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# Civic-Recreational-Industrial Authority

Regular Meeting Agenda  
March 7, 2018  
9:00 a.m.

Chairman Howard Lim  
Board Member David Carmany  
Board Member Larry Hartmann  
Board Member John Karns  
Board Member Danny Molina

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

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## Addressing the Authority:

- ▶ **Agenda Items:** Members of the public may address the Authority 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 Authority 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 City Clerk prior to the Agenda item being called and prior to the individual being heard by the Authority.
- ▶ **Public Comments (Non-Agenda Items):** Anyone wishing to address the Authority on an item not on the Agenda may do so during the "Public Comments" period. In order to conduct a timely meeting, there will be a three-minute time limit per person for the Public Comments portion of the Agenda. State law prohibits the Authority from taking action on a specific item unless it appears on the posted Agenda. Anyone wishing to speak to the Authority 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 City Clerk prior to the Agenda item being called by the City Clerk and prior to the individual being heard by the Authority.

## Americans with Disabilities Act:

- ▶ In compliance with the ADA, if you need special assistance to participate in any City meeting (including assisted listening devices), please contact the City Clerk's Office (626) 333-2211. Notification of at least 48 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 SB 343, 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 City Clerk during regular business hours, Monday through Friday 9:00 a.m. to 5:00 p.m. Any person with a question concerning any agenda item may call the City Clerk's Office at (626) 333-2211.

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

5. **EXPO CENTER MATTERS**

5.1 Update on the Expo Center

*RECOMMENDED ACTION: Receive and file.*

5.2 Consideration of the Register of Demands submitted by the Industry Hills Expo Center for February 2018

*RECOMMENDED ACTION: Receive and file.*

6. **BOARD MATTERS**

6.1 Consideration of the Register of Demands submitted by the Finance Department for March 7, 2018

*RECOMMENDED ACTION: Approve the Register of Demands and authorize the appropriate personnel to pay the bills.*

6.2 Presentation and discussion regarding the Civic-Recreational-Industrial Authority's Financial Report for January 31, 2018

*RECOMMENDED ACTION: Receive and file the report.*

6.3 Consideration of the minutes of the April 12, 2017 regular meeting and May 24, 2017 special meeting.

*RECOMMENDED ACTION: Approve as submitted.*

6.4 Consideration of Resolution No. CRIA 2018-01 - A RESOLUTION OF THE CIVIC-RECREATIONAL-INDUSTRY AUTHORITY OF THE CITY OF INDUSTRY, CALIFORNIA, AMENDING SECTION 3.05, LEGAL COUNSEL OF ARTICLE III, OFFICERS AND EMPLOYEES, OF THE CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY JOINT EXERCISE OF POWERS AGREEMENT

*RECOMMENDED ACTION: Adopt Resolution No. CRIA 2018-01*

6.5 Presentation, discussion, and direction regarding the conceptual design for the Avalon Room at Industry Hills Expo Center

*RECOMMENDED ACTION: Provide direction to staff.*

6.6 Presentation, discussion, and direction regarding the conceptual design for the Patio Cafe at Industry Hills Expo Center

*RECOMMENDED ACTION: Provide direction to staff.*

- 6.7 Consideration of authorization to advertise for solicitation of public bids for Agreement No. DS-18-040-B, Industry Hills Grand Arena Painting, for an estimated cost of \$1,100,000.00

*RECOMMENDED ACTION: Recommend that the City Council approve the plans and specifications, and for the City to advertise for receipt of sealed bids.*

7. Adjournment. Next regular meeting: Wednesday, April 11, 2018, at 9:00 a.m.

*CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY*

ITEM NO. 5.1

The Narrative will be provided prior to the Meeting

## FEBRUARY 2018 - BANQUET NON-AVAILABILITY SHEET

Date Called	Client Name	Date Requested	Pavilion	Avalon Room	Guests	Type of Event	How they heard	Contact
02/02/18	Ruben Mauricio	2018, October	TB	TS	150	Wedding Reception	Website	E-Mail
02/05/18	Vivian	December 8, 2018	1		300	Wedding Reception	Attended	Phone
02/05/18	Monica Martin	2018, November	1		250	Wedding Reception	Referral	Phone
02/06/18	Juan Carlos	2018, July	1		400	Quinceanera	Attended	Phone
02/06/18	Deborah De La Cruz	August 25, 2018	1		250	Quinceanera	Attended	Phone
02/06/18	Blanca	October 20, 2018	1		300	Wedding Reception	Attended	Phone
02/06/18	Naomi	September 29, 2018	1		300	Wedding Reception	Website	E-Mail
02/08/18	Lydia	April 7, 2018		1	100	Private Party	Attended	Phone
02/09/18	Susana Rodriguez	June 30, 2018	1		250	Quinceanera	Referral	Phone
02/09/18	Nadien	March 4, 2018		1	120	50th Brithday Party	Referral	Phone
02/09/18	Anthony Serda	September 29, 2018	1		500	Quinceanera	Attended	Phone
02/09/18	Rosa Navarette	May 25, 2019	TB		200	Quinceanera	Referral	Phone
02/09/18	Marie	March 24, 2018	1		200	18th Birthday Party	Attended	Phone
02/12/18	Alexandra	2018, May		1	100	Private Party	Attended	Phone
02/12/18	Alicia	2018, November	1		250	Wedding Reception	Referral	Phone
02/13/18	James	May 5, 2018		1	100	Baby Shower	Referral	Phone
02/13/18	Dennise Zavadra	May 26, 27, 2018		1	100	Private Party	Attended	Phone
02/13/18	Pamela Ely	May 19, 2018	1		200	Sweet 16th	Website	E-Mail
02/21/18	Ashley Barrios	September 21, 2019	1		150+	Wedding Reception	Referral	Phone
			14	6				

## Industry Hills Expo Center - Marketing Data

		07/17	08/17	09/17	10/17	11/17	12/17	01/18	02/18
<b>Printed Newsletters</b>		4,846	4,851	4,861	4,872	4,879	4,889	4,902	4,917
<b>Cell Phone Texting</b>	eztexting.com	4,160	1,375	4,402	4,433	4,438	4,448	4,459	4,477
<b>Electronic Emails</b>	ymlp.com	3,090	3,267	3,410	3,396	3,431	3,489	3,586	3,653
<b>Twitter - IHEC</b>	twitter.com/expoindustry	1,144	1,145	1,142	1,137	1,142	1,138	1,136	1,047
<b>Twitter - Speedway</b>	twitter.com/industry racing	1,800	1,803	1,808	1,804	1,798	1,798	1,802	1,798
<b>Facebook - IHEC</b>	facebook.com/industryexpocenter	1,698	1,730	1,802	1,820	1,834	1,853	1,902	1,996
<b>Facebook - Speedway</b>	facebook.com/industry racing	4,567	4,591	4,596	4,609	4,612	4,621	4,632	4,655
<b>Instagram - IHEC</b>	instagram.com/industryexpocenter	2,794	2,860	3,035	3,208	3,307	3,389	3,468	3,628
<b>Instagram - Speedway</b>	instagram.com/speedwayatthegrand	601	652	747	775	802	825	859	932

*CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY*

ITEM NO. 5.2

**Industry Hills Expo Center - Check Register**

FEBRUARY

CHECK #	DATE	PAYEE	AMOUNT	DETAILS
12274	2/1/2018	CNC EQUESTRIAN MANAGEMENT	10000.00	MONTHLY MGMT FEE
12275	2/1/2018	CNC EQUESTRIAN MANAGEMENT	49493.22	SALARY EXP. FEBRUARY
12279	2/5/2018	ALARMCO	700.00	PROGRESSIVE PMT-FEB.
12280	2/5/2018	ANDREA F MALDONADO	1325.00	SOCIAL MEDIA, EMAIL MKTG. MAILER DESIGN
12281	2/5/2018	ANHEUSER BUSCH SALES OF AMERICA	420.60	ALCOHOL INVENTORY
12282	2/5/2018	BROWN & BROWN OF CALIFORNIA INC.	1200.00	BANQUET TULIP INSURANCE
12283	2/5/2018	CINEMA IN DIGITAL/XERXES REAMER	600.00	TRAINING VIDEO/BAR STAFF
12284	2/5/2018	CINTAS	387.53	MATS,MOPS AND UNIFORMS
12285	2/5/2018	CNC EQUESTRIAN MANAGEMENT	885.73	SUPPLIES EXPENSE-REIMBURSE
12286	2/5/2018	COASTAL CARBONIC	113.70	CARBO CHARGER-PATIO CAFÉ
12287	2/5/2018	DEX.YP	334.00	FACILITY ADVERTISING
12288	2/5/2018	F.GAVINA & SONS INC.	160.16	CONCESSION INVENTORY
12289	2/5/2018	FRONTIER COMMUNICATIONS	289.49	HIGH SPEED WIRELESS EXPENSE
12290	2/5/2018	HARBOR DISTRIBUTING,LLC	501.50	ALCOHOL INVENTORY
12291	2/5/2018	JUAN LOPEZ	1253.75	IT SERVICES & SUPPORT
12292	2/5/2018	KIKI'S INDUSTRIAL JANITORIAL SERVICE	1100.00	RR/TRASH ATT. ARENA EVENTS
12293	2/5/2018	OFFICE DEPOT	815.24	OFFICE SUPPLIES EXP.
12294	2/5/2018	SOUTHERN WINE & SPIRITS	749.66	ALCOHOL INVENTORY
12295	2/5/2018	SPARKLETTS	658.90	ALCOHOL INVENTORY
12296	2/5/2018	XEROX FINANCIAL SERVICES	374.47	LEASE PMT.JANUARY
12297	2/5/2018	AR-012718 CRISTAL ENRIQUEZ	300.00	SECURITY DEPOSIT REFUND
12298	2/5/2018	AR-012818 SOCORRO MAJANO	300.00	SECURITY DEPOSIT REFUND
12300	2/5/2018	PAV-012718 KRISTINA DIAZ	600.00	SECURITY DEPOSIT REFUND
12301	2/6/2018	CNC EQUESTRIAN MANAGEMENT	6451.90	W/E 012718
12302	2/6/2018	SIGN DEPOT	185.12	NEW PAVILION BAR SIGN
12303	2/6/2018	SONSRAY MACHINERY	251.71	TRACTOR REPAIR-CASE
12307	2/6/2018	AR-020518 JACQUELINE PADILLA	300.00	SECURITY DEPOSIT REFUND
12308	2/6/2018	ROGELIO TORRES	2864.75	PARKING REBATE MA-021018
12309	2/6/2018	PAV-020318 LUCIO PACHECO	600.00	SECURITY DEPOSIT REFUND
12310	2/12/2018	PCR CASH	15000.00	REPLENISH ATM TERMINALS-ARENA EVENTS
12311	2/12/2018	7UP/RC BOTTLING OF S.CALIFORNIA	111.50	ALCOHOL INVENTORY
12312	2/12/2018	COCA-COLA ENTERPRISES	481.52	ALCOHOL INVENTORY
12313	2/12/2018	CULLIGAN WATER CONDITIONING	79.11	WATER FILTER SERVICE



12314	2/12/2018	GINA HORN DESIGNS	389.25	PRINTED MATERIALS-SPEEDWAY
12315	2/12/2018	INDUSTRIAL PIPE & STEEL, LLC	814.39	PROPERTY MAINT.EXP.
12316	2/12/2018	INDUSTRY TIRE SERVICES, INC.	594.35	2 NEW TIRES-SKIP LOADER
12317	2/12/2018	KIKI'S INDUSTRIAL JANITORIAL SERVICE	2480.00	FACILITY CLEAN-FEB RR/TRASH ATT.ARENA
12318	2/12/2018	YOUNG'S MARKET CO.	257.88	ALCOHOL INVENTORY
12325	2/12/2018	AR-021118 MELISSA GONZALES	300.00	SECURITY DEPOSIT REFUND
12326	2/12/2018	PAV-021118 KIRAN QIDWAI	600.00	SECURITY DEPOSIT REFUND
12327	2/12/2018	AR-021018 ALMA CASTANEDA	300.00	SECURITY DEPOSIT REFUND
12328	2/12/2018	PAV-021018 JASSIVI ARREOLA	600.00	SECURITY DEPOSIT REFUND
12329	2/15/2018	PCR CASH	5000.00	REPLENISH ATM TERMINALS-BANQUETS
12330	2/15/2018	7UP/RC BOTTLING OF S.CALIFORNIA	836.25	ALCOHOL INVENTORY
12331	2/15/2018	AT&T	590.62	MONTHLY WIRELESS PHONE SERVICES
12332	2/15/2018	CAPITAL PROTECTION INC.	5406.70	EVENT SECURITY SERVICES
12333	2/15/2018	CNC EQUESTRIAN MANAGEMENT	8158.93	W/E 020418
12334	2/15/2018	FED EX	45.13	POSTAGE EXP.
12336	2/15/2018	JANUS PEST MANAGEMENT, INC.	970.00	PEST CONTROL
12337	2/15/2018	KIKI'S INDUSTRIAL JANITORIAL SERVICE	240.00	RR/TRASH ATT. ARENA EVENTS
12338	2/15/2018	MRC SMART TECHNOLOGY SOLUTIONS	981.51	COLOR COPIES-QUARTERLY EXP.
12339	2/15/2018	OFFICE DEPOT	46.82	OFFICE SUPPLIES EXP.
12340	2/15/2018	ROGERS,CLEM & CO.	2200.00	ACCT'G/CONSULTING EXP. FEB.
12342	2/15/2018	PCR CASH	2546.38	REPLENISH PETTY CASH FEB. REC.
12344	2/15/2018	A.M. PLAYER	300.05	UNIFORM SHIRTS-EXPO OFFICE STAFF
12345	2/15/2018	BOARD OF EQUALIZATION	4323.00	SALES TAX PRE-PAYMENT
12346	2/15/2018	CINTAS	802.81	MATS,MOPS AND UNIFORMS
12347	2/15/2018	CLASSIC DISTRIBUTING & BEV.	2826.00	ALCOHOL INVENTORY
12348	2/15/2018	COCA-COLA ENTERPRISES	1236.00	ALCOHOL INVENTORY
12349	2/15/2018	GRAHAM COMPANY	400.00	QRTLY EMERG. LIGHTING INSPECTION
12350	2/15/2018	JANUS PEST MANAGEMENT, INC.	200.00	PEST CONTROL
12351	2/15/2018	P & R PAPER SUPPLY COMPANY	722.34	BAR/PAPER SUPPLIES
12352	2/15/2018	RANCHO JANITORIAL SUPPLIES	1223.31	CLEANING SUPPLIES EXP.
12353	2/15/2018	SOUTHERN WINE & SPIRITS	4306.92	ALCOHOL INVENTORY
12354	2/15/2018	SYSCO	41.25	CONCESSION INVENTORY
12355	2/15/2018	YOUNG'S MARKET CO.	1188.56	ALCOHOL INVENTORY
12356	2/21/2018	PAV-021718 TESSIE RIOS	600.00	SECURITY DEPOSIT REFUND
12357	2/23/2018	FRONTIER COMMUNICATIONS	529.33	MONTHLY PHONE EXPENSE
12358	2/23/2018	KIKI'S INDUSTRIAL JANITORIAL SERVICE	2425.00	RR/TRASH ATT. ARENA EVENTS
12359	2/23/2018	MX TROPHIES.COM	469.45	SPEEDWAY PLACQUES/MEDALLIONS

12360	2/23/2018	OFFICE DEPOT	142.22	OFFICE SUPPLIES EXP.
12361	2/23/2018	AR-022418 AIMEE TERAN	300.00	SECURITY DEPOSIT REFUND
12362	2/23/2018	PAV-022418 MARICELA LUGO	600.00	SECURITY DEPOSIT REFUND
12363	2/26/2018	ALARMCO	700.00	PROGRESSIVE PMT-FEB.
12364	2/26/2018	ANDREA F MALDONADO	975.00	SOCIAL MEDIA, EMAIL MKTG
12365	2/26/2018	CAPITAL PROTECTION INC.	1648.24	EVENT SECURITY SERVICES
12366	2/26/2018	CINTAS	446.25	MATS,MOPS AND UNIFORMS
12367	2/26/2018	CNC EQUESTRIAN MANAGEMENT	15808.90	W/E 021118 AND 021918
12368	2/26/2018	HARBOR DISTRIBUTING,LLC	5920.00	ALCOHOL INVENTORY
12369	2/26/2018	HOME DEPOT	522.73	PROPERTY MAINTENANCE
12370	2/26/2018	LOCKS PLUS	54.71	DUPLICATE OFFICE KEYS
12371	2/26/2018	OFFICE DEPOT	228.38	OFFICE SUPPLIES EXP.
12372	2/26/2018	ROLANDO'S GLASS TINT	520.00	OFFICE WINDOW TINTING
12373	2/26/2018	SOUTHERN CALIFORNIA EDISON	9573.58	MONTHLY UTILITY EXPENSE-JAN/FEB.
12377	2/26/2018	SOUTHERN WINE & SPIRITS	2454.99	ALCOHOL INVENTORY
12378	2/26/2018	XEROX FINANCIAL SERVICES	343.13	LEASE PMT-FEB
12379	2/28/2018	COLD STAR ICE	50.00	DELIVERY/PICK UP CHG.
12380	2/28/2018	KIKI'S INDUSTRIAL JANITORIAL SERVICE	1350.00	RR/TRASH ATT. ARENA EVENTS
12381	2/28/2018	OFFICE DEPOT	228.15	OFFICE SUPPLIES EXP.
12382	2/28/2018	JANUS PEST MANAGEMENT, INC.	1170.00	PEST CONTROL
12383	2/28/2018	CNC EQUESTRIAN MANAGEMENT	9465.55	W/E 022518

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**TOTAL**

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**206,342.62**

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*CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY*

ITEM NO. 6.1

**CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY**  
AUTHORIZATION FOR PAYMENT OF BILLS  
Board Meeting March 7, 2018

<u>FUND</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
360	INDUSTRY HILLS EXPO OPERATING ACCOUNT	71,574.32

<u>BANK</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
WFCK	WELLS FARGO CHECKING	71,574.32

APPROVED PER DIRECTOR OF FINANCE

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**Civic-Recreational-Industrial Authority  
Board Meeting  
March 7, 2018**

Check	Date		Payee Name	Check Amount
<b>CRIA.WF.CHK - CRIA Wells Fargo Checking</b>				
<b>10733</b>	02/20/2018		<b>SOCALGAS</b>	<b>\$59.42</b>
	Invoice	Date	Description	Amount
	2018-00000984	02/05/2018	01/04-02/01/18 SVC - 16200 TEMPLE AVE APT 100	\$16.53
	2018-00000985	02/05/2018	01/04-02/01/18 SVC - 16200 TEMPLE AVE APT 202	\$42.89
<b>10734</b>	03/07/2018		<b>CITY OF INDUSTRY-REFUSE</b>	<b>\$450.00</b>
	Invoice	Date	Description	Amount
	0003143894	02/01/2018	IH RODEO STORAGE BOXES	\$450.00
<b>10735</b>	03/07/2018		<b>CRIA-EQUESTRIAN CENTER</b>	<b>\$43,042.00</b>
	Invoice	Date	Description	Amount
	DEC-17	02/07/2018	REIMBURSEMENT FOR DECEMBER 2017	\$43,042.00
<b>10736</b>	03/07/2018		<b>CRIA-PAYROLL ACCOUNT</b>	<b>\$3,500.00</b>
	Invoice	Date	Description	Amount
	FEB-18	02/15/2018	REIMBURSE PAYROLL - FEBRUARY 2018	\$3,500.00
<b>10737</b>	03/07/2018		<b>FERGUSON ENTERPRISES, INC</b>	<b>\$977.47</b>
	Invoice	Date	Description	Amount
	5648828	01/23/2018	ECON TEST PLUGS - EXPO CENTER TRAIL PROJ	\$977.47
<b>10738</b>	03/07/2018		<b>FRAZER, LLP</b>	<b>\$4,695.00</b>
	Invoice	Date	Description	Amount
	152389	12/31/2017	PROFESSIONAL SVC - DECEMBER 2017	\$2,365.00
	152693	01/31/2018	PROFESSIONAL SVC - JANUARY 2018	\$2,330.00
<b>10739</b>	03/07/2018		<b>MX GRAPHICS, INC.</b>	<b>\$15.33</b>
	Invoice	Date	Description	Amount
	14565	01/30/2018	BLUEPRINT SVC - EXPO CENTER AERIAL	\$15.33
<b>10740</b>	03/07/2018		<b>RESOURCE BUILDING MATERIALS</b>	<b>\$1,603.91</b>
	Invoice	Date	Description	Amount

**Civic-Recreational-Industrial Authority  
Board Meeting  
March 7, 2018**

Check	Date		Payee Name	Check Amount
<b>CRIA.WF.CHK - CRIA Wells Fargo Checking</b>				
	2323931	01/22/2018	SUPPLIES - EXPO CENTER	\$680.00
	2323934	01/22/2018	SUPPLIES - EXPO CENTER	\$923.91
<b>10741</b>	03/07/2018		<b>SATSUMA LANDSCAPE &amp; MAINT.</b>	<b>\$17,231.19</b>
	Invoice	Date	Description	Amount
	0118EC	01/31/2018	JANUARY 2018 LANDSCAPE MAINTENANCE	\$17,231.19

Checks	Status	Count	Transaction Amount
	Total	9	\$71,574.32

*CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY*

ITEM NO. 6.2



# CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

City of Industry

## CRIA BOARD OF DIRECTORS

HOWARD, LIM, CHAIRMAN  
DAVID CARMANY  
LARRY HARTMANN  
JOHN KARNS  
DANNY MOLINA

15625 EAST STAFFORD STREET  
CITY OF INDUSTRY, CALIFORNIA 91744-3366  
(626) 333-2211

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## STAFF REPORT

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**Date:** February 23, 2018

**To:** Chairman and Members of the Board of Directors  
Civic-Recreational-Industrial Authority

**Prepared by:** Dean Yamagata – Frazer, LLP

**Via:** Susan Paragas, Director of Finance

**Subject:** Civic-Recreational-Industrial Authority January 31, 2018 Financial Statements

### RECOMMENDATION

Receive and file.

### EXECUTIVE SUMMARY

Expo Center:

For the month ended January 31, 2018, the Expo Center generated revenues of \$129,791 and incurred expenses of \$168,803. Transfers from the Capital Projects Fund amounted to \$93,287.

For the year to date ended January 31, 2018, the Expo Center generated revenues of \$1,025,170 and incurred expenses of \$1,403,460. Transfers from the Capital Projects Fund amounted to \$344,723. Year to date revenues and expenses are in line with the annual budgeted amounts.

Capital Projects Fund:

Total expenses budgeted for the year ending June 30, 2018 amount to \$330,675, which the Fund has incurred \$284,634 of actual expenses for the seven months ended January 31, 2018.

### DESCRIPTION OF REPORTS

The monthly financial statements are a comprehensive document reflecting the financial position and the result of operations of the Authority at January 31, 2018.

### **Fiscal Impact**

There is no fiscal impact as result of this action.



CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY  
CITY OF INDUSTRY

FINANCIAL STATEMENTS

JANUARY 31, 2018

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY  
CITY OF INDUSTRY

FINANCIAL STATEMENTS

JANUARY 31, 2018

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Note: The presentation of these financial statements do not conform with Governmental Accounting Standards Board statement number 34 – Basic Financial Statements – and Management Discussion and Analysis – for State and Local Governments and do not include all the disclosures required by this pronouncement.

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY  
CITY OF INDUSTRY

EXECUTIVE SUMMARY  
FINANCIAL STATEMENTS  
JANUARY 31, 2018

**Expo Center Operations**

During the month ended January 31, 2018, we held six events in the Pavilion and six events in the Avalon Room with contracts totaling \$47,835.

In the Grand Arena we held four events with contracts totaling \$66,991. These event were LTAP – WCCS, Long Beach KC, LA City Cheer Off and Nuevo Generacion.

During the month ended January 31, 2018, we received revenue from the Speedway totaling \$14,650.

