



**Brawley City Council &
Successor Agency to Brawley
Community Redevelopment Agency
Regular Meeting Agenda
October 07, 2025, at 5:00 PM
City Council Chambers
383 Main Street
Brawley, California 92227**

This meeting will be broadcast live at https://brawley-ca.granicus.com/ViewPublisher.php?view_id=1

Gil Rebollar, Mayor
JJ Galvan, Mayor Pro-Tempore
Timothy Kelley, Council Member
John Grass, Council Member
Perry Monita, Council Member

Ana Gutierrez, City Clerk
William S. Smerdon, Acting City Treasurer
William S. Smerdon, City Attorney
Rebecca Terrazas-Baxter, City Manager/
Executive Director

CALL TO ORDER

ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

1. APPROVAL OF AGENDA

2. CLOSED SESSION

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: La Paloma Subdivision - Unit 2

Agency negotiator: City Manager and Public Works Director

Negotiating parties: La Paloma Development, Inc.

Under negotiation: Development Conditions

CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to paragraph (2) or (3) of subdivision (d) of Section 54956.9: (Four Cases)

3. PUBLIC APPEARANCES/COMMENTS (Not to exceed 4 minutes)

This is the time for the public to address the Council **on any item not appearing on the agenda** that is within the subject matter jurisdiction of the City Council. The Mayor will recognize you and when you come to the microphone, please state your name for the record. You are not allowed to make personal attacks on individuals or make comments which are slanderous, or which may invade an individual's personal privacy. Please direct your questions and comments to the City Council.

Any member of the public is invited to submit public comments in advance of the meeting to be read at the meeting. Please email your questions to valerie.sonico@brawley-ca.gov or call 760-351-3048 any time before 2:30 PM, - October 07, 2025.

- a. Public Comments for Items not on the Agenda.
- b. Presentation of Proclamation in Recognition of National 4-H Week. Presented by Mayor Gil Rebollar.
- c. Presentation of Proclamation in Recognition of Domestic Violence Awareness Month. Presented by Mayor Gil Rebollar.
- d. Presentation of Proclamation in Recognition of Fire Prevention Week. Presented by Mayor Gil Rebollar.
- e. Presentation of Annual Cattle Call Park Clean-Up. Presented by Cassandra Costa, Correctional Reentry Coordinator and Community Service Liaison, Imperial County Sheriff's Office.

4. CONSENT AGENDA

- a. Approve City Council Meeting Minutes:
- September 16, 2025
 - September 23, 2025, Special Meeting Minutes
- (2 attachments)
- b. Approve accounts payable: August 30, 2025, to September 19, 2025.
- (2 attachments)
- c. Approve the Resolution 2025- to appoint Library Board Trustee.
- (3 attachments)
- d. Approve the Consideration of City Positions on Pending State Legislation and Authorization to Submit Letters to the Governor Prior to October 12, 2025, Bill Action Deadline.
- (2 attachments)
- e. Approve and authorize Amendment No. 2 to the Agreement with STC Traffic, Inc. to provide continued Professional Engineering Services for continued Construction Management for the Traffic Signal Synchronization and Intelligent Transportation Systems Project in an amount not to exceed \$48,660.00 for the completion of the project and authorize the City Manager to execute all documentation in relation to this Amendment No. 2.
- (2 attachments)
- f. Approve the purchase of a John Deere wide area riding lawn mower in the amount of \$77,354.18.
- (3 attachments)
- g. Approve the Parcel Map (PM) 24-01 for recordation as the project is consistent with the City of Brawley General Plan, Subdivision Ordinance, and Zoning Ordinance.
- (6 attachments)
- h. Approve the awarding of the Latigo Green Space Tree Planting Project bid to West Coast Arborist, Inc in the amount of \$31,737.40.
- (6 attachments)
- i. Approve the awarding of the LED Sports Facility Lighting Replacement Project bid to Sfadia, Inc. in the amount of \$28,000.00.
- (4 attachments)

5. REGULAR BUSINESS

- a. Potential action to receive and file the Annual Financial Reports for Fiscal Year Ended June 30, 2024. Presented by Siliva Luna, Finance Director.
(4 attachments)
- b. Potential action to approve Resolution Opposing California Proposition 50 – Use of Legislative Congressional Redistricting Map Amendment. Presented by Councilman Timothy Kelley.
(2 attachments)
- c. Potential action to review and approve Joint Exploratory Property Disposal Agreement with Brawley Elementary School District (BESD). Presented by Rebecca Terrazas Baxter, City Manager.
(2 attachments)
- d. Potential action to review and approve the change order for pool repair and allow the City Manager negotiating authority to modify the change order as needed. Presented by William Smerdon, City Attorney.
(5 attachments)
- e. Potential action to approve agreement with The Holt Group, Inc. for the Design of the South Brawley Street Maintenance Project Phase II in an amount not to exceed \$58,955.00 and authorize the City Manager to execute all documentation concerning this project. Presented by Rom Medina, Public Works Director.
(2 attachments)
- f. Potential action to approve MOU between City of Brawley and Chamber of Commerce for greater Brawley to provide sponsorship for the 2025 Cattle Call festivities through financial and in-kind contributions. Presented by John Tang, Interim Parks and Recreation Manager.
(2 attachments)

