRIAL GUIDE 100-101

LEGEND:

- HP - HIGH POINT
- LP - LOW POINT
- GB - GRADE BREAK
- CF - CURB FACE
- FL - FLOWLINE
- EP - EDGE OF PAVEMENT
- DL - DAYLIGHT LINE
- FC - FINISH GRADE
- CMP - CORRUGATED METAL PIPE
- DA - RIGHT OF WAY
- PROJECT IN PLACE
- CONSTRUCTION ITEM INDICATING REMOVAL ITEMS

TABLE OF DRAWINGS

ROUGH GRADING		
CONTRACT DWG. NO.	SHEET NO.	DESCRIPTION
7 OF 41	1 OF 13	GRADING TRC SHEET
8 OF 41	2 OF 13	GRADING PLAN 01
9 OF 41	3 OF 13	GRADING PLAN 02
10 OF 41	4 OF 13	GRADING PLAN 03
11 OF 41	5 OF 13	GRADING PLAN 04
12 OF 41	6 OF 13	GRADING PLAN 05
13 OF 41	7 OF 13	GRADING PLAN 06
14 OF 41	8 OF 13	GRADING PLAN 07
15 OF 41	9 OF 13	GRADING PLAN 08
16 OF 41	10 OF 13	GRADING PLAN 09
17 OF 41	11 OF 13	GRADING PLAN 10
18 OF 41	12 OF 13	GRADING PLAN 11
19 OF 41	13 OF 13	GRADING PLAN 12
20 OF 41	14 OF 13	GRADING PLAN 13
21 OF 41	15 OF 13	GRADING PLAN 14
22 OF 41	16 OF 13	GRADING PLAN 15
23 OF 41	17 OF 13	DETAILS 1 - DETAILS
24 OF 41	18 OF 13	DETAILS 2 - DETAILS & SECTIONS
25 OF 41	19 OF 13	DETAILS 3 - CROSS SECTIONS

CONSTRUCTION NOTES:

1. SEE CIVIL PLAN AND REMOVAL EXISTING E.C.
2. REMOVE EXISTING STORM DRAIN APPROPRIATE INCLUDING EXISTING PAVEMENT, CONCRETE, ASPHALT, CONCRETE CURBS, POLE COLLARS, BUILT STRUCTURES, ETC., ETC.
3. REMOVE CHAIN LINK FENCE.
4. REMOVE CONCRETE CURB AND OUTLET.
5. CONSTRUCT CONCRETE 4" CENTER PIPS A PER DETAIL "3" ON DETAIL SHEET 01.
6. CONSTRUCT AREA GRASS PER DETAIL "7" ON DETAIL SHEET 01.
7. CONSTRUCT CMP (18 GAUGE) INCLUDING FITTINGS, TERMINALS, COUPLERS AND HANGERS (25' MAX SPANS) PER AREA GRADE INSTALLATION.
8. CONSTRUCT CONCRETE 4" CENTER PIPS B PER DETAIL "2" ON DETAIL SHEET 01.
9. CONSTRUCT JUNCTION STRUCTURE - PIPE TO PIPE PER SPACING STANDARD PLAN 300-1 FOR PIPES 24" DIAMETER OR LARGER.
10. CONSTRUCT CONCRETE TO 4" CENTER CONNECTION PER DETAIL "10" ON DETAIL SHEET 01.
11. CONSTRUCT CONCRETE PER DETAIL "2" ON DETAIL SHEET 01.
12. CONSTRUCT 18" CONCRETE TRENCH DRAIN PER DETAIL "3" ON DETAIL SHEET 01.
13. CONSTRUCT 18" CONCRETE TRENCH DRAIN PER DETAIL "3" ON DETAIL SHEET 01.
14. CONSTRUCT CONCRETE/ASPHALT TRENCH CURB CONNECTION PER DETAIL "11" ON DETAIL SHEET 01.
15. CONSTRUCT CONCRETE PER DETAIL "13" ON DETAIL SHEET 01.
16. CONSTRUCT CONCRETE PER CITY OF INDUSTRY STANDARD PLAN 114 (24" MAX SPACING), INCLUDING APPROPRIATE BASE MATERIAL.
17. CONSTRUCT 4" AC (1.5" 20-40 64-100 OVER 2.5" 8-16 OVER 8" O.R.
18. CONSTRUCT CONCRETE/ASPHALT TRENCH DRAIN CONNECTION PER DETAIL "11" ON DETAIL SHEET 01.
19. CONSTRUCT CONCRETE CURB PER CITY OF INDUSTRY STANDARD PLAN 112, TYPE A1, 8" O.D. (8" O.D. OF BASES INDICATED), INCLUDING APPROPRIATE BASE.
20. CONSTRUCT 3" AC (10-20 64-100 OVER 3" O.R.
21. CONSTRUCT JUNCTION STRUCTURE - PIPE TO PIPE PER SPACING STANDARD PLAN 300-1 FOR PIPES 24" DIAMETER OR LARGER.
22. CONSTRUCT CONCRETE/ASPHALT TRENCH DRAIN CONNECTION PER DETAIL "11" ON DETAIL SHEET 01, INCLUDING SPLASH WALLS.
23. CONSTRUCT CSP FLEeced ALLEY PER SPACING STANDARD PLAN 301-2.
24. CONSTRUCT CHAIN LINK FENCE AND GATE PER SPACING STANDARD PLAN 600-3.
25. CONSTRUCT SPLASH WALL PER DETAIL "4" ON DETAIL SHEET 01.
26. CONSTRUCT ASP CMP ALLEY PER DETAIL "8" ON DETAIL SHEET 01.
27. CONSTRUCT CONCRETE CURB PER SPACING STANDARD PLAN 300-4.
28. CONSTRUCT TRANSITION STRUCTURE PER SPACING STANDARD PLAN 300-2.
29. CONSTRUCT ASP STORM DRAIN.
30. PLACE DMS TO MAKE WATER TIGHT SEAL WITH BRICK & MORTAR AS PER AREA MANUAL.
31. CONSTRUCT CONCRETE GULLET TO MATCH PER DRAW "11" ON SHEET 01.
32. CONSTRUCT MANHOLE INLET PER AREA STANDARD PLAN 101-4.
33. CONSTRUCT CONCRETE PAVED ASP SECTION PER DETAIL 200 PLAN 000.

B.M. 102.00.000 ELEV. 66.61
 WITH 8" OF 18" DIA. PIPE FROM TOP OF 4" DIA. DRAIN
 FROM 100' O.A. TO 100' O.A. AT 100' O.A. CORNER



NO.	DATE	REVISIONS	BY	APP.
1	8/2/19	ADDED CONSTRUCTION NOTE	AN	AN



CITY OF INDUSTRY
INCORPORATED 1946, 1978
 P.O. Box 3364, City of Industry, California 91744
 Administration Offices: 18651 C. Stairland Street
 (626) 338-5011

Prepared by:

 275 N. Michigan Blvd., Ste. 203
 Troy, MI 48060, Tel: 313-399-1100
 Fax: 313-399-1105
 www.acnc.com
 JOHNIA L. NELSON, R.C.S., C84659 DATE

SUCCESSOR AGENCY TO THE
INDUSTRY URBAN-DEVELOPMENT AGENCY

APPROVED BY:
 JOHN B. BAYLAK, R.C.S., C11717, C84659, C84659
 R.A.D.

**INDUSTRY BUSINESS CENTER
PHASE 2 MASS GRADING, WEST SIDE**

GRADING TITLE SHEET

VICINITY MAP, INDEX MAPS, GENERAL NOTES FOR GRADING,
TABLE OF DRAWINGS, CONSTRUCTION NOTES

REVISED BY: AN	DESIGNED BY: AN	DATE: JUL 2018	JOB NO. IBC-O381R	SHT. 1 OF 19
DRAWN BY: AN	DATE: JUL 2018	CONTRACT DRAWING NO. 7 OF 41		

ACDC/UM/NO. 3



SCALE: 1"=50'

Point #	Northing	Easting	Elevation
2000	16226.08	41911.85	718.97
2001	16234.26	41941.23	728.27
2002	16844.38	41564.84	716.67
2003	16893.99	41671.91	718.27
2004	16288.31	41389.30	718.37
2005	16284.02	41817.15	718.27
2006	16204.83	41644.20	718.27
2007	16421.87	41572.06	718.27
2008	16443.99	41728.18	718.27
2009	16416.00	41740.81	718.27
2010	16728.28	41477.37	683.18
2011	14712.81	41488.76	894.82
2012	16805.98	41499.84	686.57
2013	16827.24	41544.30	697.28
2014	16808.68	41526.84	687.88
2015	16347.62	41592.11	838.43
2016	16320.83	41388.74	893.73
2017	16476.09	41818.27	893.63
2018	16483.98	41842.77	896.26
2019	16414.22	41823.72	896.84
2020	16288.02	41727.00	896.84

MATCH LINE SEE C2 (SHEET 3 OF 19)

MATCH LINE SEE C3 (SHEET 4 OF 19)

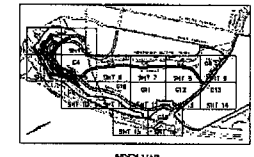
CONSTRUCTION NOTES:

- ① CONSTRUCT AREA DRAIN PER DETAIL 77 OF DETAIL SHEET 01.
- ② CONSTRUCT CHOP (12 GAUGE) INCLUDING BEAMS, TITING, ANCHORS, COMPLEXES AND WANCHORS (DO NOT SPACING) FOR ABOVE GRADE INSTALLATION.
- ③ CONSTRUCT ANCHOR STRUCTURE - PIPE TO PIPE PER ES&PC STANDARD PLAN 311-2.2.2.2.1 FOR PIPES 24" DIAMETER OR SMALLER.
- ④ CONSTRUCT ANCHOR STRUCTURE - PIPE TO PIPE PER ES&PC STANDARD PLAN 311-1.1 FOR PIPES 24" DIAMETER OR LARGER.

LEGEND:

- HP - HIGH POINT
- LP - LOW POINT
- GD - GRADE BREAK
- CF - CURB FACE
- FL - FLOWLINE
- EP - EDGE OF PAVEMENT
- RL - RIGHT-OF-WAY LINE
- FO - FINISH GRADE
- CMF - CONCRETE FINISH GRADE
- RMF - RIGHT OF WAY
- ◆ - PROTECT IN PLACE
- ⊙ - CONSTRUCTION NOTE INDICATING REMOVAL ITEMS

B.M. NO. 06-4769 ELEV. 686.864
 1/8" = 1' OR AS SHOWN THEREON
 1/8" = 1' OR AS SHOWN THEREON
 1/8" = 1' OR AS SHOWN THEREON



APPROVED BY: **JOHN C. BULLAS**, R.E. 34311, CITY ENGINEER, DATE: _____

SUCCESSOR AGENCY TO THE
 INDUSTRY URBAN-DEVELOPMENT AGENCY

INDUSTRY BUSINESS CENTER
 PHASE 2 MASS GRADING, WEST SIDE

GRADING PLAN G1

DESIGNED BY: **JOSEPH A. NELSON, R.E. 03859** DATE: _____
 DRAWN BY: _____ DATE: _____

JOB NO.: IBC-0381R SHIT. 2 OF 19
 CONTRACT DRAWING NO. 9 OF 41

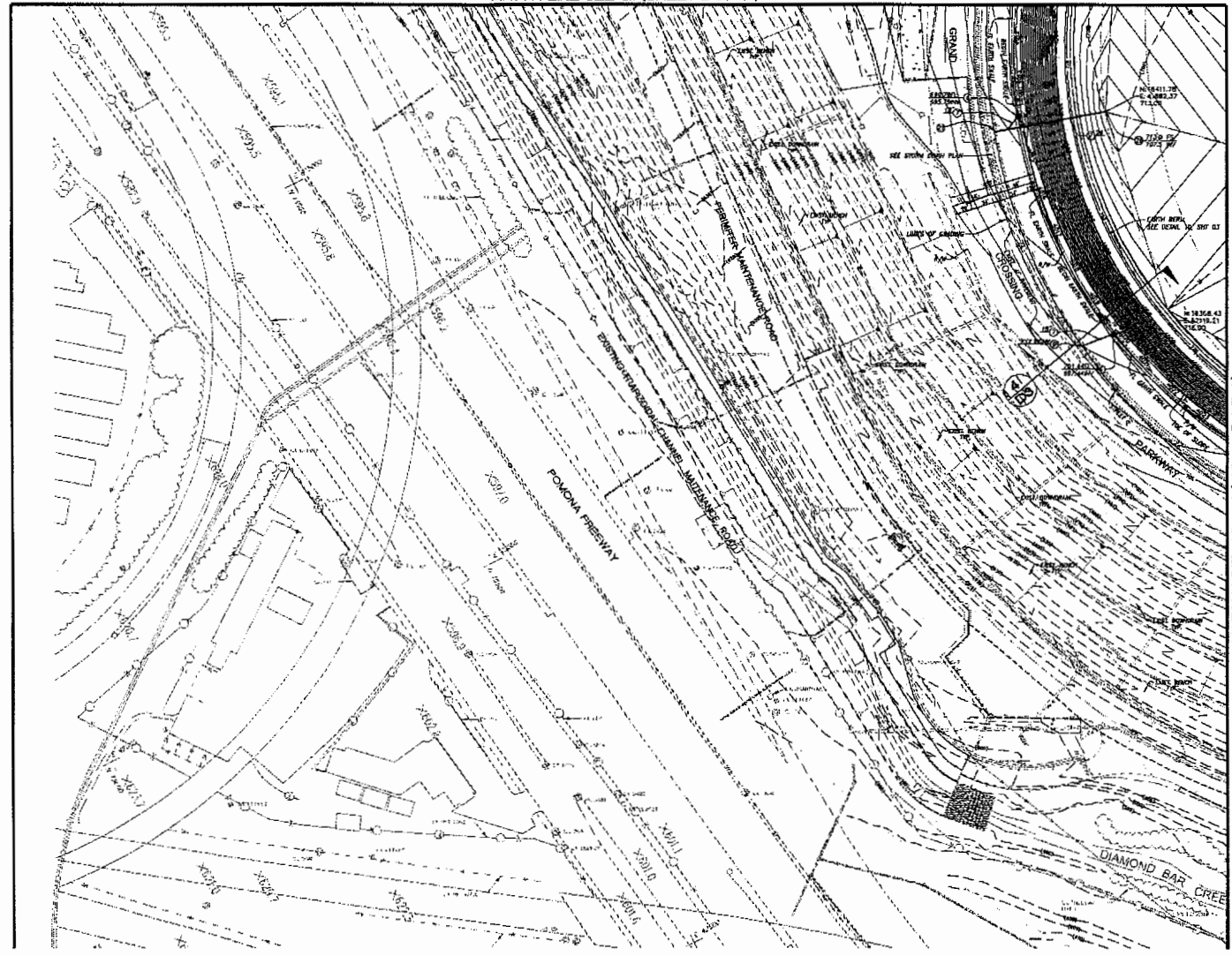
CONTRACT NO.: IBC-0381R
 INDUSTRY BUSINESS CENTER PHASE 2 MASS GRADING, WEST SIDE

MATCH LINE SEE G1 (SHEET 2 OF 19)



SCALE: 1"=50'

Point #	Northing	Eastng	Elevation
4020	18388.86	41772.04	718.07
4021	18378.87	41805.13	718.07
4022	18362.29	41834.71	718.07
4023	18348.89	41859.91	718.07
4024	18340.87	41837.84	718.07
4025	18335.54	41855.12	718.07
4026	18333.86	42022.84	718.07
4027	18320.36	42085.96	718.07
4028	18314.82	42108.52	718.07
4029	18308.43	42126.34	718.14
4030	18301.73	42100.63	718.27
4031	18277.45	42233.08	718.27
4032	18255.47	41780.32	705.14
4033	18233.80	41805.42	705.54
4034	18228.81	41844.32	706.34
4035	18217.02	41887.27	704.18
4036	18208.13	41922.28	705.40
4037	18203.86	41927.72	703.75
4038	18201.82	42023.34	704.08
4039	18200.07	42089.95	708.33
4040	18200.08	42113.88	702.68
4041	18200.24	42156.42	704.53
4042	18203.08	42201.95	703.58
4043	18201.09	42244.12	704.36



MATCH LINE SEE G4 (SHEET 5 OF 19)

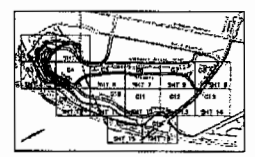
CONSTRUCTION NOTES:

1. CONSTRUCT AREA DRAIN PER DETAIL "D" ON DETAIL SHEET D1.
2. CONSTRUCT CMP (12 GAUGE) INCLUDING BEAMS, FITTING, REDUCERS, COUPLERS AND ANCHORS. CMP HAS SPACING FOR ABOVE GROUND INSTALLATION.
3. CONSTRUCT JOINTBOX STRUCTURE - PIPE TO PIPE PER SDMA STANDARD PLAN 333-2 LAST 1.
4. CONSTRUCT JOINTBOX STRUCTURE - PIPE TO PIPE FOR SOME STANDARD PLAN 333-1 FOR PIPES 24" DIAMETER OR LARGER.
5. CONSTRUCT CMP HOLEY PER DETAIL "B" ON DETAIL SHEET D1 (24" DIA.).

LEGEND:

- HP - HIGH POINT
- LP - LOW POINT
- GB - GRADE BREAK
- CS - CURB FACE
- FL - FLOWLINE
- EP - EDGE OF PAVEMENT
- DL - DAYLIGHT LINE
- FO - FINISH GRADE
- CMP - CORRUGATED METAL PIPE
- R/W - RIGHT OF WAY
- PROJECT IN PLACE
- - CONSTRUCTION NOTE INDICATING REMOVAL ITEMS

B.M. ... ELEV. ...
 CHECKED BY: ...
 DATE: ...



REVISIONS

NO.	DATE	DESCRIPTION

DESIGNED BY: JENNIFER L. NELSON, R.E.C. 08859
 DRAWN BY: E. ...

APPROVED BY: JOHN R. BULLIS, R.E.C. 34311, CITY ENGINEER

SUCCESSOR AGENCY TO THE
 INDUSTRY URBAN-DEVELOPMENT AGENCY

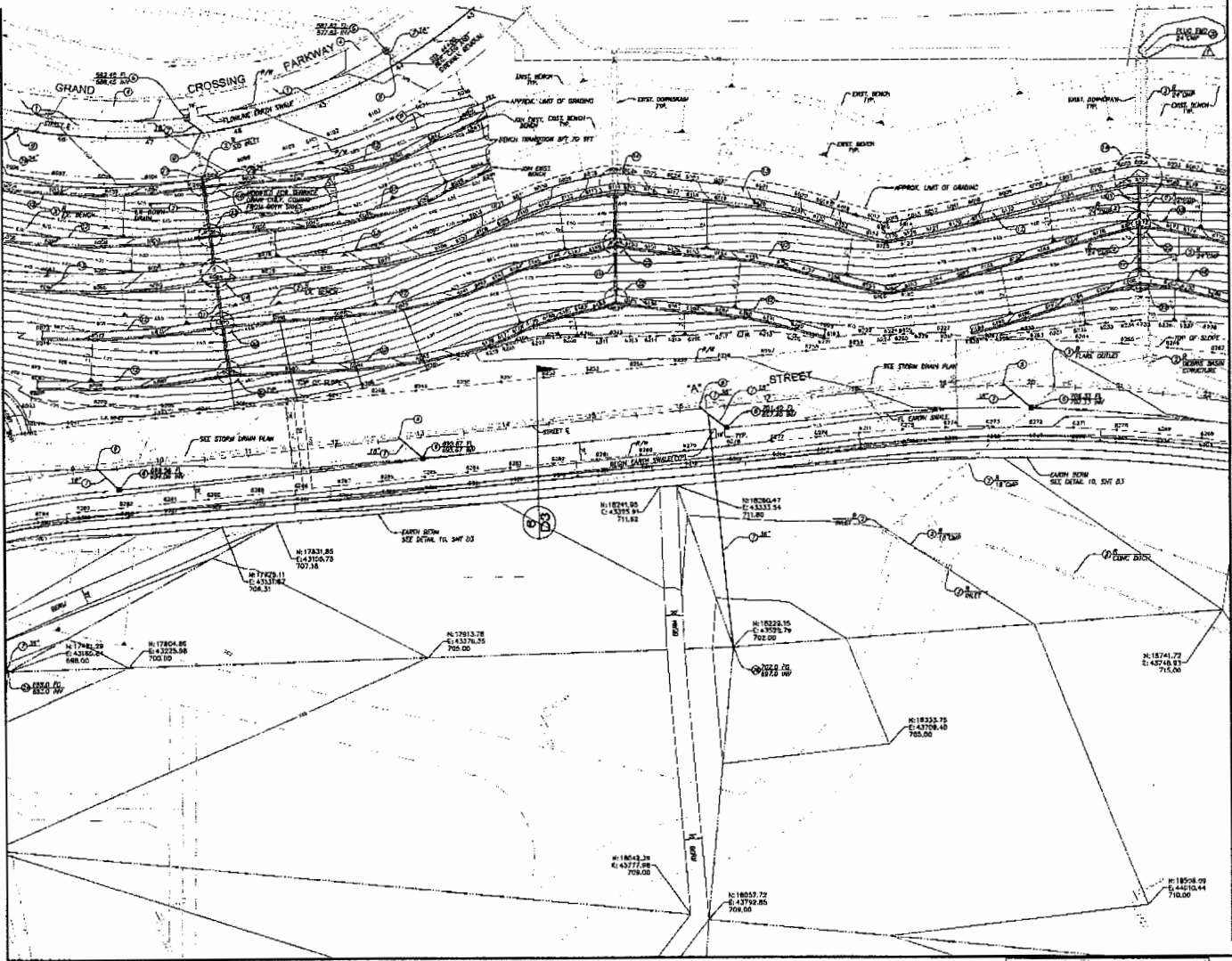
INDUSTRY BUSINESS CENTER
 PHASE 2 MASS GRADING, WEST SIDE

GRADING PLAN G3

JOB NO.: IBC-03612 SH. 4 OF 19
 CONTRACT DRAWING NO. 10 OF 41

CONTRACT NO.: IBC-03612, INDUSTRY BUSINESS CENTER PHASE 2, MASS GRADING, WEST SIDE

MATCH LINE SEE G4 (SHEET 5 OF 19)



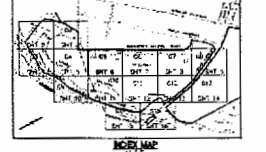
MATCH LINE SEE G10 (SHEET 11 OF 19)

CONSTRUCTION NOTES:

- 1. SAW CUT (1' MIN) AND REMOVE EXCESSIVE.
- 2. REMOVE EXCESS EXISTING DRIVEWAYS INCLUDING WELD STEEL DRIVE CURBETS, REINFORCED CONCRETE CURBS, ASP. COLUMNS, WELD STRUCTURING, CURB, ETC.
- 3. REMOVE CONCRETE CURBS AND EXISTERS.
- 4. CONSTRUCT AREA DRAIN PER DETAIL "D" ON DETAIL SHEET G1.
- 5. CONSTRUCT 6" (2" DRAINED) PACKING RUBBER, FITTING, REDUCERS, COUPLERS AND ANCHORS PER AREA DRAWING FOR ABOVE GRADE INSTALLATION.
- 6. CONSTRUCT UNDERDRAIN STRUCTURES - 4" DIA. 12' WIDE @ 24" PER SPACING STANDARD PLAN 432-2 CASE 1, 1" DIA. PIPES 24" DIA. SPACING @ 24" WIDE.
- 7. CONSTRUCT CONCRETE PER DETAIL "E" ON DETAIL SHEET G1.
- 8. CONSTRUCT 12" GENERALLY REARWARD DRAIN PER DETAIL "F" ON DETAIL SHEET G1.
- 9. CONSTRUCT 24" CONCRETE REARWARD DRAIN PER DETAIL "G" ON DETAIL SHEET G1.
- 10. CONSTRUCT CONCRETE/24" REARWARD DRAIN CONNECTION PER DETAIL "H" ON DETAIL SHEET G1.
- 11. CONSTRUCT CONCRETE/24" REARWARD DRAIN CONNECTION PER DETAIL "I" ON DETAIL SHEET G1.
- 12. CONSTRUCT CONCRETE/24" REARWARD DRAIN CONNECTION PER DETAIL "J" ON DETAIL SHEET G1.
- 13. CONSTRUCT CONCRETE/24" REARWARD DRAIN CONNECTION PER DETAIL "K" ON DETAIL SHEET G1.
- 14. CONSTRUCT CONCRETE/24" REARWARD DRAIN CONNECTION PER DETAIL "L" ON DETAIL SHEET G1.
- 15. CONSTRUCT CONCRETE/24" REARWARD DRAIN CONNECTION PER DETAIL "M" ON DETAIL SHEET G1.
- 16. CONSTRUCT CONCRETE/24" REARWARD DRAIN CONNECTION PER DETAIL "N" ON DETAIL SHEET G1.
- 17. CONSTRUCT CONCRETE/24" REARWARD DRAIN CONNECTION PER DETAIL "O" ON DETAIL SHEET G1.
- 18. CONSTRUCT CONCRETE/24" REARWARD DRAIN CONNECTION PER DETAIL "P" ON DETAIL SHEET G1.
- 19. CONSTRUCT CONCRETE/24" REARWARD DRAIN CONNECTION PER DETAIL "Q" ON DETAIL SHEET G1.
- 20. CONSTRUCT CONCRETE/24" REARWARD DRAIN CONNECTION PER DETAIL "R" ON DETAIL SHEET G1.
- 21. CONSTRUCT CONCRETE/24" REARWARD DRAIN CONNECTION PER DETAIL "S" ON DETAIL SHEET G1.
- 22. CONSTRUCT CONCRETE/24" REARWARD DRAIN CONNECTION PER DETAIL "T" ON DETAIL SHEET G1.
- 23. CONSTRUCT CONCRETE/24" REARWARD DRAIN CONNECTION PER DETAIL "U" ON DETAIL SHEET G1.
- 24. CONSTRUCT CONCRETE/24" REARWARD DRAIN CONNECTION PER DETAIL "V" ON DETAIL SHEET G1.
- 25. CONSTRUCT CONCRETE/24" REARWARD DRAIN CONNECTION PER DETAIL "W" ON DETAIL SHEET G1.
- 26. CONSTRUCT CONCRETE/24" REARWARD DRAIN CONNECTION PER DETAIL "X" ON DETAIL SHEET G1.
- 27. CONSTRUCT CONCRETE/24" REARWARD DRAIN CONNECTION PER DETAIL "Y" ON DETAIL SHEET G1.
- 28. CONSTRUCT CONCRETE/24" REARWARD DRAIN CONNECTION PER DETAIL "Z" ON DETAIL SHEET G1.

LEGEND:

- HP - HIGH POINT
- LP - LOW POINT
- DR - DRIVE PAVEMENT
- CR - CURB FACE
- FL - FLOORING
- CP - CURB OF PAVEMENT
- DC - DRAINAGE CURB
- CS - CURB OF SIDEWALK
- N/W - NORTH OF WAY
- P - PROJECT IN PLACE
- C - CONSTRUCTION MARK
- R - REMOVAL ITEMS



Point Table

Point #	Stationing	Existing	Proposed
6000	18844.40	47763.37	205.13
6001	18877.45	47326.74	408.29
6002	18948.78	47095.51	242.23
6003	18991.39	47050.14	548.95
6004	18998.14	47248.23	814.16
6005	18998.64	47426.27	945.58
6006	18955.77	47426.70	977.60
6007	18987.44	47326.74	942.57
6008	189782.49	47326.74	481.22
6009	189749.89	47326.74	481.22
6010	189749.89	47326.74	481.22
6011	189749.89	47326.74	481.22
6012	189749.89	47326.74	481.22
6013	189749.89	47326.74	481.22
6014	189749.89	47326.74	481.22
6015	189749.89	47326.74	481.22
6016	189749.89	47326.74	481.22
6017	189749.89	47326.74	481.22
6018	189749.89	47326.74	481.22
6019	189749.89	47326.74	481.22
6020	189749.89	47326.74	481.22
6021	189749.89	47326.74	481.22
6022	189749.89	47326.74	481.22
6023	189749.89	47326.74	481.22
6024	189749.89	47326.74	481.22
6025	189749.89	47326.74	481.22
6026	189749.89	47326.74	481.22
6027	189749.89	47326.74	481.22
6028	189749.89	47326.74	481.22
6029	189749.89	47326.74	481.22
6030	189749.89	47326.74	481.22
6031	189749.89	47326.74	481.22
6032	189749.89	47326.74	481.22
6033	189749.89	47326.74	481.22
6034	189749.89	47326.74	481.22
6035	189749.89	47326.74	481.22
6036	189749.89	47326.74	481.22
6037	189749.89	47326.74	481.22
6038	189749.89	47326.74	481.22
6039	189749.89	47326.74	481.22
6040	189749.89	47326.74	481.22

Point Table

Point #	Stationing	Existing	Proposed
6041	189749.89	47326.74	481.22
6042	189749.89	47326.74	481.22
6043	189749.89	47326.74	481.22
6044	189749.89	47326.74	481.22
6045	189749.89	47326.74	481.22
6046	189749.89	47326.74	481.22
6047	189749.89	47326.74	481.22
6048	189749.89	47326.74	481.22
6049	189749.89	47326.74	481.22
6050	189749.89	47326.74	481.22
6051	189749.89	47326.74	481.22
6052	189749.89	47326.74	481.22
6053	189749.89	47326.74	481.22
6054	189749.89	47326.74	481.22
6055	189749.89	47326.74	481.22
6056	189749.89	47326.74	481.22
6057	189749.89	47326.74	481.22
6058	189749.89	47326.74	481.22
6059	189749.89	47326.74	481.22
6060	189749.89	47326.74	481.22
6061	189749.89	47326.74	481.22
6062	189749.89	47326.74	481.22
6063	189749.89	47326.74	481.22
6064	189749.89	47326.74	481.22
6065	189749.89	47326.74	481.22
6066	189749.89	47326.74	481.22
6067	189749.89	47326.74	481.22
6068	189749.89	47326.74	481.22
6069	189749.89	47326.74	481.22
6070	189749.89	47326.74	481.22

SUCCESSOR AGENCY TO THE INDUSTRY BUSINESS CENTER PHASE 2 MASS GRADING, WEST SIDE

INDUSTRY BUSINESS CENTER PHASE 2 MASS GRADING, WEST SIDE

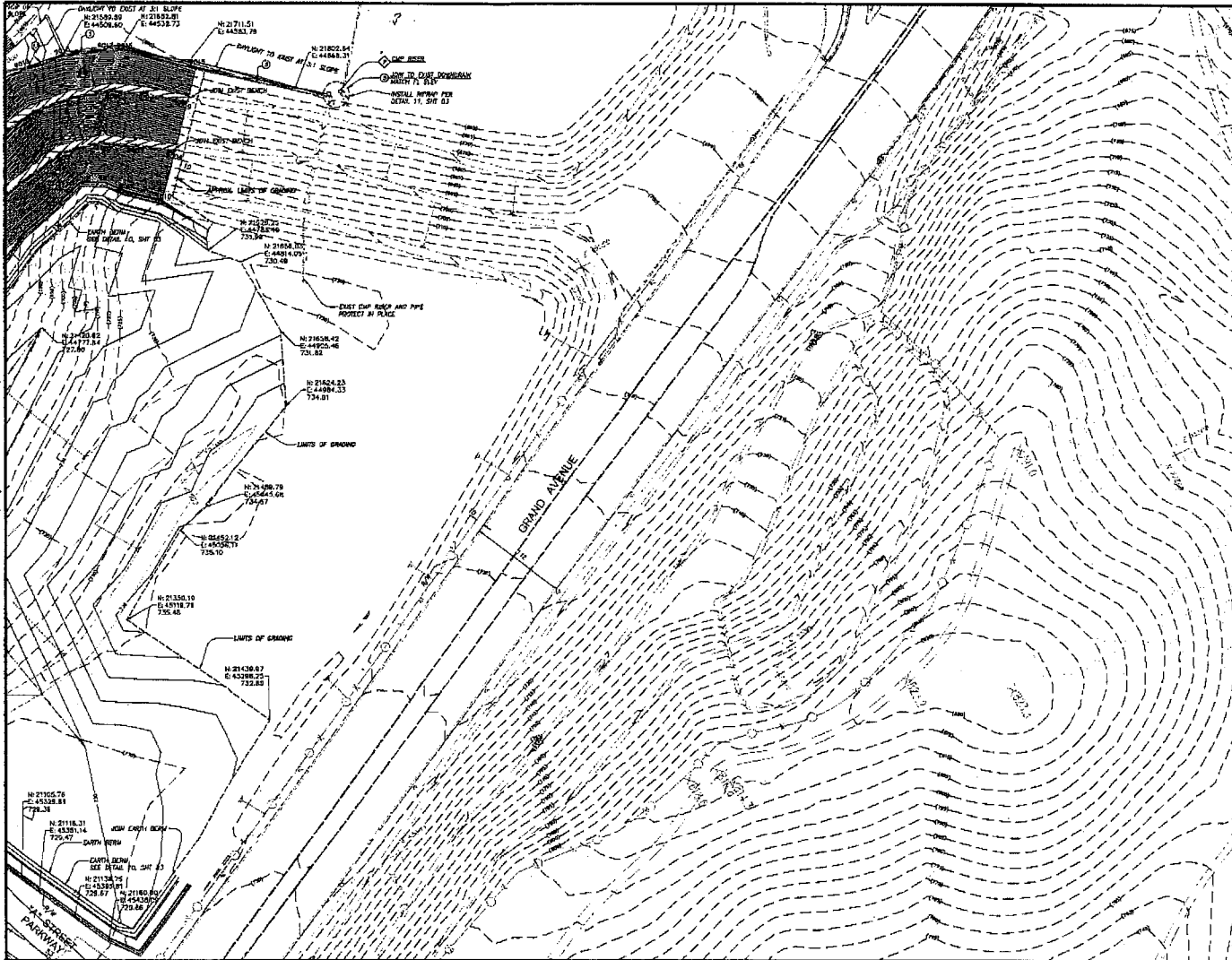
GRADING PLAN G5

CONTRACT NO. IBC-CR18
JOB NO. IBC-381R
SHEET 6 OF 19
CONTRACT DRAWING NO. 12 OF 41

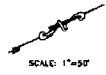
CONTRACT NO. IBC-CR18
INDUSTRY BUSINESS CENTER PHASE 2 MASS GRADING, WEST SIDE

ADDENDUM NO. 3

MATCH LINE SEE G7 (SHEET 8 OF 19)

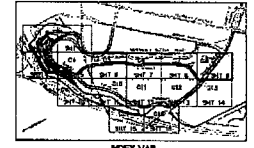


MATCH LINE SEE G13 (SHEET 14 OF 19)



SCALE: 1"=50'

Point #	Northing	Easting	Elevation
V000	21495.74	44815.88	703.73
W01	21533.33	44808.33	708.00
V005	21576.92	44818.38	705.00
V001	21815.19	44810.01	702.00
S004	21848.38	44803.83	699.02
V005	21859.88	44801.53	697.50
V008	21818.19	44823.77	693.00
V007	21875.89	44796.24	692.80
V008	21827.08	44803.83	693.00
V009	21804.42	44833.37	675.31
S010	21808.94	44710.22	723.50
S011	21777.38	44681.81	723.85
S012	21842.24	44842.81	728.90
S013	21838.18	44820.84	728.40
S014	21865.85	44810.71	726.50
S015	21774.87	44884.48	663.00
S016	21848.58	44538.83	683.85
S017	21851.87	44538.83	681.11
S018	21887.38	44933.33	683.50
S019	21838.85	44805.88	685.20



CONSTRUCTION NOTES:


- ① CONSTRUCT CONCRETE P-SLOPE TYPE A PER DETAIL '3' ON DETAIL SHEET D1.
- ② CONSTRUCT 16" CONCRETE TRENCH DRAIN PER DETAIL '3' ON DETAIL SHEET D1.

LEGEND:

- HP - HIGH POINT
- LP - LOW POINT
- DB - GRADE BREAK
- CF - CURB FACE
- R - FURNISH
- EP - EDGE OF PAVEMENT
- RL - SIGHT LINE
- FG - FINISH GRADE
- CM - CORRUGATED METAL PIPE
- ALW - RIGHT OF WAY
- ⊕ - PROTECT IN PLACE
- ⊖ - CONSTRUCTION NOTE INDICATING REMOVAL ITEMS

B.M. 100.00 ELEV. 804.884
 L&L OF CO. & H&L FOR ARCH. Drawn from 1984 Survey
 7400 SW 6th Ave. Suite 204 - SW 6th & SW 4th Street
 Miami, FL 33134

NO.	DATE	REVISIONS	DR. BY


 305 S. Highway 94, Box 272
 City of Industry, CA 91744
 Phone (909) 336-9798
 Fax (909) 336-5076
 CONSULTING ENGINEERS ARCHITECTS SURVEYORS

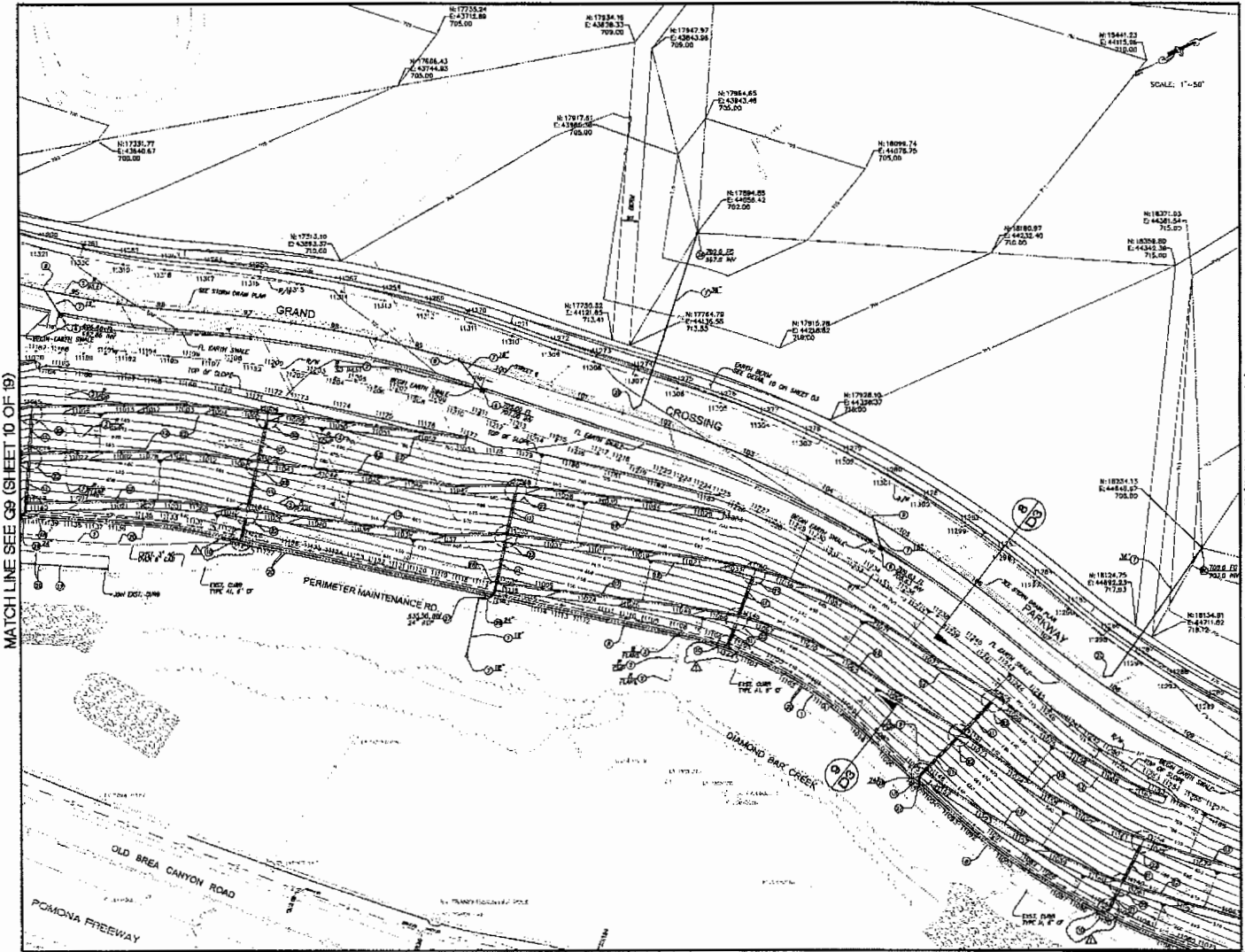
JOSHUA L. NELSON, R.C.E. 089928 DATE
 2008 01 16 DRAWN BY

APPROVED BY: _____
 JERRY D. MILLER, R.C.E. 2231, CITY ENGINEER DATE: _____
 BUOCEBORO AGENCY TO THE
 INDUSTRY URBAN-DEVELOPMENT AGENCY
 INDUSTRY BUSINESS CENTER
 PHASE 2 MASS GRADING, WEST SIDE
GRADING PLAN G8

SHEET NO. IBC-0361R SH. 9 OF 19
 CONTRACT DRAWING NO. 13 OF 41

CONTRACT NO.: IBC-0361R
 INDUSTRY BUSINESS CENTER PHASE 2 MASS GRADING, WEST SIDE

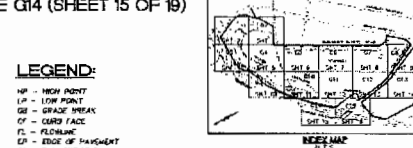
MATCH LINE SEE G5 (SHEET 6 OF 19)



Point Table with columns: Point #, Northing, Easting, Elevation. Contains 10 columns of data points for the project area.

- CONSTRUCTION NOTES: 1. SHOWN ON (1) AND NOT REPRODUCED AS... 2. REINFORCEMENT... 3. CONSTRUCTION... 4. CONSTRUCTION... 5. CONSTRUCTION... 6. CONSTRUCTION... 7. CONSTRUCTION... 8. CONSTRUCTION... 9. CONSTRUCTION... 10. CONSTRUCTION...

- LEGEND: HP - HIGH POINT, LP - LOW POINT, GB - GRADE BREAK, CF - CURB FACE, FL - FLOWLINE, EP - EDGE OF PAVEMENT, DL - DAILYLINE, FG - FINISH GRADE, CWP - CIRCULAR WORKING POINT, R/W - RIGHT OF WAY, P - PROPOSED IN PLACE, C - CONSTRUCTION NOTE, M - MEASURED POINTS



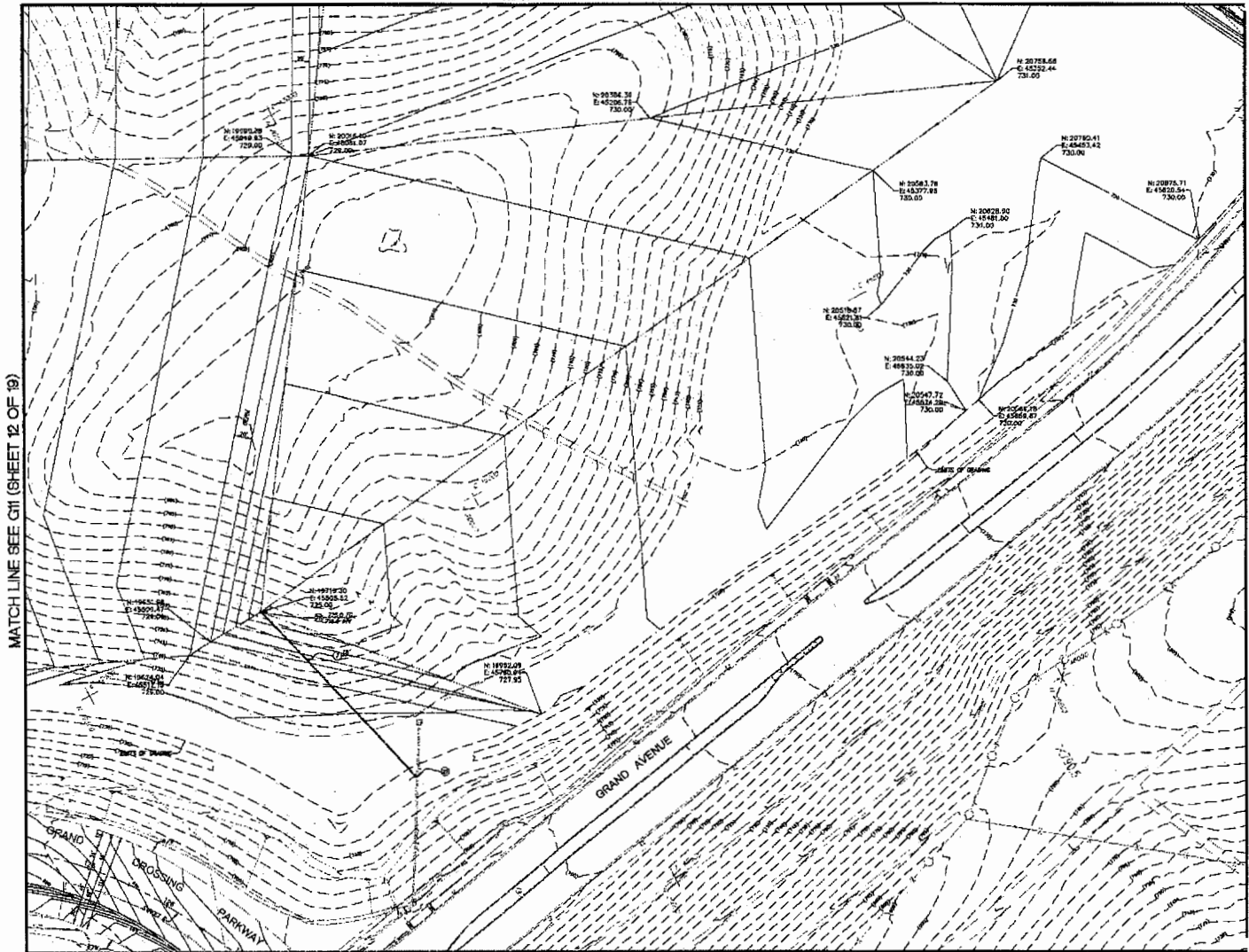
Point Table with columns: Point #, Northing, Easting, Elevation. Contains 10 columns of data points for the project area.

Additional Point Tables to be provided during staking. Includes project title 'INDUSTRY BUSINESS CENTER PHASE 2 MASS GRADING, WEST SIDE', drawing number 'GRADING PLAN G10', and date 'JULY 2001'.

INDUSTRY BUSINESS CENTER PHASE 2 MASS GRADING, WEST SIDE

ACCOMMODATION NO. 3

MATCH LINE SEE G7 (SHEET 8 OF 19)



Point Table			
Point #	Northing	Easting	Elevation

Point Table			
Point #	Northing	Easting	Elevation

Point Table			
Point #	Northing	Easting	Elevation

MATCH LINE SEE G15 (SHEET 16 OF 19)

MATCH LINE SEE G13 (SHEET 14 OF 19)

MATCH LINE SEE G11 (SHEET 12 OF 19)

CONSTRUCTION NOTES:

DESCRIPTION ① KEYHOLE GAGE, 30" DIA. DRAIN APPROPRIATE WELDING WELT STEEL, GROUT CONCRETE, MICHELIN CONCRETE CUP/SOL, ACP, COLLARS, MOUNT STRUCTURE, CMP, ETC.

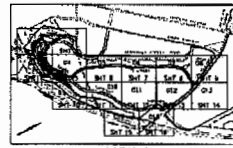
② CONSTRUCT CMP (12 GAUGES) INCLUDING BRIDGE, FITTING, REDUCERS, COUPLERS AND ANCHORS (30" DIA. SCHEDULE 40) FOR ABOVE GAGE INSTALLATION.

③ CONSTRUCT JOINTURE STRUCTURE - PIPE TO PIPE WITH SLOTTED SINKING PLAN 3/8"-3 GAGE 1, FOR PIPES 24" DIAMETER OR SMALLER.

④ CONSTRUCT 80" CMP W/LET PER DETAIL "3" ON DETAIL SHEET D1.

LEGEND:

HP - HIGH POINT
 LP - LOW POINT
 OS - GRADE BREAK
 EP - EDGE OF PAVEMENT
 DL - DAILY/ST LINE
 FZ - FRESH GRADE
 CMP - CORRUGATED METAL PIPE
 R/W - RIGHT OF WAY
 - EXISTING IN PLACE
 - CONSTRUCTION WORK INDICATING REMOVAL ITEMS



APPROVED BY: JOHN D. BALLAS, R.E.C. 19311, 10712 ENGINEER DATE 10/15/2014

SUCCESSOR AGENCY TO THE
 INDUSTRY URBAN-DEVELOPMENT AGENCY

INDUSTRY BUSINESS CENTER
 PHASE 2 MASS GRADING, WEST SIDE

GRADING PLAN G12

NO.	DATE	REVISIONS	CHK. BY

ANCC
 CONSULTING ENGINEERS

370 N. Waterline Blvd., Ste. 322
 City of Industry, CA 91744
 Phone (909) 532-5339
 Fax (909) 538-1079

JOSEPH L. NELSON, R.E.C. 038858 DATE 10/15/2014
 DESIGNED BY: [Name] DRAWN BY: [Name]

CONTRACT NO.: IBC-03818
 SHEET NO.: G12-03818-19

JOB NO.: IBC-03818 SHT. 12 OF 19

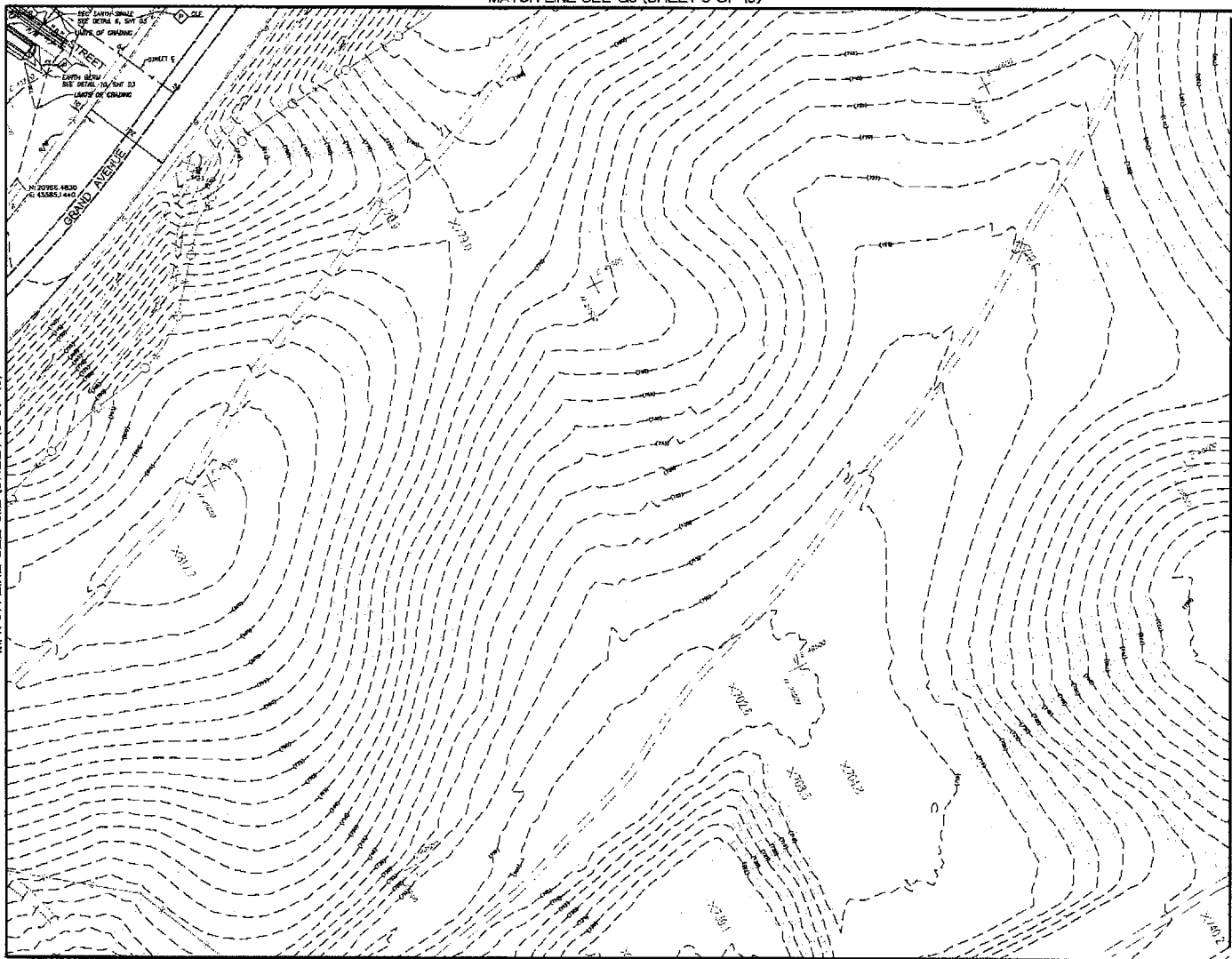
CONTRACT DRAWING NO. 19 OF 41

B.M. NO. 65-250 ELEV. 49.05

Labels in this drawing are shown for your information only. Do not rely on them for construction. Labels are for informational purposes only. Labels are not to be used for construction.

CONTRACT NO.: IBC-03818
 INDUSTRY BUSINESS CENTER PHASE 2 MASS GRADING, WEST SIDE

MATCH LINE SEE G8 (SHEET 9 OF 19)



MATCH LINE SEE G12 (SHEET 13 OF 19)

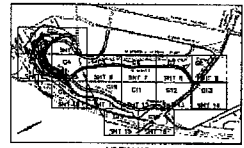
Point Table			
Point #	Northing	Easting	Elevation

Point Table			
Point #	Northing	Easting	Elevation

Point Table			
Point #	Northing	Easting	Elevation

- LEGEND:**
- HP - HIGH POINT
 - LP - LOW POINT
 - CB - GRADE BREAK
 - CF - CURB FACE
 - FL - FLOORLINE
 - EP - EDGE OF PAVEMENT
 - DL - DRAINAGE LINE
 - FD - FINISH DRAIN
 - CMF - CORRUGATED METAL PIPE
 - R/W - RIGHT OF WAY
 - ⊕ - PROJECT IN PLACE
 - ⊖ - CONSTRUCTION MOVE INDICATING REMOVAL ITEMS

SCALE: 1"=50'



B.M. ... ELEV. ...
 LANE OF GR & R/W ...
 7481 S.W. 1/4 ...

NO.	DATE	REVISIONS	BY	CHK BY



APPROVED BY: **JOHN S. BALLAS, R.C.E. 37311** DATE: _____

SUCCESSOR AGENCY TO THE
INDUSTRY URBAN-DEVELOPMENT AGENCY

INDUSTRY BUSINESS CENTER
PHASE 2 MASS GRADING, WEST SIDE

GRADING PLAN G13

DESIGNED BY: **JOSHUA L. NELSON, R.C.E. 02810** DATE: **04/26/2011**

DRAWN BY: _____ DATE: _____

JOB NO.: **IBC-02811** SHT. **14 OF 19**

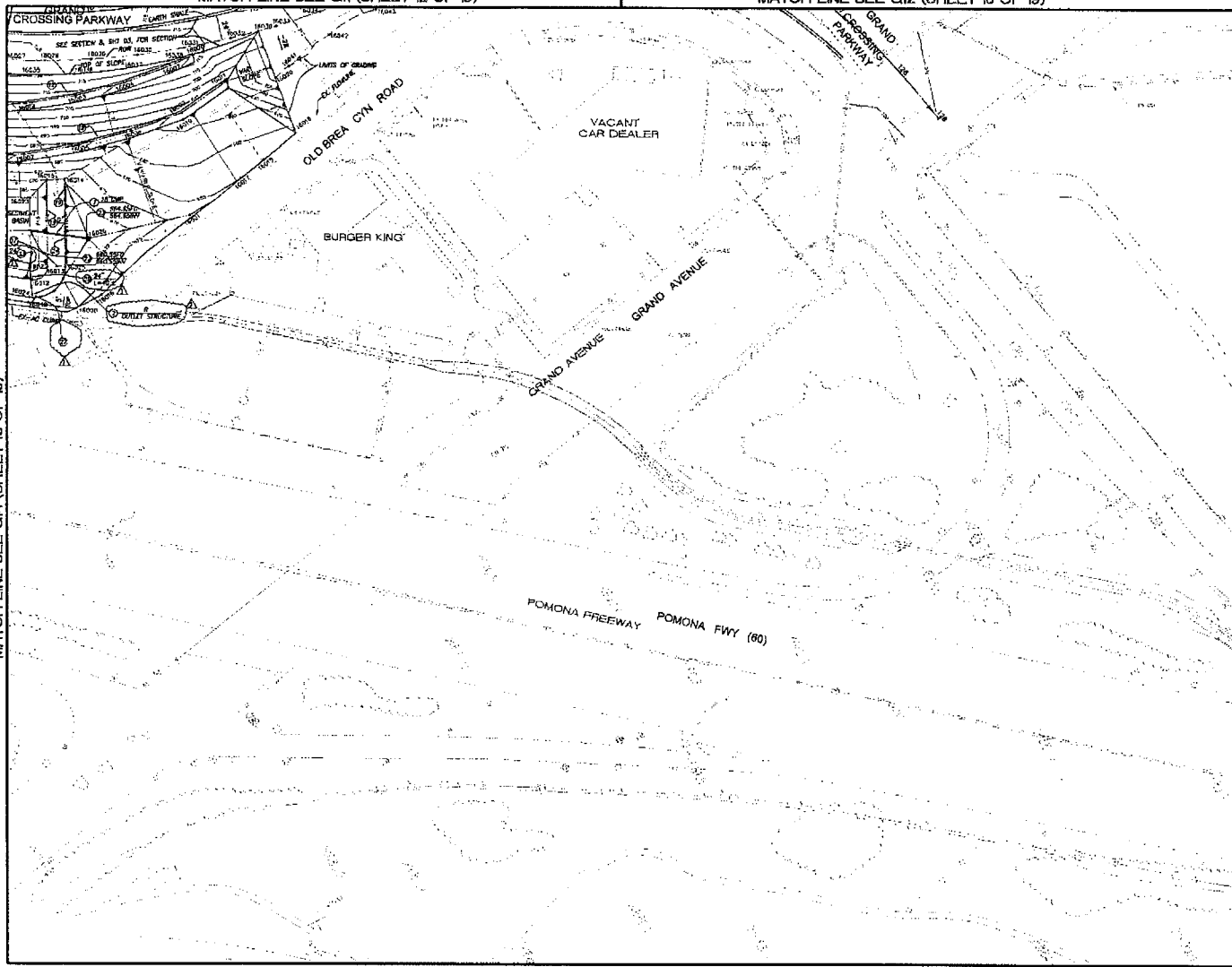
CONTRACT DRAWING NO. **20 OF 41**

CONTRACT NO.: IBC-02811
 INDUSTRY BUSINESS CENTER PHASE 2 MASS GRADING, WEST SIDE

MATCH LINE SEE G11 (SHEET 12 OF 19)

MATCH LINE SEE G12 (SHEET 13 OF 19)

MATCH LINE SEE G14 (SHEET 15 OF 19)



Point #	NORTHING	EASTING	ELEVATION
18200	1885.77	45743.27	874.81
18201	18843.82	45814.01	704.50
18202	18816.84	45884.82	183.50
18203	18806.40	45873.17	707.50
18204	18791.00	45844.73	713.30
18205	18775.15	45824.22	654.30
18206	18772.24	45809.18	187.50
18207	18803.85	45851.84	713.50
18208	18827.83	45852.70	715.10
18209	18895.73	45825.36	680.75
18210	18883.13	45813.71	681.75
18211	18887.70	45886.49	784.25
18212	18856.66	45987.82	670.20
18213	18876.37	45897.77	670.30
18214	18842.76	45812.83	670.30
18215	18824.28	45822.36	670.00
18216	18818.72	45788.80	670.04
18217	18820.54	45701.68	680.04
18218	18860.48	45887.42	683.97
18219	18883.21	45840.28	680.89
18220	18898.37	45812.6	711.88
18221	18780.35	45772.86	678.00
18222	18826.81	45825.82	680.08
18223	18886.44	45811.72	670.42
18224	18845.63	45715.09	670.42
18225	18897.18	45758.83	670.40
18226	18832.61	45840.0	684.42
18227	18846.36	45885.40	720.88
18228	18882.17	45848.78	670.78
18229	18745.81	45833.78	719.73

Point #	NORTHING	EASTING	ELEVATION
18230	18882.83	45822.80	717.74
18231	18883.13	45841.10	718.82
18232	18886.37	45830.31	713.71
18233	18876.25	45868.49	711.88
18234	18888.10	45879.81	707.88
18235	18895.85	45885.41	720.88
18236	18908.43	45898.71	718.70
18237	18920.08	45920.88	718.20
18238	18911.79	45945.10	718.16
18239	18918.48	45952.36	712.16
18240	18911.20	45976.20	712.07
18241	18917.20	45912.96	713.08
18242	18884.55	45893.87	708.42
18243	18846.45	45803.21	704.00

CONSTRUCTION NOTES:

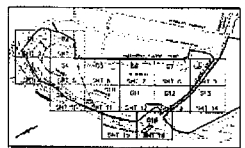
- 1. CONSTRUCT CURB (12 GAUGE) INCLUDING REINFORCING, FITTING, ANCHORS, COUPLERS AND ANCHORS (NOT WERE BRANCHED FOR DRIVE CURVE INSTALLATION)
- 2. CONSTRUCT 10" CONCRETE TRAP WITH METAL 12" ON DECK SLAB 21"
- 3. CONSTRUCT 4" AC (1.5" ES+FC) 84-10 OVER 2.5" 8-10 84-10 OVER 8" CGS
- 4. CONSTRUCT CONCRETE CURB PER CIP OF INDUSTRY STANDARD PLAN 112, TYPE A1, 6" OF 24" 10" OF REBAR PROVISION, INCLUDING REINFORCING BARS
- 5. CONSTRUCT CIP FLARED INLET PER SDGIC STANDARD PLAN 231-2
- 6. CONSTRUCT CHAIN LINK FENCE AND RAIL PER SDGIC STANDARD PLAN 600-3
- 7. CONSTRUCT CONCRETE COLLAR PER SDGIC STANDARD PLAN 302-4
- 8. CONSTRUCT 80# STEEL GRATE
- 9. CONSTRUCT CONCRETE FINISH AND SETBACK PER CARBARI 603 PLAN 046

LEGEND:

- HP - HIGH POINT
- LP - LOW POINT
- GI - GRADE IMPACT
- CF - CURB FACE
- FL - FLOWLINE
- EP - EDGE OF PAVEMENT
- DL - DRAINAGE LINE
- FC - FINISH GRADE
- COMP - COMPACTED METAL PIPE
- M/W - MOUNT ON WAY
- - PROJECT IN PLACE
- - CONSTRUCTION NOTE INDICATING REMOVAL ITEMS



SCALE: 1"=50'



B.M. 40.00 ELEV. 694.867
 LAST 9' OF 10' OF STAKE FROM END OF LINE SHOWN
 7488 5'0" C/L. Industry Blvd & 134' 10" C/L. Grand Ave.
 August 1, 1998 (Revised)
 CMC Co.