At January 31, 2018 and 2017, our financial statements reflect the following activity:

<u>Expo Center Operations</u>	<u>Month Ended</u> <u>1/31/2018</u>	<u>Year To Date</u> <u>1/31/2018</u>	<u>Annual Budget</u> <u>2017-2018</u>	<u>% of Annual</u> <u>Budget</u>	<u>Month Ended</u> <u>01/31/2017</u>	<u>Year To Date</u> <u>01/31/2017</u>
Total revenues	\$ 129,791	\$ 1,025,170	\$ 1,679,605	61%	\$ 41,609	\$ 908,003
Expenses:						
Direct Expo Center expenses	78,465	679,047	1,248,765	54%	63,784	677,000
General and administrative expenses	90,338	724,413	1,118,985	65%	74,714	583,948
Total direct Expo Center expenses	168,803	1,403,460	2,367,750	59%	138,498	1,260,948
Net loss from operations	(39,012)	(378,290)	(688,145)	55%	(96,889)	(352,945)
Net loss	\$ (39,012)	\$ (378,290)	\$ (688,145)	55%	\$ (96,889)	\$ (352,945)

The following is our summarized financial statements by department at January 31, 2018 and 2017:

<u>Expo Center Operations</u>	<u>Month Ended</u> <u>1/31/2018</u>	<u>Month Ended</u> <u>1/31/2018</u>	<u>Month Ended</u> <u>1/31/2018</u>	<u>Month Ended</u> <u>1/31/2018</u>	<u>Month Ended</u> <u>1/31/2018</u>
	<u>Speedway</u>	<u>Facilities</u>	<u>Grand</u> <u>Arena</u>	<u>General</u> <u>and Admin.</u>	<u>Totals</u>
Total revenues	\$ 14,650	\$ 47,835	\$ 66,991	\$ 315	\$ 129,791
Expenses:					
Direct Expo Center expenses	6,519	33,441	38,505	-	78,465
General and administrative expenses	-	-	-	90,338	90,338
Total direct Expo Center expenses	6,519	33,441	38,505	90,338	168,803
Net income (loss) from operations	8,131	14,394	28,486	(90,023)	(39,012)
Net income (loss) for the month ended	\$ 8,131	\$ 14,394	\$ 28,486	\$ (90,023)	\$ (39,012)

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY  
CITY OF INDUSTRY

EXECUTIVE SUMMARY  
FINANCIAL STATEMENTS  
JANUARY 31, 2018

<u>Expo Center Operations</u>	Month Ended 1/31/2017	Month Ended 1/31/2017	Month Ended 1/31/2017	Month Ended 1/31/2017	Month Ended 1/31/2017
	<u>Speedway</u>	<u>Facilities</u>	<u>Grand Arena</u>	<u>General and Admin.</u>	<u>Totals</u>
Total revenues	\$ 1,700	\$ 23,178	\$ 16,362	\$ 369	\$ 41,609
Expenses:					
Direct Expo Center expenses	1,226	27,208	35,350	-	63,784
General and administrative expenses	-	-	-	74,714	74,714
Total direct Expo Center expenses	<u>1,226</u>	<u>27,208</u>	<u>35,350</u>	<u>74,714</u>	<u>138,498</u>
Net income (loss) from operations	<u>474</u>	<u>(4,030)</u>	<u>(18,988)</u>	<u>(74,345)</u>	<u>(96,889)</u>
Net income (loss) for the month ended	<u>\$ 474</u>	<u>\$ (4,030)</u>	<u>\$ (18,988)</u>	<u>\$ (74,345)</u>	<u>\$ (96,889)</u>

<u>Expo Center Operations</u>	Year To Date 1/31/2018	Year To Date 1/31/2018	Year To Date 1/31/2018	Year To Date 1/31/2018	Year to Date 1/31/2018
	<u>Speedway</u>	<u>Facilities</u>	<u>Grand Arena</u>	<u>General and Admin.</u>	<u>Totals</u>
Total revenues	\$ 118,909	\$ 408,940	\$ 491,209	\$ 6,112	\$ 1,025,170
Expenses:					
Direct Expo Center expenses	120,294	266,731	292,022	-	679,047
General and administrative expenses	-	-	-	724,413	724,413
Total direct Expo Center expenses	<u>120,294</u>	<u>266,731</u>	<u>292,022</u>	<u>724,413</u>	<u>1,403,460</u>
Net income (loss) from operations	<u>(1,385)</u>	<u>142,209</u>	<u>199,187</u>	<u>(718,301)</u>	<u>(378,290)</u>
Net income (loss) year to date	<u>\$ (1,385)</u>	<u>\$ 142,209</u>	<u>\$ 199,187</u>	<u>\$ (718,301)</u>	<u>\$ (378,290)</u>

<u>Expo Center Operations</u>	Year To Date 1/31/2017	Year To Date 1/31/2017	Year To Date 1/31/2017	Year To Date 1/31/2017	Year to Date 1/31/2017
	<u>Speedway</u>	<u>Facilities</u>	<u>Grand Arena</u>	<u>General and Admin.</u>	<u>Totals</u>
Total revenues	\$ 155,459	\$ 406,750	\$ 340,285	\$ 5,509	\$ 908,003
Expenses:					
Direct Expo Center expenses	161,221	215,277	300,502	-	677,000
General and administrative expenses	-	-	-	583,948	583,948
Total direct Expo Center expenses	<u>161,221</u>	<u>215,277</u>	<u>300,502</u>	<u>583,948</u>	<u>1,260,948</u>
Net income (loss) from operations	<u>(5,762)</u>	<u>191,473</u>	<u>39,783</u>	<u>(578,439)</u>	<u>(352,945)</u>
Net income (loss) year to date	<u>\$ (5,762)</u>	<u>\$ 191,473</u>	<u>\$ 39,783</u>	<u>\$ (578,439)</u>	<u>\$ (352,945)</u>

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY  
CITY OF INDUSTRY

EXECUTIVE SUMMARY  
FINANCIAL STATEMENTS  
JANUARY 31, 2018

**CRIA Capital Assets**

In accordance with GASB 34, the Civic-Recreational-Industrial-Authority (referred to as "CRIA") is required to capitalize and depreciate their capital assets. The capital assets net of accumulated depreciation at January 31, 2018 amounted to \$8,769,709. This amount represents the cost of capital assets purchased or constructed over the years at the Industry Hills Expo Center and surrounding areas. No depreciation expense has been recorded in the statement of operations for the period ended January 31, 2018. It is the accounting policy of the CRIA to record annual depreciation expense subsequent to the completion of the June 30, 2018 annual audit.

**Capital Projects Operations**

The capital projects fund reflects expenditures for capital improvements and operational costs. Operational costs include Board and staff salaries, professional services and miscellaneous items.

At January 31, 2018, our financial statements reflect the following activity:

<u>Capital Projects Fund</u>	<u>Month Ended</u> <u>1/31/2018</u>	<u>Year To Date</u> <u>1/31/2018</u>	<u>Annual Budget</u> <u>2017-2018</u>	<u>% of Annual</u> <u>Budget</u>
Total revenues	\$ 449	\$ 850	\$ 610	139%
Expenditures				
General and administrative expenses	50,675	284,634	330,675	86%
Total expenses	50,675	284,634	330,675	86%
Net loss	\$ (50,226)	\$ (283,784)	\$ (330,065)	86%

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY  
CITY OF INDUSTRY

BALANCE SHEET  
AS OF JANUARY 31, 2018

		Capital Projects	Expo Center
<b>ASSETS</b>			
<b>CURRENT ASSETS:</b>			
Cash and cash equivalents	\$	57,797	\$ 134,767
Investments		138,606	-
Accounts receivable, net		-	4,885
Prepaid insurance		-	3,732
Prepaid expenses		-	5,000
Inventories		-	39,065
Deposits		-	3,000
Total current assets		196,403	190,449
CAPITAL ASSETS, net		150,668	8,769,709
Total assets	\$	347,071	\$ 8,960,158
<b>LIABILITIES AND FUND EQUITY</b>			
<b>CURRENT LIABILITIES:</b>			
Accounts payable		96,152	30,780
Sales tax payable		-	4,324
Advance rental payments		-	146,833
Security deposits		-	69,380
Total current liabilities		96,152	251,317
<b>FUND EQUITY:</b>			
Fund balance		250,919	8,708,841
Total liabilities and fund equity	\$	347,071	\$ 8,960,158

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY  
CITY OF INDUSTRY

STATEMENT OF OPERATIONS  
FOR THE MONTH AND YEAR TO DATE ENDED JANUARY 31, 2018

	CAPITAL PROJECTS				EXPO CENTER			
	MONTH ENDED	YEAR TO DATE	2017-2018 ANNUAL BUDGET	% OF ANNUAL BUDGET	MONTH ENDED	YEAR TO DATE	2017-2018 ANNUAL BUDGET	% OF ANNUAL BUDGET
	1/31/2018	1/31/2018			1/31/2018	1/31/2018		
<b>REVENUES:</b>								
Expo center revenues	\$	\$	\$		\$ 129,791	\$ 1,025,170	\$ 1,679,605	61%
Other revenues	449	850	610	139%				
Total revenues	449	850	610	139%	129,791	1,025,170	1,679,605	61%
<b>EXPENDITURES:</b>								
General and administrative expenses	50,675	284,634	330,675	86%	90,338	724,413	1,118,985	65%
Operating expenses					78,465	679,047	1,248,765	54%
Total expenses	50,675	284,634	330,675	86%	168,803	1,403,460	2,367,750	59%
<b>EXCESS OF EXPENDITURES OVER REVENUES</b>	(50,226)	(283,784)	(330,065)	86%	(39,012)	(378,290)	(688,145)	55%
<b>OTHER FINANCING SOURCES, NET</b>	51,713	356,267	330,675	108%	93,287	337,844	688,145	49%
<b>(EXCESS OF EXPENDITURES OVER REVENUES AND OTHER FINANCING SOURCES)/EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES</b>	1,487	72,483	\$ 610		54,275	(40,446)	\$ -	
Fund balance, beginning	249,432	178,436			8,654,566	8,749,287		
Fund balance, ending	\$ 250,919	\$ 250,919			\$ 8,708,841	\$ 8,708,841		

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY  
CITY OF INDUSTRY

INDUSTRY HILLS EXPO CENTER  
STATEMENT OF CASH FLOWS  
FOR THE SEVEN MONTHS ENDED JANUARY 31, 2018

		AMOUNT
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
	Net loss before transfers and other credits	\$ (378,290)
	Adjustments to reconcile net loss to net cash used	
	in operating activities:	
	Change in operating assets and liabilities	
	Accounts receivable, net	39,677
	Prepaid insurance	4,283
	Prepaid expenses	34,425
	Inventories	8,839
	Accounts payable	(62,247)
	Sales tax payable	2,071
	Advance rental payments	4,167
	Security deposits	19,308
	Net cash used in operating activities	(327,767)
<b>CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES</b>		
	Other financing sources	337,844
<b>NET CHANGE IN CASH</b>		
		10,077
	Cash at July 1, 2017	124,690
	Cash at Janaury 31, 2018	\$ 134,767



CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY  
CITY OF INDUSTRY

Schedule 1  
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INDUSTRY HILLS EXPO CENTER  
SCHEDULE OF REVENUES AND EXPENSES  
FOR THE MONTH AND YEAR TO DATE ENDED JANUARY 31, 2018 AND 2017

	MONTH ENDED 1/31/2018	YEAR TO DATE 1/31/2018	ANNUAL BUDGET 2017-2018	% OF ANNUAL BUDGET	MONTH ENDED 01/31/2017	YEAR TO DATE 01/31/2017
<b>Expo Center Operations</b>						
<b>Revenues</b>						
Facilities rentals	\$ 21,015	\$ 181,594	\$ 308,160	59%	\$ 8,126	\$ 186,255
Facilities rentals - bar sales	21,939	180,913	284,825	64%	10,567	173,072
Facilities - security	3,583	29,709	57,730	51%	2,182	34,813
Facilities - food	398	9,024	4,055	223%	1,703	3,104
Facilities - insurance	900	7,700	14,900	52%	600	9,300
Facilities - other	-	-	960	0%	-	206
Grand Arena - special events rentals	11,500	58,750	79,835	74%	3,200	46,800
Grand Arena - outdoor arena rentals	-	1,500	3,045	49%	-	1,600
Grand Arena - show barn stall rentals	-	24,023	34,150	70%	1,200	17,955
Grand Arena - shaving sales	-	2,939	4,665	63%	440	3,416
Grand Arena - security	4,235	28,961	35,865	81%	-	17,021
Grand Arena - trailer parking	1,250	6,975	9,055	77%	400	4,825
Grand Arena - bar sales	10,464	210,213	264,360	80%	-	135,281
Grand Arena - food	12,703	58,626	123,795	47%	6,722	57,231
Grand Arena - feed sales	-	-	465	0%	-	239
Grand Arena - other	26,839	99,222	126,695	78%	4,400	55,917
Speedway - Merchandise	-	4,424	12,890	34%	-	6,906
Speedway - Bar	-	26,523	68,075	39%	-	38,344
Speedway - Prize Money	-	11,976	40,465	30%	-	17,911
Speedway - General Admission	-	31,252	71,070	44%	-	37,222
Speedway - Concessions	-	20,356	63,960	32%	-	35,027
Speedway - Parking	-	9,009	22,170	41%	-	12,575
Speedway - Other	14,650	15,369	39,175	39%	1,700	7,474
G&A- Other	315	6,112	9,240	66%	369	5,509
<b>Total revenues</b>	<b>129,791</b>	<b>1,025,170</b>	<b>1,679,605</b>	<b>61%</b>	<b>41,609</b>	<b>908,003</b>
<b>Expo expenses</b>						
Cost of sales	7,487	86,514	154,800	56%	2,748	90,926
Bar supplies	112	17,954	5,855	307%	-	2,376
Promotional banquet	661	10,373	23,680	44%	1,926	14,168
Feed	-	-	690	0%	-	-
Contract labor/wages	38,854	312,419	455,660	69%	42,422	229,185
Furniture/fixtures & equipment	360	916	30,110	3%	-	7,133
Facilities - insurance	2,500	8,801	10,600	83%	-	4,301
Miscellaneous	-	678	32,800	2%	3,305	21,405
Promotional	1,336	23,445	96,280	24%	2,011	39,705
Property maintenance	2,666	(3,360)	23,190	-14%	-	18,991
Repairs and maintenance	-	1,656	-	0%	-	-
Security - Grand Arena	3,586	36,724	53,900	68%	1,540	28,368
Security - Facilities	3,927	28,927	49,490	58%	1,881	31,922
Security - Speedway	-	5,797	26,060	22%	-	16,464
Shavings	-	4,073	4,315	94%	230	4,042
Supplies	2,679	28,252	41,040	69%	3,436	25,213
Equipment rental	-	3,074	1,390	221%	77	822
Special event concessions	8,453	22,042	41,510	53%	2,232	33,564
Bad debt	-	3,750	-	0%	750	4,945
Speedway- Concessions	4,936	10,159	21,450	47%	-	-
Speedway- Merchandise	(337)	1,060	13,815	8%	-	5,245
Speedway- Insurance	1,245	8,709	13,470	65%	1,226	9,474
Speedway - Prize money	-	24,560	54,595	45%	-	36,005
Speedway- Outside services/contract labor	-	42,524	94,065	45%	-	52,746
<b>Total Expo expenses</b>	<b>78,465</b>	<b>679,047</b>	<b>1,248,765</b>	<b>54%</b>	<b>63,784</b>	<b>677,000</b>
<b>Operating income before direct</b>						
G & A and CRIA indirect expenses	51,326	346,123	430,840	80%	(22,175)	231,003

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY  
CITY OF INDUSTRY

INDUSTRY HILLS EXPO CENTER  
SCHEDULE OF REVENUES AND EXPENSES  
FOR THE MONTH AND YEAR TO DATE ENDED JANUARY 31, 2018 AND 2017

	MONTH ENDED 1/31/2018	YEAR TO DATE 1/31/2018	ANNUAL BUDGET 2017-2018	% OF ANNUAL BUDGET	MONTH ENDED 01/31/2017	YEAR TO DATE 01/31/2017
<u>Expo Center Operations</u>						
Direct general and administrative expenses						
Office supplies	-	3,637	620	587%	-	-
Travel and meetings	865	1,413	3,505	40%	1,206	1,574
Dues, subscriptions, books, etc.	886	2,976	1,285	232%	-	975
Equipment rental/lease	381	3,420	7,055	48%	374	2,497
Employee training	-	-	1,960	0%	801	1,901
Furniture/fixtures & equipment	-	2,121	5,710	37%	-	-
Advertising/printing	-	76	-	0%	-	-
Telephone	1,436	9,848	18,970	52%	1,447	10,646
Postage	179	1,284	9,005	14%	287	5,804
Miscellaneous	1,352	13,095	17,755	74%	986	8,889
Professional services	28,528	164,022	209,140	78%	7,630	91,218
Repairs and equipment	2,146	6,542	41,095	16%	4,669	21,896
Vehicle expenses	692	18,688	26,225	71%	-	17,198
Insurance and bonds	-	-	12,095	0%	-	-
Supplies	3,716	28,600	47,555	60%	4,216	29,091
Contract labor/administrative wages	31,033	302,943	400,000	76%	30,765	207,738
Property maintenance	8,896	71,687	168,395	43%	13,214	96,320
Utilities	10,228	94,061	148,615	63%	9,119	88,201
Total direct general and administrative expenses	90,338	724,413	1,118,985	65%	74,714	583,948
Expo Center operating loss	\$ (39,012)	\$ (378,290)	\$ (688,145)	55%	\$ (96,889)	\$ (352,945)

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY  
CITY OF INDUSTRY

Schedule 2

CAPITAL PROJECTS FUND  
SCHEDULE OF REVENUES AND EXPENDITURES  
FOR THE MONTH AND YEAR TO DATE ENDED JANUARY 31, 2018

	MONTH ENDED 1/31/2018	YEAR TO DATE 1/31/2018	ANNUAL BUDGET 2017-2018	% OF ANNUAL BUDGET
<b>REVENUES</b>				
Other revenues	\$ 449	\$ 850	\$ 610	139%
<b>GENERAL AND ADMINISTRATIVE EXPENSES</b>				
Salaries - board	2,834	19,842	42,525	47%
Payroll taxes	-	-	2,425	0%
Miscellaneous	32	13,014	500	2603%
Medicare/disability	41	288	625	46%
PARS - ARS	106	744	1,600	47%
Legal	-	-	5,000	0%
Professional services	10,000	28,128	88,000	32%
Accounting	2,290	10,063	16,000	63%
Planning, Survey and Design	-	-	10,000	0%
Vehicle expenses	24	1,961	6,000	33%
Advertising and Printing	-	-	2,000	0%
General engineering	-	-	30,000	0%
Property maintenance	35,274	184,184	80,000	230%
Insurance and bonds	-	25,990	45,000	58%
Utilities	74	420	1,000	42%
<b>Total general and administrative expenses</b>	<b>50,675</b>	<b>284,634</b>	<b>330,675</b>	<b>86%</b>
<b>EXCESS OF EXPENDITURES OVER REVENUES</b>	<b>\$ (50,226)</b>	<b>\$ (283,784)</b>	<b>\$ (330,065)</b>	<b>86%</b>

*CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY*

ITEM NO. 6.3

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CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
APRIL 12, 2017  
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The Regular Meeting of the Civic-Recreational-Industrial Authority of the City of Industry, California, was called to order by Chairman Howard Lim at 9:01 a.m. in the City of Industry Council Chamber, 15651 East Stafford Street, California.

**FLAG SALUTE**

The flag salute was led by Chairman Howard Lim.

**ROLL CALL**

PRESENT: Howard Lim, Chairman  
David Carmany, Board Member  
Larry Hartmann, Board Member  
Catherine Marcucci, Board Member  
Danny Molina, Board Member

STAFF PRESENT: Paul J. Philips, Executive Director; James M. Casso, General Counsel; Diane M. Schlichting, Assistant Secretary, and Cory Moss, Expo Center Co-Manager.

**PUBLIC COMMENTS**

There were no public comments.

**STATUS REPORT ON EXPO CENTER**

Expo Center Co-Manager Moss informed the Board Members of the activities occurring at the Expo Center.

Board Member Carmany expressed a concern, with the passing of Carol Perez, that the Expo Center had the appropriate amount of staff to assist Ms. Moss with all of the newly acquired responsibilities. Discussion was held.

MOTION BY BOARD MEMBER CARMANY, AND SECOND BY BOARD MEMBER HARTMANN TO RECEIVE AND FILE THE REPORT. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES: BOARD MEMBERS: CARMANY, HARTMANN, MARCUCCI,  
MOLINA, LIM

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CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
APRIL 12, 2017  
PAGE 2

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NOES: BOARD MEMBERS: NONE  
ABSENT: BOARD MEMBERS: NONE  
ABSTAIN: BOARD MEMBERS: NONE

**CONSIDERATION OF THE REGISTER OF DEMANDS SUBMITTED BY THE  
INDUSTRY HILLS EXPO CENTER FOR MARCH 2017**

MOTION BY BOARD MEMBER HARTMANN, AND SECOND BY BOARD MEMBER  
CARMANY TO RECEIVE AND FILE THE REGISTER OF DEMANDS SUBMITTED BY  
THE INDUSTRY HILLS EXPO CENTER. MOTION CARRIED 5-0, BY THE  
FOLLOWING VOTE:

AYES: BOARD MEMBERS: CARMANY, HARTMANN, MARCUCCI,  
MOLINA, LIM  
NOES: BOARD MEMBERS: NONE  
ABSENT: BOARD MEMBERS: NONE  
ABSTAIN: BOARD MEMBERS: NONE

**CONSIDERATION OF THE REGISTER OF DEMANDS SUBMITTED BY THE  
FINANCE DEPARTMENT FOR APRIL 12, 2017**

MOTION BY BOARD MEMBER CARMANY, AND SECOND BY BOARD MEMBER  
HARTMANN TO APPROVE THE REGISTER OF DEMANDS AND AUTHORIZE THE  
APPROPRIATE PERSONNEL TO PAY THE BILLS. MOTION CARRIED 5-0, BY THE  
FOLLOWING VOTE:

AYES: BOARD MEMBERS: CARMANY, HARTMANN, MARCUCCI,  
MOLINA, LIM  
NOES: BOARD MEMBERS: NONE  
ABSENT: BOARD MEMBERS: NONE  
ABSTAIN: BOARD MEMBERS: NONE

**PRESENTATION AND DISCUSSION REGARDING THE CIVIC-RECREATIONAL-  
INDUSTRIAL AUTHORITY'S FINANCIAL REPORT FOR JANUARY 31, 2017**

MOTION BY BOARD MEMBER MOLINA, AND SECOND BY BOARD MEMBER  
CARMANY TO RECEIVE AND FILE THE REPORT. MOTION CARRIED 5-0, BY THE  
FOLLOWING VOTE:

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CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
APRIL 12, 2017  
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AYES: BOARD MEMBERS: CARMANY, HARTMANN, MARCUCCI,  
MOLINA, LIM  
NOES: BOARD MEMBERS: NONE  
ABSENT: BOARD MEMBERS: NONE  
ABSTAIN: BOARD MEMBERS: NONE

**ADJOURNMENT**

There being no further business, the Civic-Recreational-Industrial Authority adjourned at 9:06 a.m.

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Howard Lim, Chairman

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Diane M. Schlichting  
Assistant Secretary

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CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
SPECIAL MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
MAY 24, 2017  
PAGE 1

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The Special Meeting of the Civic-Recreational-Industrial Authority of the City of Industry, California, was called to order by Chairman Howard Lim at 9:01 a.m. in the City of Industry Council Chamber, 15651 East Stafford Street, California.

**FLAG SALUTE**

The flag salute was led by Chairman Howard Lim.

**ROLL CALL**

PRESENT: Howard Lim, Chairman  
David Carmany, Board Member  
Larry Hartmann, Board Member  
Danny Molina, Board Member

ABSENT: Catherine Marcucci, Board Member

STAFF PRESENT: Paul J. Philips, Executive Director; James M. Casso, General Counsel; Diane M. Schlichting, Assistant Secretary, and Cory Moss, Expo Center Co-Manager.