6. CITY MANAGER REPORT

- a. Discussion regarding reorganization dates.

7. CITY COUNCIL MEMBER REPORTS

8. CITY ATTORNEY REPORT

9. INFORMATIONAL REPORTS

ADJOURNMENT: *Regular Meeting October 21, 2025 @ 6:00 PM*, 383 Main Street, Brawley, California. Supporting Documents are available for public review in the Office of the City Clerk, 383 Main Street, Brawley, California 92227 - Monday through Friday during Regular Business Hours; Individuals who require special accommodations are requested to give 48 hours prior notice. Contact: Office of the City Clerk @ 760-351-3048.

Ana Gutierrez, City Clerk

1. APPROVAL OF AGENDA

2. CLOSED SESSION

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: La Paloma Subdivision - Unit 2

Agency negotiator: City Manager and Public Works Director

Negotiating parties: La Paloma Development, Inc.

Under negotiation: Development Conditions

CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to paragraph (2) or (3) of subdivision (d) of Section 54956.9: (Four Cases)

3. PUBLIC APPEARANCES/COMMENTS (Not to exceed 4 minutes)

This is the time for the public to address the Council **on any item not appearing on the agenda** that is within the subject matter jurisdiction of the City Council. The Mayor will recognize you and when you come to the microphone, please state your name for the record. You are not allowed to make personal attacks on individuals or make comments which are slanderous, or which may invade an individual's personal privacy. Please direct your questions and comments to the City Council.

Any member of the public is invited to submit public comments in advance of the meeting to be read at the meeting. Please email your questions to valerie.sonico@brawley-ca.gov or call 760-351-3048 any time before 2:30 PM, - October 07, 2025.

- a. Public Comments for Items not on the Agenda.
- b. Presentation of Proclamation in Recognition of National 4-H Week. Presented by Mayor Gil Rebollar.
- c. Presentation of Proclamation in Recognition of Domestic Violence Awareness Month. Presented by Mayor Gil Rebollar.
- d. Presentation of Proclamation in Recognition of Fire Prevention Week. Presented by Mayor Gil Rebollar.
- e. Presentation of Annual Cattle Call Park Clean-Up. Presented by Cassandra Costa, Correctional Reentry Coordinator and Community Service Liaison, Imperial County Sheriff's Office.

4. CONSENT AGENDA

- a. Approve City Council Meeting Minutes:
- September 16, 2025
 - September 23, 2025, Special Meeting Minutes
- (2 attachments)
- b. Approve accounts payable: August 30, 2025, to September 19, 2025.
- (2 attachments)
- c. Approve the Resolution 2025- to appoint Library Board Trustee.
- (3 attachments)
- d. Approve the Consideration of City Positions on Pending State Legislation and Authorization to Submit Letters to the Governor Prior to October 12, 2025, Bill Action Deadline.
- (2 attachments)
- e. Approve and authorize Amendment No. 2 to the Agreement with STC Traffic, Inc. to provide continued Professional Engineering Services for continued Construction Management for the Traffic Signal Synchronization and Intelligent Transportation Systems Project in an amount not to exceed \$48,660.00 for the completion of the project and authorize the City Manager to execute all documentation in relation to this Amendment No. 2.
- (2 attachments)
- f. Approve the purchase of a John Deere wide area riding lawn mower in the amount of \$77,354.18.
- (3 attachments)
- g. Approve the Parcel Map (PM) 24-01 for recordation as the project is consistent with the City of Brawley General Plan, Subdivision Ordinance, and Zoning Ordinance.
- (6 attachments)
- h. Approve the awarding of the Latigo Green Space Tree Planting Project bid to West Coast Arborist, Inc in the amount of \$31,737.40.
- (6 attachments)
- i. Approve the awarding of the LED Sports Facility Lighting Replacement Project bid to Sfadia, Inc. in the amount of \$28,000.00.
- (4 attachments)