NO.	DATE	REVISIONS	BY	CHK'D BY
1	8/1/98	REVISED STORM DRAIN RECONSTRUCTION	JLW	



CNC
 CONSULTING ENGINEERS
 200 N. Main Street, Ste. 200
 Boston, MA 02110
 Phone: (617) 233-1234
 Fax: (617) 233-1234

SUCCESSOR AGENCY TO THE
 INDUSTRY URBAN-DEVELOPMENT AGENCY

APPROVED BY: _____ DATE: _____

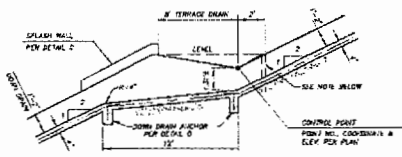
JOHN C. NELSON, P.E. REGISTERED PROFESSIONAL ENGINEER

**INDUSTRY BUSINESS CENTER
 PHASE 2 MASS GRADING, WEST SIDE**

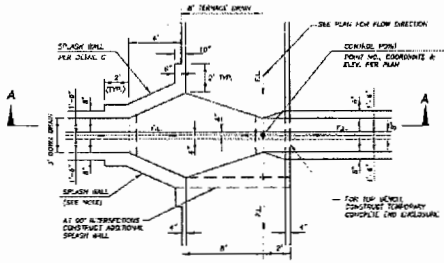
GRADING PLAN G15

NO. JOB NO.: 18C-0381R SMT. 16 OF 19
 DATE: AUG 98 CONTRACT DRAWING NO. 22 OF 41

CONTRACT NO.: 18C-0381R INDUSTRY BUSINESS CENTER PHASE 2 MASS GRADING, WEST SIDE

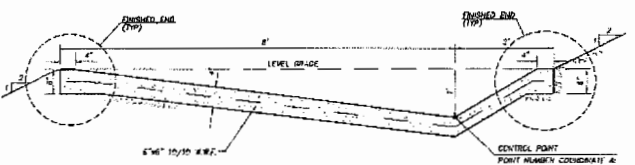


SECTION A-A

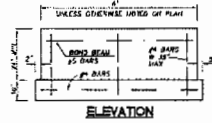


PLAN

1 DOWN DRAIN AND TERRACE DRAIN INTERSECTION DETAIL NOT TO SCALE



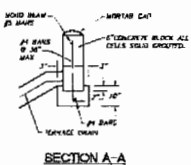
3 QUINTE TERRACE DRAIN DETAIL - 10' WIDE



ELEVATION

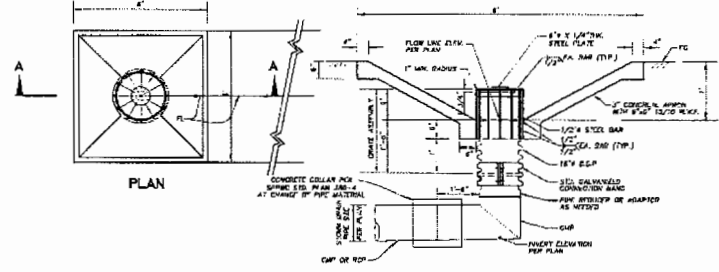


PLAN VIEW

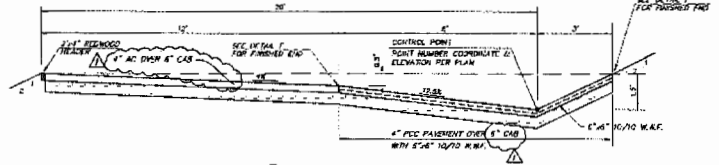


SECTION A-A

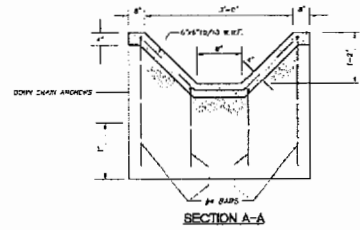
4 SPLASH WALL DETAIL NOT TO SCALE



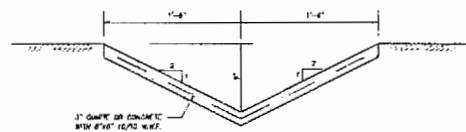
7 AREA DRAIN DETAIL NOT TO SCALE



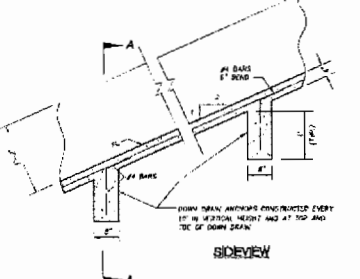
8 TERRACE DRAIN - 23' WIDE NOT TO SCALE



SECTION A-A

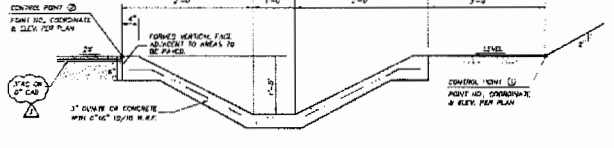


5 CONCRETE V-GUTTER TYPE A DETAIL NOT TO SCALE



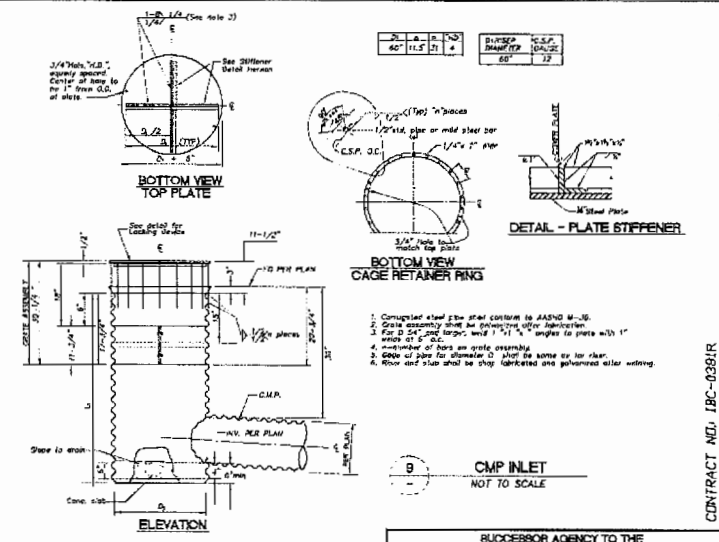
SIDEVIEW

2 DOWN DRAIN DETAIL NOT TO SCALE



6 CONCRETE V-GUTTER TYPE B DETAIL NOT TO SCALE

* CONCRETE SHALL BE USED AT ALL LOCATIONS ADJACENT TO AREAS TO BE FINISHED (SUCH AS THE POSITIONED MAINTENANCE AREAS)
 * GUTTER MAY BE USED AT AREAS THAT ARE NOT TO BE FINISHED SUCH AS ALONG THE EQUIPMENT MOUNTS



1. Completed steel plate shall conform to AASHTO M-19.
2. Grate assembly shall be fabricated after fabrication.
3. For 24\"/>

9 CMP INLET NOT TO SCALE

B.M. NO. 02-0260 ELEV. 104.864
 1/8\"/>



NO.	DATE	REVISION	BY
1	5/21/18	REVISED DETAILS	JAM

Prepared by: **CNC** ENGINEERING
 2400 W. UNIVERSITY BLVD., SUITE 207
 COSTA MESA, CA 92626
 Phone: (714) 261-7318
 Fax: (714) 261-7329
 WWW.CNC-ENGINEERING.COM

DESIGNED BY: JERRY B. BELLAK, R.C.P., M.S.E.
 CHECKED BY: [Blank]
 DATE: APR 2018

SUCCESSOR AGENCY TO THE
 INDUSTRY URBAN-DEVELOPMENT AGENCY

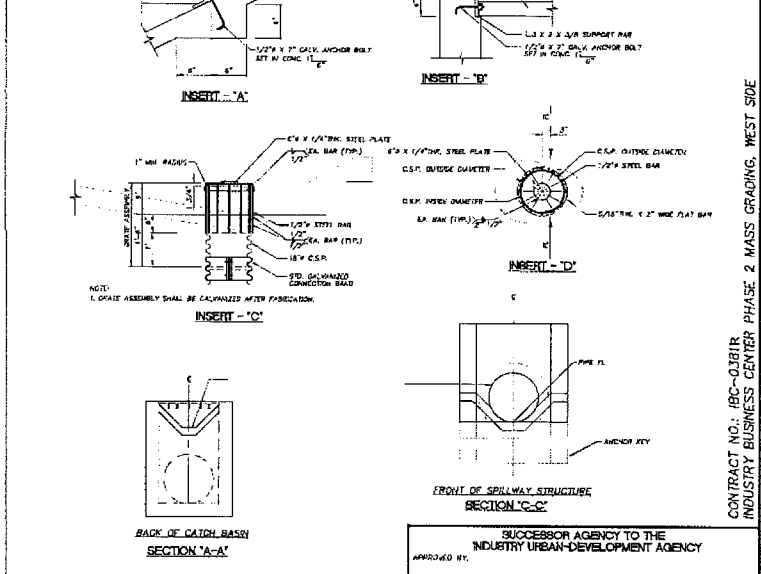
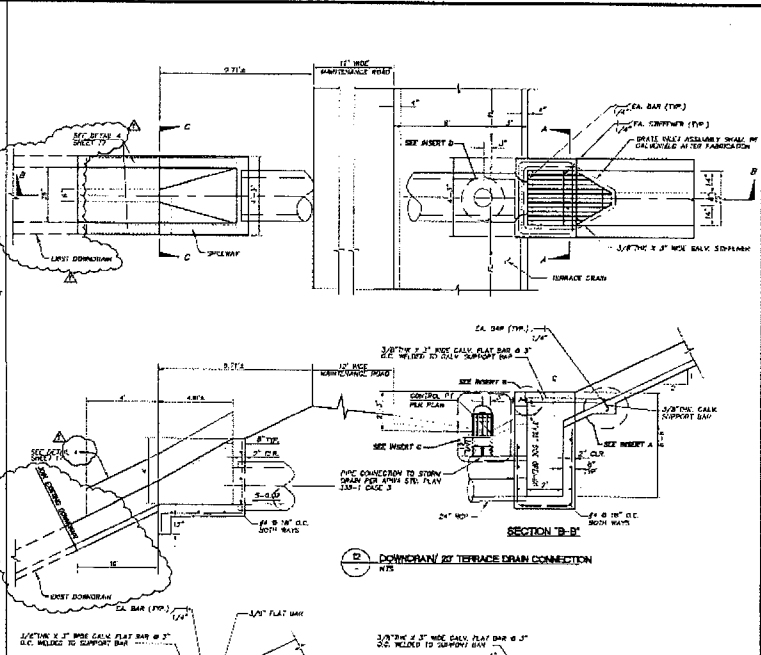
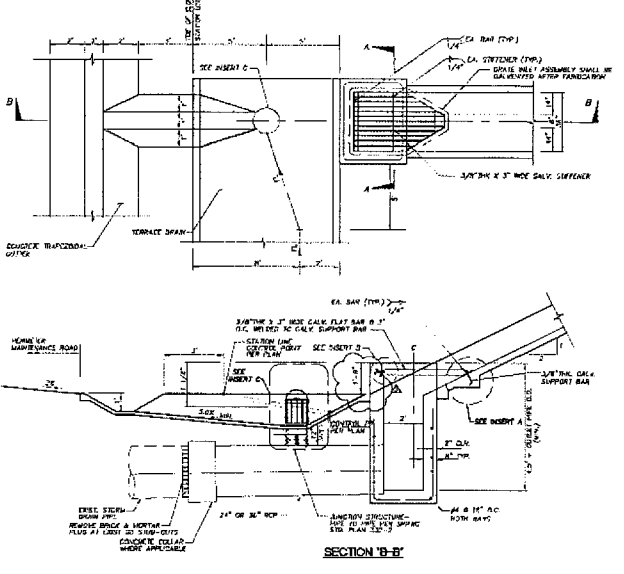
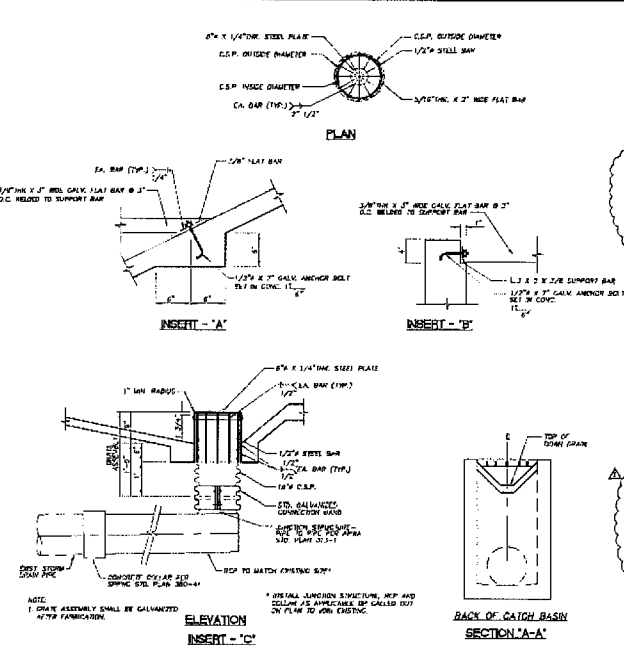
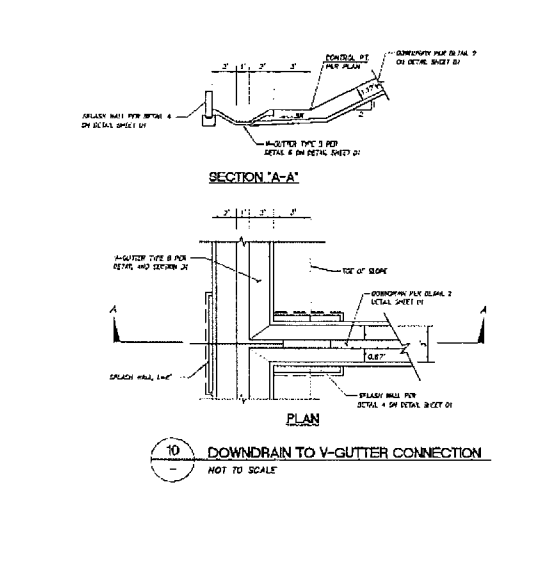
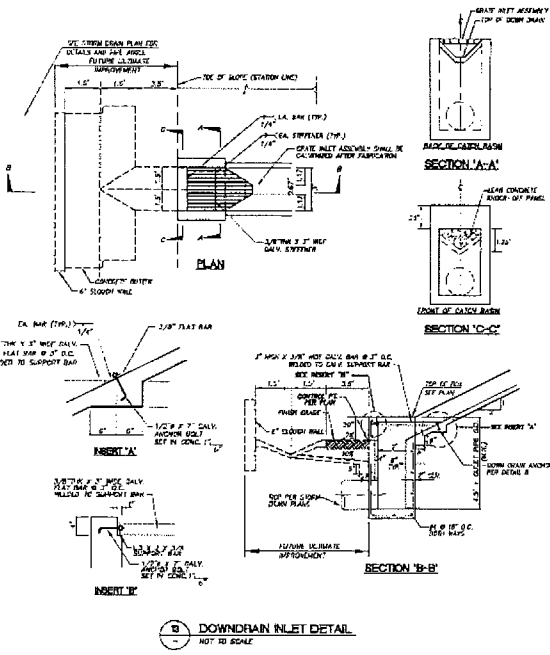
APPROVED BY: JERRY B. BELLAK, R.C.P., M.S.E., AGENCY ENGINEER DATE: [Blank]

INDUSTRY BUSINESS CENTER
 PHASE 2 MASS GRADING, WEST SIDE

DETAILS SHEET D1

JOB NO.: IBC-0386 SMT. 17 OF 19
 CONTRACT DRAWING NO. 23 OF 41

CONTRACT NO. IBC-0386R INDUSTRY BUSINESS CENTER PHASE 2 MASS GRADING, WEST SIDE ADDENDUM NO. 3



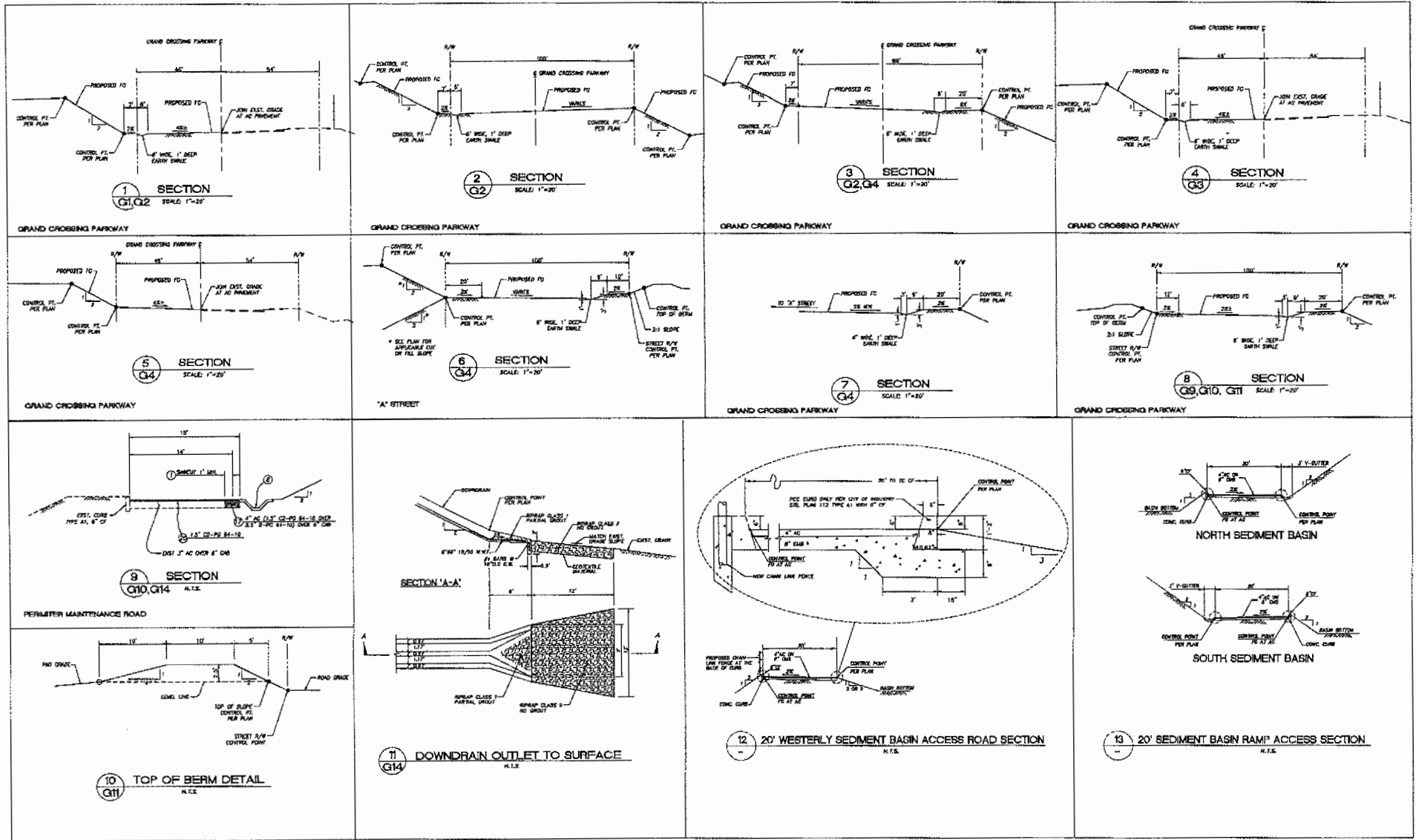
B.M. NO. 82-2700 ELEV. 404.06
 1/2" X 3" WIDE GALV. FLAT BAR @ 3" O.C. RELATED TO SUPPORT BAR
 1/2" X 3" WIDE GALV. ANCHOR BOLT SET IN CONC. 1"



NO.	DATE	REVISIONS	BY	CHK.
1	12/12/12	ISSUED LIMITS OF WORK/DOWNDRAIN CONNECTIONS	JAN	

SUCCESSOR AGENCY TO THE
 INDUSTRY URBAN-DEVELOPMENT AGENCY
 APPROVED BY:
 JERRY B. WALLACE, M.C.P., S.E., LICENSED ENGINEER
 INDUSTRY BUSINESS CENTER
 PHASE 2 MASS GRADING, WEST SIDE
DETAILS SHEET D2
 JOB NO.: IBC-0381R SHT. 16 OF 19
 CONTRACT DRAWING NO. 24 OF 41

CONTRACT NO.: IBC-0381R
 INDUSTRY BUSINESS CENTER PHASE 2 MASS GRADING, WEST SIDE
 APPENDIX NO. 3



B.M. ... ELEV. ...

NOTE: ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.

DATE: ...



NO.	DATE	REVISIONS	BY	CHKD BY

CNC
CONSULTING ENGINEERS
300 N. Broad Street, Ste. 202
Newark, NJ 07102
Phone: (973) 331-1111
Fax: (973) 331-1111

JOSHUA L. NELSON, P.E. 044920 DATE: ...

SUCCESSOR AGENCY TO THE
INDUSTRY URBAN DEVELOPMENT AGENCY

APPROVED BY: _____ DATE: _____

JOHN C. BALLEW, P.E., P.C. III AGENCY EMPLOYEE

INDUSTRY BUSINESS CENTER
PHASE 2 MASS GRADING, WEST SIDE

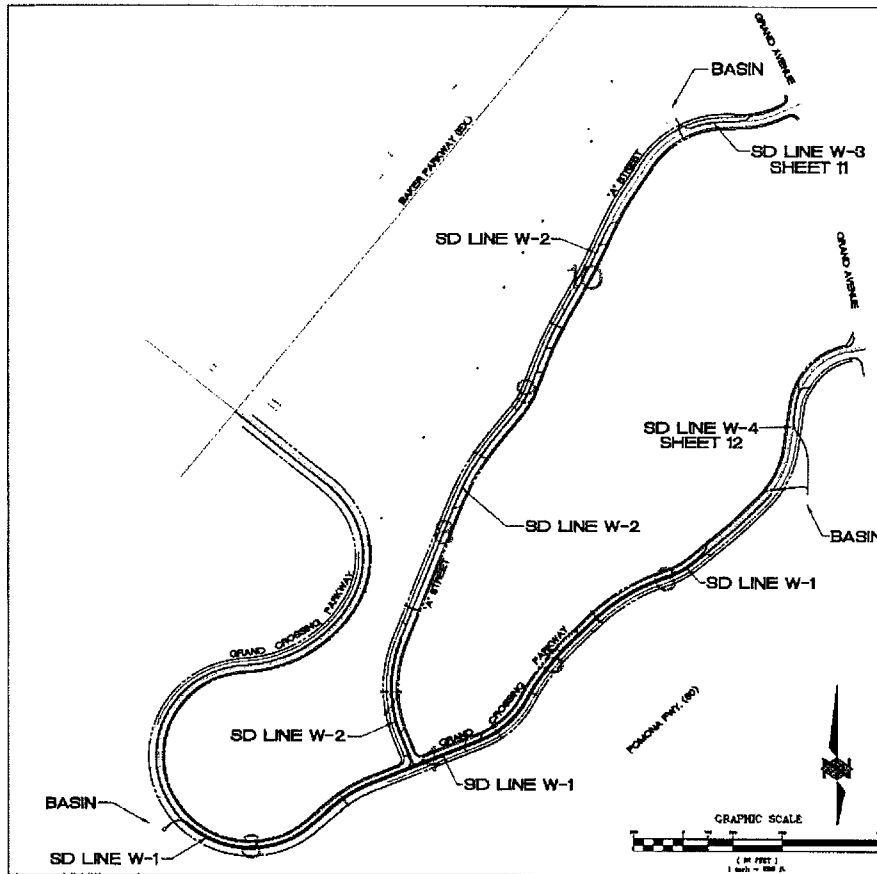
DETAILS SHEET D3

CHG: JLS
DATE: JUN 2015

JOB NO.: IBC-0387R SHT. 19 OF 19

CONTRACT DRAWING NO. 25 OF 41

CONTRACT NO.: IBC-0387R
INDUSTRY BUSINESS CENTER PHASE 2 MASS GRADING, WEST SIDE



INDEX MAP

SCALE: 1"=200'

B.M. 105 80.4705 ELEV. 514.181
 1000' W. 1/2 S. 1/4 Sec. 36, T. 10N., R. 10E., S. 100' E. of
 Point of Beginning of 100' W. 1/2 S. 1/4 Sec. 36, T. 10N., R. 10E., S. 100' E. of
 Attached: (100) (10000)
 County Clerk



NO.	DATE	REVISION	BY



CITY OF INDUSTRY

INCORPORATED JUNE 16, 1917

P.O. Box 2388, City of Industry, California 91715
 Administrative Office: 18011 E. Central Expy
 Bldg 219-2011

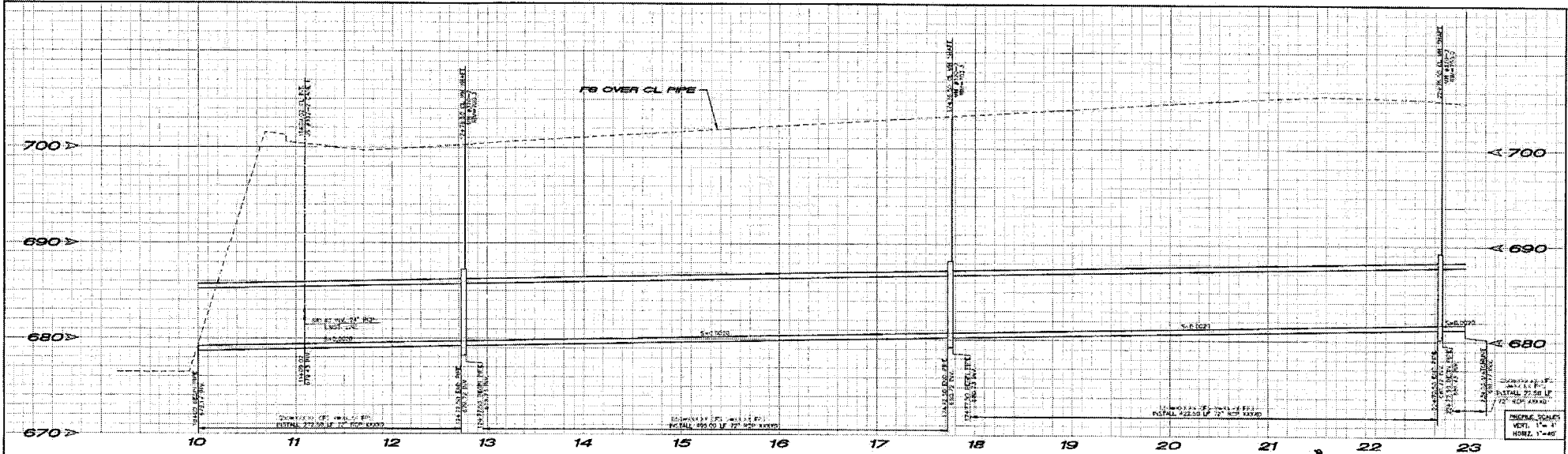


P.E.L.A. ENGINEERING, INC.
 1700 FIVE STAR BLVD. SUITE 100-107
 IRVINE, CALIF. 92714
 949-756-1010 - TELEPHONE BY FAX

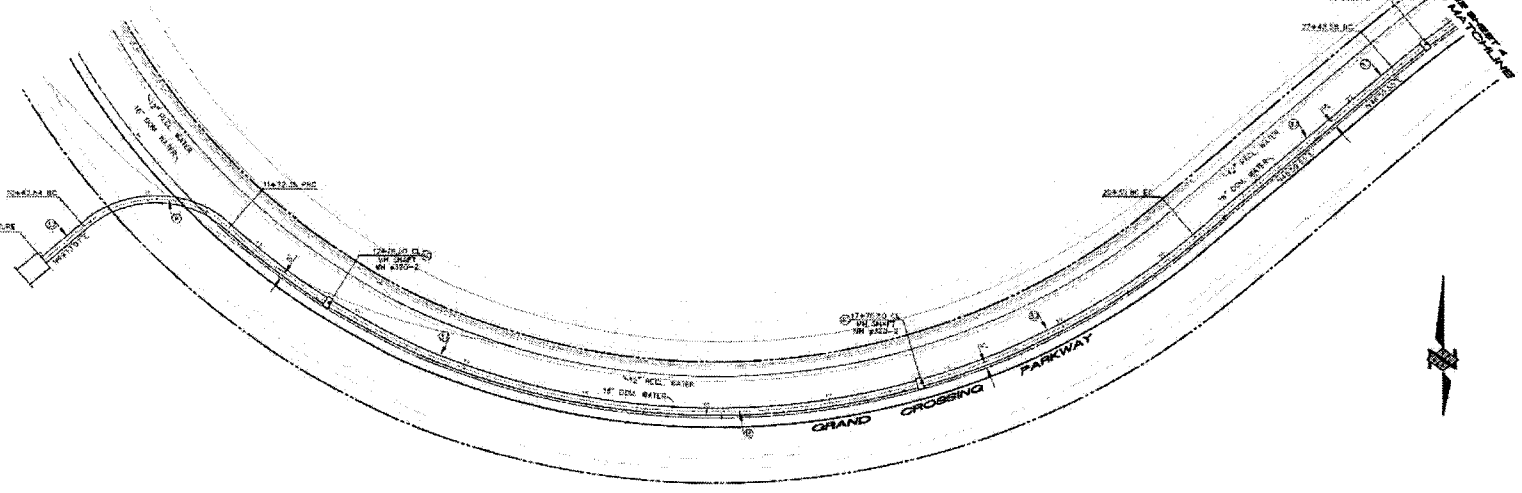
DATE: 7/25/16
 NAME: JOHN D. MALLON, P.E.

APPROVED BY: JOHN D. MALLON, P.E. 54124, JUNIOR ENGINEER DATE:	
SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY INDUSTRY BUSINESS CENTER PHASE 2 MASS GRADING, WEST SIDE STORM DRAIN IMPROVEMENTS INDEX MAP + DETAILS INDUSTRY PRIVATE DRAIN NO. 246	
DRAWN BY: JDL CHECKED BY: JDL DATE: 7/25/16	JOB NO. IBC-0381R SHEET 2 OF 12 CONTRACT DRAWING 27 OF 41

CONTRACT NO. IBC-0381R
 INDUSTRY BUSINESS CENTER PHASE 2 MASS GRADING, WEST SIDE
 IBC-0381R-001-001-001-001



STORM DRAIN LINE "W-1"



CONSTRUCTION NOTES

- 1. INSTALL 12" RCP PIPE PROPOSE FOR (1-1400)
- 2. INSTALL 12" RCP PIPE PROPOSE FOR (1-1400)
- 3. INSTALL 12" RCP PIPE PROPOSE FOR (1-1400)
- 4. INSTALL 12" RCP PIPE PROPOSE FOR (1-1400)
- 5. INSTALL 12" RCP PIPE PROPOSE FOR (1-1400)
- 6. INSTALL 12" RCP PIPE PROPOSE FOR (1-1400)
- 7. INSTALL 12" RCP PIPE PROPOSE FOR (1-1400)
- 8. INSTALL 12" RCP PIPE PROPOSE FOR (1-1400)
- 9. INSTALL 12" RCP PIPE PROPOSE FOR (1-1400)
- 10. INSTALL 12" RCP PIPE PROPOSE FOR (1-1400)
- 11. CONSTRUCT MANHOLE #111-2 PER APWA STD. 218-2
- 12. CONSTRUCT MANHOLE #112-2 PER APWA STD. 218-2
- 13. CONSTRUCT MANHOLE #113-2 PER APWA STD. 218-2
- 14. CONSTRUCT MANHOLE #114-2 PER APWA STD. 218-2
- 15. CONSTRUCT CONCRETE COLLAR FOR APWA STD. 218-2
- 16. CONSTRUCT IMPACT STRUCTURE PER APWA STD. 218-2
- 17. CONSTRUCT IMPACT STRUCTURE PER APWA STD. 218-2
- 18. CONSTRUCT IMPACT STRUCTURE PER APWA STD. 218-2
- 19. CONSTRUCT IMPACT STRUCTURE PER APWA STD. 218-2
- 20. CONSTRUCT IMPACT STRUCTURE PER APWA STD. 218-2
- 21. CONSTRUCT IMPACT STRUCTURE PER APWA STD. 218-2
- 22. CONSTRUCT IMPACT STRUCTURE PER APWA STD. 218-2
- 23. CONSTRUCT IMPACT STRUCTURE PER APWA STD. 218-2
- 24. CONSTRUCT IMPACT STRUCTURE PER APWA STD. 218-2
- 25. CONSTRUCT IMPACT STRUCTURE PER APWA STD. 218-2
- 26. CONSTRUCT IMPACT STRUCTURE PER APWA STD. 218-2
- 27. CONSTRUCT IMPACT STRUCTURE PER APWA STD. 218-2
- 28. CONSTRUCT IMPACT STRUCTURE PER APWA STD. 218-2
- 29. CONSTRUCT IMPACT STRUCTURE PER APWA STD. 218-2
- 30. CONSTRUCT IMPACT STRUCTURE PER APWA STD. 218-2

STORM DRAIN LINE "W-1" CURVE DATA

STATION	PC	PT	PI	PI	PT	STATION
10+00	10+00	10+00	10+00	10+00	10+00	10+00
11+00	11+00	11+00	11+00	11+00	11+00	11+00
12+00	12+00	12+00	12+00	12+00	12+00	12+00
13+00	13+00	13+00	13+00	13+00	13+00	13+00
14+00	14+00	14+00	14+00	14+00	14+00	14+00
15+00	15+00	15+00	15+00	15+00	15+00	15+00
16+00	16+00	16+00	16+00	16+00	16+00	16+00
17+00	17+00	17+00	17+00	17+00	17+00	17+00
18+00	18+00	18+00	18+00	18+00	18+00	18+00
19+00	19+00	19+00	19+00	19+00	19+00	19+00
20+00	20+00	20+00	20+00	20+00	20+00	20+00
21+00	21+00	21+00	21+00	21+00	21+00	21+00
22+00	22+00	22+00	22+00	22+00	22+00	22+00
23+00	23+00	23+00	23+00	23+00	23+00	23+00



B.M. NO. 66499 ELEV. 684.12



NO.	DATE	REVISION	CLIP

CITY OF INDUSTRY
 INCORPORATED APRIL 11, 1910
 713 West 238th City of Industry, California 91714
 Administrative Offices: 12811 E. DuPont Street
 City 91744211

Prepared by
W.E.A. ENGINEERING, INC.
 2700 WILSON BLVD., STE. 100
 WILSON, CALIF. 92790
 (951) 749-1113 FAX (951) 749-1114

APPROVED BY: **JOHN D. BALLE**, P.E., PLS., AGENT ENGINEER

SUCCESSOR AGENCY TO THE
INDUSTRY URBAN-DEVELOPMENT AGENCY

**INDUSTRY BUSINESS CENTER
 PHASE 2 MASS GRADING, WEST SIDE**

**STORM DRAIN PLAN
 LINE "W-1"**

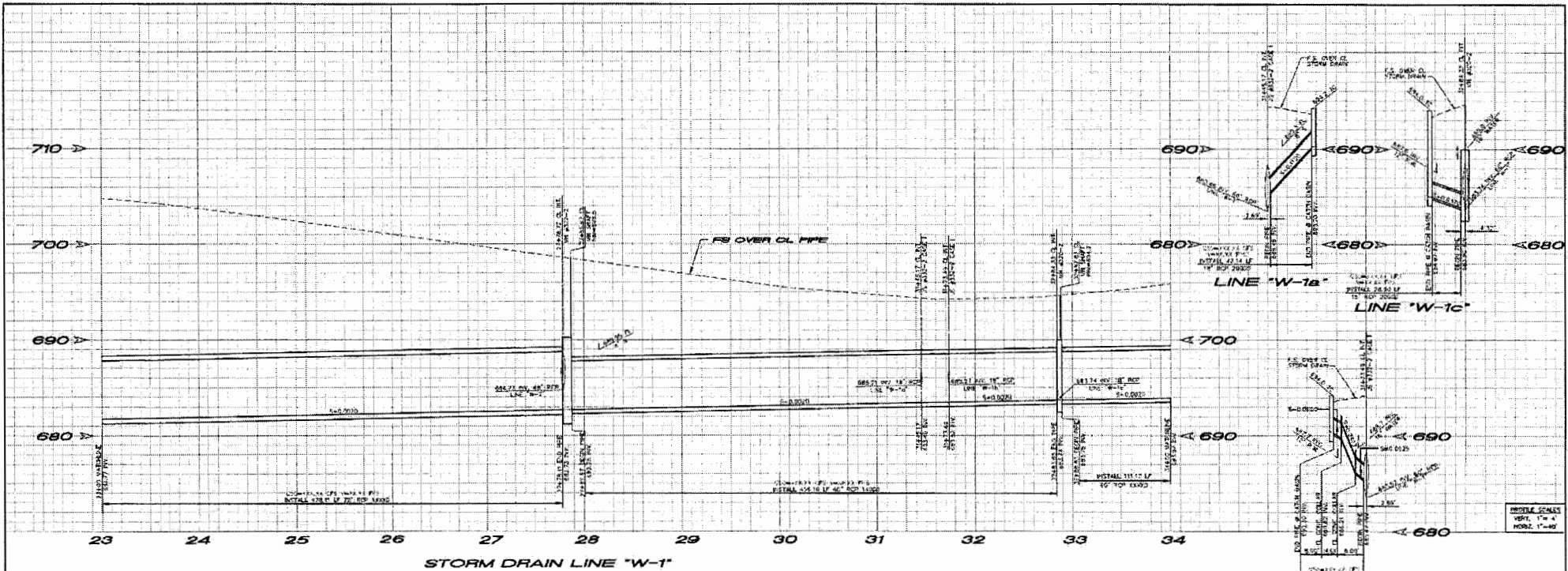
STA. 10+00 - 23+00
INDUSTRY PRIVATE DRAIN NO. 246

DATE: 7/25/15

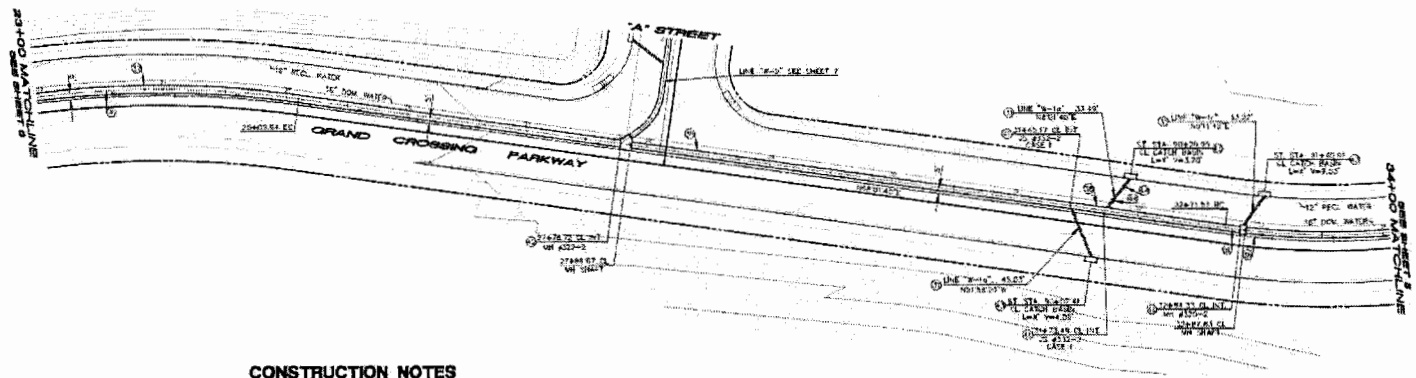
DESIGNED BY: [Signature] CHECKED BY: [Signature]
 DRAWN BY: [Signature] DATE: JUN 20 2015

JOB NO. ISC-0361R SHEET 3 OF 12
 CONTRACT DRAWING 28 OF 41

CONTRACT NO.: ISC-0361R
 INDUSTRY BUSINESS CENTER PHASE 2 MASS GRADING, WEST SIDE



STORM DRAIN LINE "W-1"

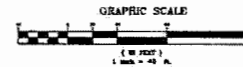


CONSTRUCTION NOTES

- 1. INSTALL 18" RCP PIPE FOR (L-LOAD) 101.24 LF
- 2. INSTALL 24" RCP (S-1) FOR (L-LOAD) 101.24 LF
- 3. INSTALL 24" RCP (S-2) FOR (L-LOAD) 101.24 LF
- 4. INSTALL 24" RCP (S-3) FOR (L-LOAD) 101.24 LF
- 5. INSTALL 24" RCP (S-4) FOR (L-LOAD) 101.24 LF
- 6. INSTALL 24" RCP (S-5) FOR (L-LOAD) 101.24 LF
- 7. INSTALL 24" RCP (S-6) FOR (L-LOAD) 101.24 LF
- 8. INSTALL 24" RCP (S-7) FOR (L-LOAD) 101.24 LF
- 9. INSTALL 24" RCP (S-8) FOR (L-LOAD) 101.24 LF
- 10. INSTALL 24" RCP (S-9) FOR (L-LOAD) 101.24 LF
- 11. INSTALL 24" RCP (S-10) FOR (L-LOAD) 101.24 LF
- 12. INSTALL 24" RCP (S-11) FOR (L-LOAD) 101.24 LF
- 13. INSTALL 24" RCP (S-12) FOR (L-LOAD) 101.24 LF
- 14. INSTALL 24" RCP (S-13) FOR (L-LOAD) 101.24 LF
- 15. INSTALL 24" RCP (S-14) FOR (L-LOAD) 101.24 LF
- 16. INSTALL 24" RCP (S-15) FOR (L-LOAD) 101.24 LF
- 17. INSTALL 24" RCP (S-16) FOR (L-LOAD) 101.24 LF
- 18. INSTALL 24" RCP (S-17) FOR (L-LOAD) 101.24 LF
- 19. INSTALL 24" RCP (S-18) FOR (L-LOAD) 101.24 LF
- 20. INSTALL 24" RCP (S-19) FOR (L-LOAD) 101.24 LF
- 21. INSTALL 24" RCP (S-20) FOR (L-LOAD) 101.24 LF
- 22. INSTALL 24" RCP (S-21) FOR (L-LOAD) 101.24 LF
- 23. INSTALL 24" RCP (S-22) FOR (L-LOAD) 101.24 LF
- 24. INSTALL 24" RCP (S-23) FOR (L-LOAD) 101.24 LF
- 25. INSTALL 24" RCP (S-24) FOR (L-LOAD) 101.24 LF
- 26. INSTALL 24" RCP (S-25) FOR (L-LOAD) 101.24 LF
- 27. INSTALL 24" RCP (S-26) FOR (L-LOAD) 101.24 LF
- 28. INSTALL 24" RCP (S-27) FOR (L-LOAD) 101.24 LF
- 29. INSTALL 24" RCP (S-28) FOR (L-LOAD) 101.24 LF
- 30. INSTALL 24" RCP (S-29) FOR (L-LOAD) 101.24 LF
- 31. INSTALL 24" RCP (S-30) FOR (L-LOAD) 101.24 LF
- 32. INSTALL 24" RCP (S-31) FOR (L-LOAD) 101.24 LF
- 33. INSTALL 24" RCP (S-32) FOR (L-LOAD) 101.24 LF
- 34. INSTALL 24" RCP (S-33) FOR (L-LOAD) 101.24 LF
- 35. INSTALL 24" RCP (S-34) FOR (L-LOAD) 101.24 LF
- 36. INSTALL 24" RCP (S-35) FOR (L-LOAD) 101.24 LF
- 37. INSTALL 24" RCP (S-36) FOR (L-LOAD) 101.24 LF
- 38. INSTALL 24" RCP (S-37) FOR (L-LOAD) 101.24 LF
- 39. INSTALL 24" RCP (S-38) FOR (L-LOAD) 101.24 LF
- 40. INSTALL 24" RCP (S-39) FOR (L-LOAD) 101.24 LF
- 41. INSTALL 24" RCP (S-40) FOR (L-LOAD) 101.24 LF
- 42. INSTALL 24" RCP (S-41) FOR (L-LOAD) 101.24 LF
- 43. INSTALL 24" RCP (S-42) FOR (L-LOAD) 101.24 LF
- 44. INSTALL 24" RCP (S-43) FOR (L-LOAD) 101.24 LF
- 45. INSTALL 24" RCP (S-44) FOR (L-LOAD) 101.24 LF
- 46. INSTALL 24" RCP (S-45) FOR (L-LOAD) 101.24 LF
- 47. INSTALL 24" RCP (S-46) FOR (L-LOAD) 101.24 LF
- 48. INSTALL 24" RCP (S-47) FOR (L-LOAD) 101.24 LF
- 49. INSTALL 24" RCP (S-48) FOR (L-LOAD) 101.24 LF
- 50. INSTALL 24" RCP (S-49) FOR (L-LOAD) 101.24 LF
- 51. INSTALL 24" RCP (S-50) FOR (L-LOAD) 101.24 LF

**STORM DRAIN LINE "W-1"
CURVE DATA**

STATION	PC	PT	PI	TS	SC
24.00	24.80	25.50	26.00	26.80	27.00
30.00	30.80	31.50	32.00	32.80	33.00



B.M. 100.00 ELEV. 680.00

LETTER TO BE ON TOP SHEET OF SET OF DRAWINGS
PAPER AND CITY SEAL AT THE BOTTOM OF SHEET

DATE: 7/25/2004
DRAWN BY: [Name]

N.I.C. - NOT IN CONTRACT



NO.	DATE	REVISION	BY

CITY OF INDUSTRY
INCORPORATED JAN. 14, 1957

P.O. Box 2282, City of Industry, California 91714
Administrative Office 13821 E. Central Express
902-514-6211

PROJECT NO. 1000-0100-001
DATE 7/25/2004

FOR THE CITY OF INDUSTRY, CALIFORNIA
INDUSTRY BUSINESS CENTER PHASE 2 MASS GRADING
2200 INDUSTRIAL BLVD., SUITE 100-101
INDUSTRY, CALIF. 91730
TEL: 909-514-6211 FAX: 909-514-6212
WWW.CITYOFINDUSTRY.COM

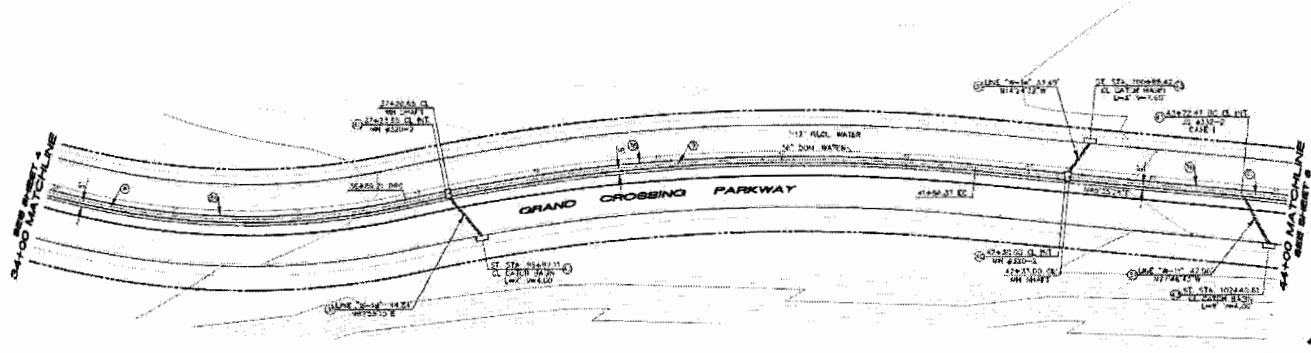
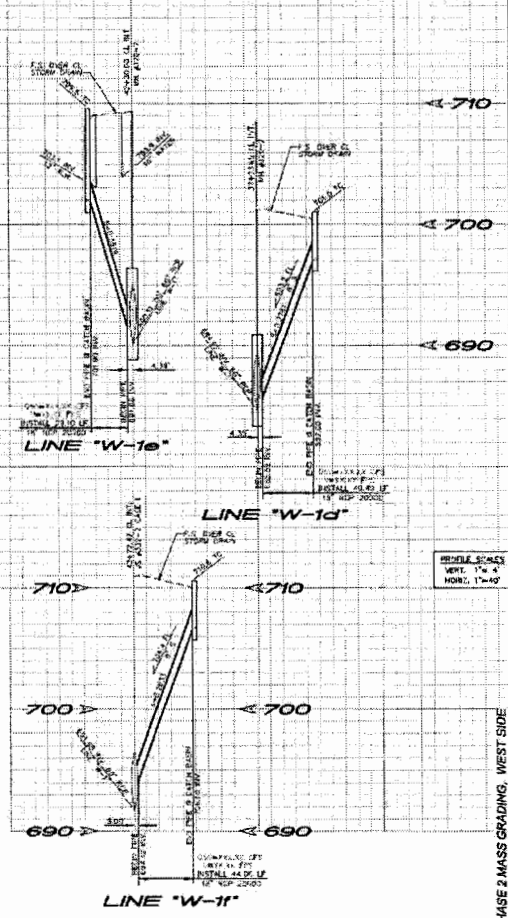
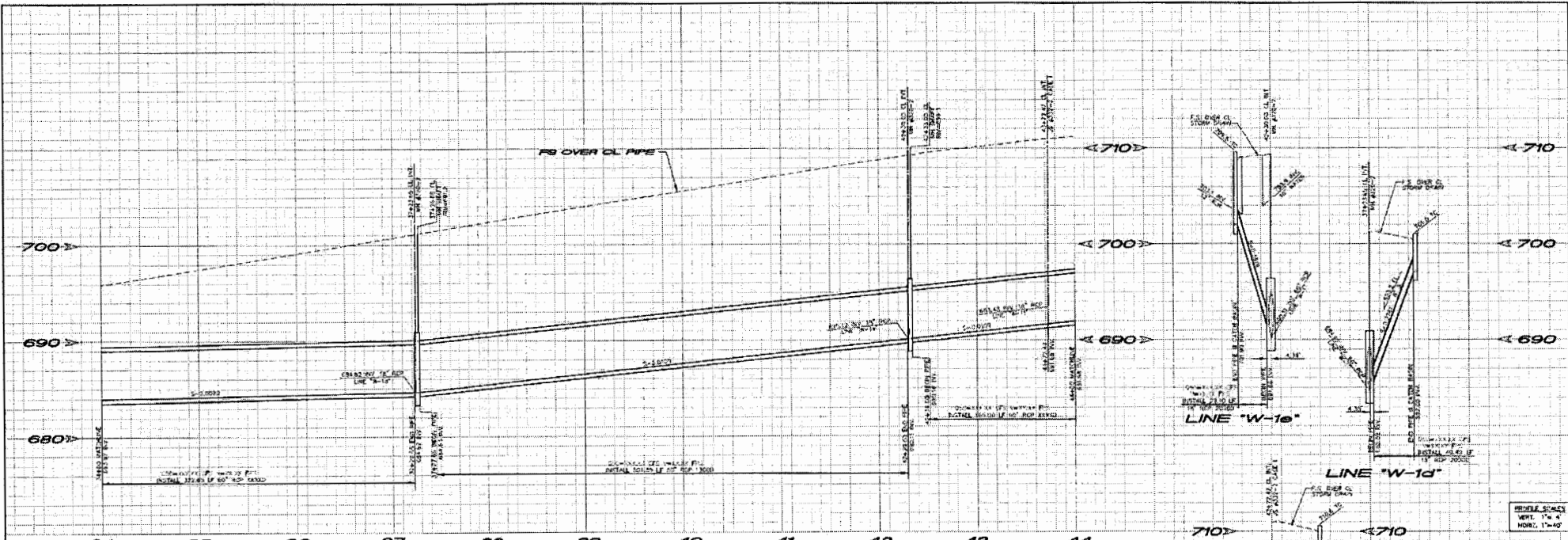
APPROVED BY: [Signature]
DATE: [Date]

SUCCESSOR AGENCY TO THE
INDUSTRY URBAN-DEVELOPMENT AGENCY

INDUSTRY BUSINESS CENTER
PHASE 2 MASS GRADING, WEST SIDE
STORM DRAIN PLAN
LINE "W-1"
STA. 23+00 - 33+00
INDUSTRY PRIVATE DRAIN NO. 248

JOB NO. IBC-0381R SHEET 4 OF 12
CONTRACT DRAWING 28 OF 43

CONTRACT NO.: IBC-0381R
INDUSTRY BUSINESS CENTER PHASE 2 MASS GRADING, WEST SIDE



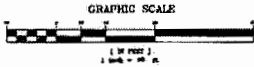
CONSTRUCTION NOTES

- 1. INSTALL 12" ACP FIVE PROFILE FOR (D-LOAD) 112.45 LF
- 2. INSTALL 12" ACP FIVE PROFILE FOR (D-LOAD) 0
- 3. INSTALL 12" ACP FIVE PROFILE FOR (D-LOAD) 0
- 4. INSTALL 12" ACP FIVE PROFILE FOR (D-LOAD) 0
- 5. INSTALL 12" ACP FIVE PROFILE FOR (D-LOAD) 0
- 6. INSTALL 12" ACP FIVE PROFILE FOR (D-LOAD) 0
- 7. INSTALL 12" ACP FIVE PROFILE FOR (D-LOAD) 0
- 8. CONCRETE MANHOLE #12-1 PER APPA STD. 321-2 7.84
- 9. CONCRETE MANHOLE #12-2 PER APPA STD. 321-2 7.84
- 10. CONCRETE MANHOLE #12-3 PER APPA STD. 321-2 7.84
- 11. CONCRETE MANHOLE #12-4 PER APPA STD. 321-2 7.84
- 12. CONCRETE MANHOLE #12-5 PER APPA STD. 321-2 7.84
- 13. CONCRETE MANHOLE #12-6 PER APPA STD. 321-2 7.84
- 14. CONCRETE MANHOLE #12-7 PER APPA STD. 321-2 7.84
- 15. CONCRETE MANHOLE #12-8 PER APPA STD. 321-2 7.84
- 16. CONCRETE MANHOLE #12-9 PER APPA STD. 321-2 7.84
- 17. CONCRETE MANHOLE #12-10 PER APPA STD. 321-2 7.84
- 18. CONCRETE MANHOLE #12-11 PER APPA STD. 321-2 7.84
- 19. CONCRETE MANHOLE #12-12 PER APPA STD. 321-2 7.84
- 20. CONCRETE MANHOLE #12-13 PER APPA STD. 321-2 7.84
- 21. CONCRETE MANHOLE #12-14 PER APPA STD. 321-2 7.84
- 22. CONCRETE MANHOLE #12-15 PER APPA STD. 321-2 7.84
- 23. CONCRETE MANHOLE #12-16 PER APPA STD. 321-2 7.84
- 24. CONCRETE MANHOLE #12-17 PER APPA STD. 321-2 7.84
- 25. CONCRETE MANHOLE #12-18 PER APPA STD. 321-2 7.84
- 26. CONCRETE MANHOLE #12-19 PER APPA STD. 321-2 7.84
- 27. CONCRETE MANHOLE #12-20 PER APPA STD. 321-2 7.84
- 28. CONCRETE MANHOLE #12-21 PER APPA STD. 321-2 7.84
- 29. CONCRETE MANHOLE #12-22 PER APPA STD. 321-2 7.84
- 30. CONCRETE MANHOLE #12-23 PER APPA STD. 321-2 7.84
- 31. CONCRETE MANHOLE #12-24 PER APPA STD. 321-2 7.84
- 32. CONCRETE MANHOLE #12-25 PER APPA STD. 321-2 7.84
- 33. CONCRETE MANHOLE #12-26 PER APPA STD. 321-2 7.84
- 34. CONCRETE MANHOLE #12-27 PER APPA STD. 321-2 7.84
- 35. CONCRETE MANHOLE #12-28 PER APPA STD. 321-2 7.84
- 36. CONCRETE MANHOLE #12-29 PER APPA STD. 321-2 7.84
- 37. CONCRETE MANHOLE #12-30 PER APPA STD. 321-2 7.84
- 38. CONCRETE MANHOLE #12-31 PER APPA STD. 321-2 7.84
- 39. CONCRETE MANHOLE #12-32 PER APPA STD. 321-2 7.84
- 40. CONCRETE MANHOLE #12-33 PER APPA STD. 321-2 7.84
- 41. CONCRETE MANHOLE #12-34 PER APPA STD. 321-2 7.84
- 42. CONCRETE MANHOLE #12-35 PER APPA STD. 321-2 7.84
- 43. CONCRETE MANHOLE #12-36 PER APPA STD. 321-2 7.84
- 44. CONCRETE MANHOLE #12-37 PER APPA STD. 321-2 7.84
- 45. CONCRETE MANHOLE #12-38 PER APPA STD. 321-2 7.84
- 46. CONCRETE MANHOLE #12-39 PER APPA STD. 321-2 7.84
- 47. CONCRETE MANHOLE #12-40 PER APPA STD. 321-2 7.84
- 48. CONCRETE MANHOLE #12-41 PER APPA STD. 321-2 7.84
- 49. CONCRETE MANHOLE #12-42 PER APPA STD. 321-2 7.84
- 50. CONCRETE MANHOLE #12-43 PER APPA STD. 321-2 7.84
- 51. CONCRETE MANHOLE #12-44 PER APPA STD. 321-2 7.84
- 52. CONCRETE MANHOLE #12-45 PER APPA STD. 321-2 7.84
- 53. CONCRETE MANHOLE #12-46 PER APPA STD. 321-2 7.84
- 54. CONCRETE MANHOLE #12-47 PER APPA STD. 321-2 7.84
- 55. CONCRETE MANHOLE #12-48 PER APPA STD. 321-2 7.84
- 56. CONCRETE MANHOLE #12-49 PER APPA STD. 321-2 7.84
- 57. CONCRETE MANHOLE #12-50 PER APPA STD. 321-2 7.84
- 58. CONCRETE MANHOLE #12-51 PER APPA STD. 321-2 7.84
- 59. CONCRETE MANHOLE #12-52 PER APPA STD. 321-2 7.84
- 60. CONCRETE MANHOLE #12-53 PER APPA STD. 321-2 7.84
- 61. CONCRETE MANHOLE #12-54 PER APPA STD. 321-2 7.84
- 62. CONCRETE MANHOLE #12-55 PER APPA STD. 321-2 7.84
- 63. CONCRETE MANHOLE #12-56 PER APPA STD. 321-2 7.84
- 64. CONCRETE MANHOLE #12-57 PER APPA STD. 321-2 7.84
- 65. CONCRETE MANHOLE #12-58 PER APPA STD. 321-2 7.84
- 66. CONCRETE MANHOLE #12-59 PER APPA STD. 321-2 7.84
- 67. CONCRETE MANHOLE #12-60 PER APPA STD. 321-2 7.84
- 68. CONCRETE MANHOLE #12-61 PER APPA STD. 321-2 7.84
- 69. CONCRETE MANHOLE #12-62 PER APPA STD. 321-2 7.84
- 70. CONCRETE MANHOLE #12-63 PER APPA STD. 321-2 7.84
- 71. CONCRETE MANHOLE #12-64 PER APPA STD. 321-2 7.84
- 72. CONCRETE MANHOLE #12-65 PER APPA STD. 321-2 7.84
- 73. CONCRETE MANHOLE #12-66 PER APPA STD. 321-2 7.84
- 74. CONCRETE MANHOLE #12-67 PER APPA STD. 321-2 7.84
- 75. CONCRETE MANHOLE #12-68 PER APPA STD. 321-2 7.84
- 76. CONCRETE MANHOLE #12-69 PER APPA STD. 321-2 7.84
- 77. CONCRETE MANHOLE #12-70 PER APPA STD. 321-2 7.84
- 78. CONCRETE MANHOLE #12-71 PER APPA STD. 321-2 7.84
- 79. CONCRETE MANHOLE #12-72 PER APPA STD. 321-2 7.84
- 80. CONCRETE MANHOLE #12-73 PER APPA STD. 321-2 7.84
- 81. CONCRETE MANHOLE #12-74 PER APPA STD. 321-2 7.84
- 82. CONCRETE MANHOLE #12-75 PER APPA STD. 321-2 7.84
- 83. CONCRETE MANHOLE #12-76 PER APPA STD. 321-2 7.84
- 84. CONCRETE MANHOLE #12-77 PER APPA STD. 321-2 7.84
- 85. CONCRETE MANHOLE #12-78 PER APPA STD. 321-2 7.84
- 86. CONCRETE MANHOLE #12-79 PER APPA STD. 321-2 7.84
- 87. CONCRETE MANHOLE #12-80 PER APPA STD. 321-2 7.84
- 88. CONCRETE MANHOLE #12-81 PER APPA STD. 321-2 7.84
- 89. CONCRETE MANHOLE #12-82 PER APPA STD. 321-2 7.84
- 90. CONCRETE MANHOLE #12-83 PER APPA STD. 321-2 7.84
- 91. CONCRETE MANHOLE #12-84 PER APPA STD. 321-2 7.84
- 92. CONCRETE MANHOLE #12-85 PER APPA STD. 321-2 7.84
- 93. CONCRETE MANHOLE #12-86 PER APPA STD. 321-2 7.84
- 94. CONCRETE MANHOLE #12-87 PER APPA STD. 321-2 7.84
- 95. CONCRETE MANHOLE #12-88 PER APPA STD. 321-2 7.84
- 96. CONCRETE MANHOLE #12-89 PER APPA STD. 321-2 7.84
- 97. CONCRETE MANHOLE #12-90 PER APPA STD. 321-2 7.84
- 98. CONCRETE MANHOLE #12-91 PER APPA STD. 321-2 7.84
- 99. CONCRETE MANHOLE #12-92 PER APPA STD. 321-2 7.84
- 100. CONCRETE MANHOLE #12-93 PER APPA STD. 321-2 7.84
- 101. CONCRETE MANHOLE #12-94 PER APPA STD. 321-2 7.84
- 102. CONCRETE MANHOLE #12-95 PER APPA STD. 321-2 7.84
- 103. CONCRETE MANHOLE #12-96 PER APPA STD. 321-2 7.84
- 104. CONCRETE MANHOLE #12-97 PER APPA STD. 321-2 7.84
- 105. CONCRETE MANHOLE #12-98 PER APPA STD. 321-2 7.84
- 106. CONCRETE MANHOLE #12-99 PER APPA STD. 321-2 7.84
- 107. CONCRETE MANHOLE #12-100 PER APPA STD. 321-2 7.84