**PUBLIC COMMENTS**

There were no public comments.

**STATUS REPORT ON EXPO CENTER**

Expo Center Co-Manager Moss informed the Board Members of the activities occurring at the Expo Center.

MOTION BY BOARD MEMBER CARMANY, AND SECOND BY BOARD MEMBER HARTMANN TO RECEIVE AND FILE THE REPORT. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	CARMANY, HARTMANN, MOLINA, LIM
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	MARCUCCI
ABSTAIN:	BOARD MEMBERS:	NONE



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CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
SPECIAL MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
MAY 24, 2017  
PAGE 2

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**CONSIDERATION OF THE REGISTER OF DEMANDS SUBMITTED BY THE  
INDUSTRY HILLS EXPO CENTER FOR APRIL 2017**

MOTION BY BOARD MEMBER HARTMANN, AND SECOND BY BOARD MEMBER MOLINA TO RECEIVE AND FILE THE REGISTER OF DEMANDS SUBMITTED BY THE INDUSTRY HILLS EXPO CENTER. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	CARMANY, HARTMANN, MOLINA, LIM
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	MARCUCCI
ABSTAIN:	BOARD MEMBERS:	NONE

**CONSIDERATION OF THE MINUTES OF THE SEPTEMBER 7, 2016 REGULAR  
MEETING, DECEMBER 7, 2016 REGULAR MEETING, AND JANUARY 11, 2017  
REGULAR MEETING**

MOTION BY CHAIRMAN LIM, AND SECOND BY BOARD MEMBER CARMANY TO APPROVE AS SUBMITTED. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	CARMANY, HARTMANN, MOLINA, LIM
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	MARCUCCI
ABSTAIN:	BOARD MEMBERS:	NONE

**CONSIDERATION OF THE REGISTER OF DEMANDS SUBMITTED BY THE  
FINANCE DEPARTMENT FOR MAY 10, 2017**

MOTION BY BOARD MEMBER HARTMANN, AND SECOND BY BOARD MEMBER MOLINA TO RATIFY THE REGISTER OF DEMANDS FOR MAY 10, 2017. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	CARMANY, HARTMANN, MOLINA, LIM
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	MARCUCCI
ABSTAIN:	BOARD MEMBERS:	NONE

**PRESENTATION AND DISCUSSION REGARDING THE CIVIC-RECREATIONAL-  
INDUSTRIAL AUTHORITY'S FINANCIAL REPORT FOR FEBRUARY 28, 2017**

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CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY  
SPECIAL MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
MAY 24, 2017  
PAGE 3

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MOTION BY BOARD MEMBER MOLINA, AND SECOND BY BOARD MEMBER HARTMANN TO RECEIVE AND FILE THE REPORT. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	CARMANY, HARTMANN, MOLINA, LIM
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	MARCUCCI
ABSTAIN:	BOARD MEMBERS:	NONE

**DISCUSSION AND CONSIDERATION OF APPOINTING JOSEPH EMMONS AS THE CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY'S REPRESENTATIVE TO SERVE ON THE INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY**

Executive Director Philips provided a staff report.

MOTION BY BOARD MEMBER MOLINA, AND SECOND BY BOARD MEMBER HARTMANN TO APPOINT JOSEPH EMMONS TO SERVE ON THE INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	CARMANY, HARTMANN, MOLINA, LIM
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	MARCUCCI
ABSTAIN:	BOARD MEMBERS:	NONE

**ADJOURNMENT**

There being no further business, the Civic-Recreational-Industrial Authority adjourned at 9:08 a.m.

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Howard Lim, Chairman

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Diane M. Schlichting  
Assistant Secretary

*CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY*

ITEM NO. 6.4

**RESOLUTION NO. CRIA 2018-01**

**A RESOLUTION OF THE CIVIC-RECREATIONAL-INDUSTRY AUTHORITY OF THE CITY OF INDUSTRY, CALIFORNIA, AMENDING SECTION 3.05, LEGAL COUNSEL OF ARTICLE III, OFFICERS AND EMPLOYEES, OF THE CITY OF INDUSTRY PROPERTY AND HOUSING MANAGEMENT AUTHORITY JOINT EXERCISE OF POWERS AGREEMENT**

**WHEREAS**, the Civic-Recreational-Industry Authority (“CRIA”) and the City Council of the City of Industry (“City”) entered into a Joint Exercise of Powers Agreement (the “JPA”) effective on March 23, 2006, establishing the City of Industry Property and Housing Management Authority (the “Authority”); and

**WHEREAS**, CRIA and the City wish to amend Article III, Officers and Employees, Section 3.05, Legal Counsel, of the JPA.

**NOW, THEREFORE, CRIA DOES HEREBY RESOLVE, DETERMINE, FIND, AND ORDER AS FOLLOWS:**

**SECTION 1:** CRIA finds that the above findings are true and correct and are incorporated herein by reference.

**SECTION 2:** CRIA hereby repeals Resolution No. 2017-02, and determines it is of no further force or effect.

**SECTION 3:** CRIA hereby amends Article III, Officers and Employees, Section 3.05 Legal Counsel, of the JPA to read in its entirety as follows:

“Legal Counsel. The City Attorney will be the legal counsel of the Authority and will perform such duties as may be prescribed by the Board and will be paid in accordance with the counsel’s written agreement with the Authority.”

**SECTION 4:** This Amendment shall become effective upon the adoption by the City Council of the City of Industry of a similar Resolution, amending Article III, Officers and Employees, Section 3.05, Legal Counsel, of the JPA.

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

**SECTION 6:** CRIA's Secretary shall certify to the adoption of this Resolution and that the same shall be in full force and effect.

**PASSED, APPROVED AND ADOPTED** by the Civic-Recreational-Industry Authority of the City of Industry at a regular meeting held on March 7, 2018 by the following vote:

AYES: BOARD MEMBERS:

NOES: BOARD MEMBERS:

ABSTAIN: BOARD MEMBERS:

ABSENT: BOARD MEMBERS:

---

Howard Lim, Chair

**ATTEST:**

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Diane M. Schlichting, Board Secretary

*CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY*

ITEM NO. 6.5



# CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

## MEMORANDUM

**TO:** Honorable Chairman Lim and Members of the Board of Directors Civic-Recreational- Industrial Authority

**STAFF:** Alex Gonzalez, Director of Development Services and Administration *02*  
Roberto Ramirez, Contract City Engineer, Cordoba Corporation  
Sonia Babian, Portfolio Manager, Cordoba Corporation

**DATE:** March 7, 2018

**SUBJECT:** Presentation, discussion, and direction regarding the conceptual design for the Avalon Room at Industry Hills Expo Center

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### Background:

On May 27, 2016, the Industry Hills Expo Center Improvement Plan ("Plan") was developed by CNC Engineering. This Plan included proposed rough conceptual improvements to facilities at the Expo Center including the Avalon Room, which was undersized for events and required use of an uncovered patio area to accommodate the events they had. Also, the toilet facilities did not meet current code. However, the projects did not move forward into design. In early 2017, staff started reviewing the proposed improvements to identify which projects could move forward into design. During the evaluation, it was determined that the Avalon Room should be made a priority project to address immediate needs of the facility including non-compliant restroom facilities, subsiding floor areas, and other improvements. Subsequently, from October 2017 to January 2018 the design was advanced to the 15% schematic design level to establish a baseline scope of the project.

The purpose of this report is to present the 15% schematic design of the Avalon Room project at the Industry Hills Expo Center for CRIA Board and City Council input prior to advancement to 100% design and initiation of construction procurement. The renovation includes modifications to the main event room, additional bar storage and supply rooms, installation of additional ADA accessible restrooms to meet code requirements, larger event/bridal suite, structural modifications to address settlement concerns, and a new exterior patio cover with new light fixtures.

The main event room improvements consist of entry modifications, removal and replacement of carpet and base, modifications to door hardware, removal and relocation of fire alarm pull stations to accessible location, removal and replacement of all light fixtures, upgraded audio/visual system, and removal and replacement of the bar.

The heating, ventilation, and air conditioning (“HVAC”) system is beyond its useful life and it is recommended to be replaced in its entirety. A sewer line analysis of the existing sewer line encased under the foundation was also performed and showed the sewer line requires replacement. The HVAC system and sewer line will be included in the final construction bid package.

**Discussion:**

Staff presented multiple conceptual design options to the Industry Hills Expo Center staff at meetings held on September 19, 2017, November 28, 2017 and December 19, 2017. A total of three (3) options were presented during the Schematic Design Phase. The 15% design was completed with attached Exhibit A as the preferred option selected by Industry Hills Expo Center staff. The option chosen addresses all functionality, safety and accessibility concerns. The final design and specifications will be brought forward to City Council for approval. The project will then be posted on PlanetBids™ in September of 2018.

Because the CRIA Board oversees the maintenance and management of the Avalon Room, City Staff is requesting approval of the 15% schematic conceptual design from the Board, prior to presentation to the City Council. The City will fund the costs associated with the project as a part of the City Capital Improvement Program.

**Fiscal Impact:**

The adopted Fiscal Year 17-18 combined budget for the Avalon Room and Patio Café is \$610,000.00, of which 63% was allocated for Avalon Room. This was an initial estimate based on initial conceptual designs that did not include analysis of all building systems, ADA access, or Expo staff input. An appropriation request from the 2015 Bond Proceeds to City Capital Improvements – Equestrian C.I.P. – Construction Costs (Account No. 120-713-5205) will be requested at the time of project award.

The current Schematic Design estimate is \$1,429,591.00. If approved, a construction bid package will be released in September of 2018, and budget authorization will be requested at the time of construction award.

**Recommendation:**

- 1) Staff recommends that the CRIA Board approve the proposed work and recommend approval to the City Council.

**Exhibits:**

- A. Avalon Room Schematic Design Presentation
- B. Schematic Design Drawings



**EXHIBIT A**

Avalon Room Schematic Design Presentation

[Attached]



Schematic Design

# Avalon Room

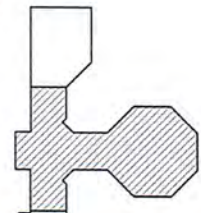
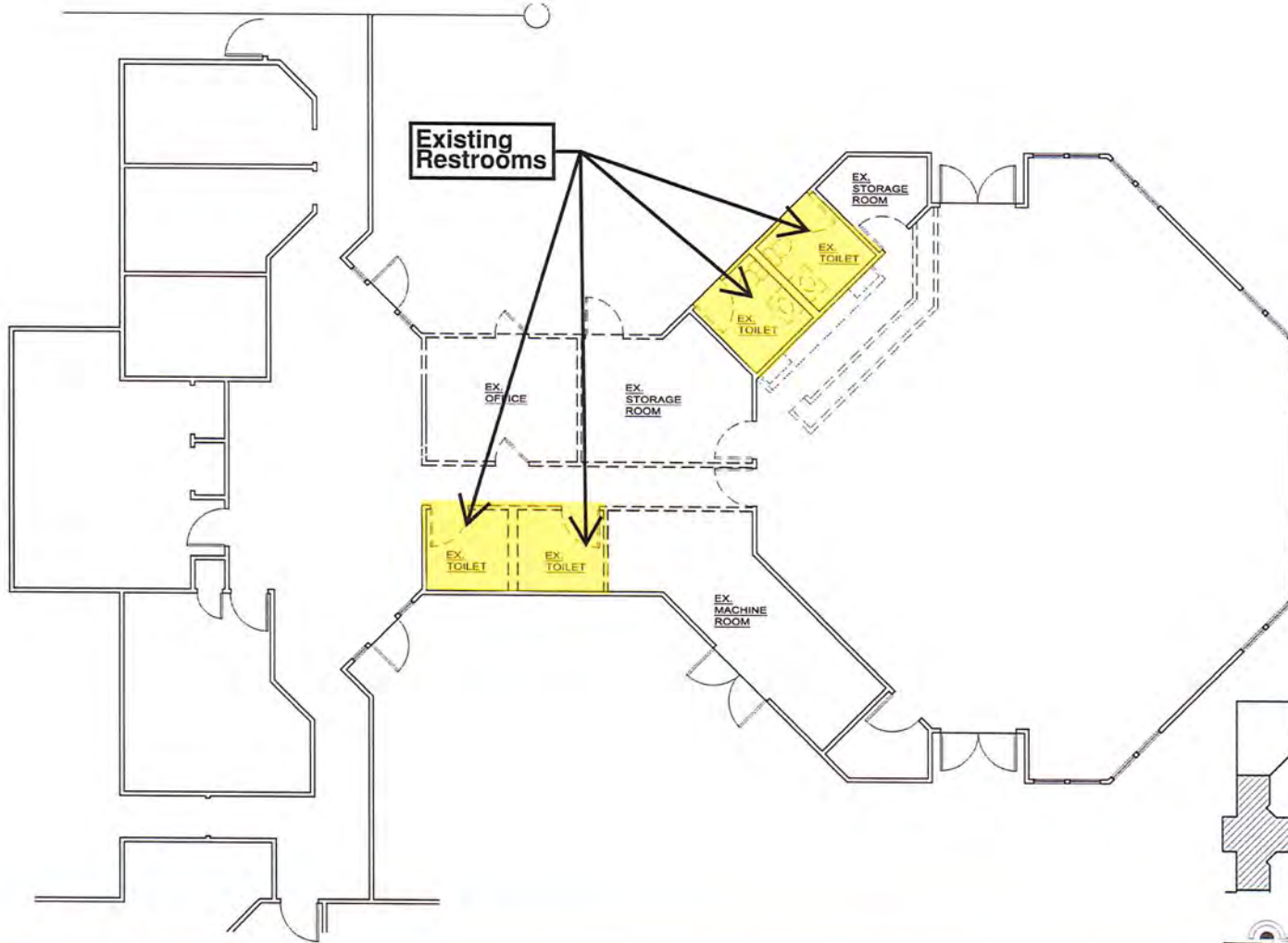


### Schematic Design Process

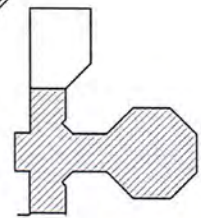
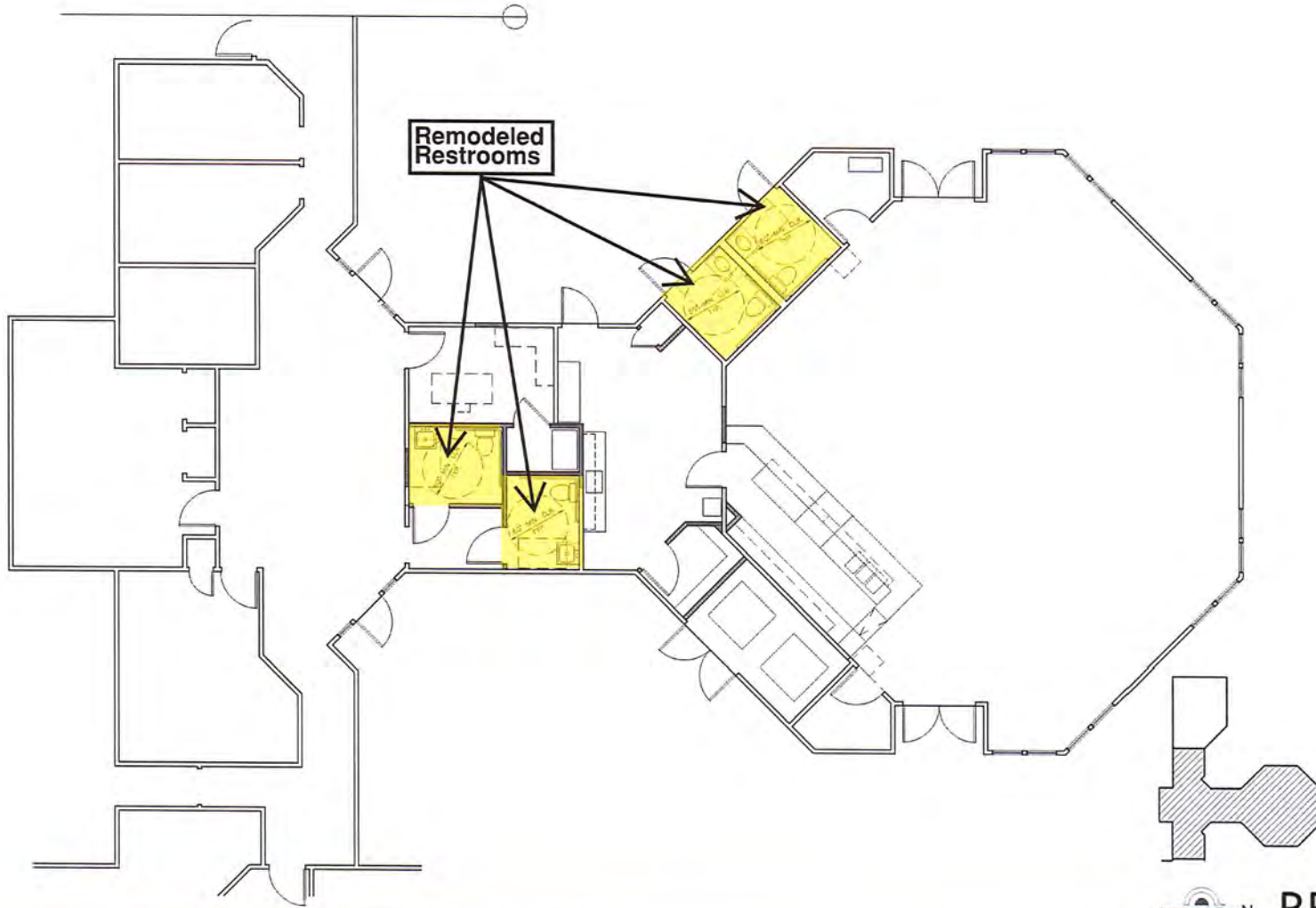
- Meetings held with Industry Hills Expo Center staff
- Reviewed all functionality requirements, safety and code requirements
- Initial design options were presented to Industry Hills Expo Center staff

### Next Design Process

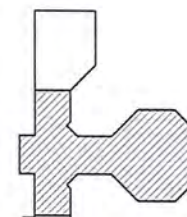
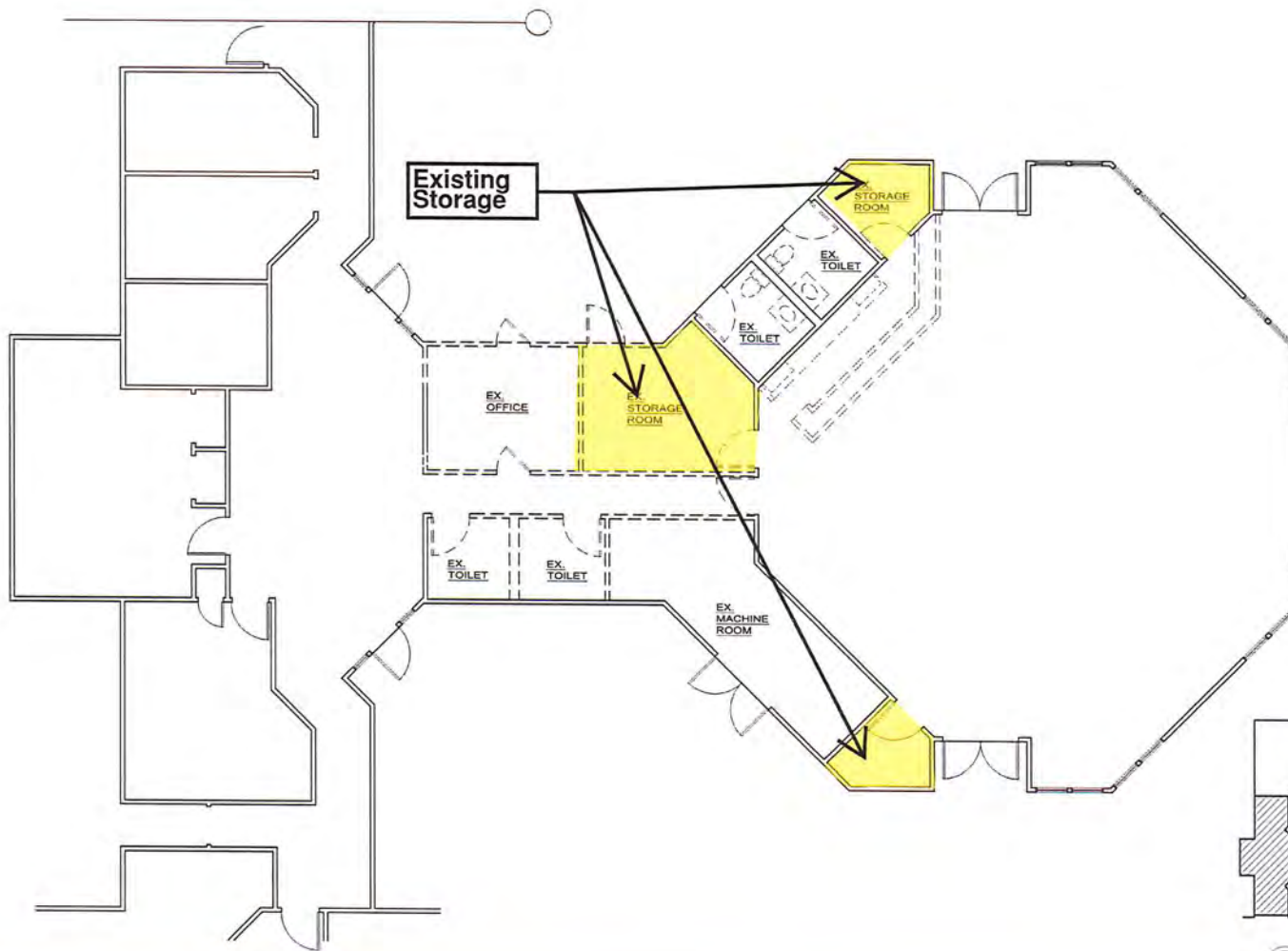
- Proceed to 100% Design
- Review design progress with Industry Hills Expo Center staff at 50% and 90%
- Receive CRIA and City Council approval for 100% Design
- Request Authorization to Bid from City Council
- If Authorization to Bid is approved, post on PlanetBids™



