



Carson Reclamation Authority

Monday, April 7, 2025
701 East Carson Street
City Hall

4:00 PM

Lula Davis-Holmes, Authority Chair

Cedric Hicks, Authority Vice Chair

Ray Aldridge, Jr., Board Member

Lillian Hopson, Board Member

Dianne Thomas, Board Member

This Agenda and corresponding staff reports can be found on the City of Carson website.

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

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

RULES OF DECORUM:

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

PUBLIC INFORMATION

The public may address the members of the Carson Reclamation Authority during the designated public comments. There will be two oral communication sessions: one for items ON the agenda; another for matters NOT on the agenda but within the jurisdiction of the Authority. Comment time is limited to 3 minutes.

All are urged to take appreciate health safety precautions before entering Carson City Hall. Wearing a mask is not required but is highly recommended, especially by those who are experiencing any airborne illness symptoms.

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

- Email: Public comments can be emailed to cityclerk@carsonca.gov. The cut off time to submit any e-mail communications is by 2:00 p.m. the day of the meeting.

- **Written:** Written comments can be dropped off at the City Clerk's Office. The cut off time to submit any written communications is 2:00 p.m. on the day of the meeting. Written comments dropped off to the City Clerk's Office or any e-mail received will not be read aloud during the meeting but will be circulated to the Board and incorporated into the record.

PUBLIC VIEWING AVAILABLE BY:

- **Livestream on the City's website:** The meeting will be streamed live over the internet via : www.carsonca.gov
- **Y o u t u b e :** www.youtube.com/c/CityofCarsonCaliforniaOfficialYouTubePage
- **Cable TV:** Spectrum (Channel 35) and ATT (Channel 99)

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

ROLL CALL (AUTHORITY SECRETARY)

FLAG SALUTE

INVOCATION

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

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

APPROVAL OF MINUTES

1. APPROVAL OF THE FOLLOWING CARSON RECLAMATION AUTHORITY MEETING MINUTES: JANUARY 6, 2025 AND MARCH 3, 2025

RECOMMENDED ACTION

— APPROVE the minutes as listed.

CONSENT

2. CONSIDER MONTHLY INVESTMENT AND CASH REPORT FOR THE CARSON RECLAMATION AUTHORITY FOR THE MONTH ENDING FEBRUARY 28, 2025 (CARSON RECLAMATION AUTHORITY)

RECOMMENDED ACTION:

— RECEIVE and FILE

3. CONSIDER APPROVAL OF CARSON RECLAMATION AUTHORITY CLAIMS & DEMANDS RESOLUTION NO. 25-04-CRJPA

RECOMMENDED ACTION:

— APPROVE RESOLUTION NO. 25-04-CRJPA

4. CONSIDER APPROVING THE APPLICATION FOR FOUR LOT LINE ADJUSTMENTS AFFECTING CELLS 3, 4, AND 5 OF THE FORMER CAL-COMPACT LANDFILL, 20400 MAIN STREET, AND AUTHORIZE THE EXECUTIVE DIRECTOR TO SIGN THE LOT LINE ADJUSTMENT APPLICATIONS AND ASSOCIATED DOCUMENTS

RECOMMENDED ACTION

- APPROVE, AS THE PROPERTY OWNER, SUBMITTING FOUR APPLICATIONS TO THE CITY OF CARSON FOR LOT LINE ADJUSTMENTS AFFECTING CELLS 3, 4, AND 5 OF THE FORMER CAL-COMPACT LANDFILL, 20400 MAIN STREET
- AUTHORIZE THE EXECUTIVE DIRECTOR TO SIGN THE LOT LINE ADJUSTMENT APPLICATIONS AND ASSOCIATED DOCUMENTS ON BEHALF OF THE CARSON RECLAMATION AUTHORITY

5. CONSIDER AMENDMENT NO. 3 TO A PRECONSTRUCTION AGREEMENT WITH SL CARSON BUILDERS, LLC ("SLCB") FOR SERVICES RELATED TO THE CONSTRUCTION OF LENARDO DRIVE, EXTENDING THE TERM OF THE AGREEMENT TO APRIL 15, 2025 AND AMENDING THE PRE-CONSTRUCTION BUDGET BY \$120,180 TO A TOTAL OF \$618,751 AND AUTHORIZE EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT

RECOMMENDED ACTION

- AUTHORIZE EXECUTIVE DIRECTOR TO ENTER INTO AMENDMENT NO. 3 TO A PRECONSTRUCTION AGREEMENT WITH SL CARSON BUILDERS, LLC ("SLCB") FOR SERVICES RELATED TO THE CONSTRUCTION OF LENARDO DRIVE ON THE FORMER CAL COMPACT LANDFILL, IN AN AMOUNT NOT TO EXCEED \$120,180, IN A FORM ACCEPTABLE TO THE AUTHORITY COUNSEL
- AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE THE AMENDMENT AND ANY RELATED DOCUMENT

DISCUSSION

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

ORAL COMMUNICATIONS (AUTHORITY MEMBERS)

ADJOURNMENT

Date Posted: April 3, 2025



Carson Reclamation Authority

701 East Carson Street

Report to Carson Reclamation Authority

Monday, April 7, 2025, 4:00 PM

APPROVAL OF MINUTES 1.

To: Carson Reclamation Authority

From: Dr. Khaleah K. Bradshaw, Authority Secretary

Subject: APPROVAL OF THE FOLLOWING CARSON RECLAMATION AUTHORITY MEETING MINUTES:
JANUARY 6, 2025 AND MARCH 3, 2025

I. **SUMMARY**

The Authority Secretary is seeking approval of the following minutes:

- Monday, January 6, 2025 (Regular)
- Monday, March 3, 2025 (Regular)

II. **RECOMMENDATION**

APPROVE the minutes as listed.