STORM DRAIN LINE "W-1"

CURVE DATA

CURVE	PC	PT	PVI	LC	LC/100	LC/500
1	19+45.42	20+00.00	19+72.71	200.00	2.00	0.40
2	20+00.00	20+50.00	20+25.00	200.00	2.00	0.40
3	20+50.00	21+00.00	20+75.00	200.00	2.00	0.40



SUCCESSOR AGENCY TO THE
INDUSTRY URBAN-DEVELOPMENT AGENCY

B.M. 42 86.4200 ELEV. 604.974
L&L 2010 2/16/2010
L&L 2010 2/16/2010
L&L 2010 2/16/2010



CITY OF INDUSTRY
INCORPORATED JUNE 14, 1907

DESIGNED BY
P&L ENGINEERING, INC.
REGISTERED PROFESSIONAL ENGINEER
STATE OF ILLINOIS
NO. 058481 CHICAGO, ILL. 60641
DATE: 1/25/18

APPROVED BY: _____

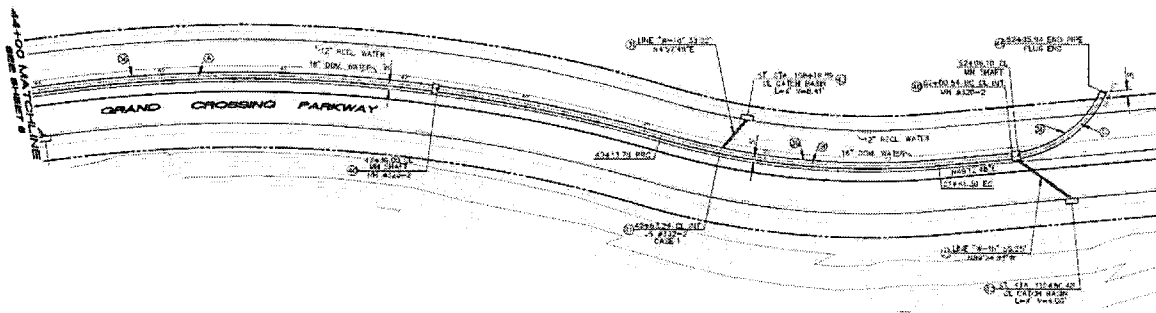
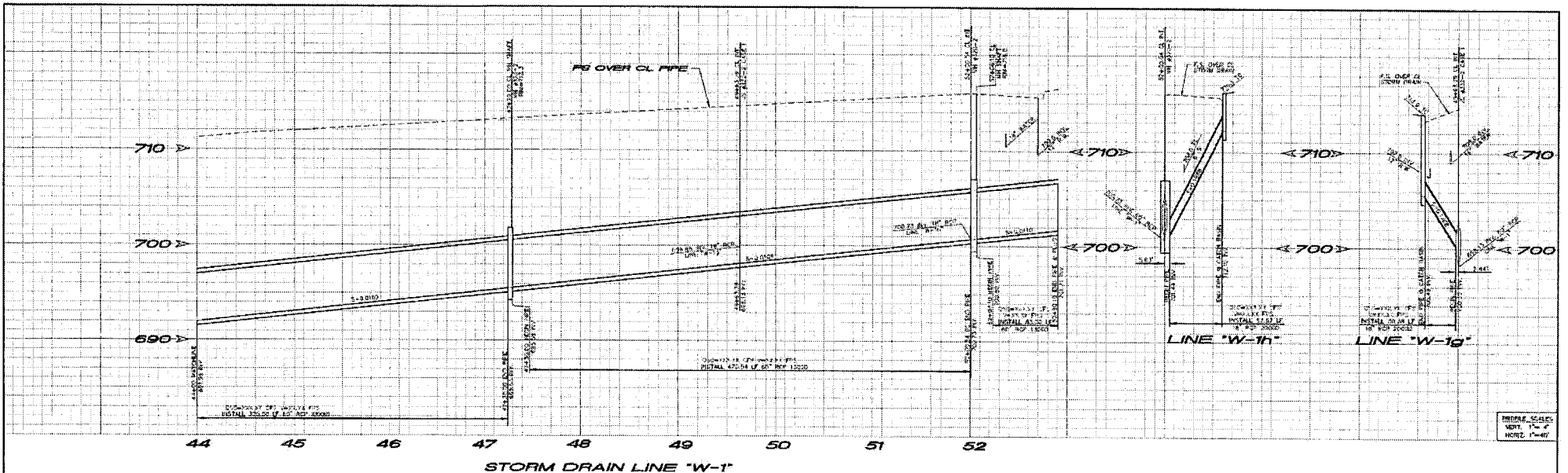
JOB NO. 18C-0961R

INDUSTRY BUSINESS CENTER
PHASE 2 MASS GRADING, WEST SIDE
**STORM DRAIN PLAN
LINE "W-1"**
STA. 33+00 - 44+00
INDUSTRY PRIVATE DRAIN NO. 248

DATE: 1/25/18

JOB NO. 18C-0961R BHT, 5 OF 12
CONTRACT DRAWING 30 OF 41

CONTRACT NO.: 18C-0887R
INDUSTRY BUSINESS CENTER PHASE 2 MASS GRADING, WEST SIDE

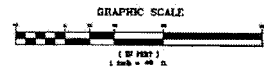


CONSTRUCTION NOTES

- (1) INSTALL 18" PIP FOR 100' APPROX FOR 18" BOX
- (2) INSTALL 24" PIP FOR 100' APPROX FOR 18" BOX
- (3) INSTALL 30" PIP FOR 100' APPROX FOR 18" BOX
- (4) INSTALL 36" PIP FOR 100' APPROX FOR 18" BOX
- (5) INSTALL 42" PIP FOR 100' APPROX FOR 18" BOX
- (6) INSTALL 48" PIP FOR 100' APPROX FOR 18" BOX
- (7) INSTALL 54" PIP FOR 100' APPROX FOR 18" BOX
- (8) INSTALL 60" PIP FOR 100' APPROX FOR 18" BOX
- (9) INSTALL 66" PIP FOR 100' APPROX FOR 18" BOX
- (10) INSTALL 72" PIP FOR 100' APPROX FOR 18" BOX
- (11) CONSTRUCT MANHOLE #1-2 FOR AREA STA. 44+00
- (12) CONSTRUCT MANHOLE #1-3 FOR AREA STA. 45+00
- (13) CONSTRUCT MANHOLE #1-4 FOR AREA STA. 46+00
- (14) CONSTRUCT MANHOLE #1-5 FOR AREA STA. 47+00
- (15) CONSTRUCT MANHOLE #1-6 FOR AREA STA. 48+00
- (16) CONSTRUCT MANHOLE #1-7 FOR AREA STA. 49+00
- (17) CONSTRUCT MANHOLE #1-8 FOR AREA STA. 50+00
- (18) CONSTRUCT MANHOLE #1-9 FOR AREA STA. 51+00
- (19) CONSTRUCT MANHOLE #1-10 FOR AREA STA. 52+00
- (20) CONSTRUCT CONCRETE COLLAR PER AREA STA. 44+00
- (21) CONSTRUCT CONCRETE COLLAR PER AREA STA. 45+00
- (22) CONSTRUCT CONCRETE COLLAR PER AREA STA. 46+00
- (23) CONSTRUCT CONCRETE COLLAR PER AREA STA. 47+00
- (24) CONSTRUCT CONCRETE COLLAR PER AREA STA. 48+00
- (25) CONSTRUCT CONCRETE COLLAR PER AREA STA. 49+00
- (26) CONSTRUCT CONCRETE COLLAR PER AREA STA. 50+00
- (27) CONSTRUCT CONCRETE COLLAR PER AREA STA. 51+00
- (28) CONSTRUCT CONCRETE COLLAR PER AREA STA. 52+00

STORM DRAIN LINE "W-1" CURVE DATA

STATION	CHORD BEARING	CHORD LENGTH	CHORD BEARING	CHORD LENGTH
44+00.00	135° 00' 00"	100.00	231.39	279.33
44+40.00	135° 00' 00"	100.00	231.39	279.33
44+80.00	135° 00' 00"	100.00	231.39	279.33
45+20.00	135° 00' 00"	100.00	231.39	279.33
45+60.00	135° 00' 00"	100.00	231.39	279.33
46+00.00	135° 00' 00"	100.00	231.39	279.33



B.M. 52 BC 4262 ELEV. 509.84

As of 10/15/18
Checked: JSD



NO.	DATE	REVISION	BY



CITY OF INDUSTRY
PROPOSED JUNE 11, 2018

P. O. Box 5586, City of Industry, California 91714
Administrative Office, 7801 E. Seward Street
91713-0211

Prepared by: **W. A. ENGINEERING, INC.**
17500 BROADWAY, SUITE 400
IRVINE, CALIF. 92614
949-751-8877

SUCCESSOR AGENCY TO THE
INDUSTRY URBAN-DEVELOPMENT AGENCY

APPROVED BY: _____ DATE: _____

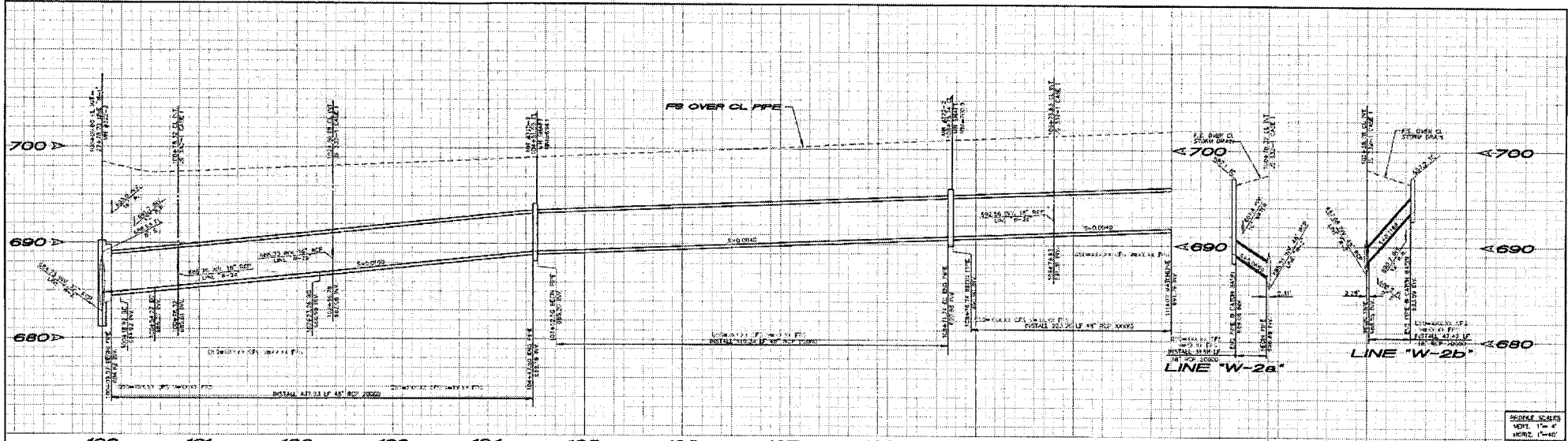
JOHN E. BALLAS, P.E. 54311 AGENCY ASSIGNMENT DATE: _____

**INDUSTRY BUSINESS CENTER
PHASE 2 MASS GRADING, WEST SIDE**

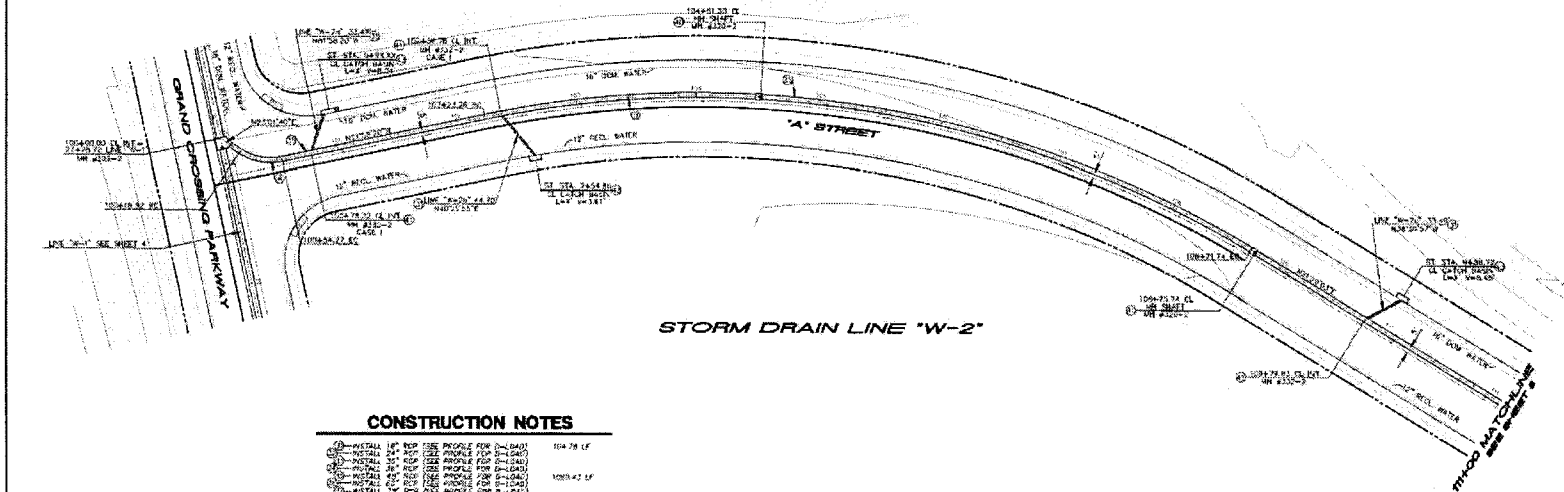
**STORM DRAIN PLAN
LINE "W-1"**
STA. 44+00 - 52+00.04
INDUSTRY PRIVATE DRAIN NO. 246

7/25/18
SHEET NO. 31 OF 41

CONTRACT NO. IBC-0381R
INDUSTRY BUSINESS CENTER PHASE 2 MASS GRADING, WEST SIDE



STORM DRAIN LINE "W-2"



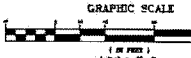
STORM DRAIN LINE "W-2"

CONSTRUCTION NOTES

- 1. INSTALL 12" DIA. HDPE PIPE PER STA. 104+78.15
- 2. INSTALL 12" DIA. HDPE PIPE PER STA. 104+78.15 TO 104+78.15
- 3. INSTALL 12" DIA. HDPE PIPE PER STA. 104+78.15 TO 104+78.15
- 4. INSTALL 12" DIA. HDPE PIPE PER STA. 104+78.15 TO 104+78.15
- 5. INSTALL 12" DIA. HDPE PIPE PER STA. 104+78.15 TO 104+78.15
- 6. INSTALL 12" DIA. HDPE PIPE PER STA. 104+78.15 TO 104+78.15
- 7. INSTALL 12" DIA. HDPE PIPE PER STA. 104+78.15 TO 104+78.15
- 8. INSTALL 12" DIA. HDPE PIPE PER STA. 104+78.15 TO 104+78.15
- 9. INSTALL 12" DIA. HDPE PIPE PER STA. 104+78.15 TO 104+78.15
- 10. INSTALL 12" DIA. HDPE PIPE PER STA. 104+78.15 TO 104+78.15
- 11. INSTALL 12" DIA. HDPE PIPE PER STA. 104+78.15 TO 104+78.15
- 12. INSTALL 12" DIA. HDPE PIPE PER STA. 104+78.15 TO 104+78.15
- 13. INSTALL 12" DIA. HDPE PIPE PER STA. 104+78.15 TO 104+78.15
- 14. INSTALL 12" DIA. HDPE PIPE PER STA. 104+78.15 TO 104+78.15
- 15. INSTALL 12" DIA. HDPE PIPE PER STA. 104+78.15 TO 104+78.15
- 16. INSTALL 12" DIA. HDPE PIPE PER STA. 104+78.15 TO 104+78.15
- 17. INSTALL 12" DIA. HDPE PIPE PER STA. 104+78.15 TO 104+78.15
- 18. INSTALL 12" DIA. HDPE PIPE PER STA. 104+78.15 TO 104+78.15
- 19. INSTALL 12" DIA. HDPE PIPE PER STA. 104+78.15 TO 104+78.15
- 20. INSTALL 12" DIA. HDPE PIPE PER STA. 104+78.15 TO 104+78.15

CURVE DATA

CHORD	DELTA	BEARING	LENGTH	BEARING
A	135.000	43.00	33.50	18.54
B	137.250	305.50	33.50	326.93



B.M. 100.00 ELEV. 689.52

1" = 40' (1:40)



NO.	DATE	REVISION	BY

CITY OF INDUSTRY
INCORPORATED JAN 14 1907

P.O. Box 2988, City of Industry, California 91714
Administration Office: 7951 S. Garfield Street
91715-1211

Prepared by
P.E.L.A. ENGINEERING, Inc.
1770 WEST 24TH ST., SUITE 200
TULSA, OKLA. 74107-5000
8001 FIVE STAR DRIVE, SUITE 100
OKLAHOMA CITY, OKLA. 73114

7/28/18
DATE

SUCCESSOR AGENCY TO THE
INDUSTRY URBAN-DEVELOPMENT AGENCY

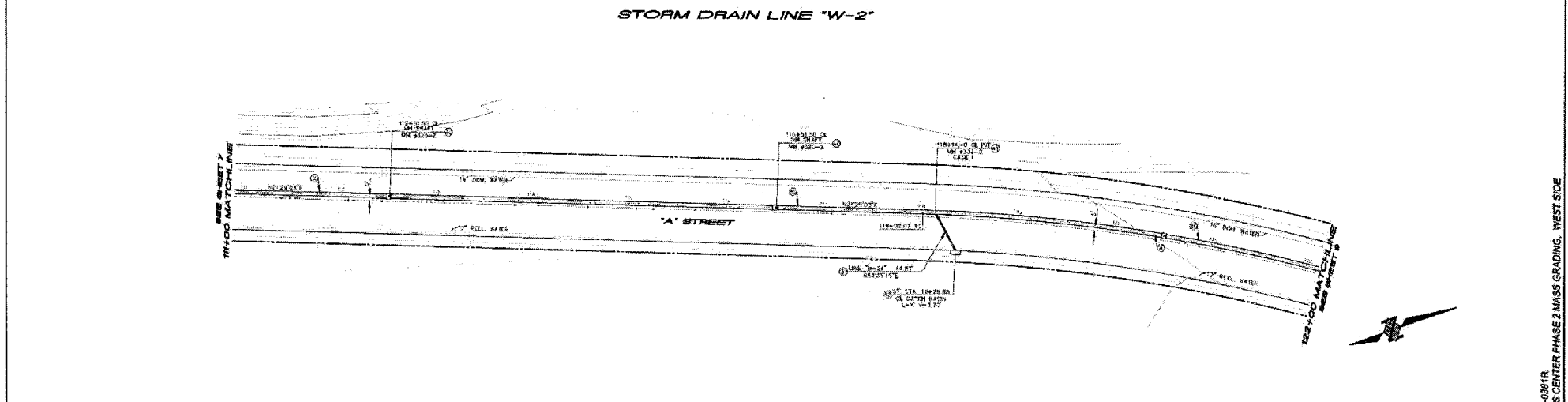
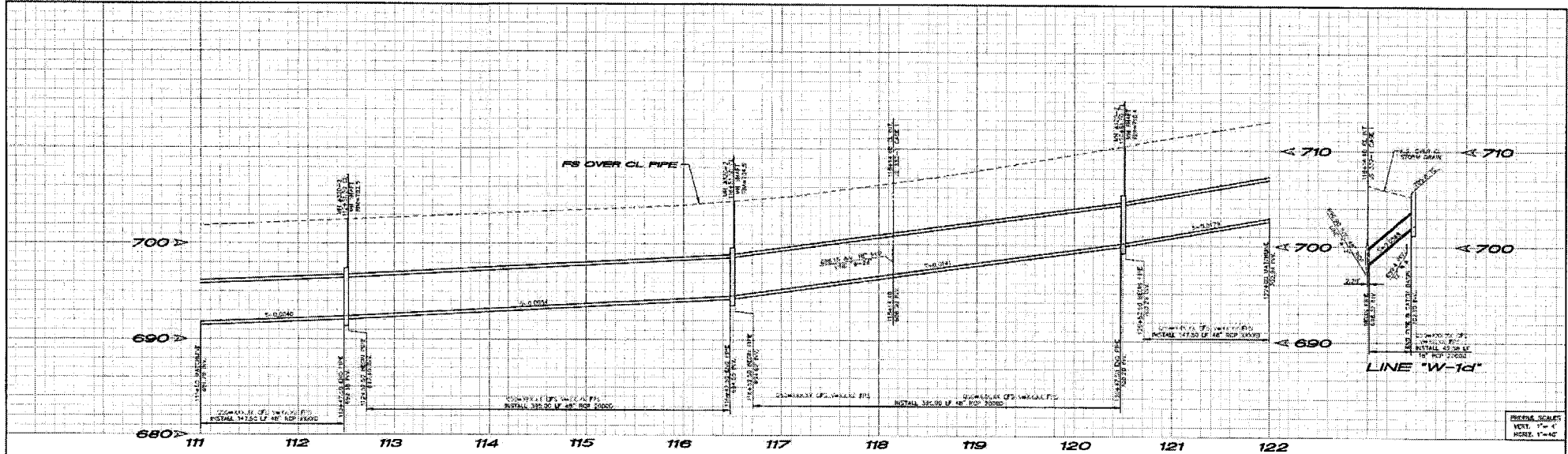
APPROVED BY: JAMES D. WALKER, P.E., 24371
AGENCY ENGINEER DATE

INDUSTRY BUSINESS CENTER
PHASE 2 MASS GRADING, WEST SIDE
STORM DRAIN PLAN
LINE "W-2"
STA. 100+00 - 110+00
INDUSTRY PRIVATE DRAIN NO. 246

7/28/18
DATE

JOB NO. IBC-0381R SHEET 7 OF 12
CONTRACT DRAWING 32 OF 41

CONTRACT NO. IBC-0381R
INDUSTRY BUSINESS CENTER PHASE 2 MASS GRADING, WEST SIDE

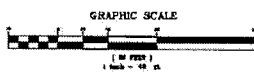


CONSTRUCTION NOTES

- 1. INSTALL 12" RCP (SEE PROFILES FOR SIZES) 42.58 LF
- 2. INSTALL 14" RCP (SEE PROFILES FOR SIZES) 10.00 LF
- 3. INSTALL 20" RCP (SEE PROFILES FOR SIZES) 24.00 LF
- 4. INSTALL 30" RCP (SEE PROFILES FOR SIZES) 10.00 LF
- 5. INSTALL 48" RCP (SEE PROFILES FOR SIZES) 10.00 LF
- 6. INSTALL 72" RCP (SEE PROFILES FOR SIZES) 10.00 LF
- 7. CONSTRUCT MANHOLE #112-1 PER AREA STD. 211-2
- 8. CONSTRUCT MANHOLE #112-2 PER AREA STD. 211-2
- 9. CONSTRUCT JUNCTION STRUCTURE #112-3 (CLASS 1) PER AREA STD. 211-2
- 10. CONSTRUCT 18" DIA. RCP MANHOLE #112-4 PER AREA STD. 211-2
- 11. CONSTRUCT 30" DIA. RCP MANHOLE #112-5 PER AREA STD. 211-2
- 12. CONSTRUCT 48" DIA. RCP MANHOLE #112-6 PER AREA STD. 211-2
- 13. CONSTRUCT 72" DIA. RCP MANHOLE #112-7 PER AREA STD. 211-2
- 14. CONSTRUCT IMPACT ENERGY DISSIPATOR PER AREA STD. 324-1
- 15. VERIFY REBAR & ANCHOR PLATE

STORM DRAIN LINE "W-2" CURVE DATA

CURV	CHANG	STATION	LENGTH	BEARING
A	1	116.00	139.17	271.62



B.M. 52.02.766 ELEV. 68.04
 1.00" = 40.00' HORIZ. SCALE
 1" = 4.00' VERT. SCALE



NO.	DATE	REVISION	BY	APP'D.

CITY OF INDUSTRY
 INCORPORATED JUNE 14, 1917
 510 S. 23RD, City of Industry, California 91714
 Administration Office: 19311 E. Duffield Street
 91715-0271

Prepared by:
PELA ENGINEERING, INC.
 4792 Orange Blvd., Suite 100
 Orange, CA 92666
 (714) 774-5555 (916) 864-4111 FAX
 www.pela.com

SUCCESSOR AGENCY TO THE
INDUSTRY URBAN-DEVELOPMENT AGENCY

APPROVED BY: _____ DATE: _____
 JERRY D. BALKAS, P.E., P.U.C. AGENCY ENGINEER

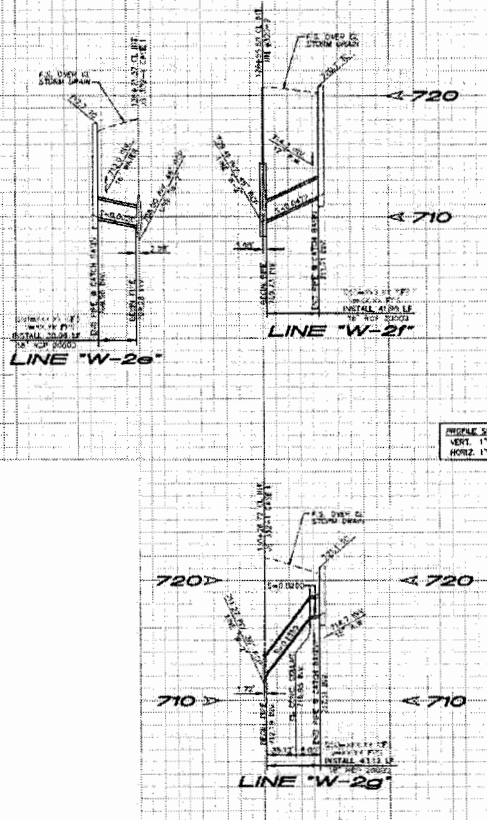
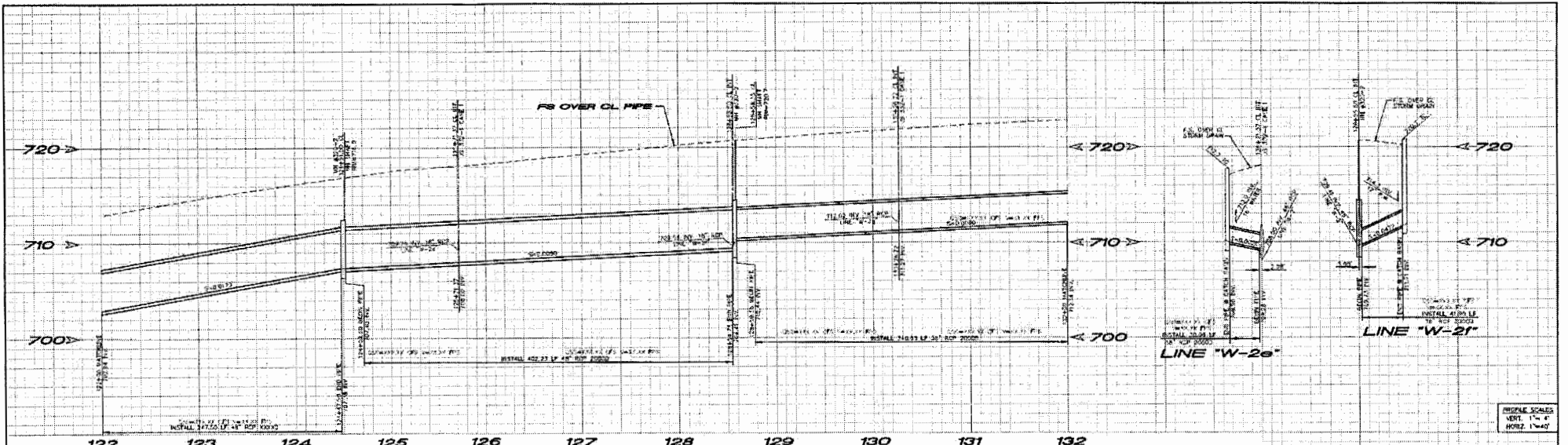
**INDUSTRY BUSINESS CENTER
 PHASE 2 MASS GRADING, WEST SIDE**

**STORM DRAIN PLAN
 LINE "W-2"**

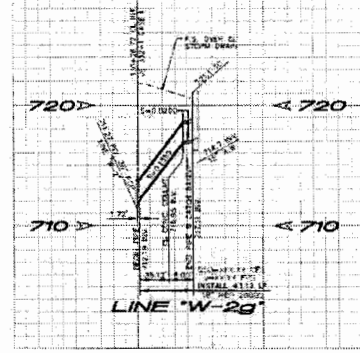
STA. 11400 - 122400
 INDUSTRY PRIVATE DRAIN NO. 248

JOB NO. (BC-0381R) SHEET 8 OF 12
 CONTRACT DRAWING 33 OF 41

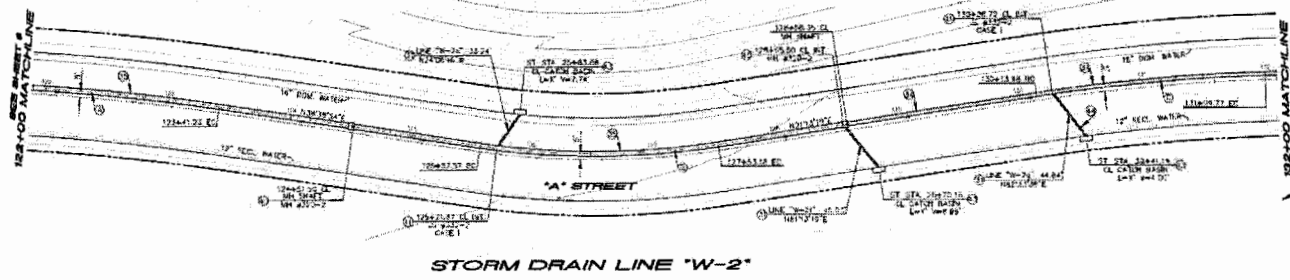
CONTRACT NO. (BC-0381R)
 INDUSTRY BUSINESS CENTER PHASE 2 MASS GRADING, WEST SIDE



PROFILE SCALES
VERT. 1" = 4'
HORIZ. 1" = 40'



STORM DRAIN LINE "W-2"



STORM DRAIN LINE "W-2"

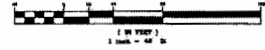
CONSTRUCTION NOTES

- 1. INSTALL 12" HDPE PIPE PER PROFILE FOR (1) 110.03 LF
- 2. INSTALL 36" DIA. MANHOLE PER PROFILE FOR (1) 110.03 LF
- 3. INSTALL 36" DIA. MANHOLE PER PROFILE FOR (1) 110.03 LF
- 4. INSTALL 36" DIA. MANHOLE PER PROFILE FOR (1) 110.03 LF
- 5. INSTALL 36" DIA. MANHOLE PER PROFILE FOR (1) 110.03 LF
- 6. INSTALL 36" DIA. MANHOLE PER PROFILE FOR (1) 110.03 LF
- 7. INSTALL 36" DIA. MANHOLE PER PROFILE FOR (1) 110.03 LF
- 8. CONSTRUCT MANHOLE #112-2 PER APPA STD. 112-2
- 9. CONSTRUCT MANHOLE #112-2 PER APPA STD. 112-2
- 10. CONSTRUCT MANHOLE #112-2 PER APPA STD. 112-2
- 11. CONSTRUCT MANHOLE #112-2 PER APPA STD. 112-2
- 12. CONSTRUCT MANHOLE #112-2 PER APPA STD. 112-2
- 13. CONSTRUCT MANHOLE #112-2 PER APPA STD. 112-2
- 14. CONSTRUCT MANHOLE #112-2 PER APPA STD. 112-2
- 15. CONSTRUCT MANHOLE #112-2 PER APPA STD. 112-2
- 16. CONSTRUCT MANHOLE #112-2 PER APPA STD. 112-2
- 17. CONSTRUCT MANHOLE #112-2 PER APPA STD. 112-2
- 18. CONSTRUCT MANHOLE #112-2 PER APPA STD. 112-2
- 19. CONSTRUCT MANHOLE #112-2 PER APPA STD. 112-2
- 20. CONSTRUCT MANHOLE #112-2 PER APPA STD. 112-2
- 21. CONSTRUCT MANHOLE #112-2 PER APPA STD. 112-2
- 22. CONSTRUCT MANHOLE #112-2 PER APPA STD. 112-2
- 23. CONSTRUCT MANHOLE #112-2 PER APPA STD. 112-2
- 24. CONSTRUCT MANHOLE #112-2 PER APPA STD. 112-2
- 25. CONSTRUCT MANHOLE #112-2 PER APPA STD. 112-2
- 26. CONSTRUCT MANHOLE #112-2 PER APPA STD. 112-2
- 27. CONSTRUCT MANHOLE #112-2 PER APPA STD. 112-2
- 28. CONSTRUCT MANHOLE #112-2 PER APPA STD. 112-2
- 29. CONSTRUCT MANHOLE #112-2 PER APPA STD. 112-2
- 30. CONSTRUCT MANHOLE #112-2 PER APPA STD. 112-2
- 31. CONSTRUCT MANHOLE #112-2 PER APPA STD. 112-2
- 32. CONSTRUCT MANHOLE #112-2 PER APPA STD. 112-2
- 33. CONSTRUCT MANHOLE #112-2 PER APPA STD. 112-2
- 34. CONSTRUCT MANHOLE #112-2 PER APPA STD. 112-2
- 35. CONSTRUCT MANHOLE #112-2 PER APPA STD. 112-2
- 36. CONSTRUCT MANHOLE #112-2 PER APPA STD. 112-2
- 37. CONSTRUCT MANHOLE #112-2 PER APPA STD. 112-2
- 38. CONSTRUCT MANHOLE #112-2 PER APPA STD. 112-2
- 39. CONSTRUCT MANHOLE #112-2 PER APPA STD. 112-2
- 40. CONSTRUCT MANHOLE #112-2 PER APPA STD. 112-2
- 41. CONSTRUCT MANHOLE #112-2 PER APPA STD. 112-2
- 42. CONSTRUCT MANHOLE #112-2 PER APPA STD. 112-2
- 43. CONSTRUCT MANHOLE #112-2 PER APPA STD. 112-2
- 44. CONSTRUCT MANHOLE #112-2 PER APPA STD. 112-2
- 45. CONSTRUCT MANHOLE #112-2 PER APPA STD. 112-2
- 46. CONSTRUCT MANHOLE #112-2 PER APPA STD. 112-2
- 47. CONSTRUCT MANHOLE #112-2 PER APPA STD. 112-2
- 48. CONSTRUCT MANHOLE #112-2 PER APPA STD. 112-2
- 49. CONSTRUCT MANHOLE #112-2 PER APPA STD. 112-2
- 50. CONSTRUCT MANHOLE #112-2 PER APPA STD. 112-2

CURVE DATA

STATION	PC	PVI	PT	LENGTH	CURVATURE
127+00	127+00	127+00	127+00	127+00	127+00
128+00	128+00	128+00	128+00	128+00	128+00
129+00	129+00	129+00	129+00	129+00	129+00
130+00	130+00	130+00	130+00	130+00	130+00
131+00	131+00	131+00	131+00	131+00	131+00
132+00	132+00	132+00	132+00	132+00	132+00

GRAPHIC SCALE



B.M. # 52 RC 4762 ELEV. 601.057
L&P © 2016 City of Industry, CA
3664 Sycamore Drive, Industry, CA 91704
44444 - 1/00 (Revised)
Sheet 2 of 2

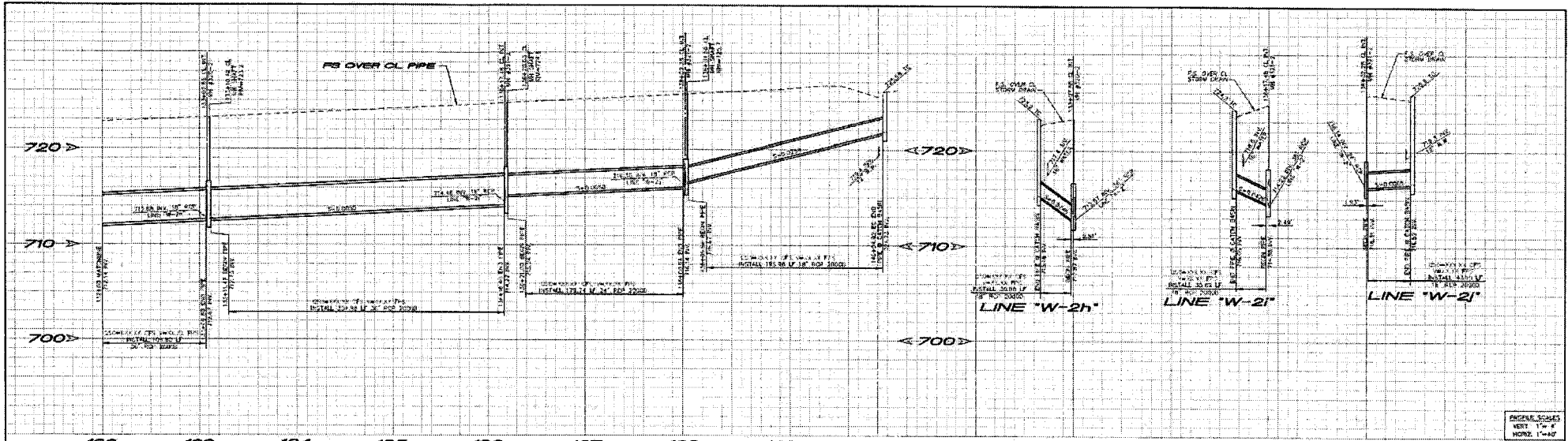


CITY OF INDUSTRY
INCORPORATED JAN 14, 1907
P.O. Box 1000, City of Industry, California 91744
Administration Center 15311 E. Gardens Drive
626-273-2111

Prepared by:
PAULA SCHROEDER, INC.
Professional Engineering Services
1230 E. Street, Suite 400
Industry, CA 91704
909-714-9900
PAULA SCHROEDER, INC.
7/29/15
SHEET 02 OF 02

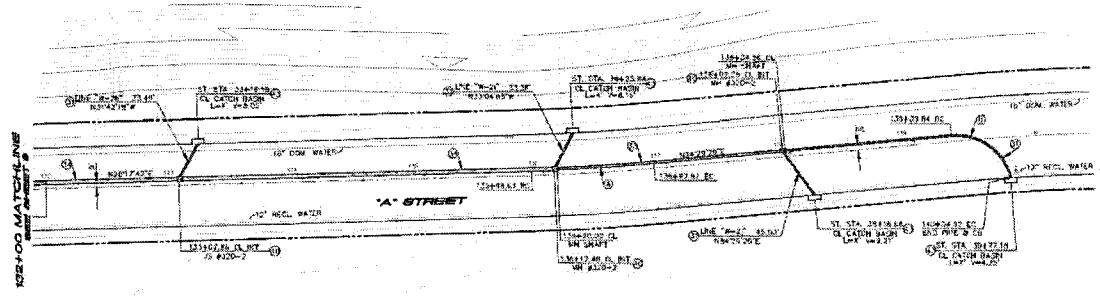
SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY	
APPROVED BY:	AGENCY DESIGNED:
JOHN D. WALSH, P.E., C.E., S.E., M.E.	AGENCY DESIGNED:
INDUSTRY BUSINESS CENTER PHASE 2 MASS GRADING, WEST SIDE	
STORM DRAIN PLAN LINE "W-2"	
STA. 122+00 - 132+00	
INDUSTRY PRIVATE DRAIN NO. 246	
DATE: 7/29/15	JOB NO. ISC-0381R
SCALE: AS SHOWN	SHEET: 02 OF 12
CONTRACT DRAWING 34 OF 41	

CONTRACT NO.: ISC-0381R
INDUSTRY BUSINESS CENTER PHASE 2 MASS GRADING, WEST SIDE



ENGINEER SCALE
 1" = 40'
 1" = 20'

132 133 134 135 136 137 138 139 140
STORM DRAIN LINE "W-2"



STORM DRAIN LINE "W-2"

CONSTRUCTION NOTES

- 1. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 2. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 3. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 4. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 5. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 6. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 7. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 8. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 9. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 10. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 11. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 12. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 13. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 14. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 15. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 16. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 17. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 18. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 19. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 20. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 21. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 22. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 23. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 24. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 25. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 26. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 27. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 28. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 29. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 30. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 31. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 32. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 33. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 34. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 35. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 36. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 37. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 38. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 39. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 40. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 41. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 42. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 43. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 44. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 45. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 46. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 47. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 48. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 49. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 50. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 51. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 52. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 53. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 54. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 55. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 56. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 57. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 58. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 59. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 60. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 61. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 62. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 63. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 64. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 65. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 66. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 67. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 68. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 69. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 70. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 71. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 72. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 73. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 74. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 75. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 76. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 77. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 78. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 79. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 80. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 81. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 82. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 83. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 84. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 85. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 86. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 87. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 88. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 89. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 90. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 91. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 92. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 93. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 94. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 95. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 96. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 97. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 98. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 99. INSTALL 16" RCP PIPE PER A.P.C. 201-2
- 100. INSTALL 16" RCP PIPE PER A.P.C. 201-2

M.I.C. = NOT IN CONTRACT

CURVE DATA

LINE	PC	PVI	PT	LENGTH	TANGENT
A	132+00	132+00	132+00	0.00	0.00
B	132+00	132+00	132+00	0.00	0.00



B.M. 52.4265 ELEV. 52.4265
 (B.M. 52.4265 Elev. 52.4265)
 (B.M. 52.4265 Elev. 52.4265)



NO.	DATE	REVISION	BY



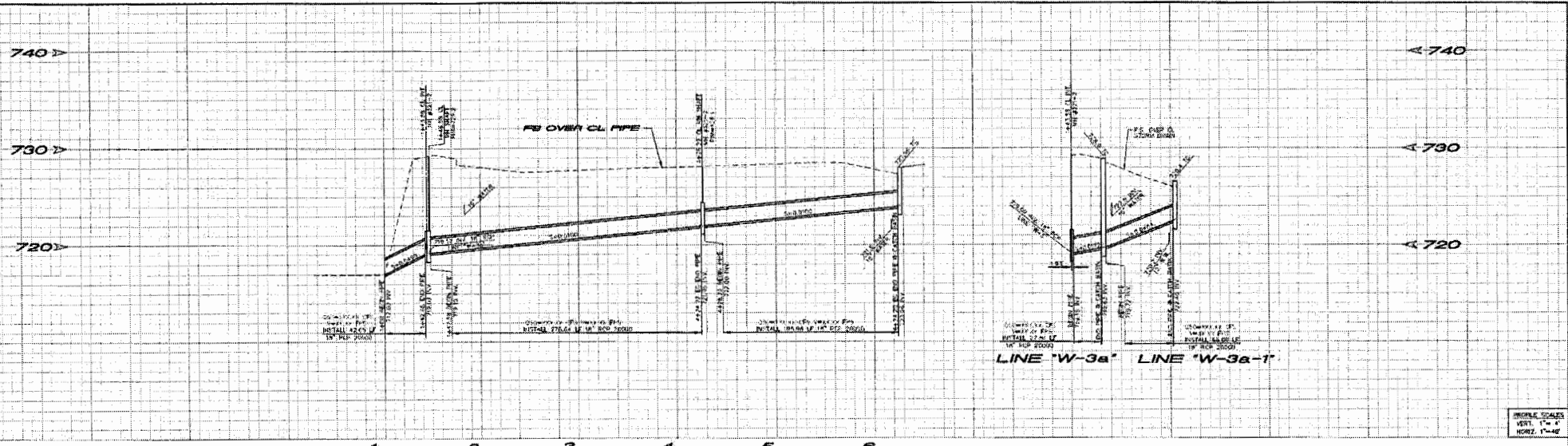
CITY OF INDUSTRY
 INCORPORATED JAN 14 1917
 P.O. Box 2388, City of Industry, California 91714
 Administrative Offices 1991 E. Harbor Drive
 (915) 514-2111

Prepared by
P.E.L.A. ENGINEERING, INC.
 4798 SONG BLVD., STE. 100-114
 BOSTON, MASS 02110
 (617) 452-1111
 (617) 452-1111
 (617) 452-1111

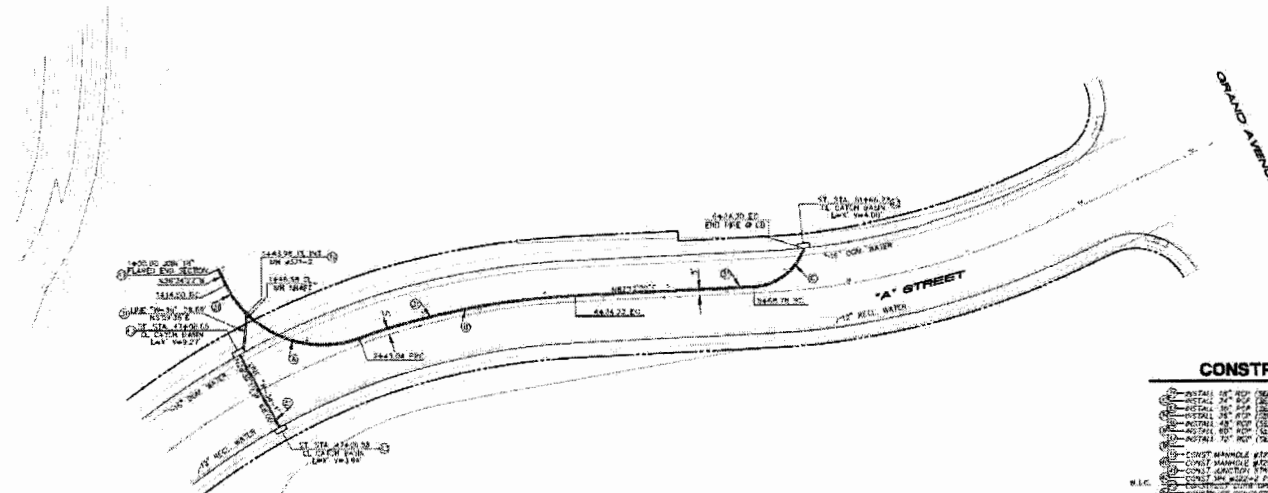
APPROVED BY: **SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY**
 CHIEF ENGINEER: **JOHN D. BALKAS, P.E.**
 PROJECT ENGINEER: **JOHN D. BALKAS, P.E.**
INDUSTRY BUSINESS CENTER PHASE 2 MASS GRADING, WEST SIDE
STORM DRAIN PLAN
LINE "W-2"
 STA. 102+00 - 140+00
 INDUSTRY PRIVATE DRAIN NO. 246

DATE: 7/25/16
 SHEET: 16 OF 12
 CONTRACT DRAWING: 35 OF 41

CONTRACT NO. IBC-0881R
 INDUSTRY BUSINESS CENTER PHASE 2 MASS GRADING, WEST SIDE
 LINDSEY: 162-101-0000/162-101-0000



STORM DRAIN LINE "W-3"



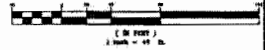
CONSTRUCTION NOTES

- 1. INSTALL 18" HDPE PIPE PROFILE FOR 0-100' 611.12 LF
 - 2. INSTALL 18" HDPE PIPE PROFILE FOR 101-105'
 - 3. INSTALL 18" HDPE PIPE PROFILE FOR 106-110'
 - 4. INSTALL 18" HDPE PIPE PROFILE FOR 111-115'
 - 5. INSTALL 18" HDPE PIPE PROFILE FOR 116-120'
 - 6. INSTALL 18" HDPE PIPE PROFILE FOR 121-125'
 - 7. CONCRETE MANHOLE #121-1 PER APWA STD. 221-1 2 EA
 - 8. CONCRETE CATCH BASIN #122-1 PER APWA STD. 221-1 2 EA
 - 9. CONCRETE ENERGY DISSIPATOR PER APWA STD. 224-1 2 EA
 - 10. CONCRETE ENERGY DISSIPATOR PER APWA STD. 224-1 1 EA
 - 11. INSTALL FLARED END SECTION (SIZE PER PLAN)
- N.B. = NOT IN CONTRACT

CURVE DATA

STATION	PC	PVI	PT	LC	EA
1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00
1+25.00	1+25.00	1+25.00	1+25.00	1+25.00	1+25.00
1+50.00	1+50.00	1+50.00	1+50.00	1+50.00	1+50.00

GRAPHIC SCALE



B.M. 29 25.4362 ELEV. 624.86

LABOR & MATERIAL FOR STORM DRAIN LINE
FROM 2.0' C.C. TO 1.0' C.C. @ 1.0' C.C. CENTER LINE

PLANNED BY: [Signature]



NO.	DATE	REVISION	BY

CITY OF INDUSTRY
INCORPORATED JAN 15, 1917

P.O. Box 239, City of Industry, California 91714
 Administrative Offices, 11211 E. Duffield Street
 (909) 783-2211

Prepared by
PELA ENGINEERING, INC.
 4750 FORD AVENUE, STE. 100-101
 BUNTING, CALIF. 91702
 (909) 783-8800

DATE: 7/25/78
 SIDE VIEW: SEE 409

APPROVED BY: [Signature]

SUCCESSOR AGENCY TO THE
 INDUSTRY URBAN-DEVELOPMENT AGENCY

INDUSTRY BUSINESS CENTER
 PHASE 2 MASS GRADING, WEST SIDE

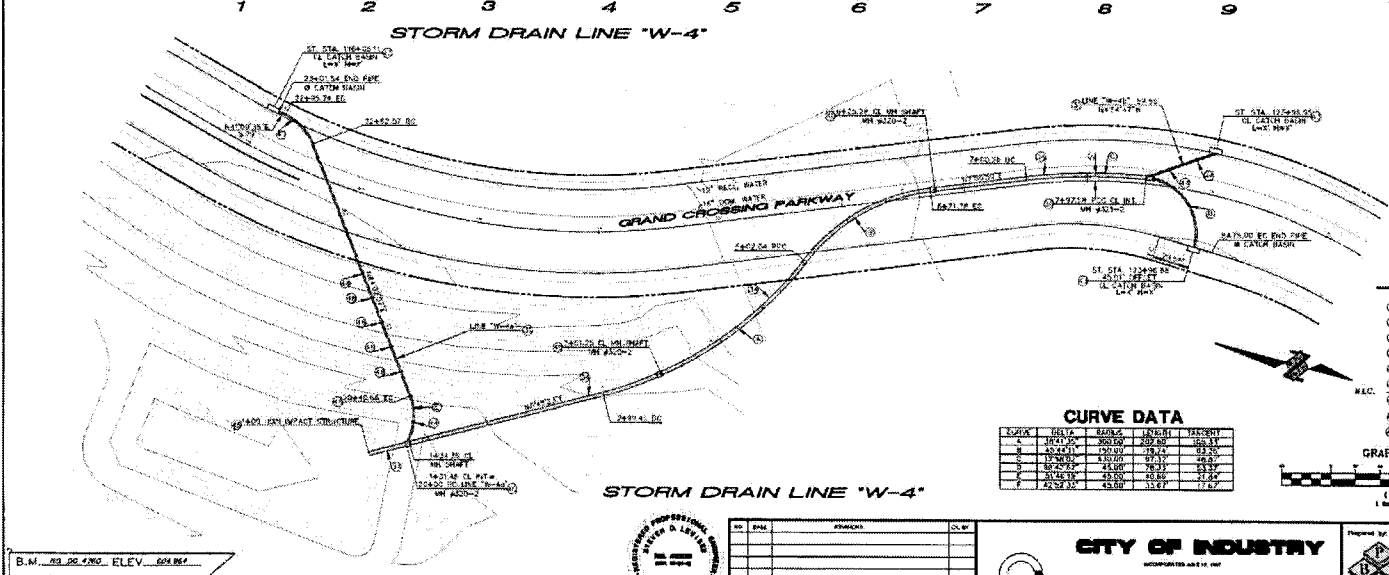
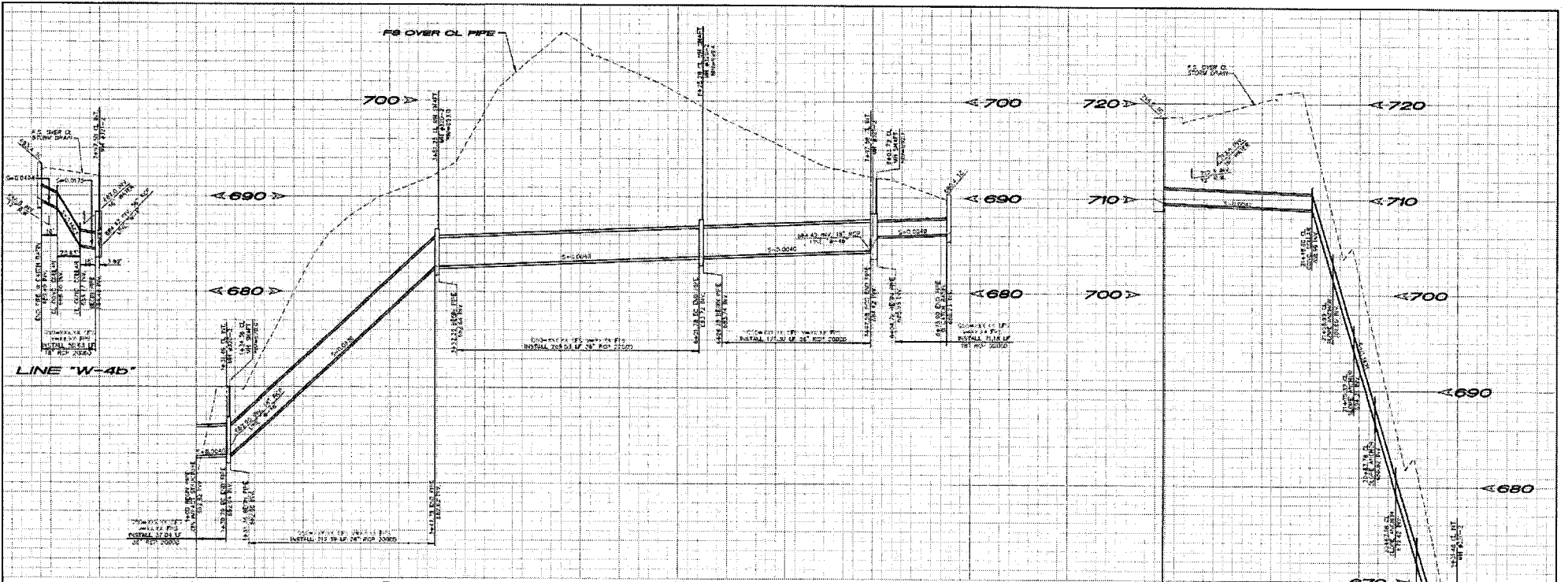
STORM DRAIN PLAN
LINE "W-3"
 STA. 1+00 - 6+24.20
 INDUSTRY PRIVATE DRAIN NO. 248

7/25/78
 DATE

JOB NO. IBC-0381R
 SHEET 11 OF 12

CONTRACT DRAWING 38 OF 41

CONTRACT NO.: IBC-0381R
 INDUSTRY BUSINESS CENTER PHASE 2 MASS GRADING, WEST SIDE
 LINE "W-3"



CONSTRUCTION NOTES

- 1. INSTALL 18" DIA. RCP PIPE (SEE PROFILE FOR DIMENSIONS) 425.58 ST.
- 2. INSTALL 18" DIA. RCP PIPE (SEE PROFILE FOR DIMENSIONS) 425.58 ST.
- 3. INSTALL 18" DIA. RCP PIPE (SEE PROFILE FOR DIMENSIONS) 425.58 ST.
- 4. INSTALL 18" DIA. RCP PIPE (SEE PROFILE FOR DIMENSIONS) 425.58 ST.
- 5. INSTALL 18" DIA. RCP PIPE (SEE PROFILE FOR DIMENSIONS) 425.58 ST.
- 6. INSTALL 18" DIA. RCP PIPE (SEE PROFILE FOR DIMENSIONS) 425.58 ST.
- 7. INSTALL 18" DIA. RCP PIPE (SEE PROFILE FOR DIMENSIONS) 425.58 ST.
- 8. INSTALL 18" DIA. RCP PIPE (SEE PROFILE FOR DIMENSIONS) 425.58 ST.
- 9. INSTALL 18" DIA. RCP PIPE (SEE PROFILE FOR DIMENSIONS) 425.58 ST.
- 10. INSTALL 18" DIA. RCP PIPE (SEE PROFILE FOR DIMENSIONS) 425.58 ST.
- 11. INSTALL 18" DIA. RCP PIPE (SEE PROFILE FOR DIMENSIONS) 425.58 ST.
- 12. INSTALL 18" DIA. RCP PIPE (SEE PROFILE FOR DIMENSIONS) 425.58 ST.
- 13. INSTALL 18" DIA. RCP PIPE (SEE PROFILE FOR DIMENSIONS) 425.58 ST.
- 14. INSTALL 18" DIA. RCP PIPE (SEE PROFILE FOR DIMENSIONS) 425.58 ST.
- 15. INSTALL 18" DIA. RCP PIPE (SEE PROFILE FOR DIMENSIONS) 425.58 ST.
- 16. INSTALL 18" DIA. RCP PIPE (SEE PROFILE FOR DIMENSIONS) 425.58 ST.
- 17. INSTALL 18" DIA. RCP PIPE (SEE PROFILE FOR DIMENSIONS) 425.58 ST.
- 18. INSTALL 18" DIA. RCP PIPE (SEE PROFILE FOR DIMENSIONS) 425.58 ST.
- 19. INSTALL 18" DIA. RCP PIPE (SEE PROFILE FOR DIMENSIONS) 425.58 ST.
- 20. INSTALL 18" DIA. RCP PIPE (SEE PROFILE FOR DIMENSIONS) 425.58 ST.
- 21. INSTALL 18" DIA. RCP PIPE (SEE PROFILE FOR DIMENSIONS) 425.58 ST.
- 22. INSTALL 18" DIA. RCP PIPE (SEE PROFILE FOR DIMENSIONS) 425.58 ST.
- 23. INSTALL 18" DIA. RCP PIPE (SEE PROFILE FOR DIMENSIONS) 425.58 ST.
- 24. INSTALL 18" DIA. RCP PIPE (SEE PROFILE FOR DIMENSIONS) 425.58 ST.
- 25. INSTALL 18" DIA. RCP PIPE (SEE PROFILE FOR DIMENSIONS) 425.58 ST.
- 26. INSTALL 18" DIA. RCP PIPE (SEE PROFILE FOR DIMENSIONS) 425.58 ST.
- 27. INSTALL 18" DIA. RCP PIPE (SEE PROFILE FOR DIMENSIONS) 425.58 ST.
- 28. INSTALL 18" DIA. RCP PIPE (SEE PROFILE FOR DIMENSIONS) 425.58 ST.
- 29. INSTALL 18" DIA. RCP PIPE (SEE PROFILE FOR DIMENSIONS) 425.58 ST.
- 30. INSTALL 18" DIA. RCP PIPE (SEE PROFILE FOR DIMENSIONS) 425.58 ST.

CURVE DATA

STATION	PC	PT	PI	STATION	PC	PT	PI
1+00	1+00.00	1+05.00	1+02.50	1+00	1+00.00	1+05.00	1+02.50
2+00	2+00.00	2+05.00	2+02.50	2+00	2+00.00	2+05.00	2+02.50
3+00	3+00.00	3+05.00	3+02.50	3+00	3+00.00	3+05.00	3+02.50
4+00	4+00.00	4+05.00	4+02.50	4+00	4+00.00	4+05.00	4+02.50
5+00	5+00.00	5+05.00	5+02.50	5+00	5+00.00	5+05.00	5+02.50
6+00	6+00.00	6+05.00	6+02.50	6+00	6+00.00	6+05.00	6+02.50
7+00	7+00.00	7+05.00	7+02.50	7+00	7+00.00	7+05.00	7+02.50
8+00	8+00.00	8+05.00	8+02.50	8+00	8+00.00	8+05.00	8+02.50
9+00	9+00.00	9+05.00	9+02.50	9+00	9+00.00	9+05.00	9+02.50



B.M. 100.00 ELEV. 664.84

LAST OF OR & PIP CON. DESIGN BY DAN JONES

DATE: 10/14/09

10/14/09



NO.	DATE	REVISION	BY

CITY OF INDUSTRY

INCORPORATED 1914

310 S. 22ND ST., SUITE 200, INDUSTRY, CALIFORNIA 91702

PH: 951-286-1100 FAX: 951-286-1101

WWW.CITYOFINDUSTRY.CA.GOV

Prepared by:

PELA ENGINEERING, INC.