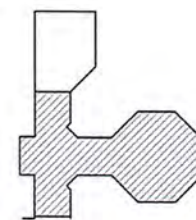
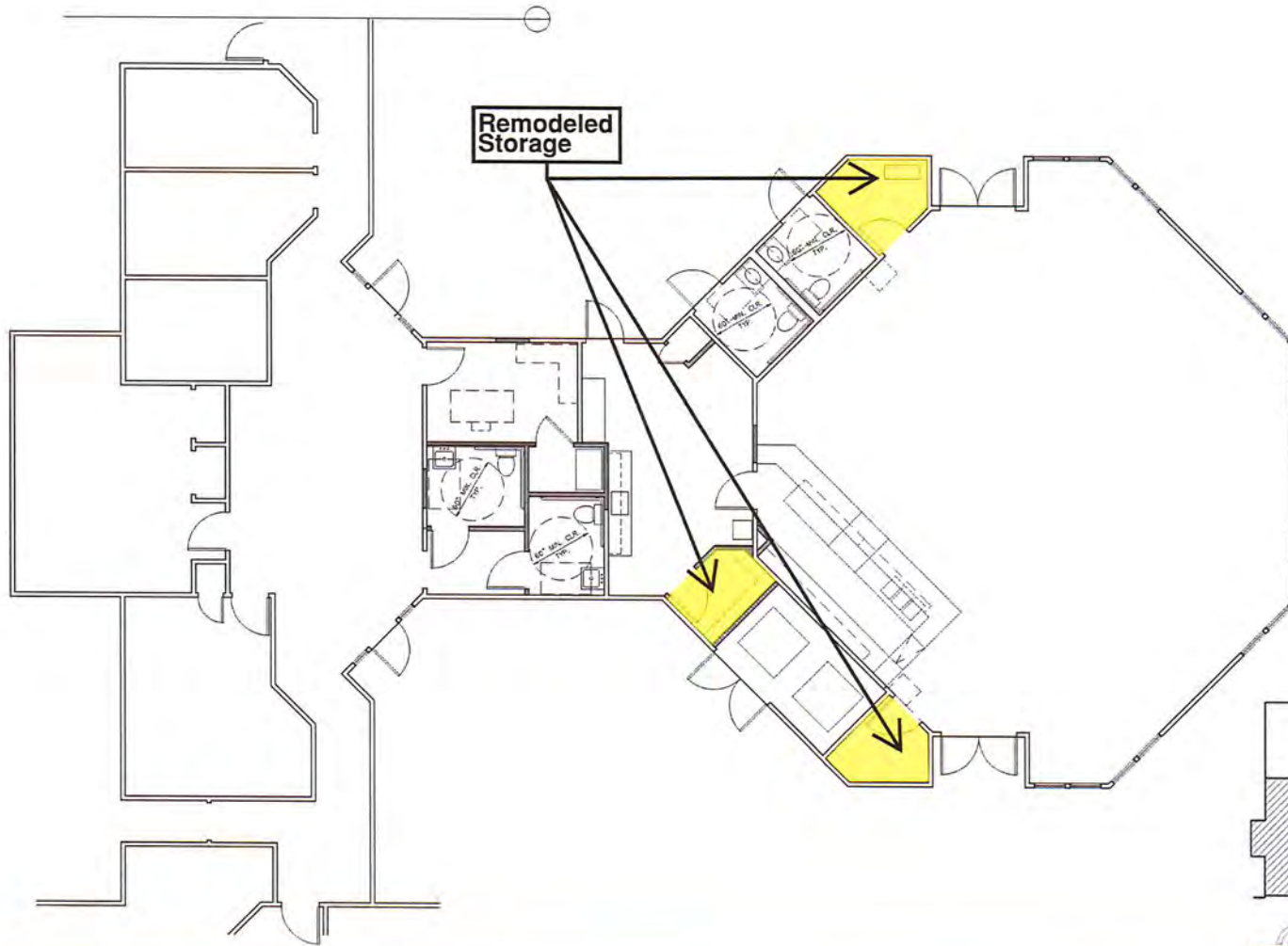
DEMOLITION



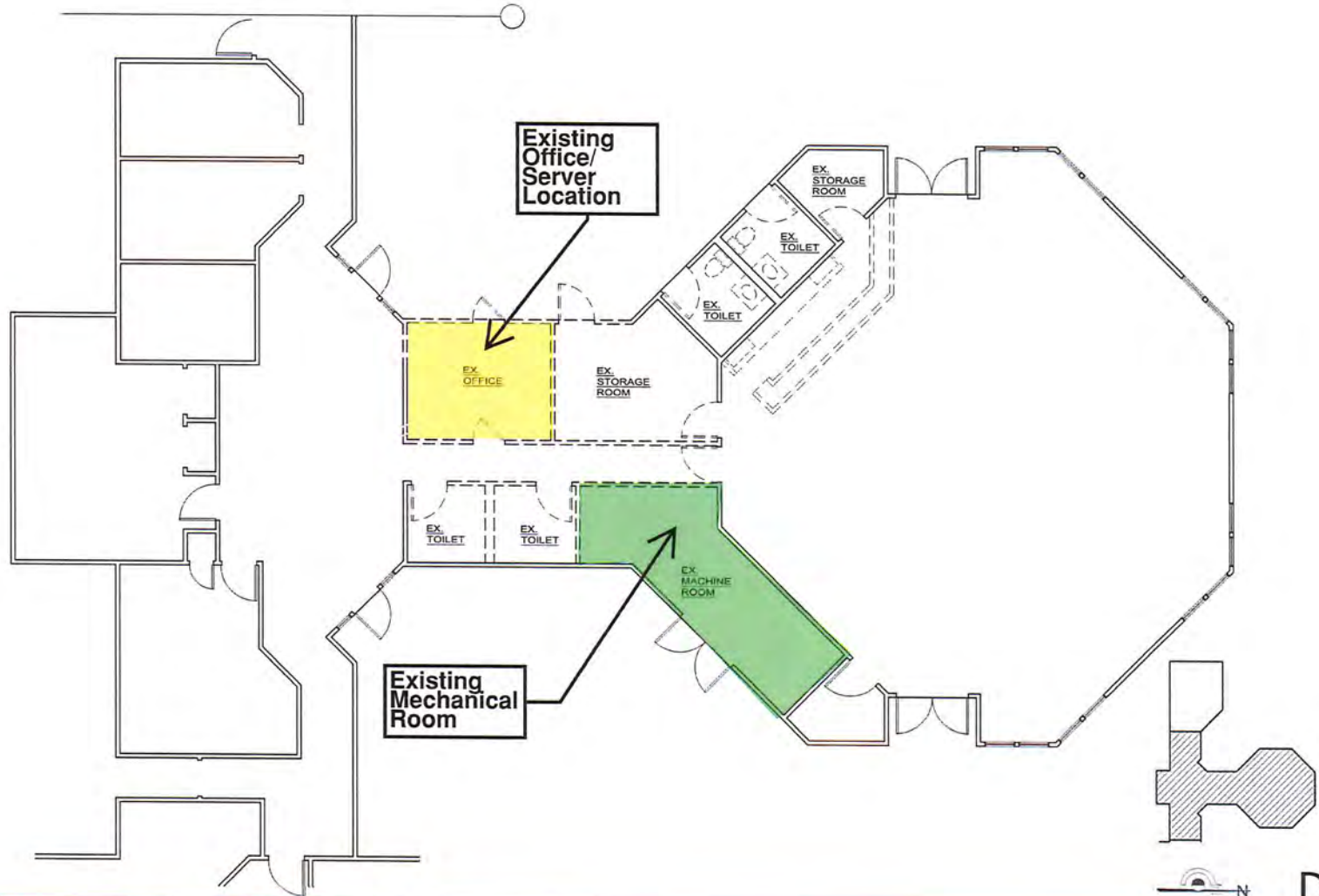
REVISED PLAN



DEMOLITION

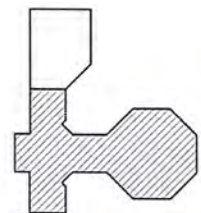
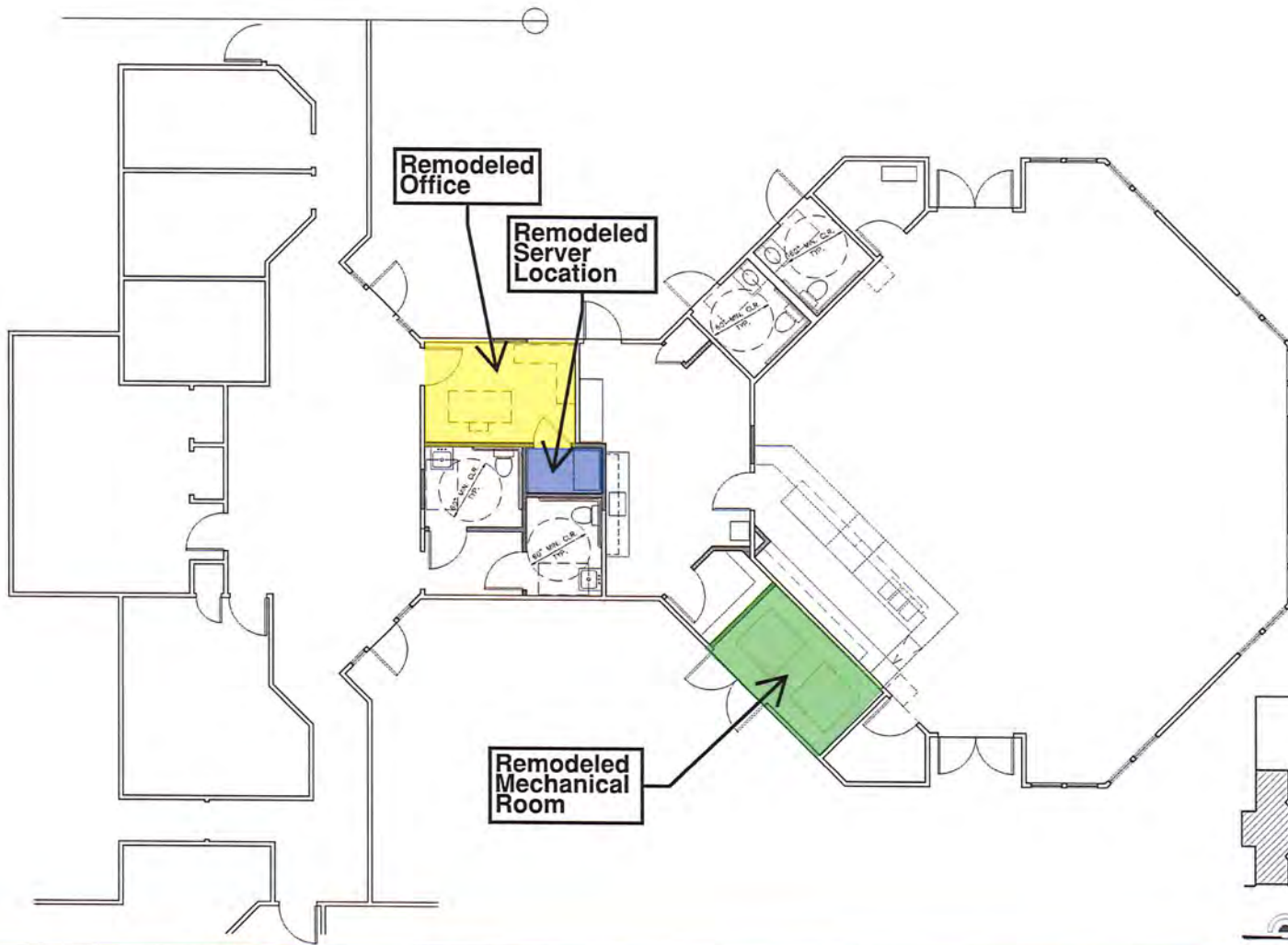


REVISED PLAN

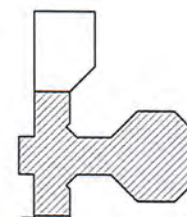
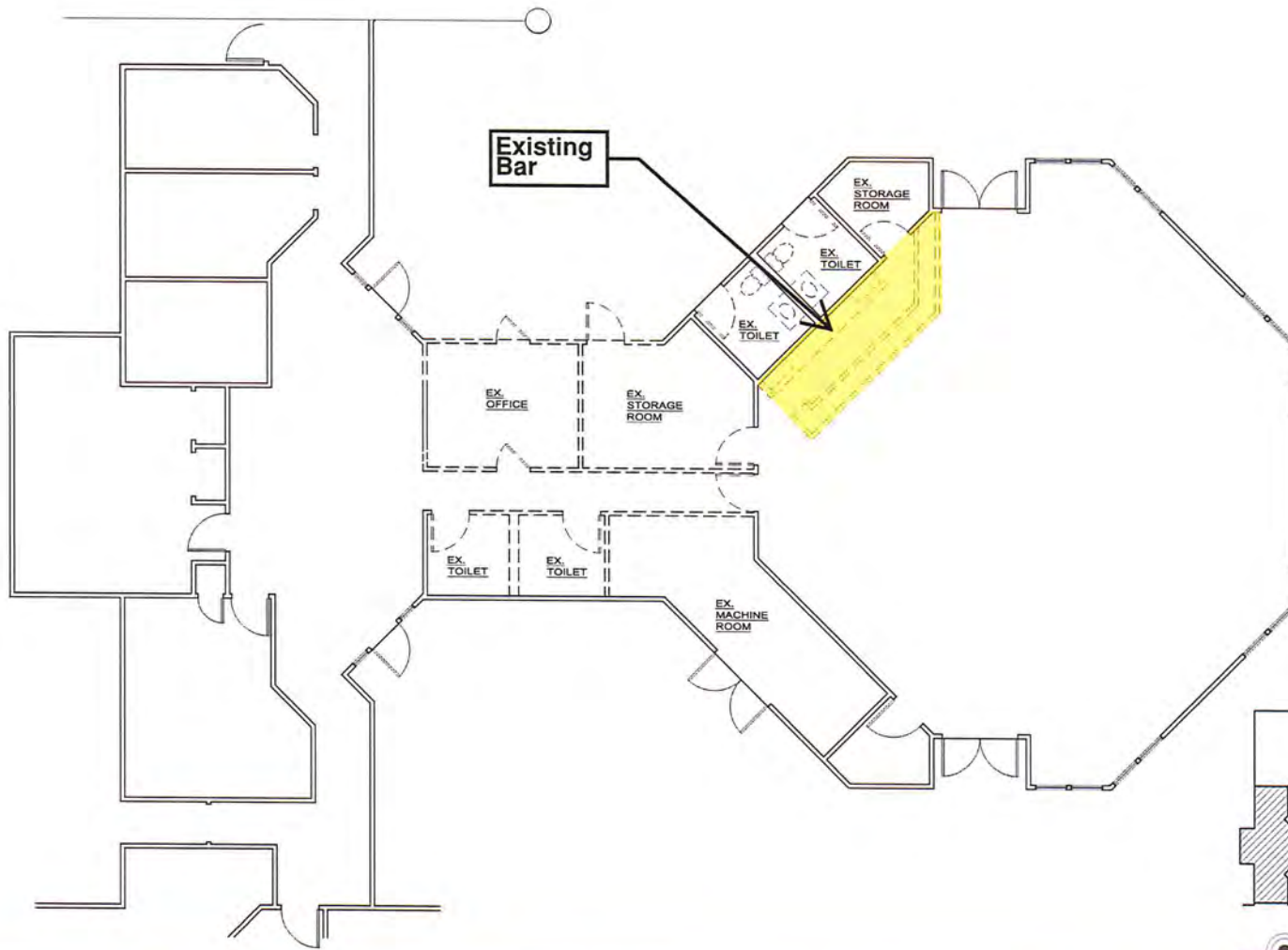


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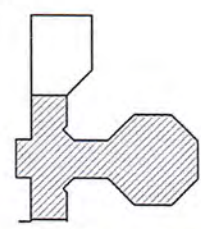
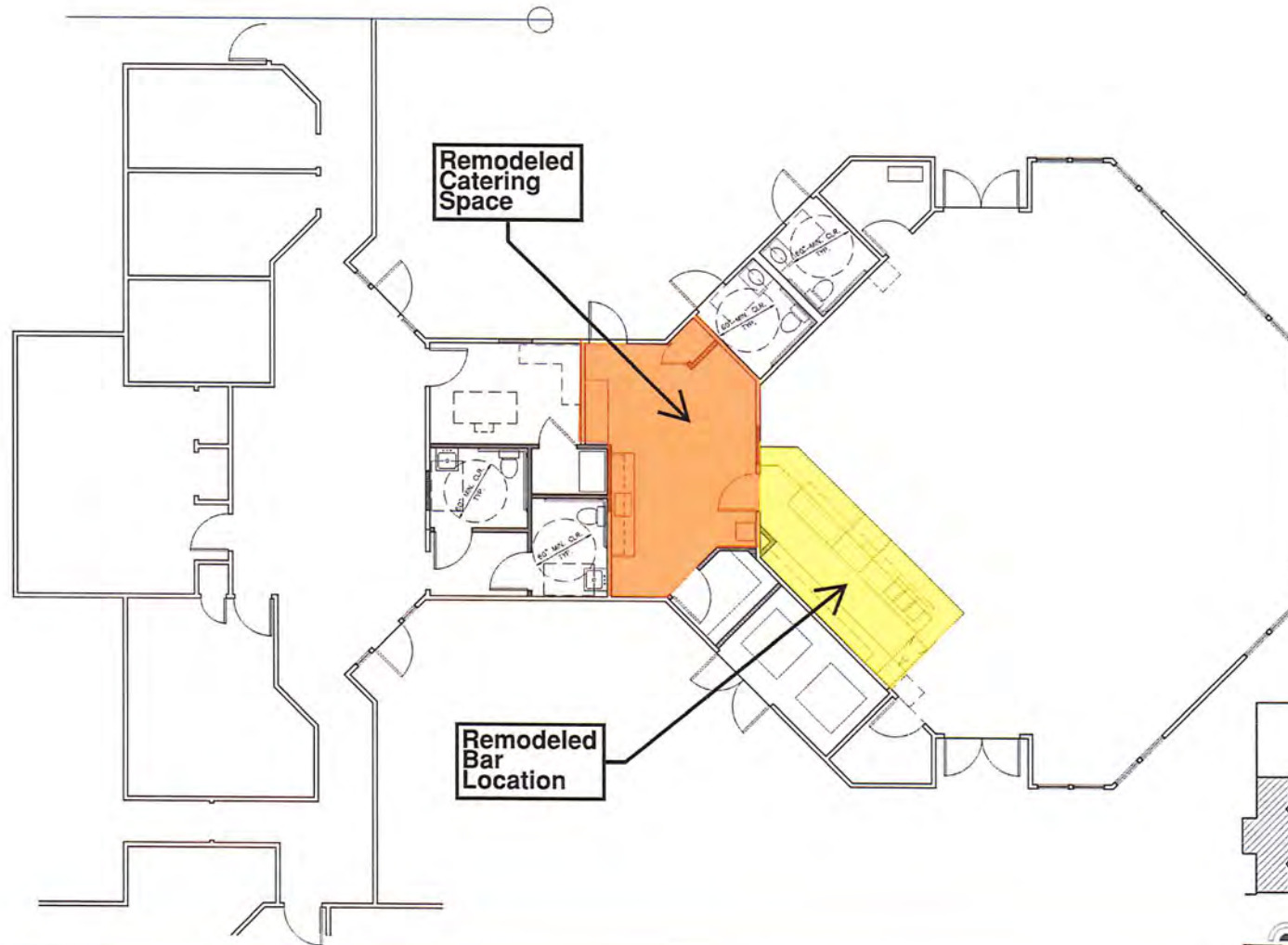




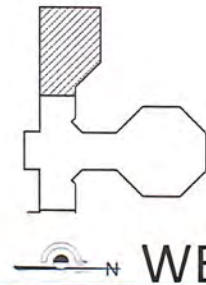
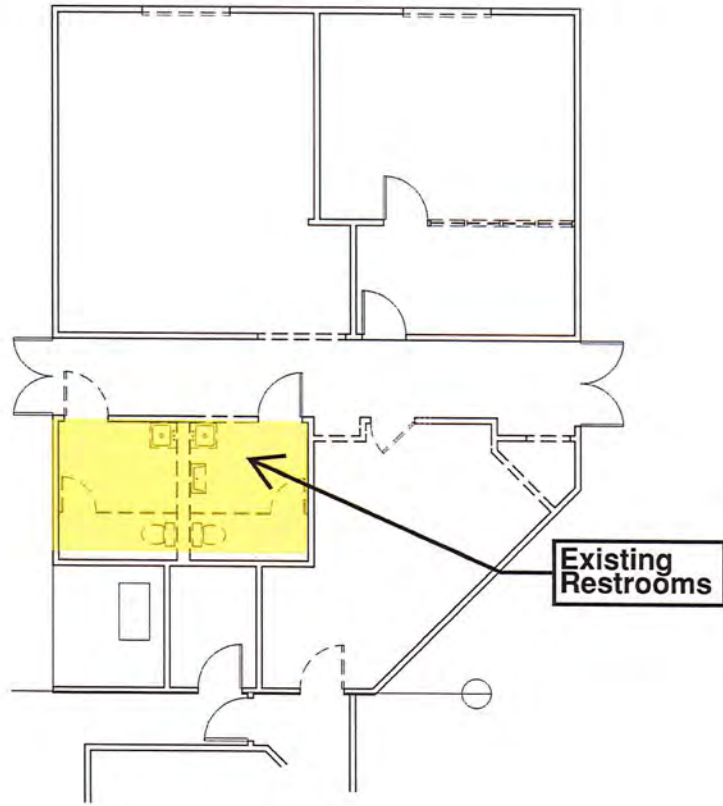
**REVISED PLAN**



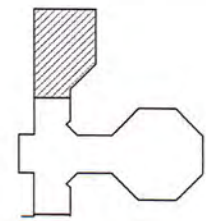
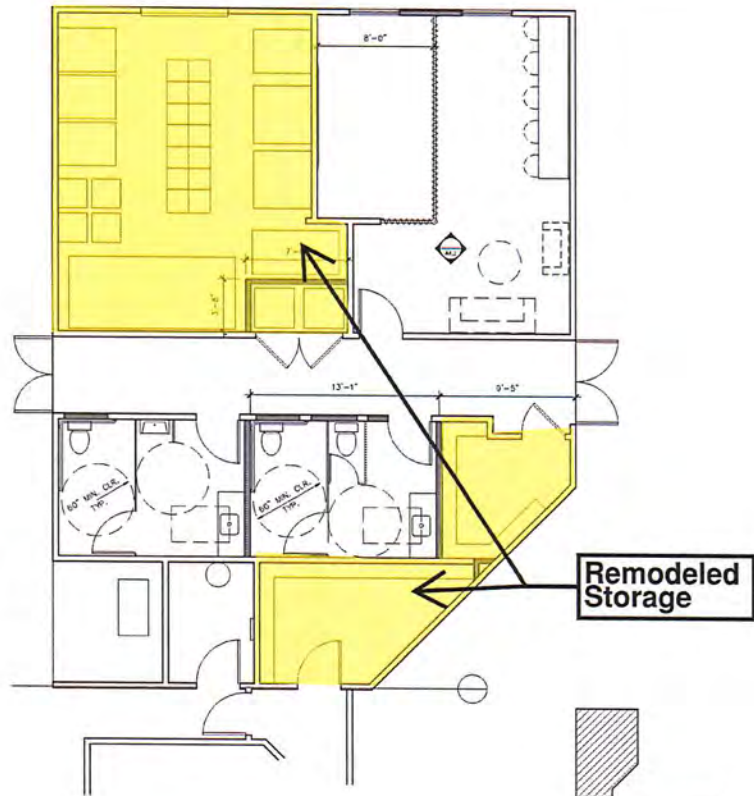
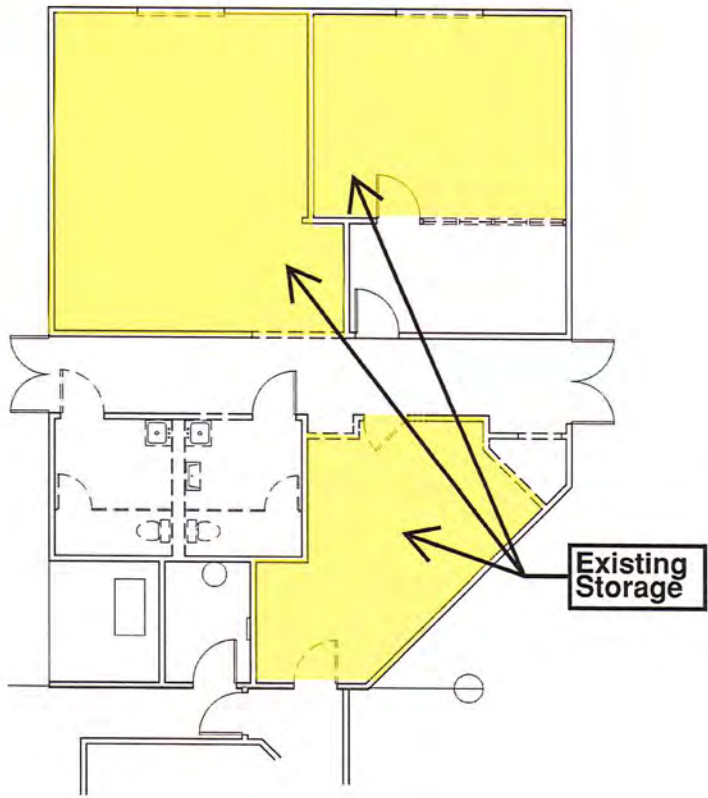
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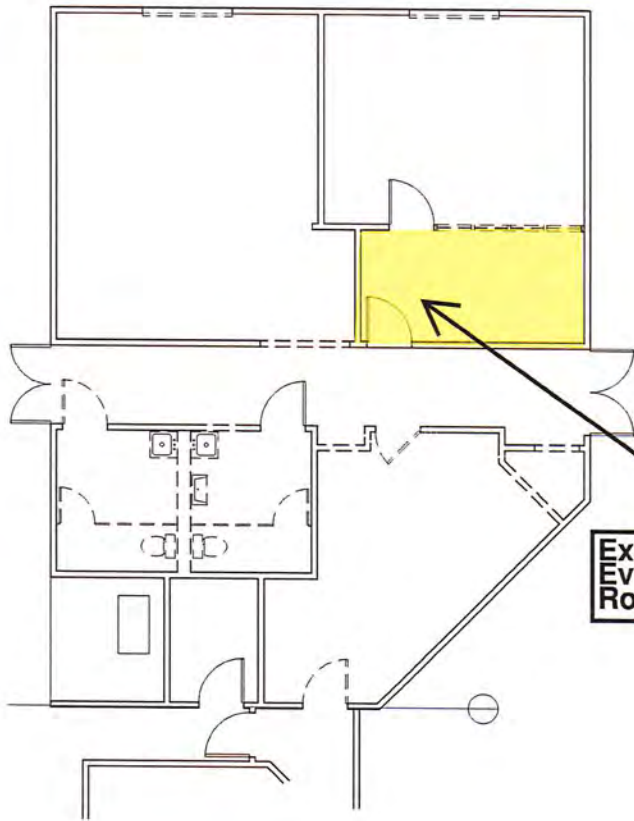
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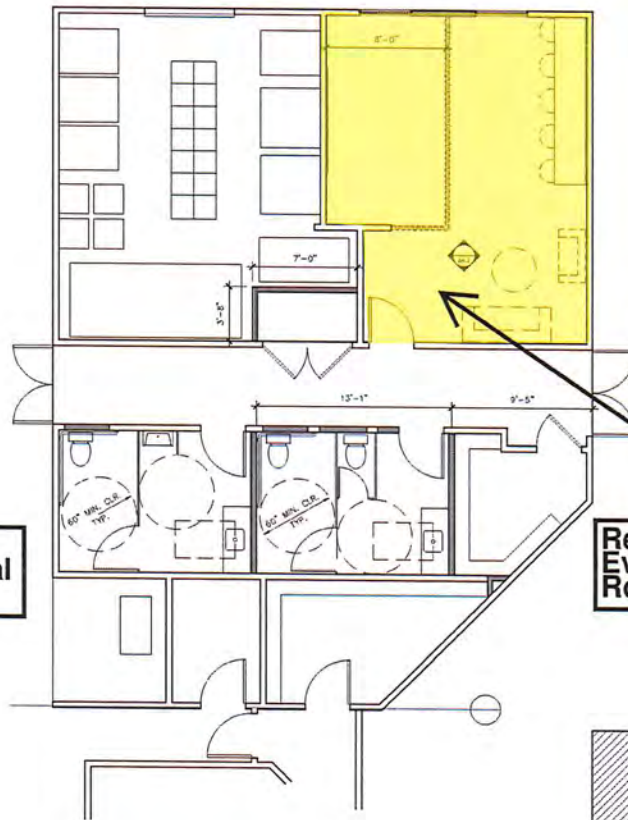
**WEST PORTION  
DEMO/RENO**