III. **ALTERNATIVES**

None.

IV. **BACKGROUND**

None.

V. **FISCAL IMPACT**

None.

VI. **EXHIBITS**

1. Minutes, January 6, 2025 (Regular)
2. Minutes, March 3, 2025 (Regular)

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

Attachments

[Minutes - CRA Reg Mtg 01-06-25.pdf](#)

[Minutes - CRA Reg Mtg 03-03-25.pdf](#)



MINUTES
CARSON RECLAMATION AUTHORITY
REGULAR MEETING
JANUARY 6, 2025
4:00 P.M.

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

The meeting was called to order at 4:02 P.M. by Authority Vice Chair Cedric Hicks, Sr. in the Helen Kawagoe Council Chambers, Carson City Hall, located at 701 E. Carson Street, Carson, California 90745.

ROLL CALL (AUTHORITY SECRETARY)

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

Authority Board Members Present:

Authority Chair Lula Davis-Holmes, Authority Vice Chair Cedric Hicks, Sr., Board Member Ray Aldridge, Jr., Board Member Dianne Thomas, and Board Member Lillian Hopson

Also Present:

Monica Cooper, Authority Treasurer; John Raymond, Executive Director; and Sunny Soltani, Authority Counsel

FLAG SALUTE

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

INVOCATION

Board Member Thomas gave the invocation.

CLOSED SESSION

1. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION-
RECOMMENDED ACTION

— A closed session will be held, pursuant to Government Code Section 54956.9(d)(1), to confer with legal counsel regarding pending litigation to which the Carson Reclamation Authority is a party. The title of such litigation is as follows: CAM-Carson, LLC v. Carson Reclamation Authority, City of Carson and Successor Agency to the Carson Redevelopment Agency, Los Angeles Superior Court Case No. 20STCV16461.

ACTION: No reportable action was taken.

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

None.

ANNOUNCEMENT OF CLOSED SESSION ITEMS (AUTHORITY COUNSEL)

Authority Counsel Soltani announced the Closed Session item.

RECESS INTO CLOSED SESSION

The meeting was recessed at 4:06 P.M. by Authority Chair Davis-Holmes to Closed Session.

RECONVENE INTO OPEN SESSION

The meeting was reconvened at 5:04 P.M. by Authority Chair Davis-Holmes with all members previously noted present.

REPORT ON CLOSED SESSION ACTIONS (AUTHORITY COUNSEL)

Authority Counsel Soltani provided the Closed Session report.

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

None.

APPROVAL OF MINUTES

**2. APPROVAL OF THE FOLLOWING CARSON RECLAMATION AUTHORITY MEETING MINUTES:
DECEMBER 9, 2024 (SPECIAL)- 5:05 PM**

RECOMMENDED ACTION

— APPROVE the minutes as listed.

ACTION: It was moved to approve staff recommendation on motion of Thomas, seconded by Aldridge, Jr., and carried by the following vote:

Ayes: Authority Chair Davis-Holmes, Authority Vice Chair Hicks, Sr., Board Member Aldridge, Jr., and Board Member Thomas

Noes: None

Abstain: Board Member Hopson

Absent: None

CONSENT

3. CONSIDER APPROVAL OF CARSON RECLAMATION AUTHORITY CLAIMS & DEMANDS RESOLUTION NO. 25-01-CRJPA- 5:06 PM

RECOMMENDED ACTION

— APPROVE RESOLUTION NO. 25-01-CRJPA

ACTION: It was moved to approve staff recommendation on motion of Hicks, Sr., seconded by Thomas and unanimously carried by the following vote:

Ayes: Authority Chair Davis-Holmes, Authority Vice Chair Hicks, Sr., Board Member Aldridge, Jr., Board Member Thomas, and Board Member Hopson

Noes: None

Abstain: None

Absent: None

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

None.

ORAL COMMUNICATIONS (AUTHORITY MEMBERS)

Board Member Thomas said Happy New Year to all the residents and staff. She announced the Martin Luther King, Jr. Program Celebration on Friday, January 10, 2025, commencing at 6:00 P.M. at the Carson Community Center.

Board Member Hopson said Happy New Year to everyone.

Authority Vice Chair Hicks, Sr. said Happy New Year to everyone.

Board Member Aldridge, Jr. said Happy New Year to everyone.

Authority Chair Davis-Holmes announced/reported the following:

- Barbara Romano passed away, member of the Mobilehome Park Rental Review Board

- Marvelous Swearing-In Ceremony
- Preparing for the State of the City
- Happy New Year to everyone
- Look forward to upcoming projects
- Thanked staff and Authority Counsel for their work
- Hope everyone is rested

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

None.

ADJOURNMENT

The meeting was adjourned at 5:10 P.M. by Authority Chair Davis-Holmes.

Lula Davis-Holmes

Authority Chair

ATTEST:

Dr. Khaleah K. Bradshaw

Authority Secretary



MINUTES

CARSON RECLAMATION AUTHORITY REGULAR MEETING MARCH 3, 2025 4:00 P.M.

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

The meeting was called to order at 4:02 P.M. by Authority Chair Lula Davis-Holmes in the Helen Kawagoe Council Chambers, Carson City Hall, located at 701 E. Carson Street, Carson, California 90745.

ROLL CALL (AUTHORITY SECRETARY)

Agency Secretary, Dr. Khaleah K. Bradshaw noted the roll:

Agency Board Members Present:

Authority Chair Lula Davis-Holmes, Authority Vice Chair Cedric Hicks, Sr., Board Member Ray Aldridge, Jr., Board Member Lillian Hopson, and Board Member Dianne Thomas

Also Present:

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

FLAG SALUTE

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

INVOCATION

Board Member Dianne Thomas gave the invocation.