5. REGULAR BUSINESS

- a. Potential action to receive and file the Annual Financial Reports for Fiscal Year Ended June 30, 2024. Presented by Siliva Luna, Finance Director.
(4 attachments)
- b. Potential action to approve Resolution Opposing California Proposition 50 – Use of Legislative Congressional Redistricting Map Amendment.
(2 attachments)
- c. Potential action to review and approve Joint Exploratory Property Disposal Agreement with Brawley Elementary School District (BESD).
(2 attachments)
- d. Potential action to review and approve the change order for pool repair and allow the City Manager negotiating authority to modify the change order as needed. Presented by William Smerdon, City Attorney.
(5 attachments)
- e. Potential action to approve agreement with The Holt Group, Inc. for the Design of the South Brawley Street Maintenance Project Phase II in an amount not to exceed \$58,955.00 and authorize the City Manager to execute all documentation concerning this project. Presented by Rom Medina, Public Works Director.
(2 attachments)
- f. Potential action to approve MOU between City of Brawley and Chamber of Commerce for greater Brawley to provide sponsorship for the 2025 Cattle Call festivities through financial and in-kind contributions. Presented by John Tang, Interim Parks and Recreation Manager.
(2 attachments)

6. CITY MANAGER REPORT

- a. Discussion regarding reorganization dates.

7. CITY COUNCIL MEMBER REPORTS

8. CITY ATTORNEY REPORT

9. INFORMATIONAL REPORTS

ADJOURNMENT: *Regular Meeting October 21, 2025 @ 6:00 PM*, 383 Main Street, Brawley, California. Supporting Documents are available for public review in the Office of the City Clerk, 383 Main Street, Brawley, California 92227 - Monday through Friday during Regular Business Hours; Individuals who require special accommodations are requested to give 48 hours prior notice. Contact: Office of the City Clerk @ 760-351-3048.

Ana Gutierrez, City Clerk

CITY OF BRAWLEY
September 16, 2025

4a

The City Council of the City of Brawley, California, met in regular session at 5:00 p.m. in the City Council Chambers. The date, time, and place of said meeting were duly established. The City Clerk attests to the agenda's posting pursuant to Cal. Govt. Code § 54954.2.

REGULAR MEETING:

Mayor Rebollar called the meeting to order at 5:00 p.m.

PRESENT: Monita, Grass, Kelley, Galvan, Rebollar
PRESENT VIA ZOOM: None
ABSENT: None

INVOCATION: Chris VanKyke, Pastor at Gateway Church

PLEDGE OF ALLEGIANCE: CM Galvan

1. APPROVAL OF AGENDA

The Agenda was approved. **m/s/c Grass/Monita/5-0**

Comments may be heard here:

https://brawley-ca.granicus.com/ViewPublisher.php?view_id=1

2. CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to paragraph (2) or (3) of subdivision (d) of Section 54956.9:
(Four Cases)

City Attorney – Council was provided information on 3 cases 4th case nothing to report.

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: APN: 046-349-004-000
Agency negotiator: City Manager
Negotiating parties: Brawley Elementary School District
Under negotiation: Potential release of the City's reverted interest

City Attorney - Council gave directions to staff to bring back the item in open session.

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: La Paloma Subdivision - Unit 2
Agency negotiator: City Manager and Public Works Director
Negotiating parties: La Paloma Development, Inc.
Under negotiation: Development Conditions

City Attorney - Council gave directions to staff to bring back the item in open session.

Comments may be heard here:

https://brawley-ca.granicus.com/ViewPublisher.php?view_id=1

3. PUBLIC APPEARANCES/COMMENTS: (Not to exceed four minutes)

This is the time for the public to address the Council **on any item not appearing on the agenda** that is within the subject matter jurisdiction of the City Council. The Mayor will recognize you, and when you come to the microphone, please state your name for the record. You are not allowed to make personal attacks on individuals or make comments that are slanderous or that may invade an individual's personal privacy. Please direct your questions and comments to the City Council.

Any member of the public is invited to submit public comments in advance of the meeting or be heard at the meeting. Please email your questions to valerie.sonico@brawley-ca.gov or call 760-351-3100 before 2:30 PM, September 16, 2025

a. Public Comments on Items not on the Agenda.

- D'Ann Luckey, Assistant Swim Coach for BUHS – Lions Center Pool.
- Linda Rubin – Resident to discuss the Pool.
- Jonathan Sabater, President of the Firefighters Association & Eloy Martinez (nominated as Firefighter of the Year for Brawley – Announcements

Comments may be heard here:

https://brawley-ca.granicus.com/ViewPublisher.php?view_id=1

b. Fire Department Open House Presentation. Presented by Juan Rodelo, Deputy Fire Chief.
Open House Invitation

Comments may be heard here:

https://brawley-ca.granicus.com/ViewPublisher.php?view_id=1

4. CONSENT AGENDA:

m/s/c Rebollar/Kelley/5-0

Items are approved by one motion. Council Members or members of the public may request that consent items be considered separately at a time determined by the Mayor.

a. **Approved** City Council Meeting Minutes:

January 7, 2025.