WEST PORTION  
DEMO/RENO



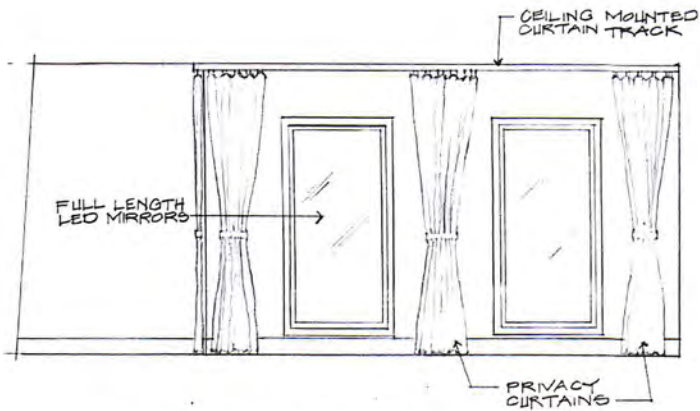
Existing  
Event/Bridal  
Room



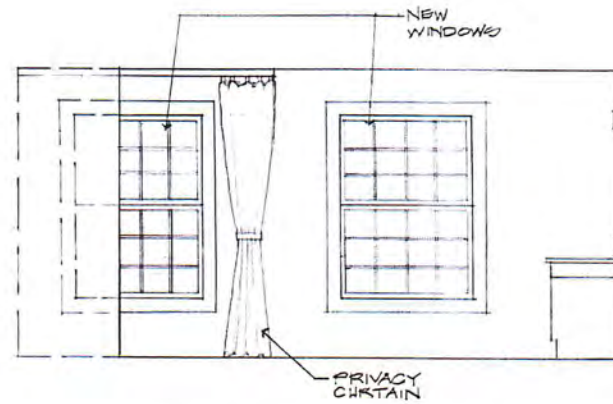
Remodeled  
Event/Bridal  
Room



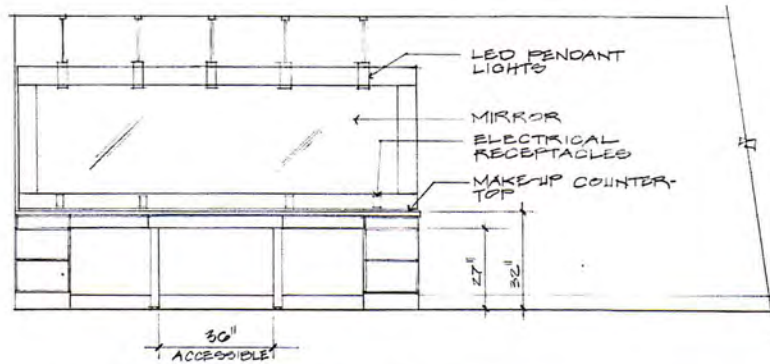
WEST PORTION  
DEMO/RENO



(B) SOUTH ELEVATION  
SCALE: 1/2" = 1'-0"

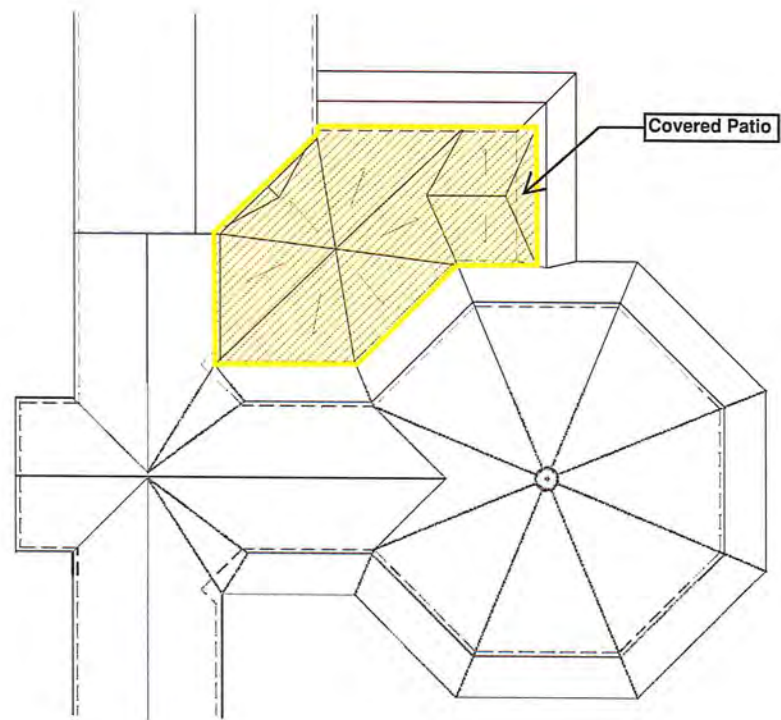
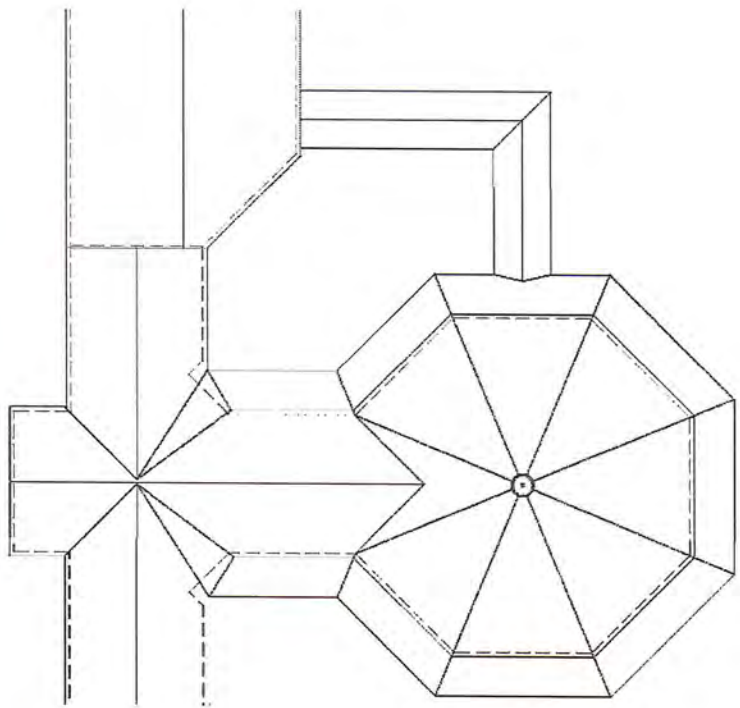


(C) WEST ELEVATION  
SCALE: 1/2" = 1'-0"

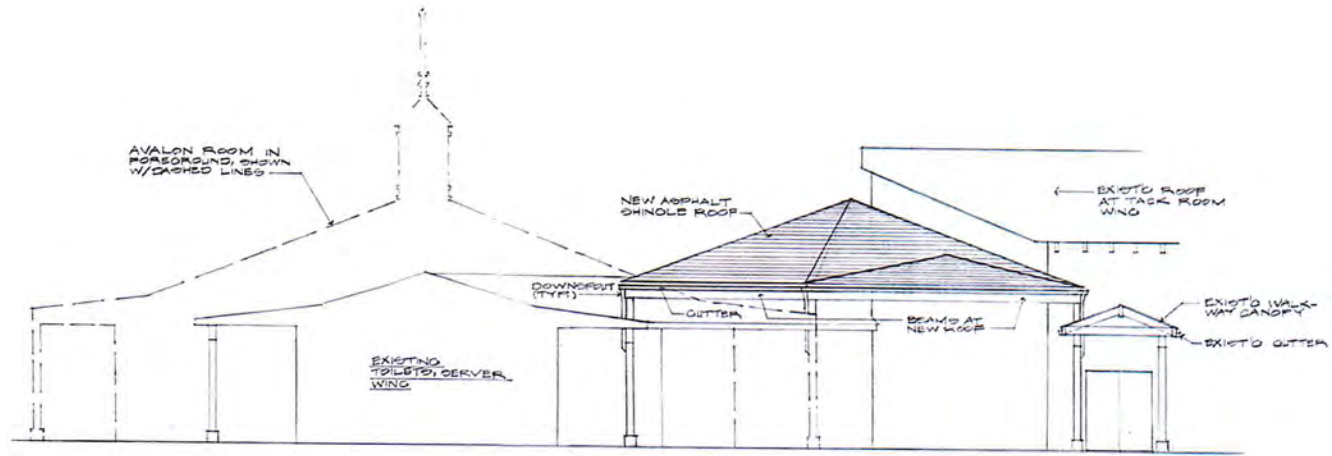


(A) NORTH ELEVATION  
SCALE: 1/2" = 1'-0"

# ELEVATIONS

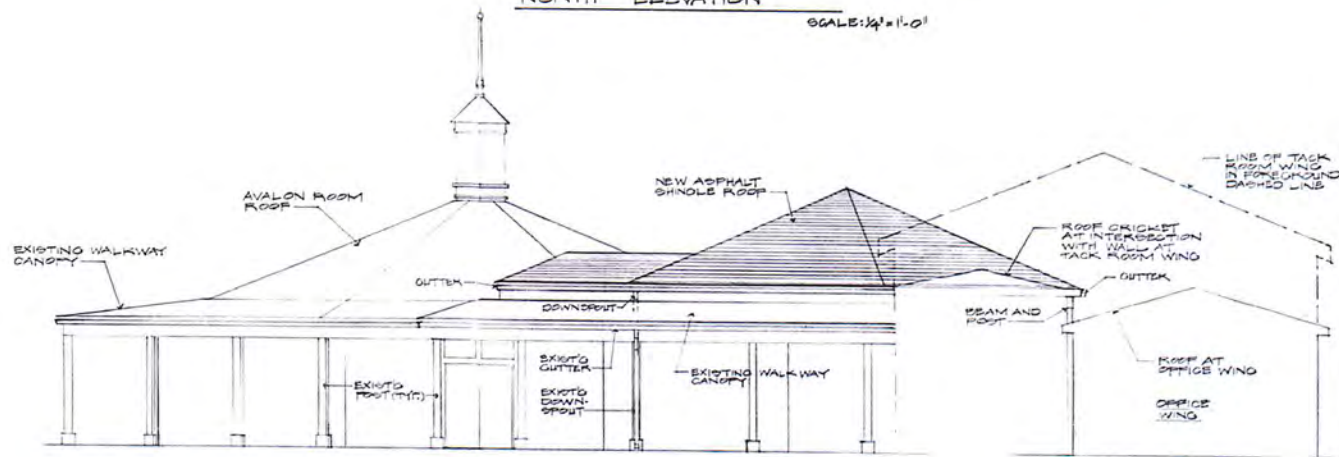






NORTH ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"

# ELEVATIONS

Activity	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	
15% Schematic Design	█																							
Complete 100% Design					█																			
Approval & Auth. to Bid												█												
Bid and Award													█											
Construction																█								



SCHEDULE

**EXHIBIT B**

Schematic Design Drawings

[Attached]


# CITY OF INDUSTRY AVALON ROOM IMPROVEMENTS PROJECT

INDUSTRY HILLS EXPO CENTER  
16200 TEMPLE AVENUE  
CITY OF INDUSTRY, CA 91744

## SHEET INDEX

- A0.1 GENERAL INFORMATION
- A2.1 EXISTING AND DEMOLITION FLOOR PLAN
- A2.2 REVISED AVALON ROOM
- A2.3 EXISTING, DEMOLITION AND REVISED (EVENT ROOM & TOILETS)
- A2.4 EXISTING ROOF PLAN
- A2.5 REVISED ROOF PLAN
- A2.6 EXISTING REFLECTED CEILING PLAN
- A2.7 REVISED REFLECTED CEILING PLAN (AVALON ROOM)
- A2.8 EVENT ROOM/STORAGE AREA REFLECTED CEILING PLAN
- A3.1 ROOF ELEVATIONS
- A4.1 BAR ELEVATIONS
- A4.2 EVENT ROOM - INTERIOR ELEVATIONS
- AC1.1 SHELVING MANUFACTURER'S LITERATURE

<b>CITY OF INDUSTRY</b>			
APPROVED BY:	RECEIVED/DATE:	CITY ENGINEER:	DATE:
ALEX GUZALEZ	ALEX GUZALEZ	ALEX GUZALEZ	ALEX GUZALEZ
<b>AVALON ROOM IMPROVEMENTS PROJECT</b>			
GENERAL INFORMATION			
PROJECT NO.:	SCALE:	DRAWING NO.:	SHEET 1 OF 13
CIP-EXPO-18-017-B	N/A	A0.1	13

 Know what's below. Call before you dig.	NO.	DATE	REVISIONS	CHK BY	DESIGNED BY
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					DRAWN BY
					N/A
					CHECKED BY
				N/A	
				IN CHARGE	
				DATE	01.17.2018



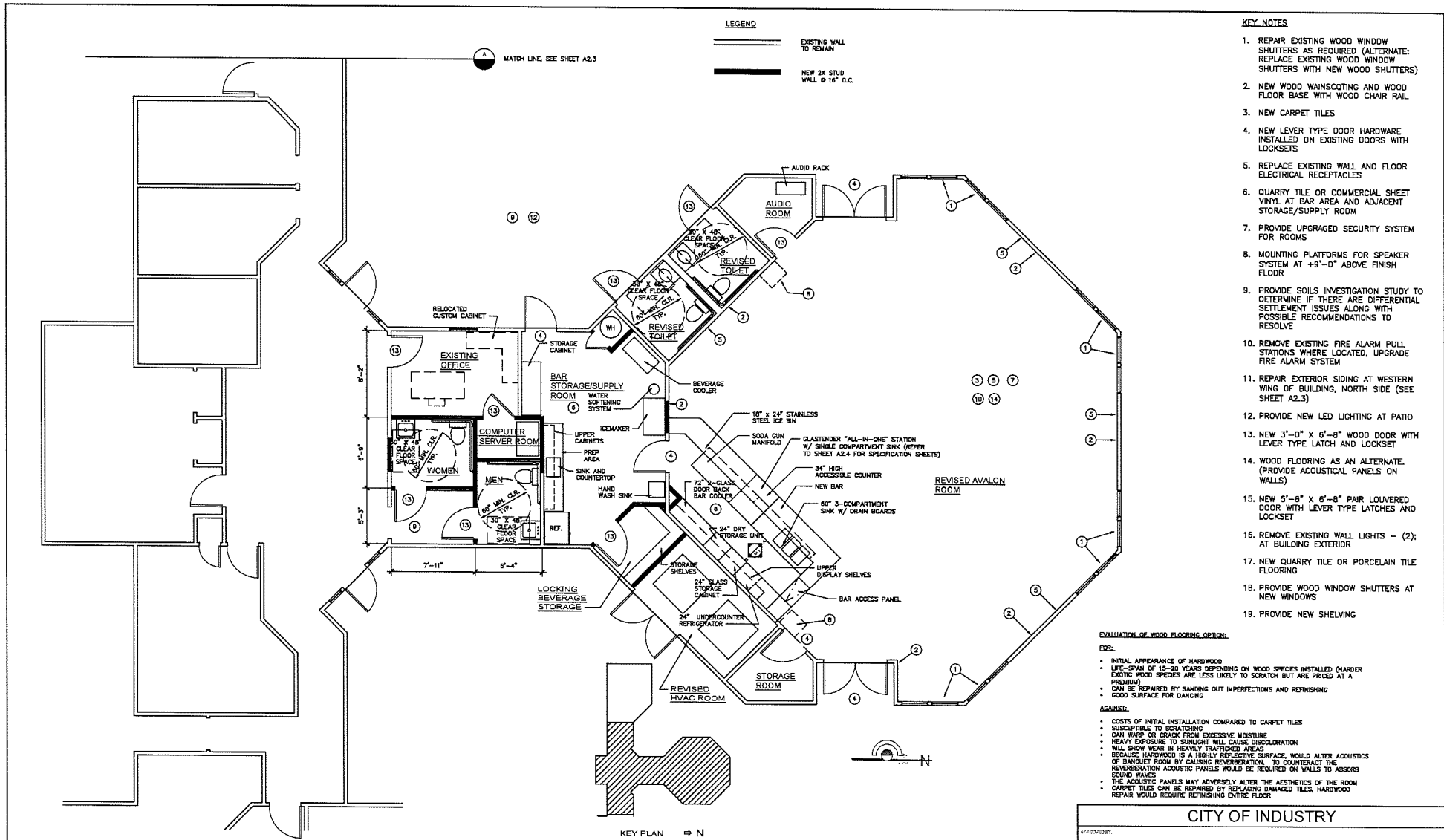
**CITY OF INDUSTRY**

INCORPORATED JUNE 16, 1957  
P.O. Box 2330, City of Industry, California 91744  
Administrative Offices: 18822 E. The Blvd Street  
(626) 933-2211



**CORDOBA CORPORATION**  
1911 E. 17TH ST. SANTA ANA, CA 92705  
714.838.6124 PH - 714.838.8487 FAX





- KEY NOTES**
- REPAIR EXISTING WOOD WINDOW SHUTTERS AS REQUIRED (ALTERNATE: REPLACE EXISTING WOOD WINDOW SHUTTERS WITH NEW WOOD SHUTTERS)
  - NEW WOOD WAINSCOTING AND WOOD FLOOR BASE WITH WOOD CHAIR RAIL
  - NEW CARPET TILES
  - NEW LEVER TYPE DOOR HARDWARE INSTALLED ON EXISTING DOORS WITH LOCKSETS
  - REPLACE EXISTING WALL AND FLOOR ELECTRICAL RECEPTACLES
  - QUARRY TILE OR COMMERCIAL SHEET VINYL AT BAR AREA AND ADJACENT STORAGE/SUPPLY ROOM
  - PROVIDE UPGRADED SECURITY SYSTEM FOR ROOMS
  - MOUNTING PLATFORMS FOR SPEAKER SYSTEM AT +9'-0" ABOVE FINISH FLOOR
  - PROVIDE SOILS INVESTIGATION STUDY TO DETERMINE IF THERE ARE DIFFERENTIAL SETTLEMENT ISSUES ALONG WITH POSSIBLE RECOMMENDATIONS TO RESOLVE
  - REMOVE EXISTING FIRE ALARM PULL STATIONS WHERE LOCATED, UPGRADE FIRE ALARM SYSTEM
  - REPAIR EXTERIOR SIDING AT WESTERN WING OF BUILDING, NORTH SIDE (SEE SHEET A2.3)
  - PROVIDE NEW LED LIGHTING AT PATIO
  - NEW 3'-0" X 6'-8" WOOD DOOR WITH LEVER TYPE LATCH AND LOCKSET
  - WOOD FLOORING AS AN ALTERNATE. (PROVIDE ACOUSTICAL PANELS ON WALLS)
  - NEW 5'-8" X 6'-8" PAIR Louvered DOOR WITH LEVER TYPE LATCHES AND LOCKSET
  - REMOVE EXISTING WALL LIGHTS - (2); AT BUILDING EXTERIOR
  - NEW QUARRY TILE OR PORCELAIN TILE FLOORING
  - PROVIDE WOOD WINDOW SHUTTERS AT NEW WINDOWS
  - PROVIDE NEW SHELVING

**EVALUATION OF WOOD FLOORING OPTION:**

**FOR:**

- INITIAL APPEARANCE OF HARDWOOD
- LIFE-SPAN OF 15-20 YEARS DEPENDING ON WOOD SPECIES INSTALLED (HARDER EXOTIC WOOD SPECIES ARE LESS LIKELY TO SCRATCH BUT ARE PRICED AT A PREMIUM)
- CAN BE REPAIRED BY SANDING OUT IMPERFECTIONS AND REFINISHING
- GOOD SURFACE FOR DANCING

**AGAINST:**

- COSTS OF INITIAL INSTALLATION COMPARED TO CARPET TILES
- SUSCEPTIBLE TO SCRATCHING
- CAN WARP OR CRACK FROM EXCESSIVE MOISTURE
- HEAVY EXPOSURE TO SUNLIGHT WILL CAUSE DISCOLORATION
- WILL SHOW WEAR IN HEAVILY TRAFFICED AREAS
- BECAUSE HARDWOOD IS A HIGHLY REFLECTIVE SURFACE, IT WILL ALTER ACOUSTICS OF BANQUET ROOM BY CAUSING REVERBERATION. TO COUNTERACT THE REVERBERATION ACOUSTIC PANELS WOULD BE REQUIRED ON WALLS TO ABSORB SOUND WAVES
- THE ACOUSTIC PANELS MAY ADVERSELY ALTER THE AESTHETICS OF THE ROOM
- CARPET TILES CAN BE REPAIRED BY REPLACING DAMAGED TILES, HARDWOOD REPAIR WOULD REQUIRE REFINISHING ENTIRE FLOOR