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

None.

APPROVAL OF MINUTES

**1. APPROVAL OF THE FOLLOWING CARSON RECLAMATION AUTHORITY MEETING MINUTES:
JANUARY 29, 2025 (SPECIAL) AND FEBRUARY 10, 2025 (SPECIAL)- 4:07 PM**

RECOMMENDED ACTION:

— APPROVE the minutes as listed.

Motion to approve by Dianne Thomas seconded by Cedric Hicks, Sr. resulting in 5-0-0-0-0

CONSENT

**Motion to approve the Consent Items by Dianne Thomas seconded by Lillian Hopson resulting in
5-0-0-0-0**

Authority Vice Chair Hicks, Sr. subsequently requested to remove Item No. 4 for discussion.

**2. CONSIDER APPROVAL OF CARSON RECLAMATION AUTHORITY CLAIMS & DEMANDS
RESOLUTION NO. 25-03-CRJPA- 4:08 PM**

RECOMMENDED ACTION:

— APPROVE RESOLUTION NO. 25-03-CRJPA

ACTION: Item No. 2 was approved on Consent.

**3. CONSIDER MONTHLY INVESTMENT AND CASH REPORT FOR THE CARSON RECLAMATION
AUTHORITY MONTH ENDING JANUARY 31, 2025 (RECLAMATION AUTHORITY BOARD)- 4:08
PM**

RECOMMENDED ACTION:

— RECEIVE and FILE

ACTION: Item No. 3 was approved on Consent.

**4. CONSIDER APPROVAL OF OWNER'S INTEREST COMMERCIAL GENERAL LIABILITY POLICY
RELATED TO THE CONSTRUCTION OF LENARDO DRIVE, WITH CRUM & FORSTER SPECIALTY
INSURANCE COMPANY PROCURED THROUGH MARSH USA, INC. IN A PREMIUM AMOUNT
NOT TO EXCEED \$58,233.00; APPROVAL OF AN OWNER'S INTEREST EXCESS LIABILITY
INSURANCE POLICY FOR THE SAME PURPOSE FROM CRUM & FORSTER SPECIALTY
INSURANCE COMPANY, PROCURED THROUGH MARSH USA, INC., IN A PREMIUM AMOUNT
NOT TO EXCEED \$49,497.51; AND, APPROVAL OF A COMMERCIAL GENERAL LIABILITY POLICY**

RELATED TO THE CONSTRUCTION OF LENARDO DRIVE ON BEHALF OF THE DEVELOPMENT AND ENVIRONMENTAL MANAGER OF THE PROJECT, RE|SOLUTIONS, LLC OF DENVER, COLORADO, FROM VERUS SPECIALTY INSURANCE, A UNIT OF BERKLEY ASSURANCE COMPANY, PROCURED THROUGH MARSH USA, INC. IN A PREMIUM AMOUNT NOT TO EXCEED \$68,720; AND AUTHORIZE THE EXECUTIVE DIRECTOR TO BIND THE CRA'S POLICY AND PAY THE PREMIUMS ON ALL THE POLICIES- 4:11 PM

**** Item was Removed from Consent**

RECOMMENDED ACTION

- 1. APPROVE the CRA's road-specific Owner's Interest Commercial General Liability Policy with Crum & Forster Specialty Insurance Company in a premium amount not to exceed \$58,233.00
- 2. APPROVE the CRA's road-specific Owner's Interest Excess Liability Policy with Crum & Forster Specialty Insurance Company in a premium amount not to exceed \$49,497.51
- 3. APPROVE a road-specific Commercial General Liability Policy with Verus Specialty Insurance, a unit of Berkley Assurance Company, on behalf of the Development and Environmental Manager, RE|Solutions, LLC, in a premium amount not to exceed \$68,720.00
- 4. AUTHORIZE the Executive Director to bind the CRA's policies and pay the premiums on all the policies.

Executive Director Raymond gave a report.

Mary Hashem, introduced herself and stated she is one of the owners and principals of RE|Solutions. She is excited to move forward with the project and thanked the Board for their support.

Motion to approve by Cedric Hicks, Sr. seconded by Dianne Thomas resulting in 5-0-0-0-0

DISCUSSION

None.

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

None.

ORAL COMMUNICATIONS (AUTHORITY MEMBERS)

None.

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

None.

ADJOURNMENT

The meeting was adjourned at 4:20 P.M. by Authority Chair Davis-Holmes.

Lula Davis-Holmes

Authority Chair

ATTEST:

Dr. Khaleah K. Bradshaw

Authority Secretary



Carson Reclamation Authority

701 East Carson Street

Report to Carson Reclamation Authority

Monday, April 7, 2025, 4:00 PM

CONSENT 2.

To: Carson Reclamation Authority

From: Monica Cooper, Authority Treasurer

Subject: CONSIDER MONTHLY INVESTMENT AND CASH REPORT FOR THE CARSON RECLAMATION AUTHORITY FOR THE MONTH ENDING FEBRUARY 28, 2025 (CARSON RECLAMATION AUTHORITY)

I. SUMMARY

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

- Available cash as of February 28, 2025

\$1,113,014.08

- Balance of reserve funds as of February 28, 2025

\$14,456,721.97

II. RECOMMENDATION

RECEIVE and **FILE**.

III. ALTERNATIVES

TAKE another action the Board deems appropriate.