January 21, 2025

May 15, 2025 (Special Meeting)

September 2, 2025

September 5, 2025 (Special Meeting)

b. **Approved** Accounts Payable: August 16, 2025, to August 29, 2025.

c. **Approved to** receive and file the Fourth Quarter Fiscal Year 2024/25 Treasury Report for the Quarter Ended June 30, 2025.

d. **(Pulling Item for a future Council meeting)** Proposition 4: Salton Sea Funding Allocation Request by the Salton Sea Authority.

e. **(Approved with correction from East to North 3rd)** the Second reading of Ordinance 2025-03 establishing installation of four-way signs for the intersection of A Street and North 3rd Street.

f. **Approved** the Second reading of Ordinance 2025-04, Implementing City Ordinance Chapter 19J outlining unauthorized use of shopping carts.

g. **Approved** Second Reading of Ordinance 2025-05 Amendment of Article III of Chapter 19 of the Brawley Municipal Code.

h. **Approved** Augment Request No. 2 to the 2022 Contract with First Carbon Solutions (FCS) for an additional \$166,960 to continue performing work on the Draft Supplemental Environmental Impact Report (EIR) and relevant technical analyses for the Rancho Los Lagos Specific Plan.

- i. **Approved**, Ratification and approval of Change Order No. 1 for Project Specification No. 2023-02 Hinojosa Water Tower Demolition, for \$15,739.00 and authorize the City Manager to execute all documentation concerning this project.
- j. **Approved** to Award Specification No. 2023-02 Ocotillo Springs Class II Bicycle Lanes and Sidewalks Installation Improvements Project to LC Paving & Sealing, Inc. in an amount of \$1,297,434.50 and authorize a 10% contingency in an amount of \$129,743.45 (if needed) for a total amount of \$1,427,177.95 and authorize the City Manager to execute all documentation concerning this project.
- k. **Approved** various vehicles as surplus property as established by the 2022 City's Surplus Policy.
- l. **(Approved with corrective language to award the project to Big J Fencing)** and authorize staff to proceed with the installation of a new perimeter fence at the Wastewater Treatment Plant to improve site security and safety for both City employees and the public.

Comments may be heard here:

https://brawley-ca.granicus.com/ViewPublisher.php?view_id=1

5. REGULAR BUSINESS:

- a. Potential action to adopt a Resolution authorizing the Human Resources Department of the City of Brawley to access state and federal level summary criminal history information for employment, volunteer, and contract positions. Presented by Sylvia Vizacarra, Human Resources Administrator.
m/s/c Grass/Monita/5-0
Comments may be heard here:
https://brawley-ca.granicus.com/ViewPublisher.php?view_id=1
- b. Potential action to authorize the sale of alcohol and waive the street closure fee, as well as all fees related to the Cattle Call festivities. Presented by April Hodgson, Parks and Recreation Coordinator.
m/s/c Grass/Kelley/5-0
Comments may be heard here:
https://brawley-ca.granicus.com/ViewPublisher.php?view_id=1
- c. Discussion regarding amending city ordinance(s) to address vacant and abandoned buildings within city limits. Presented by Denise Garcia, Special Projects Manager.
Comments may be heard here:
https://brawley-ca.granicus.com/ViewPublisher.php?view_id=1

6. INFORMATIONAL REPORTS

- a. Monthly Staffing Report for August 2025

7. CITY MANAGER REPORT:

I received confirmation from Cal Vet that the Brawley Memorial Wall is registered.

Team California COB was mentioned in Site Selection Magazine.

Special meeting September 23, 2025, workshop setting goals for upcoming year @ 4:00 pm.

Comments may be heard here:

https://brawley-ca.granicus.com/ViewPublisher.php?view_id=1

8. CITY COUNCIL MEMBER REPORTS:

The City Council reports are available on the City of Brawley's website and on the City's audio meeting.

Comments may be heard here:

https://brawley-ca.granicus.com/ViewPublisher.php?view_id=1

9. CITY ATTORNEY REPORT:

Comments may be heard here:

https://brawley-ca.granicus.com/ViewPublisher.php?view_id=1

The meeting was adjourned at 7:25 p.m.

Ana Gutierrez, City Clerk

CITY OF BRAWLEY
September 23, 2025

The City Council of the City of Brawley, California, met in a special meeting at 4:00 p.m. in the Teen Center. The date, time, and place of said meeting were duly established. The City Clerk attests to the agenda's posting pursuant to Cal. Govt. Code § 54954.2.