4700 AVENUE 158, SUITE 100, INDUSTRY, CA 91702

TEL: 951-286-1100 FAX: 951-286-1101

WWW.PEELA-ENG.COM

SUCCESSOR AGENCY TO THE
INDUSTRY URBAN DEVELOPMENT AGENCY

APPROVED BY:

JERRY D. WALLACE, P.E., DISTRICT ENGINEER

DATE: 10/14/09

INDUSTRY BUSINESS CENTER
PHASE 2 MASS GRADING, WEST SIDE
STORM DRAIN PLAN
LINE "W-4"
STA. 1+00 - 1+04+92
INDUSTRY PRIVATE DRAIN NO. 244

DESIGNED BY: MLL
CHECKED BY: EML
DATE: 10/14/09

DRAWN BY: EML
DATE: 10/14/09

DATE: 7/25/10

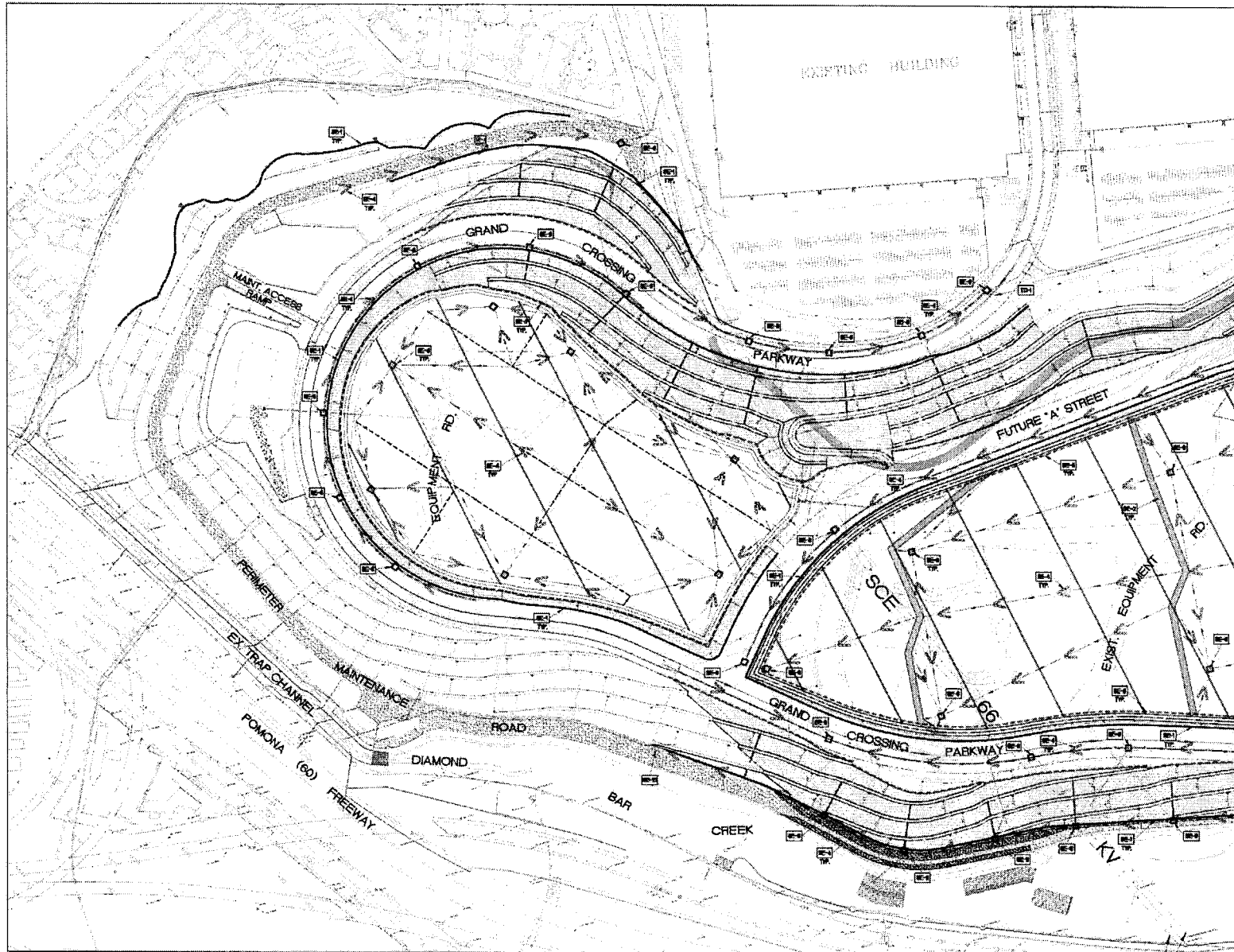
DATE: 10/14/09

JOB NO. IBC-0341R

SHT. 12 OF 12

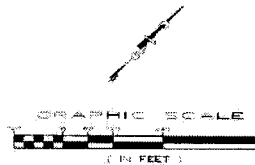
CONTRACT DRAWING 37 OF 41

CONTRACT NO. IBC-0341R
INDUSTRY BUSINESS CENTER PHASE 2 MASS GRADING, WEST SIDE



- ### BMP LEGEND
- 10-1 CATCHMENT AREA
 - 10-2 STORM WATER PIPE (STORM SEWER)
 - 10-3 CATCH BASIN
 - 10-4 MANHOLE (OPEN)
 - 10-5 MANHOLE (COVERED)
 - 10-6 STORM WATER PIPE (SANITARY SEWER)
 - 10-7 STORM WATER PIPE (STORM SEWER) - LARGE DIAMETER
 - 10-8 STORM WATER PIPE (STORM SEWER) - SMALL DIAMETER
 - 10-9 STORM WATER PIPE (SANITARY SEWER) - LARGE DIAMETER
 - 10-10 STORM WATER PIPE (SANITARY SEWER) - SMALL DIAMETER
 - 10-11 STORM WATER PIPE (SANITARY SEWER) - LARGE DIAMETER - UNDERGROUND
 - 10-12 STORM WATER PIPE (SANITARY SEWER) - SMALL DIAMETER - UNDERGROUND
 - 10-13 STORM WATER PIPE (SANITARY SEWER) - LARGE DIAMETER - ABOVE GROUND
 - 10-14 STORM WATER PIPE (SANITARY SEWER) - SMALL DIAMETER - ABOVE GROUND
 - 10-15 STORM WATER PIPE (SANITARY SEWER) - LARGE DIAMETER - ABOVE GROUND - INVERTED SIPHON
 - 10-16 STORM WATER PIPE (SANITARY SEWER) - SMALL DIAMETER - ABOVE GROUND - INVERTED SIPHON
 - 10-17 STORM WATER PIPE (SANITARY SEWER) - LARGE DIAMETER - ABOVE GROUND - INVERTED SIPHON - UNDERGROUND
 - 10-18 STORM WATER PIPE (SANITARY SEWER) - SMALL DIAMETER - ABOVE GROUND - INVERTED SIPHON - UNDERGROUND

- ### SYMBOL LEGEND
- 11-1 EXISTING LOT PROPERTY LINE
 - 11-2 PROPOSED LOT PROPERTY LINE
 - 11-3 SETBACK LINE
 - 11-4 EXISTING RIGHT OF WAY
 - 11-5 PROPOSED RIGHT OF WAY
 - 11-6 ROAD RIGHT OF WAY
 - 11-7 STORM WATER PIPE (STORM SEWER) - LARGE DIAMETER
 - 11-8 STORM WATER PIPE (STORM SEWER) - SMALL DIAMETER
 - 11-9 STORM WATER PIPE (SANITARY SEWER) - LARGE DIAMETER
 - 11-10 STORM WATER PIPE (SANITARY SEWER) - SMALL DIAMETER
 - 11-11 STORM WATER PIPE (SANITARY SEWER) - LARGE DIAMETER - UNDERGROUND
 - 11-12 STORM WATER PIPE (SANITARY SEWER) - SMALL DIAMETER - UNDERGROUND
 - 11-13 STORM WATER PIPE (SANITARY SEWER) - LARGE DIAMETER - ABOVE GROUND
 - 11-14 STORM WATER PIPE (SANITARY SEWER) - SMALL DIAMETER - ABOVE GROUND



SUCCESSOR AGENCY TO THE
INDUSTRY URBAN-DEVELOPMENT AGENCY

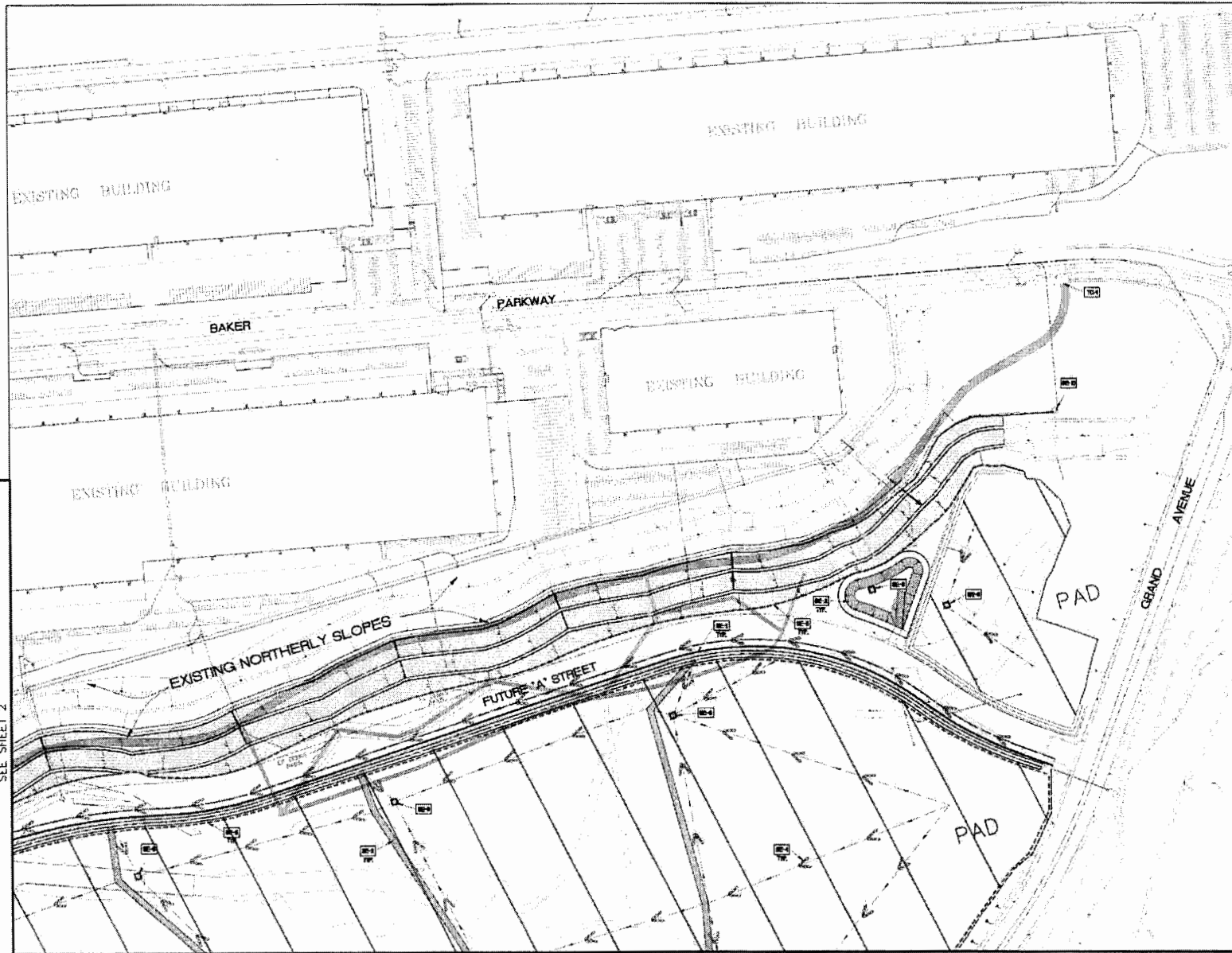


NO.	DATE	REVISION

CNC
CONSTRUCTION

INDUSTRY BUSINESS CENTER PHASE 2 MASS GRADING WEST SIDE
STORM WATER POLLUTION PREVENTION PLAN
WATER POLLUTION CONTROL DRAWING

DATE: 08/20/07
DRAWN BY: JLN
CHECKED BY: JLN
DATE: 08/20/07
CMT: 2 OF 2
CONTRACT NUMBER: 07-1-004



SEE SHEET 2

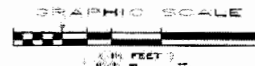
SEE SHEET 4

BMP LEGEND

- RET POND
- RETENT POND
- RETENT TRAP
- SWALE WITH GRASS LAY
- SWALE WITH GRASS AND PROTECTIVE
- SWALE WITH SAND
- SWALE WITH SAND AND PROTECTIVE
- SWALE WITH SAND AND PROTECTIVE
- SWALE WITH SAND
- SWALE WITH SAND
- SWALE WITH SAND
- SWALE WITH SAND
- SWALE WITH SAND
- SWALE WITH SAND
- SWALE WITH SAND
- SWALE WITH SAND
- SWALE WITH SAND
- SWALE WITH SAND
- SWALE WITH SAND
- SWALE WITH SAND

SYMBOL LEGEND

- EXISTING LOT PROTECTIVE
- EXISTING LOT PROTECTIVE
- EXISTING LOT PROTECTIVE
- EXISTING LOT PROTECTIVE
- EXISTING LOT PROTECTIVE
- EXISTING LOT PROTECTIVE
- EXISTING LOT PROTECTIVE
- EXISTING LOT PROTECTIVE
- EXISTING LOT PROTECTIVE
- EXISTING LOT PROTECTIVE
- EXISTING LOT PROTECTIVE
- EXISTING LOT PROTECTIVE
- EXISTING LOT PROTECTIVE
- EXISTING LOT PROTECTIVE
- EXISTING LOT PROTECTIVE
- EXISTING LOT PROTECTIVE
- EXISTING LOT PROTECTIVE
- EXISTING LOT PROTECTIVE
- EXISTING LOT PROTECTIVE
- EXISTING LOT PROTECTIVE



SUCCESSOR AGENCY TO THE
INDUSTRY URBAN-DEVELOPMENT AGENCY

INDUSTRY BUSINESS CENTER
PHASE 2 MASS GRADING, WEST SIDE
STORM WATER POLLUTION PREVENTION PLAN
WATER POLLUTION CONTROL DRAWING



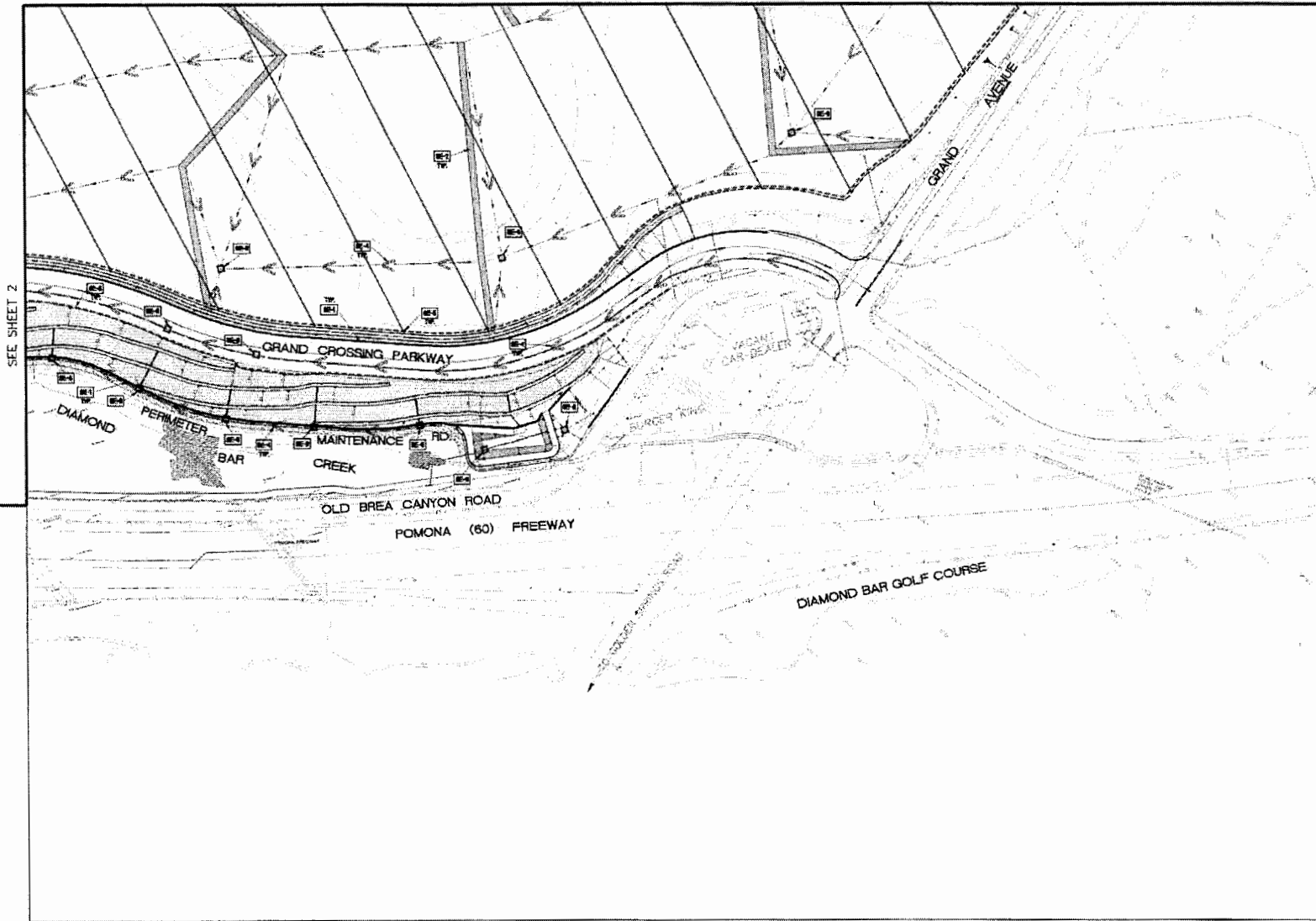
NO.	DATE	REVISION	BY	APP'D BY

▲ CNIC
 200 N. WILSON AVE., SUITE 100
 SAN ANTONIO, TEXAS 78202
 TEL: (214) 343-1111
 FAX: (214) 343-1112
 WWW: WWW.CNIC.COM

JOB NO. EC-0258 DATE SHEET 1 OF 4
 CONTRACT DRAWING NO. 40 OF 44

INDUSTRY BUSINESS CENTER PHASE 2 MASS GRADING, WEST SIDE

SEE SHEET 3



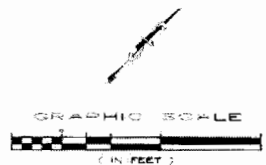
SEE SHEET 2

BMP LEGEND

- 101 BAY POND
- 102 BAY POND
- 103 BAY POND
- 104 BAY POND
- 105 BAY POND
- 106 BAY POND
- 107 BAY POND
- 108 BAY POND
- 109 BAY POND
- 110 BAY POND
- 111 BAY POND
- 112 BAY POND
- 113 BAY POND
- 114 BAY POND
- 115 BAY POND
- 116 BAY POND
- 117 BAY POND
- 118 BAY POND
- 119 BAY POND
- 120 BAY POND

SYMBOL LEGEND

- 101 BAY POND
- 102 BAY POND
- 103 BAY POND
- 104 BAY POND
- 105 BAY POND
- 106 BAY POND
- 107 BAY POND
- 108 BAY POND
- 109 BAY POND
- 110 BAY POND
- 111 BAY POND
- 112 BAY POND
- 113 BAY POND
- 114 BAY POND
- 115 BAY POND
- 116 BAY POND
- 117 BAY POND
- 118 BAY POND
- 119 BAY POND
- 120 BAY POND



CONTRACT NO. 06-00-0001 PHASE 2 MASS GRADING, WEST SIDE

**SUCCESSOR AGENCY TO THE
INDUSTRY URBAN-DEVELOPMENT AGENCY**

APPROVED BY: _____

**INDUSTRY BUSINESS CENTER
PHASE 2 MASS GRADING, WEST SIDE
STORM WATER POLLUTION PREVENTION PLAN
WATER POLLUTION CONTROL DRAWING**

DATE: 06/20/06

PROJECT NO.: 06-00-0001 SHT. 4 OF 4

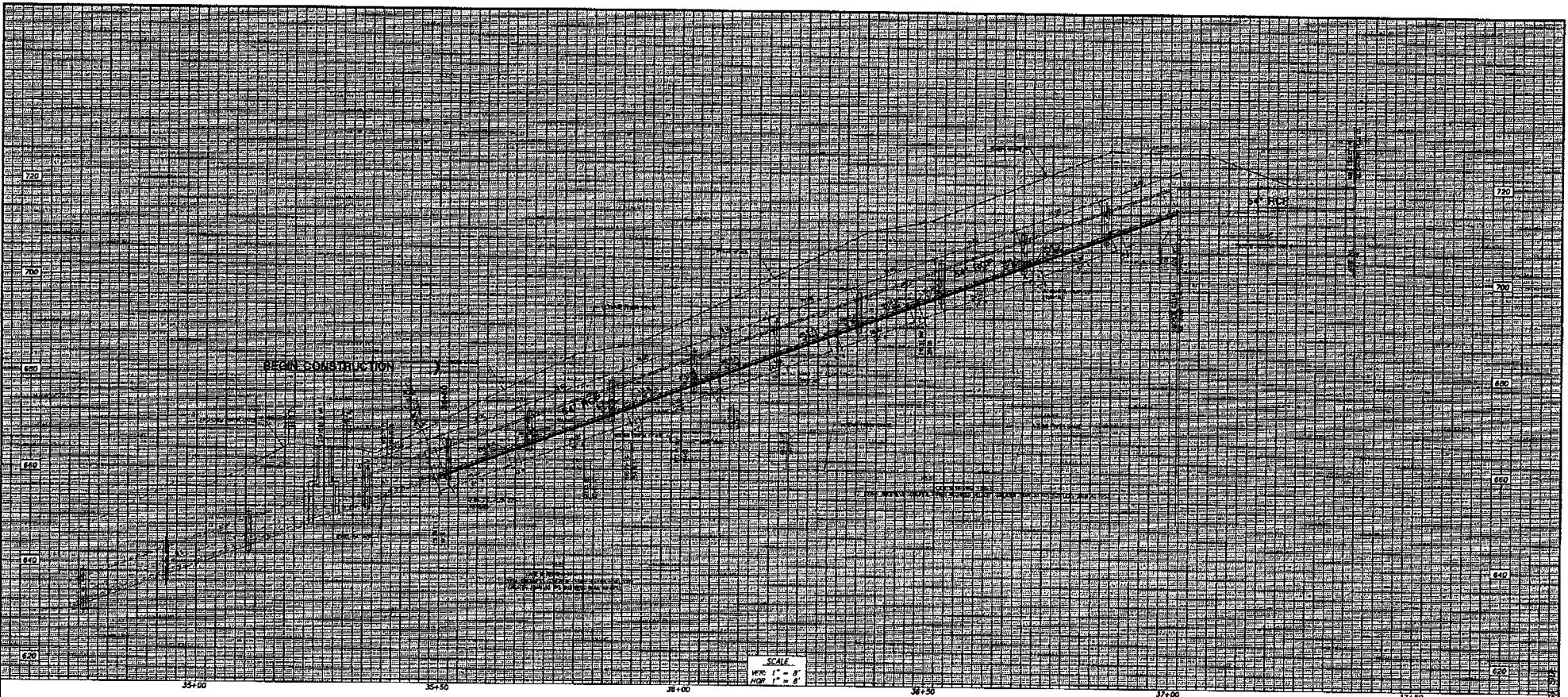
CONTRACT DRAWING NO. 06-00-0001



NO.	DATE	BY	REVISION

ACNC
 200 N. Main St., Ste. 200
 Industry, CA 91704
 (951) 875-1111
 www.acnc.com

JOHN A. MILLER, P.E., LICENSE NO. 4486
 CIVIL ENGINEER



SCALE
 HORIZ. 1" = 40'
 VERT. 1" = 4'

B.M. 101.42 ELEV. 604.82
 1/4" = 1' ON THE PLAN
 1/8" = 1' ON THE PROFILE
 1/16" = 1' ON THE CROSS SECTION

NO.	DATE	REVISION	BY	APPROVED BY



SUCCESSOR AGENCY TO THE
 INDUSTRY URBAN DEVELOPMENT AGENCY

APPROVED BY: JOHN D. BAUER, P.E., S.E. CITY ENGINEER DATE:

INDUSTRY BUSINESS CENTER
 PHASE 2 MASS GRADING, WEST SIDE

54' NORTHERLY STORM DRAIN PROFILE

DESIGNED BY: JOSEPH L. NELSON, S.C.E., P.E. DATE:
 DRAWN BY: CHECKED BY:

JOB NO.: IBC-03818 SHEET: 1 OF 1
 CONTRACT DRAWING NO. 418 OF 41

CONTRACT NO.: IBC-03818
 INDUSTRY BUSINESS CENTER PHASE 2 MASS GRADING, WEST SIDE

SUCCESSOR AGENCY

ITEM NO. 5.7



SUCCESSOR AGENCY TO THE
INDUSTRY URBAN - DEVELOPMENT AGENCY
MEMORANDUM

To: Honorable Chairman and Members of the Successor Agency to the Industry Urban-Development Agency Board

From: Paul J. Philips, Executive Director

Staff: Clement N. Calvillo, CNC Engineering
Joshua Nelson, CNC Engineering
Eduardo Pereira, CNC Engineering

Date: January 8, 2016

SUBJECT: Facilities Relocation Agreement with Southern California Edison Company (MP 99-31 #16) ROPS Line Item No. 202

The grading at the Industry Business Center property requires the relocation of various Southern California Edison (SCE) Company distribution, transmission and communication facilities located westerly of Grand Avenue. The relocations by SCE are divided into three phases of work. Phase 1 involved the undergrounding of the 12Kv distribution and communication lines located adjacent to the existing concrete trapezoidal drainage channel which parallels the SR60 Freeway. This segment begins at the westerly end of the channel and extends approximately 1400 feet easterly to the upstream end of the channel. Phase 2 is the relocation and undergrounding of the existing 66Kv transmission lines that currently traverse the middle of the property on existing steel lattice towers. Phase 3 will continue undergrounding the 12Kv system from the easterly end of phase 1 and extend easterly to Grand Avenue.

The attached Facilities Relocation Agreement is for SCE tasks included in Phase 2 only. The total estimated cost for the Phase 2 work by SCE is \$6,006,000.00 which includes the remaining costs for design, inspection, installation of 66Kv cabling and the removal of the existing overhead transmission facilities.

Advance payments of \$1,375,000.00 were previously made to SCE by the Successor Agency, with a remaining of \$4,631,000.00. The amount approved in the current ROPS 15-16B period is \$3,600,000.00. Staff submitted SCE's estimate to Butsko Utility Design for review and analysis. Butsko has confirmed that the estimate is accurate for all of the tasks identified in Phase 2. SCE will prepare and submit a final accounting whereby any remaining unspent funds will be returned to the Agency.

It is recommended that the attached agreement be approved and a partial payment in the amount of \$3,600,000.00 be authorized. This expenditure is approved for the current ROPS 15-16B period. The balance of \$1,031,000 will be included on the upcoming Recognized Obligation Payment Schedule for the 16-17A period. Subsequent approval by the Oversight Board and the Department of Finance is also recommended.

Please forward the signed document to Alicia Fernandez with CNC Engineering for further processing.

CC/EP/JN:af

FACILITIES RELOCATION AGREEMENT
(OVERHEAD RELOCATION AND UNDERGROUND RELOCATION UNDER SCE TARIFF RULE 20B
- APPLICANT TO INSTALL DUCTS/SUBSTRUCTURES)

This Facilities Relocation Agreement ("Agreement") is made and entered into this 28th day of September, 2015 (the "Effective Date") by and between Southern California Edison Company, a California corporation ("SCE"), and Successor Agency to the Industry Urban-Development Agency (the "Applicant"). SCE and the Applicant are sometimes individually referred to herein as a "Party" and collectively as the "Parties".

RECITALS

WHEREAS, the Applicant is proposing to develop a commercial and industrial project (the "Project") within that area generally depicted in the attached Exhibit A (the "Project Location").

WHEREAS, SCE currently operates and maintains certain transmission facilities (collectively the "SCE Facilities") within and proximate to the Project Location.

WHEREAS, the Applicant has determined that implementation of the Project will require the relocation of portions of the SCE Facilities and, to that end, the Applicant has requested that SCE relocate some or all of the SCE Facilities.

WHEREAS, subject to the terms and provisions set forth herein, SCE is willing and able to relocate the identified SCE Facilities in order to accommodate the Project.

NOW, THEREFORE, IT IS MUTUALLY AGREED BY AND BETWEEN THE APPLICANT AND SCE AS FOLLOWS:

AGREEMENT

1. SCOPE OF WORK

The customer, Successor Agency to the Industry Urban-Development Agency [City of Industry], is developing a commercial/industrial facility

This Project, which is located immediately north of the 60 Freeway on the west side of Grand Avenue in City of industry, will require realignment of approximately 550' for one span of SCE's overhead transmission facilities from their current location to a new overhead location ("the Overhead Relocation"). The Scope of Work for the Overhead Relocation is shown on SCE Transmission Design TD758980 (5 sheets) and project accounting TD1002255.

The Project will also require that certain of SCE's overhead Transmission facilities be relocated underground ("the Underground Relocation"). With respect to the Underground Relocation SCE has designed an underground relocation for the two Transmission lines, Chino-Diamond Bar-Ganesha 66 kV line and the Diamond Bar-Sopipe-Trophy 66 kV line, approximately a 3000' section of overhead will be converted to approximately a 5000' section of underground routed along a perimeter access road.

The Applicant hereby represents that the area to be undergrounded includes both sides of a street for at least one block or 600 feet, whichever is lesser, and all existing overhead communication and electric distribution facilities within the area will be removed. The Underground Relocation will be performed in accordance with SCE's Tariff Rule 20: Replacement of Overhead with Underground Electric Facilities, Section B ("Rule 20B"), which is incorporated herein by this reference. The Scope of Work for the Underground Relocation is as follows:

Underground relocation of Transmission facilities at the proposed Industry Business Center site per SCE Transmission Design TD758980 (5 sheets) and project accounting TD1002255.

2. RELOCATION PLANS

a. Approved Relocation Plans. In furtherance of the Applicant's request, SCE has prepared certain plans/designs that identify (i) the SCE Facilities that will be impacted by the Project and (ii) the relocation areas for the affected SCE Facilities (the "Relocation Plans"). Copies of the Relocation Plans are attached hereto as Exhibit B. The Applicant expressly acknowledges that (a) it has reviewed and approved the Relocation Plans and (b) the Relocation Plans do not present any conflicts with the Applicant's development plans for the Project, nor do the Relocation Plans conflict with any other non-SCE utilities that are located, or will be located, in the Project Location. It is the Applicant's sole responsibility to ensure that no conflicts exist between the Relocation Plans and the Applicant's development plans or other non-SCE utilities, and to timely inform SCE of the need for any refinements, modifications, or revisions to the Relocation Plans to resolve any such conflicts that may later arise, all in accordance with subsections (b) – (d) below.

b. Refinements to Plans. Depending upon the design status of the Project as of the Effective Date, the Parties acknowledge that refinements and/or adjustments to portions of the Relocation Plans may be required in order to eliminate minor conflicts. In such instance, SCE shall prepare such refinements to the Relocation Plans as may be necessary in order to address/eliminate said conflicts. The refined Relocation Plans shall be presented to the Applicant for review and approval; SCE shall not commence the Relocation Work (see Section 4, below) unless and until the Applicant has reviewed and approved the refined Relocation Plans. The Applicant shall be responsible for all costs and expenses reasonably incurred by SCE in relation to SCE's refinement of the Relocation Plans.

c. Revised Plans. In the event that modifications/revisions to the Relocation Plans are required in order to accommodate changes to the Project (including the elimination of conflicts with the Applicant's development plans), to resolve conflicts with other non-SCE utilities within the Project area, or to address other changed circumstances, then SCE shall prepare such modifications/revisions as are necessary to address said changes and shall present same to the Applicant for review and approval. The Applicant shall be responsible for all costs and expenses reasonably incurred by SCE in relation to SCE's preparation of the modifications/revisions to the Relocation Plans.

d. Potential Project Delays. The Applicant expressly acknowledges that the preparation of refined, modified and/or revised Relocation Plans may cause delays in SCE's performance of the Relocation Work, and that said delays could impact the development schedule for the Project. The Parties agree that SCE shall not have any liability or obligation to the Applicant (or others) in the event that the preparation of refined, modified and/or revised Relocation Plans results in delays in the Project.

3. ACQUISITION OF LAND RIGHTS

The Applicant shall be responsible for securing all land rights required by SCE to allow SCE to relocate, construct and permanently operate and maintain the SCE Facilities on the areas depicted in the Relocation Plans (the "Relocation Areas"). The land rights acquired by the Applicant (the "SCE Land Rights") shall be in a form prescribed by SCE (the "SCE Land Rights Form"); SCE shall provide the SCE Land Rights Form to the Applicant.

The SCE Land Rights shall also include permanent rights of ingress/egress that allow SCE to gain reasonable, unimpeded and non-escorted access to and from the Relocation Areas and the SCE Facilities (whether over lands owned by the Applicant or otherwise). In connection with the

acquisition of the SCE Land Rights, the Applicant shall be responsible for clearing all encumbrances identified by SCE that could interfere with the Relocation Work and the exercise of the SCE Land Rights on/about the Relocation Areas (including access thereto/therefrom). Unless otherwise agreed (in writing) by SCE, the SCE Land Rights shall be granted directly to SCE. Notwithstanding any provision herein to the contrary, SCE will not begin the Relocation Work unless and until all required SCE Land Rights have been executed, in writing, and presented to and approved by SCE.

4. RELOCATION WORK

Following (i) the Parties' confirmation of the finality of the Relocation Plans and (ii) the Applicant's acquisition (and SCE's approval) of the SCE Land Rights, SCE shall cause the SCE Facilities to be removed and relocated to the Relocation Areas in accordance with the Relocation Plans (the "Relocation Work"). SCE and the Applicant shall perform the Relocation Work in accordance with all applicable laws, rules and regulations.

a. Work to Be Performed by SCE

1. SCE shall procure and install all materials related to its electrical system – for example: cable, transformers, switches, capacitors, meters, and connectors – except, with respect to the Underground Relocation, the ducts and substructures as defined in Rule 20B.2.a, which are to be procured and installed by the Applicant. SCE shall provide all engineering work related to the relocation of said electrical facilities.
2. SCE shall inspect and approve all ducts and substructures procured and installed by the Applicant for the Underground Relocation before SCE begins the installation of the underground facilities.
3. With respect to the Underground Relocation, SCE shall, at no cost to the Applicant, remove its overhead electrical facilities after the underground facilities have been installed, energized, and placed into permanent service.
4. Except as stated in Section 9 below, SCE and the Applicant shall each separately be responsible for obtaining all permits required to complete the portion of the work for which each Party is responsible under this Agreement, unless the Parties agree otherwise in writing.

b. Work to Be Performed by Applicant

1. The Applicant, at no cost to SCE, is responsible for providing SCE with any required street improvement or site plans reflecting the location of all existing and proposed underground and/or overhead structures and/or facilities.
2. With respect to the Underground Relocation, the Applicant, at no cost to SCE, shall procure and install the pads and vaults for transformers and associated equipment, conduits, ducts, boxes, and poles bases, and perform other work related to structures and substructures including breaking of pavement, trenching, backfilling, and repaving in connection with the installation of the underground system, all in accordance with the Relocation Plans, subject to

inspection and approval by SCE.

3. The Applicant shall notify SCE 48 hours prior to construction or installation of the ducts and substructures so that SCE can schedule the required inspection.
4. The Applicant shall provide SCE with "As-Built" drawings.
5. The Applicant, at no cost to SCE and subject to SCE's approval and acceptance, will grant SCE, in writing, ownership of all ducts and substructures installed pursuant to this Agreement. The Applicant warrants and represents that the ownership of the installed ducts and substructures, and each and every component thereof, as approved by SCE, will pass to SCE free and clear of any and all liens and encumbrances.
6. After the Applicant has completed installation of all ducts and substructures, and the ducts and substructures have been inspected and approved by SCE, the Applicant shall furnish to SCE a schedule of all costs incurred in the construction of the ducts and substructures. The purpose of this information is to allow SCE to calculate the amount of Income Tax Component of Contribution ("ITCC") that will be charged on the ducts and substructures installed by the Applicant. SCE must have this information before SCE energizes the underground facilities and de-energizes the overhead facilities. As part of the project reconciliation, SCE will provide a statement of ITCC for the project, which includes the ITCC charged on the ducts and substructures installed by the Applicant.

5. COST ALLOCATION

Applicant is exclusively responsible for all costs and expenses associated with SCE's implementation of the Relocation Plans including, but not limited to, the costs and expenses associated with (i) SCE's preparation of the Relocation Plans (and any revisions thereto and refinements thereof), (ii) SCE's performance of the Relocation Work and (iii) the Applicant's acquisition of the SCE Land. SCE may provide Applicant with credits with respect to the Underground Relocation as required by its applicable Tariff Rules of service.

Applicant shall reimburse SCE for costs and expenses incurred by SCE in accordance with the provisions of Section 6, below.

6. INITIAL COST ESTIMATE, PAYMENT(S) AND RECONCILIATION

a. Initial Cost Estimate. The total estimated cost for the Relocation Work for which the Applicant is responsible is six million six thousand dollars (\$6,006,000.00) (the "Initial Cost Estimate").

The Initial Cost Estimate includes a 35% Income Tax Component of Contribution ("ITCC"), which is the current 2015 ITCC rate. ITCC rates are variable and subject to change. The Applicant is responsible for payment of any increases in the ITCC that are applicable to the project, and shall reimburse SCE (within 60 days following written demand from SCE) for any ITCC increases calculated or paid by SCE, including any interest, penalties or fees associated therewith.

b. Prior Advances; Outstanding Balance. SCE has previously received an engineering advance from the Applicant in the amount of seventy five thousand dollars (\$75,000.00), a long lead advance for engineered poles in the amount of two hundred thousand dollars (\$200,000.00) and a long lead advance for UG cable in the amount of one million one hundred thousand dollars (\$1,100,000.00) which have been applied toward the total Initial Cost Estimate owed by the Applicant. Thus, the total remaining balance due to SCE at this time is four million six hundred thirty one thousand dollars (\$4,631,000.00) (the "Outstanding Balance").

c. Payment of Outstanding Balance. Concurrent with the Applicant's execution and delivery of this Agreement, the Applicant shall pay to SCE the Outstanding Balance. The Outstanding Balance shall be delivered to SCE at the address shown in Section 12.b., below, and shall reference the following SCE Project File Number #767. Notwithstanding any provision herein to the contrary, the Applicant acknowledges and agrees that SCE will not begin the Relocation Work unless and until SCE has received the Outstanding Balance.

d. Reconciliation. The Parties acknowledge that the Initial Cost Estimate is valid only for a period of 90 days following the Effective Date, and that the costs associated with SCE's performance of the Relocation Work could increase prior to SCE's completion of the Relocation Work. Upon completion of the Relocation Work (or the cancellation of the Project or termination of this Agreement), the Applicant will be responsible for paying the total costs and expenses actually incurred by SCE for which the Applicant is responsible under this Agreement in relation to implementation of the Relocation Plans. Thus, at the completion of the Relocation Work (or upon the cancellation of the Project or termination of this Agreement), SCE will calculate the total actual costs and expenses for which the Applicant is responsible hereunder, and the Applicant will be provided with a final invoice identifying said costs and expenses. The Applicant will be billed or refunded, as applicable, for any difference between the amounts paid by the Applicant hereunder and the actual costs and expenses incurred by SCE. Any amount owed to SCE shall be due no later than 30 days after the Applicant's receipt of the final invoice. Similarly, any amount owed by SCE to the Applicant shall be refunded by SCE to the Applicant within 30 days following SCE's preparation and delivery of the final invoice.

If the Applicant fails to pay the final invoice within 30 days of receipt, the Applicant is responsible for paying to SCE, in addition to the invoiced amount, any and all costs incurred by SCE to collect the past due amount, including but not limited to, collection agency fees and court costs, but excluding attorneys' fees.

7. PROJECT SCHEDULING

The Parties acknowledge and agree that completion of the Relocation Work is contingent upon mutually acceptable schedules, available resources, the timely obtaining of permits, licenses, real property rights, and other documents, outages or other key items and not being delayed by those forces described in Section 8., below. The Parties shall work cooperatively and in good faith to timely meet all mutually-acceptable schedules and to minimize delays; however, the Applicant expressly acknowledges and agrees that SCE offers no guarantees or warranties regarding the completion date for the Relocation Work.

8. NO RESPONSIBILITY FOR DELAYS

SCE shall not be responsible or liable to the Applicant (or others) for any delay in its performance hereunder, or for any delays in the Project, due to any reason including, but not limited to: shortage of labor or materials, delivery delays, major equipment breakdown, load

management, strikes, labor disturbances, war, riot, insurrection, civil disturbance, weather conditions, epidemic, quarantine restriction, sabotage, act of public enemy, earthquake, governmental rule, regulation or order, including orders of judgments of any court or commission, requirement of additional or separate Environmental Impact Reports requested by the California Public Utilities Commission ("CPUC"), delay in receiving a Certificate of Public Convenience and Necessity from the CPUC, delay in obtaining necessary rights of way, act of God, or any cause or conditions beyond the control of SCE or the Applicant. The Applicant expressly waives and releases any and all claims for damages against SCE arising out of any delays in the Project unless due to SCE's sole negligence or willful misconduct.

9. COMPLIANCE WITH CEQA AND OTHER ENVIRONMENTAL LAWS

The Applicant, at no cost to SCE, but with SCE's reasonable cooperation, shall comply with the requirements of the California Environmental Quality Act ("CEQA") and other environmental laws, as applicable, and shall prepare any and all Negative Declarations, Mitigated Negative Declarations and/or Environmental Impact Reports which may be required by any agency or entity having jurisdiction over the Project and the Relocation Work. The Applicant expressly acknowledges that SCE is relying upon the Applicant's representations that the Relocation Work is covered by the environmental documentation, clearances and permits issued (or to be issued) in relation to the Project, and that the Applicant is responsible for satisfying all mitigation requirements and conditions attendant to SCE's performance of the Relocation Work. Notwithstanding any provision herein to the contrary, the Applicant acknowledges and agrees that SCE will not begin the Relocation Work unless and until all environmental permits, approvals, certifications and authorizations have been issued in relation to the Project and the Relocation Work.

10. COOPERATION BY BOTH PARTIES; TIMELY COMMUNICATION

The Parties shall work cooperatively and in good faith to timely implement their respective duties and obligations set forth herein. To that end, the Parties shall timely communicate with one another regarding the status of the Project, the status of the Relocation Work, and ways that the Parties may work together to facilitate the completion of this Agreement. Notwithstanding any provision herein to the contrary, failure by the Applicant to timely respond to requests for information by SCE shall be considered a default of this Agreement.

11. INDEMNIFICATION

The Applicant agrees, for itself, and for its agents, contractors, and employees, to save harmless, defend, and indemnify SCE, its officers, agents, contractors, and employees, and its successors and assigns, from and against all claims, loss, damage, actions, causes of action, expense and/or liability arising from or growing out of loss or damage to property, including SCE's own personal property, or injury to or death of persons, including employees of SCE, resulting in any manner whatsoever, directly or indirectly, by reason of this Agreement or the use of or occupancy of the Project Location by the Applicant, its agents, contractors, and employees, invitees, successors and assigns, and regardless of whether such claims, losses or damages are caused by SCE's ordinary negligence, but excluding any claims, losses, or damages caused solely by SCE's gross negligence or willful misconduct.

12. NOTICES, CORRESPONDENCE, AND PAYMENT ADDRESS

a. Notices and Correspondence. Any notices and correspondence provided for in this Agreement, *other than payments*, to be given by either Party hereto to the other shall be deemed to have been duly given when made in writing and deposited in the United States mail, registered or certified and postage prepaid, addressed as follows:

To SCE:

Miguel Flores
Project Manager (Transmission)
Southern California Edison
800 West Cienega Blvd
San Dimas, CA 91773

To Successor Agency to the Industry Urban-Development Agency:

15625 E Stafford St., Suite 100
City of Industry, CA 91744
Attention: Paul J Philips

b. Payments: Any payments provided for in this Agreement shall be forwarded to the addresses below.

To SCE:

Southern California Edison Company
P.O. Box 800
Rosemead, California 91771-0001
Attention: Accounts Receivable

To Successor Agency to the Industry Urban-Development Agency:

15625 E Stafford St., Suite 100
City of Industry, CA 91744
Attention: Paul J Philips

13. TERMINATION

a. Applicant's Right to Terminate Agreement. The Applicant shall have the right to terminate this Agreement at any time upon written notice to SCE. If this Agreement is terminated by the Applicant, the Applicant shall be responsible to SCE for all costs and expenses actually incurred by SCE in connection with SCE's preparation of the Relocation Plans, performance of the Relocation Work, and any other actions/activities under this Agreement, notwithstanding the cost allocation provisions in Section 5, above. Additionally, Applicant shall be responsible for any additional costs and expenses incurred by SCE as a result of the termination, including but not limited to, restoring the SCE Facilities to a permanent operational state; all costs for equipment and/or materials; and all costs or expenses related to the cancellation of contracts, purchase orders, or other commitments or agreements entered into up to and including the date of the notice of termination, between SCE and all parties furnishing labor, materials, and services in connection with this Agreement. SCE shall prepare and deliver to the Applicant an invoice that describes/identifies the costs and expenses thus incurred by

SCE. Within 30 days following SCE's delivery of said invoice, the Applicant shall pay to SCE the amounts specified in the invoice.

b. Termination Due to Applicant's Default. If the Applicant is in default of any of the terms, provisions, conditions, limitations and covenants of this Agreement, SCE may give the Applicant written notice of default ("Default Notice"). If the Applicant does not cure such default within the time specified in the Default Notice, SCE has the right, but not the obligation, to terminate this Agreement upon 30 days written notice to the Applicant (or such lesser time as may be appropriate under the circumstances). Except as otherwise provided, should SCE exercise such right of termination, SCE shall be entitled to payment for all costs and expenses for materials, services, labor, overhead, and any other expenses related to the performance of this Agreement thus incurred by SCE, up to and including the date of termination, notwithstanding the cost allocation provisions in Section 5, above. SCE shall also be entitled to payment for all costs and expenses required to effect the termination of this Agreement, including but not limited to: all costs and expenses pertaining to the restoration of the SCE Facilities to a permanent operational state; all costs for equipment and/or materials; and all costs and expenses related to the cancellation of contracts, purchase orders, commitments or other agreements entered into up to and including the date of the notice of termination, between SCE and all parties furnishing labor, materials, and services in connection with this Agreement. SCE shall prepare and deliver to the Applicant an invoice that describes/identifies the costs and expenses thus incurred by SCE. Within 30 days following SCE's delivery of said invoice, the Applicant shall pay to SCE the amounts specified in the invoice.

14. JURISDICTION OF PUBLIC UTILITIES COMMISSION

This Agreement shall at all times be subject to such changes or modifications as the California Public Utilities Commission may, from time to time, direct in the exercise of its jurisdiction pursuant to the authority conferred upon it by law.

15. AMENDMENTS

The provisions of this Agreement shall not be altered or amended by any representations or promises of any Party unless consented to in a writing executed by all Parties.

16. GOVERNING LAW

This Agreement shall be subject to and construed according to the laws of the State of California.

17. HEADINGS

The captions and headings used in this Agreement are strictly for convenience and are not intended to and shall not affect the Parties' rights and obligations, or the construction or interpretation of this Agreement.

18. THIRD PARTY BENEFICIARIES

Nothing herein is intended to create any third party benefit.

19. NO AGENCY, PARTNERSHIP OR JOINT VENTURE

Nothing contained herein shall be deemed or construed as creating the relationship of principal and agent or of partnership or of joint venture by and between the Parties hereto.

20. WAIVER

No waiver of any default or breach hereunder shall be implied from any omission to take action on account thereof, notwithstanding any custom and practice or course of dealing. No waiver by any Party of any provision under this Agreement shall be effective unless in writing and signed by such Party, and no waiver shall affect any default other than the default specified in the waiver and then said waiver shall be operative only for the time and to the extent therein stated. Waivers of any covenant shall not be construed as a waiver of any subsequent breach of the same.

21. DUPLICATE ORIGINALS AND ELECTRONIC SIGNATURES

This Agreement may be executed in duplicate originals, each of which, when so executed and delivered, shall be an original but such counterparts shall together constitute one instrument and agreement. The exchange of copies of this Agreement and of signature pages by facsimile transmission, Portable Document Format (*i.e.*, PDF) or by other electronic means constitutes effective execution and delivery of this Agreement as to the Parties and may be used in lieu of the original Agreement for all purposes. This Agreement may be executed by way of an electronic signature, in which case, said electronic signature shall have the same force and effect as a written signature.

[THIS SPACE INTENTIONALLY LEFT BLANK; SIGNATURES TO FOLLOW]

IN WITNESS WHEREOF, this Agreement and each and every term herein is agreed to by and between the undersigned.

DATED: _____

Successor agency to the Industry Urban
Development Agency,
a(n) _____

BY: _____

Paul J. Philips
Executive Director

DATED: 11/17/15

SOUTHERN CALIFORNIA EDISON COMPANY,
a California corporation

BY: _____


Paul J Grigaux
Vice President
Transmission Substations & Operations

EXHIBIT A

Description of the Project Location



EXHIBIT B

APPROVED RELOCATION PLANS

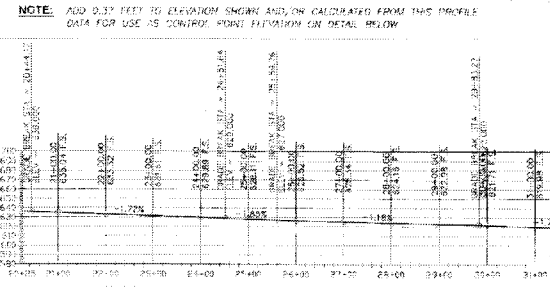
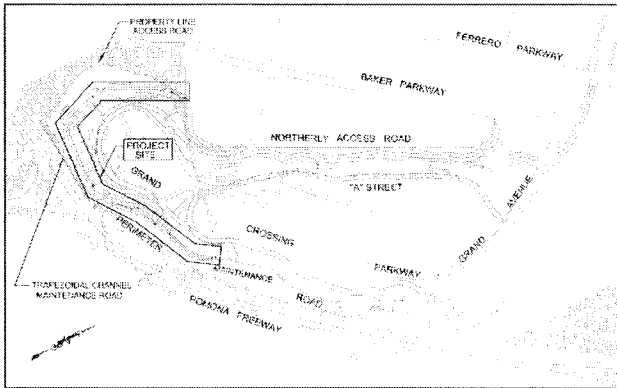
Refer to Attached Design TD758980 (5 sheets) and project accounting TD1002255

GENERAL NOTES

- UNLESS OTHERWISE NOTED, ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION CURRENT EDITION WITH ALL CURRENT SUPPLEMENTS, PUBLISHED BY BURNING BROS. INC., LOCATED AT 1812 SOUTH GLENNWAY, S.W., ANNANDALE, VA 22020 AND APPROPRIATE STANDARD DRAWINGS.
- PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL OBTAIN A PERMIT UNDER THE CITY OF INDUSTRY PERMIT ORDER #1286 IN ACCORDANCE WITH CITY OF INDUSTRY, TEXAS, (CITY) 1286-001-001.
- ALL WORK COVERED BY THIS PLAN SHALL BE SUPERSEDED BY THE CITY ENGINEER'S REQUEST FOR ALTERATION ORDERS WHICH BE MADE 24-HOURS IN ADVANCE AT (936) 333-0338.
- WORK IN EXISTING TRENCH SHALL BE COMPLETED AS WORK AS NECESSARY TO MAINTAIN ACCESS TO ADJACENT PROPERTY OWNERS AND THE TRAVELING PUBLIC. FAILURE TO COMPLY WITH THIS REQUIREMENT IS A VIOLATION OF CITY ORDINANCE.
- THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER 24-HOURS IN ADVANCE (CITY) 333-1333 AND THE CITY ENGINEER'S OFFICE (CITY) 333-1333 AT THE CITY OF INDUSTRY SUBSTATION AT LEAST 48-HOURS PRIOR TO START OF WORK.
- 48-HOURS PRIOR TO ANY STREET WORK, THE CONTRACTOR SHALL CALL THE UNDERGROUND SERVICE ALERT AT 1-800-475-4747 AND OBTAIN AN INVENTORY IDENTIFICATION NUMBER.
- ALL UTILITY TRENCHES IN PUBLIC STREETS SHALL BE BACKFILLED WITH A CLEAN GRANULAR MATERIAL HAVING A MINIMUM SAND EQUIVALENT OF 80 PERCENT SHALL BE COMPACTED TO A MINIMUM RELATIVE DENSITY OF 93 PERCENT.
- THE TOPKIN OF LEGION SLAB OR CAST-IN-PLACE BASE COURSE SHALL BE LEFT OR CAST-IN-PLACE BASE COURSE FOR ANY STREET IMPROVEMENT IS CITY DESIGNED.
- EXISTING CONCRETE IMPROVEMENTS AND ASPHALT DRIVEWAY PAVEMENT SHALL BE SAW CUT, SEAL, PATCH, TO A 1/2" DEEP LINE, REPAIR NEW CONCRETE OR ASPHALT AS TO JOIN.
- THE CONTRACTOR SHALL PROTECT AND REPAIR EXISTING UTILITIES AND REPAIR/REPLACE AS PER SECTION 211.01, 211.02, AND 211.03 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL UTILITIES OF EVERY MATERIAL, WHETHER SHOWN HEREON OR NOT, TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BRING THE TOTAL EXPENSE OF DAMAGE OR REPAIRMENT OF SUCH UTILITIES, INCURRED BY OPERATIONS IN CONNECTION WITH HIS PROTECTION OF THE SAME.
- ANY CONTRACTOR OR SUBCONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FURNISH COPIES OF THE SITE AND SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES. NOTIFICATIONS MUST BE PROVIDED TO THE CITY ENGINEER PRIOR TO ANY NOT BEING MADE SHOWN ON THESE PLANS.

SUCCESSOR AGENCY TO THE INDUSTRY URBAN-DEVELOPMENT AGENCY IMPROVEMENT PROJECT NO. 383R

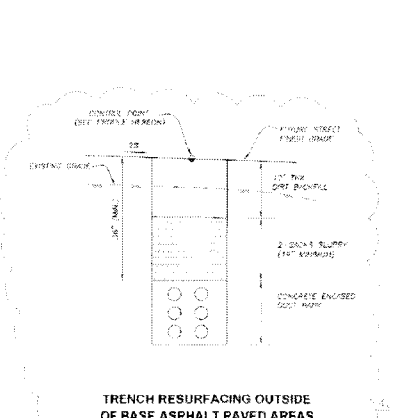
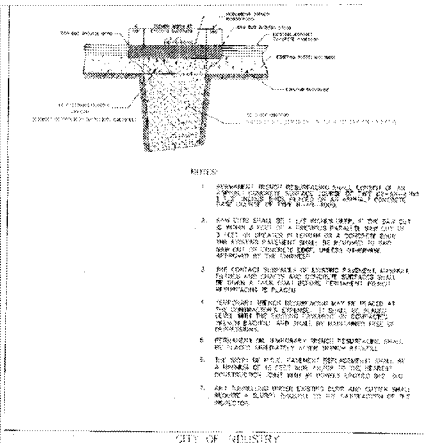
INDUSTRY BUSINESS CENTER 66 KV TRANSMISSION LINE RELOCATION PROJECT CONTRACT NO. IBC-0383R



PERIMETER MAINTENANCE ROAD PROFILE
(STA. 21+00 TO STA. 31+00)
NOT TO SCALE

SYMBOLS AND LEGEND:

- 5 EXIST POWER POLE
- 6 EXIST TELEPHONE POLE
- 7 EXIST CABLE POLE
- 8 EXIST FIBER OPTIC
- 9 EXIST WATER MAIN
- 10 EXIST SEWER MAIN
- 11 EXIST SANITARY SEWER
- 12 EXIST TRAFFIC SIGNAL
- 13 EXIST STREET LIGHT
- 14 EXIST DRIVEWAY
- 15 EXIST CURB & GUTTER
- 16 EXIST SIDEWALK
- 17 EXIST DRIVEWAY
- 18 EXIST DRIVEWAY
- 19 EXIST DRIVEWAY
- 20 EXIST DRIVEWAY
- 21 EXIST DRIVEWAY
- 22 EXIST DRIVEWAY
- 23 EXIST DRIVEWAY
- 24 EXIST DRIVEWAY
- 25 EXIST DRIVEWAY
- 26 EXIST DRIVEWAY
- 27 EXIST DRIVEWAY
- 28 EXIST DRIVEWAY
- 29 EXIST DRIVEWAY
- 30 EXIST DRIVEWAY
- 31 EXIST DRIVEWAY
- 32 EXIST DRIVEWAY
- 33 EXIST DRIVEWAY
- 34 EXIST DRIVEWAY
- 35 EXIST DRIVEWAY
- 36 EXIST DRIVEWAY
- 37 EXIST DRIVEWAY
- 38 EXIST DRIVEWAY
- 39 EXIST DRIVEWAY
- 40 EXIST DRIVEWAY
- 41 EXIST DRIVEWAY
- 42 EXIST DRIVEWAY
- 43 EXIST DRIVEWAY
- 44 EXIST DRIVEWAY
- 45 EXIST DRIVEWAY
- 46 EXIST DRIVEWAY
- 47 EXIST DRIVEWAY
- 48 EXIST DRIVEWAY
- 49 EXIST DRIVEWAY
- 50 EXIST DRIVEWAY
- 51 EXIST DRIVEWAY
- 52 EXIST DRIVEWAY
- 53 EXIST DRIVEWAY
- 54 EXIST DRIVEWAY
- 55 EXIST DRIVEWAY
- 56 EXIST DRIVEWAY
- 57 EXIST DRIVEWAY
- 58 EXIST DRIVEWAY
- 59 EXIST DRIVEWAY
- 60 EXIST DRIVEWAY
- 61 EXIST DRIVEWAY
- 62 EXIST DRIVEWAY
- 63 EXIST DRIVEWAY
- 64 EXIST DRIVEWAY
- 65 EXIST DRIVEWAY
- 66 EXIST DRIVEWAY
- 67 EXIST DRIVEWAY
- 68 EXIST DRIVEWAY
- 69 EXIST DRIVEWAY
- 70 EXIST DRIVEWAY
- 71 EXIST DRIVEWAY
- 72 EXIST DRIVEWAY
- 73 EXIST DRIVEWAY
- 74 EXIST DRIVEWAY
- 75 EXIST DRIVEWAY
- 76 EXIST DRIVEWAY
- 77 EXIST DRIVEWAY
- 78 EXIST DRIVEWAY
- 79 EXIST DRIVEWAY
- 80 EXIST DRIVEWAY
- 81 EXIST DRIVEWAY
- 82 EXIST DRIVEWAY
- 83 EXIST DRIVEWAY
- 84 EXIST DRIVEWAY
- 85 EXIST DRIVEWAY
- 86 EXIST DRIVEWAY
- 87 EXIST DRIVEWAY
- 88 EXIST DRIVEWAY
- 89 EXIST DRIVEWAY
- 90 EXIST DRIVEWAY
- 91 EXIST DRIVEWAY
- 92 EXIST DRIVEWAY
- 93 EXIST DRIVEWAY
- 94 EXIST DRIVEWAY
- 95 EXIST DRIVEWAY
- 96 EXIST DRIVEWAY
- 97 EXIST DRIVEWAY
- 98 EXIST DRIVEWAY
- 99 EXIST DRIVEWAY
- 100 EXIST DRIVEWAY



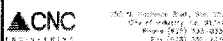
VICINITY MAP
NOT TO SCALE

INDEX OF DRAWINGS

DWG. NO.	SHEET NO.	DESCRIPTION
1	1 OF 1	2012-2013 VICINITY MAP, GENERAL NOTES, NOTICE TO CONTRACTOR, SYMBOLS AND LEGEND
2	1 OF 1	NOTIFICATION CONSTRUCTION SEWER TIE SHEET
3	1 OF 1	SOUTHERN CALIFORNIA Edison PLAN
4	1 OF 1	SOUTHERN CALIFORNIA Edison PLAN
5	1 OF 1	SOUTHERN CALIFORNIA Edison PLAN
6	1 OF 1	SOUTHERN CALIFORNIA Edison PLAN
7	1 OF 1	EDISON WATER POLLUTION PREVENTION PLAN
8	1 OF 1	EDISON WATER POLLUTION PREVENTION PLAN

CITY OF INDUSTRY
TRENCH RESURFACING
211

CITY OF INDUSTRY
DEPARTMENT OF PUBLIC WORKS



SUCCESSOR AGENCY TO THE
INDUSTRY URBAN-DEVELOPMENT AGENCY
APPROVED BY:
DATE

INDUSTRY BUSINESS CENTER
66 KV TRANSMISSION LINE RELOCATION PROJECT

VICINITY MAP, GENERAL NOTES, INDEX OF DRAWINGS
NOTICE TO CONTRACTOR, SYMBOLS AND LEGEND

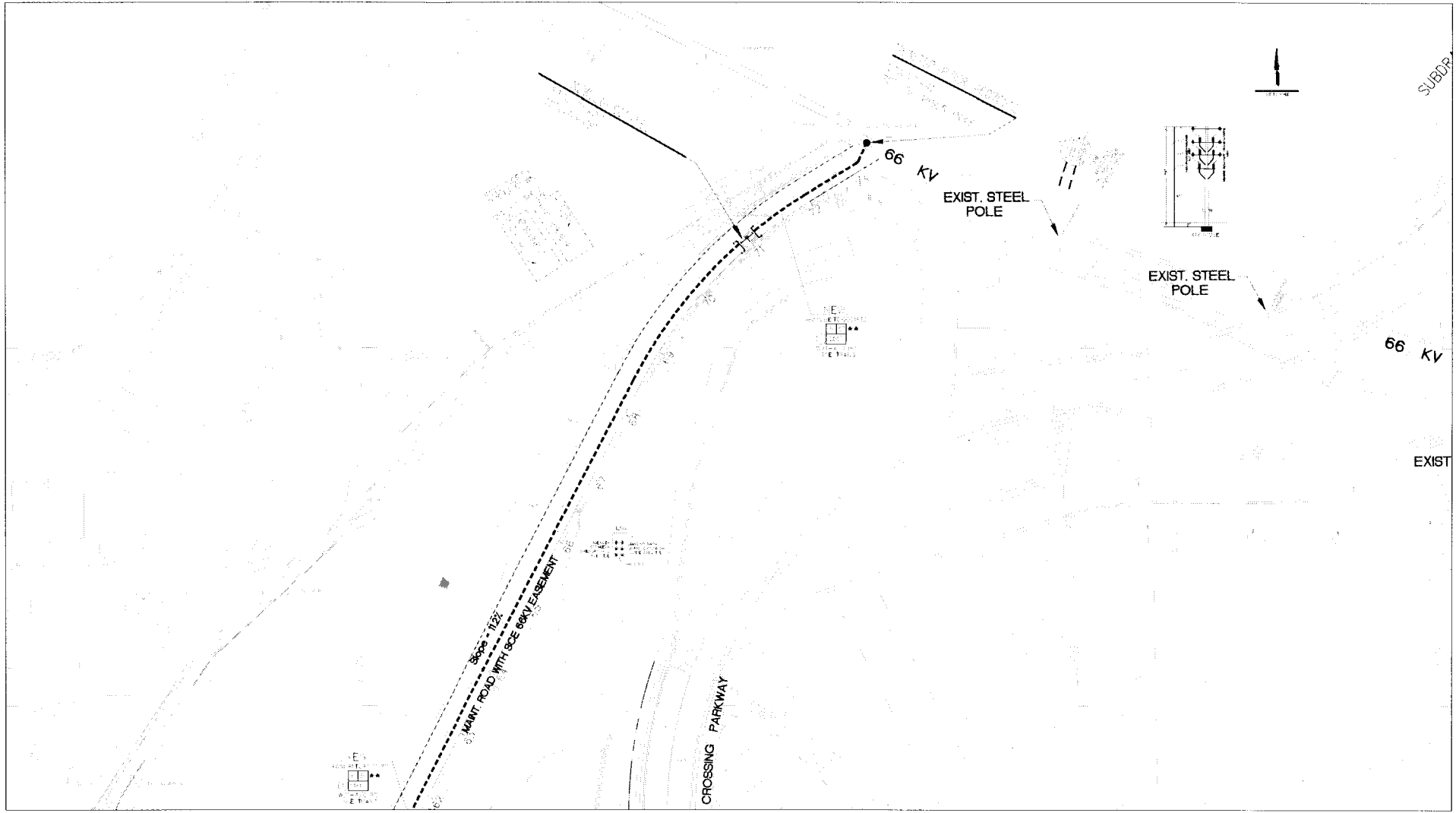
NOTICE TO CONTRACTOR
APPROVAL OF THIS PLAN BY THE ENGINEER AND CITY ENGINEER DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OF THE INFORMATION OR THE SUITABILITY OF ANY UNDERGROUND UTILITY OR ON STRUCTURE WITHIN THE LIMITS OF THIS PROJECT. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY OR STRUCTURE SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS.