<b>CITY OF INDUSTRY</b>		
APPROVED BY:	CITY COUNCILOR	DATE
<b>AVALON ROOM IMPROVEMENTS PROJECT</b>		
<b>REVISED FLOOR PLAN</b>		
PROJECT NO.:	SCALE: 1/2" = 1'-0"	DRAWING NO. A2.2 SHEET 3 OF 13

<b>811</b> Know what's below. Call before you dig.	NO.	DATE	REVISIONS	CHK. BY	DESIGNED BY: D. JOHNSON
					DRAWN BY: J. FANTROY
					CHECKED BY:
					IN CHARGE:
					DATE: 01.17.2018



**CITY OF INDUSTRY**

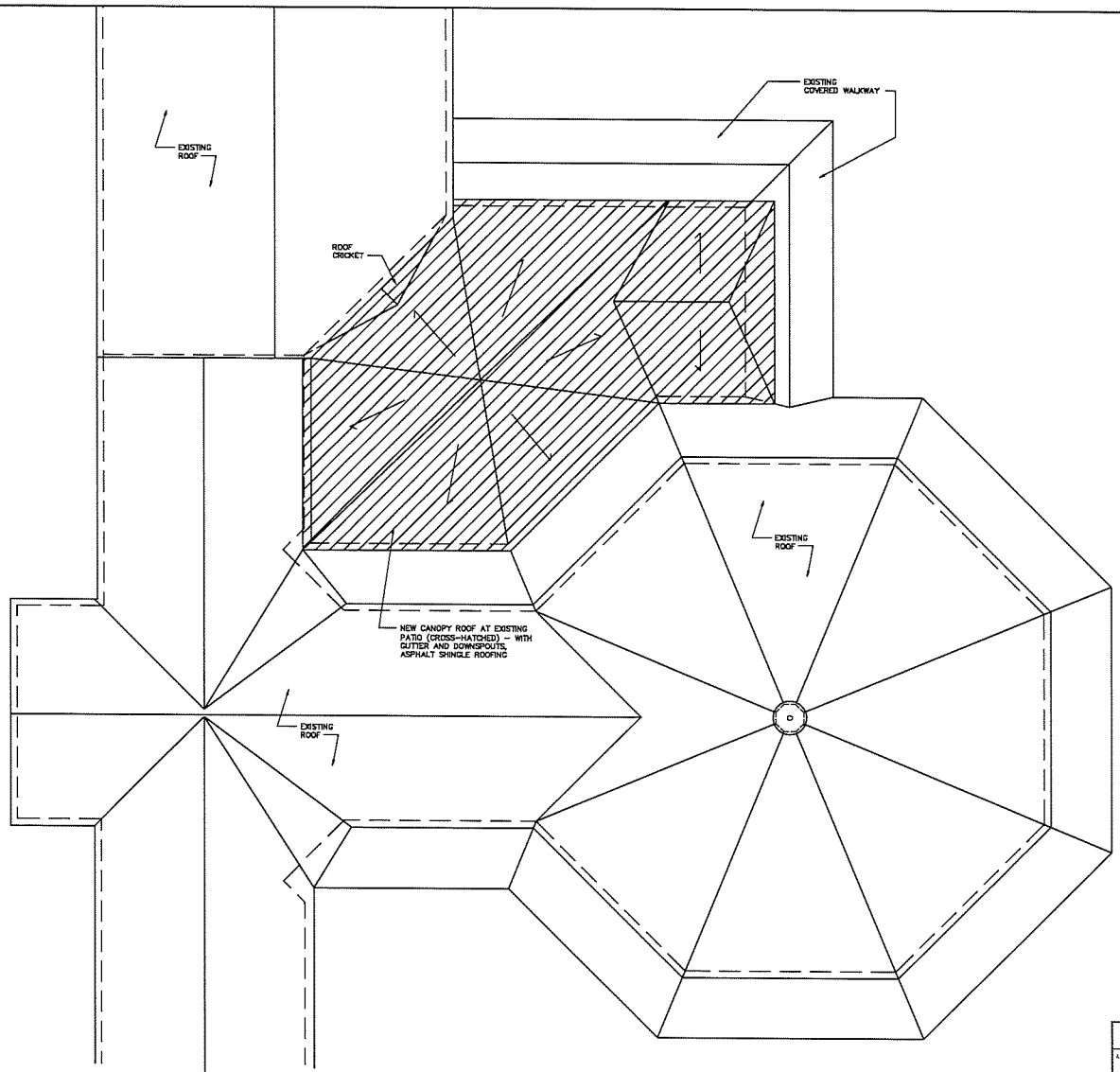
INCORPORATED JUNE 18, 1857  
P.O. Box 5388, City of Industry, California 91744  
Administrative Offices: 18253 E. Stafford Street  
(909) 953-2911











<b>CITY OF INDUSTRY</b>			
APPROVED BY:		CITY ENGINEER	DATE
ROBERTO RAMIREZ, P.E.			
<b>AVALON ROOM IMPROVEMENTS PROJECT</b>			
<b>REVISED ROOF PLAN</b>			
PROJECT NO.:	SCALE:	DRAWING NO.:	SHEET
CIP-EX-PO-18-017-B	1/2" = 1'-0"	A2.5	6 OF 13



NO.	DATE	REVISIONS	CHK BY

DESIGNED BY:	D. JOHNSON
DRAWN BY:	J. FANTROY
CHECKED BY:	
REVISIONS:	
DATE:	01.17.2018

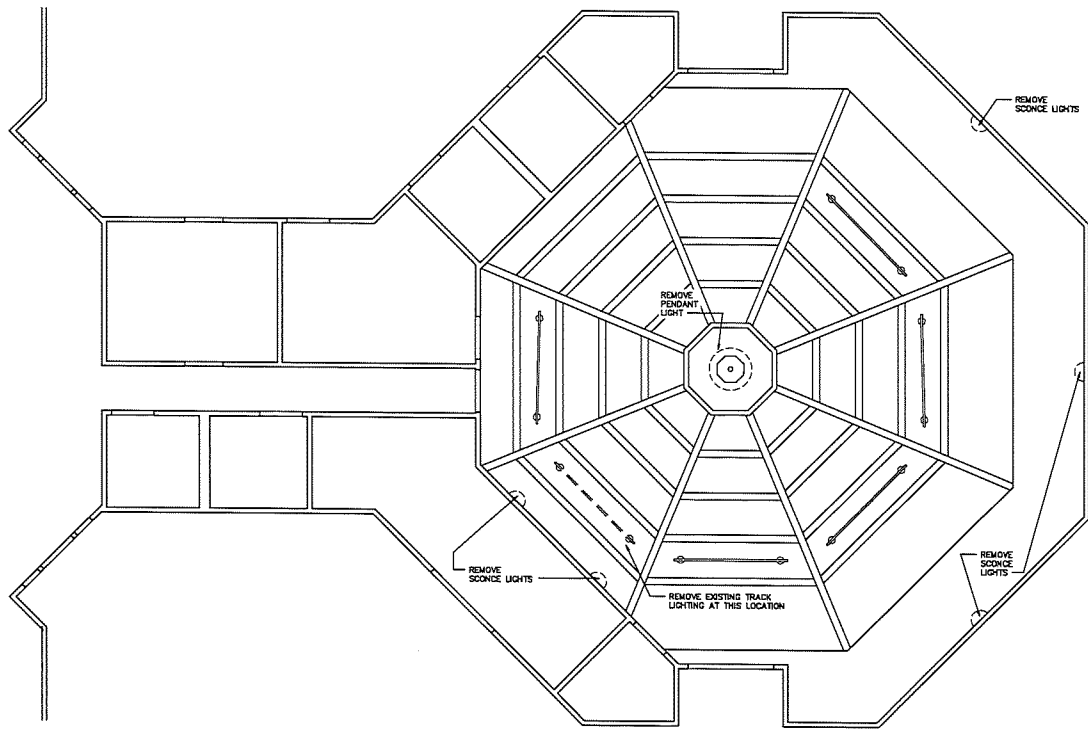


**CITY OF INDUSTRY**

INCORPORATED AND 16. 1887  
 P.O. Box 5200, City of Industry, California 91744  
 Administrative Offices: 10022 E. Studdard Street  
 (626) 833-2211

**CORDOBA CORPORATION**

1911 E. 17TH ST., SANTA ANA, CA 92705  
 714.839.8124 PH - 714.839.8497 FAX



<b>CITY OF INDUSTRY</b>	
APPROVED BY:	CITY ENGINEER
APPROVED BY:	CITY ENGINEER
<b>AVALON ROOM IMPROVEMENTS PROJECT</b>	
<b>EXISTING REFLECTED CEILING PLAN</b>	
PROJECT NO.:	SCALE: 1/2" = 1'-0"
CIP-EX-PC-18-017-B	DRAWING NO. A2.6
	SHEET 7 OF 13

<b>811</b> Know what's below. Call before you dig.	NO.	DATE	REVISIONS	CK BY	DESIGNED BY
					D. JOHNSON
					DRAWN BY
					J. FANTROY
					CHECKED BY
				IN CHARGE	
				DATE	01.17.2018

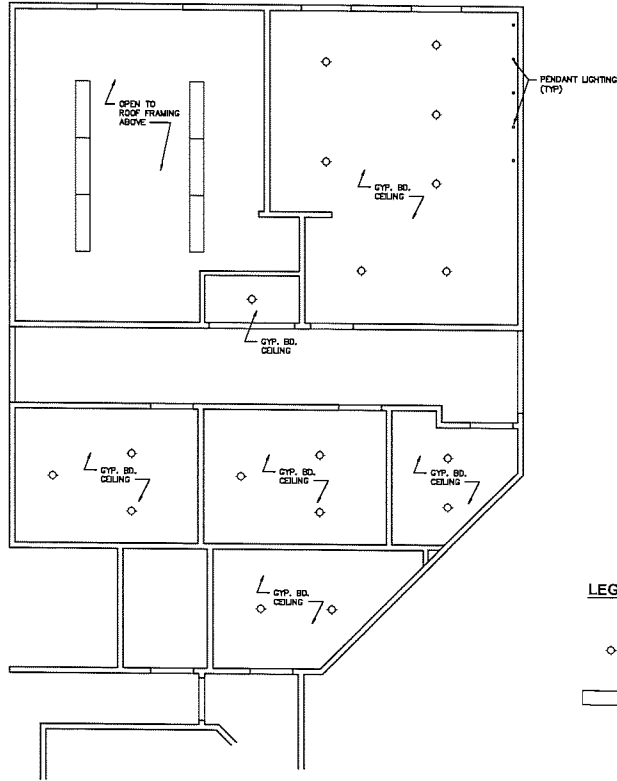


**CITY OF INDUSTRY**



INCORPORATED JUNE 16, 1887  
 P.O. Box 3000, City of Industry, California 91744  
 Administrative Center: 10827 E. Bluebird Street  
 (909) 638-2211

**CORDOBA CORPORATION**  
 1011 E. 17TH ST. SANTA ANA, CA 92705  
 714.838.0124 PH - 714.808.8487 FAX





**LEGEND**

-  RECESSED LED LIGHT FIXTURE
-  1' X 4' LED LIGHT FIXTURE, PENDANT TYPE



<b>CITY OF INDUSTRY</b>			
APPROVED BY: _____ DATE: _____			
ROBERTO RAMIREZ, P.E.		CITY ENGINEER	
<b>AVALON ROOM IMPROVEMENTS PROJECT</b>			
<b>EVENT ROOM/STORAGE AREA REFLECTED CEILING PLAN</b>			
PROJECT NO. CIP-EX-PC-18-017-B	SCALE: 1/2" = 1'-0"	DRAWING NO. A2.8	SHEET 9 OF 13

NO.	DATE	REVISIONS	CK. BY	DESIGNED BY
				D. JOHNSON
				DRAWN BY J. FANTROY
				CHECKED BY
				REWORKED
				DATE 01.17.2018



**CITY OF INDUSTRY**

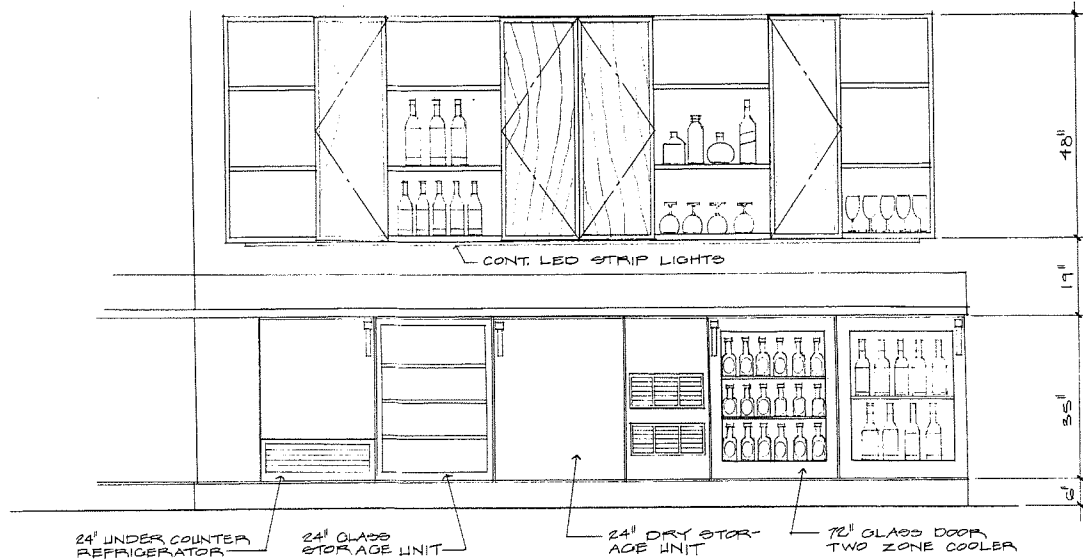
INCORPORATED JUNE 16, 1957  
 P.O. Box 9280, City of Industry, California 91744  
 Administrative Offices: 10920 E. DuPont Street  
 (626) 955-5211



**CORDOBA CORPORATION**  
 1611 E. 17TH ST. SANTA ANA, CA 92705  
 714. 638. 8124 PH - 714. 638. 1487 FAX

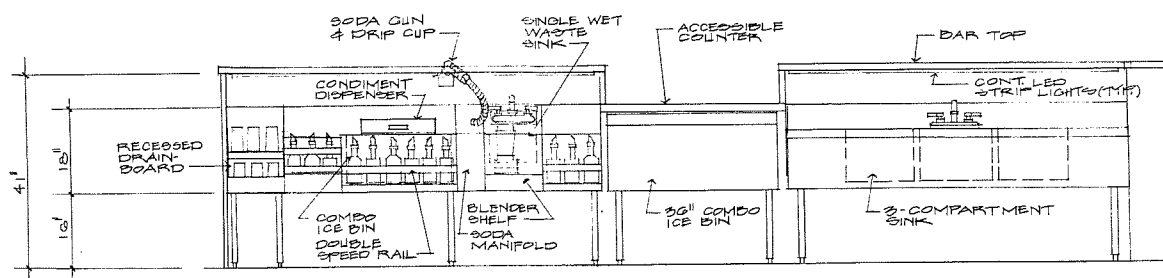






**(B) BACK BAR ELEVATION**

SCALE: 1" = 1'-0"



**(A) BAR ELEVATION**

SCALE: 1" = 1'-0"



NO.	DATE	REVISIONS	CK. BY	DESIGNED BY	DRAWN BY	CHECKED BY	IN CHARGE	DATE
				D. JOHNSON	D. JOHNSON			01.17.2018



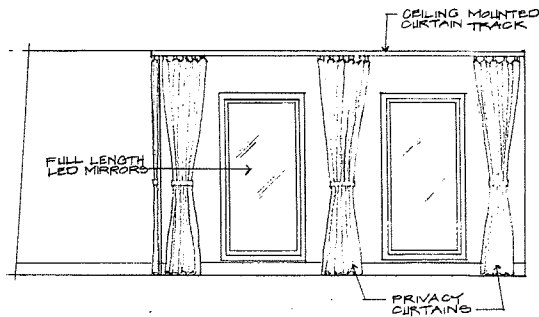
**CITY OF INDUSTRY**

INCORPORATED JUNE 18, 1927  
 P.O. Box 2365, City of Industry, California 91744  
 Administrative Offices: 15825 E. Stafford Street  
 (909) 333-2211

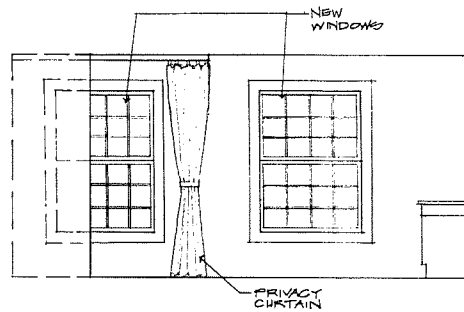


**CORDOBA CORPORATION**  
 1811 E. 17TH ST. SANTA ANA, CA 92705  
 714.558.8124 PH - 714.558.8487 FAX

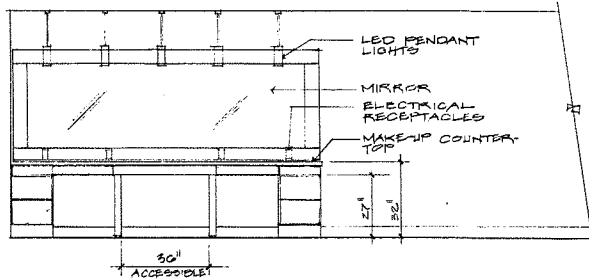
<b>CITY OF INDUSTRY</b>			
APPROVED BY	CITY ENGINEER	DATE	
ROBERTO RAMIREZ, P.E.			
<b>AVALON ROOM IMPROVEMENTS PROJECT</b>			
<b>BAR - INTERIOR ELEVATIONS</b>			
PROJECT NO. CIP-EXPO-18-017-B	SCALE: 1/2" = 1'-0"	DRAWING NO. A4.1	SHEET 11 OF 13



(B) SOUTH ELEVATION  
SCALE: 1/2" = 1'-0"



(C) WEST ELEVATION  
SCALE: 1/2" = 1'-0"



(A) NORTH ELEVATION  
SCALE: 1/2" = 1'-0"

EVENT ROOM

<b>CITY OF INDUSTRY</b>			
APPROVED BY:	CITY ENGINEER	DATE	
ROBERTO RAMIREZ, P.E.			
<b>AVALON ROOM IMPROVEMENTS PROJECT</b>			
<b>EVENT ROOM - INTERIOR ELEVATIONS</b>			
PROJECT NO: CIP-EXPO-18-017-B	SCALE: 1/2" = 1'-0"	DRAWING NO. A4.2	SHEET 12 OF 13

<b>811</b> Know what's below. Call before you dig.	NO. DATE	REVISIONS	CK. BY	DESIGNED BY D. JOHNSON
				DRAWN BY D. JOHNSON
				CHECKED BY
				IN CHARGE
				DATE 01.17.2018



**CITY OF INDUSTRY**

INCORPORATED JUNE 11, 1927  
P.O. Box 3288, City of Industry, California 91744  
Administrative Offices: 15625 E. Stafford Street  
(928) 333-2211

**C**  
**CORDOBA CORPORATION**  
1811 E. 17TH ST. SANTA ANA, CA 92705  
714.558.6124 PH - 714.538.8467 FAX





*CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY*

ITEM NO. 6.6



# CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

## MEMORANDUM

**TO:** Honorable Chairman Lim and Members of the Board of Directors Civic-Recreational- Industrial Authority

**FROM:** Alex Gonzalez, Director of Development Services and Administration *AG*  
Roberto Ramirez, City Engineer, Cordoba Corporation  
Sonia Babian, Portfolio Manager, Cordoba Corporation

**DATE:** March 7, 2018

**SUBJECT:** Presentation, discussion, and direction regarding the conceptual design for the Patio Café at Industry Hills Expo Center

---

### **Background:**

On May 27, 2016, the Industry Hills Expo Center Improvement Plan ("Plan") was developed by CNC Engineering. This Plan included proposed rough conceptual improvements to facilities at the Expo Center including the Patio Cafe, which was undersized to serve events occurring at the Grand Arena. In early 2017, staff started reviewing the proposed improvements to identify which projects could move forward into design. During the evaluation, it was determined that the Patio Café should be made a priority project to address immediate needs of the facility including increasing the number of toilet facilities, expanding the kitchen area, as well as bringing the serving line and other public areas into compliance with Americans with Disabilities Act ("ADA"). Subsequently, from October 2017 to January 2018 the design was advanced to the 15% schematic design level to establish a baseline scope of the project.

The purpose of this report is to present the 15% schematic design of the Patio Cafe project. The renovation improvements include construction design to expand the kitchen/food preparation space to accommodate a kitchen large enough to support a 5,000-person event attendance. Improvements to the building also include additional storage and supply rooms, installation of grease interceptor, ADA upgrades to restrooms, and removal and replacement of current roofing.

Site improvements include construction of an expanded roof to cover the walkway on the south side of the building, removal and replacement of lighting in the patio area, redesign of space to allow entrance from the side door (currently the exit), and implementation of an audio/visual system in the patio area.

The heating, ventilation, and air conditioning ("HVAC"), plumbing, and electrical systems will be replaced as required for the renovation but will be maintained if determined to be functional. However, all existing appliances and equipment will be replaced to

accommodate the more efficient layout.

**Discussion:**

Staff presented multiple conceptual design options to the Industry Hills Expo Center staff at meetings held on September 19, 2017, December 12, 2017 and December 19, 2017. A total of four (4) options were presented during the Schematic Design Phase. The 15% design was completed with attached Exhibit A as the preferred option selected by Industry Hills Expo Center staff. The option chosen addresses all functionality, safety and accessibility concerns. The final design and specifications will be brought forward to City Council for approval.

Because the CRIA Board oversees the maintenance and management of the Patio Café, City Staff is requesting approval of the 15% schematic conceptual design from the Board, prior to presentation to the City Council. The City will fund the costs associated with the project as a part of the City Capital Improvement Program.

**Fiscal Impact:**

The adopted Fiscal Year 17-18 combined budget for the Avalon Room and Patio Café is \$610,000.00, of which 37% was allocated for the Patio Café. This was an initial estimate based on initial conceptual designs that did not include analysis of all building systems, ADA access, or Expo staff input. The current schematic design level estimate is \$2,498,930.00. An appropriation request from the 2015 Bond Proceeds to City Capital Improvements – Equestrian C.I.P. – Construction Costs (Account No. 120-713-5205) will be requested at the time of project award.

If approved, a construction bid package will be released in the fall of 2018, and budget authorization will be requested at the time of construction award.

**Recommendation:**

- 1) Staff recommends that the CRIA Board approve the proposed work and recommend approval to the City Council.