IV. BACKGROUND

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

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. Carson Reclamation Authority Reserve Holdings

Attachments

[CRA Report Feb 2025.](#)



Reclamation Authority
Reserve Holdings
As of February 28, 2025

Description	CUSIP/Ticker	Security Sector	Face Amount/Shares	Cost Value	Market Value	YTM @ Cost	% of Portfolio
Carson Reclamation Authority							
LOCAL AGENCY INVESTMENT FUND LGIP	LAIF-9070	Local Government Investment Pool	175.82	175.82	175.82	4.333	0.00
Carson Reclamation Authority			175.82	175.82	175.82	4.333	0.00
Carson Reclamation Authority #2							
BNY Cash Reserve Cash	MM7946	Cash	14,393,673.72	14,393,673.72	14,393,673.72	0.160	99.56
Carson Reclamation Authority #2			14,393,673.72	14,393,673.72	14,393,673.72	0.160	99.56
Carson Reclamation Authority Remediation							
D. Treasury Cash Management Cash	946933	Cash	62,872.43	62,872.43	62,872.43	0.160	0.43
Carson Reclamation Authority Remediation			62,872.43	62,872.43	62,872.43	0.160	0.43
Total Carson Reclamation Authority Reserves			14,456,721.97	14,456,721.97	14,456,721.97	0.160	100



File #:

Version:

Report to Carson Reclamation Authority

Monday, April 7, 2025, 4:00 PM

CONSENT 3.

To: Carson Reclamation Authority

From:

Subject: CONSIDER APPROVAL OF CARSON RECLAMATION AUTHORITY CLAIMS & DEMANDS
RESOLUTION NO. 25-04-CRJPA

I. SUMMARY

RESOLUTION NO. 25-04-CRJPA, A RESOLUTION OF THE CARSON RECLAMATION AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF **\$295,296.94**.

II. RECOMMENDATION

APPROVE RESOLUTION NO. 25-04-CRJPA.

III. ALTERNATIVES

NONE.

IV. BACKGROUND

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

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

Section 2. On April 7, 2025, the Carson Reclamation Authority ratified the said claims and demands and authorization was given to the Authority Treasurer to pay, out of the Authority funds, to each of the claimants listed above, the amount of claims appearing opposite their respective names, for the purpose stated on the respective demands, making a total of **\$295,296.94**.

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

PASSED, APPROVED and ADOPTED this 7th DAY OF APRIL, 2025.

CARSON RECLAMATION AUTHORITY, a public body

By:

AUTHORITY CHAIRMAN, LULA DAVIS-HOLMES

ATTEST:

AUTHORITY SECRETARY, DR. KHALEAH BRADSHAW

APPROVED AS TO FORM:

AUTHORITY COUNSEL, SUNNY SOLTANI

V. FISCAL IMPACT

CERTIFICATION

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

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

I, Dr. Khaleah K. Bradshaw, City Clerk of the City of Carson, California, hereby attest to and certify that the foregoing resolution, being Resolution No. 25-04 CRJPA, adopted by the City of Carson City Council at its meeting held on April 7, 2025, by the following vote:

AYES: AUTHORITY BOARD MEMBERS:

NOES: AUTHORITY BOARD MEMBERS:

ABSTAIN: AUTHORITY BOARD MEMBERS:

ABSENT: AUTHORITY BOARD MEMBERS:

EXECUTED THE 7th DAY OF APRIL, 2025 AT
CARSON, CALIFORNIA:

EXECUTIVE DIRECTOR, JOHN RAYMOND

VI. EXHIBITS

1. DEMAND RESOLUTION #25-04-CRJPA

Attachments

[EXHIBIT NO.1 - DEMAND RESOLUTION #25-04-CRJPA](#)

AP CHECK RECONCILIATION REGISTER

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

FOR: All Except Stale

CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
235	03/06/2025	WIRE	005525 GREENBERG TRAURIG LLP	84,006.00	Dec '24	legal fees	
237	03/12/2025	WIRE	005525 GREENBERG TRAURIG LLP	126,872.00	Jan '25	legal fees	
240	03/24/2025	WIRE	005525 GREENBERG TRAURIG LLP	34,428.00	Feb '25	legal fees	
1757	02/27/2025	PRINTED	000797 ALESHIRE AND WYNDER LLP	4,663.80	Jan '25	legal fees	
1758	02/27/2025	PRINTED	004417 SOCALGAS	10,825.06	Feb '25	gas utility	
1759	02/27/2025	PRINTED	000129 SOUTHERN CALIFORNIA EDISO	6,323.38	Feb '25	electric utility	
1760	03/13/2025	PRINTED	000070 LOS ANGELES COUNTY DEPT O	25.25	Annual	sewer service fee	
1761	03/20/2025	PRINTED	000079 CALIFORNIA WATER SERVICE	4,471.75	Feb '25	water utility	
1762	03/20/2025	PRINTED	004417 SOCALGAS	6,247.33	Mar '25	gas utility	
1763	03/20/2025	PRINTED	000129 SOUTHERN CALIFORNIA EDISO	14.32	Mar '25	electric utility	
1764	03/27/2025	PRINTED	000797 ALESHIRE AND WYNDER LLP	369.60	Feb '25	legal fees	
1765	03/27/2025	PRINTED	001174 DEPARTMENT OF TOXIC SUBTA	17,050.45	Nov-Dec '24	project (cleanup) oversight	
12 CHECKS				CASH ACCOUNT TOTAL	295,296.94	.00	

AP CHECK RECONCILIATION REGISTER

		UNCLEARED	CLEARED
12 CHECKS	FINAL TOTAL	295,296.94	.00

** END OF REPORT - Generated by BRAULIO ALATORRE **



Carson Reclamation Authority

701 East Carson Street

Report to Carson Reclamation Authority

Monday, April 7, 2025, 4:00 PM

CONSENT 4.