1000 Main Street, Suite 100, Industry, Texas 75240
Tel: 972-333-1333
Fax: 972-333-1334
www.cncconsulting.com

DATE: 11/15/11
JOB NO: IBC-0383R
SHEET: 1 OF 1

CONTRACT DRAWING NO. 1 OF 8

CONTRACT NO. IBC-0383R
INDUSTRY BUSINESS CENTER
66KV TRANSMISSION LINE RELOCATION



SUBDR

66 KV

EXIST

8000 - 1122
WANT ROAD WITH 150' EASEMENT

CROSSING PARKWAY

EXIST. STEEL POLE

EXIST. STEEL POLE



FINAL DESIGN
APPROVED FOR CONSTRUCTION

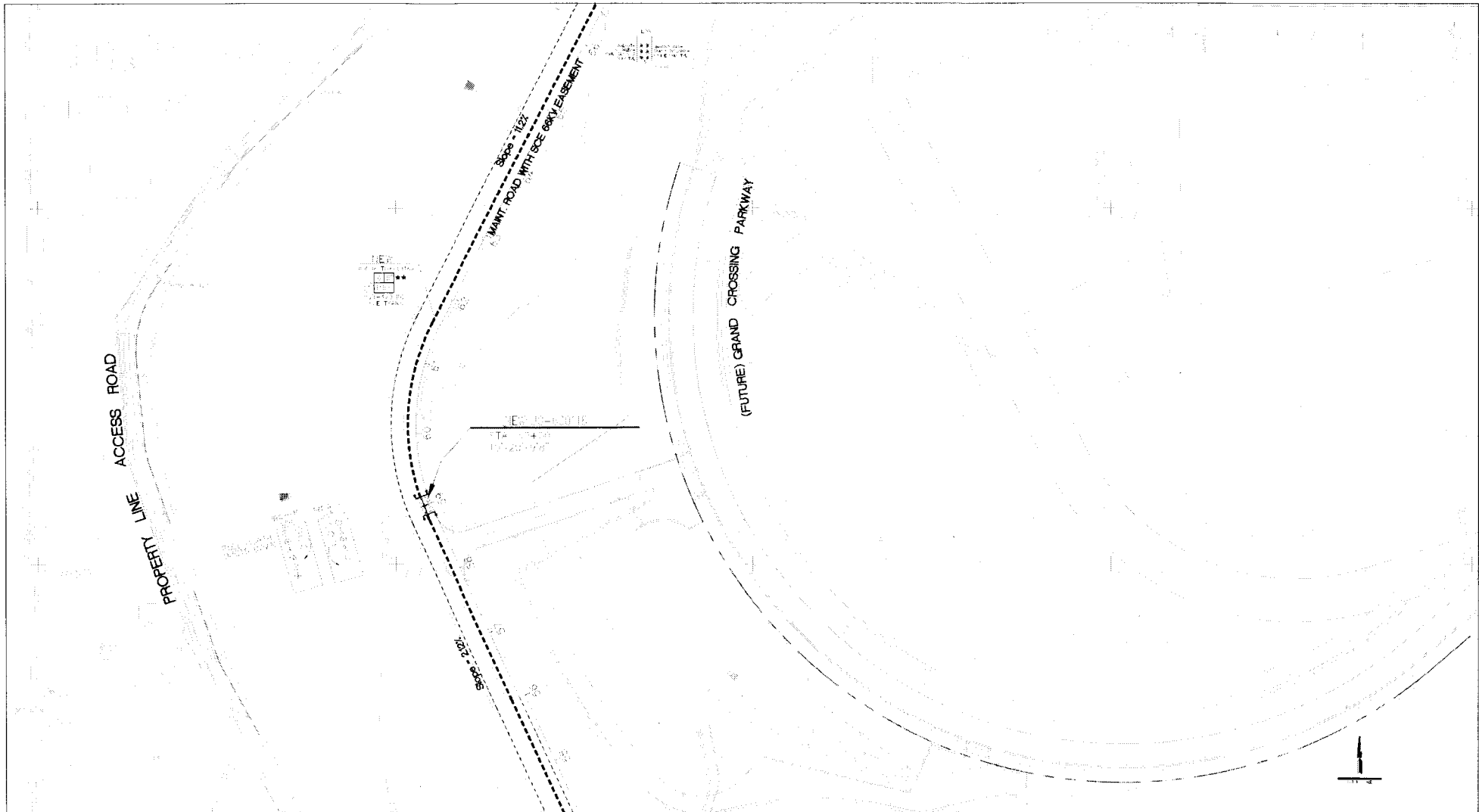
CONTRACT NO. IBC-0363P
INDUSTRY BUSINESS CENTER 66KV TRANSMISSION LINE RELOCATION

REV	DESCRIPTION	DATE	BY	CHK

NO.	DATE	DESCRIPTION	BY	CHK	APP
1	08/20/08	ISSUED FOR PERMITTING			
2	09/25/08	ISSUED FOR CONSTRUCTION			

PROJECT	INDUSTRY BUSINESS CENTER 66KV TRANSMISSION LINE RELOCATION	DATE	08/20/08
DRAWN BY		CHECKED BY	
SCALE		PROJECT LEADER	
DATE			

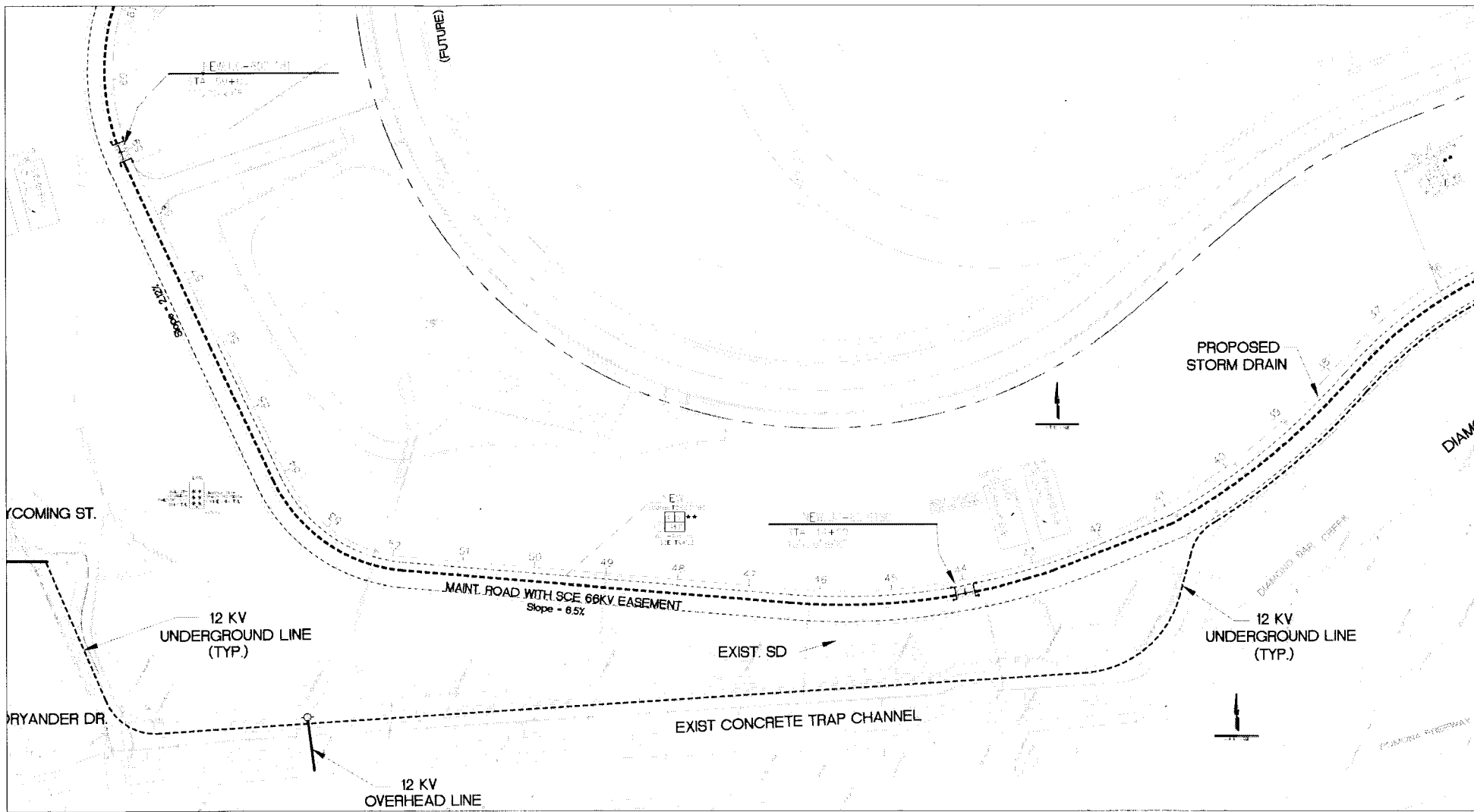
PROJECT	INDUSTRY BUSINESS CENTER 66KV TRANSMISSION LINE RELOCATION
DATE	08/20/08
SCALE	
PROJECT LEADER	
DATE	
SCALE	
PROJECT LEADER	



FINAL DESIGN
 APPROVED FOR CONSTRUCTION

REV	DESCRIPTION	DATE	BY

DATE: 01-10-2016	SCALE: AS SHOWN	PROJECT NO: 000	
DESIGN: SEE ABOVE CHECKED: SEE ABOVE DRAWN: SEE ABOVE	DATE: 01-10-2016 DRAWN: SEE ABOVE	PROJECT NO: 0000	SHEET NO:
TITLE: INDUSTRY BUSINESS CENTER TRANSMISSION LINE RELOCATION		PROJECT NO: 0000	
DRAWN BY:		CHECKED BY:	
DATE:		PROJECT NO:	
SCALE:		SHEET NO:	
PROJECT NO:		SHEET NO:	
DATE:		PROJECT NO:	
SCALE:		SHEET NO:	
PROJECT NO:		SHEET NO:	
DATE:		PROJECT NO:	
SCALE:		SHEET NO:	
PROJECT NO:		SHEET NO:	
DATE:		PROJECT NO:	
SCALE:		SHEET NO:	
PROJECT NO:		SHEET NO:	

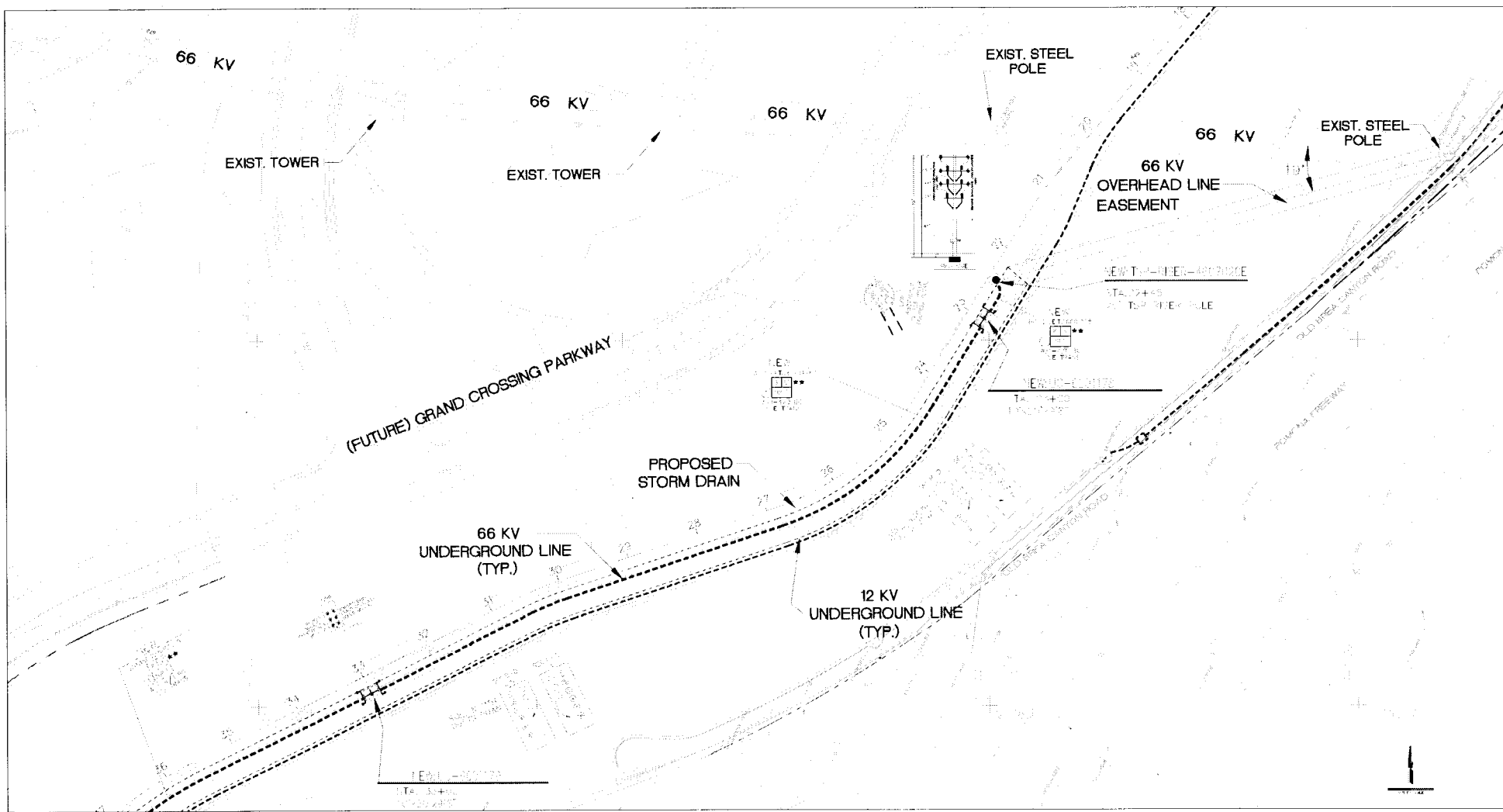


FINAL DESIGN
APPROVED FOR CONSTRUCTION

REV	DESCRIPTION	DATE	BY	CHKD	IN CH

PROJECT NO. 18C-038JR	DATE 11/11/11	SCALE 1"=40'	DATE 11/11/11	SCALE 1"=40'	DATE 11/11/11	SCALE 1"=40'
PROJECT 18C-038JR	DATE 11/11/11	SCALE 1"=40'	DATE 11/11/11	SCALE 1"=40'	DATE 11/11/11	SCALE 1"=40'
PROJECT 18C-038JR	DATE 11/11/11	SCALE 1"=40'	DATE 11/11/11	SCALE 1"=40'	DATE 11/11/11	SCALE 1"=40'
PROJECT 18C-038JR	DATE 11/11/11	SCALE 1"=40'	DATE 11/11/11	SCALE 1"=40'	DATE 11/11/11	SCALE 1"=40'
PROJECT 18C-038JR	DATE 11/11/11	SCALE 1"=40'	DATE 11/11/11	SCALE 1"=40'	DATE 11/11/11	SCALE 1"=40'
PROJECT 18C-038JR	DATE 11/11/11	SCALE 1"=40'	DATE 11/11/11	SCALE 1"=40'	DATE 11/11/11	SCALE 1"=40'
PROJECT 18C-038JR	DATE 11/11/11	SCALE 1"=40'	DATE 11/11/11	SCALE 1"=40'	DATE 11/11/11	SCALE 1"=40'
PROJECT 18C-038JR	DATE 11/11/11	SCALE 1"=40'	DATE 11/11/11	SCALE 1"=40'	DATE 11/11/11	SCALE 1"=40'
PROJECT 18C-038JR	DATE 11/11/11	SCALE 1"=40'	DATE 11/11/11	SCALE 1"=40'	DATE 11/11/11	SCALE 1"=40'
PROJECT 18C-038JR	DATE 11/11/11	SCALE 1"=40'	DATE 11/11/11	SCALE 1"=40'	DATE 11/11/11	SCALE 1"=40'

CONTRACT NO. 18C-038JR
INDUSTRY BUSINESS CENTER 66KV TRANSMISSION LINE RELOCATION



CONTRACT NO. 18C-0383P
INDUSTRY BUSINESS CENTER 66KV TRANSMISSION LINE RELOCATION

FINAL DESIGN
APPROVED FOR CONSTRUCTION

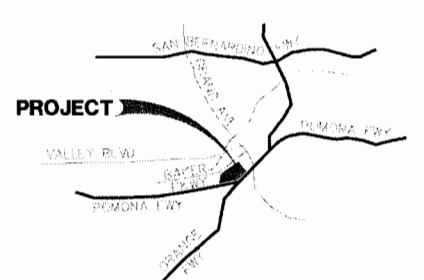
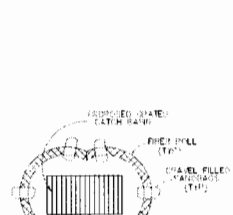
NO.	REVISION	DATE	BY	CHKD.

PROJECT NO.	1078980	DATE	11/20/2018
PROJECT NAME	INDUSTRY BUSINESS CENTER 66KV TRANSMISSION LINE RELOCATION		
PROJECT LOCATION	INDUSTRY BUSINESS CENTER		
PROJECT DESCRIPTION	66KV TRANSMISSION LINE RELOCATION		
PROJECT OWNER	INDUSTRY BUSINESS CENTER		
PROJECT MANAGER	[Name]		
PROJECT ENGINEER	[Name]		
PROJECT CHECKER	[Name]		
PROJECT DATE	11/20/2018		
PROJECT SCALE	AS SHOWN		
PROJECT SHEET NO.	1078980-08		
PROJECT SHEET TOTAL	10		
PROJECT CONTRACT NO.	18C-0383P		
PROJECT CONTRACT TOTAL	1078980		

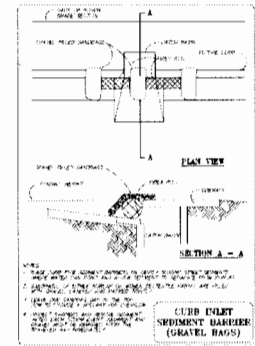
WATER POLLUTION PREVENTION PLAN INDUSTRY BUSINESS CENTER 66 KV TRANSMISSION LINE RELOCATION

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)/ WET WEATHER EROSION CONTROL (WWECP) GENERAL NOTES:

1. IN CASE OF EMERGENCY, CALL 911 OR 916-382-0340.
2. A LEAKAGE TEST FOR IMPERVIOUSNESS SHALL BE CONDUCTED AT ALL TIMES DURING THE CONSTRUCTION PERIODS TO AVOID ALL POTENTIAL WATERFLOWS FROM THE WORK AREA AND TO CONTROL AT-TENDANT LEAKAGES TO FACILITATE MORE CONSTRUCTION OF THE WORK AREA. WHEN SUCH IS REQUIRED.
3. EROSION CONTROL MEASURES SHOWN ON THIS PLAN MAY BE REVISED WHEN APPROVED BY THE PUBLIC UTILITIES COMMISSION AND/OR LOCAL AGENCIES. THE FINAL DESIGN SHALL BE SUBJECT TO APPROVAL BY A QUALIFIED PROFESSIONAL ENGINEER LOCATED AT THE PROJECT SITE AND SHALL BE FURNISHED TO THE CONTRACTOR. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL CHANGES TO THE PLAN AND SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY APPROVALS FROM THE PUBLIC UTILITIES COMMISSION AND/OR LOCAL AGENCIES. ALL CHANGES SHALL BE REVISED FROM ALL SHEETS WITHIN 24 HOURS AFTER EACH MEETING AND BE SUBJECT TO APPROVAL BY THE CONTRACTOR. A CHANGELIST SHALL BE MAINTAINED IN THE SITE OFFICE AT ALL TIMES AND SHALL BE SUBMITTED TO THE CONTRACTOR WITHIN 24 HOURS AFTER EACH MEETING. CHANGES SHALL BE MADE TO THE PLAN AS NECESSARY TO REFLECT THE PROGRESS OF THE PROJECT AND TO MAINTAIN THE ACCURACY OF THE PLAN. ALL CHANGES SHALL BE MADE TO THE PLAN AS NECESSARY TO REFLECT THE PROGRESS OF THE PROJECT AND TO MAINTAIN THE ACCURACY OF THE PLAN. ALL CHANGES SHALL BE MADE TO THE PLAN AS NECESSARY TO REFLECT THE PROGRESS OF THE PROJECT AND TO MAINTAIN THE ACCURACY OF THE PLAN.
4. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL CHANGES TO THE PLAN AND SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY APPROVALS FROM THE PUBLIC UTILITIES COMMISSION AND/OR LOCAL AGENCIES. ALL CHANGES SHALL BE REVISED FROM ALL SHEETS WITHIN 24 HOURS AFTER EACH MEETING AND BE SUBJECT TO APPROVAL BY THE CONTRACTOR.
5. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL CHANGES TO THE PLAN AND SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY APPROVALS FROM THE PUBLIC UTILITIES COMMISSION AND/OR LOCAL AGENCIES. ALL CHANGES SHALL BE REVISED FROM ALL SHEETS WITHIN 24 HOURS AFTER EACH MEETING AND BE SUBJECT TO APPROVAL BY THE CONTRACTOR.
6. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL CHANGES TO THE PLAN AND SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY APPROVALS FROM THE PUBLIC UTILITIES COMMISSION AND/OR LOCAL AGENCIES. ALL CHANGES SHALL BE REVISED FROM ALL SHEETS WITHIN 24 HOURS AFTER EACH MEETING AND BE SUBJECT TO APPROVAL BY THE CONTRACTOR.
7. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL CHANGES TO THE PLAN AND SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY APPROVALS FROM THE PUBLIC UTILITIES COMMISSION AND/OR LOCAL AGENCIES. ALL CHANGES SHALL BE REVISED FROM ALL SHEETS WITHIN 24 HOURS AFTER EACH MEETING AND BE SUBJECT TO APPROVAL BY THE CONTRACTOR.
8. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL CHANGES TO THE PLAN AND SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY APPROVALS FROM THE PUBLIC UTILITIES COMMISSION AND/OR LOCAL AGENCIES. ALL CHANGES SHALL BE REVISED FROM ALL SHEETS WITHIN 24 HOURS AFTER EACH MEETING AND BE SUBJECT TO APPROVAL BY THE CONTRACTOR.
9. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL CHANGES TO THE PLAN AND SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY APPROVALS FROM THE PUBLIC UTILITIES COMMISSION AND/OR LOCAL AGENCIES. ALL CHANGES SHALL BE REVISED FROM ALL SHEETS WITHIN 24 HOURS AFTER EACH MEETING AND BE SUBJECT TO APPROVAL BY THE CONTRACTOR.
10. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL CHANGES TO THE PLAN AND SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY APPROVALS FROM THE PUBLIC UTILITIES COMMISSION AND/OR LOCAL AGENCIES. ALL CHANGES SHALL BE REVISED FROM ALL SHEETS WITHIN 24 HOURS AFTER EACH MEETING AND BE SUBJECT TO APPROVAL BY THE CONTRACTOR.
11. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL CHANGES TO THE PLAN AND SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY APPROVALS FROM THE PUBLIC UTILITIES COMMISSION AND/OR LOCAL AGENCIES. ALL CHANGES SHALL BE REVISED FROM ALL SHEETS WITHIN 24 HOURS AFTER EACH MEETING AND BE SUBJECT TO APPROVAL BY THE CONTRACTOR.
12. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL CHANGES TO THE PLAN AND SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY APPROVALS FROM THE PUBLIC UTILITIES COMMISSION AND/OR LOCAL AGENCIES. ALL CHANGES SHALL BE REVISED FROM ALL SHEETS WITHIN 24 HOURS AFTER EACH MEETING AND BE SUBJECT TO APPROVAL BY THE CONTRACTOR.
13. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL CHANGES TO THE PLAN AND SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY APPROVALS FROM THE PUBLIC UTILITIES COMMISSION AND/OR LOCAL AGENCIES. ALL CHANGES SHALL BE REVISED FROM ALL SHEETS WITHIN 24 HOURS AFTER EACH MEETING AND BE SUBJECT TO APPROVAL BY THE CONTRACTOR.
14. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL CHANGES TO THE PLAN AND SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY APPROVALS FROM THE PUBLIC UTILITIES COMMISSION AND/OR LOCAL AGENCIES. ALL CHANGES SHALL BE REVISED FROM ALL SHEETS WITHIN 24 HOURS AFTER EACH MEETING AND BE SUBJECT TO APPROVAL BY THE CONTRACTOR.
15. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL CHANGES TO THE PLAN AND SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY APPROVALS FROM THE PUBLIC UTILITIES COMMISSION AND/OR LOCAL AGENCIES. ALL CHANGES SHALL BE REVISED FROM ALL SHEETS WITHIN 24 HOURS AFTER EACH MEETING AND BE SUBJECT TO APPROVAL BY THE CONTRACTOR.
16. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL CHANGES TO THE PLAN AND SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY APPROVALS FROM THE PUBLIC UTILITIES COMMISSION AND/OR LOCAL AGENCIES. ALL CHANGES SHALL BE REVISED FROM ALL SHEETS WITHIN 24 HOURS AFTER EACH MEETING AND BE SUBJECT TO APPROVAL BY THE CONTRACTOR.
17. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL CHANGES TO THE PLAN AND SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY APPROVALS FROM THE PUBLIC UTILITIES COMMISSION AND/OR LOCAL AGENCIES. ALL CHANGES SHALL BE REVISED FROM ALL SHEETS WITHIN 24 HOURS AFTER EACH MEETING AND BE SUBJECT TO APPROVAL BY THE CONTRACTOR.
18. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL CHANGES TO THE PLAN AND SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY APPROVALS FROM THE PUBLIC UTILITIES COMMISSION AND/OR LOCAL AGENCIES. ALL CHANGES SHALL BE REVISED FROM ALL SHEETS WITHIN 24 HOURS AFTER EACH MEETING AND BE SUBJECT TO APPROVAL BY THE CONTRACTOR.
19. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL CHANGES TO THE PLAN AND SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY APPROVALS FROM THE PUBLIC UTILITIES COMMISSION AND/OR LOCAL AGENCIES. ALL CHANGES SHALL BE REVISED FROM ALL SHEETS WITHIN 24 HOURS AFTER EACH MEETING AND BE SUBJECT TO APPROVAL BY THE CONTRACTOR.
20. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL CHANGES TO THE PLAN AND SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY APPROVALS FROM THE PUBLIC UTILITIES COMMISSION AND/OR LOCAL AGENCIES. ALL CHANGES SHALL BE REVISED FROM ALL SHEETS WITHIN 24 HOURS AFTER EACH MEETING AND BE SUBJECT TO APPROVAL BY THE CONTRACTOR.



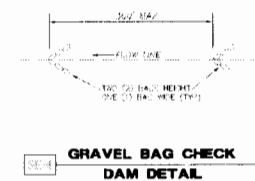
VICINITY MAP
NOT TO SCALE
T.O. PAGE 636 GRID J-6



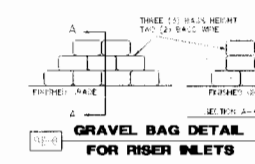
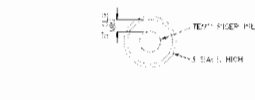
EROSION CONTROL DETAIL FOR CURB INLET

DATE: _____ DRAWN BY: _____

SHEET	TITLE SHEET	DESCRIPTION
1	TITLE SHEET	PROJECT LOCATION
2	STORM WATER POLLUTION PREVENTION PLAN	



GRAVEL BAG CHECK DAM DETAIL



GRAVEL BAG DETAIL FOR RISER INLETS

BMP LEGEND

- | | |
|-----|---------------------------------|
| 101 | DET FENCE |
| 102 | SEDIMENT PAIL |
| 103 | TRAP AND DECK BOX |
| 104 | LINEAR POLYMER FIBER MEDIA |
| 105 | GRAVEL BAG DAM |
| 106 | STREET CLOSURE AND BARRIERS |
| 107 | STEAM UNITS PILE PROTECTION |
| 108 | HYDRO SEEDING |
| 109 | VEGETATION AND MATS |
| 110 | MATERIAL STORAGE AREA |
| 111 | WATERAL USE |
| 112 | SUPPORTIVE MANAGEMENT PLAN |
| 113 | SOLID WASTE MANAGEMENT |
| 114 | LIQUID WASTE MANAGEMENT |
| 115 | SLOPE PROTECTION |
| 116 | VEGETATION MANAGEMENT |
| 117 | VEHICLE AND EQUIPMENT STORAGE |
| 118 | STORM DRAIN PROTECTION |
| 119 | WATER POLLUTION PREVENTION PLAN |
| 120 | WATER POLLUTION PREVENTION PLAN |
| 121 | WATER POLLUTION PREVENTION PLAN |
| 122 | WATER POLLUTION PREVENTION PLAN |
| 123 | WATER POLLUTION PREVENTION PLAN |
| 124 | WATER POLLUTION PREVENTION PLAN |
| 125 | WATER POLLUTION PREVENTION PLAN |
| 126 | WATER POLLUTION PREVENTION PLAN |
| 127 | WATER POLLUTION PREVENTION PLAN |
| 128 | WATER POLLUTION PREVENTION PLAN |
| 129 | WATER POLLUTION PREVENTION PLAN |
| 130 | WATER POLLUTION PREVENTION PLAN |
| 131 | WATER POLLUTION PREVENTION PLAN |
| 132 | WATER POLLUTION PREVENTION PLAN |
| 133 | WATER POLLUTION PREVENTION PLAN |
| 134 | WATER POLLUTION PREVENTION PLAN |
| 135 | WATER POLLUTION PREVENTION PLAN |
| 136 | WATER POLLUTION PREVENTION PLAN |
| 137 | WATER POLLUTION PREVENTION PLAN |
| 138 | WATER POLLUTION PREVENTION PLAN |
| 139 | WATER POLLUTION PREVENTION PLAN |
| 140 | WATER POLLUTION PREVENTION PLAN |
| 141 | WATER POLLUTION PREVENTION PLAN |
| 142 | WATER POLLUTION PREVENTION PLAN |
| 143 | WATER POLLUTION PREVENTION PLAN |
| 144 | WATER POLLUTION PREVENTION PLAN |
| 145 | WATER POLLUTION PREVENTION PLAN |
| 146 | WATER POLLUTION PREVENTION PLAN |
| 147 | WATER POLLUTION PREVENTION PLAN |
| 148 | WATER POLLUTION PREVENTION PLAN |
| 149 | WATER POLLUTION PREVENTION PLAN |
| 150 | WATER POLLUTION PREVENTION PLAN |
| 151 | WATER POLLUTION PREVENTION PLAN |
| 152 | WATER POLLUTION PREVENTION PLAN |
| 153 | WATER POLLUTION PREVENTION PLAN |
| 154 | WATER POLLUTION PREVENTION PLAN |
| 155 | WATER POLLUTION PREVENTION PLAN |
| 156 | WATER POLLUTION PREVENTION PLAN |
| 157 | WATER POLLUTION PREVENTION PLAN |
| 158 | WATER POLLUTION PREVENTION PLAN |
| 159 | WATER POLLUTION PREVENTION PLAN |
| 160 | WATER POLLUTION PREVENTION PLAN |

SYMBOL LEGEND

- | | |
|--|---------------------------------|
| | EROSION PROTECTION |
| | ROAD PROTECTION |
| | DETENTION BASIN |
| | STORM DRAIN INLET |
| | SLOPE AREA |
| | CONCRETE PAD |
| | STREET CLOSURE |
| | EQUIPMENT STORAGE |
| | WATER POLLUTION PREVENTION PLAN |

**SUCCESSOR AGENCY TO THE
INDUSTRY BUSINESS CENTER
66 KV TRANSMISSION LINE RELOCATION**

APPROVED BY: _____

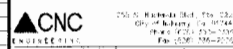
DATE: _____

**WATER POLLUTION PREVENTION PLAN
WATER POLLUTION CONTROL DRAWING**

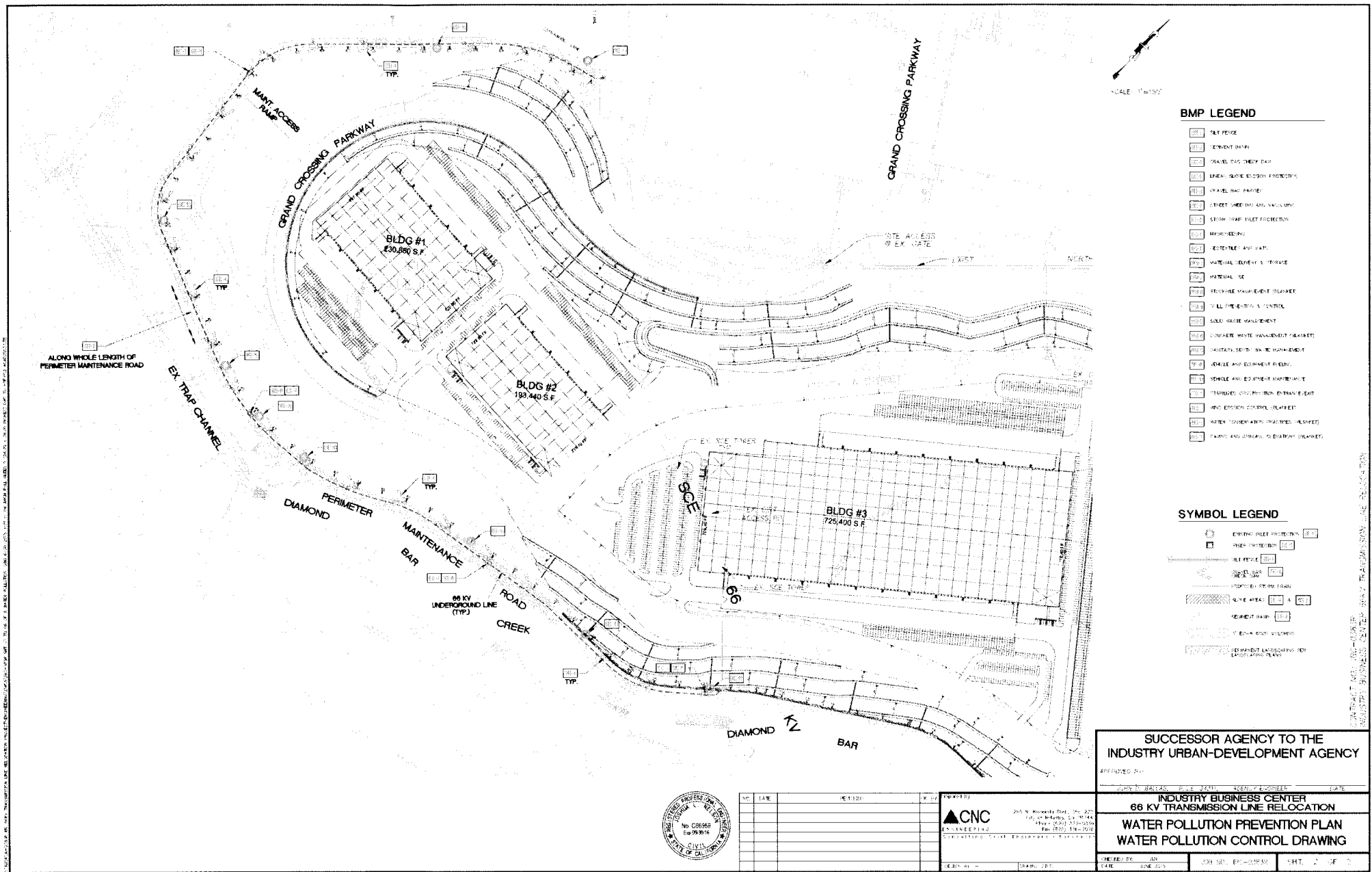
SHEET: 1 OF 2
CONTRACT DRAWING NO. 2 OF 3



NO.	DATE	REVISION	BY



CHECKED BY: _____
DATE: _____



BMP LEGEND

- ☐ 001 Silt Fence
- ☐ 002 Treatment Basin
- ☐ 003 Gravel Catchment Pits
- ☐ 004 Linear Silt Erosion Protection
- ☐ 005 Travel Way Paving
- ☐ 006 Street Curb and Gully
- ☐ 007 Storm Drain Inlet Protection
- ☐ 008 Stormwater
- ☐ 009 Retention and Detention
- ☐ 010 Material Delivery & Storage
- ☐ 011 Material Use
- ☐ 012 Recyclable Management Element
- ☐ 013 Soil Erosion Control
- ☐ 014 Soil Erosion Management
- ☐ 015 Concrete Waste Management Element
- ☐ 016 Hazardous Waste Management
- ☐ 017 Vehicle and Equipment Washing
- ☐ 018 Temporary Construction Entrance Mat
- ☐ 019 Wind Erosion Control Element
- ☐ 020 Water Treatment Practices Element
- ☐ 021 Storm and Sedimentation Element

SYMBOL LEGEND

- ☐ 022 Existing Inlet Protection
- ☐ 023 Filter Protection
- ☐ 024 Silt Fence
- ☐ 025 Storm Drain
- ☐ 026 Storm Drain
- ☐ 027 Storm Drain
- ☐ 028 Storm Drain
- ☐ 029 Storm Drain
- ☐ 030 Storm Drain
- ☐ 031 Storm Drain
- ☐ 032 Storm Drain
- ☐ 033 Storm Drain
- ☐ 034 Storm Drain
- ☐ 035 Storm Drain
- ☐ 036 Storm Drain
- ☐ 037 Storm Drain
- ☐ 038 Storm Drain
- ☐ 039 Storm Drain
- ☐ 040 Storm Drain
- ☐ 041 Storm Drain
- ☐ 042 Storm Drain
- ☐ 043 Storm Drain
- ☐ 044 Storm Drain
- ☐ 045 Storm Drain
- ☐ 046 Storm Drain
- ☐ 047 Storm Drain
- ☐ 048 Storm Drain
- ☐ 049 Storm Drain
- ☐ 050 Storm Drain
- ☐ 051 Storm Drain
- ☐ 052 Storm Drain
- ☐ 053 Storm Drain
- ☐ 054 Storm Drain
- ☐ 055 Storm Drain
- ☐ 056 Storm Drain
- ☐ 057 Storm Drain
- ☐ 058 Storm Drain
- ☐ 059 Storm Drain
- ☐ 060 Storm Drain
- ☐ 061 Storm Drain
- ☐ 062 Storm Drain
- ☐ 063 Storm Drain
- ☐ 064 Storm Drain
- ☐ 065 Storm Drain
- ☐ 066 Storm Drain
- ☐ 067 Storm Drain
- ☐ 068 Storm Drain
- ☐ 069 Storm Drain
- ☐ 070 Storm Drain
- ☐ 071 Storm Drain
- ☐ 072 Storm Drain
- ☐ 073 Storm Drain
- ☐ 074 Storm Drain
- ☐ 075 Storm Drain
- ☐ 076 Storm Drain
- ☐ 077 Storm Drain
- ☐ 078 Storm Drain
- ☐ 079 Storm Drain
- ☐ 080 Storm Drain
- ☐ 081 Storm Drain
- ☐ 082 Storm Drain
- ☐ 083 Storm Drain
- ☐ 084 Storm Drain
- ☐ 085 Storm Drain
- ☐ 086 Storm Drain
- ☐ 087 Storm Drain
- ☐ 088 Storm Drain
- ☐ 089 Storm Drain
- ☐ 090 Storm Drain
- ☐ 091 Storm Drain
- ☐ 092 Storm Drain
- ☐ 093 Storm Drain
- ☐ 094 Storm Drain
- ☐ 095 Storm Drain
- ☐ 096 Storm Drain
- ☐ 097 Storm Drain
- ☐ 098 Storm Drain
- ☐ 099 Storm Drain
- ☐ 100 Storm Drain

**SUCCESSOR AGENCY TO THE
INDUSTRY URBAN-DEVELOPMENT AGENCY**

APPROVED BY: _____ DATE: _____

DESIGNED BY: _____ CHECKED BY: _____ DATE: _____

**INDUSTRY BUSINESS CENTER
66 KV TRANSMISSION LINE RELOCATION**

**WATER POLLUTION PREVENTION PLAN
WATER POLLUTION CONTROL DRAWING**

DESIGNED BY: JAY	CHECKED BY: JAY	DATE: JUNE 2005	SHEET: 2 OF 2
CONTRACT DRAWING NO. 18 OF 2			



NO.	DATE	REVISION	BY	CHECKED	DATE

CNC
ENGINEERING

255 N. Broadway Blvd., Ste. 200
Anaheim, CA 92801
Phone: (714) 554-0200
Fax: (714) 554-0201

SUCCESSOR AGENCY

ITEM NO. 5.8



SUCCESSOR AGENCY TO THE
INDUSTRY URBAN - DEVELOPMENT AGENCY
MEMORANDUM

To: Honorable Chairman and Members of the Successor Agency to the Industry Urban-Development Agency Board

From: Paul J. Philips, Executive Director

Staff: Clement N. Calvillo, CNC Engineering *CNC*
Joshua Nelson, CNC Engineering *JN*
Sean Calvillo, CNC Engineering *SC*

Date: January 8, 2016

SUBJECT: Walnut Valley Water District Cost Estimate for Grand Avenue between Baker Parkway and 60 Freeway Project (MP 99-31 #16) ROPS Line Item No. 205

Attached for your consideration is a Cost Estimate from Walnut Valley Water District (WVWD) for the conversion of an existing 2" domestic and 1" recycled automatic air release vacuum assembly to temporary manual air release assembly, the installation of a 2" recycled water metered service, and the hydraulic modeling of the recycled water distribution system for the Industry Business Center ("IBC") development. The Cost Estimate for the completion of the work described above is \$65,826.00.

The proposed widening of Grand Avenue requires the relocation of the two existing air release vacuums, currently located within the median. WVWD will install a temporary manual air release to replace them. The new 2" recycled water metered service will allow the pond on the east side of Grand Avenue to be discharged into the recycled water system for WVWD in lieu of paying for it to be pumped into a truck and dispersed as dust control which is currently being paid by change order to Sukut Construction.

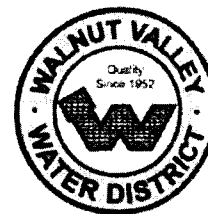
In July of 2015, the Successor Agency approved a Water Service Availability Letter from WVWD. This letter identified the required potable and recycled water facilities and improvements for WVWD to service the IBC Development. The list includes: a two million gallon recycled water reservoir, a booster pump station, approximately 24,000 linear feet of recycled water pipelines, 18,000 linear feet of potable water pipelines, and fire hydrants.

Staff has provided WVWD with a schedule for projected daily usage for the next five years. Using this information, WVWD will now perform the hydraulic modeling for the entire recycled water distribution system to be installed for the IBC development. The modeling will determine the appropriate hydraulic service zone pressure, final pipe sizes and booster pump station design criteria.

It is recommended that the Board approve the Cost Estimate in the amount of \$65,826.00 and authorize the expenditure and the issuance of a check for the same amount. Please forward the signed document to Alicia Fernandez with CNC Engineering for further processing.

CC/JN/SC:af

WALNUT VALLEY WATER DISTRICT



271 South Brea Canyon Road
Walnut, California 91789-3002 · (909) 595-1268 · (626) 964-6551
Website: www.wvwd.com · Fax: (909) 444-5521

BOARD OF DIRECTORS

Theodore L. Ebenkamp
President
Election Division IV

Scarlett P. Kwong
First Vice President
Election Division V

Allen L. Wu
Second Vice President
Election Division I

Edwin M. Hilden
Assistant Treasurer
Election Division II

STAFF

Michael K. Holmes
General Manager
Secretary

Erik Hitchman
Assistant General Manager
Chief Engineer

Brian Teuber
Director of Finance
Treasurer

Sandra Olson
Director of
Administrative Services

Gabriela Sanchez
Executive Secretary

LEGAL COUNSEL

James D. Ciampa

December 4, 2015

John Ballas
Successor Agency to the Industry Urban-Development Agency
15625 East Stafford Street
City of Industry, CA 91744

RE: IBC-Conversion of Exist. Air/Vac. to Temp. Manual Air Release,
Installation of Temp. 2" Metered Service, and Hydraulic Modeling of
Recycled Water System
Grand Avenue Between Baker Parkway and 60 Freeway
Project No. 14-3373

Dear Mr. Ballas:

Enclosed are two copies each of a cost estimate and an invoice reflecting the estimated charges for the referenced project. As soon as we receive the signed cost estimate and your remittance in the amount of \$ 65,826.00, we will proceed with the necessary work. Please note that we will not accept your remittance without the signed cost estimate. For your information, the cost of compaction testing, if required, is not included in the preceding amount and will be the responsibility of the owner/developer. You can either make your own arrangements or contact our office for assistance.

Also enclosed for your information are two copies of the District's proposed plan for the project. If you have any questions, please contact **Tai Diep at Ext. 230.**

Very truly yours,

WALNUT VALLEY WATER DISTRICT

Erik Hitchman
Assistant General Manager/Chief Engineer

EH:TD:gb

cc: Accounting
Customer Service

WALNUT VALLEY WATER DISTRICT
 271 South Brea Canyon Road, Walnut, CA 91789
 Telephone: (909) 595-1268 - FAX: (909) 594-9532
 December 4, 2015

COST ESTIMATE

To: John Ballas
Successor Agency to the Industry Urban - Development Agency
15625 East Stafford Street
City of Industry, CA 91744

RE: IBC-Conversion of Exist. Air/Vac. to Temp. Manual Air Release, Installation of Temp. 2"
Metered Service, Hydraulic Modeling of Recycled Water System
Grand Avenue Between Baker Parkway and 60 Freeway
Project No. 14-3373

DIRECT COSTS

Labor	\$18,400.00
Meters	\$1,200.00
Service Materials	\$6,300.00
Setters, Saddles & Jumpers	\$1,000.00
Hydraulic Modeling (Phase I)	\$27,930.00
Permit(s)	n/a

Estimated Direct Costs: \$54,830.00

INDIRECT COSTS

District Administrative Charge:	\$10,966.00
Plaster, Cleanup, & Testing Water (\$100/SFU or \$50/MFU):	n/a
Acreage Supply Charge:	\$0.00
Reservoir Capacity Charge:	\$0.00
Sign-Up Security Deposit & Administrative Charge:	\$30.00 (Public Agency)
GIS Charge:	\$0.00

Estimated Indirect Costs: \$10,996.00

ESTIMATED TOTAL PROJECT COSTS: \$65,826.00

PLEASE NOTE: THIS ESTIMATE IS VALID FOR 90 DAYS. IF THE ACTUAL INSTALLATION COST IS MORE THAN THE ESTIMATE, THE DEVELOPER SHALL FORTHWITH, UPON DEMAND, PAY SUCH EXCESS; AND, IN THE EVENT THE COST IS LESS THAN THAT ESTIMATED BY THE DISTRICT, THE DISTRICT WILL REFUND THE EXCESS.

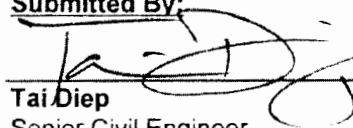
Accepted and Concurred By:

 (Signature)

 (Print Name & Title)

 (Date)

Submitted By:



Tai Diep
 Senior Civil Engineer
 Walnut Valley Water District

DEC. 4, 2015

 (Date)

WALNUT VALLEY WATER DISTRICT
271 South Brea Canyon Road Walnut, CA 91789
Telephone: (909) 595-1268 - FAX: (909) 594-9532
December 4, 2015

INVOICE

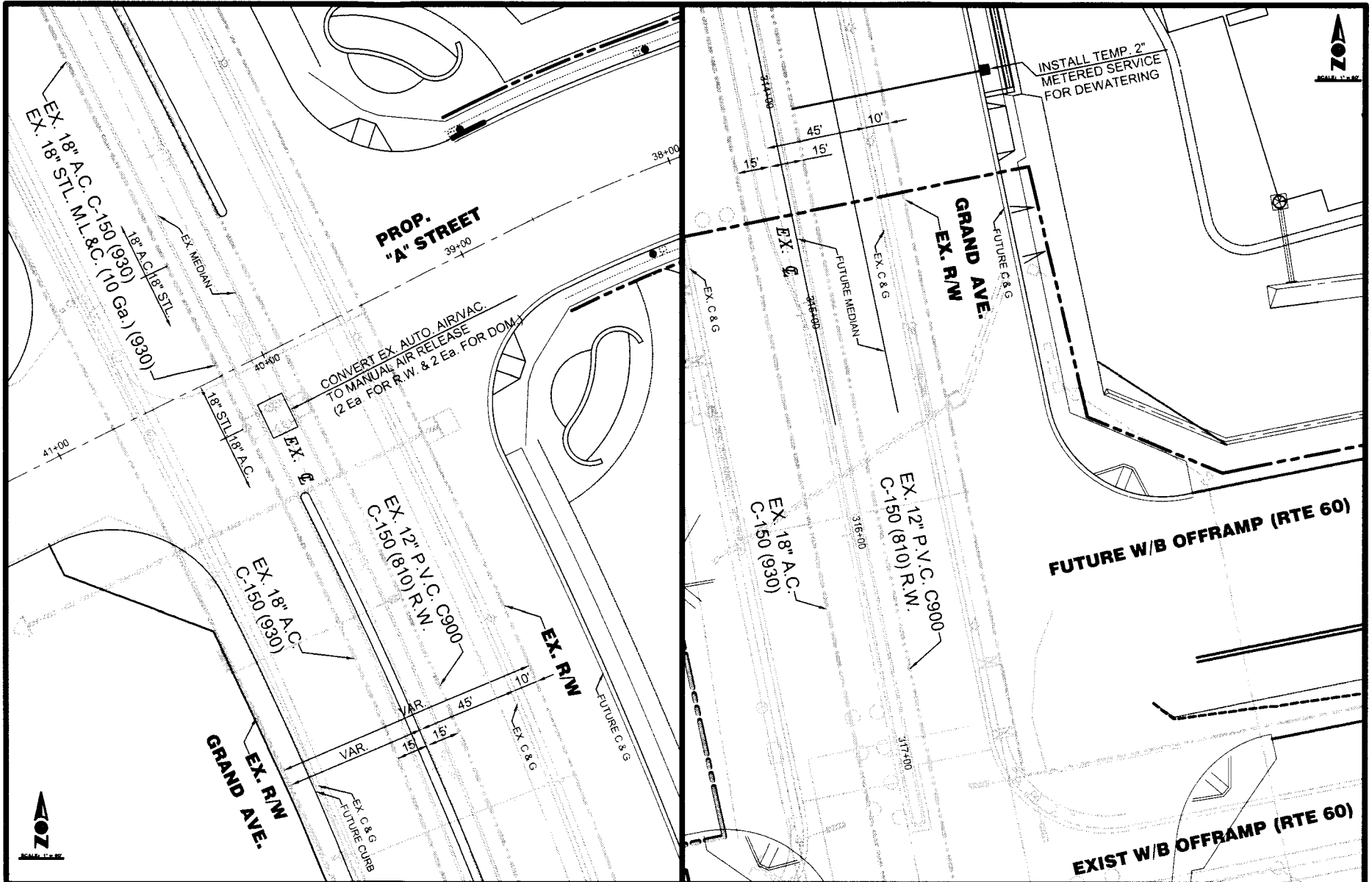
TO: John Ballas
Successor Agency to the Industry Urban - Devel
15625 East Stafford Street
City of Industry, CA 91744

RE: IBC-Conversion of Exist. Air/Vac. to Temp. Manual Air Release, Installation of Temp. 2"
Metered Service, Hydraulic Modeling of Recycled Water System
Grand Avenue Between Baker Parkway and 60 Freeway
Project No. 14-3373

Costs to convert existing 2" domestic and 1" recycled automatic air/vac. assembly to temporary manual air release assembly, install temporary 2" recycled water metered service, and perform hydraulic modeling of recycled water distribution system in accordance with District Rules and Regulations.

Estimated Direct Costs:	\$54,830.00
Estimated Indirect Costs:	<u>\$10,996.00</u>
TOTAL AMOUNT DUE	<u><u>\$65,826.00</u></u>

Please Note: Any of the invoiced materials that are found to be in excess for reason of actual field installation conditions will be returned to the District as surplus material.



DIGALERT



DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

WALNUT VALLEY WATER DISTRICT

IBC - TEMPORARY FACILITIES
EXHIBIT

REVISIONS

REV.	DESCRIPTION	DATE	BY
AS-BUILT INDEX:		PROJECT NO.	
		14-3373	
DRAWN BY: TD		DATE: 01/04/15	

SUCCESSOR AGENCY

ITEM NO. 5.9



SUCCESSOR AGENCY TO THE
INDUSTRY URBAN - DEVELOPMENT AGENCY

MEMORANDUM

To: Honorable Chairman and Members of the Successor Agency to the Industry Urban-Development Agency Board

From: Paul J. Philips, Executive Director

Staff: Clement N. Calvillo, CNC Engineering *CNC*
Joshua Nelson, CNC Engineering *JN*
Sean Calvillo, CNC Engineering *SC*

Date: January 8, 2016

SUBJECT: Industry Public Utilities Commission (IPUC) – Industry Business Center Application for Electrical Service (IBC-0379/IBC-0380) ROPS Line Item No. 206

Attached for your consideration are IPUC applications for electrical service at four locations within the Industry Business Center. These applications require Successor Agency signature. Similar to the way Southern California Edison operates, the developer has to make application to the City's electric utility. The City will then pay for the installation and later bill the Successor Agency for the work. At this time the full cost isn't known, but these initial immediate needs will cost approximately \$150,000.00. In the Recognized Obligation Payment Schedule we have listed the total outstanding obligation as \$11.8 million with \$8,000,000.00 approved in the current ROPS 15-16B period.

The applications for electrical include new services to the landfill treatment facility, maintenance area lighting, irrigation controllers, and irrigation booster pumps.

It is recommended that the Board approve and sign the four IPUC applications for electrical service. Please forward the signed documents to Alicia Fernandez with CNC Engineering for further processing.

CC/JN/SC:af

APPLICATION FOR ELECTRIC FACILITIES

The undersigned Applicant hereby requests City of Industry to deliver electric energy to and for the equipment hereinafter described, at the location shown below, in accordance with the applicable rates and rules of City of Industry.

In consideration of City of Industry's acceptance of this application, and the installation of facilities to supply temporary electric service, Applicant hereby agrees to the following:

1. City of Industry has made available for inspection its applicable rates and rules. Applicant agrees to comply therewith, and with any changes or modifications thereof which may be authorized from time to time by the City of Industry.
2. Applicant's attention has been directed to the rate schedules applicable to the service herein described, and Applicant has elected to take and pay for service under schedule B.
3. Applicant hereby grants to City of Industry a right of way for any electric lines, which it may be necessary to build in, on, under or over Applicant's premises for the purpose of making delivery hereunder. Where Applicant requests facilities which are in addition to, or in substitution for, the standard facilities which City of Industry normally would install, the extra cost thereof shall be paid by Applicant.
4. In the event Applicant within the initial 36 months of this contract materially increases or decreases his electric service requirements from those installed hereunder and a change is made in City of Industry's facilities, settlement shall be made for the installation and removal cost of the facilities removed. A new agreement shall be entered into providing for the modified service required by Applicant.
5. This contract shall at all times be subject to such changes or modifications by the City of Industry in accordance with its rates and rules.
6. Where applicable - Contract Demand 26 (kW).
7. Where applicable - Excess Transformer Capacity 0 (kVa).
8. Complete - Energy Load Information agreement (Attachment A).

<table style="width: 100%; border: none;"> <tr> <td style="width: 25%; text-align: center;">SOLE PROPRIETORSHIP</td> <td style="width: 25%; text-align: center;">GENERAL CORPORATION</td> <td style="width: 25%; text-align: center;">PARTNERSHIP</td> <td style="width: 25%; text-align: center;">CO-PARTNER</td> <td style="width: 25%; text-align: center;">OTHER</td> </tr> </table>	SOLE PROPRIETORSHIP	GENERAL CORPORATION	PARTNERSHIP	CO-PARTNER	OTHER	TYPE OF BUSINESS- PROCESSING, MFG, ETC
SOLE PROPRIETORSHIP	GENERAL CORPORATION	PARTNERSHIP	CO-PARTNER	OTHER		
CORPORATE OR INDIVIDUAL'S NAME						
Successor Agency to the Industry Urban-Development Agency						
DBA NAME	BUSINESS TELEPHONE NUMBER 626-333-2211					
PARTNERS OR CORPORATION OFFICERS						
NAME Paul J. Philips	ADDRESS 15651 E. Stafford St., Industry					
TITLE Executive Director	TELEPHONE NUMBER 626-333-2211					
NAME	ADDRESS					
TITLE	TELEPHONE NUMBER					
SERVICE ADDRESS STREET						

Corporate or Individual's Name Successor Agency to the Industry Urban-Development Agency
 D.B.A. _____
 By _____ Title Executive Director
 Office of Origin _____
 By _____
 Manager

CITY OF INDUSTRY

DATE _____

ENERGY LOAD INFORMATION AGREEMENT

THIS AGREEMENT IS MADE AND ENTERED INTO BY AND BETWEEN CITY OF INDUSTRY AND Successor Agency to the Industry Urban-Development Agency (APPLICANT).

UTILITY AGREES THAT UTILITY'S ENGINEERING DESIGN, SPECIFICATIONS AND SERVICE REQUIREMENTS TO APPLICANT'S PROJECT KNOW AS The Industry Business Center WILL BE BASED ON LOADS AS SUPPLIED BY APPLICANT.

ALL RESIDENTIAL AND/OR COMMERCIAL LOADS WILL BE IDENTIFIED ON THE REVERSE SIDE OF THIS AGREEMENT IN AREAS I AND II. RESIDENTIAL DWELLING UNIT LOADS SHOULD BE CHECKED EXCEPT WHEN APPLIANCES EXCEED THE SPECIFIED SIZE LIMITS. COMMERCIAL LOADS MUST STATE CONNECTED LOAD, BUILDING SQUARE FOOTAGE AND SERVICE PANEL SIZES. WHEN CONNECTED LOAD IS UNKNOWN, BUILDING SQUARE FOOTAGE AND/OR MAIN OR PULL SECTION SIZE PER BUILDING OR UNIT MUST BE INDICATED.

IF THERE ARE ANY ADDITIONS TO OR OMISSIONS FROM THE LISTED LOADS THAT CAUSE THE UTILITY'S PLANS OR SYSTEM (THAT WAS DESIGNED AND/OR INSTALLED PER AGREEMENT BETWEEN APPLICANT AND CITY OF INDUSTRY) TO BE MODIFIED PRIOR TO ESTABLISHMENT OF PERMANENT SERVICE, APPLICANT AGREES TO BEAR ANY AND ALL COSTS REQUIRED BY THE ADDITIONS OR OMISSIONS. THESE COSTS CAN INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

1. ALL ENGINEERING REDESIGN COSTS.
2. ALL CONSTRUCTION COSTS ASSOCIATED WITH ANY REVISIONS TO INSTALLED DISTRIBUTION SYSTEMS AS DETERMINED BY UTILITY; AND
3. ALL CONSTRUCTION DELAY COSTS.