SPECIAL MEETING:

Mayor Rebollar called the meeting to order at 4:00 p.m.

PRESENT: Monita, Grass, Kelley, Galvan, Rebollar
PRESENT VIA ZOOM: None
ABSENT: None

INVOCATION: CM Grass

PLEDGE OF ALLEGIANCE: CM Monita

1. APPROVAL OF AGENDA

The Agenda was approved. **m/s/c Galvan/Grass/5-0**

2. PUBLIC APPEARANCES/COMMENTS: (Not to exceed four minutes)

This is the time for the public to address the Council **on any item not appearing on the agenda** that is within the subject matter jurisdiction of the City Council. The Mayor will recognize you, and when you come to the microphone, please state your name for the record. You are not allowed to make personal attacks on individuals or make comments that are slanderous or that may invade an individual's personal privacy. Please direct your questions and comments to the City Council.

Any member of the public is invited to submit public comments in advance of the meeting to be read at the meeting. Please email your questions to valerie.sonico@brawley-ca.gov or call 760-351-3048 any time before 12:00 PM, September 23, 2025

- a. Public Comments on Items not on the Agenda.
 - Valerie Smith – Elks BBQ Road Closure.
 - Sean Wilcox – Regional Chamber of Commerce.

3. REGULAR BUSINESS:

m/s/c Kelley/Rebollar/5-0

- a. Potential action to approve and adopt the attached Resolution No. 2025-40 accepting the Grant Offer from Southwest Border Regional Commission (SBRC) for Water and Sewer Infrastructure Expansion for Housing and Economic Development Projects and delegating authority to the City Manager to execute the Grant documents and authorize the required budget adjustments. Presented by Rom Medina, Director of Public Works.

4. WORKSHOP:

- a. **General Governance Training-** 4:00 P.M. to 6:00 P.M. Presented by Gerry Preciado, 34th Street Consulting
- b. **Goal Setting-** 6:30 P.M. to 8:30 P.M. Moderated by Gerry Preciado, 34th Street Consulting

The meeting was adjourned at 8:02 p.m.

City of Brawley

City Council

Oct 07, 2025

Agenda Item No. 4b.1

STAFF REPORT



To: City Council
From: Marcela Tapia, Assistant Finance Director
Prepared by: Jesse Sanchez, Sr. Accounting Assistant
Subject: Demand check registers processed from August 30, 2025 to September 19, 2025

RECOMMENDATION:

Approve demand check registers processed from August 30, 2025 to September 19, 2025.

BACKGROUND INFORMATION:

Routine bills and payroll processed between Council meetings included the following:

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	383	184	0.00	542,227.74
Manual Checks	0	0	0.00	0.00
Voided Checks	0	5	0.00	-200.00
Bank Drafts	35	35	0.00	444,450.84
EFT's	41	28	0.00	386,060.44
	459	252	0.00	1,372,539.02

Utility refunds included the following:

Date Range: 5/28/2025 – 9/19/20225

Totals by Transaction Type and Revenue Code

Transaction Type	Revenue Code	Count	Amount
Refund	996 - 996	13	872.21
	Refund Total:		872.21
	Total for Period:	13	872.21

FISCAL IMPACT:

No additional fiscal impact to approve these reports.

ALTERNATIVES:

None.

ATTACHMENTS:

1. Check Report by Check Number
2. UB Refunds Transaction Report (Date Range: 5/28/2025 – 9/19/2025)

REPORT COORDINATED WITH (other than person preparing the staff report):

None.

REPORT APPROVAL(S):