To: Carson Reclamation Authority

From: John Raymond, Executive Director

Subject: CONSIDER APPROVING THE APPLICATION FOR FOUR LOT LINE ADJUSTMENTS AFFECTING CELLS 3, 4, AND 5 OF THE FORMER CAL-COMPACT LANDFILL, 20400 MAIN STREET, AND AUTHORIZE THE EXECUTIVE DIRECTOR TO SIGN THE LOT LINE ADJUSTMENT APPLICATIONS AND ASSOCIATED DOCUMENTS

I. **SUMMARY**

The CRA is in the final stages of negotiating the agreements with Carson Goose Owner, LLC (CGO) to convey Cells 3, 4, and 5 of the former Cal Compact Landfill. Last year, CGO processed a parcel map further subdividing the three cells into lots ties to their development plan. CGO is now processing through the City a lot line adjustment, further refining the parcels for development purposes. Lot line adjustments are approved by the City Engineer, but the applications need to be signed by the property owner which, given the timing of the transaction with CGO, is still the CRA. The CRA's bylaws don't grant signing authority to the Executive Director for such purposes, so the requested action is to authorize the Executive Director to sign the applications and sign any additional documents as owner. This action is not an approval of the lot line adjustment *per se*, but rather authorization to make application to the City for the approval to be granted by the City Engineer.

II. **RECOMMENDATION**

1. **APPROVE**, AS THE PROPERTY OWNER, SUBMITTING AN APPLICATION TO THE CITY OF CARSON FOR A LOT LINE ADJUSTMENT AFFECTING CELLS 3, 4, AND 5 OF THE FORMER CAL-COMPACT LANDFILL, 20400 MAIN STREET
2. **AUTHORIZE** THE EXECUTIVE DIRECTOR TO SIGN THE LOT LINE ADJUSTMENT APPLICATION AND ASSOCIATED DOCUMENTS ON BEHALF OF THE CARSON RECLAMATION AUTHORITY

III. **ALTERNATIVES**

TAKE another action the Board deems appropriate.

IV. **BACKGROUND**

See summary.

V. **FISCAL IMPACT**

None.

VI. EXHIBITS

1. LLA 00001-25_INDST_1 Signature Page
2. LLA 00002-25_INDST_2 Signature Page
3. LLA 00003-25_PARK_1 Signature Page
4. LLA 00004-25_PARK_2 Signature Page

Attachments

[LLA-00001-25_INDST_1-SigPgs.](#)

[LLA-00002-25_INDST_2-SigPgs.](#)

[LLA-00003-25_PARK_1-SigPgs.](#)

[LLA-00004-25_PARK_2-SigPgs.](#)



Recording Requested by the City of Carson City
When recorded mail to:

City of Carson – Public Works Department
Engineering Services Division
701 East Carson Street
Carson, CA 90745

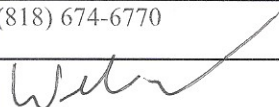
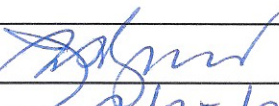
SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF LOT LINE ADJUSTMENT
LOT LINE ADJUSTMENT NO. LLA-00001-25

Certificate of Compliance

CITY OF CARSON

I/We, the undersigned owner(s) of record of real property within the City of Carson, County of Los Angeles, hereby request the City of Carson to determine if said real property described herein complies with the provisions of the Subdivision Map Act, Government Code, State of California and the City of Carson Subdivision Ordinance.

APPLICANT: (Print Name)	Carson Goose Owner, LLC	PURPOSE/REASON FOR LOT LINE ADJ:	
ADDRESS:	659 N. Robertson Boulevard	Adjust Lots 3, 4, 5 and 6 of Tract No. 83481, M.B. 1445/53-66	
City State Zip	West Hollywood, CA 90069		
TELEPHONE:	(818) 674-6770		
SIGNATURE:			
DATE:	2/26/25		
OWNER: (company)	Carson Reclamation Authority, a California Joint Powers Authority	OWNER: (company)	
PRINT NAME	John Raymond	PRINT NAME	
ADDRESS:	701 E. Carson Street	ADDRESS:	
City State Zip	Carson, CA 90745	City State Zip	
TELEPHONE:	(310) 952-1773	TELEPHONE:	
SIGNATURE:		SIGNATURE:	
DATE:	2/25/25	DATE:	

PROPERTIES IDENTIFICATION AS DESCRIBED ON EXHIBIT A AND DEPICTED ON EXHIBIT B
(Include full Legal Description, APN, Address):

Lots 3, 4, 5 and 6 of Tract No. 83481, M.B. 1455/53-66.

APN's: 7336-010-908, 909, 910 and 911

ITEMS TO BE SUBMITTED WITH THIS APPLICATION

See Attached Lot Line Adjustment Worksheet

NOTICE

This certificate shall serve as notice to the property owner or vendee who has applied for the certificate pursuant to Section 66499.35 of the State Subdivision Map Act, a grantee of the property owner, or any subsequent transferee or assignee of the property that the fulfillment and implementation of such conditions attached as Exhibit A and B hereto shall be required prior to subsequent issuance of a permit or other grant of approval for development of the property.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

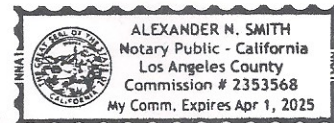
On February 26th 2025 before me, Alexander N Smith, Notary Public,
(name and title of officer)

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

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

WITNESS my hand and official seal.

Signature of Notary Alexander N Smith Date 2/26/25



FINAL APPROVAL

City of Carson Lot Line Adjustment No.LLA-00001-25

This lot line adjustment complies with all provisions of the Carson Municipal Code and the California Government Code Section and Subdivision Map Act requirements. Conditions related to the lot line adjustment are not required to be recorded as attachments to the lot line adjustment.