**Exhibits:**

- A. Patio Café Presentation
- B. Schematic Design Drawings

---

AG/RR/SB

**EXHIBIT A**

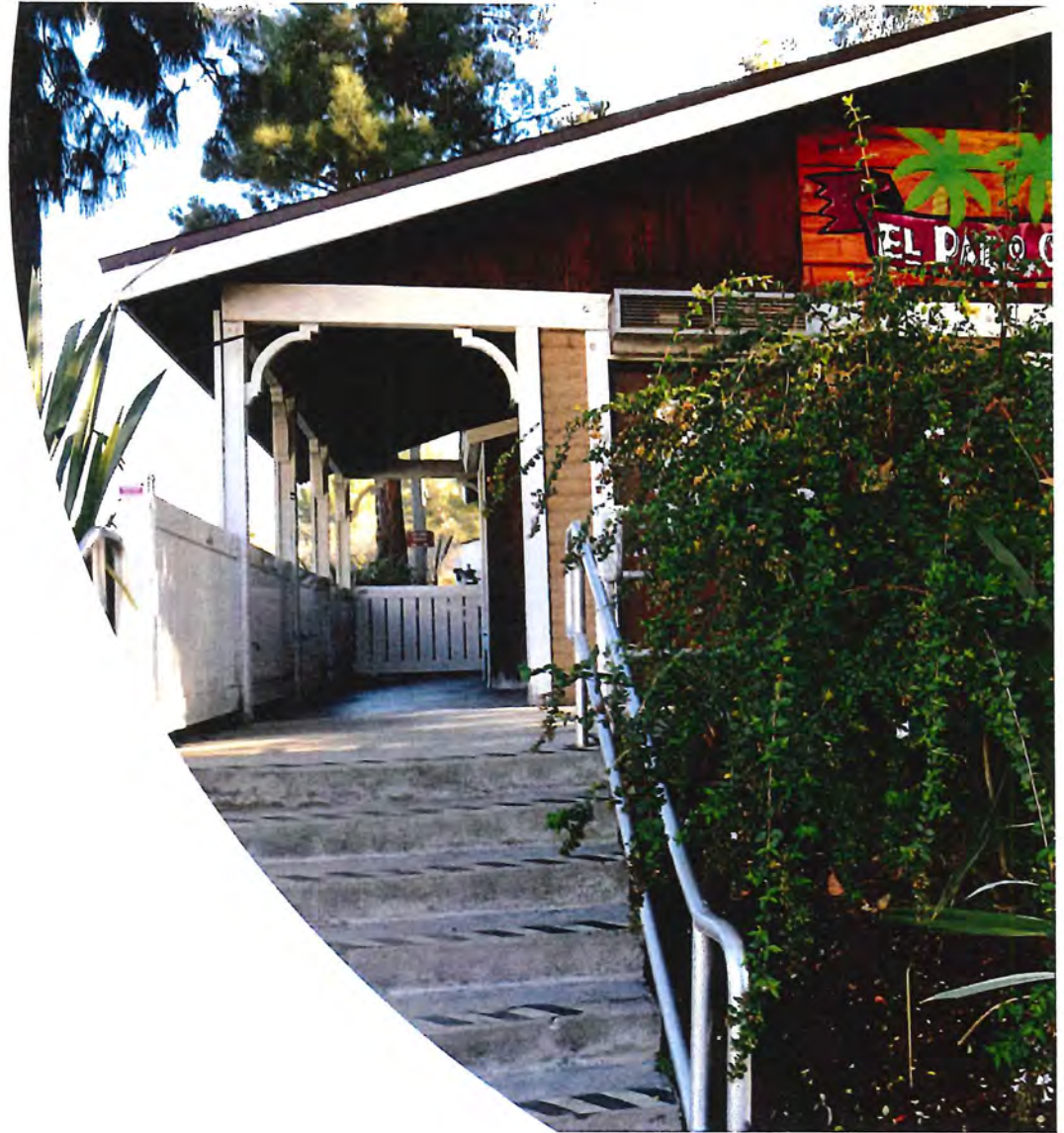
Patio Café Presentation

[Attached]



Schematic Design

# Patio Café

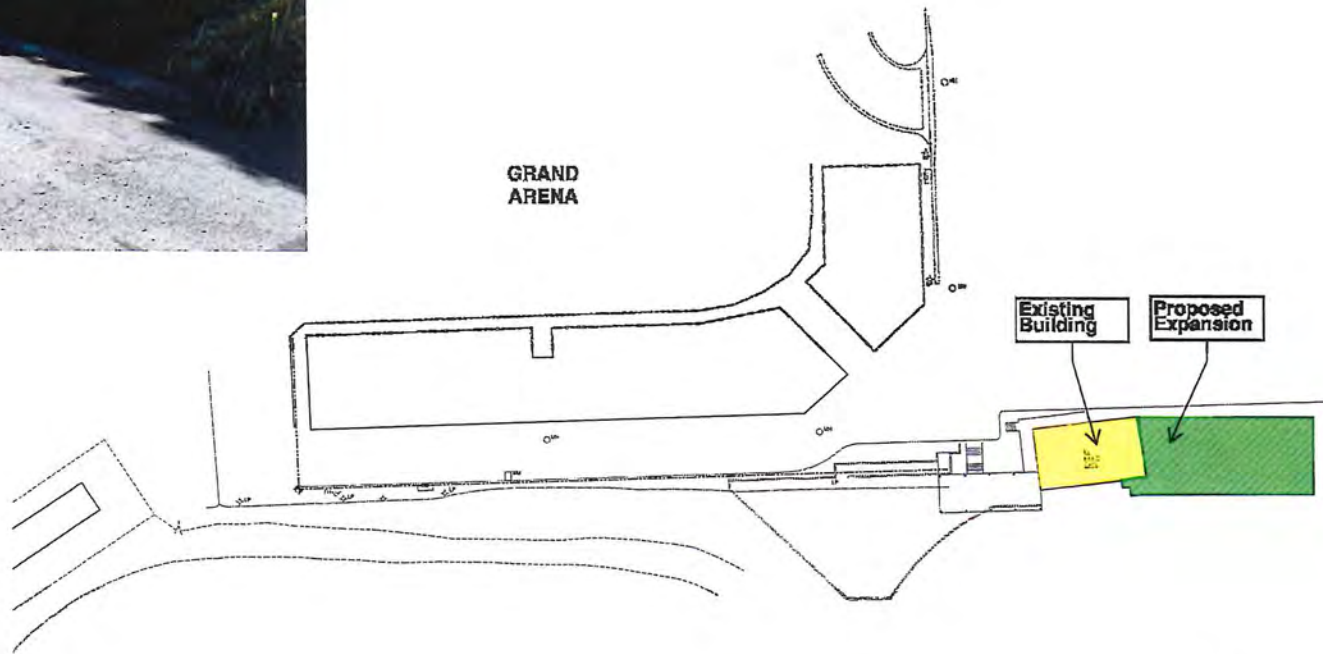


### Schematic Design Process

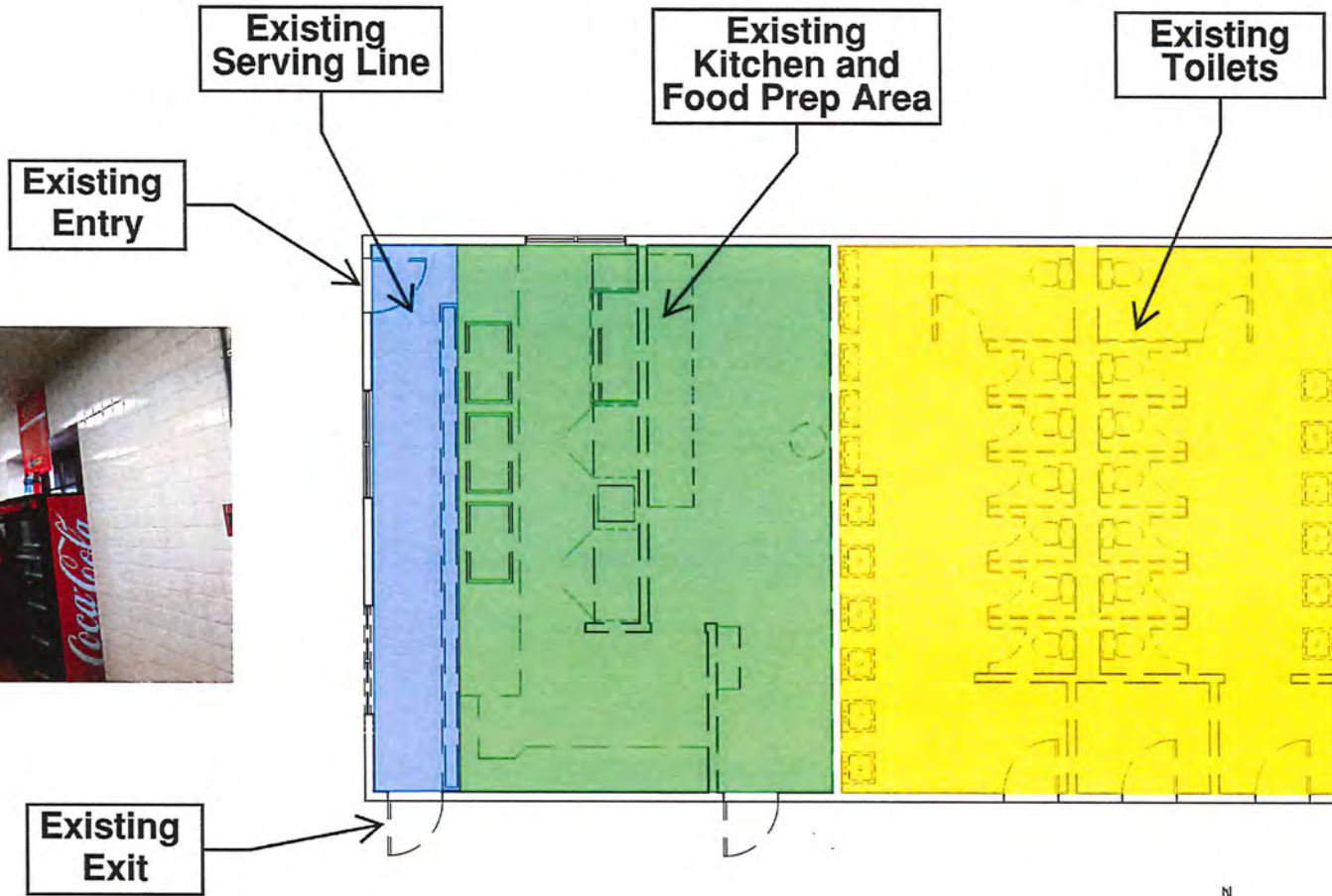
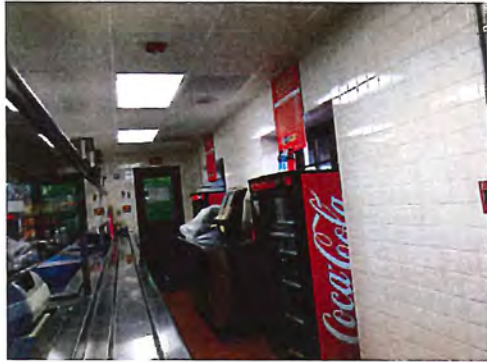
- Meetings held with Industry Hills Expo Center staff
- Reviewed all functionality requirements, safety and code requirements
- Initial design options were presented to Industry Hills Expo Center staff

### Next Design Process

- Proceed to 100% Design
- Review design progress with Industry Hills Expo Center staff at 50% and 90%
- Receive CRIA and City Council approval for 100% Design
- Request Authorization to Bid from City Council
- If Authorization to Bid is approved, post on PlanetBids™



 SITE PLAN



EXISTING PLAN



Remodeled Serving Line

Remodeled Exit

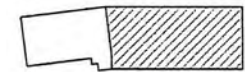
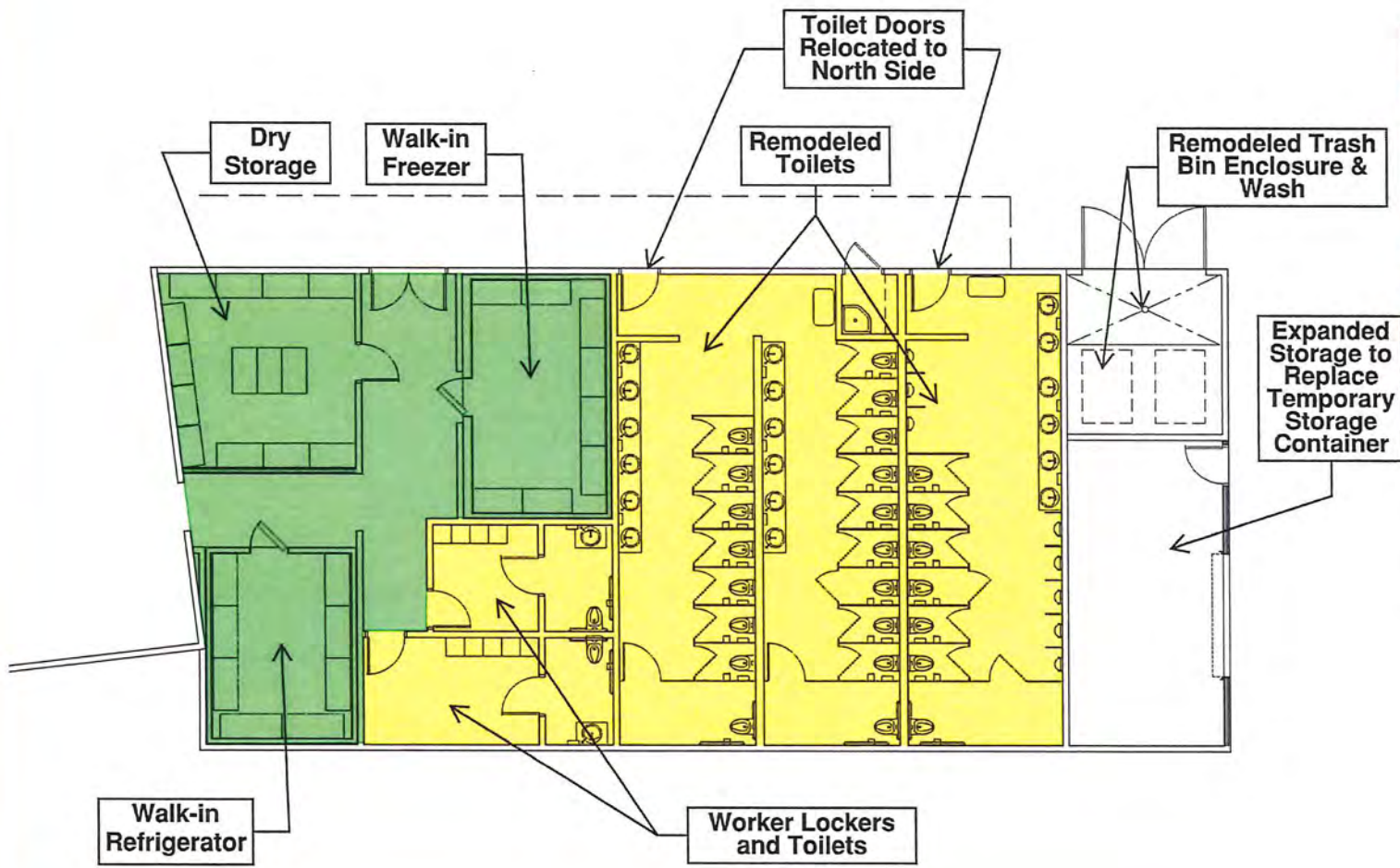
Remodeled Entrance

Remodeled Covered Queuing Line

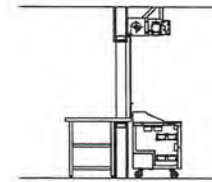
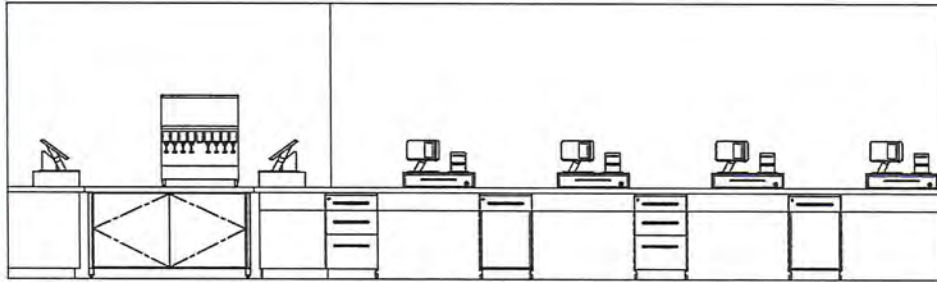
Remodeled Kitchen and Food Prep Area



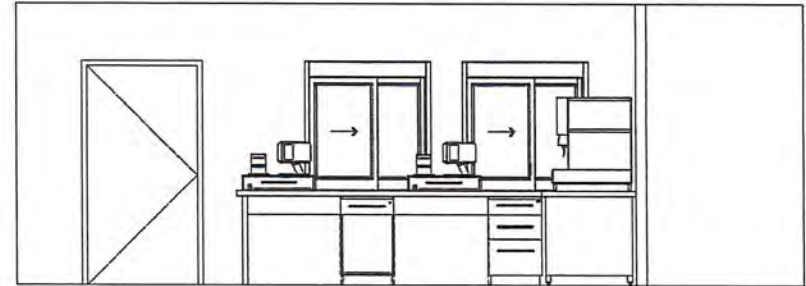
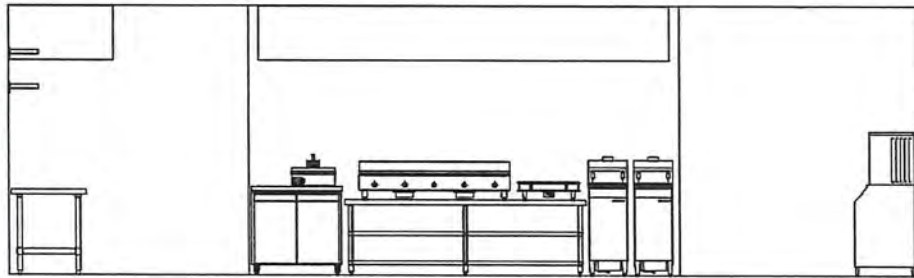
REVISED PLAN



**REVISED PLAN**



SECTION AT PASS-THRU OPENING



ELEVATIONS

Activity	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	
15% Schematic Design	█																							
Complete 100% Design						█																		
Approval & Auth. to Bid												█												
Bid and Award													█											
Construction																█								



SCHEDULE

**EXHIBIT B**

Schematic Design Drawings

[Attached]

# CITY OF INDUSTRY PATIO CAFE IMPROVEMENTS PROJECT

INDUSTRY HILLS EXPO CENTER  
16200 TEMPLE AVENUE  
CITY OF INDUSTRY, CA 91744

## SHEET INDEX

- A0.1 GENERAL INFORMATION
- A1.1 SITE PLAN
- A2.1 EXISTING AND DEMOLITION FLOOR PLAN
- A2.2 REVISED FLOOR PLAN
- A2.3 REVISED FLOOR PLAN
- A3.1 INTERIOR ELEVATIONS

### CITY OF INDUSTRY

APPROVED BY: \_\_\_\_\_  
READER RAMIREZ, P.E. CITY ENGINEER DATE \_\_\_\_\_ ALEX GONZALEZ DIR. OF DEV. SVCS AND ADMIN. DATE \_\_\_\_\_

### PATIO CAFE IMPROVEMENTS PROJECT

### GENERAL INFORMATION

PROJECT NO: CIP-EXPO-18-018-B SCALE: AS NOTED DRAWING NO. A0.1 SHEET 1 OF 6



Know what's below.  
Call before you dig.

NO.	DATE	REVISIONS	CHK BY	DESIGNED BY:
				D. JOHNSON
				DRAWN BY: J. PATRICK
				CHECKED BY:
				IN CHARGE:
				DATE: 02.06.2018



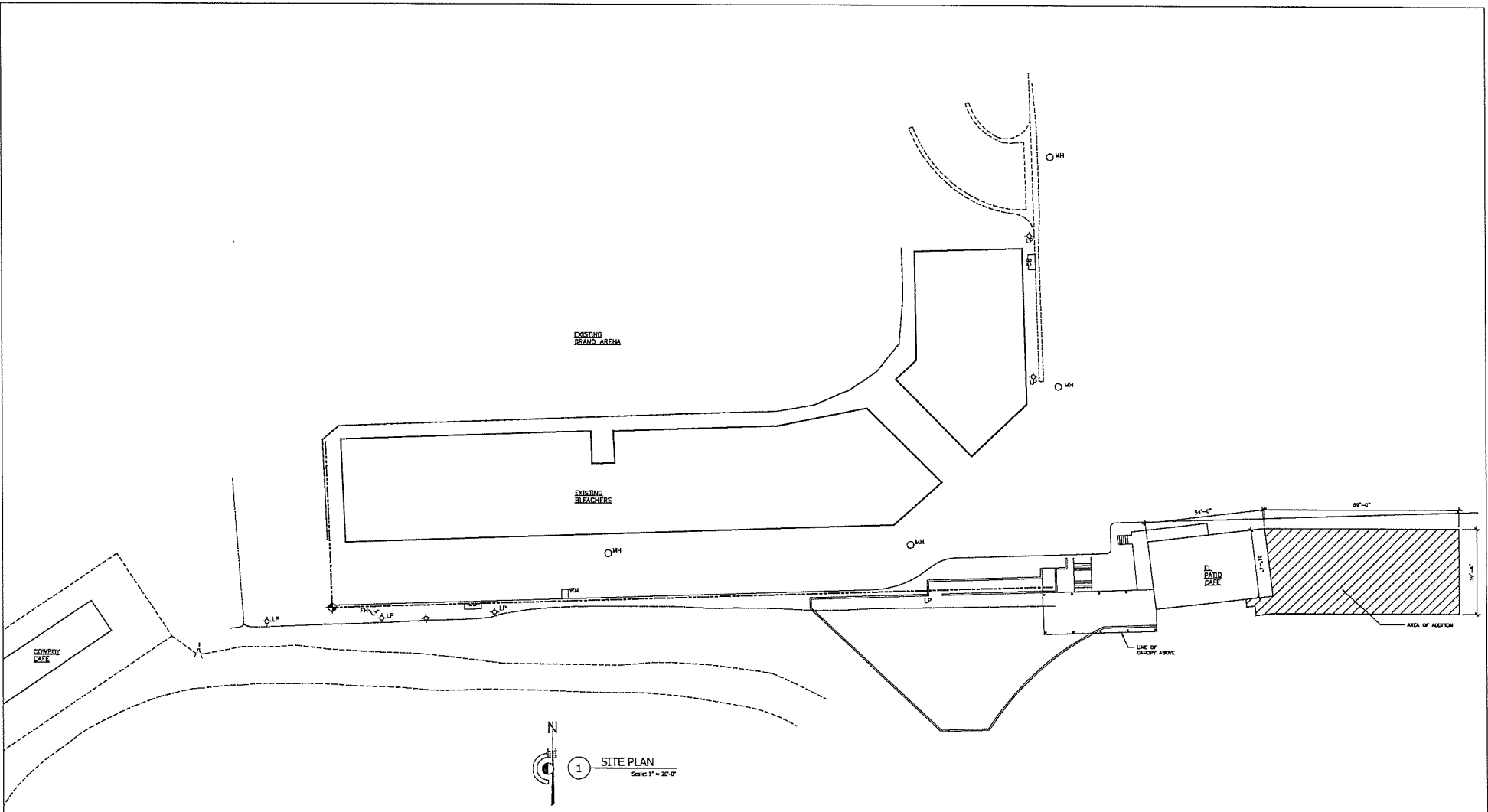
**CITY OF INDUSTRY**

INCORPORATED JUNE 14, 1977  
P.O. Box 3280, City of Industry, California 91744  
Administrative Offices: 18823 E. Starboard Street  
(909) 355-2211



**CORDOBA CORPORATION**

1811 E. 17TH ST. SANTA ANA, CA 92705  
714.895.8124 FH - 714.895.8127 FAX



1 SITE PLAN  
Scale: 1" = 20'-0"

<b>CITY OF INDUSTRY</b>			
APPROVED BY:		CITY ENGINEER	DATE
DESIGNED BY:			
<b>PATIO CAFE IMPROVEMENTS PROJECT</b>			
<b>SITE PLAN</b>			
PROJECT NO:	SCALE: 1" = 20' - 0"	DRAWING NO. A1.1	SHEET 2 OF 6



NO.	DATE	REVISIONS	CHK BY



**CITY OF INDUSTRY**  
 INCORPORATED JUNE 14, 1917  
 P.O. Box 5388, City of Industry, California 91744  
 Administrative Offices: 18820 E. Hillford Street  
 (924) 355-2211

**CORDOBA CORPORATION**  
 1811 E. 17TH ST. SANTA ANA, CA 92705  
 714.696.8124 PH - 714.696.8467 FAX

**NOTES:**

1. Upgrade lighting at existing patio pavilion
2. Provide new roofing at existing Patio Cafe building and adjacent pavilion
3. Provide upgraded audio system and television monitors at pavilion
4. Provide canopy roof cover over walkway to new toilets with entrances at North side of building
5. Upgrade fire alarm/fire suppression system for building
6. Provide grease interceptor at Patio Cafe and proposed auxiliary building

**KITCHEN SPACE REQUIREMENTS:**

Assume usage of 60-70% of total number of attendees per event (5,000 attendees) -

- $5,000(0.70) = 3,500$  visits to food services facilities per event
- Assume 2 hour duration per event -

$3,500/2 = 1,750$  meals per hour

Facility requirements for 1,750 meal capacity -  
1.8 square feet of kitchen area/meal for 1,750 meals per hour.