Staff, Title or Consultant, Agency

Rebecca Terrazas-Baxter, City Manager

Silvia Luna, Finance Director

Status – Date of Status

Approved – 09/25/2025

Approved – 09/24/2025



City of Brawley

4b.1 Check Report

By Check Number

Date Range: 08/30/2025 - 09/19/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Bank Code: US Bank-US Bank Operating Account						
00924	Johnson Controls Fire	09/04/2025	EFT	0.00	-1,126.97	1048
02242	Andrade Acquisitions	09/04/2025	EFT	0.00	96,883.09	1058
Application 3	Invoice	09/03/2025	Police Department Remodel	0.00	44,841.04	
Application 4	Invoice	09/03/2025	Police Department Remodel	0.00	52,042.05	
02405	Brawley Analytical Inc.	09/04/2025	EFT	0.00	450.00	1059
001379	Invoice	09/03/2025	Water Testing/Labs	0.00	450.00	
02569	Carahsoft Technology Corp.	09/04/2025	EFT	0.00	13,464.76	1060
IN2041819	Invoice	09/03/2025	Lumu Cybersecurity Service - Subscription	0.00	13,464.76	
02613	Entravision Communications Corporation	09/04/2025	EFT	0.00	786.00	1061
764541-7	Invoice	09/03/2025	Grant Outreach	0.00	286.00	
764560-7	Invoice	09/03/2025	Outreach for Ocotillo Grant	0.00	500.00	
02547	Finch, Thornton & Baird, LLP	09/04/2025	EFT	0.00	2,620.02	1062
210725	Invoice	09/03/2025	Legal Services	0.00	1,912.50	
210726	Invoice	09/03/2025	Legal Services	0.00	707.52	
02362	Garage Door Repairs Gallo Inc	09/04/2025	EFT	0.00	4,200.00	1063
1349	Invoice	09/03/2025	Chain Link Fence Repair/Adj/Concrete Cur...	0.00	4,200.00	
00924	Johnson Controls Fire	09/04/2025	EFT	0.00	1,126.97	1064
53158992	Invoice	07/18/2025	Annual Alarm Fire Inspection	0.00	861.18	
53228777	Invoice	08/28/2025	Replace set of FDC caps anc calc card	0.00	265.79	
00925	Johnson Controls Security Solutions	09/04/2025	EFT	0.00	365.41	1065
41616148	Invoice	08/29/2025	Alarm Monitoring/Admin/Sep 2025	0.00	365.41	
02471	Sloan Electric Corporation	09/04/2025	EFT	0.00	114,338.40	1066
574559	Invoice	09/03/2025	VFD'S FOR THE WWTP	0.00	114,338.40	
02526	Bound Tree Medical LLC	09/11/2025	EFT	0.00	879.86	1067
85900561	Invoice	09/09/2025	Medical Equipment & Supplies	0.00	438.18	
85900562	Invoice	09/09/2025	Medical Equipment & Supplies	0.00	441.68	
02405	Brawley Analytical Inc.	09/11/2025	EFT	0.00	879.50	1068
001395	Invoice	09/10/2025	Water Testing/Labs 8/26/25	0.00	450.00	
001400	Invoice	09/10/2025	Water Testing/Labs 8/27/25	0.00	429.50	
02279	Capture Technologies Inc.	09/11/2025	EFT	0.00	20,000.00	1069
3861	Invoice	09/10/2025	CAPTURE INV 3861	0.00	14,150.00	
3862	Invoice	09/10/2025	CAPTURE INV 3862	0.00	5,850.00	
02450	Governmentjobs.com Inc	09/11/2025	EFT	0.00	2,719.00	1070
INV-139374	Invoice	09/10/2025	Perform Setup/Quantity 147	0.00	2,719.00	
02278	Grady Dexter Dutton	09/11/2025	EFT	0.00	3,885.00	1071
25031	Invoice	09/11/2025	Project Management Services	0.00	3,885.00	
02571	Health and Human Resource Center Inc	09/11/2025	EFT	0.00	4.20	1072
E0353099	Invoice	09/10/2025	Employee Assistance Program/Oct 2025	0.00	4.20	
00924	Johnson Controls Fire	09/11/2025	EFT	0.00	935.16	1073
24921314	Invoice	09/10/2025	Extiguisher Inspection/WTP	0.00	681.37	
53275819	Invoice	09/01/2025	Safety & Personal Equipment Fee/Inspect...	0.00	253.79	
02346	LexisNexis Risk Solutions FL Inc.	09/11/2025	EFT	0.00	1,944.25	1074