IF APPLICANT IS A CORPORATION, PARTNERSHIP, JOINT VENTURE OR A GROUP OF INDIVIDUALS, THE SUBSCRIBER HERETO REPRESENTS THAT HE HAS THE AUTHORITY TO BIND SAID CORPORATION, PARTNERS, JOINT VENTURE OR INDIVIDUALS AS THE CASE MAY BE.

THE CONTRACT DOCUMENTS SHALL BECOME EFFECTIVE ONLY UPON THE DATE SIGNED BY THE AUTHORIZED REPRESENTATIVE OF UTILITY.

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE CAUSED THIS AGREEMENT TO BE EXECUTED FOR AND ON BEHALF OF EACH, BY THEIR DULY AUTHORIZED AGENTS, PARTNER, OR CORPORATE OFFICERS.

APPLICANT

CITY OF INDUSTRY

BY _____

BY _____

Successor Agency to the Industry Urban-Development Agency

AUTHORIZED SIGNATURE - UTILITY

15651 E. Stafford Street ,City of Industry, CA 91744

DATE _____

CONTRACT EFFECTIVE DATE _____

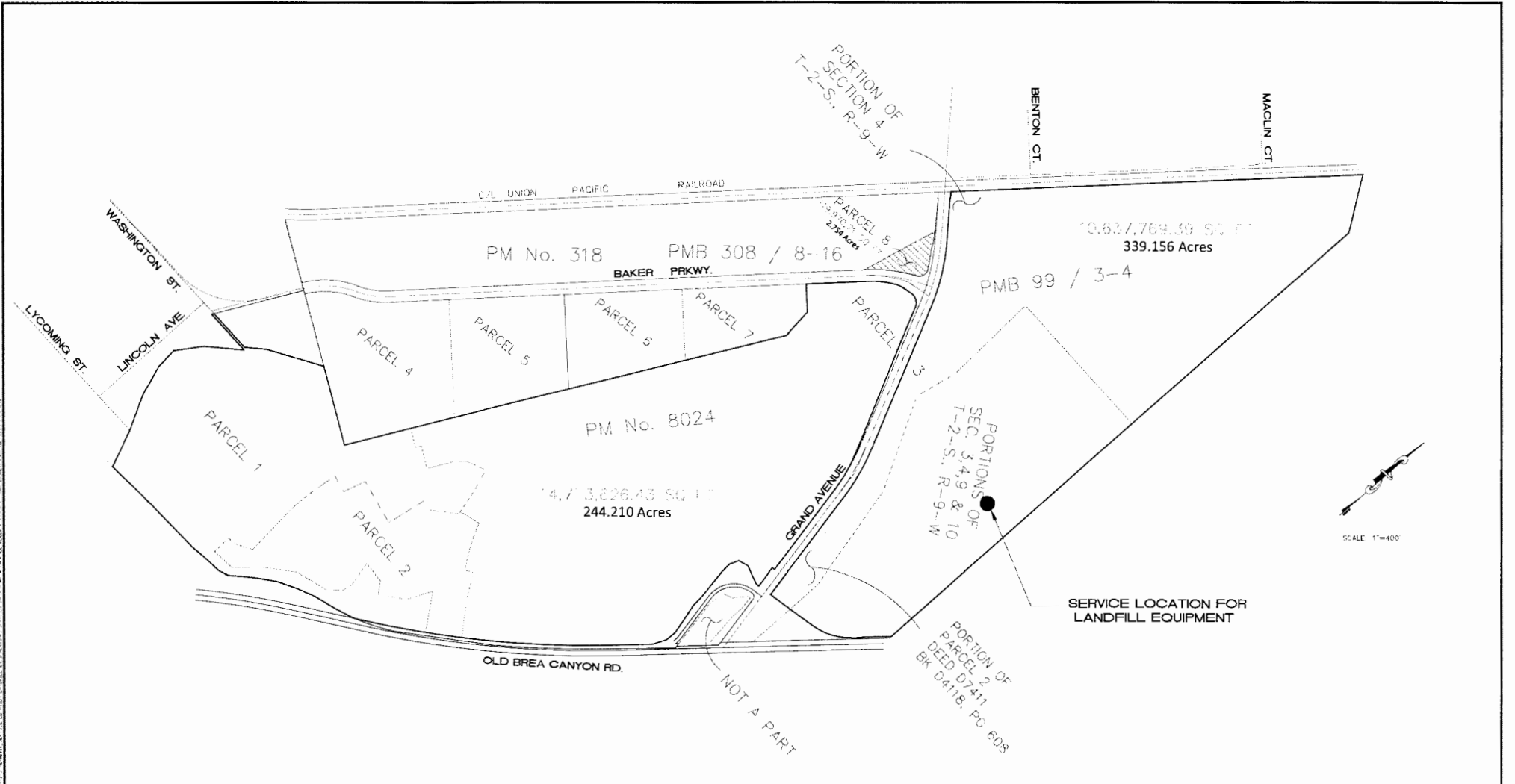
ENERGY LOAD INFORMATION AGREEMENT

COMMERCIAL - ELECTRIC

NOTES:

1. Indicate quantity; HP or kW, rating for connected equipment; Example: 1 at 300 HP kW
2. Indicate welding, X-ray or other type equipment to be installed in "Other" column.

BUILDING AND SERVICE INFORMATION (Indicate information for each building separately)				
Building #/building type		LANDELL TREATMENT FACILITY		
Building Area (sq. ft)		N/A		
Req'd Serving Voltage		277/480 V		
Service Point Number		1		
Main or Pull Section Size		200 AMP		
C O N N E C T E D L O A D I N F O R M A T I O N	Building Lights (kW)	0.5 kW		
	Receptacles (kW)	0.36 kW		
	Elevators	@ HP kW	@ HP kW	@ HP kW
	Computers (kW)			
	Process Equipment	kW	kW	kW
	HVAC	@ HP kW	@ HP kW	@ HP kW
	(If more space req'd provide separate sheet)	@ HP kW	@ HP kW	@ HP kW
	MOTORS	2 @ 15 HP kW	@ HP kW	@ HP kW
	(Indicate what type of load motor is serving)	TYPE VFD	TYPE	TYPE
		1 @ 7.5 HP kW	@ HP kW	@ HP kW
	TYPE COMPRESSOR	TYPE	TYPE	
	@ HP kW	@ HP kW	@ HP kW	
OTHER	TYPE	TYPE	TYPE	
(Indicates type of Load)	@ HP kW	@ HP kW	@ HP kW	
	TYPE	TYPE	TYPE	
	@ HP kW	@ HP kW	@ HP kW	
	TYPE	TYPE	TYPE	
OTHER (kW)	kW	kW	kW	
(Indicate type of load)	TYPE	TYPE	TYPE	



SCALE: 1"=400'

SUCCESSOR AGENCY TO THE INDUSTRY URBAN - DEVELOPMENT AGENCY		
INDUSTRY BUSSINESS CENTER		
SERVICE LOCATION MAP EXHIBIT LANDFILL EQUIPMENT		
Prepared by CNC ENGINEERING <small>INCORPORATED CIVIL ENGINEERS ARCHITECTS</small>	255 N. Hacienda Blvd., Ste. 222 City of Industry, Ca. 91744 Phone (909) 411-0298 Fax (909) 336-1076	SHEETS: 45 DATE: 24-NOV-2016
JOB NO.: MP 99-31 #16		SHT. 1 OF 1

APPLICATION FOR ELECTRIC FACILITIES

The undersigned Applicant hereby requests City of Industry to deliver electric energy to and for the equipment hereinafter described, at the location shown below, in accordance with the applicable rates and rules of City of Industry.

In consideration of City of Industry's acceptance of this application, and the installation of facilities to supply temporary electric service, Applicant hereby agrees to the following:

1. City of Industry has made available for inspection its applicable rates and rules. Applicant agrees to comply therewith, and with any changes or modifications thereof which may be authorized from time to time by the City of Industry.
2. Applicant's attention has been directed to the rate schedules applicable to the service herein described, and Applicant has elected to take and pay for service under schedule A.
3. Applicant hereby grants to City of Industry a right of way for any electric lines, which it may be necessary to build in, on, under or over Applicant's premises for the purpose of making delivery hereunder. Where Applicant requests facilities which are in addition to, or in substitution for, the standard facilities which City of Industry normally would install, the extra cost thereof shall be paid by Applicant.
4. In the event Applicant within the initial 36 months of this contract materially increases or decreases his electric service requirements from those installed hereunder and a change is made in City of Industry's facilities, settlement shall be made for the installation and removal cost of the facilities removed. A new agreement shall be entered into providing for the modified service required by Applicant.
5. This contract shall at all times be subject to such changes or modifications by the City of Industry in accordance with its rates and rules.
6. Where applicable - Contract Demand 5 (kW).
7. Where applicable - Excess Transformer Capacity 0 (kVa).
8. Complete - Energy Load Information agreement (Attachment A).

SOLE PROPRIETORSHIP GENERAL CORPORATION PARTNERSHIP CO-PARTNER OTHER	TYPE OF BUSINESS-PROCESSING, MFG, ETC		
CORPORATE OR INDIVIDUAL'S NAME			
Successor Agency to the Industry Urban-Development Agency			
DBA NAME	BUSINESS TELEPHONE NUMBER		
PARTNERS OR CORPORATION OFFICERS			
NAME Paul J. Philips	ADDRESS 15651 E. Stafford St., Industry	Executive TITLE Director	TELEPHONE NUMBER 626-333-2211
NAME	ADDRESS	TITLE	TELEPHONE NUMBER 626-333-2211
SERVICE ADDRESS STREET			

Corporate or Individual's Name Successor Agency to the Industry Urban-Development Agency
 D.B.A. _____
 By _____ Title Executive Director
 Office of Origin _____
 By _____
Manager

CITY OF INDUSTRY

DATE _____

ENERGY LOAD INFORMATION AGREEMENT

THIS AGREEMENT IS MADE AND ENTERED INTO BY AND BETWEEN CITY OF INDUSTRY AND Successor Agency to the Industry Urban-Development Agency (APPLICANT). UTILITY AGREES THAT UTILITY'S ENGINEERING DESIGN, SPECIFICATIONS AND SERVICE REQUIREMENTS TO APPLICANTS PROJECT KNOW AS The Industry Business Center WILL BE BASED ON LOADS AS SUPPLIED BY APPLICANT.

ALL RESIDENTIAL AND/OR COMMERCIAL LOADS WILL BE IDENTIFIED ON THE REVERSE SIDE OF THIS AGREEMENT IN AREAS I AND II. RESIDENTIAL DWELLING UNIT LOADS SHOULD BE CHECKED EXCEPT WHEN APPLIANCES EXCEED THE SPECIFIED SIZE LIMITS. COMMERCIAL LOADS MUST STATE CONNECTED LOAD, BUILDING SQUARE FOOTAGE AND SERVICE PANEL SIZES. WHEN CONNECTED LOAD IS UNKNOWN, BUILDING SQUARE FOOTAGE AND/OR MAIN OR PULL SECTION SIZE PER BUILDING OR UNIT MUST BE INDICATED.

IF THERE ARE ANY ADDITIONS TO OR OMISSIONS FROM THE LISTED LOADS THAT CAUSE THE UTILITY'S PLANS OR SYSTEM (THAT WAS DESIGNED AND/OR INSTALLED PER AGREEMENT BETWEEN APPLICANT AND CITY OF INDUSTRY) TO BE MODIFIED PRIOR TO ESTABLISHMENT OF PERMANENT SERVICE, APPLICANT AGREES TO BEAR ANY AND ALL COSTS REQUIRED BY THE ADDITIONS OR OMISSIONS. THESE COSTS CAN INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

1. ALL ENGINEERING REDESIGN COSTS.
2. ALL CONSTRUCTION COSTS ASSOCIATED WITH ANY REVISIONS TO INSTALLED DISTRIBUTION SYSTEMS AS DETERMINED BY UTILITY; AND
3. ALL CONSTRUCTION DELAY COSTS.

IF APPLICANT IS A CORPORATION, PARTNERSHIP, JOINT VENTURE OR A GROUP OF INDIVIDUALS, THE SUBSCRIBER HERETO REPRESENTS THAT HE HAS THE AUTHORITY TO BIND SAID CORPORATION, PARTNERS, JOINT VENTURE OR INDIVIDUALS AS THE CASE MAY BE.

THE CONTRACT DOCUMENTS SHALL BECOME EFFECTIVE ONLY UPON THE DATE SIGNED BY THE AUTHORIZED REPRESENTATIVE OF UTILITY.

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE CAUSED THIS AGREEMENT TO BE EXECUTED FOR AND ON BEHALF OF EACH, BY THEIR DULY AUTHORIZED AGENTS, PARTNER, OR CORPORATE OFFICERS.

APPLICANT

CITY OF INDUSTRY

BY _____
Successor Agency to the Industry Urban-Development Agency

15651 E. Stafford Street ,City Industry, Ca 91744

BY _____
AUTHORIZED SIGNATURE - UTILITY

DATE _____

CONTRACT EFFECTIVE DATE _____

ENERGY LOAD INFORMATION AGREEMENT

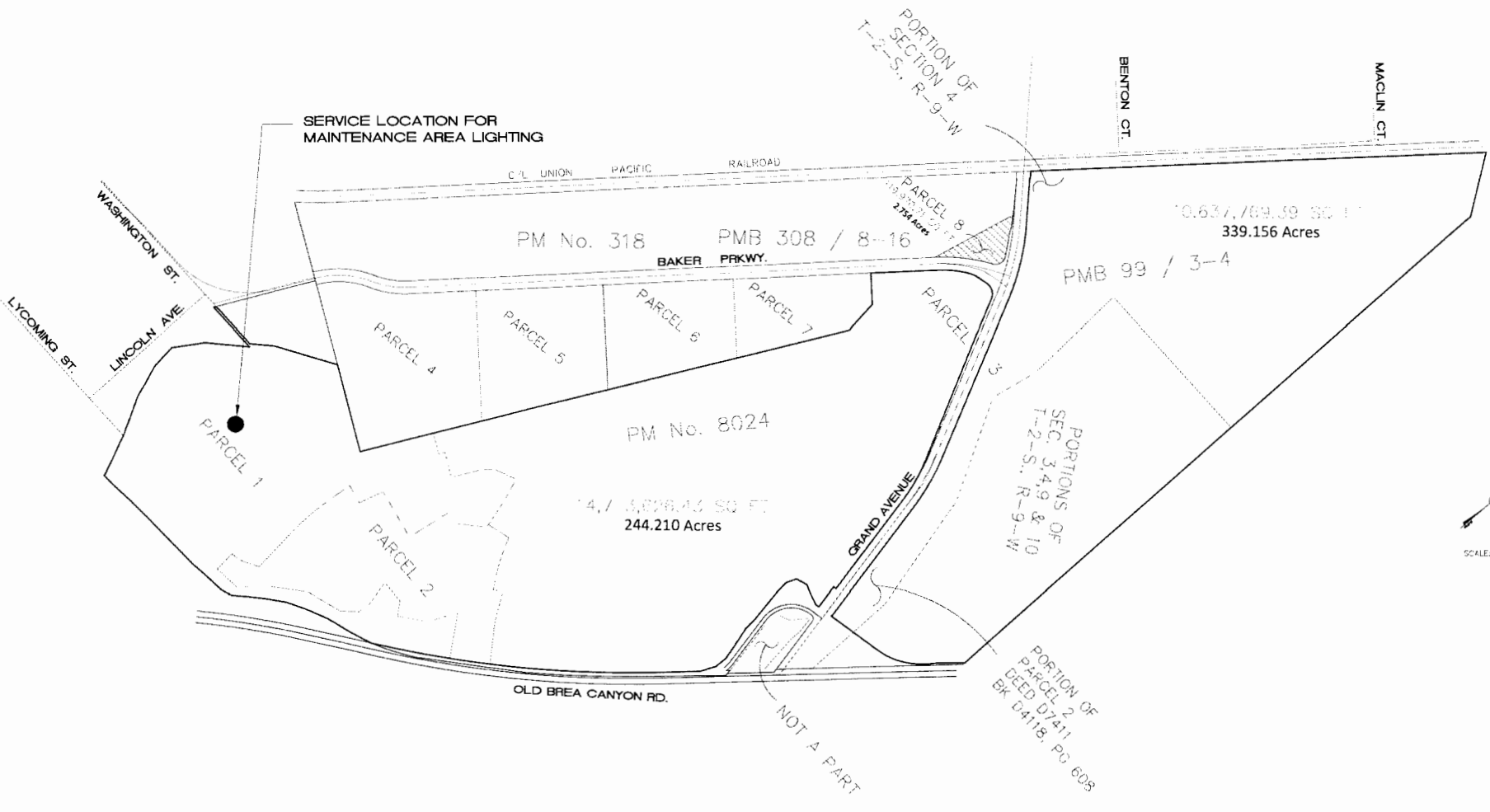
COMMERCIAL - ELECTRIC

NOTES:

1. Indicate quantity; HP or kW, rating for connected equipment; Example: 1 at 300 HP kW
2. Indicate welding, X-ray or other type equipment to be installed in "Other" column.

BUILDING AND SERVICE INFORMATION (Indicate information for each building separately)					
Building #/building type	Maintenance Shop Lighting			1	
Building Area (sq. ft)	N/A				
Req'd Serving Voltage	120/240V				
Service Point Number	1				
Main or Pull Section Size	200 A/M				
C O N N E C T E D L O A D I N F O R M A T I O N	Building Lights (kW)	5.5 kW			
	Receptacles (kW)				
	Elevators	@ HP kW	@ HP kW	@ HP kW	@ HP kW
	Computers (kW)				
	Process Equipment	kW	kW	kW	kW
	HVAC (If more space req'd provide separate sheet)	@ HP kW	@ HP kW	@ HP kW	@ HP kW
		@ HP kW	@ HP kW	@ HP kW	@ HP kW
		@ HP kW	@ HP kW	@ HP kW	@ HP kW
	MOTORS (Indicate what type of load motor is serving)	@ HP kW TYPE _____	@ HP kW TYPE _____	@ HP kW TYPE _____	@ HP kW TYPE _____
		@ HP kW TYPE _____	@ HP kW TYPE _____	@ HP kW TYPE _____	@ HP kW TYPE _____
		@ HP kW TYPE _____	@ HP kW TYPE _____	@ HP kW TYPE _____	@ HP kW TYPE _____
	OTHER (Indicates type of Load)	@ HP kW TYPE _____	@ HP kW TYPE _____	@ HP kW TYPE _____	@ HP kW TYPE _____
		@ HP kW TYPE _____	@ HP kW TYPE _____	@ HP kW TYPE _____	@ HP kW TYPE _____
		@ HP kW TYPE _____	@ HP kW TYPE _____	@ HP kW TYPE _____	@ HP kW TYPE _____
@ HP kW TYPE _____		@ HP kW TYPE _____	@ HP kW TYPE _____	@ HP kW TYPE _____	
OTHER (kW) (Indicate type of load)	kW	kW	kW		
	TYPE _____	TYPE _____	TYPE _____	TYPE _____	

SERVICE LOCATION FOR
MAINTENANCE AREA LIGHTING



SUCCESSOR AGENCY TO THE
INDUSTRY URBAN - DEVELOPMENT AGENCY

INDUSTRY BUSINESS CENTER
SERVICE LOCATION MAP EXHIBIT
MAINTENANCE AREA LIGHTING

Prepared by
CNC
ENGINEERING
250 N. Hacienda Blvd., Ste. 222
City of Industry, Ca. 91744
Phone (626) 335-0338
Fax (626) 335-0262

CHECKED: AN
DATE: JANUARY 2016
JOB NO.: MP 99-31 #16
SHT. 1 OF 1

APPLICATION FOR ELECTRIC FACILITIES

The undersigned Applicant hereby requests City of Industry to deliver electric energy to and for the equipment hereinafter described, at the location shown below, in accordance with the applicable rates and rules of City of Industry.

In consideration of City of Industry's acceptance of this application, and the installation of facilities to supply temporary electric service, Applicant hereby agrees to the following:

1. City of Industry has made available for inspection its applicable rates and rules. Applicant agrees to comply therewith, and with any changes or modifications thereof which may be authorized from time to time by the City of Industry.
2. Applicant's attention has been directed to the rate schedules applicable to the service herein described, and Applicant has elected to take and pay for service under schedule A.
3. Applicant hereby grants to City of Industry a right of way for any electric lines, which it may be necessary to build in, on, under or over Applicant's premises for the purpose of making delivery hereunder. Where Applicant requests facilities which are in addition to, or in substitution for, the standard facilities which City of Industry normally would install, the extra cost thereof shall be paid by Applicant.
4. In the event Applicant within the initial 36 months of this contract materially increases or decreases his electric service requirements from those installed hereunder and a change is made in City of Industry's facilities, settlement shall be made for the installation and removal cost of the facilities removed. A new agreement shall be entered into providing for the modified service required by Applicant.
5. This contract shall at all times be subject to such changes or modifications by the City of Industry in accordance with its rates and rules.
6. Where applicable - Contract Demand 12 (kW).
7. Where applicable - Excess Transformer Capacity 0 (kVa).
8. Complete - Energy Load Information agreement (Attachment A).

SOLE PROPRIETORSHIP GENERAL CORPORATION PARTNERSHIP CO-PARTNER OTHER	TYPE OF BUSINESS-PROCESSING, MFG, ETC
CORPORATE OR INDIVIDUAL'S NAME	
Successor Agency to the Industry Urban-Development Agency	
DBA NAME	BUSINESS TELEPHONE NUMBER
	626-333-2211
PARTNERS OR CORPORATION OFFICERS	
NAME Paul J. Philips	ADDRESS 15651 E. Stafford St. Executive Director TELEPHONE NUMBER 626-333-2211
NAME	ADDRESS TITLE TELEPHONE NUMBER
SERVICE ADDRESS STREET	

Corporate or Individual's Name Successor Agency to the Industry Urban-Development Agency
 D.B.A. _____
 By _____ Title Executive Director
 Office of Origin _____
 By _____
 Manager

CITY OF INDUSTRY

DATE _____

ENERGY LOAD INFORMATION AGREEMENT

THIS AGREEMENT IS MADE AND ENTERED INTO BY AND BETWEEN CITY OF INDUSTRY AND Successor Agency to the Industry Urban-Development Agency (APPLICANT). UTILITY AGREES THAT UTILITY'S ENGINEERING DESIGN, SPECIFICATIONS AND SERVICE REQUIREMENTS TO APPLICANTS PROJECT KNOW AS The Industry Business Center WILL BE BASED ON LOADS AS SUPPLIED BY APPLICANT.

ALL RESIDENTIAL AND/OR COMMERCIAL LOADS WILL BE IDENTIFIED ON THE REVERSE SIDE OF THIS AGREEMENT IN AREAS I AND II. RESIDENTIAL DWELLING UNIT LOADS SHOULD BE CHECKED EXCEPT WHEN APPLIANCES EXCEED THE SPECIFIED SIZE LIMITS. COMMERCIAL LOADS MUST STATE CONNECTED LOAD, BUILDING SQUARE FOOTAGE AND SERVICE PANEL SIZES. WHEN CONNECTED LOAD IS UNKNOWN, BUILDING SQUARE FOOTAGE AND/OR MAIN OR PULL SECTION SIZE PER BUILDING OR UNIT MUST BE INDICATED.

IF THERE ARE ANY ADDITIONS TO OR OMISSIONS FROM THE LISTED LOADS THAT CAUSE THE UTILITY'S PLANS OR SYSTEM (THAT WAS DESIGNED AND/OR INSTALLED PER AGREEMENT BETWEEN APPLICANT AND CITY OF INDUSTRY) TO BE MODIFIED PRIOR TO ESTABLISHMENT OF PERMANENT SERVICE, APPLICANT AGREES TO BEAR ANY AND ALL COSTS REQUIRED BY THE ADDITIONS OR OMISSIONS. THESE COSTS CAN INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

1. ALL ENGINEERING REDESIGN COSTS.
2. ALL CONSTRUCTION COSTS ASSOCIATED WITH ANY REVISIONS TO INSTALLED DISTRIBUTION SYSTEMS AS DETERMINED BY UTILITY; AND
3. ALL CONSTRUCTION DELAY COSTS.

IF APPLICANT IS A CORPORATION, PARTNERSHIP, JOINT VENTURE OR A GROUP OF INDIVIDUALS, THE SUBSCRIBER HERETO REPRESENTS THAT HE HAS THE AUTHORITY TO BIND SAID CORPORATION, PARTNERS, JOINT VENTURE OR INDIVIDUALS AS THE CASE MAY BE.

THE CONTRACT DOCUMENTS SHALL BECOME EFFECTIVE ONLY UPON THE DATE SIGNED BY THE AUTHORIZED REPRESENTATIVE OF UTILITY.

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE CAUSED THIS AGREEMENT TO BE EXECUTED FOR AND ON BEHALF OF EACH, BY THEIR DULY AUTHORIZED AGENTS, PARTNER, OR CORPORATE OFFICERS.

APPLICANT

CITY OF INDUSTRY

BY _____
Successor Agency to the Industry Urban-Development Agency
15651 E. Stafford St., City of Industry CA 91744

BY _____
AUTHORIZED SIGNATURE - UTILITY

DATE _____

CONTRACT EFFECTIVE DATE _____

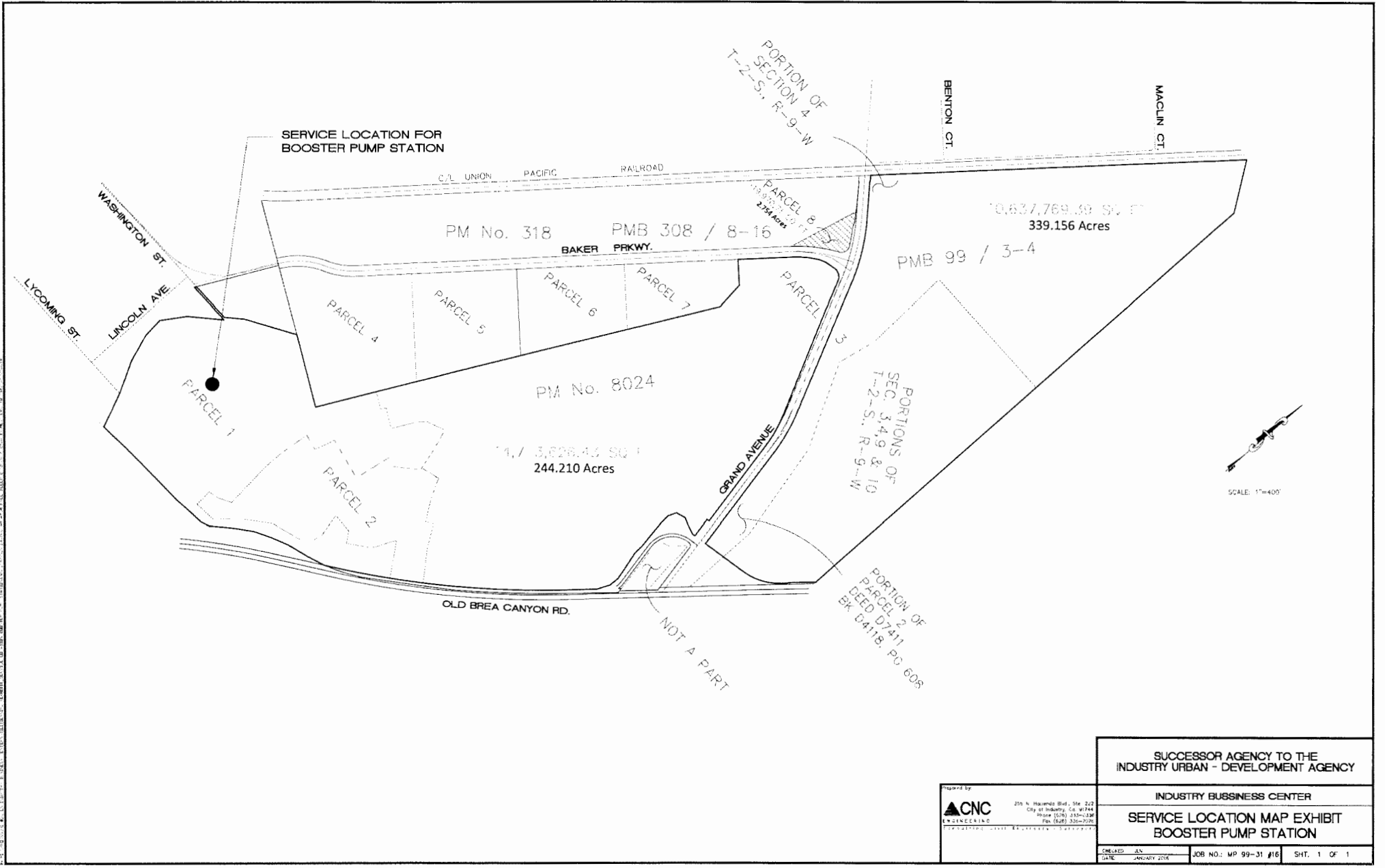
ENERGY LOAD INFORMATION AGREEMENT

COMMERCIAL - ELECTRIC

NOTES:

1. Indicate quantity; HP or kW, rating for connected equipment; Example: 1 at 300 HP kW
2. Indicate welding, X-ray or other type equipment to be installed in "Other" column.

BUILDING AND SERVICE INFORMATION (Indicate information for each building separately)					
Building #/building type	<i>Area Irrigation</i>				
Building Area (sq. ft)	<i>NA</i>				
Req'd Serving Voltage	<i>277/480 V.</i>				
Service Point Number	<i>1</i>				
Main or Pull Section Size	<i>200 Amp.</i>				
C O N N E C T E D L O A D I N F O R M A T I O N	Building Lights (kW)				
	Receptacles (kW)				
	Elevators	@ HP kW	@ HP kW	@ HP kW	@ HP kW
	Computers (kW)				
	Process Equipment	kW	kW	kW	kW
	HVAC	@ HP kW	@ HP kW	@ HP kW	@ HP kW
	(If more space req'd provide separate sheet)	@ HP kW	@ HP kW	@ HP kW	@ HP kW
	MOTORS (Indicate what type of load motor is serving)	<i>1 @ 15 HP kW</i> TYPE <i>Pump</i>	@ HP kW TYPE _____	@ HP kW TYPE _____	@ HP kW TYPE _____
	OTHER (Indicates type of Load)	@ HP kW TYPE _____	@ HP kW TYPE _____	@ HP kW TYPE _____	@ HP kW TYPE _____
		@ HP kW TYPE _____	@ HP kW TYPE _____	@ HP kW TYPE _____	@ HP kW TYPE _____
@ HP kW TYPE _____		@ HP kW TYPE _____	@ HP kW TYPE _____	@ HP kW TYPE _____	
OTHER (kW) (Indicate type of load)	kW TYPE _____	kW TYPE _____	kW TYPE _____	kW TYPE _____	



SUCCESSOR AGENCY TO THE INDUSTRY URBAN - DEVELOPMENT AGENCY		
INDUSTRY BUSINESS CENTER		
SERVICE LOCATION MAP EXHIBIT BOOSTER PUMP STATION		
CHECKED BY DATE	JAN JANUARY 2016	JOB NO.: MP 99-31 #16 SHT. 1 OF 1

Prepared by
CNC
 ENGINEERING
 206 N. Harvard Blvd., Ste. 212
 City of Industry, Ca. 91744
 Phone (714) 438-1390
 Fax (714) 330-9726

APPLICATION FOR ELECTRIC FACILITIES

The undersigned Applicant hereby requests City of Industry to deliver electric energy to and for the equipment hereinafter described, at the location shown below, in accordance with the applicable rates and rules of City of Industry.

In consideration of City of Industry's acceptance of this application, and the installation of facilities to supply temporary electric service, Applicant hereby agrees to the following:

1. City of Industry has made available for inspection its applicable rates and rules. Applicant agrees to comply therewith, and with any changes or modifications thereof which may be authorized from time to time by the City of Industry.
2. Applicant's attention has been directed to the rate schedules applicable to the service herein described, and Applicant has elected to take and pay for service under schedule A.
3. Applicant hereby grants to City of Industry a right of way for any electric lines, which it may be necessary to build in, on, under or over Applicant's premises for the purpose of making delivery hereunder. Where Applicant requests facilities which are in addition to, or in substitution for, the standard facilities which City of Industry normally would install, the extra cost thereof shall be paid by Applicant.
4. In the event Applicant within the initial 36 months of this contract materially increases or decreases his electric service requirements from those installed hereunder and a change is made in City of Industry's facilities, settlement shall be made for the installation and removal cost of the facilities removed. A new agreement shall be entered into providing for the modified service required by Applicant.
5. This contract shall at all times be subject to such changes or modifications by the City of Industry in accordance with its rates and rules.
6. Where applicable - Contract Demand 1 (kW).
7. Where applicable - Excess Transformer Capacity 0 (kVa).
8. Complete - Energy Load Information agreement (Attachment A).

SOLE PROPRIETORSHIP GENERAL PARTNERSHIP CO-PARTNER OTHER	TYPE OF BUSINESS- PROCESSING, MFG, ETC
CORPORATE OR INDIVIDUAL'S NAME	
Successor Agency to the Industry Urban-Development Agency	
DBA NAME	BUSINESS TELEPHONE NUMBER 626-333-2211
PARTNERS OR CORPORATION OFFICERS	
NAME Paul J. Philips	ADDRESS 15651 E. Stafford St., Industry
TITLE Executive Director	TELEPHONE NUMBER 626-333-2211
NAME	ADDRESS
TITLE	TELEPHONE NUMBER
SERVICE ADDRESS STREET	

Corporate or Individual's Name Successor Agency to the Industry Urban-Development Agency

D.B.A. _____

By _____ Title Executive Director

Office of Origin _____

By _____

Manager

CITY OF INDUSTRY

DATE _____

ENERGY LOAD INFORMATION AGREEMENT

THIS AGREEMENT IS MADE AND ENTERED INTO BY AND BETWEEN CITY OF INDUSTRY AND Successor Agency to the Industry Urban-Development Agency (APPLICANT). UTILITY AGREES THAT UTILITY'S ENGINEERING DESIGN, SPECIFICATIONS AND SERVICE REQUIREMENTS TO APPLICANT'S PROJECT KNOW AS The Industry Business Center WILL BE BASED ON LOADS AS SUPPLIED BY APPLICANT.

ALL RESIDENTIAL AND/OR COMMERCIAL LOADS WILL BE IDENTIFIED ON THE REVERSE SIDE OF THIS AGREEMENT IN AREAS I AND II. RESIDENTIAL DWELLING UNIT LOADS SHOULD BE CHECKED EXCEPT WHEN APPLIANCES EXCEED THE SPECIFIED SIZE LIMITS. COMMERCIAL LOADS MUST STATE CONNECTED LOAD, BUILDING SQUARE FOOTAGE AND SERVICE PANEL SIZES. WHEN CONNECTED LOAD IS UNKNOWN, BUILDING SQUARE FOOTAGE AND/OR MAIN OR PULL SECTION SIZE PER BUILDING OR UNIT MUST BE INDICATED.

IF THERE ARE ANY ADDITIONS TO OR OMISSIONS FROM THE LISTED LOADS THAT CAUSE THE UTILITY'S PLANS OR SYSTEM (THAT WAS DESIGNED AND/OR INSTALLED PER AGREEMENT BETWEEN APPLICANT AND CITY OF INDUSTRY) TO BE MODIFIED PRIOR TO ESTABLISHMENT OF PERMANENT SERVICE, APPLICANT AGREES TO BEAR ANY AND ALL COSTS REQUIRED BY THE ADDITIONS OR OMISSIONS. THESE COSTS CAN INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

1. ALL ENGINEERING REDESIGN COSTS.
2. ALL CONSTRUCTION COSTS ASSOCIATED WITH ANY REVISIONS TO INSTALLED DISTRIBUTION SYSTEMS AS DETERMINED BY UTILITY; AND
3. ALL CONSTRUCTION DELAY COSTS.

IF APPLICANT IS A CORPORATION, PARTNERSHIP, JOINT VENTURE OR A GROUP OF INDIVIDUALS, THE SUBSCRIBER HERETO REPRESENTS THAT HE HAS THE AUTHORITY TO BIND SAID CORPORATION, PARTNERS, JOINT VENTURE OR INDIVIDUALS AS THE CASE MAY BE.

THE CONTRACT DOCUMENTS SHALL BECOME EFFECTIVE ONLY UPON THE DATE SIGNED BY THE AUTHORIZED REPRESENTATIVE OF UTILITY.

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE CAUSED THIS AGREEMENT TO BE EXECUTED FOR AND ON BEHALF OF EACH, BY THEIR DULY AUTHORIZED AGENTS, PARTNER, OR CORPORATE OFFICERS.

APPLICANT

CITY OF INDUSTRY

BY _____

BY _____

Successor Agency to the Industry Urban-Development Agency
15651 E. Stafford Street City of Industry, CA 91744

AUTHORIZED SIGNATURE - UTILITY

DATE _____

CONTRACT EFFECTIVE DATE _____

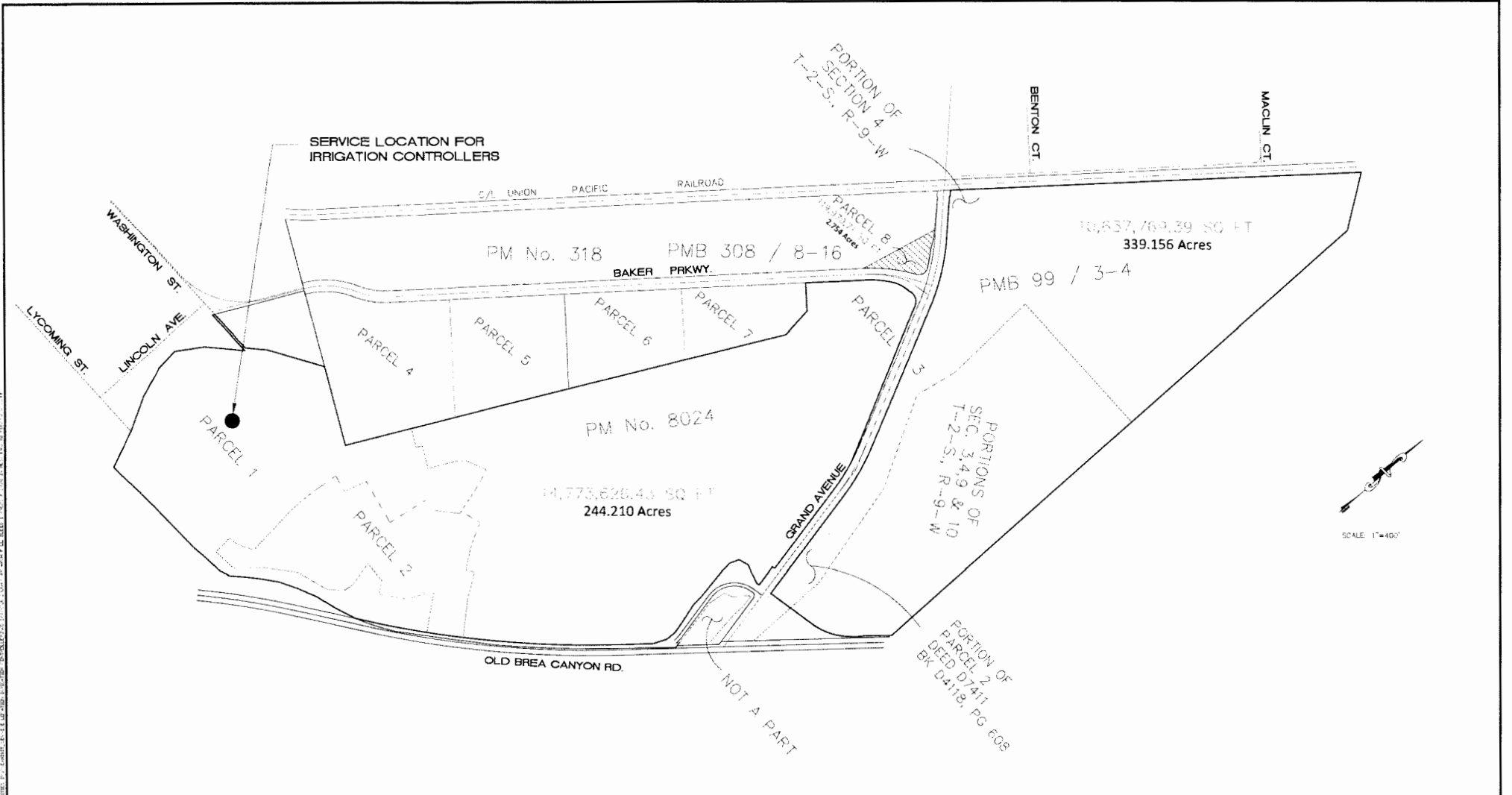
ENERGY LOAD INFORMATION AGREEMENT

COMMERCIAL - ELECTRIC

NOTES:

1. Indicate quantity; HP or kW, rating for connected equipment; Example: 1 at 300 HP kW
2. Indicate welding, X-ray or other type equipment to be installed in "Other" column.

BUILDING AND SERVICE INFORMATION (Indicate information for each building separately)					
Building #/building type	<i>Irrigation Controllers</i>				
Building Area (sq. ft)	<i>NA</i>				
Req'd Serving Voltage	<i>120/240 V</i>				
Service Point Number	<i>1</i>				
Main or Pull Section Size	<i>200 AMP</i>				
C O N N E C T E D L O A D I N F O R M A T I O N	Building Lights (kW)				
	Receptacles (kW)				
	Elevators	@ HP kW	@ HP kW	@ HP kW	@ HP kW
	Computers (kW)				
	Process Equipment	kW	kW	kW	kW
	HVAC (If more space req'd provide separate sheet)	@ HP kW @ HP kW @ HP kW	@ HP kW @ HP kW @ HP kW	@ HP kW @ HP kW @ HP kW	@ HP kW @ HP kW @ HP kW
	MOTORS (Indicate what type of load motor is serving)	@ HP kW TYPE _____ @ HP kW TYPE _____	@ HP kW TYPE _____ @ HP kW TYPE _____	@ HP kW TYPE _____ @ HP kW TYPE _____	@ HP kW TYPE _____ @ HP kW TYPE _____
	OTHER (Indicates type of Load)	@ HP kW TYPE _____ @ HP kW TYPE _____ @ HP kW TYPE _____	@ HP kW TYPE _____ @ HP kW TYPE _____ @ HP kW TYPE _____	@ HP kW TYPE _____ @ HP kW TYPE _____ @ HP kW TYPE _____	@ HP kW TYPE _____ @ HP kW TYPE _____ @ HP kW TYPE _____
	OTHER (kW) (Indicate type of load)	<i>1</i> kW TYPE <i>Controllers</i>	kW TYPE _____	kW TYPE _____	kW TYPE _____



14,773,626.45 SQ FT
 244.210 Acres
 10,837,769.39 SQ FT
 339.156 Acres
 14,773,626.45 SQ FT
 244.210 Acres
 10,837,769.39 SQ FT
 339.156 Acres

SUCCESSOR AGENCY TO THE INDUSTRY URBAN - DEVELOPMENT AGENCY		
INDUSTRY BUSSINESS CENTER		
SERVICE LOCATION MAP EXHIBIT IRRIGATION CONTROLLERS		
CHECKED BY DATE	JOB NO.: MP 99-31 #16	SHT. 1 OF 1

Prepared by CNC ENGINEERING <small>CERTIFIED PROFESSIONAL ENGINEERS</small>	270 N. Main Street, Ste. 277 City of Industry, Ca. 91744 Phone: (909) 335-6236 Fax: (909) 296-1975
---	---

SUCCESSOR AGENCY

ITEM NO. 5.10



SUCCESSOR AGENCY TO THE
INDUSTRY URBAN - DEVELOPMENT AGENCY

MEMORANDUM

To: Honorable Chairman and Members of the Successor Agency to the Industry Urban-Development Agency Board

From: Paul J. Philips, Executive Director

Staff: Clement N. Calvillo, CNC Engineering *CNC*
Joshua Nelson, CNC Engineering *JN*
Eduardo Pereira, CNC Engineering *EP*

Date: January 8, 2016

SUBJECT: Lemon Avenue at State Route 60 Interchange, Amendment No. 17 to Consultant Contract No. 5-Jacobs 05-01 MP 03-10 (ROPS Line Item No. 117)

Jacobs Engineering Group, Inc. has been retained to provide consulting services to prepare planning, environmental, right-of-way and final design documents including construction support for the Lemon Avenue interchange at State Route 60. The project is being undertaken in cooperation with the City of Diamond Bar. They are currently listed in the Recognized Obligation Payment Schedule under line Item No. 117. Attached for your consideration is Amendment No. 17.

Jacobs has submitted a budget increase (attached) for additional services, which include:

1. Utility coordination due to the utility redesigns necessitated by Caltrans policy changes for the encasement of an existing water line in Lemon Avenue, permanent closure of a manhole near the proposed west-bound on-ramp and two new manholes, and additional review of the Southern California Edison relocation plans service point conduit design plans.
2. Irrigation coordination and re-design of the irrigation valve system necessitated by Caltrans policy changes. The encasement of the water line will cut off the existing irrigation system during construction and must be resolved.
3. Updates to the project Standard Special Provisions and Standard Plans due to the update releases on October 30, 2015 by Caltrans.
4. Incorporate Caltrans CADD files review comments and insure all CADD files are done to Caltrans standards.
5. Coordination and plan updating required to resolve Caltrans conflicted comments between functional units for the Final PS&E.

With the above updates to the project design documents, it is expected that the project shall obtain the final approval of the Caltrans Office Engineer and passed on to Caltrans

Headquarters for the ready-to-list and advertisement phases very soon. Construction is now expected to begin in July of 2016.

Jacobs has submitted a request for a total budget increase of \$314,350.00 to perform this additional work. CNC has reviewed the proposal and found it to be in order.

It is recommended that the Successor Agency Board approve Amendment No. 17. Please forward the signed documents to Christina Brown for further processing.

PJP/CC/JN/EP:af

**AMENDMENT NO. 17
TO AGREEMENT FOR CONSULTING SERVICES WITH JACOBS ENGINEERING
GROUP, INC.**

This Amendment No. 17 to the Agreement for Consulting Services (“Agreement”), is made and entered into this 14th day of January, 2016, by and between the Successor Agency to the Industry Urban Development Agency, a California municipal corporation (“Agency”) and Jacobs Engineering Group, Inc. (“Consultant”). The City and Consultant are hereinafter collectively referred to as the “Parties.”

RECITALS

WHEREAS, on or about August 2005, the Agreement was entered into and executed between the Agency and Consultant to provide civil engineering design and environmental planning services for Lemon Avenue and SR 60 interchange (MP 03-10); and

WHEREAS, the agreement was originally entered into between the Industry Urban-Development Agency (IUDA) and Jacobs Civil, Inc.; and

WHEREAS, the IUDA has been replaced by the Successor Agency to the IUDA, and Jacobs Civil, Inc. transferred the agreement to Jacobs Engineering Group Inc. through a Novation Agreement signed May 7, 2008; and

WHEREAS, Section 5 (“Compensation”) of the Agreement stipulated a total compensation not to exceed \$1,752,341.00, and through subsequent budget adjustments through March 2015 (previously referred to as change order requests numbered 1 through 16), the current not to exceed amount is \$4,271,320.09; and

WHEREAS, given the additional services required, it is necessary to amend Exhibit A “Scope of Work”, and to provide a budget increase in the amount of \$314,350.00. The additional services include:

1. Utility coordination due to the utility redesigns necessitated by Caltrans policy changes for the encasement of an existing water line in Lemon Avenue, permanent closure of a manhole near the proposed west-bound on-ramp and two new manholes, and additional review of the Southern California Edison relocation plans service point conduit design plans.
2. Irrigation coordination and re-design of the irrigation valve system necessitated by Caltrans policy changes. The encasement of the water line will cut off the existing irrigation system during construction and must be resolved.
3. Updates to the project Standard Special Provisions and Standard Plans due to the update releases on October 30, 2015 by Caltrans.
4. Incorporate Caltrans CADD files review comments and insure all CADD files are done to Caltrans standards.
5. Coordination and plan updating required to resolve Caltrans conflicted comments between functional units for the Final PS&E.

WHEREAS, the Change Order No. 15 rate schedule expired on December 31, 2015; and

WHEREAS, for the reasons set forth herein, the Agency and Consultant desire to enter into this Amendment No. 17, as set forth below.

AMENDMENT

NOW, THEREFORE, in consideration of the mutual covenants, promises and agreements set forth herein, it is agreed the aforesaid Agreement, a copy of which is attached hereto as Exhibit A, and incorporated herein by reference, shall remain in full force and effect except as otherwise hereinafter provided:

5. Compensation.

Agency will compensate Consultant for the services provided pursuant to this Agreement, to the reasonable satisfaction of the Agency, consistent with good industry practices, in an amount not to exceed \$4,585,670.00, based on the hourly rates submitted by Consultant in December 2015 and attached to this amendment.

Exhibit C: Hourly Rates and Authorized Reimbursements.

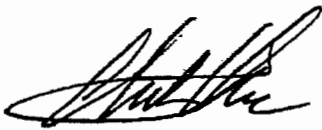
Replace the Jacobs Civil, Inc. rate schedule with the attached rate schedule labeled Attachment F – Hourly Rate Schedule effective January 1, 2016 through December 31, 2017.

IN WITNESS WHEREOF, the Parties have executed this Amendment No. 17 to the Agreement as of the Effective Date.

“AGENCY”
**Successor Agency to the Industry Urban-
Development Agency**

By: _____
Paul J. Philips, Executive Director

“CONSULTANT”
Jacobs Engineering Group, Inc.

By:  _____
Chao Chen, Project Manager

Attest:

By: _____

APPROVED AS TO FORM

By: _____
James M. Casso, City Attorney

EXHIBIT A

AGREEMENT FOR CONSULTING SERVICES

THIS AGREEMENT FOR CONSULTING SERVICES is entered into this 10th day of August 2005 (the "Effective Date") by and between the **INDUSTRY URBAN-DEVELOPMENT AGENCY**, (the "Agency") and Jacobs Civil, Inc., a Missouri Corporation ("Consultant").

RECITALS

A. Agency has determined that it requires the following professional services from a consultant to provide civil engineering design and environmental planning services for Lemon Avenue and SR 60 interchange (MP 03-10).

B. Consultant represents that it is fully qualified to perform such professional services by virtue of its experience and the training, education and expertise of its principals and employees. Consultant further represents that it is willing to accept responsibility for performing such services in accordance with the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth herein, Agency and Consultant agree, as follows:

1. Consultant's Services.

a. Scope of Services. Subject to the terms and conditions set forth in this Agreement, Consultant shall perform the services set forth in the Scope of Work attached hereto and incorporated herein as Exhibit "A" ("Scope of Work").

b. Project Manager. Consultant's Project Manager on this project will be Chao C. Chen, who will have the overall responsibility and will supervise the work performed by Consultant on this project.

c. Personnel. Consultant represents that it has, or will secure at its own expense, all personnel required to perform the services under this Agreement. All of the services required under this Agreement will be performed by Consultant or under its supervision, and all personnel engaged in the work shall be qualified to perform such services. Consultant reserves the right to determine the assignment of its own employees to the performance of Consultant's services under this Agreement, but Agency reserves the right, for good cause, to require Consultant to exclude any employee from performing services on Agency's premises.

d. Licenses. Consultant will obtain all necessary licenses, permits and other approvals to perform the work specified in this Agreement and will pay all fees or taxes required for the issuance of the same.

e. Changes to Scope and Cost of Work. Consultant may, from time to time, request changes in the scope of services and costs in this Agreement to be performed hereunder. Before any work is performed beyond the scope of services in this Agreement, such changes must be mutually agreed upon between Consultant and Agency and incorporated in written amendments to this Agreement.

f. Time for Performance. Consultant shall commence the services on the Effective Date and perform all services in conformance with the project timeline established by the Executive Director, set forth as Exhibit "B."

2. City Representative.

The Executive Director or his designee shall represent the Agency in the implementation of this Agreement.

3. Term of Agreement.

This Agreement shall commence on the Effective Date and shall remain in full force and effect until December 31, 2007, unless sooner terminated as provided in Section 4 herein.

4. Termination.

The Agency may terminate this Agreement for any reason on ten (10) calendar days' written notice to Consultant. Consultant shall have the right to terminate this Agreement for any reason on sixty (60) calendar days written notice to Agency. The effective date of termination shall be upon the date specified in the notice of termination, or, in the event no date is specified, upon the thirtieth (30th) day following delivery of the notice. Consultant agrees to cease all work under this Agreement on or before the effective date of such notice. In the event of termination by Agency, due to no fault or failure of performance by Consultant, or termination by consultant due to breach by Agency, Consultant shall be paid for all work satisfactorily performed at the time of termination. In no event shall Consultant be entitled to receive more than the amount that would be paid to Consultant for the full performance of the services required by this Agreement. Consultant shall have no other claim against Agency by reason of such termination.

5. Compensation.

a. Compensation [check applicable provision]

Agency will compensate Consultant for the services provided pursuant to this Agreement, to the reasonable satisfaction of Agency, consistent with good industry practices, in an amount not to exceed \$1,752,341.00, based on the hourly rates set forth in Exhibit C attached hereto and incorporated herein by this reference. Such amount will only be exceeded by an express, supplemental, written authorization by the Agency; otherwise

Consultant shall have no obligation to perform any work or services that would cause it to exceed the not-to-exceed amount.

Agency will compensate Consultant for the services provided pursuant to this Agreement, to the reasonable satisfaction of Agency, in an amount not to exceed _____ . Such amount will only be exceeded by an express, supplemental, written authorization by the Agency.

b. Expenses [check applicable provision]

The amount set forth in paragraph a shall include Consultant's fees for the services as well as the actual cost of any equipment, materials, and supplies incurred by Consultant in performing the work contemplated by this Agreement (including, but not limited to, all labor, materials, delivery, tax, assembly, and installation, as applicable).

Consultant shall be entitled to reimbursement only for those expenses expressly set forth in Exhibit C. Any expenses incurred by Consultant which are not expressly authorized by this Agreement will not be reimbursed by City. In no event shall expenses exceed the sum of _____ .

c. Additional Services. Agency shall make payments for any services requested by Agency not included in the Scope of Services to Consultant on a time and materials basis using Consultant's standard fee schedule.

6. Method of Payment

Consultant shall submit to Agency an invoice, on a monthly basis or less frequently, for the services performed pursuant to this Agreement. Each invoice shall describe in detail the services rendered during the period and shall show the days worked, number of hours worked and reimbursable expenses, if any, for each day in the period. Each invoice submitted shall include the appropriate documentation for any reimbursable expenses claim by Consultant. Within ten business days of receipt each invoice, Agency shall notify Consultant in writing of any disputed amounts included on the invoice. Within thirty calendar days of receipt of each invoice, Agency shall pay all undisputed amounts included on the invoice. Agency shall not withhold applicable taxes or other authorized deductions from payments made to Consultant. At any time during regular working hours, all records, invoices, time cards, cost control sheets and other records maintained by Consultant shall be available for review and audit by Agency.

7. Ownership of Work Product.

All reports, documents or other written material developed by Consultant in the performance of this Agreement shall be and remain the property of the Agency without restriction or limitation upon its use or dissemination by Agency. Such material shall not be the subject of a copyright application by Consultant. Any re-use by Agency of any such materials on any project other than the project for which they were prepared shall be at the sole risk of the

Agency unless Agency compensates Consultant for review and modification of the materials for such use.

8. Records Retention and Access to Records.

a. Consultant shall maintain full and accurate records with respect to all matters covered under this Agreement for a period of 3 years. Agency shall have access, without charge, during normal business hours to such records, and the right to examine and audit the same and to make transcripts therefrom, and to inspect all program data, documents, proceedings and activities. If applicable under this Agreement, all files, documents, samples, test results, chain of custody logs, and other records and other relevant data developed by Consultant in the course of performing this Agreement shall be maintained for a period of two (2) years after completion of all work and after final payments have been made and shall be made available to Agency upon request. Agency's audit rights shall not extend to the composition of Consultant's fixed rates or percentage multipliers.

9. Confidential Status; Disclosure of Information.

All data, reports, documents, materials or other information developed or received by Consultant or provided for performance of this Agreement are deemed confidential and shall not be disclosed by Consultant without prior written consent by Agency. Agency shall grant such consent if disclosure is legally required. All Agency data shall be returned to Agency upon the termination of this Agreement. Consultant's covenant under this section shall survive the termination of this Agreement for a period of five (5) years. Except as otherwise provided in this Section, Consultant's obligations of confidentiality shall not extend to information that:

- a. was in, or subsequently enters the public domain, through no fault of Consultant;
- b. was independently developed by Consultant outside of this Agreement;
- c. was in the possession of Consultant prior to disclosure by Agency; or
- d. is disclosed to Consultant by a third party under no obligation of confidentiality to Agency.

Notwithstanding the foregoing, Consultant must first obtain the consent of the Agency prior to disclosing any information under subsection (a) or (d).

10. Qualifications; Standard of Performance.

a. Consultant's Qualifications. Consultant has represented to the Agency that the Consultant, its employees and its subcontractors are knowledgeable, skilled and experienced and fully qualified to provide the services described in this Agreement and to perform such assessment, investigation, and analysis contemplated by the Agreement in accordance with good

industry practices of Consultant's profession performing similar services under similar circumstances at the time the services are performed.

b. Standard of Performance. Consultant, its employees and its subcontractors shall perform all work to the highest professional standards and in a manner reasonably satisfactory to Agency, and as described in the Scope of Work, consistent with good industry practices. All work performed by Consultant and its employees pursuant to this Agreement will be performed diligently and in a manner consistent with the standards of care, diligence and skill exercised by recognized consulting firms for similar services, and in accordance with all regulatory and good management standards, and in a good, safe and workmanlike manner. Consultant will be responsible to ensure that all work performed by its employees or any contractors is performed to the standards set forth in this Agreement and that such work complies with requirements of any governmental agency or entity and applicable law.

c. Agency's Contractors. It is understood that in the performance of design support during construction, Consultant's general direction and responsibilities shall in no way supersede Agency's construction contractors' responsibility for performing their work in accordance with applicable contractual terms and conditions, nor does it shift Agency's construction contractors' responsibility for means, methods, techniques, sequences, schedules, procedures or safety to Consultant.

11. Independent Contractor.

a. Consultant is an independent contractor and shall have no power to incur any debt, obligation or liability on behalf of Agency. Consultant 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 Agency.

b. Consultant shall pay all required taxes on amounts paid to Consultant under this Agreement.

c. Consultant shall fully comply with the workers' compensation laws regarding Consultant and Consultant's employees. Consultant further agrees to indemnify and hold the Agency harmless from any failure of Consultant to comply with applicable worker's compensation laws.

d. The Agency shall have the right to offset against the amount of any fees due to Consultant under this Agreement any amount due to the Agency from Consultant as a result of Consultant's failure to promptly pay to the Agency any reimbursement or indemnification arising under this Section.

12. Indemnification.

a. To the fullest extent permitted by law, Consultant hereby shall, at its sole cost and expense, defend, protect, indemnify, and hold harmless the Agency, its respective

officers, attorneys, agents, employees, designated volunteers, successors, and assigns (collectively, "Indemnitees") from and against any and all damages, costs, expenses, liabilities, claims, demands, causes of action, proceedings, judgments, penalties, liens, and losses of any nature whatsoever, including fees of accountants, attorneys, expert witnesses, consultants, or other professionals and all costs associated therewith (collectively, "Claims"), resulting from any negligent act, error, omission or failure to act of Consultant or any of its subcontractors and their respective officers, agents, servants, employees, subcontractors, material men, suppliers or their respective officers, agents, servants or employees in connection with, resulting from, or related to this Agreement or for failure to perform or negligent performance of any term, provision, covenant, or condition of the Agreement, including this indemnity provision. This indemnity provision is effective regardless of any prior, concurrent, or subsequent passive negligence by Indemnitees. 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. Payment is not required as a condition precedent to an Indemnitee's right to recover under this indemnity provision, and an entry of judgment against the Consultant shall be conclusive in favor of the Indemnitee's right to recover under this indemnity provision. Consultant shall pay Indemnitees for any attorneys fees and costs incurred in enforcing this indemnification provision.

Notwithstanding the foregoing, nothing in this instrument shall be construed to encompass (a) Indemnitees' active negligence or willful misconduct to the limited extent that this Agreement is subject to Civil Code § 2782(a), or (b) the contracting public agency's active negligence to the limited extent that this Agreement is subject to Civil Code § 2782(b). This indemnity is effective without reference to the existence or applicability of any insurance coverages which may have been required under this Agreement or any additional insured endorsements which may extend to Indemnitees. This indemnity provision shall survive the termination of this Agreement and is in addition to any other rights or remedies which Indemnitees may have under the law.

b. To the extent of Consultant's indemnity obligations, Consultant, on behalf of itself and all parties claiming under or through it, hereby waives all rights of subrogation and contribution against any Indemnitee with respect to those Claims.

c. Consultant agrees to obtain executed indemnity agreements with provisions identical to those in this Section from each and every subcontractor or any other person or entity involved by, for, with or on behalf of Consultant in the performance of this Agreement. In the event Consultant fails to obtain such indemnity obligations, Consultant agrees to be fully responsible and shall indemnify, hold harmless and defend the Indemnitees from and against any and all Claims resulting from any alleged intentional, reckless, negligent, or otherwise wrongful acts, errors or omissions of Consultant's subcontractors or any other person or entity involved by, for, with or on behalf of Consultant in the performance of this Agreement as set forth in this Section.

d. For the sole purpose of availing Consultant of the indemnity and defense protection that Agency has secured from its construction contractor, Consultant shall be the agent of Agency under this Agreement.