[Signature]
Director of Community Development

2/25/25
Date

City Engineer

Date



Recording Requested by the City of Carson City
When recorded mail to:

City of Carson – Public Works Department
Engineering Services Division
701 East Carson Street
Carson, CA 90745

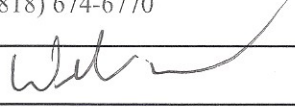
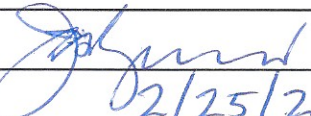
SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF LOT LINE ADJUSTMENT
LOT LINE ADJUSTMENT NO. LLA-00002-25

Certificate of Compliance

CITY OF CARSON

I/We, the undersigned owner(s) of record of real property within the City of Carson, County of Los Angeles, hereby request the City of Carson to determine if said real property described herein complies with the provisions of the Subdivision Map Act, Government Code, State of California and the City of Carson Subdivision Ordinance.

APPLICANT: (Print Name)	Carson Goose Owner, LLC	PURPOSE/REASON FOR LOT LINE ADJ:	
ADDRESS:	659 N. Robertson Boulevard	Adjust Lots 1 and 2 of Tract No. 83481, M.B. 1445/53-66 and Parcels 3 and 4 and Lot Line Adjustment No. LLA-00001-25, recorded	
City State Zip	West Hollywood, CA 90069	, as Instrument No.	
TELEPHONE:	(818) 674-6770		
SIGNATURE:			
DATE:	2/26/25		
OWNER: (company)	Carson Reclamation Authority, a California Joint Powers Authority	OWNER: (company)	
PRINT NAME	John Raymond	PRINT NAME	
ADDRESS:	701 E. Carson Street	ADDRESS:	
City State Zip	Carson, CA 90745	City State Zip	
TELEPHONE:	(310) 952-1773	TELEPHONE:	
SIGNATURE:		SIGNATURE:	
DATE:	2/25/25	DATE:	

PROPERTIES IDENTIFICATION AS DESCRIBED ON EXHIBIT A AND DEPICTED ON EXHIBIT B
(Include full Legal Description, APN, Address):

Lots 1 and 2 of Tract No. 83481, M.B. 1455/53-66 and Parcels 3 and 4 of Lot Line Adjustment
No. LLA-00001-25, recorded _____, as Instrument No. _____
APN's: 7336-010-906, 907, 908 and 909

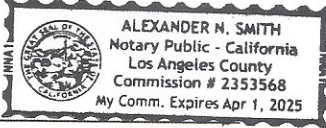
ITEMS TO BE SUBMITTED WITH THIS APPLICATION

See Attached Lot Line Adjustment Worksheet

NOTICE

This certificate shall serve as notice to the property owner or vendee who has applied for the certificate pursuant to Section 66499.35 of the State Subdivision Map Act, a grantee of the property owner, or any subsequent transferee or assignee of the property that the fulfillment and implementation of such conditions attached as Exhibit A and B hereto shall be required prior to subsequent issuance of a permit or other grant of approval for development of the property.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California	
County of <u>Los Angeles</u>	
On <u>February 26 2025</u>	before me, <u>Alexander N Smith, Notary Public,</u> (name and title of officer)
personally appeared <u>William Trueblood</u>	
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.	
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.	
WITNESS my hand and official seal.	
Signature of Notary <u>Alexander N Smith</u>	Date <u>2/26/25</u>
	

FINAL APPROVAL	City of Carson Lot Line Adjustment No.LLA-00002-25
This lot line adjustment complies with all provisions of the Carson Municipal Code and the California Government Code Section and Subdivision Map Act requirements. Conditions related to the lot line adjustment are not required to be recorded as attachments to the lot line adjustment.	
<u>[Signature]</u> Director of Community Development	<u>2/25/25</u> Date
_____ City Engineer	_____ Date



Recording Requested by the City of Carson City
When recorded mail to:

City of Carson – Public Works Department
Engineering Services Division
701 East Carson Street
Carson, CA 90745


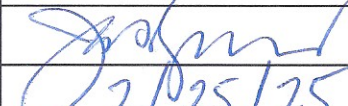
SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF LOT LINE ADJUSTMENT
LOT LINE ADJUSTMENT NO. LLA-00003-25

Certificate of Compliance

CITY OF CARSON

I/We, the undersigned owner(s) of record of real property within the City of Carson, County of Los Angeles, hereby request the City of Carson to determine if said real property described herein complies with the provisions of the Subdivision Map Act, Government Code, State of California and the City of Carson Subdivision Ordinance.

APPLICANT: (Print Name)	Carson Goose Owner, LLC	PURPOSE/REASON FOR LOT LINE ADJ:	
ADDRESS:	659 N. Robertson Boulevard	Adjust Lots 7, 9, 10 and 11 of Tract No. 83481, M.B. 1445/53-66	
City State Zip	West Hollywood, CA 90069		
TELEPHONE:	(818) 674-6770		
SIGNATURE:			
DATE:	2/26/25		
OWNER: (company)	Carson Reclamation Authority, a California Joint Powers Authority	OWNER: (company)	
PRINT NAME	John Raymond	PRINT NAME	
ADDRESS:	701 E. Carson Street	ADDRESS:	
City State Zip	Carson, CA 90745	City State Zip	
TELEPHONE:	(310) 952-1773	TELEPHONE:	
SIGNATURE:		SIGNATURE:	
DATE:	2/25/25	DATE:	

PROPERTIES IDENTIFICATION AS DESCRIBED ON EXHIBIT A AND DEPICTED ON EXHIBIT B
(Include full Legal Description, APN, Address):

Lots 7, 9, 10 and 11 of Tract No. 83481, M.B. 1455/53-66.