$1,750(1.8) = 2,800$  square feet of kitchen area

**KITCHEN AREA PROVIDED:**

- SHT. A2.2, A2.3 - 2,100 S.F.

**EXISTING COWBOY CAFE (FIXTURE COUNT):**

**WATER CLOSETS**

Female-7; Male-7

**LAVATORIES**

Female-6; Male-6

**URINALS**

Male-6

**TOILET FIXTURE TABULATION (A-5 ASSEMBLY OCCUPANCY):**

5,000 Occupants/2 = 2,500 Female Occupants  
2,500 Male Occupants

**WATER CLOSETS**

2,500 Female - 8 for first 400 occupants plus 1 for each additional 125 =

$8 + (2,500 - 400)/125$   
 $= 8 + 17$   
 $= 25$  (required)

25 provided (18 + 7 @ Cowboy Cafe)

2,500 Male - 3 for first 400 occupants plus 1 for each additional 500 =

$3 + (2,500 - 400)/500$   
 $= 3 + 5$   
 $= 8$  (required)

14 provided (7 + 7 @ Cowboy Cafe)

**LAVATORIES**

2,500 Female - 6 for first 750 plus 1 for each additional 300 =

$6 + (2,500 - 750)/300$   
 $= 6 + 9$   
 $= 15$  (required)

18 provided (12 + 6 @ Cowboy Cafe)

2,500 Male - 3 for first 750 plus 1 for each additional 250 =

$3 + (2,500 - 750)/250$   
 $= 3 + 7$   
 $= 10$  (required)

**URINALS**

2,500 Male - 4 for first 600 plus 1 for each additional 300 =

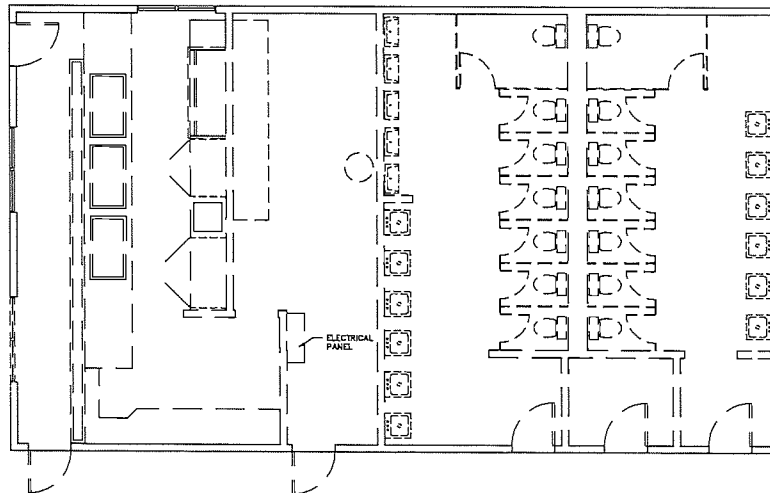
$4 + (2,500 - 600)/300$   
 $= 4 + 7$   
 $= 11$  (required)

14 provided (8 + 6 @ Cowboy Cafe)

**LEGEND**

===== EXISTING WALL TO REMAIN

== == == REMOVE EXISTING WALL, FIXTURE, ETC.



1 EXISTING AND DEMOLITION FLOOR PLAN  
Scale: 1/4" = 1'-0"

<b>CITY OF INDUSTRY</b>	
APPROVED BY:	DATE: _____
PATIO CAFE IMPROVEMENTS PROJECT	
EXISTING AND DEMOLITION FLOOR PLAN	
PROJECT NO: CIP-EXPO-18-018-B	DRAWING NO. A2.1
SCALE: 1/4" = 1'-0"	SHEET 3 OF 6



NO.	DATE	REVISIONS	CK BY	DESIGNED BY:	DATE
				D. JOHNSON	02.06.2018
				J. FANTROY	



**CITY OF INDUSTRY**  
INCORPORATED JUNE 16, 1897  
P.O. Box 3200, City of Industry, California 91744  
Administrative Offices: 18020 E. Hill Road Street  
(924) 332-2211

**CORDOBA CORPORATION**  
1811 E. 17TH ST. SANTA ANA, CA 92705  
714.898.8124 PH - 714.898.4467 FAX









*CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY*

ITEM NO. 6.7



# CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

## MEMORANDUM

**TO:** Honorable Chairman Lim and Members of the Board of Directors Civic-Recreational- Industrial Authority

**STAFF:** Alex Gonzalez, Director of Development Services and Administration AG  
Roberto Ramirez, Contract City Engineer, Cordoba Corporation  
Phil Valadez, Portfolio Manager, Cordoba Corporation

**DATE:** March 7, 2018

**SUBJECT:** Consideration of authorization to advertise for solicitation of public bids for Agreement No. DS-18-040-B, Industry Hills Grand Arena Painting, for an estimated cost of \$1,100,000.00

---

### **Background:**

The Industry Hills Grand Arena facility was constructed in 1999 and consists of approximately 85,000 square feet of covered arena. The facility has gone through minor upgrades over the years of its use. The painting of the facilities super structure steel elements and their supporting accessories are in their original state since constructed in 1999. At this time, the structure is showing some evidence of rust protruding through the original painted member's coatings and areas of faded paint finishes. In addition, the painting of the entire underside roof area requires refurbishment.

### **Discussion:**

At the direction of City staff, Cordoba Corporation coordinated testing operations with Coating Specialist and Inspection Services, Inc. ("CSI") to evaluate the integrity and re-paint ability of the existing steel structure, structure accessories, and prefinished roofing panels. Based on CSI's analysis, it was recommended that the project be completed in multiple phases due to currently scheduled events throughout the duration of the project schedule. The project will be implemented as DS-18-040-B, subject to approval by the City Council.

The scope of work will consist of all required labor, materials, equipment and protection measures for the recommended preparations and painting operations of all super structure steel members, supporting steel members, accessories and pre-finished panels. The implementation of a phased project will support all current and future events that are already scheduled. The coating of the existing structure will provide for a long-lasting corrosion protection solution as well as add an improved aesthetic appearance to the facility.

Because the CRIA Board oversees the maintenance and management of the Grand Arena, City Staff is requesting approval of the authorization to bid from the Board, prior to presentation to the City Council. The City will fund the costs associated with the project.

**Fiscal Impact:**

The engineer's estimate for this project is \$1,100,000.00. An appropriation request from 2015 Bond Proceeds to City Capital Improvements - Equestrian C.I.P. – Construction Costs (Account No. 120-713-5205) will be made at the time of project award.

**Recommendation:**

- 1) Staff recommends that the City Council approve the plans and specifications and authorize the solicitation of public bids.

**Exhibits:**

- A. Notice Inviting Bids
- B. Engineer's Estimate
- C. Section A – Pages A-1 through A-8
- D. Reduced Set of Project Plans

---

AG/RR/PV:ev

**EXHIBIT A**

Notice Inviting Bids

[Attached]

**NOTICE INVITING BIDS FOR:**

**CITY OF INDUSTRY  
PROJECT NO. CIP-IH-18-028-B**

**INDUSTRY HILLS GRAND ARENA PAINTING**

**AGREEMENT NO. DS-18-040-B**

The **CITY OF INDUSTRY**, hereinafter referred to as the **CITY**, will receive bids for the construction of the above project until **10:00 A.M.** on **April 11, 2018**, via the City of Industry's PlanetBids™ vendor portal. Bids are to be submitted through <http://www.cityofindustry.org/?p=proposal-and-bid>.

Postmarks, mailed, emailed, or hard copy bids will not be accepted. Late bids will not be accepted.

It is the responsibility of the bidder to be sure the bid is submitted prior to the date and time indicated above. Free digital versions of the plans and specifications are available on the vendor portal. Hard copies are no longer available for purchase.

At the time of submission of the bid and thereafter, each bidder must be licensed as a **Class C-33, Painting Contractor** 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 **CITY** reserves the right to award the contract to the contractor with another license class if the **CITY** 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: Required labor, materials, equipment, and protection measures for the recommended preparations and painting operations of all super structure steel members, supporting steel members, accessories and pre-finished panels.

Plans and Specifications are available for inspection at City of Industry City Hall located at 15625 E. Stafford Street, City of Industry, California 91744. City Hall Hours are: Monday-Thursday, 8:00 a.m. to 5:00 p.m. with alternate Fridays from 8:00 a.m. to 4:00 p.m. City Hall is closed every other Friday, please refer to the City Calendar at [www.cityofindustry.org](http://www.cityofindustry.org) for specific dates.

A pre-bid meeting will be conducted by the Portfolio Manager at the job site on **Thursday, March 22, 2018 at 10:00 A.M.** Attendees will meet at City of Industry Expo Center at 16200 Temple Avenue, City of Industry, CA 91744 "Grand Arena Facility". All bidders are required to attend; it is mandatory to attend the job walk.

Online Questions and Answers will be due via the City of Industry PlanetBids™ vendor portal on **Thursday, March 29, 2018 at 11:00 A.M.**

**CITY OF INDUSTRY  
PROJECT NO. CIP-IH-18-028-B**

**INDUSTRY HILLS GRAND ARENA PAINTING**

**AGREEMENT NO. DS-18-040-B**

Each bid shall be accompanied by a bid guarantee in the form of a 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 **CITY OF INDUSTRY**.

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 **CITY OF INDUSTRY** dated **March 8, 2018**

---

Diane M. Schlichting - City Clerk

**EXHIBIT B**

Engineer's Estimate

[Attached]

**ESTIMATE FOR:**

**CITY OF INDUSTRY**

**PROJECT NO. CIP-IH-18-028-B**

**INDUSTRY HILLS GRAND ARENA PAINTING**

**AGREEMENT NO. DS-18-040-B**

**ENGINEER'S ESTIMATE  
\$1,100,000.00**

**EXHIBIT C**

Section A – Pages A-1 through A-8

[Attached]

SECTION A

**CITY OF INDUSTRY  
PROJECT NO. CIP-IH-18-028-B**

**INDUSTRY HILLS GRAND ARENA PAINTING**

**AGREEMENT NO. DS-18-040-B**

The **CITY OF INDUSTRY**, hereinafter referred to as the **CITY**, will receive bids for the construction of the above project until **10:00 A.M. on April 11, 2018**, via the City of Industry's PlanetBids™ vendor portal. Bids are to be submitted through <http://www.cityofindustry.org/?p=proposal-and-bid>.

Postmarks, mailed, emailed, or hard copy bids will not be accepted. Late bids will not be accepted.

It is the responsibility of the bidder to be sure the bid is submitted prior to the date and time indicated above. Free digital versions of the plans and specifications are available on the vendor portal. Hard copies are no longer available for purchase.

At the time of submission of the bid and thereafter, each bidder must be licensed as a **Class C-33, Painting Contractor** 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 **CITY** reserves the right to award the contract to the contractor with another license class if the **CITY** 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: Required labor, materials, equipment, and protection measures for the recommended preparations and painting operations of all super structure steel members, supporting steel members, accessories and pre-finished panels.

Plans and Specifications are available for inspection at City of Industry City Hall located at 15625 E. Stafford Street, City of Industry, California 91744. City Hall Hours are: Monday-Thursday, 8:00 a.m. to 5:00 p.m. with alternate Fridays from 8:00 a.m. to 4:00 p.m. City Hall is closed every other Friday, please refer to the City Calendar at [www.cityofindustry.org](http://www.cityofindustry.org) for specific dates.

A pre-bid meeting will be conducted by the Portfolio Manager at the job site on **Thursday, March 22, 2018 at 10:00 A.M.** Attendees will meet at City of Industry Expo Center at 16200 Temple Avenue, City of Industry, CA 91744 "Grand Arena Facility". All bidders are required to attend; it is mandatory to attend the job walk.

Online Questions and Answers will be due via the City of Industry PlanetBids™ vendor portal on **Thursday, March 29, 2018 at 11:00 A.M.**

The bid shall be accompanied by a bid guarantee in the form of a Cashier's Check or Bidder's Bond for not less than ten percent (10%) of the total amount of the bid, payable to the **CITY OF INDUSTRY**. The bid guarantee is to insure that the bidder, if awarded the work, will enter into a contract with the CITY. Failure of a contractor to enter into a contract within ten (10) days following award will cause the bid guarantee to be forfeited. If the bid guarantee is a Cashier's Check it must be delivered to City Hall prior to the bid opening date and time. The Cashier's Check shall be sealed in an envelope, endorsed as follows: DS-18-040-B - INDUSTRY HILLS GRAND ARENA PAINTING, City of Industry City Hall, 15625 E. Stafford Street, City of Industry, California 91744. If a bid bond is chosen, a scanned PDF will be accepted through PlanetBids™, however, the three apparent low bidders will be contacted to submit the original bid bond to the City and will be given a deadline to submit.

The CITY may, upon refusal or failure of a successful responsible bidder to accept the contract, award it to the next lowest bidder. If the CITY awards the contract to the second lowest bidder, the amount of the lowest bidder's bid guarantee shall be applied by the CITY 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 CITY, 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

### INSURANCE

Prior to the beginning of and throughout the duration of the Project, Contractor and its subcontractors shall maintain insurance in conformance with the requirements set forth below. Contractor will use existing coverage to comply with these requirements. If that existing coverage does not meet the requirements set forth herein, Contractor agrees to amend, supplement or endorse the existing coverage to do so.

Contractor acknowledges that the insurance coverage and policy limits set forth in this section constitute the minimum amount of coverage required. Any insurance proceeds available to Contractor or its subcontractors in excess of the limits and coverage identified in this Agreement and which is applicable to a given loss, claim or demand, will be equally available to the City.

Contractor shall provide the following types and amounts of insurance:

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

**General Liability Insurance.** Contractor shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than \$5,000,000 per occurrence, \$10,000,000 general aggregate, for bodily injury, personal injury, and property damage, and a \$5,000,000 completed operations aggregate. The policy must include contractual liability that has not been amended. Any endorsement restricting standard ISO "insured contract" language will not be accepted.

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

**Umbrella or Excess Liability Insurance.** Contractor shall obtain and maintain an umbrella or excess liability insurance that will provide bodily injury, personal injury and property damage liability coverage at least as broad as the primary coverages set forth above, including commercial general liability and employer's liability. Such policy or policies shall include the following terms and conditions:

- A drop down feature requiring the policy to respond in the event that any primary insurance that would otherwise have applied proves to be uncollectable in whole or in part for any reason;
- Pay on behalf of wording as opposed to reimbursement;
- Concurrency of effective dates with primary policies;



- Policies shall “follow form” to the underlying primary policies; and
- Insureds under primary policies shall also be insureds under the umbrella or excess policies.

**Workers’ Compensation Insurance.** Contractor shall maintain Workers’ Compensation Insurance (Statutory Limits) and Employer’s Liability Insurance (with limits of at least \$1,000,000) for Contractor’s employees in accordance with the laws of the State of California, Section 3700 of the Labor Code. In addition, Contractor shall require each subcontractor to similarly maintain Workers’ Compensation Insurance and Employer’s Liability Insurance in accordance with the laws of the State of California, Section 3700 for all of the subcontractor’s employees.

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

**Pollution Liability Insurance.** Environmental Impairment Liability Insurance shall be written on a Contractor’s Pollution Liability form or other form acceptable to the City providing coverage for liability arising out of sudden, accidental and gradual pollution and remediation. The policy limit shall be no less than \$1,000,000 dollars per claim and in the aggregate. All activities contemplated in this agreement shall be specifically scheduled on the policy as “covered operations.” The policy shall provide coverage for the hauling of waste from the project site to the final disposal location, including non-owned disposal sites.

**Completed Operations Coverage.** Products/completed operations coverage shall extend a minimum of ten years after project completion. Coverage shall be included on behalf of the insured for covered claims arising out of the actions of independent contractors. If the insured is using subcontractors, the Policy must include work performed “by or on behalf” of the insured. Policy shall contain no language that would invalidate or remove the insurer’s duty to defend or indemnify for claims or suits expressly excluded from coverage. Policy shall specifically provide for a duty to defend on the part of the insurer. The City, its officials, officers, agents, and employees, shall be included as insureds under the policy.

**Builder’s Risk Insurance.** Upon commencement of construction and with approval of City, Contractor shall obtain and maintain builder’s risk insurance for the entire duration of the Project until only the City has an insurable interest. The Builder’s Risk coverage shall include the coverages as specified below.

The named insureds shall be Contractor and City, including its officers, officials, employees, and agents. All Subcontractors (excluding those solely responsible for design work) of any tier and suppliers shall be included as additional insureds as their interests may appear. Contractor shall not be required to maintain property insurance for any portion of the Project following transfer of control thereof to the City. The policy shall contain a provision that all proceeds from the builder’s risk policy shall be made payable to the City. The City will act as a fiduciary for all other interests in the Project.

A Policy shall be provided for replacement value on an "all risk" basis for the completed value of the project. There shall be no coinsurance penalty or provisional limit provision in any such policy. The Policy must include: (1) coverage for any ensuing loss from faulty workmanship,

nonconforming work, omission or deficiency in design or specifications; (2) coverage against machinery accidents and operational testing; (3) coverage for removal of debris, and insuring the buildings, structures, machinery, equipment, materials, facilities, fixtures and all other properties constituting a part of the Project; (4) ordinance or law coverage for contingent rebuilding, demolition, and increased costs of construction; (5) transit coverage (unless insured by the supplier or receiving contractor), with sub-limits sufficient to insure the full replacement value of any key equipment item; (6) ocean marine cargo coverage insuring any Project materials or supplies, if applicable; (7) coverage with sub-limits sufficient to insure the full replacement value of any property or equipment stored either on or off the Project site or any staging area. Such insurance shall be on a form acceptable to the City to ensure adequacy of terms and sublimits and shall be submitted to the City prior to commencement of construction.

Other provisions or requirements:

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

**Duration of Coverage.** Contractor shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the work hereunder by Contractor, his agents, representatives, employees or subcontractors. Contractor must maintain general liability and umbrella or excess liability insurance for as long as there is a statutory exposure to completed operations claims. The City and its officers, officials, employees, and agents shall continue as additional insureds under such policies.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### 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

- A. Wage rates for this Project shall be in accordance with the "General Wage Determination Made by the Director of Industrial Relations Pursuant To California Labor Code, Part 7, Chapter 1, Article 2, Sections 1770, 1773 and 1773.1 ", for Los Angeles County. Wage rates shall conform to those on file at City Hall and the Project site.
- B. The following Labor Code sections are hereby referenced and made a part of this Agreement:
  - (i) Section 1775, Penalty for Failure to Comply with Prevailing Wage Rates.
  - (ii) Section 1777.4, Apprenticeship Requirements.
  - (iii) Section 1777.5, Apprenticeship Requirements.
  - (iv) Section 1813, Penalty for Failure to Pay Overtime.
  - (v) Section 1810 and 1811, Working Hour Restrictions.
  - (vi) Section 1775, Payroll Records.
  - (vii) Section 1773.8, Travel and Subsistence Pay.

## CONTRACTOR REGISTRATION PROGRAM

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 power of attorney and the bonds must be executed by the same person, and such signatures shall be notarized.

By the order of the **CITY OF INDUSTRY** dated **March 8, 2018**.

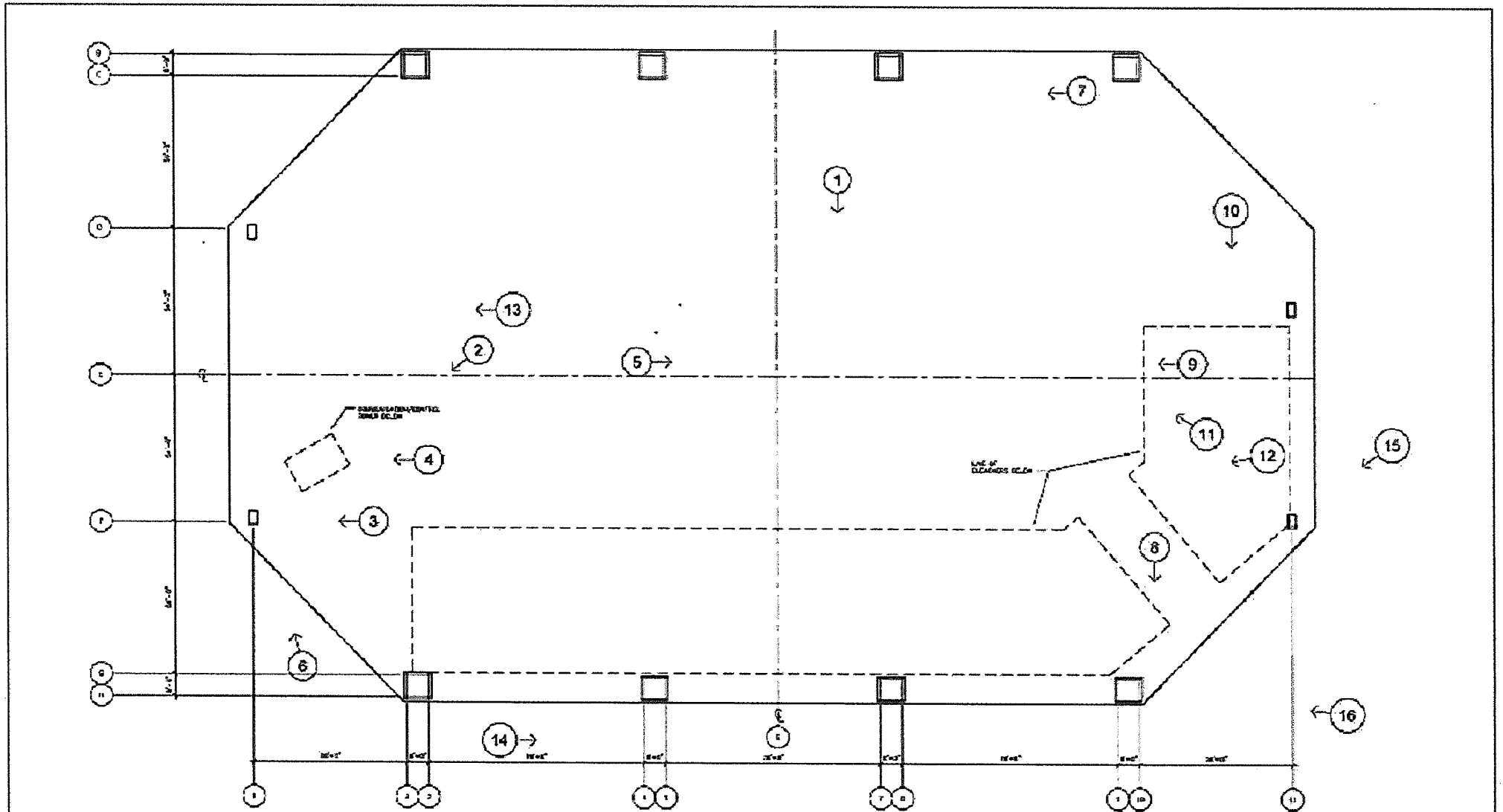
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Diane M. Schlichting - City Clerk

**EXHIBIT D**

Reduced Set of Project Plans

[Attached]



**REFLECTED CEILING PLAN**  
 (PHOTOGRAPH KEY PLAN - GRAND ARENA SUPERSTRUCTURE REPAIRING)

**CITY OF INDUSTRY**

INDUSTRY HILLS GRAND ARENA

PHOTOGRAPH KEY PLAN



**CITY OF INDUSTRY**

**CORDOBA CORPORATION**  
 1874 47TH ST. BOSTON, MA 02124  
 (617) 552-1100 FAX: (617) 552-1101

PROJECT NO. CIP 2012-020-E SCALE: 3/4"=1'-0" DRAWING NO. AAA SHEET 1 OF 10