13. Insurance.

a. Consultant shall at all times during the term of this Agreement carry, maintain, and keep in full force and effect, insurance as follows:

(1) A policy or policies of commercial general liability insurance written on an occurrence basis with limits no less than \$2,000,000 per occurrence and for all covered losses and \$2,000,000 general aggregate against any injury, death, loss or damage as a result of wrongful or negligent acts by Consultant, its officers, employees, agents, and independent contractors in performance of services under this Agreement;

(2) Automotive liability insurance, with minimum combined single limits coverage of \$1,000,000 covering any vehicle utilized in the performance of services under this Agreement;

(3) Professional liability or Errors and Omissions Insurance as appropriate written on a policy form coverage specifically designed to protect against acts, errors or omissions of the Consultant and "Covered Professional Services" as designated in the policy must specifically include work performed under this Agreement. The policy limit shall be no less than \$1,000,000 per claim and in the aggregate. The policy must "pay on behalf of" the insureds and must include a provision establishing the insurer's duty to defend the insureds. The policy retroactive date shall be on or before the effective date of this Agreement.

(4) Worker's compensation and employer's liability insurance on a state-approved policy form providing benefits as required by law with employer's liability limits no less than \$1,000,000 per accident or disease.

(5) Pollution Liability Insurance. [check if applicable]

Pollution Liability Insurance written on a Contractor's Pollution Liability form or other form acceptable to Agency providing coverage for liability arising out of sudden, accidental and gradual pollution and remediation. The policy limit shall be not less than \$1,000,000 per claim and \$3,000,000 aggregate.

b. The policies required by this Agreement shall be issued by an insurer admitted in the State of California and with a rating of at least A:VII in the latest edition of Best's Insurance Guide.

c. Consultant agrees that if it does not keep the insurance in full force and effect, the Agency may either immediately terminate this Agreement or, if insurance is available at a reasonable cost, the Agency may take out the necessary insurance and pay the premium thereon, and the repayment thereof shall be deemed an obligation of Consultant and the cost of such insurance may be deducted, at the option of Agency, from payments due Consultant, along with a reasonable administrative handling charge.

d. Consultant shall submit to the Agency proof of compliance with these insurance requirements, consisting of a certificate or certificates of insurance and/or endorsements, not less than one (1) day prior to beginning of performance under this Agreement.

e. Consultant shall provide proof that policies of insurance expiring during the term of this Agreement have been renewed or replaced with other policies providing at least the same coverage. Such proof will be furnished at least two weeks prior to the expiration of the coverages.

f. The general liability, property damage and automobile policies of insurance shall contain an endorsement naming the Agency, its officers, employees, agents and volunteers as additional insureds. All of the policies shall contain an endorsement providing that the policies cannot be modified, canceled or reduced except on thirty (30) days' prior written notice to the Agency. Consultant agrees to require its insurer to modify the certificates of insurance to delete any exculpatory wording stating that failure of the insurer to mail written notice of cancellation imposes no obligation, and to delete the word "endeavor" with regard to any notice provisions.

g. The insurance provided by Consultant shall be primary to any other coverage available to the Agency. Any insurance or self-insurance maintained by the Agency, its officers, employees, agents or volunteers, shall be in excess of Consultant's insurance and shall not contribute with it.

h. All insurance coverage provided pursuant to this Agreement should not prohibit Consultant, and Consultant's officers, employees, agents or subcontractors, from waiving the right of subrogation prior to a loss. To the extent of Consultant's indemnity obligations, Consultant hereby waives all rights of subrogation against the Agency, its officers, employees, agents and representatives.

i. Any deductibles or self-insured retentions must be approved by the Agency. At the option of the Agency, Consultant shall either reduce or eliminate the deductibles or self-insured retentions with respect to the Agency, or Consultant shall procure a bond guaranteeing payment of losses and expenses.

j. If Consultant is a Limited Liability Company, the general liability coverage must be amended so that the Limited Liability Company and its managers, affiliates, employees, agents, and other persons necessary or incidental to its operation are insureds.

k. The provisions of any workers' compensation or similar act will not limit the obligations of Consultant under this Agreement. Consultant expressly agrees not to use any statutory immunity defenses under such laws with respect to the Agency, its employees, officials and agents.

l. For purposes of applying insurance coverage only, this Agreement will be deemed to have been executed immediately upon any party hereto taking any steps that can be deemed to be in furtherance of or towards performance of this Agreement.

m. Consultant agrees to be responsible for ensuring that no contract used by any party involved in any way with the project reserves the right to charge Agency or Consultant for the cost of additional insurance coverage required by this Agreement. Any such provisions are to be deleted with reference to the Agency. It is not the intent of Agency to reimburse any third party for the cost of complying with these requirements. There shall be no recourse against Agency for payment of premiums or other amounts with respect thereto.

n. Consultant agrees to provide immediate notice to Agency of any claim or loss against Consultant arising out of the work performed under this Agreement. Agency assumes no obligation or liability by such notice, but has the right (but not the duty) to monitor the handling of any such claim or claims if they are likely to involve the Agency.

o. Procurement of insurance by Consultant shall not be construed as a limitation of Consultant's liability or as full performance of Consultant's duties to indemnify, hold harmless and defend under Section 12 of this Agreement.

p. Consultant shall require each of its subcontractors to maintain insurance coverage that meets all of the requirements of this Agreement.

q. For the sole purpose of availing Consultant of the additional insured protection that Agency has secured from its construction contractor, Consultant shall be the agent of Agency under this Agreement.

14. Mutual Cooperation.

a. The Agency shall provide Consultant with all pertinent data, documents and other requested information as is reasonably available for the proper performance of Consultant's services.

b. In the event any claim or action is brought against the Agency relating to Consultant's performance in connection with this Agreement, Consultant shall render any reasonable assistance that Agency may require.

15. Notices.

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

If to Agency:

Industry Urban-Development Agency
15660 East Stafford Street
City of Industry, California 91744
Attn: Executive Director

With a copy to:

Richards, Watson & Gershon
355 South Grand Avenue - 40th Floor
Los Angeles, CA 90071
Attn: William L. Strausz, Esq.
(213) 626-8484
Fax: (213) 626-0078

If to Consultant:

Jacobs Civil, Inc.
5757 Plazas Drive, Suite 100
Cypress, CA 90630
Attn: Hank Alonso

16. Representations and Warranties.

Consultant represents, warrants and covenants to the Agency:

a. Organization. Consultant is duly organized, validly existing and in good standing under the laws of the State of California and in each other state in which it conducts business.

b. Agency. Consultant has all requisite licenses, permits, certifications, power and authority to carry on its business as presently conducted, to enter into this Agreement, and to perform its obligations under this Agreement.

c. Approval. The execution, delivery and performance of this Agreement by Consultant and the consummation of the transactions contemplated by this Agreement have been duly and validly authorized by the Board of Directors and are not subject to ratification by the Shareholders of Consultant at a special meeting therefore.

d. Binding Obligation. This Agreement has been duly executed and delivered on behalf of Consultant, and all documents and instruments required hereunder to be executed and delivered by Consultant have likewise been duly executed and delivered. This Agreement does, and such documents and instruments will, constitute legal, valid and binding obligations of Consultant in accordance with their terms. The consummation of the transactions contemplated by this Agreement will not violate, nor be in conflict with, any provision of the partnership agreement, charter, bylaws or governing documents of Consultant (or any of corporations comprising Consultant), or any agreement or instrument to which Consultant is a

party or by which Consultant is bound, or any judgment, decree, order statute, rule or regulation applicable to Consultant.

17. Conflicts of Interest

Consultant and its officers, employees, associates and subcontractors, if any, will comply with all conflict of interest statutes of the State of California applicable to Consultant's services under this Agreement, including, but not limited to, the Political Reform Act (Government Code Section 81000, et. seq.) and Government Code Section 1090. During the term of this Agreement, Consultant and its officers, employees, associates and subcontractors shall not, without the prior written approval of the Executive Director, perform work for another person or entity for whom Consultant is not currently performing work that would require Consultant or one of its officers, employees, associates or subcontractors to abstain from a decision under this Agreement pursuant to a conflict of interest statute. Consultant agrees that a clause substantially similar to this section shall be incorporated into any sub-agreement, which Consultant executes in connection with the performance of this Agreement.

18. Accounting Requirements.

Consultant shall maintain an accounting system and records that properly accumulate and segregate incurred costs by line item for the project under the Scope of Work. The accounting system shall conform to the Generally Accepted Accounting Principles, enable the determination of incurred costs at interim points of completion, and provide support for reimbursement payment vouchers or invoices.

19. Governing Law.

This Agreement shall be interpreted, construed and enforced in accordance with the laws of the State of California.

20. Compliance with Laws.

a. Consultant shall comply with all applicable federal, state and local laws, ordinances, codes and regulations.

b. Compliance with Environmental Laws. [check if applicable]

Consultant shall comply with § 306 of the Federal Clean Air Act (42 U.S.C. §1857(h)), § 508 of the Federal Water Pollution Prevention Act (33 U.S.C. § 1368), and the laws implementing those acts, including Executive Order 11,738 and 40 C.F.R. pt. 15. Consultant shall comply with the provisions of the "Barry Keane Underground Storage Tank Cleanup Trust Fund Act of 1989 (Health & safety Code §§ 25299.10 et. seq.) and the applicable regulations promulgated thereunder (California Code of Regulations, Title 23, § 2810 et. seq.). Consultant shall also comply with mandatory standards and policies relating to energy

efficiency, according to the state energy conservation plan issued in compliance with the Federal Energy Policy and Conservation Act.

21. Reliance on Reports [check if applicable]

Consultant understands that Agency will rely upon its reports, analysis and related data. Consultant understands and agrees that the reports prepared by Consultant, and the information, data, test results and the conclusions and analyses contained therein regarding the geologic and environmental condition of a site, and/or the soils and groundwater beneath a site, may be relied upon by the Agency, its program managers, consultants, attorneys and appraisers of a site, any purchaser and developer of a site, (provided that the limitations and restrictions set forth herein shall apply to such purchaser and developer) and may be submitted and relied upon by any local, state or federal agencies and entities, as a part of the evaluation of the risk associated with the development or use of the site and the soils and groundwater beneath a site, and for the purpose of assessing the geotechnical, hydro-geological and/or environmental condition of a site and the ground and surface water on, under and in the area of a site, issuing closure letters, permits, licenses or authorizations to develop a site, and to determine whether further environmental investigation, assessment, review or study is necessary, and so that the Agency and any designated purchaser and developer of any site can conduct construction activities on and develop the site.

22. Discrimination and Equal Employment Opportunity.

In the performance of this Agreement, Consultant shall not discriminate against any employee, subcontractor or applicant for employment because of race, color, creed, religion, sex, marital status, national origin, ancestry, age, physical or mental handicap, medical condition or sexual orientation. Consultant will take affirmative action to ensure that subcontractors and applicants are employed, and that employees are treated during employment, without regard to their race, color, creed, religion, sex, marital status, national origin, ancestry, age, physical or mental handicap, medical condition or sexual orientation.

23. No Assignment.

Consultant shall not assign or transfer any interest in this Agreement nor the performance of any of Consultant's obligations hereunder, nor shall it subcontract any of the work described in this Agreement or the Scope of Work without the prior written consent of Agency, and any attempt by Consultant to so assign this Agreement or any rights, duties or obligations arising hereunder shall be void and of no effect.

24. Non-Waiver of Terms, Rights and Remedies.

Waiver by either party of any one or more of the conditions of performance under this Agreement shall not be a waiver of any other condition of performance under this Agreement. In no event shall the making by Agency of any payment to Consultant constitute or be construed as a waiver by Agency of any breach of covenant, or any default which may then

exist on the part of Consultant, and the making of any such payment by Agency shall in no way impair or prejudice any right or remedy available to Agency with regard to such breach or default.

25. Attorneys' Fees.

If any action at law or suit in equity is brought to enforce or interpret the provisions of this Agreement, or arising out of the services provided by Consultant under this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees and all related costs in addition to any other relief to which it may be entitled.

26. Time Is Of The Essence.

Time is hereby expressly declared to be of the essence of this Agreement and of each and every provision hereof; and each and every provision hereof is hereby declared to be and made a material, essential and necessary part of this Agreement.

27. Force Majeure. Any delay or disruption incurred by Consultant or failure of performance of Consultant shall not constitute default hereunder if such loss, damage, delay, disruption or failure is caused by "Force Majeure". As herein used, the term "Force Majeure" means war, revolution, civil commotion, riots, strikes, lockouts, floods, hurricanes, similar storms or other actions of the elements, acts of God or the public enemy, interruption of transportation facilities, failure of Agency's suppliers or Agency's construction contractors, or any other cause that is beyond the reasonable control of the party affected and that by the exercise of reasonable diligence such party is unable to prevent. In the event of a Force Majeure, Consultant shall be entitled to equitable adjustments in its time for performance. Adjustments in Consultant's time for performance shall be contingent upon Consultant giving Agency written notice of any Force Majeure event within ten (10) days after the commencement of the cause. Furthermore, adjustments in Consultant's time for performance shall also be contingent upon Consultant's exercise of reasonable diligence in recommencing performance of its services following the cessation of any Force Majeure.

28. Exhibits; Precedence.

All documents referenced as exhibits in this Agreement are hereby incorporated in this Agreement. In the event of any material discrepancy between the express provisions of this Agreement and th provisions of any document incorporated herein by reference, the provisions of this Agreement shall prevail.

29. Entire Agreement and Amendments.

This Agreement, and any other documents incorporated herein by specific reference, represent the entire and integrated agreement between Consultant and the Agency. This Agreement supercedes all prior oral or written negotiations, representations or agreements.

This Agreement may not be amended, nor any provision or breach hereof waived, except in a writing signed by the parties which expressly refers to this Agreement.

30. Severability.

Wherever possible, each provision of this Agreement shall be interpreted in such a manner as to be valid under applicable law. If any provision of this Agreement, is determined by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions shall nevertheless continue in full force and effect.

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

WHEREFORE, the parties hereto have executed this Agreement as of the date first above written.

**INDUSTRY URBAN-
DEVELOPMENT AGENCY**

By: *L. Ronald Cipriani*
L. Ronald Cipriani, Chairman

**CONSULTANT
JACOBS CIVIL, INC.**

By: *Hank Alonso*
Hank Alonso, Office Manager

By: *Sherry L. Sweitzer*
Sherry L. Sweitzer, Vice President

Attest:

Annie Faure
Annie Faure, Secretary

Approved As To Form:

William L. Strausz
William L. Strausz, Agency Counsel
J. Gray

EXHIBIT A

Scope of Services

See Attached

EXHIBIT A

**CITY OF INDUSTRY
LEMON AVE/SR 60 INTERCHANGE IMPROVEMENTS
PA/ED, PS&E SCOPE OF SERVICES**

INTRODUCTION

The City of Industry in conjunction with the City of Diamond Bar and Caltrans propose construction of a new interchange at SR 60 and Lemon Avenue (the Project.) The Project consists of two phases: Phase I is to prepare a Project Report and an Environmental Document (PA/ED) and Phase II is to prepare Plans, Specifications and Estimates (PS&E.) The project limits are SR 60 between Fairway Drive Undercrossing Bridge to the west and SR 60/SR57 Junction to the east.

The basis of the PA/ED Phase is a Project Study Report (PSR/PDS) prepared by Caltrans in 2003. The PSR/PDS has developed three alternatives including:

Alternative 1 – Construct a half tight diamond interchange, WB on-ramp and EB off-ramp.

Alternative 2 – Construct a half interchange, WB on-ramp and EB off-ramp. WB on-ramp is similar to that of the Alternative 1, EB off-ramp bridges over Lemon Avenue and terminates at Golden Springs Drive.

Alternative 3 – Construct a three-leg partial diamond interchange, WB on-ramp, EB off-ramp, and EB on-ramp. This alternative will include permanent closure of the existing EB off- and on-ramp at Brea Canyon Road, and construction of an auxiliary lane from the new EB on-ramp continues to the SB SR-57 connector.

In response to the City's Request of Proposal, the Jacobs Team subsequently developed two additional alternatives:

Alternative 4a – This alternative is designed to mitigate the non-standard partial interchange. The missing leg of Alternative 3 is the WB off-ramp. In this alternative, the access will be provided by a collector that starts at the existing WB on-ramp from Brea Canyon Road, runs parallel to SR-60 and terminates at the opposite side of the proposed WB on-ramp from Lemon Avenue. The existing Brea Canyon Road on-ramp will be removed.

Alternative 4a is compatible with the current project (EA 1257U4) and has no impact to the right-of-way. Most importantly, this alternative enables travelers to exit to Lemon Avenue from SR-60 and SR-57 via Brea Canyon Road off-ramp. It also provides entrance to SR-60 from Brea Canyon Road through the collector and the new Lemon Avenue on-ramp. With proper advance signings, the new configuration should operate at better level of service.

Alternative 4b – This alternative (see *Exhibit 2*) is designed to eliminate the non-standard spacing between ramp intersections and Golden Springs Drive. Instead of the three-leg tight diamond that creates short distances between intersections, this alternative proposes a modified Single Point Interchange (Caltrans Standard Type L-13).

EXHIBIT A

Since none of the above alternatives meet Caltrans Standards completely, it is also our understanding that Caltrans geometric reviewers will require a full-standard alternative. Therefore a total of six alternatives will be included in our preliminary engineering studies.

PROJECT ASSUMPTIONS

The Jacobs Team's original cost proposal that was submitted to the City on March 15, 2005 was developed based on the three PSR/PDS alternatives. Our recent submitted Revised Cost Proposal (6-29-05) expanded the original scope to cover the two additional alternatives (4a & 4b) and other possible improvements within the project limits.

The added scopes include 1. a new two-lane collector road between Brea Canyon Road and Lemon Avenue; 2. approximately 1000 m of retaining walls and soundwalls; 3. widening of Lemon Avenue Undercrossing Bridge one lane in each direction; and 4. a new single point interchange that requires Caltrans special approval process. Other project assumptions are as followed:

- 1) The project focuses on construction of a new local interchange at SR 60 and Lemon Avenue. Improvements on SR 60 are limited to relocation of the soundwall near Lemon Avenue and an auxiliary lane between the new Eastbound on-ramp and the connector from Eastbound SR 60 to Southbound SR 57. The future HOV lanes project or any other capacity enhancement projects will be coordinated but not included in the project.
- 2) During the PA/ED Phase the team will study the three Caltrans alternatives, the two additional Jacobs recommended alternatives plus one full-standard alternative.
- 3) Since SR 60 is not an Interstate Route, a New Connection Report or a Modified Access Report is not required and will not be included in the scope.
- 4) We assumed that the project right-of-way impact including full-take, partial-take and Easements is less than ten parcels.
- 5) The team will prepare Initial Study and Environmental Assessment (IS/EA) to satisfy CEQA and NEPA requirements. Based on the PSR/PDS, we assumed that the findings will be Negative Declaration (CEQA) and Finding of No Significant Impact (NEPA.)
- 6) We assumed that the hazardous material within the project limits is limited to aerial deposit lead only.
- 7) We assumed tie-back walls will be used for the widening of Lemon Avenue Undercrossing Bridge. The design of tie-back walls will require Caltrans Headquarter Office of Special Funded Project (OFSP) review that includes type selection process, unchecked plans, checked plans, initial PS&E and final PS&E.
- 8) It is our understanding that the City of Industry or the City of Diamond Bar or through its consultant will advertise, award and administer the construction contract. Therefore, we assumed that the PS&E will be reviewed by the local Caltrans District (07) only and no Caltrans Headquarter Office Engineer Review is required. We will obtain an Encroachment Permit for construction once the PS&E is approved at the District level.

SCOPE OF SERVICES

PHASE I –PA/ED

Task 1.1 Preliminary Coordination/Data Gathering

Task 1.1.1 Kick-off Meeting

Requirements: Hold an initial coordination or Kick-off meeting with all key members of the Jacobs' team, the City of Industry, the City of Diamond Bar (the Cities), Caltrans, and other agencies.

Approach: This meeting will provide a forum for introducing the entire project team and agency contacts, reviewing project assignments, establishing lines of communication and procedures/protocol, reviewing project scope and approach, presenting and discussing project issues, reviewing schedule and discussing critical path items. This meeting will involve more people than expected for most PDT meetings and will function more as a workshop than a meeting, whereas, the intent is to establish a foundation of knowledge regarding the project with all of the people that will be involved. This background of the project and its issues will facilitate reviews and coordination as the project is developed.

Products: Meeting Agenda, Meeting Minutes.

Task 1.1.2 Data Gathering

Requirements: To obtain existing and previously documented information for all features of the proposed projects.

Approach: In the initial stage, we will review the existing reports and conceptual plans for the new development both in the City of Industry and Diamond Bar. During the preliminary engineering stage, more data will be needed such as traffic count, traffic forecasts, roadway, bridge and utility as-built plans, aerial mapping, utility maps, city master plan of streets and local development plans. Our efforts in this subtask involve updating and completing our files with additional existing information from the Cities, Caltrans and other agencies.

Product: Listing of needed relevant reference materials and planning and engineering mapping.

Task 1.1.3 Baseline Traffic Analysis and Forecasting

Requirements: Analyze existing traffic conditions within the project limits including traffic volumes, levels of service, ramp operations and accident data. Prepare baseline traffic forecasts and analyze conditions without future improvements.

Approach: Existing traffic conditions will be documented and analyzed based on available current average daily and p.m. peak hour traffic count data and accident data provided by Caltrans. The analysis will consider interchange spacing, ramp configurations, levels of service, turn movement storage and safety. The forecasted traffic conditions will be analyzed for the same considerations as the existing, assuming no roadway improvements are made to the interchanges through the horizon year. Early in the project, a memorandum will be circulated to the PDT regarding the methodology and assumptions to be applied in the traffic analysis and forecasting. We will gain PDT concurrence on these methods and assumptions prior to initiating this task.

Product(s): Traffic Analysis and Forecasting Methodology Memo; Baseline Traffic Analysis and Forecasts.

EXHIBIT A

Summary of Task 1.1 Products

- Kick-off Meeting Minutes
- Listing of relevant reference materials and planning and engineering mapping
- Traffic Analysis and Forecasting Methodology Memo
- Baseline Traffic Analysis and Forecasts

Task 1.2 Public Information and Scoping

PREPARE PROJECT INITIATION NOTICES

We will prepare the required CEQA, NEPA and Caltrans notices to notify local, state and federal agencies and the general public that an environmental document is being prepared. We will prepare a Caltrans Notice of Initiation of Studies (NOIS) for review by the City and Caltrans. We will distribute the NOIS by certified mail. Since the expected type of environmental document is an IS/EA, a Notice of Preparation (NOP) and Notice of Intent (NOI) will not be required.

Public Outreach Plan

We will coordinate with the City and Caltrans in preparing a Public Outreach Plan. The goal of the plan is to reach the general public within the project study area, and to contact the local, state and federal agencies that may have jurisdiction over the project.

Master Distribution and Contact List

We, in consultation with the City and Caltrans, will compile a master distribution and contact list. The list will provide the names and addresses of local, state and federal agencies, special interest groups, and members of the public to be contacted during the notification/review process. A draft master distribution and contact list will be provided to the City for review and approval. We will request the City provide current parcel maps and ownership information for properties along the project alignments.

Informational Meetings

We, the City and Caltrans will host up to two (2) Informational Meetings. It is suggested that one meeting focus on federal and state agencies with jurisdiction over the project. The purpose of the meetings is to communicate the project's (preliminary) purpose, process, status, and to solicit early agency and public input. We, in cooperation with the City, will arrange a suitable location for the informational meetings. The dates and times for each informational meeting are to be determined.

Prepare Meeting Materials and Presentation Boards

We will prepare meeting materials and presentation boards for each informational meeting. The meeting materials will consist of an agenda, sign-in sheets, question fill-in cards, informational fact sheets, etc. We will prepare up to five (5) standard-sized (40 by 30 inch) presentation boards showing the project alternatives. Jacobs will provide conceptual engineering support and survey and aerial mapping to define preliminary route alternatives to be presented to the public. Prior to public meetings, all meeting materials will be presented to the City for review and approval.

Advertise Informational Meetings

EXHIBIT A

We will prepare project notifications for publication in three (3) local newspapers of the City's and Caltrans' choice. The notification will use Caltrans approved format for project notifications. The advertisements will be one-quarter page and will run consecutively for two days. We will arrange advertising using the City's or Caltrans governmental rates for public notification that will be billed to the City.

Prepare Record of Public and Agency Involvement

We will prepare a Record of Public and Agency Involvement that will include letters, agency correspondence, and address comments and issues brought up during the informational meetings.

Task 1.3 Preliminary Engineering

Task 1.3.1 Geometric Plans and Profiles

Requirements: Prepare preliminary layout plans, profiles and cross sections in metric units at 1:1000 scale.

Approach: Preparation of preliminary layout plans, profiles and cross sections will be based on the three PSR/PDS alternatives, the two modified alternatives, and a full standard alternative. The preliminary plans will be developed to meet Caltrans, and the Cities' design standards where possible. Any nonstandard features will be identified and discussed at the PDT meetings to assess options for eliminating the nonstandard features and gain concurrence for requesting design exceptions. All proposed nonstandard features will be defined for documentation in a design exception fact sheet.

Products: Layout Plans, Profiles and Cross Sections; Design Exception Fact Sheets

Task 1.3.2 Structures Advance Planning Studies (if needed)

Requirements: Structure Advance Planning Study (APS) is not required for tie-back walls.

Task 1.3.3 Traffic Analysis

Requirements: Analyze future traffic conditions for the more specific alternatives based on the 20 year forecasted traffic volumes.

Approach: Based on the forecasted (20 year) traffic volumes each improvement alternative will be analyzed for ramp operations, levels of service, turn movement storage and safety.

Product(s): Traffic Analysis for the intersections, the ramps and the connectors.

Task 1.3.4 Geotechnical Investigation

Requirements: Prepare a Preliminary Foundation Reports (PFR) in support of structures Advance Planning Study (APS) and a Preliminary Geotechnical Memorandum in support of the pavement design, as input to preparation of the PR.

Approach: Our preliminary evaluation of the site conditions will include the following activities:

- Review existing Log of Test Borings and as-built information;
- Review selected published geologic documents and maps available for the project area;

EXHIBIT A

- Evaluate the seismic and geologic conditions at the site to estimate seismic data for use with Caltrans design methods; and
- Evaluate potential foundation types and preliminary pavement structural sections for the improvements.

The results of our preliminary evaluation and our preliminary recommendations for the proposed improvements will be summarized in a draft report and submitted for review by the PDT. The report will be revised to incorporate review comments received from the PDT and finalized.

Product(s): Preliminary Geotechnical Engineering Report (Draft and Final).

Task 1.3.5 Utility Coordination

Requirements: An initial investigation will be conducted to identify and confirm all of the potentially affected utilities in the project area.

Approach: To confirm the utility information gathered as part of this proposal effort, we will contact all utility companies and the Cities to request atlases and to advise them of the project. From the atlases and field review we will identify existing utilities and add the basic schematic of significant, potentially affected utilities to the project base map. We will prepare a report on our findings including an electronic file with the locations of the major utilities.

Products: Utility Map.

Task 1.3.6 Right-of-Way Requirements

Requirements: Prepare a project right-of-way base map. Prepare right-of-way cost estimates in the form of Caltrans Right-of-Way data sheets for each property.

Approach: Based on the project alternatives developed in the preliminary engineering tasks and a thorough review of right-of-way maps, monumentation maps, monument description and coordinate lists, parcel maps, tract maps, records of survey and assessor's maps, we will prepare right-of-way maps that clearly delineate any additional rights of way that would be required.

Products: Right-of-Way Requirements; Right-of-Way Data Sheets.

Task 1.3.7 Stage Construction/Traffic Handling

Requirements: Develop a conceptual plan for staging construction and traffic control to minimize disruption and maintain access to businesses and residents during construction.

Approach: These plans will be developed at a conceptual level and illustrated with schematic drawings to note the major features and stages of construction. At this stage we are concerned with identifying construction issues that influence the viability of the alternatives.

Product(s): Construction Staging Concept Schematics.

Task 1.3.8 Storm Water Data Report

EXHIBIT A

Requirements: Develop a PA/ED level Storm Water Data Report and prepare a checklist and PA/ED Process Summary Forms according to the current Caltrans Best Management Practice (BMP) policy.

Approach: The Storm Water Data Report will go through a checklist and a decision tree to determine whether a BMP is applicable to the project site. If it is determined applicable, a conceptual plan will be developed and cost estimates will be included.

Product(s): Storm Water Data Report

Task 1.3.9 Cost Estimates

Requirements: Prepare preliminary construction cost estimates for the proposed improvements.

Approach: The cost estimates will follow the format defined in the Caltrans Project Development Procedures Manual and will address the major cost items such as roadway, structures (per APS), retaining walls, maintenance of traffic, potential environmental mitigation and right-of-way (per RW Data Sheets).

Product: Construction Cost Estimates

Summary of Task 1.3 Products

- Layout Plans, Profiles and Cross Sections
- Design Exception Fact Sheets
- Traffic Analysis
- Preliminary Geotechnical Engineering Report (Draft and Final)
- Utility Map
- Right-of-Way Requirements
- Right-of-Way Data Sheets
- Construction Staging Concept Schematics
- Storm Water Data Report
- Construction Cost Estimates

Task 1.4 Environmental Technical Studies

We will prepare technical studies for traffic, air quality, noise, biology, water quality, cultural resources, relocation impacts and business impacts to provide baseline resource information needed for the preparation of the IS/EA. The following technical studies will be prepared:

Task 1.4.1 Air Quality

We will prepare an air quality analysis to satisfy state and federal environmental requirements and the conformity provisions of the Clean Air Act Amendments (CAAA). The analysis will include an evaluation of the existing conditions within the study corridor: description of the air basin, current air pollution levels and trends, and the region's compliance with state and federal standards. The assessment will address both project and local level changes in air quality.

EXHIBIT A

Project-level emissions will be estimated from changes in travel activity (vehicle miles traveled) as generated in the traffic study.

The local level analysis will be conducted of carbon monoxide (CO) concentrations using the Caltrans- and EPA-approved CALINE4 computer model. Model inputs, including meteorology, traffic data (for the worst peak hour, either AM or PM), and emissions data (from the latest version of EMFAC series), will be developed according to Caltrans CO protocol, and Caltrans Air Quality Technical Notes. Up to eight air quality receptors will be selected according to EPA-recommended criteria and will include locations of maximum concentrations. A qualitative discussion on local particulate matter (ten microns or less) (PM10) impacts will be prepared in accordance with Caltrans' Project-Level PM10 Hot-Spot Analysis interim guidance procedure. An analysis of construction related air emissions will be prepared for the most feasible alternative in accordance with the SCAQMD's California Environmental Quality Act (CEQA) and Federal Conformity Guidelines (March 2002). A draft will be submitted to the City and Caltrans for review; upon receipt of comments, then a final Air Quality Report will be provided.

Task 1.4.2 Noise Study

A traffic noise analysis will be conducted to confirm that the project will not violate local, State, or federal noise criteria for highway projects. Tasks to be completed are as follows:

- Identification of existing noise sensitive land uses that may be affected by the proposed project. A map will be prepared to show sensitive noise receptors and noise level contours for review and approval by the City, Caltrans, and FHWA.
- Noise measurements will be taken in the field to verify existing conditions. The noise monitoring locations will be verified by Caltrans and the City prior to the fieldwork.
- Noise modeling will be conducted using a FHWA and Caltrans currently acceptable software program to identify existing no build noise levels, and future peak hour noise levels with mitigation and without mitigation.
- • If a noise impact exists, mitigation measures will be evaluated. Detailed information related to locations and heights of required sound walls (or relocation of existing sound walls) will be provided to Jacobs for its use in developing layout plans for the sound walls.
- • A reasonable and feasible analysis based on feasibility guidelines allowance figures developed by Caltrans and FHWA will be conducted.

Task 1.4.3 Natural Environment Study (NES)

We will conduct an evaluation of biological resources of the existing and proposed right-of-way. The evaluation will include a literature review, a field survey of the property, and preparation of a Natural Environment Study per the requirements of the Caltrans Environmental Handbook, Volume 3, Biological Resources (January 2000)

Literature sources to be reviewed will include the California Natural Diversity Data Base, Soil Conservation Service Soil Survey, California Native Plant Society Inventory, and other relevant documents.

EXHIBIT A

The field survey will consist of mapping and describing habitat types, evaluating habitat suitability for sensitive species, noting other pertinent conditions of the site and adjacent lands.

We will prepare the NES summarizing the results of the literature review and site visit. The report will include a description of local and regional setting, description of on-site habitat conditions, assessment of potential habitat for sensitive species, discussion of any areas that may be considered wetlands or jurisdictional waters (see Task 5, Delineation of Jurisdictional Waters), an assessment of potential project impacts in the context of the CEQA/NEPA Guidelines, identification of mitigation measures to offset any potentially significant impacts, and supporting exhibits and appendices as needed. The report will be suitable for inclusion as a technical appendix to a CEQA/NEPA document.

Preliminary review of the site and information contained in the PSR indicates that no endangered species will be affected by the project, and there is no need for preparation of a Biological Assessment. In the unlikely event that endangered species are later found during field surveys, then a scope of work and budget will be provided for that effort.

Task 1.4.4 Cultural Resources

All cultural resource efforts will comply with Section 106 of the National Historic Preservation Act (NHPA). Section 106 compliance will include conducting all studies in compliance with:

- • Caltrans Environmental Handbook Volume II, Cultural Resources
- • Programmatic Agreement among the Federal Highway Administration, the Advisory Council on Historic Preservation, the California State Historic Preservation Officer, and the California Department of Transportation Regarding Compliance with Section 106 of the National Historic Preservation Act, as it Pertains to the Administration of the Federal-aid Highway Program in California.

The scope of this proposal assumes that the Area of Potential Effects (APE) Map will be prepared by HNTB, for approval by Caltrans and FHWA;

CALTRANS STUDY AREA/APE MAP

We will coordinate/negotiate the delineation of the project Study Area and APE with Caltrans and the client.

ARCHIVAL AND HISTORIC RESEARCH

We will obtain a cultural resource records search from the South Central Coastal Information Center, located at California State University, Fullerton. The Information Center is the state-designated repository for records concerning cultural resources in Los Angeles County. The records search will provide information on known cultural resources and on previous cultural resources investigations within a one-mile radius of the project area. Data sources that will be consulted at the Information Center include archaeological site and artifact records, historic maps, reports from previous studies, and the state's Historic Resource Inventory (HRI) for the project area, which contains listings for National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), California Historical Landmarks (CHL), and California Points of Historical Interest (CPHI).

EXHIBIT A

In addition, we will conduct a title search for the properties within the APE to determine built dates for any structures. As it is assumed that at least one potentially historic structure will be within the APE (the greenhouse referenced in the APE), the additional tasks of consultation and research with local historical societies and preservation groups will be required for compliance with Caltrans guidelines and the FHWA Programmatic Agreement.

NATIVE AMERICAN CONSULTATION

We assume that Caltrans District 7 will contact the Native American Heritage Commission (NAHC) and conduct the consultation with the designated groups.

FIELD SURVEY

We will conduct a systematic field survey of portions of the APE that are not obscured by asphalt/concrete. This scope is based on the assumption that the APE will extend 100 feet from the existing edge of the roadway construction. The survey will include transects spaced approximately 10-15 meters apart. The ground surface will be visually examined by an archaeologist for evidence of prehistoric (Native American) or historic (non-Native American) archaeological materials and other potential historic resources (e.g., structures, bridges, railroads, mines, or canals). Any previously unrecorded resources identified during the survey will be recorded on State of California DPR 523 forms to meet state standards.

REPORTS

We will prepare a Caltrans format Historic Property Survey Report (HPSR) and Archaeological Survey Report (ASR) according to Caltrans specifications. In addition, due to the assumption of at least one historic building within the project area, a Caltrans-format Historic Resources Evaluation Report (HRER) will be required. The reports will describe: 1) the results of Native American Consultation 2) research and field methods used in identifying cultural resources; 3) the archaeological and historic resources identified in the project vicinity; and 3) the potential of the project to adversely impact any archaeological or historic resources. It is assumed that at least one historic building is located within the APE that will require evaluation as per the FHWA Programmatic Agreement. All buildings, structures, and resources that can be eliminated by Categorical Exemption will be exempted from evaluation. If recommendations for further studies are warranted, these will be presented in the cover letter to the client.

Task 1.4.5 Floodplain Evaluation Report

We will prepare a Floodplain Evaluation Report in accordance with Caltrans guidelines (Environmental Handbook, Volume I, Chapter 17) based on the Location Hydraulic Study prepared by the project civil engineer (pursuant to 23CFR650A). The report will discuss potential impacts and mitigation measures related to floodplain encroachment, flood related hazards, natural or beneficial floodplain values, access interruption, and the community floodplain development plan.

Task 1.4.6 Water Quality Assessment Report

We will prepare a Water Quality Assessment Report to address the project impacts on water quality based on current Caltrans guidelines [Environmental Handbook Volume 1, Chapter 9, Water Quality (these guidelines are currently undergoing revisions)] and will incorporate the available data. The report will discuss receiving waters conditions, objectives, and beneficial uses as well as Caltrans standard best management practices (BMPs) and project design features required in accordance with the current Caltrans Statewide Storm Water Management Plan (SWMP).

EXHIBIT A

Task 1.4.7 Visual Quality

We will prepare a Visual Impact Assessment in accordance with FHWA and Caltrans guidelines to assess the visual quality impacts on various viewer groups and to recommend mitigation for adverse impacts. The existing, proposed, and mitigated visual condition will be analyzed for vividness, intactness, unity, and overall visual quality. Viewer response to visual changes will also be evaluated to determine potential impact. Up to three (3) visual simulations will be prepared. A draft and final Visual Impact Assessment will be provided for City and Caltrans review.

Task 1.4.8 Growth Inducement

We will review planning documents to identify existing and future improvements/ developments to determine the proposed projects potential for inducing growth. In addition, cumulative effects associated with impacts of this and other projects in the area will be analyzed for the following issues: traffic and air quality, project-specific growth impacts (new housing, retail and commercial development), wetlands conversion, noise, water quality, hazardous waste, and visual quality impacts. A draft and final Growth Inducement Report will be provided for City and Caltrans review.

Task 1.4.9 Relocation Impact Report

We will prepare a Draft Relocation Impact Report (DRIR) to comply with the Uniform Relocation and Assistance and Real Property Acquisition Policies Act of 1970 as amended, and Chapter 10 of the Caltrans Right-of-Way Procedural Handbook. The DRIR will identify the characteristics of potential relocations due to the increased project right-of-way, and identify and evaluate potential relocation difficulties and impacts on the local tax base. A draft and final Relocation Impact Report will be provided.

Task 1.4.10 Impacts of Brea Canyon Road Eastbound Ramp Closure

Alternative 3 (currently the preferred alternative) would relocate the eastbound on and off-ramps currently located at Brea Canyon Road to Lemon Avenue. We will prepare a "Roadside Business Analysis" per the standards contained in the Caltrans Environmental Handbook, Chapter 4 – Community Impact Analysis, Section 4.8.4.

The focus of the study will be to determine, in a qualitative fashion, how the potential ramp relocation will affect the businesses currently located at the Brea Canyon Road off-ramp. The study will look at how traffic volumes might change on Brea Canyon Road and Golden Springs Drive, and thereby affect "impulse purchases," particularly at fast-food restaurants. The study will also discuss the potential for changes in traffic intercepted from the freeway.

Note that we are not proposing a detailed economic study of the ramp relocation on the local businesses because Caltrans does not normally consider such impacts significant. If such a quantitative analysis is required, then we will contract with a consultant that specializes in retail economics.

Task 1.5 Initial Study/Environmental Assessment

We will prepare the Initial Study/Environmental Assessment (IS/EA) per Caltrans and FHWA guidelines. The format of the document will be determined in discussions with the agencies.

Task 1.5.1 Preparation of Screencheck Initial Study/Environmental Assessment

EXHIBIT A

We will incorporate the purpose and need/project description from Task 2.0 and the technical studies conducted in Task 3.0. Based upon available data, we will prepare sections for land use, public safety, public services, recreation, and utilities. We will rely on Leighton's geotechnical and hydrology information. The IS/EA will determine:

- If the project will have any significant adverse effects on the environment under both State and federal standards
- Identify potential mitigation measures for such impacts
- Determine if the mitigation measures reduce all impacts below a level of significance.

The Screencheck IS/EA will be provided to agencies for review and comment. The Screencheck IS/EA will be revised by Jacobs in response to the agencies' comments and a revised Screencheck IS/EA will be provided to the agencies for review and comment.

Task 1.5.2 Public Review of IS/EA

The IS/EA has a critical objective of providing a means by which the general public and responsible agencies can participate in the environmental process by providing written comments on issues addressed in the IS/EA. We will prepare the requisite public notices under State and federal law for distribution of the IS/EA. We will prepare 40 hard copies of the IS/EA document, 100 electronic (PDF) copies of the IS/EA with the technical appendices, and five hard copies of the technical appendices. We will coordinate the preparation of the distribution list with the City, Caltrans and FHWA; we assume that the agencies will distribute the document.

Task 1.5.3 Response to Comments/Mitigated Negative Declaration

At the close of the public review period for the IS/EA, we will meet with Caltrans and FHWA staff to review any comments on the IS/EA that were received, and to discuss potential responses to these comments.

We will then formulate responses to the comments on the IS/EA. Once draft responses to comments are completed, they will be submitted to the agencies' staff for review and comment. The agencies' comments will be incorporated into the response to comments document, which will be submitted to Caltrans as an appendix in the IS/EA for use in public hearings.

We will also prepare the draft Mitigated Negative Declaration (MND) Sheet for attachment to the IS/EA.

Mitigation Monitoring Program: Prior to Caltrans hearings on the proposed project and, IS/EA and the MND, we will prepare a mitigation monitoring plan, including monitoring forms, to assist Caltrans in implementing the mitigation measures contained in the IS/EA.

Final Administrative Record: Prior to Caltrans action on the IS/EA and MND, We will assist the City and Caltrans to prepare appropriate findings and the Administrative Record.

Public Hearings: Two public hearings for the public are anticipated. Additional public hearings will be attended on a per meeting basis.

Task 1.5.4 Completion of NEPA Process

EXHIBIT A

Following public review of the IS/EA, a Negative Declaration/Finding of No Significant Impact (ND/FONSI) will be prepared by Jacobs. The final steps in the NEPA process are dependent on the procedures of the FHWA, and any agreements with the cooperating agencies. The most likely outcome is the preparation of a "Finding of No Significant Impact" (FONSI). Jacobs has included a lump sum budget amount for the completion of the federal process that would include preparation of a Draft FONSI for agency use.

Task 1.6 Jurisdictional Delineation and Permit Requirements (if required)

The PSR indicates the potential to affect a riparian area that may be under the jurisdiction of the US Army Corps of Engineers and the California Department of Fish and Game. The following scope tasks will be conducted if the project affects such riparian areas.

We will prepare and process applications for project permits required for compliance with Sections 401 and 404 of the Federal Clean Water Act, and Section 1602 of the California Fish and Game Code. Section 401 permits are under the regulatory authority of the Regional Water Quality Control Board (RWQCB), Section 404 permits are under the U.S. Army Corps of Engineers (Corps), and Section 1602 permits are under the California Department of Fish and Game (CDFG). Section 7 Consultation is under the regulatory authority of the U.S. Fish and Wildlife Service (USFWS).

This scope is based upon the assumption that the project will qualify for a Nationwide Permit under Nationwide Permit #14. Under the Nationwide Permit program, no individual crossing (or multiple crossings of a single watercourse) may exceed 0.5 acres of temporary or permanent impact. This cannot be verified until the jurisdictional determination is approved by the Corps.

Task 1.6.1 Coordinate with Project Team

We will coordinate with members of the project team to review the anticipated permitting approach, discuss and identify any additional information needs, and review the projected permitting schedules. It is anticipated that coordination can be accomplished via telephone, mail, and fax but up to six team meetings will be required. Objectives of the coordination will include identifying feasible mitigation options and preparing for initial and final coordination with regulatory agencies.

We will be responsible for arranging any meetings; preparing agendas; and distributing minutes and other relevant materials.

Jurisdictional Delineation

Regulatory Background

Under Section 404 of the Federal Clean Water Act, the U.S. Army Corps of Engineers (Corps) regulates discharges of dredged or fill material into waters of the United States, including wetlands. Waters of the United States include essentially any drainage course with defined banks or other evidence of flow. The California Department of Fish and Game (CDFG), through provisions of the State of California Administrative Code, is empowered to issue agreements for any alteration of a river, stream or lake. Streams (and rivers) are defined by the presence of a channel bed and banks, and at least an intermittent flow of water. The California Regional Water Quality Control Board (RWQCB) is responsible for the administration of Section 401 of the Clean Water Act and issuance of a Water Quality Certification for discharge of fill into waters of the U.S. or Waste Discharge Requirements for waters of the state. The project is within the jurisdiction of the Santa Ana RWQCB.

Jurisdiction Delineation

EXHIBIT A

We will prepare the jurisdictional delineation report for review and approval by the agencies.

Initial Coordination with Regulatory Agencies

We will schedule, arrange, and prepare any necessary materials for a pre-application consultation with the involved agencies. The objectives of the meetings would be to describe the proposed project, discuss permitting approach, and identify potential mitigation options. We will arrange meetings with representatives of the Corps, CDFG, and RWQCB.

We will summarize and document the results of agency coordination in a letter. The letters will be submitted to the respective agencies with copies to project team members.

Permit Application

Based on the results of the jurisdictional determination and the outcome of the initial coordination with the involved agencies, we will prepare and submit the necessary permit application materials. We anticipate that:

- The Corps will provide Section 404 authorization under a Nationwide Permit (NWP) 14;
- A Section 401 water quality certification will be issued by the RWQCB; and
- The CDFG will provide a Streambed Alteration Agreement under Section 1602 of the Fish and Game Code.

Section 404 Permit Application

We will prepare permit applications accordingly. Each application packet will be reviewed with the project team and any required changes will be made prior to submittal to the respective agencies. It is anticipated that the permit application materials will include the following materials:

- The jurisdictional delineation completed by Jacobs;
- The Request for Authorization under the NWP 14, which includes cover letter to the Corps, an explanation of the project, description of impacts, site plan, and graphics;
- A preliminary mitigation and monitoring plan based on Corps guidelines. The plan will include information on how on-site impacts will be mitigated to replace jurisdictional areas that will be lost;
- A final mitigation plan will be prepared and submitted following Corps review of the application packet. The final mitigation plan will incorporate appropriate conditions based on the Federal and State agency review and comment;
- Complete copies of the Section 401 and 1602 applications will be included; and
- We will prepare all necessary graphics and other supporting materials. Wherever feasible, existing materials will be used to minimize costs.

Section 401 Water Quality Certification Application

We will prepare written correspondence requesting water quality certification including the following materials:

- We will use information prepared for the 404 application to provide a complete project description. This will include the purpose, location, total site acreage, types of water bodies within the site, and total acres of waters of the U.S.

EXHIBIT A

- We will prepare an assessment of water quality impacts addressing types of fill material to be discharged, impacts to beneficial uses of the water body, and any expected water diversions
- Standard Regional Board Application form;
- A complete copy of the Section 404 application will be included;
- A complete copy of the Section 1602 application will be included;
- A copy of the final environmental (CEQA) document for the project must be included, including the certification of the final document;
- Other appropriate material as may be required by the RWQCB;
- Filing fee to be provided by City based on acreage of fill material to be deposited in jurisdictional waters (\$2,150 per acre, expressed in hundredths of acres) with a \$500 base price or \$5.00 per linear foot, whichever results in the higher fee)
- Coordination with the project's civil engineer will be required to ensure that the proposed project does not result in an increase in the volume of runoff to be discharged from the site and to ensure that all runoff from developed surfaces is treated for water quality purposes before it is discharged from the site.

Section 1602 Streambed Alteration Agreement

We will submit the following materials to the CDFG:

- A standard CDFG Notification of Lake or Streambed Alteration
- A CDFG Lake and Streambed Alteration Program Project Questionnaire
- A CDFG Wild and Scenic Rivers Evaluation Form
- A copy of the report on the delineation of jurisdictional waters
- A copy of the Section 404 application to the Corps
- A copy of the preliminary mitigation and monitoring plan prepared for the 404 application with a provision to submit the final plan upon its completion
- A copy of the Section 401 application to the RWQCB
- A copy of the final environmental (CEQA) document for the project must be included
- Appropriate plans, exhibits, and maps
- Filing fees are to be provided by the City of Industry, based on currently proposed revisions to California Fish and Game Code the filing fees could be as much as \$5,000.

Project Team Review/Revisions

Draft versions of all permit application materials will be submitted to members of the project team for review and comment prior to submittal to any regulatory agencies.

Follow-Up Coordination

EXHIBIT A

Consultation and coordination will be required with the applicant, project team, and involved regulatory agencies during the review of application materials. Following submittal of the applications, we will coordinate with the involved regulatory agencies to respond to agency questions and submit any additional information that may be requested. We have assumed that coordination will take place primarily by telephone, fax, and mail. The proposed schedule and cost estimate includes attendance at three meetings.

During this process, we will coordinate closely with the project team with regard to any agency concerns, questions, or request for additional materials that may arise.

Task 1.7 Project Report

Task 1.7.1 Draft Project Report

Requirements: To prepare a draft PR according to Caltrans Project Development Procedures Manual incorporating the Cities' requirements and Caltrans design standards.

Approach: Based on the preliminary engineering and the concurrence of the Project Development Team (PDT), we will present all the viable alternatives in the DPR. Caltrans, the Cities and other stakeholders will complete reviews of the draft PR. We propose a PDT meeting after reviews are complete, but before comments are formalized to discuss the comments from all reviewers. This forum provides the opportunity to openly discuss conflicting comments with all reviewers present, to dispense of easily addressed/explained and duplicate comments and to gain concurrence on the comments to be incorporated in the final PR. Subsequent to this meeting, one set of formal comments will be compiled. This approach has expedited reviews on other projects and we anticipate it to be very effective for this project.

Product: Draft PR

Task 1.7.2 Final Project Report

Requirements: Based on the draft PR, and comments from the public outreach program, the PDT will select a preferred alternative and a final PR.

Approach: The PDT will review the outcome of public hearings and other comments received during ED circulation and recommend a preferred alternative to a Final PR. With a preferred alternative selected, the Jacobs Team will review and incorporate comments on the draft PR and prepare the final PR for the City, and Caltrans approval. The final PR will also address any changes in the improvement alternatives and cost estimates arising from the environmental studies such as any environmental mitigations or avoidances.

Product: FPR

Summary of Task 1.7 Products

- Draft Project Report
- Final project Report
-

PHASE II – PS&E

Task 2.1 30% PS&E - Roadway

Task 2.1.1 30% Plans

EXHIBIT A

Requirements: Prepare geometric plans and profiles at 1:500 metric scale in accordance with Caltrans standards. Prepare a 30% plan set which will consist of the following drawings:

- Title Sheet
- Key Map
- Typical Sections
- Layout Plans
- Profile & Superelevation Plans

Approach: The 30% plans will be prepared for the Cities, and Caltrans approval and such approval will be documented. Typical sections will be prepared, based on data obtained from Caltrans, the Cities and from the Draft Materials Report.

Product(s): 30% Plan Set (Including Title Sheet, Key Map, Typical Sections, Layout Plans, Profile & Superelevation Plans)

Task 2.1.2 Utility Research, Coordination and Plans

Requirements: Prepare utility plans for 30% design phase.

Approach: During the 30% design phase, we will re-contact all utility owners within the project area. All existing utilities will be identified and plotted based upon atlas information, as-built construction plans, field surveyed locations and USA markings. Plotting will be on sheets at scale 1:500 for 30% plans. Size, material, pressure or voltage will be shown.

Products: Preliminary Utility Plans.

Task 2.1.3 Geotechnical Design Report (GDR) and Materials Report (MR)

Requirements: Prepare a Geotechnical Design Report (GDR) Materials Report (MR) for the project.

Approach: Based on a review of existing subsurface information obtained from Task 3.4, and updated project plans for the site, we will determine the field explorations and technical data necessary for the project. We will prepare a tentative boring location plan to obtain the permits which are anticipated for this project: City and Caltrans Encroachment Permits, Dig Alert Notification from Underground Services Alert (USA) and Rights of Entry for any private properties. We will coordinate the permitting and field exploration for the roadway geotechnical work with the foundation work to increase cost effectiveness and limit traffic disruption.

The field exploration program will consist of drilling and sampling to characterize the general subsurface conditions along the roadway alignment. The exploration for the roadway and separation structure will be performed simultaneously.

The borings will be used to obtain samples for field classification and to perform laboratory tests to evaluate some of the geotechnical properties of the soil encountered. Based on the results of the above tasks, we will evaluate the geotechnical conditions at the site for design of the roadway improvements and provide recommendations for design and construction of the proposed facilities.

EXHIBIT A

We will document our findings and submit a Roadway Geotechnical/Materials Report for the project. The Report will be prepared according to Caltrans guidelines and the applicable portions of California Test 130. We will prepare a Final Materials Report incorporating the review comments received from the PDT.

Product(s): GDR (Draft and Final), MR (Draft and Final).

Task 2.1 Product Summary

- 30% Plan Set (including Railroad 30% Plans)
- Utility Plans
- GDR (Draft and Final), MR (Draft and Final)
-

Task 2.2 Bridge Type Selection (Tie-back Walls)

Task 2.2.1 General Plans and Type Selection

Requirements: Prepare Bridge General Plans Type Selection Documents in accordance with Caltrans OSFP "Information and Procedures Guide" Manual. These documents consist of General Plans, General Plan Estimates, Vicinity Maps, and a Type Selection Memo.

Approach: Based on the geometric plans and Advance Planning Studies, Bridge General Plans will be prepared and Type Selection Documents will be submitted for widening of Lemon Avenue Undercrossing Bridge. The general plans will show the structure or wall layout, elevations and profiles with typical sections for staged construction, and other pertinent information such as clearance and geometric controls. Type Selection Documents are the vehicle for obtaining Caltrans approval of the bridge or wall type, concept staging, and clearances. Trade-off studies will be required for the new retaining wall south of the connector due to possible property and utility impacts, including constructability, cost, site seismicity, seismic return period, drainage, aesthetics and future wall maintenance. Approval will be obtained before proceeding with structural design.

Appropriate members of the Jacobs Team will attend the Type Selection meeting to respond to structural, foundation, utility, geometric, aesthetic, and maintenance of traffic questions.

Product(s): Bridge and Non-Standard Wall General Plans; Structures Type Selection Documents; Updated Structures Cost Estimates.

Task 2.2.2 Structure Foundation Report(s) (Draft & Final)

Requirements: Prepare a Foundation Report and Log of Test Boring sheet. Draft and Final Foundation Reports will be developed for the proposed tie-back walls.

Approach: The field exploration program will consist of drilling and sampling to characterize the general subsurface conditions for the structure foundations and to evaluate site geology and seismicity. Again, we expect that the drilling for the roadway and separation structure can be performed within the same mobilization period. These additional borings will be used to obtain samples for field classification and to evaluate some of the geotechnical properties of the soil encountered as they pertain specifically to the foundations and structures proposed.

EXHIBIT A

Based on our analysis and evaluation of geotechnical conditions, we will prepare a draft Foundation Report for the structure and submit it for review by the rest of the design team, the Cities and Caltrans. This Foundation Report will provide recommendations for the design of the wall foundations. We will also prepare one Log of Test Borings sheet for the undercrossing bridge. The Log of Test Borings sheets will be submitted with the Foundation Reports.

We will prepare Final Foundation Report incorporating review comments received from Caltrans, the Port, and the design team.

Product(s): Foundation Report (Draft and Final); Log of Test Borings.

Task 2.2 Product Summary

- Bridge and Non-Standard Wall General Plans
- Structures Type Selection Documents
- Updated Structures Cost Estimates
- Foundation Report (Draft and Final)
- Log of Test Borings
-

TASK 3.0 60% PS&E

Task 3.1 60% PS&E - Roadway

Task 3.1.1 Hydrology and Drainage

Requirements: Prepare a Hydrology Report showing off-site drainage flows and impacts of the design storms on local properties. Cities, and Caltrans guidelines will be addressed in the report. Prepare a Drainage Report including hydrology and hydraulic calculations, preliminary pipe sizing, preliminary pipe routing, bridge deck drainage and flood control channel.

Approach: Existing drainage facilities will be reviewed for adequacy. Drainage impacts from the proposed construction will be evaluated based on hydrologic data maintenance records, and field evaluation of existing drainage facilities.

Product(s): Hydrology Report; Drainage Report.

Task 3.1.2 Roadway Plans

Requirements: Prepare roadway plans and quantities to a 60% level of engineering design. Prepare draft special provisions for roadway elements of construction.

Approach: The 30% submittal Skeleton roadway plans will be used as a base to design contour grading, construction details, and quantity summaries. Comments received at the 30% submittal will be reviewed with the Port and Caltrans and incorporated. Draft Special Provisions will be edited using Microsoft Word (Caltrans latest version) in accordance with Caltrans editing standards.

Product(s): Title Sheet; Typical Sections; Key map and line index; Layout Plans; Profile & Superelevation Plans; Construction Details; Contour Grading; Quantity Summary Sheet; Draft Roadway Standard Special Provisions.

Task 3.1.3 Drainage Plans

EXHIBIT A

Requirements: Prepare drainage plans and quantities to a 60% level of engineering design.

Approach: Drainage plans will be prepared at 1:500 scale to show the locations of channels, culverts, headwalls, inlets and pipes. Drainage profiles and draft quantity sheets will be included. The drainage improvements will be designed based on the analysis and findings of the Drainage Report and will allow for both current and future conditions.

Product(s): Drainage plans, profiles, and quantities.

Task 3.1.4 Lighting and Signal Plans

Requirements: Prepare lighting and signal plans and quantities to a 60% level of engineering design.

Approach: Lighting will be provided as required at the intersections and ramp connections. Lighting plans will be prepared at 1:500 scale showing placement of luminaries, conduit runs, and service enclosures. Proposed service locations will be identified and coordinated with the electric utility.

The traffic signal plans for new and modified signal installations will be prepared in Metric 1:200 scale. Ramp terminal signal designs will conform to Caltrans design standards, and City intersections will conform to City of Diamond Bar design standards as well.

Product(s): Lighting Plans and Signal Plans, Details and Quantities.

Task 3.1.5 Pavement Delineation Plans

Requirements: Prepare pavement delineation plans and quantities to a 60% level of engineering design.

Approach: Pavement delineation plans will be prepared at 1:500 scale to indicate placement of painted and thermoplastic stripes and markings, and markers and delineators. Quantity summaries will be provided in accordance with Caltrans format. Cities pavement marking specifications will be incorporated for Cities' facilities.

Product(s): Pavement Delineation Plans, Details, and Quantities.

Task 3.1.6 Signing Plans

Requirements: Prepare signing plans to a 60% level of engineering design.

Approach: A signing plan will be prepared in accordance with current Highway Design Manual and City signing criteria. Panel details will be prepared as required. If overhead signs are involved, consideration will be given to salvaging in accordance with standard Caltrans policies.

Product(s): Signing Plans.

Task 3.1.7 Stage Construction, Traffic Control and Detour Plans

Requirements: Prepare stage construction, traffic control and detour plans to a 60% level of engineering design.

EXHIBIT A

Approach: Stage construction and traffic control plans will be developed to minimize disruption and maintain traffic. Special attention will be paid to maintaining adequate access to local business and residences during the construction period. These plans will build upon the preliminary staging concepts previously developed. Plans will be prepared to meet City and Caltrans requirements.

Product(s): Stage Construction and Traffic Handling Plans; Detour Plans; Construction area signs; Lane closure charts.

Task 3.1.8 Traffic Management Plan

Requirements: Prepare a Traffic Management Plan (TMP) for the maintenance of traffic circulation during construction of the proposed improvements.

Approach: The primary objective of the Traffic Management Plan (TMP) will be to provide for continuous traffic circulation and access while providing adequate and efficient construction areas and maintaining a high level of traffic safety. Increasing the public's awareness of the project's benefits, impacts, and activities will be key feature of the TMP. The plan will be developed in cooperation with the City and Caltrans with involvement by the local business community.

Product(s): Traffic Management Plan.

Task 3.1.9 Storm Water Data Report

Requirements: Prepare a Storm Water Data Report.

Approach: The draft Storm Water Data Report will be prepared according to the current Caltrans Storm Water Quality Handbooks and BMP.

Product(s): Storm Water Data Report.

Task 3.1.10 Construction Cost Estimate

Requirements: Prepare a cost estimate for the construction of all proposed roadway and structures elements.

Approach: A construction cost estimate will be prepared based on the roadway and structures plan set and Caltrans recent bid prices in the area. It will include pay item codes, descriptions, quantities and unit prices in standard Caltrans BEES format. Opportunities for construction cost reduction will be investigated as warranted.

Product(s): Draft Cost Estimate.

Task 3.1.11 Landscaping and Irrigation Plans

Requirements: Prepare landscape and irrigation plans and quantities to a 60% level of engineering design.

EXHIBIT A

Approach: Plans, Specifications and Estimates will be prepared for clearing, planting and irrigation for the right-of-way and all other disturbed areas based on the approved conceptual plan. Field investigation will determine the location of existing plant materials and irrigation systems and the extent of disturbance during construction. Special requirements for protection and maintenance of existing material during construction, detailed planting plans, locations of irrigation heads, main and lateral lines, valves, water meters, backflow preventers, sprinkler schedules and irrigation quantity sheets will be included in this group of plans.

Product(s): Landscape and Irrigation Plans.

Task 3.1 Product Summary

- 60% Roadway PS&E
- Hydrology/Drainage Report
- TMP
- Storm Water Data Report
-

Task 3.2 Final Design Unchecked – Structures (Tie-back Walls)

Task 3.2.1 Bridge Structure Plans

Requirements: Prepare bridge plans and quantities to a 60% level of engineering design.

Approach: The initial complete set of bridge and nonstandard retaining wall (if any) construction drawings will be submitted for review. Structure General Plans will be developed into designs in accordance with current Caltrans bridge design practices for seismic loading, live loading, and dead loading. Based on the design, plans will be developed. Bridge plans will include deck contours, reinforcement, details, foundation plan, and log of test borings.

Product(s): Structure Plans; Retaining wall plans, details, and quantities.

Task 3.2 Product Summary

- Non-Standard Retaining Wall Plans
- Structure Plans
- Retaining wall plans, details, and quantities

Task 4.0 100% PS&E (Combined 90% & 100%)

Task 4.1 100% PS&E - Roadway

Task 4.1.1 Roadway Plans

Requirements: Prepare the final roadway PS&E.