APN's: 7336-010-912, 914, 915 and 916

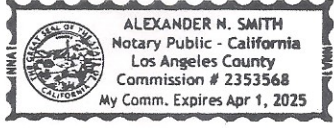
ITEMS TO BE SUBMITTED WITH THIS APPLICATION


See Attached Lot Line Adjustment Worksheet

NOTICE

This certificate shall serve as notice to the property owner or vendee who has applied for the certificate pursuant to Section 66499.35 of the State Subdivision Map Act, a grantee of the property owner, or any subsequent transferee or assignee of the property that the fulfillment and implementation of such conditions attached as Exhibit A and B hereto shall be required prior to subsequent issuance of a permit or other grant of approval for development of the property.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California	
County of <u>Los Angeles</u>	
On <u>February 26 2025</u>	before me, <u>Alexander N Smith, Notary Public</u> (name and title of officer)
personally appeared <u>William Trueblood</u>	
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.	
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.	
WITNESS my hand and official seal.	
Signature of Notary <u>Alexander N Smith</u>	Date <u>2/26/25</u>
	

FINAL APPROVAL	City of Carson Lot Line Adjustment No. LLA-00003-25
This lot line adjustment complies with all provisions of the Carson Municipal Code and the California Government Code Section and Subdivision Map Act requirements. Conditions related to the lot line adjustment are not required to be recorded as attachments to the lot line adjustment.	
<u></u> Director of Community Development	<u>2/25/25</u> Date
 _____ City Engineer	 _____ Date



Recording Requested by the City of Carson City
When recorded mail to:

City of Carson – Public Works Department
Engineering Services Division
701 East Carson Street
Carson, CA 90745


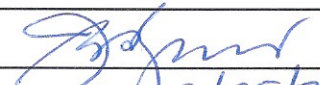
SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF LOT LINE ADJUSTMENT
LOT LINE ADJUSTMENT NO. LLA-00004-25

Certificate of Compliance

CITY OF CARSON

I/We, the undersigned owner(s) of record of real property within the City of Carson, County of Los Angeles, hereby request the City of Carson to determine if said real property described herein complies with the provisions of the Subdivision Map Act, Government Code, State of California and the City of Carson Subdivision Ordinance.

APPLICANT: (Print Name)	Carson Goose Owner, LLC	PURPOSE/REASON FOR LOT LINE ADJ:
ADDRESS:	659 N. Robertson Boulevard	Adjust Lots 8 and 12 of Tract No. 83481, M.B. 1445/53-66 and Parcels 2 and 3 and Lot Line Adjustment No. LLA-00003-25, recorded , as Instrument No.
City State Zip	West Hollywood, CA 90069	
TELEPHONE:	(818) 674-6770	
SIGNATURE:		
DATE:	2/26/25	
OWNER: (company)	Carson Reclamation Authority, a California Joint Powers Authority	OWNER: (company)
PRINT NAME	John Raymond	PRINT NAME
ADDRESS:	701 E. Carson Street	ADDRESS:
City State Zip	Carson, CA 90745	City State Zip
TELEPHONE:	(310) 952-1773	TELEPHONE:
SIGNATURE:		SIGNATURE:
DATE:	2/25/25	DATE:

PROPERTIES IDENTIFICATION AS DESCRIBED ON EXHIBIT A AND DEPICTED ON EXHIBIT B
(Include full Legal Description, APN, Address):

Lots 8 and 12 of Tract No. 83481, M.B. 1455/53-66 and Parcels 2 and 3 of Lot Line Adjustment
No. LLA-00003-25, recorded _____, as Instrument No. _____
APN's: 7336-010-912, 913, 914, 915, 916 and 917

ITEMS TO BE SUBMITTED WITH THIS APPLICATION

See Attached Lot Line Adjustment Worksheet

NOTICE

This certificate shall serve as notice to the property owner or vendee who has applied for the certificate pursuant to Section 66499.35 of the State Subdivision Map Act, a grantee of the property owner, or any subsequent transferee or assignee of the property that the fulfillment and implementation of such conditions attached as Exhibit A and B hereto shall be required prior to subsequent issuance of a permit or other grant of approval for development of the property.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

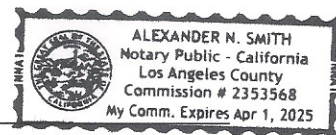
On February 26, 2025 before me, Alexander N Smith, Notary Public,
(name and title of officer)

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

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

WITNESS my hand and official seal.

Signature of Notary Alexander N Smith Date 2/26/2025



FINAL APPROVAL

City of Carson Lot Line Adjustment No.LLA-00004-25

This lot line adjustment complies with all provisions of the Carson Municipal Code and the California Government Code Section and Subdivision Map Act requirements. Conditions related to the lot line adjustment are not required to be recorded as attachments to the lot line adjustment.

[Signature]
Director of Community Development

2/25/25
Date

City Engineer

Date



File #:

Version:

Report to Carson Reclamation Authority

Monday, April 7, 2025, 4:00 PM

CONSENT 5.

To: Carson Reclamation Authority

From: John Raymond, Executive Director

Subject: CONSIDER AMENDMENT NO. 3 TO A PRECONSTRUCTION AGREEMENT WITH SL CARSON BUILDERS, LLC ("SLCB") FOR SERVICES RELATED TO THE CONSTRUCTION OF LENARDO DRIVE, EXTENDING THE TERM OF THE AGREEMENT TO APRIL 15, 2025 AND AMENDING THE PRE-CONSTRUCTION BUDGET BY \$120,180 TO A TOTAL OF \$618,751 AND AUTHORIZE EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT

I. SUMMARY

The Carson Reclamation Authority ("CRA") is working to construct Lenardo Drive and associated infrastructure on the Former Cal-Compact Landfill to facilitate the private development of the landfill cells. The CRA has finished negotiating an amendment to the Development Management Agreement with RE|Solutions, LLC ("RES") whereby RES will create a new task order with SLCB to undertake the construction of the road under the existing set of contracts that date from 2018.