Check Report

Date Range: 08/30/2025 - 09/19/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
1300109107	Invoice	09/10/2025	AVCC Annual Subscription Fee/March 2025	0.00	385.00	
1300121571	Invoice	09/10/2025	AVCC Annual Subscription Fee/April 2025	0.00	385.00	
1300135049	Invoice	09/10/2025	AVCC Annual Subscription Fee/May 2025	0.00	385.00	
1300147202	Invoice	09/10/2025	AVCC Annual Subscription Fee/June 2025	0.00	385.00	
1300161908	Invoice	09/10/2025	AVCC Annual Subscription Fee/July 2025	0.00	404.25	
01347	Polydyne Inc	09/11/2025	EFT	0.00	10,159.43	1075
1953088	Invoice	09/10/2025	Clarifloc WE-1474	0.00	10,159.43	
02624	QQCW Topco LLC	09/11/2025	EFT	0.00	111.96	1076
ARB227109	Invoice	09/09/2025	Car Wash Membership/FD	0.00	55.98	
ARB233169	Invoice	09/09/2025	Car Wash Membership/FD	0.00	55.98	
00145	Vestis Group, Inc.	09/11/2025	EFT	0.00	106.20	1077
5220566618	Invoice	09/09/2025	Mat/Dust Mop	0.00	106.20	
02405	Brawley Analytical Inc.	09/18/2025	EFT	0.00	450.00	1078
001410	Invoice	09/16/2025	Water Testing/Labs 9/3/25	0.00	450.00	
02751	D Fence CO Inc	09/18/2025	EFT	0.00	12,975.00	1079
Q0791	Invoice	09/17/2025	Teen Center renovation- fence and keypad...	0.00	12,975.00	
00575	Enterprise FM Trust	09/18/2025	EFT	0.00	74,418.00	1080
FBN5420407	Invoice	09/15/2025	R & M Cost/Unit Leases/Maint Fees/Sep 2...	0.00	74,418.00	
02362	Garage Door Repairs Gallo Inc	09/18/2025	EFT	0.00	18,800.00	1081
1351	Invoice	09/15/2025	Service Repair/Gate Opener	0.00	3,200.00	
1355	Invoice	09/17/2025	Station 1 Stall Doors	0.00	15,600.00	
02278	Grady Dexter Dutton	09/18/2025	EFT	0.00	2,960.00	1082
25034	Invoice	09/17/2025	Project managment Services	0.00	2,960.00	
02346	LexisNexis Risk Solutions FL Inc.	09/18/2025	EFT	0.00	404.25	1083
1300175351	Invoice	09/15/2025	AVCC Annual Subscription Fee/Aug 2025	0.00	404.25	
02766	LibraryPass, Inc.	09/18/2025	EFT	0.00	1,320.95	1084
10356	Invoice	09/16/2025	Comics Plus-Public Library/10/1/25 - 9/30...	0.00	1,320.95	
02760	Daniel Grimaldo	09/16/2025	Regular	0.00	-200.00	306796
00002	360 Business Products	09/04/2025	Regular	0.00	142.45	307060
OE-68783-1	Invoice	08/29/2025	Packaging Tape	0.00	33.04	
OE-68783-2	Invoice	08/29/2025	Copy Paper	0.00	109.41	
00009	AA Electric	09/04/2025	Regular	0.00	4,260.10	307061
2620	Invoice	09/03/2025	Replace sub panel/New circuits/Breakers/L...	0.00	4,007.28	
2623	Invoice	09/02/2025	New outlets installation/Teen Center	0.00	252.82	
00015	Acme Safety & Supply Corp	09/04/2025	Regular	0.00	692.80	307062
170397-00	Invoice	09/02/2025	Hi-Intensity Sign	0.00	692.80	
00028	AE Consulting, Inc.	09/04/2025	Regular	0.00	12,450.00	307063
09515	Invoice	09/03/2025	Design engineering services for Runway 8/...	0.00	12,450.00	
00040	Airwave Communications Ent Inc	09/04/2025	Regular	0.00	729.26	307064
451023	Invoice	09/03/2025	Troubleshoot & Repair/VHF Paging Picking...	0.00	729.26	
02019	All Valley Fence and Materials	09/04/2025	Regular	0.00	312.49	307065
25-2217	Invoice	09/02/2025	Fence Materials	0.00	312.49	
00076	Allstar Fire Equipment Inc	09/04/2025	Regular	0.00	679.69	307066
266681	Invoice	09/02/2025	Coat/Patch Sewn	0.00	679.69	
00084	Alsco American Linen Div Steiner Corp	09/04/2025	Regular	0.00	426.88	307067
LYUM1896614	Invoice	08/29/2025	Cleaning Services/Supplies/WWTP	0.00	143.21	
LYUM1901384	Invoice	08/29/2025	Cleaning Services/Supplies/Rec	0.00	29.20	
LYUM1904254	Invoice	09/02/2025	Cleaning Srvcs/Supplies/PD	0.00	184.03	