Approach: After City, Port and Caltrans review of the 60% complete roadway and structures submittal, comments received will be tabulated and reviewed. Comment resolutions will be determined jointly with all parties. Changes will then be incorporated into the plan set. Final roadway PS&E quality assurance/quality control checking will be performed and any outstanding items resolved. Final, checked roadway plans will be prepared and submitted to the Cities and Caltrans District 7.

Product(s): Complete Roadway PS&E.

EXHIBIT A

Task 4.1.2 Roadway Special Provisions

Requirements: Prepare Final Roadway Special Provisions.

Approach: Comments received from the Cities, District 7 Project Development, and the District Office Engineer reviews will be incorporated into the edited special provisions. Roadway and structures files will be merged and submitted in accordance with standard Caltrans practices.

Product(s): Roadway Special Provisions.

Task 4.1.3 Roadway Construction Cost Estimate

Requirements: Prepare the final roadway construction cost estimate.

Approach: Final roadway quantity estimates will be prepared based on the roadway plans and special provisions. Bid prices will be obtained from Caltrans Construction Cost Data and the Construction Cost Index published by the Headquarters Office of Office Engineer. Costs for City work, supplemental work, State- or City-furnished materials and expenses, and contingencies will be separated.

Product(s): Roadway construction cost estimate.

Task 4.1 Product Summary

- Complete Roadway PS&E

Task 4.2 100% PS&E – STRUCTURES (Tie-back Walls) (Note: Caltrans OSFP requires 90% and 95% submittals, however the requirements are similar to the 100% submittal)

Task 4.2.1 Structure Plans

Requirements: Prepare the final structures PS&E.

Approach: After reviews and comments on the 60% bridge plans, independent bridge calculations in accordance with Caltrans policies will be prepared. Following this check, bridge plans will be completed and comments incorporated. Special provisions and the construction cost estimate will be prepared and submitted.

Realizing that independent bridge design calculations must be prepared by a qualified bridge design team not involved in the original design development, the Jacobs Team plans to have a separate team of experienced bridge engineers perform the design of the overcrossing structure widening. We plan to have the independent bridge checks provided by the other team of bridge engineers from the Jacobs Team. These checks will be conducted in accordance with standard Caltrans practice for the independent check.

Structure special provisions will be reviewed for compatibility with the roadway special provisions and pay items. Pay items will be reviewed for consistency with Caltrans standard practices for segregation of structure pay items and to verify that all work items are covered.

Final roadway plans will be consolidated with the structure plans and submitted for the Cities and Caltrans review.

EXHIBIT A

Product(s): Final Structural Plan Set; Final Structural Special Provisions; Final Structural Engineer's Estimate.

Task 4.2.2 Structure Special Provisions

Requirements: Prepare Final Structures Special Provisions.

Approach: Structure special provisions will be reviewed for compatibility with the roadway special provisions and pay items.

Product(s): Structure Special Provisions.

Task 4.2.3 Structure Construction Cost Estimate

Requirements: Prepare final construction cost estimate for structures.

Approach: The Engineer's Estimate for the structures will also be formatted for input into BEES. Pay items will be reviewed for consistency with Caltrans standard practices for segregation of structure pay items and to verify that all work items are covered.

Product(s): Final Structures Construction Cost Estimates.

Task 4.2 Product Summary

- Final Structural Plan Set
- Final Structural Special Provisions
- Final Structural Engineer's Estimate
- Structure Special Provisions
- Final Structures Construction Cost Estimates

Task 4.3 Resident Engineer's File

Requirements: Prepare the Resident Engineer's File and Surveyor's File for use during the construction phase.

Approach: Following approval of the PS&E, the Resident Engineer's File will be established to furnish relevant correspondence and other information that are important to the construction of the project. Included in the file will be permits, copies of utility relocation notices, materials information, and other pertinent correspondence, notices, engineering calculations and other data. Instructions to the Resident Engineer will be prepared to describe any unusual project elements, coordination requirements or prior agreements affecting the construction. Additionally, a section of the file will address the history of coordination and negotiation with property owners and residents, and commitments made to owners for coordination/notification during construction.

Product(s): Resident Engineer's File.

EXHIBIT A

Lemon Ave/SR60 Interchange Improv					
COST ESTIMATE SUMMARY					
July 28, 2005					
STAFF TITLE	STAFF NAME	TOTAL HOURS		HOURLY RATE* ESCALATED	LABOR COSTS
PIC	Alonso	32		\$76.45	\$2,446
Proj Mgr	Chen	420		\$78.48	\$32,963
QA/QC	Sr Staff	164		\$68.90	\$11,300
Civil Engr Supv	Sr Staff	698		\$56.18	\$39,214
Structures Supv	Sr Staff	0		\$55.12	\$0
Drainage Engr	Sr Staff	488		\$55.12	\$26,899
Sr Civil Engr	Sr Staff	1,139		\$53.00	\$60,367
Struct Proj Engr	Sr Staff	0		\$58.30	\$0
Sr Struct Engr	Sr Staff	0		\$53.00	\$0
Civil Engr	Staff	2,984		\$33.92	\$101,217
Struct Engr I	Staff	0		\$29.68	\$0
Roadway CADD	Staff	1,172		\$31.80	\$37,270
Struct CADD	Staff	0		\$33.92	\$0
Proj Ctls/Contract Admin	Staff	240		\$61.48	\$14,755
Proj Admin	Staff	240		\$29.68	\$7,123
* RATES GOOD THROUGH SEPTEMBER 30, 2007					
ESCALATION AS OF OCTOBER 1, 2007 4% ANNUALLY					
DIRECT LABOR SUBTOTALS		7,577		\$44.02	\$333,553
DIRECT LABOR TOTAL					\$333,553
OVERHEAD @	140%				\$466,974
TOTAL JACOBS LABOR & OVERHEAD					\$800,527
OTHER DIRECT COSTS (ODC'S):					
Mileage					
Reproduction					
Postage/Deliveries					
Phone					
Travel					
TOTAL OTHER DIRECT COSTS (4% of Total Labor & OH)					\$32,021
FEE (10% OF LABOR & OVERHEAD)					\$80,053
TOTAL DIRECT COSTS					\$912,601
Sub Consultants					
LSA				\$230,000	
Leighton				\$84,680	
Associated Engineers				\$275,353	
Katz, Okitsu				\$182,645	
CNS				\$67,062	
Sub Consultants Total				\$839,740	
				\$0	
ADDITIONAL ITEMS					\$839,740
TOTAL COSTS					\$1,752,341

EXHIBIT A

**ATTACHMENT 1:
PROPOSAL FOR LEMON AVENUE INTERCHANGE PROJECT (IS/EA with Studies and Permits)
LSA Staffing Allocations for Environmental Services - 6/28/05**

Task	Task Description	LSA Labor Classifications						Total Hours By Task	Direct Costs	Total Costs By Task	Total Costs By Major Task
		Principal	Prin/PM	Sr. Planner	Analyst	Graphics/GIS	WP				
1.0 Preliminary Activities/Management											\$48,825
1.1	Project Management	5	60	10	10	5	30	120	\$100	\$15,350	
1.2	Project Meetings	5	80	40	10	5	20	160	\$100	\$21,200	
1.3	Public Information and Scoping	5	25	20	20	30	10	110	\$100	\$12,275	
2.0 Purpose and Need/Project Description		5	40	10	0	15	15	85	\$100	\$10,950	\$10,950
3.0 Technical Studies											\$73,485
3.1	Traffic Study (N/A)									\$0	
3.2	Air Quality Study	1	5	10	40	4	6	66	\$200	\$6,535	
3.3	Noise Study	0	20	30	50	10	10	120	\$200	\$12,750	
3.4	Natural Environment Study	2	10	20	40	10	10	92	\$500	\$9,780	
3.5	Cultural Resources Study	2	10	12	40	20	6	90	\$1,000	\$9,890	
3.6	Floodplain Evaluation Report	0	5	4	32	6	6	53	\$50	\$5,020	
3.7	Water Quality	3	5	4	38	4	8	60	\$100	\$5,905	
3.8	Visual Assessment	1	10	10	20	30	5	76	\$200	\$7,765	
3.9	Growth Inducement	2	5	10	20	4	5	46	\$50	\$4,770	
3.10	Relocation Impact Study	0	10	10	20	4	8	50	\$100	\$5,370	
3.1	Business Impacts Study	2	10	10	20	4	6	52	\$100	\$5,700	
4.0 Prepare IS/EA											\$58,000
4.1	Screencheck IS/EA	1	40	40	80	24	16	201	\$500	\$21,785	
4.2	Draft IS/EA	1	20	40	10	10	5	86	\$2,000	\$12,065	
4.3	Response to Comments/MND	5	45	30	30	7	16	133	\$250	\$16,150	Note: Fixed Amount of Hours
4.5	Completion of NEPA	5	20	20	10	3	4	62	\$250	\$8,000	
5.0 PERMITS											
5.1	Coordinate with Project Team	5	3	15	10	5	5	43	\$100	\$4,805	\$38,295
5.2	Jurisdictional Delineation	10	10	20	20	10	10	80	\$1,500	\$10,400	
5.3	Initiate Contact	5	2	10	10	0	5	32	\$75	\$3,620	
5.4	Permit Application	15	4	10	10	10	5	54	\$75	\$6,440	
5.5	Project Team Review/Revisions	10	4	10	10	5	10	49	\$200	\$5,715	
5.7	Follow Up/Coordination	10	4	20	20	5	5	64	\$200	\$7,315	
	Billing Rate by Classification	\$165	\$160	\$115	\$85	\$95	\$80				
	TOTAL NOT TO EXCEED									\$229,555	\$229,555
										SAY \$ 230,000	

LSA reserves the ability to make minor changes between line items so long as the "Total Not To Exceed" is not increased.

LSA proposal does not include any filing fees, permit application fees, or mitigation fees/costs.

Notes: The Permitting Budget Assumes a Nationwide Permit. Costs will be reduced if less than the threshold for a Nationwide Permit, and increased if an Individual Permit is Required.

The cost proposal assumes a fixed number of hours for Response to Comments. Additional budget may be required if excessive comments are received.

EXHIBIT A

Leighton Consulting, Inc. for Jacobs Engineering

Lemon Ave Bridge - Phase I ESA & Phase II ESA

Labor Classifications & Hourly Billing Rates	ODC's	Principal	Sr. Assoc	Proj. Engr./Geo	Sr Staff Eng/Geo	Staff Eng/Geo	CAD	Tech.	Clerical	LAB/Sub	Total Hours	Total Cost
		\$185.00	\$170.00	\$130.00	\$120.00	\$105.00	\$90.00	\$95.00	\$65.00			
Environmental Assessment												
ESA -Historical Review	\$ 400	1		7		6					14	2125
ESA -Site Reconnaissance		1		3		10		2			16	1815
ESA -Interviews		1	2			4					7	945
ESA -Report		1	9			25	8		6		49	5450
Phase II -Pre-field Scheduling/Mark-out				2		5					7	785
Workplan		1	7			8					16	2215
Site Safety Plan	\$ 600			2		8					10	1700
Permitting				8							8	1040
Field Investigation	\$ 9,225	2		8		30				\$17,590	40	31375
Statistical Analysis				4							4	520
Report		4		8		25	12		8		57	6005
										\$17,590		
Total Hours		11	18	42	0	121	20	2	14		228	

TOTAL NOT TO EXCEED FEE \$ 53,975

+ 22,295
 + 8,410

 \$ 84,680

EXHIBIT A

Leighton Consulting, Inc. for Jacobs Engineering

Lemon Ave Bridge - Geotechnical Investigation

Labor Classifications & Hourly Billing Rates	ODC's	Principal \$185.00	Sr. Assoc \$170.00	Proj. Engr./Geo \$130.00	Sr Staff Eng/Geo \$120.00	Staff Eng/Geo \$105.00	CAD \$90.00	Tech. \$95.00	Clerical \$65.00	LAB/Sub	Total Hours	Total Cost
Geotechnical Investigation												
Geo -Site Background Review				1	1						2	250
Geo -Field Investigation	10				10					\$5,060	10	6330
Geo -Client Meetings				10							10	1300
Geotechnical Engineering Analysis				18	15					\$2,555	33	6695
Geotechnical Report Writing		8	5	10	8		16		10		57	6680
Geo -Project Management				8							8	1040
										\$7,615		
Total Hours		8	5	47	34	0	16	0	10		120	
											TOTAL NOT TO EXCEED FEE	\$ 22,295



Leighton Consulting, Inc.

A LEIGHTON GROUP COMPANY

SUPPLEMENTAL WORK SCOPE AND FEES

Due to a change in the project description and concept, we are augmenting our geotechnical scope of work and fees for the Lemon Avenue undercrossing under SR-60 (Pomona Freeway) in the City of Industry. We propose to drill two additional borings with a truck mounted hollow-stem auger drill rig adjacent SR-60 at both side of the Lemon Avenue undercrossing (within Caltrans right-of-way). We will obtain relatively undisturbed and bulk soil samples from our borings for visual classification and geotechnical laboratory testing. Our borings will be backfilled with the excavated soils, and pavement will be patched at the surface with either cold-mix asphalt or ready-mix concrete, if/when drilling in the street.

Task	Amount
Obtain Caltrans Encroachment Permit	-BY OTHERS-
Field Investigation with Traffic Control (two soil borings)	\$5,310
Geotechnical Laboratory Testing (w/ one corrosion suite)	1,200
Engineering Analyses and Report Preparation	1,900
TOTAL:	\$8,410.00

Assumptions:

1. We will contact Underground Service Alert, but we are not responsible for damage to unidentified utilities. We can subcontract a private utility locator, at additional cost, to reduce the potential for damaging existing utilities in the drilling area.
2. We assume that an "encroachment permit" for this geotechnical exploration will be obtained from Caltrans by others. However, if we must obtain a permit, we will obtain it at additional cost beyond our basic proposed fee, above.
3. Our fee also does not include a traffic control plan.
4. Traffic control will be provided when drilling in the Caltrans right-of-way in accordance with Caltrans requirements (Caltrans' Standard Plan T10 for shoulder closures), and on public streets in accordance with WATCH manual including an arrow board and cones as needed. However, this proposal excludes the cost of flaggers and CHP, which we assume will not be required.
5. We further assume this additional scope of work will be authorized at the same time as the previous tasks described in our prior proposal, with results incorporated in one report.
6. Drilling will be performed during weekday, daylight work hours. Additional costs will be incurred for nighttime or weekend work.

Revised 6.27.05

SR 60/ LEMON, CITY OF INDUSTRY, CA

SURVEYS, MAPPING, RIGHT-OF-WAY DATA SHEETS AND RIGHT-OF-WAY ENGINEERING

8/2/2005

AE DIRECT LABOR

Classification	Name	No of Hours	Hourly Rate	Subtotal
Project Manager	J. Imborski	101.0	\$194.70	\$19,664.70
Chief Mapper	J. Elliott	166.0	\$150.26	\$24,943.16
L.S.	Staff	340.0	\$99.30 *	\$33,762.00
CADD Technician	Staff	344.0	\$77.88 *	\$26,790.72
Survey Technician	Staff	404.0	\$81.13 *	\$32,776.52
Chief of Surveys	Staff	51.0	\$103.84	\$5,295.84
Party Chief	Staff	235.0	\$106.11 *	\$24,935.85
Chainman	Staff	494.0	\$103.51 *	\$51,133.94
Merical	Staff	156.0	\$60.71 *	\$9,470.76
Subtotal		2291.0		\$228,773.49

OTHER DIRECT COSTS

Photocopies	15000 @ \$0.10/sht	\$1,500.00
Blueline Prints	500 @ \$.42/sht	\$210.00
Plan Size Xerox	200 @ \$3.60/sht	\$720.00
Miscellaneous Deliveries	20 @ \$20.00 each	\$400.00
Dig Utility Potholes (Pavement)	Est. 5 @ \$2750.00 each	\$13,750.00
Aerial Sub-consultants	Est.	\$15,000.00
Real Estate Appraisal Subconsultant	(R/W Data Sheet for 10 Parcels)	\$5,000.00
Title Reports	10 @ \$1000 each	\$10,000.00

Total Other Direct Costs	\$46,580.00
--------------------------	-------------

TOTAL CONTRACT COST

\$275,353.49

*Rates used are averages for these classifications

Overhead = 116.58%; Fee = 10%

EXHIBIT A

Industry Interchange Projects (Lemon Avenue & State Route 60)											
Katz, Okitsu & Associates - Fee Proposal Breakdown											
Task	Principal Engineer \$190.00	Senior Engr./ Proj. Mgr. \$165.00	Principal Planner \$165.00	Assoc. Engineer \$130.00	Assoc. Designer \$95.00	Asst. Engr./ CAD \$80.00	Admin. Support \$50.00	TOTAL HOURS	TOTAL LABOR COST	Other Costs	TOTAL COST
DESIGN SERVICES											
Traffic Analysis for PSR (incl. traffic counts)			289					289	\$47,685	\$4,700	\$52,385
Traffic Signal Design (up to 3 shfts)		15		24	48	120		207	\$19,755		\$19,755
Pavement Delineation Design (up to 7 shfts)		14		14	42	168		238	\$21,560		\$21,560
Signage Design (up to 10 shfts)		10		20	50	80		160	\$15,400		\$15,400
Overhead Sign Design (up to 1 sbt)		4		4	16	32		56	\$5,260		\$5,260
Street Lighting and Ramp Lighting Design (up to 6 shfts)		12		24	52	104		192	\$18,360		\$18,360
Ramp Meter Design (up to 3 shfts)		6		12	24	72		114	\$10,590		\$10,590
Specifications and Estimates		11		28	44	16		99	\$10,915		\$10,915
Project Design Coordination and Meetings	12	156					8	176	\$28,420		\$28,420
TOTAL HOURS	12	228	289	126	276	592	8	1531			
TOTAL COST	\$2,280	\$37,620	\$47,685	\$16,380	\$26,220	\$47,360	\$400		\$177,945	\$4,700	\$182,645

EXHIBIT A

LEMON STREET INTERCHANGE - <i>CNS</i> CITY OF INDUSTRY TASK: PS&E DESIGN - TIEBACK WALLS				
STAFF TITLE	STAFF NAME	TOTAL HOURS	LOADED HOURLY RATE	LOADED LABOR COSTS
Project Engineer	James J. Lu	174	\$137.33	\$23,895.91
Senior Bridge Engineer	TBD	104	\$121.18	\$12,602.30
Bridge Design Engineer	Dong Kim	176	\$69.53	\$12,236.94
Bridge CADD Technician	TBD	172	\$88.86	\$15,284.33
Structural Design Engr	TBD	10	\$94.25	\$942.48
DIRECT LABOR SUBTOTALS		636	\$102.14	\$64,961.97
TOTAL DIRECT LABOR & OVERHEAD				\$64,962
OTHER DIRECT COSTS (ODC'S):				
	Mileage	800	\$0.375 per mile	\$300
	Reproduction/Plotting			\$1,400
	Postage/Deliveries			\$400
	Phone			\$0
	Travel			\$0
TOTAL OTHER DIRECT COSTS				\$2,100
TOTAL CNS COSTS				\$67,062
SUBCONSULTANTS:				
		Hours	Billing Hourly Rate	
None		0	\$0.00	\$0
SUBTOTAL SUBCONSULTANT COSTS			\$0	
MARKUP ON SUBCONSULTANTS (0%)			\$0	
TOTAL SUBCONSULTANT COSTS				\$0
TOTAL COSTS				\$67,062

EXHIBIT B

Project Timeline

See Attached

LEMON AVE/SR 60 INTERCHANGE IMPROVEMENTS PAVED & PS&E SCHEDULE

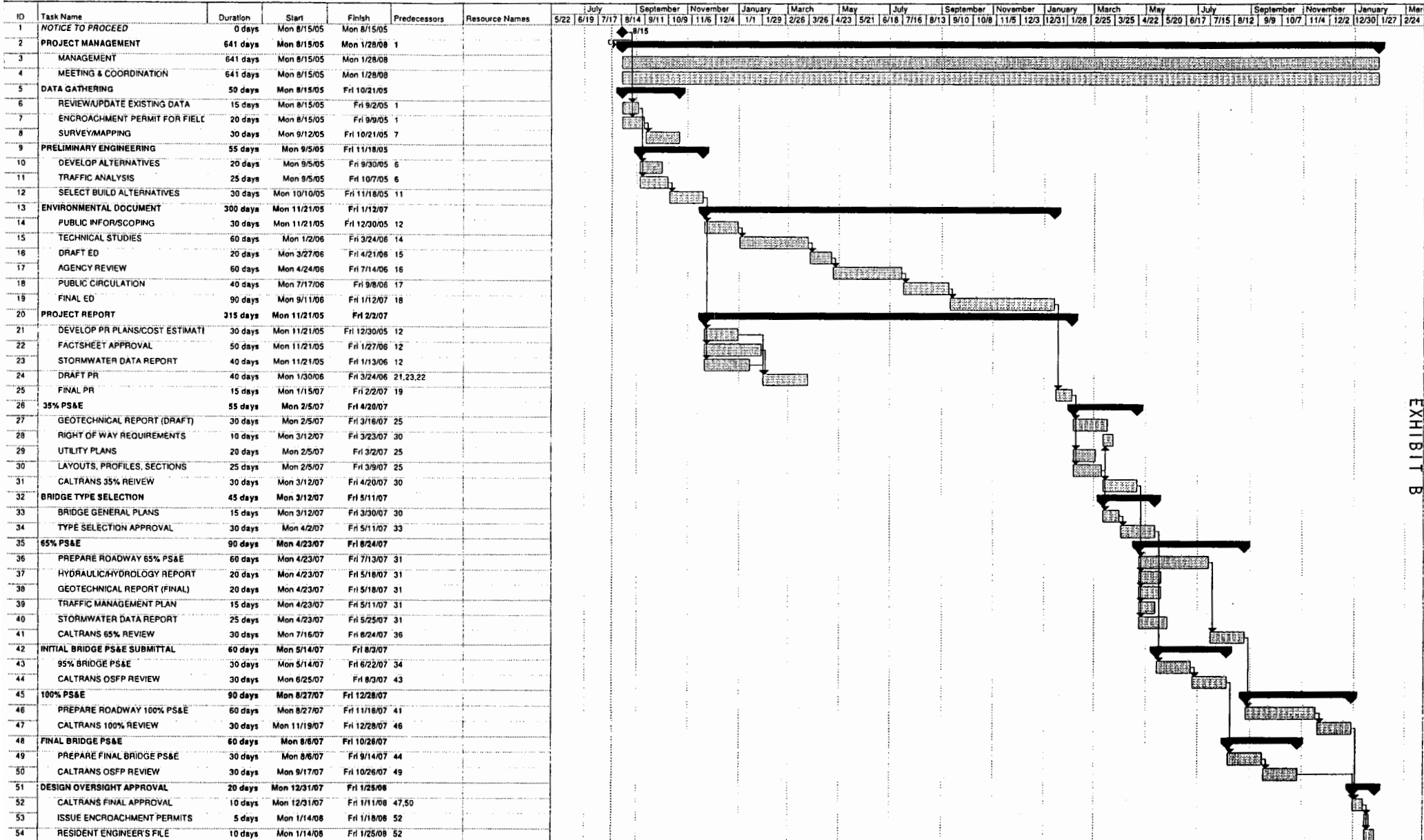


EXHIBIT B

Project: LEMON SR60 PROJECT SCHEDULE
Date: Tue 8/2/05

Legend: Task (solid bar), Progress (shaded bar), Summary (bold bar), External Tasks (dashed bar), Deadline (arrow), Split (dotted bar), Milestone (diamond), Project Summary (thick bar), External Milestone (diamond with dot).

EXHIBIT C

Hourly Rates and Authorized Reimbursements

See Attached

**EXHIBIT C
HOURLY RATE SCHEDULE**

All rates are "fully loaded" i.e., includes all overhead costs, general, administrative and profit

Firm: Jacobs Civil Inc.

Key Personnel:

Name	Classification	Job Function	Hourly Rate
Hank Alonso	Management	Project Principal	200.00
Chao Chen	Management	Project Manager	205.00
Preston Kelly	Management	Technical Advisor	190.00

Other Labor Charges	
Job Function:	Hourly Rate
Project Engineer	140.00
Sr. Civil Engineer	155.00
Structural Engineer	145.00
Civil Engineer	115.00
CADD	115.00
Project Controls	160.00
Administrative Assistant	72.00
Jr. Engineer	98.00

Note: These rates were calculated using the named personnel's actual salary as of Aug' 05 Includes indirect rate of 139.90% and profit rate of 10% to develop fully burdened rates.

Rates will be fixed for a 2 year period starting from the execution of this agreement

Submitted By: Chao Chen

**EXHIBIT C
HOURLY RATE SCHEDULE**

All rates are "fully loaded" i.e., includes all overhead costs, general, administrative and profit

Firm: LSA Associates Inc.

Key Personnel:

Name	Classification	Job Function	Hourly Rate
Rob McCann	Principal	Project Principal	165.00
Lyn Calderine	Principal	Project Manager	145.00

Other Labor Charges	
Job Function:	Hourly Rate
Senior Planner	115.00
Planner	85.00
Graphics/GIS	85.00
Word Processor	80.00

Note: These rates were calculated using the named personnel's actual salary as of Aug' 05

Rates will be fixed for a 2 year period starting from the execution of this agreement

Submitted By: Lyn Calderine

EXHIBIT C HOURLY RATE SCHEDULE

All rates are "fully loaded" i.e., includes all overhead costs, general, administrative and profit

Firm: Leighton Consulting

Key Personnel:

Name	Classification	Job Function	Hourly Rate
Tom Benson	Management	Project Principal	185.00
Siva Sivathasan	Management	Project Manager	130.00
Djan Chandra	Senior Engineer	Project Engineer	170.00

Other Labor Charges	
Job Function:	Hourly Rate
Senior Staff Engineer	120.00
Staff Engineer	105.00
CADD Operator	90.00
Clerical	65.00

Note: These rates were calculated using the named personnel's actual salary as of Aug' 05

Rates will be fixed for a 2 year period starting from the execution of this agreement

Submitted By: Dina Gartland

EXHIBIT C
HOURLY RATE SCHEDULE

All rates are "fully loaded" i.e., includes all overhead costs, general, administrative and profit

Firm: Associated Engineers, Inc.

Key Personnel:

Name	Classification	Job Function	Hourly Rate
Jim Imborski	Management	Project Principle	\$195.06
Jim Elliott	Management	Chief Mapper	\$150.53
Marc Wilson	Management	Chief of Surveys	\$104.03

Other Labor Charges	
Job Function:	Hourly Rate
Licensed Land Surveyor	\$98.83
Survey Party Chief	\$113.24
Survey Chainman	\$106.68
Project Controls	\$140.13
Administrative Assistant	\$57.22

Note: These rates were calculated using the named personnel's actual salary as of 04/26/05. Includes indirect rate of 130.67% and profit rate of 10% to develop fully burdened rates.

Rates will be fixed for a 2 year period starting from the execution of this agreement

Submitted By: Jim Imborski

EXHIBIT C
HOURLY RATE SCHEDULE

All rates are "fully loaded" i.e., includes all overhead costs, general, administrative and profit

Firm: Katz, Okitsu & Associates

Key Personnel:

Name	Classification	Job Function	Hourly Rate
Joel Falter	Principal Planner	Project Principal	200.00
Eugene Kao	Sr. Engineer	Project Manager	170.00
Doug Yeh	Sr. Engineer	Project Engineer	170.00

Other Labor Charges	
Job Function:	Hourly Rate
Associate Engineer	130.00
Associate Transportation Planner	110.00
Associate Designer	100.00
Assistant Engineer	90.00
Assistant Designer	80.00
Administrative Assistant	55.00

Note: These rates are based on projected company billing rates for 2005-2006. Includes indirect rate of 152% and profit rate of 10% to develop fully burdened rates.

Rates will be fixed for a 2 year period starting from the execution of this agreement

Submitted By: Jimmy Lin

**EXHIBIT C
HOURLY RATE SCHEDULE**

All rates are "fully loaded" i.e., includes all overhead costs, general, administrative and profit

Firm: CNS Engineers, Inc.

Key Personnel:

Name	Classification	Job Function	Hourly Rate
James J. Lu	Management & Sr. Bridge Engineer	Project Engineer	137.33

Other Labor Charges	
Job Function:	Hourly Rate
Senior Bridge Engineer (TBD)	121.18
Bridge Design Engineer (Dong Kim)	69.53
Senior Bridge CADD (TBD)	88.86
Project Administrator (L. Hunag)	94.25

Note: These rates were calculated using the named personnel's actual salary as of 4/21/05. Includes indirect overhead rate of 140.00%, profit rate of 10% to develop fully burdened rates.

Rates will be fixed for a 2 year period starting from the execution of this agreement

Submitted By: James Lu

January 7, 2016

Paul J. Philips
Executive Director
Successor Agency to the Industry Urban-Development Agency
15625 East Stafford St, Suite 200
City of Industry, CA 91744

RE: SR-60 Interchange/ Lemon Ave Budget Increase No.17
Consultant Contract No. 5-JACOBS 10-01 MP 03-10

Dear Mr. Philips:

A budget increase request for the following items is attached for your review and signature.

1. Additional budget to cover unanticipated utility coordination due to the utility redesigns necessitated by Caltrans policy changes.
2. Additional budget to cover unanticipated irrigation coordination and re-design of the irrigation valve system necessitated by Caltrans policy changes.
3. Additional budget for the Standard Special Provisions updates and the Standard Plans updates due to the update releases on 10/30/15.
4. Additional budget for the Caltrans CADD Files review.
5. Additional budget for the unanticipated coordination required to resolve Caltrans conflicted comments between functional units for the electrical plans.

The requested increase in budget for all of the items above is \$314,350.00. A breakdown of additional costs included in this request is provided below.

1. Additional budget to cover unanticipated utility coordination due to the utility redesigns necessitated by Caltrans policy changes.	\$23,608.00
2. Additional budget to cover unanticipated irrigation coordination necessitated by Caltrans policy changes.	\$32,858.00
3. Additional budget for the Standard Special Provisions updates and the Standard Plans updates due to the update releases on 10/30/15.	\$12,084.00
4. Additional budget for the Caltrans CADD Files review.	\$20,810.00
5. Additional budget for the unanticipated coordination and plan updating required to resolve Caltrans conflicted comments between functional units for the Final PS&E.	\$215,520.00
Additional budget for Budget Increase No.17	\$314,350.00

An explanation of each item is provided in the following sections.

1. COORDINATION FOR THE UTILITY REDESIGN

Additional budget is requested for unanticipated utility coordination due to the utility redesigns necessitated by Caltrans policy changes. The redesigns included: 1. the encasing of the existing water line crosses under the Lemon Ave UC that is owned by Walnut Valley Water District; 2. Permanent closure of the existing manhole near the proposed WB on-ramp and addition of two manholes; and 3. Additional review of the SCE relocation plans and service points conduit design plans and reworked on the service point plans in the utility and electrical plans.

The additional budget request is \$23,608.00 and cost breakdown of additional services is provided in Attachment A.

2. ADDITIONAL COORDINATION FOR THE IRRIGATION DESIGN

The encasing of the existing water line requested by Caltrans will cut off the existing irrigation system during the construction. The team has gone through extensive coordination with Caltrans Oversight and Maintenance units to resolve the issue that was caused by Caltrans own conflicting policies.

The landscape team has re-designed the irrigation valve system to comply with the Governor's new directive in using smart valve.

The additional budget request is \$32,858.00 and cost breakdown of additional services is provided in Attachment B.

3. STANDARD SPECIAL PROVISION UPDATE AND STANDARD PLANS UPDATES

Caltrans released updates to Standard Special Provision and Standard Plans on 10/30/15. Jacobs was required by Caltrans Office Engineer to update the PS&E per the new release due to the RTL date is after the release date.

The additional budget request is \$12,084.00 and cost breakdown of additional services is provided in Attachment C.

4. ADDITIONAL BUDGET FOR CALTRANS CADD FILE REVIEW

The Caltrans CADD file review by the Headquarter CADD unit is a new requirement since the regular Office Engineer duties were delegated to the local district. The review is to insure that all the cadd files are done to Caltrans CADD standards.

The additional budget request is \$21,554.00 and cost breakdown of additional services is provided in Attachment D.

5. ADDITIONAL BUDGET TO RESOLVE CONFLICTED COMMENTS BETWEEN CALTRANS FUNCTIONAL UNITS TO FINAL PS&E

The Jacobs team has revised and submitted the final PS&E based on the 100% review comments from the various functional units in the district. During the Office Engineer review, there were many additional comments conflicted with the 100% comments. The team has spent enormous effort to resolve the conflicts and often times reversed the revisions back to the original design. The lack of coordination between Caltrans functional

units and inconsistency in applying Caltrans design policies has resulted in unnecessary works and further delay schedule.

The additional budget request is \$215,520.00 and cost breakdown of additional services is provided in Attachment E.

6. UPDATE HOURLY RATE SCHEDULE

The hourly billing rates amended by the Budget Increase No.15 will expire on December 31, 2015. Updated hourly rate schedules are provided in Attachment F. The new rates are calculated based on the labor rate escalation of 4% during the two year period, and will become effective upon approval of this change order request.

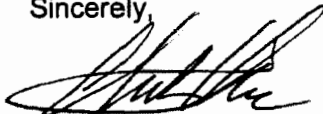
7. BUDGET SUMMARY

Contract Change Order#17 is requested to cover additional works through December 2015 (Except the anticipated Caltrans HQs CADD review through March 2016). The current authorized budget is \$4,271,320.09 and the table below shows the budget impact of this request.

Original Contract Amount	\$1,752,341.00
Current Contract Amount (includes CCO No. 1 thru16)	\$4,271,320.09
Additional Budget for Budget Increase No.16	\$314,350.00
Revised Contract Amount	\$4,585,670.09

Please respond in writing to document approval of the items outlined in this request. Please call me at (951) 313-5585 if you have any questions regarding this request.

Sincerely,



Chao Chen
Project Manager

Attachments

- Change Order Request Form No.17
- Attachment A: Cost Breakdown Request Items #1
- Attachment B: Cost Breakdown Request Items #2
- Attachment C: Cost Breakdown Request Items #3
- Attachment D: Cost Breakdown Request Items #4
- Attachment E: Cost Breakdown Request Items #5
- Attachment F: Hourly Rate Schedule

CHANGE ORDER REQUEST

 CLIENT: Successor Agency to the Industry Urban-Development Agency
 PHASE: Phase II (PS&E)

 PROJECT NUMBER: W9X9500(W9X95000
 PROJECT NAME: Lemon Ave Lemon Ave./SR-60 Interchange

DESCRIPTION: 1) Additional Budget for Unanticipated Utility Coordination and Re-design
 2) Additional Budget for Irrigation Coordination and Re-design
 3) Additional budget for SSP Updates and Standard Plan Updates
 4) Additional Budget for Caltrans HQs CADD Review
 5) Additional Budget to Resolve/Rework Conflicted Comments During OE Review

JUSTIFICATION: 1) Consultant team needed to coordinate with Caltrans and utility companies because of the decision changed by Caltrans that required additional encasing on the existing waterline and the decision changed to require relocation of the Verizon manhole.
 2) Consultant team re-designed the irrigation system based on new directive from Caltrans
 3) Consultant updated the Standard Special Provisions and the Standard Plans based on the Release 10/30/15.
 4) Consultant team will provide additional CADD file submittal for Caltrans HQs CADD review
 5) Consultant re-work the PS&E package due to the conflicted comments between the functional Units.

 ORIGINATOR: Jacobs

 REQUESTED BY: STED BY: Jacobs Jacobs

Item	Description	2015 Hours	2016-2017 Hours	2015 Rate	2016-2017 Rate	Expense	TOTAL
1	Additional Budget for Unanticipated Utility Coordination and Re-design (Jacobs)						
	Project Manager	12		\$250	\$260	\$3,000.00	\$23,608.00
	Sr. Civil Engineer			\$176	\$183		
	Project Engineer	96		\$150	\$156	\$14,400.00	
	Junior Engineer	64		\$97	\$101	\$6,208.00	
Civil Engineer			\$132	\$137			
2	Additional Budget for Irrigation Coordination and Re-design (Jacobs)						
	Project Manager	6		\$250	\$260	\$1,500.00	\$10,428.00
	Sr. Civil Engineer			\$176	\$183		
	Project Engineer	44		\$150	\$156	\$6,600.00	
	Junior Engineer	24		\$97	\$101	\$2,328.00	
	Additional Budget for Irrigation Coordination and Re-design (DEA)						
	Landscape Architect	48		\$135		\$6,480.00	\$22,430.00
	Senior Landscape Architect	18		\$160		\$2,880.00	
	Irrigation Designer	94		\$130		\$12,220.00	
	Assistant Designer	10		\$85		\$850.00	
3	SSP Updates and Standard Plan Updates (KOA)						
	Senior Engineer	26		\$195		\$5,070.00	\$9,470.00
	Associate Engineer			\$125			
	Assistant Engineer	44		\$100		\$4,400.00	
	SSP Updates and Standard Plan Updates (Jacobs)						
	Project Manager	6		\$250	\$260	\$1,500.00	\$12,084.00
	Sr. Civil Engineer	2		\$176	\$183	\$352.00	
	Project Engineer	32		\$150	\$156	\$4,800.00	
	Junior Engineer	56		\$97	\$101	\$5,432.00	
4	Additional Budget for Caltrans HQs CADD Review (Jacobs)						
	Project Manager	2	5	\$250	\$260	\$1,800.00	\$20,810.00
	Sr. Civil Engineer			\$176	\$183		
	Project Engineer	40	40	\$150	\$156	\$12,240.00	
	Junior Engineer	20	30	\$97	\$101	\$4,970.00	
Project Admin		18	\$96	\$100	\$1,800.00		
5	Additional Budget to Resolve/Rework Conflicted Comments OE Review (Jacobs)						
	Project Manager	60	36	\$250	\$260	\$24,360.00	\$215,520.00
	Sr. Civil Engineer	32	72	\$176	\$183	\$18,808.00	
	Project Engineer	400	260	\$150	\$156	\$100,560.00	
	Junior Engineer	480	232	\$97	\$101	\$69,992.00	
	Civil Engineer			\$132	\$137		
	Project Controls			\$139	\$145		
	Project Admin		18	\$96	\$100	\$1,800.00	
	ODC						
TOTAL							\$314,350.00

 ENGINEERING SCHEDULE IMPACT: _____ DAYS
 CONSTRUCTION SCHEDULE IMPACT: n/a DAYS

REMARKS:

COST ENGINEER:


 Sandra Paulo De Godoy

 DATE: DATE: 1/7/16

JACOBS PROJECT MANAGER:


 Chao Chen

 DATE: DATE: 1-7-16

CLIENT REPRESENTATIVE:

Paul J. Philips, Executive Director

DATE: DATE:

ATTACHMENT A
Cost Breakdown for Request Items #1

ATTACHMENT A
SR-60/Lemon Ave Interchange Improvement

REMAINING TASKS

Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Constr Support
--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	----------------

JACOBS LABOR HOURS	
FUNCTION	
Project Principal	Steve Henderson
Project Manager	Chao Chen
Sr. Civil Engineer	Frank Lara
Project Engineer	Georgia Medina
Junior Engineer	Christina Villela
Junior Engineer	Jason Jung
Project Controls	Sandra Gallo De Godoy
Project Administration	Laura Bonson
TOTAL	

Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jan-16 to Jun-17	HOURS
												-
4	4	4	0	0	0	0	0	0	0	0	0	12
0					0	0	0	0	0	0	0	-
40.0	24.0	24.0	8.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	96
24	20	20	0	0	0	0	0	0	0	0	0	84
0	0	0	0	0	0	0	0	0	0	0	0	-
0	0	0	0	0	0	0	0	0	0	0	0	-
0	0	0	0	0	0	0	0	0	0	0	0	-
68	48	48	8	0	0	0	0	0	0	0	0	172

JACOBS LABOR COST		
FUNCTION	RATE 10/1/13-12/31/15	RATE 1/1/16-12/31/17
Principal in Charge	\$243	\$253
Project Manager	\$250	\$260
Sr. Civil Engineer	\$176	\$183
Project Engineer	\$150	\$156
Junior Engineer - Villela	\$97	\$101
Junior Engineer - Jung	\$97	\$101
Project Controls	\$139	\$145
Project Administration	\$96	\$100
JACOBS SUBTOTAL		
ODC		
JACOBS TOTAL		

Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Constr Support	COST
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000.00
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 6,000.00	\$ 3,600.00	\$ 3,600.00	\$ 1,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,400.00
\$ 2,328.00	\$ 1,940.00	\$ 1,940.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,208.00
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 9,328.00	\$ 6,540.00	\$ 6,540.00	\$ 1,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,608.00
												\$ -
\$ 9,328.00	\$ 6,540.00	\$ 6,540.00	\$ 1,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,608.00

\$ 23,608.00											
---------------------	--	--	--	--	--	--	--	--	--	--	--

ATTACHMENT B
Cost Breakdown for Request Items #2

ATTACHMENT B
SR-60/Lemon Ave Interchange Improvement

REMAINING TASKS

Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Constr Support
--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	----------------

JACOBS LABOR HOURS	
FUNCTION	
Project Principal	Steve Henderson
Project Manager	Chao Chen
Sr. Civil Engineer	Frank Lara
Project Engineer	Georgia Medina
Junior Engineer	Christina Villela
Junior Engineer	Jason Jung
Project Controls	Sandra Gallo De Godoy
Project Administration	Laura Bonson
TOTALS	

Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jan-16 to Jun-17	HOURS
0	2	4	0	0	0	0	0	0	0	0	0	6
0					0	0	0	0	0	0	0	-
0.0	20.0	16.0	8.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	44
0	12	12	0	0	0	0	0	0	0	0	0	24
0	0	0	0	0		0	0	0	0	0		-
0	0	0	0	0	0	0	0	0	0	0	0	-
											0	-
0	34	32	8	0	0	0	0	0	0	0	0	74

JACOBS LABOR COST	RATE 10/1/13-12/31/15	RATE 1/1/16-12/31/17
Principal in Charge	\$243	\$253
Project Manager	\$250	\$280
Sr. Civil Engineer	\$176	\$183
Project Engineer	\$150	\$156
Junior Engineer - Villela	\$97	\$101
Junior Engineer - Jung	\$97	\$101
Project Controls	\$139	\$145
Project Administration	\$96	\$100
JACOBS SUBTOTAL		
ODC		
JACOBS TOTAL		

Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Constr Support	COST
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ 500.00	\$ 1,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500.00
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ 3,000.00	\$ 2,400.00	\$ 1,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,600.00
\$ -	\$ 1,164.00	\$ 1,164.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,328.00
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ 4,664.00	\$ 4,564.00	\$ 1,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,428.00
												\$ -
\$ -	\$ 4,664.00	\$ 4,564.00	\$ 1,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,428.00

\$ 10,428.00



DAVID EVANS
AND ASSOCIATES INC.

September 3, 2015

Ms. Georgia Medina, P.E.
Jacobs Engineering
3296 E. Guasti Road, Ste. 130
Ontario, CA 91761

SUBJECT: REVISIONS TO THE LEMON AVENUE / SR 60 PS&E PACKAGE BASED ON CALTRANS SUPPLEMENTAL REVIEW AND WATER ORDINANCE RESTRICTIONS *(revised)*

Dear Georgia:

On behalf of *David Evans and Associates, Inc. (DEA)*, we appreciate your coordination and collaboration regarding the desired modifications required by Caltrans based upon ongoing updates, mandates and guideline changes. As you are well aware, these continual changes requested by others after our plans had been approved, have caused (and will cause) the need for additional edits by our landscape architects and irrigation designers which are beyond our original scope and fee. The following outlines in detail the edits required. The attached fee schedule indicates the anticipated effort required by our team to address these new requests.

Edits Associated with New (2014) Caltrans Standards (7-13-15):

- Redesign NW and SW corners – change from single point source emitter to dripline, update quantity of pipe, dripline, and hence update enlargements.
- Replace drip valves, filters and pressure regulators to valve assembly unit and update quantities
- Update dripline details and remove single point source details, update irrigation conduit tables, irrigation legend tables, and irrigation quantity tables.’
- Update tree well design, details and tables

Edits Associated with New (2014) Caltrans Standards (8-18-15):

- ‘Architectural Treatment’ (AT) sheets - Find / replace ‘will’ & ‘shall’, and revise sheet numbers and references. (18 sheets)
- ‘Retaining Wall’ (R) sheets – Revise sheet numbers and references, remove note at bottom of sheet (9 sheets)
- New EC table standards – add table to ECC-1 and Erosion Control type legend.
- Update Erosion Control callouts on planting plans to identify erosion control type.

Edits Associated with changes due to inclusion of 'Smart Controllers' (8-18-15):

- At POC's (3) – coordinate electrical needs with Jacobs, coordinate water meters (4) with Walnut Valley Water District (WVWD) and Health Dept., and coordinate w/ Jacobs and / or Caltrans for water and power needs for the north side of the freeway bioswale.
- Identify communication method to 'Smart Controllers', (i.e., cell signal, telephone line, fiber optic). All methods require additional coordination for supply from a source. Additional components and equipment will be specified with controller to allow for communication.

Edits Associated with New Redlines (after plan approval) (8-18-15):

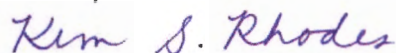
- Comply with Caltrans' Add gate valves, jumplines, change ICC from solar on plans, provide new SSP, estimate and notes regarding water meters.
- Edit details sheets including the removal of solar controller and add note to detail indicating 4" depth to Netafim.

Based on the above requested information, in addition to edits made several weeks ago which were addressed to ensure the project would not be held up (those noted under 7-13-15 above), we respectfully request compensation in the amount of **\$11,280**. In order to move forward without delay, DEA requests documentation indicating approval of this change order and acknowledgement that compensation will be made for said plan edits.

We thank you again for your understanding of these unique agency requests 'after' approval of the project. We will do everything possible to complete the work in a timely and efficient manner; however, we do require your approval of this change prior to commencing with any further work. Please let us know if you have questions or need clarification of any item.

Sincerely,

DAVID EVANS AND ASSOCIATES, INC.



Kim S. Rhodes, L.A. 3867
Vice President



Almabeth Anderson, L.A. 4985
Project Manager

City of Diamond Bar
Lemon Ave
 Project Fee Schedule

Task & Description		SLA \$160	LA \$135	ID \$130	AD \$85	Total Hours	Total \$	Reim \$
PS&E Revisions								
1	Edits Associated with New (2014) Caltrans Standards (7-13-15)	2		8	1	11	\$ 1,445	\$ -
2	Edits Associated with New (2014) Caltrans Standards (8-18-15)	2			1	3	\$ 405	\$ -
3	Edits Associated with changes due to inclusion of 'Smart Controller's (8-18-15)	2	8	48	1	59	\$ 7,725	\$ -
4	Edits Associated with New Redlines (after plan approval) (8-18-15)	2		10	1	13	\$ 1,705	\$ -
Subtotal		8	8	66	4	86	\$ 11,280	\$ -

Legend:
 SLA=Senior Landscape Architect, LA=Landscape Architect, ID=Irrigation Designer, AD=Administrative Assistant

\$ 11,280



DAVID EVANS
AND ASSOCIATES INC.

November 13, 2015

Ms. Georgia Medina, P.E.
Jacobs Engineering
3296 E. Guasti Road, Ste. 130
Ontario, CA 91761

**SUBJECT: REQUEST FOR CHANGE ORDER 4 TO ADDRESS REVISIONS TO THE
LEMON AVENUE / SR 60 PS&E PACKAGE**

Dear Georgia:

On behalf of *David Evans and Associates, Inc. (DEA)*, we appreciate your coordination and collaboration regarding the desired modifications required by Caltrans based upon ongoing updates, mandates and guideline changes. As you are well aware, these continual changes requested by others after our plans had been approved, have caused (and will cause) the need for additional edits by our landscape architects and irrigation designers which are beyond our original scope and fee. The following outlines in detail the edits required. The attached fee schedule indicates the anticipated effort required by our team to address these new requests.

Edits Associated with Existing Water Meters and New Information from WVWD (10-12-15):

- Prepare NSSP for Section 15-2.02M for specifications to direct contractor to coordinate with WVWD for removal of existing 2" water meter at eastbound off ramp on Lemon Ave.
- Remove one of two water meters shown at Brea Canyon Road, (sheet IP-4) as WVWD confirmed the existence of only one meter. Provide a Flow Sensor and Remote Control Master Valve as requested by Caltrans.

Edits Associated with 2010/2015 Specification Style Guide (10-12-15):

- Prepare new NSSPs for Sections 51-1.03G & J and 59-7.02B with new NSSP template (wall aesthetics).

Coordination with Caltrans (10-13-15):

- Participate in conference call with Jacobs and Caltrans to discuss RTL dates and remaining comments. Address comments resulting from discussion.

Ms. Georgia Medina, P.E.
Jacobs Engineering
Lemon Avenue / SR 60
Request for C.O. 4
Page 2

Efforts Associated with Recycled Water Signs due to Caltrans Memo (10-14-15):

- Coordinate with Jacobs and Caltrans to determine if Recycled Water Signs were a State Furnished item.
- Remove provisions for Recycled Water Signs as it is no longer a State Furnished item according to Caltrans Memo addressing State Furnished Materials, release in October of 2015.

Edits Associated with Updates to Retaining Wall Plans (10-27-15):

- Jacobs' Retaining Wall plans (submitted to Caltrans on 10-7-15) had updated stationing for beginning and ending of retaining walls – update Retaining Wall Aesthetic plans per Caltrans comment to match stationing on Jacobs' plans.
- Prepare responses on plans to redline comments from Caltrans.

Edits Associated with Changes due to New Release of Standard Special Provisions by Caltrans (10-30-15):

- Download revised SSPs 20-2.07, 20-2.11, and 20-3.01A(3)(b).
- Edit and incorporate into landscape SSP master document. Coordinate update with Jacobs.

Anticipated Edits required for final approvals of remaining documents:

- Address Caltrans comments on drafting review.
- Address Caltrans comments on NSSPs.
- Address Caltrans comments on cost estimate.
- Coordinate with Jacobs and Walnut Valley Water District for 1" water meter located at Golden Springs Drive. Prepare one (1) exhibit of irrigation design intent if required.

Based on the above requested information, we respectfully request compensation in the amount of **\$11,095**. As a good faith effort in keeping the project moving, DEA moved forward with edits and now requests documentation indicating approval of this change order and acknowledgement that compensation will be made for said plan modifications.

We thank you again for including DEA on your project team and look forward to the successful completion of the project. Please let us know if you have questions or need clarification of any item.

Sincerely,

DAVID EVANS AND ASSOCIATES, INC.



Almabeth Anderson, L.A. 4985
Project Manager

P:\JJACE00000006\0000CON\0010Proposals\CO4 Lemon Avenue.docx

City of Diamond Bar
Lemon Ave
 Project Fee Schedule

Task & Description		SLA \$160	LA \$135	ID \$130	AD \$85	Total Hours	Total \$	Reim. \$
PS&E Revisions								
1	Edits Associated Existing Water Meters and New Information From WVWD	2	4	8	2	16	\$ 2,070	\$ -
2	Edits Associated with 2010/2015 Specification Style Guide	2	4			6	\$ 860	\$ -
3	Coordination with Caltrans	2	2			4	\$ 590	\$ -
4	Efforts Associated Recycled Water Signs		8	6			\$ 1,860	
5	Edits Associated with Updates to Retaining Wall Plans	2	6				\$ 1,130	
6	Edits Associated with Changes due to New Release of Standard Special Provisions	2	6	2	2		\$ 1,560	
7	Anticipated Edits Required for Final Approvals		10	12	2	24	\$ 3,080	\$ -
Subtotal		10	40	28	6	84	\$ 11,150	\$ -

Legend:
 SLA=Senior Landscape Architect, LA=Landscape Architect, ID=Irrigation Designer, AD=Administrative Assistant

\$ 11,150

ATTACHMENT C
Cost Breakdown for Request Items #3

ATTACHMENT C
SR-60/Lemon Ave Interchange Improvement Forecast (Thru June 2017)

REMAINING TASKS

Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Constr Support
--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	----------------

JACOBS LABOR HOURS	
FUNCTION	
Project Principal	Steve Henderson
Project Manager	Chao Chen
Sr. Civil Engineer	Frank Lara
Project Engineer	Georgia Medina
Junior Engineer	Christina Villela
Junior Engineer	Jason Jung
Project Controls	Sandra Gallo De Godoy
Project Administration	Laura Bonson
TOTALS	

Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jan-16 to Jun-17	HOURS
			4	2	0	0	0	0	0	0	0	-
0	0	0	4	2	0	0	0	0	0	0	0	6
0	0	0	2	0	0	0	0	0	0	0	0	2
0.0	0.0	0.0	24.0	8.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	32
0	0	0	40	16	0	0	0	0	0	0	0	56
0	0	0	0	0	0	0	0	0	0	0	0	-
0	0	0	0	0	0	0	0	0	0	0	0	-
0	0	0	0	0	0	0	0	0	0	0	0	-
0	0	0	0	0	0	0	0	0	0	0	0	-
0	0	0	68	28	0	0	0	0	0	0	0	96

JACOBS LABOR COST	RATE 10/1/15	RATE 1/1/16
FUNCTION	12/31/15	12/31/17
Principal in Charge	\$243	\$253
Project Manager	\$250	\$260
Sr. Civil Engineer	\$176	\$183
Project Engineer	\$150	\$156
Junior Engineer - Villela	\$97	\$101
Junior Engineer - Jung	\$97	\$101
Project Controls	\$139	\$145
Project Administration	\$96	\$100
JACOBS SUBTOTAL		
ODC		
JACOBS TOTAL		

Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Constr Support	COST
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ 1,000.00	\$ 500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500.00
\$ -	\$ -	\$ -	\$ -	\$ 352.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 352.00
\$ -	\$ -	\$ -	\$ 3,600.00	\$ 1,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,800.00
\$ -	\$ -	\$ -	\$ 3,880.00	\$ 1,552.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,432.00
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ 8,480.00	\$ 3,604.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,084.00
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ 8,480.00	\$ 3,604.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,084.00

\$ 12,084.00											
---------------------	--	--	--	--	--	--	--	--	--	--	--

SR-60 Lemon Avenue Interchange Project - 2015-2016 Updates/Revisions

LUMP SUM FEE BREAKDOWN AND SUMMARY

Task / Deliverable	KOA Corporation							TOTAL FEE ESTIMATE (LUMP SUM)	
	Principal Engineer	Senior Engineer	Associate Engineer	Assistant Engineer	Assistant Designer	Admin. Assistant	TOTAL HOURS		Other Direct Costs
	\$228.00	\$195.00	\$149.00	\$100.00	\$91.00	\$63.00			
PS&E Revisions									
NSSP related Plan Revisions		8		24			32		\$3,960
NSSP Revisions		8		8			16		\$2,360
NSSP related Cost Estimate Revisions		4		4			8		\$1,180
SUBTOTAL									\$7,500
PS&E Related Tasks									
Meetings and coordination to reconcile differences in comments between OE and Design functional units		6					6		\$1,170
Meetings and coordination to address changes to Non-standard SSPs		6					6		\$1,170
Review and address updates to standard plans and SSP's		4		8			12		\$1,580
SUBTOTAL									\$3,920
TOTAL HOURS		36	0	44	0	0	80		
TOTAL COST									\$11,420

ATTACHMENT D
Cost Breakdown for Request Items #4

ATTACHMENT D
SR-60/Lemon Ave Interchange Improvement

REMAINING TASKS

Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Constr Support
--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	----------------

JACOBS LABOR HOURS	
FUNCTION	
Project Principal	
Project Manager	Chao Chen
Sr. Civil Engineer	Frank Lara
Project Engineer	Georgia Medina
Junior Engineer	Christina Villela
Junior Engineer	Jason Jung
Project Controls	Sandra Gallo De Godoy
Project Administration	Laura Bonson
TOTAL	

Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jan-16 to Jun-17	HOURS
0	0	0	0	2	2	2	1	0	0	0	0	7
0					0	0	0	0	0	0	0	-
0.0	0.0	0.0	20.0	20.0	15.0	15.0	10.0	0.0	0.0	0.0	0.0	80
0	0	0	0	20	10	10	10	0	0	0	0	50
0	0	0	0	0	0	0	0	0	0	0	0	-
0	0	0	0	0	0	0	0	0	0	0	0	-
											18	18
0	0	0	20	42	27	27	21	0	0	0	18	156

JACOBS LABOR COST	RATE 10/1/13-12/31/15	RATE 1/1/16-12/31/17
Principal in Charge	\$243	\$253
Project Manager	\$250	\$260
Sr. Civil Engineer	\$176	\$183
Project Engineer	\$150	\$156
Junior Engineer - Villela	\$97	\$101
Junior Engineer - Jung	\$97	\$101
Project Controls	\$139	\$145
Project Administration	\$96	\$100
JACOBS SUBTOTAL		
ODC		
JACOBS TOTAL		

Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Constr Support	COST
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ 500.00	\$ 520.00	\$ 520.00	\$ 280.00	\$ -	\$ -	\$ -	\$ -	\$ 1,800.00
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ 3,000.00	\$ 3,000.00	\$ 2,340.00	\$ 2,340.00	\$ 1,560.00	\$ -	\$ -	\$ -	\$ -	\$ 12,240.00
\$ -	\$ -	\$ -	\$ -	\$ 1,940.00	\$ 1,010.00	\$ 1,010.00	\$ 1,010.00	\$ -	\$ -	\$ -	\$ -	\$ 4,970.00
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800.00	\$ 1,800.00
\$ -	\$ -	\$ -	\$ 3,000.00	\$ 5,440.00	\$ 3,870.00	\$ 3,870.00	\$ 2,830.00	\$ -	\$ -	\$ -	\$ 1,800.00	\$ 20,810.00
\$ -	\$ -	\$ -	\$ 3,000.00	\$ 5,440.00	\$ 3,870.00	\$ 3,870.00	\$ 2,830.00	\$ -	\$ -	\$ -	\$ 1,800.00	\$ 20,810.00

\$ 20,810.00

ATTACHMENT E
Cost Breakdown for Request Items #5

ATTACHMENT E
SR-60/Lemon Ave Interchange Improvement

REMAINING TASKS

Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Constr Support
--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	----------------

JACOBS LABOR HOURS	
FUNCTION	
Project Principal	
Project Manager	Chao Chen
Sr. Civil Engineer	Frank Lara
Project Engineer	Georgia Medina
Junior Engineer	Christina Villela
Junior Engineer	Jason Jung
Project Controls	Sandra Gallo De Godoy
Project Administration	Laura Bonson
TOTALS	

Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jun-16 to Jun-17	HOURS
0	8	12	20	20	0	0	0	0	0	0	36	96
0		8	12	12	0	0	0	0	0	0	72	104
40	40	80	120	120	40	40	0	0	0	0	180	660
40	40	80	120	80	40	40	0	0	0	0	72	512
0	0	40	40	40	40	40	0	0	0	0	0	200
0	0	0	0	0	0	0	0	0	0	0	0	-
											18	18
80	88	220	312	272	120	120	0	0	0	0	378	1,590

JACOBS LABOR COST	RATE 10/1/13-12/31/15	RATE 1/1/16-12/31/17
Principal in Charge	\$243	\$253
Project Manager	\$250	\$260
Sr. Civil Engineer	\$176	\$183
Project Engineer	\$150	\$156
Junior Engineer - Villela	\$97	\$101
Junior Engineer - Jung	\$97	\$101
Project Controls	\$139	\$145
Project Administration	\$96	\$100
JACOBS SUBTOTAL		
ODC		
JACOBS TOTAL		

Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Constr Support	COST
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ 2,000.00	\$ 3,000.00	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,360.00	\$ 24,360.00
\$ -	\$ -	\$ 1,408.00	\$ 2,112.00	\$ 2,112.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,176.00	\$ 18,808.00
\$ 6,000.00	\$ 6,000.00	\$ 12,000.00	\$ 18,000.00	\$ 18,000.00	\$ 6,240.00	\$ 6,240.00	\$ -	\$ -	\$ -	\$ -	\$ 28,080.00	\$ 100,560.00
\$ 3,880.00	\$ 3,880.00	\$ 7,760.00	\$ 11,640.00	\$ 7,760.00	\$ 4,040.00	\$ 4,040.00	\$ -	\$ -	\$ -	\$ -	\$ 7,272.00	\$ 50,272.00
\$ -	\$ -	\$ 3,880.00	\$ 3,880.00	\$ 3,880.00	\$ 4,040.00	\$ 4,040.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,720.00
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800.00	\$ 1,800.00
\$ 9,880.00	\$ 11,880.00	\$ 28,048.00	\$ 40,632.00	\$ 36,752.00	\$ 14,320.00	\$ 14,320.00	\$ -	\$ -	\$ -	\$ -	\$ 59,688.00	\$ 215,520.00
												\$ -
\$ 9,880.00	\$ 11,880.00	\$ 28,048.00	\$ 40,632.00	\$ 36,752.00	\$ 14,320.00	\$ 14,320.00	\$ -	\$ -	\$ -	\$ -	\$ 59,688.00	\$ 215,520.00

\$ 215,520.00

ATTACHMENT F
Jacobs Engineering Hourly Rate
Schedule

**City of Industry
Lemon Avenue Interchange**

**ATTACHMENT F -- HOURLY RATE SCHEDULE
(1/1/2016 - 12/31/2017)**

All rates are "fully loaded" i.e., includes all overhead costs, general, administrative and profit.

Firm: Jacobs Engineering Group Inc.

Key Personnel:

Name	Classification	Job Function	Hourly Rate
Chao Chen	Management	Project Manager	\$ 260

Other Labor Charges	
Job Function:	Hourly Rate
Project Engineer	\$ 156
Sr. Civil Engineer	\$ 183
Structural Engineer	\$ 157
Civil Engineer	\$ 137
CADD	\$ 118
Project Controls	\$ 145
Administrative Assistant	\$ 100
Jr. Engineer	\$ 101

- Notes:
1. Rates were held to a 4% increase from the previous rate period.
 2. Rates will be fixed for a 2-year period (1/1/16 - 12/31/17)

Submitted By: Chao Chen