While the revisions to the RES contract were being drafted, the CRA and SLCB entered into a Preconstruction Agreement to assist the CRA in accelerating and expediting the subcontractor bid process, which ordinarily would be Task Order 1 under the RES agreement. RES, under its Site Management activities, is still managing the environmental and civil engineering designs and the approval process, as well as working with the site utilities and other regulators, to arrive at a set of final documents for bidding by SLCB to the construction trades and subcontractors.

The Preconstruction Agreement sped up the overall process because it allowed SLCB to perform certain necessary tasks concurrently with RES's activities, rather than after the CRA/RES amendment was fully negotiated. As a result, it helped the CRA keep to its schedule better. Because the RES negotiations were lengthier than expected, the Preconstruction Agreement was extended in December to January 15, at an additional cost of \$130,000, and was amended again to February 28 by Amendment No. 2, and now needs to be extended on final time to April 15. RES anticipates issuing the Notice to Proceed with construction on April 14, at which the construction contract and associated work orders between RES and SLCB become effective and future work by SLCB performed under that contract. The additional cost of this extension is \$120,180, for a total of \$618,751.

II. RECOMMENDATION

1. **APPROVE** AMENDMENT NO. 3 TO A PRECONSTRUCTION AGREEMENT WITH SL CARSON BUILDERS, LLC ("SLCB") FOR SERVICES RELATED TO THE CONSTRUCTION OF LENARDO DRIVE ON THE FORMER CAL COMPACT LANDFILL, IN AN AMOUNT NOT TO EXCEED \$120,751, IN A FORM ACCEPTABLE TO THE AUTHORITY COUNSEL
2. **AUTHORIZE** EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT AND RELATED DOCUMENTS

III. ALTERNATIVES

TAKE another action the Board deems appropriate.

IV. BACKGROUND

In June 2024, in response to a request from the CRA in an effort to move the construction of Lenardo more quickly (with sacrificing necessary steps), SLCB proposed a Scope of Work with a not-to-exceed budget of \$248,888 to perform the preconstruction needed services to prepare trade subcontractor bid packages and solicit trade bids for the work related to the Lenardo Drive Street Improvement work. SLCB assembled the necessary staff and began to perform the agreed-upon preconstruction scope of services.

The original agreement expired on November 1, but was extended to January 15 at an additional cost of \$130,000 with a second extension, to February 28 at an additional cost of \$119,683. The RES Second Letter Agreement with the CRA was just executed last week and the necessary insurance policies bound, and the RES-SLCB Master Agreement is nearly final. This amendment will take the preconstruction period to April 15 after which the Notice to Proceed is expected to be issued and and remaining preconstruction work charged under the RES Agreements.

V. FISCAL IMPACT

The Additional Compensation to be paid to SLCB shall not exceed \$120,180, bringing the amended contract amount to \$618,751. The charges to date have been paid from the Measure R / Measure M Bonds.

VI. EXHIBITS

1. Preconstruction Scope of Services for Amendment No. 3

Attachments

[2025.04.03 Add Services 003 Precon Scope of Services-CRA](#)

APPENDIX "C"

Preconstruction Scope of Services Cost Breakdown



Client **Carson Reclamation Authority**
 Project **District at South Bay Lenardo Street Improvements - Add Services #003**
 DATE: **April 3, 2025**

Services Commencement Date: **3/16/2025**
 Services Completion Date: **4/14/2025**
 Total Precon Duration (wks): **4.14**

	Description	Hours Per Week	Weeks	Hourly Rate	Extended Amount
Cost Estimating Services					
	Control Budget				NIC
	Excluded				NIC
	Set GMP				\$ 119,316
	K.McCarty - PX @ 60% average	24.00	4.14	\$ 266.00	\$ 26,448.00
	M.Nevarez - PM @100%	40.00	4.14	\$ 192.00	\$ 31,817.14
	D.Segala - PE @100%	40.00	4.14	\$ 103.00	\$ 17,068.57
	T.Watson - Project Coordinator	2.00	4.14	\$ 107.00	\$ 886.57
	V.Ascencio - Project Accountant	2.00	4.14	\$ 122.00	\$ 1,010.86
	A.Garcia - Superintendent	40.00	4.14	\$ 227.00	\$ 37,617.14
	R.Cavecche - SVP Operations	2.00	4.14	\$ 328.00	\$ 2,717.71
	Legal Expenses - Allowance	1.00	1.00	\$ 1,500.00	\$ 1,500.00
	Misc Expenses Allowance (Plan Repro / Travel, etc..)	1.00	1.00	\$ 250.00	\$ 250.00
Constructability Review Services					
	Define Documents that will be Reviewed				NIC
	3rd Party CheckSET Review	0.00	0.00	\$ -	NIC
	Snyder Langston Review - Included above	0.00	0.00	\$ -	NIC
	Subcontractor Review	0.00	0.00	\$ -	NIC
Phasing, Staging, and Access Planning Services					
	Excluded				NIC
Project Scheduling Services					
	Schedule - Revisions by Scheduler	4.00	1.00	\$ 216.00	\$ 864.00
Building Information Modeling (BIM) Services					
	Clash Detection, Coordination and Resolution				NIC
	BIM Manager	0.00	0.00	\$ -	NIC
	Snyder Langston Review	0.00	0.00	\$ -	NIC
Preconstruction Administration/Coordination Services					
	Continuous Estimating Feedback/Target Value Delivery				NIC

TOTAL Preconstruction Services Allowance: (Add Services #003)

\$ 120,180