Check Report

Date Range: 08/30/2025 - 09/19/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
LYUM1904261	Invoice	08/29/2025	Cleaning Services/Supplies/WTP	0.00	70.44	
02370	Athens Insurance Service Inc	09/04/2025	Regular	0.00	539.80	307068
23026259	Invoice	09/02/2025	Overpayment/Adriana Ruiz/7/9/25 - 7/11...	0.00	539.80	
02737	Atkinson, Andelson, Loya, Ruud & Romo	09/04/2025	Regular	0.00	4,050.00	307069
758004	Invoice	09/02/2025	Profess. Srvc/Impartial WrkPlace Investig...	0.00	4,050.00	
00176	Auto Zone Inc #2804	09/04/2025	Regular	0.00	129.23	307070
02804482429	Invoice	09/02/2025	AC Refrigerant/Blower Motor/Wiper Blade	0.00	121.78	
02804483356	Invoice	09/03/2025	Multi-Purpose Funnel	0.00	7.45	
00203	Behavioral Analysis Training Inc.	09/04/2025	Regular	0.00	575.00	307071
IV01154	Invoice	09/03/2025	Investigative Interview&Interrog/O Garcia...	0.00	575.00	
00211	Biblionix	09/04/2025	Regular	0.00	3,217.00	307072
11371	Invoice	08/29/2025	Apollo Integrated Library System/9/15/25 -...	0.00	3,217.00	
00228	Brawley Ace Hardware	09/04/2025	Regular	0.00	846.65	307073
B15665/2	Invoice	09/02/2025	Propane Bulk/Gallon	0.00	23.87	
B15863/2	Invoice	09/02/2025	Bit Set/Sand Sponge/Cold Weld/Drill Bit	0.00	88.24	
B16360/2	Invoice	09/02/2025	Circuit Breaker Tester	0.00	42.40	
B16557/2	Invoice	08/29/2025	Freezer Bags/Hose/Weed & Grass Killer/To..	0.00	78.46	
B17049/2	Invoice	09/02/2025	Spray Paint	0.00	32.57	
B17322/2	Invoice	09/02/2025	Coffe Maker	0.00	54.36	
B17441/2	Invoice	09/02/2025	AC Air Filter	0.00	14.83	
B18308/2	Invoice	09/02/2025	Joint Compound/Taping Knife/Tape/Lumb...	0.00	95.80	
B18428/2	Invoice	09/02/2025	Ground Receptacle/Wire/Switch Box	0.00	46.08	
B18455/2	Invoice	09/03/2025	Shop Towels/Cloths/Bucket/Scissors/Insec...	0.00	155.90	
B18545/2	Invoice	09/03/2025	Rakes/Hose	0.00	116.32	
B18953/2	Invoice	09/02/2025	Insulation Kraft FCD	0.00	43.49	
B19224/2	Invoice	09/02/2025	Toilet Wand/Kit	0.00	28.25	
B19277/2	Invoice	09/03/2025	Pump Armor Fluid/Paint Roller Cover	0.00	26.08	
00299	Canon Financial Services Inc	09/04/2025	Regular	0.00	2,183.15	307074
41627992	Invoice	09/02/2025	Main Overage July & Contract Charge Aug...	0.00	100.92	
41627993	Invoice	08/29/2025	Contract Charge/Library/Aug 2025	0.00	105.36	
41627994	Invoice	09/03/2025	Contract Charge/PW/Sep 2025	0.00	404.56	
41627997	Invoice	09/02/2025	Copier Usage/Contract Charge/PD/Aug 20...	0.00	943.57	
41627998	Invoice	09/03/2025	Maint Overage July/Contract Charge/WW...	0.00	133.59	
41627999	Invoice	09/03/2025	Maint Overage July/Contract Charge/PW/...	0.00	495.15	
00322	Cavendish Square	09/04/2025	Regular	0.00	202.33	307075
CAL3528391	Invoice	08/29/2025	Cultures of the World Library Set/Books	0.00	202.33	
00387	Consolidate Electrical Dist	09/04/2025	Regular	0.00	879.24	307076
1964-1017591	Invoice	08/29/2025	Metal Halide Bulbs	0.00	879.24	
00392	Core & Main LP	09/04/2025	Regular	0.00	2,478.11	307077
X600029	Invoice	09/03/2025	Shut-Off Tool/Repair Clamp/Municipex Pi...	0.00	2,478.11	
02191	Data Ticket Inc	09/04/2025	Regular	0.00	253.00	307078
182474	Invoice	09/02/2025	Code Enforcing Processing/SSN Search/July..	0.00	253.00	
00458	David Pham	09/04/2025	Regular	0.00	688.50	307079
9-25Travel	Invoice	09/03/2025	Travel Adv/POST Supervisory Course/Sep 8..	0.00	688.50	
00493	Desert Air Conditioning Inc	09/04/2025	Regular	0.00	400.00	307080
315793	Invoice	09/02/2025	Service Repair/AC	0.00	400.00	
02560	Desert RV Service & Towing LLC	09/04/2025	Regular	0.00	695.00	307081
1924	Invoice	09/02/2025	Labor/Window Tint/Unit 253	0.00	695.00	
00498	Desert Valley Power Systems	09/04/2025	Regular	0.00	1,806.00	307082

Check Report

Date Range: 08/30/2025 - 09/19/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
3353	Invoice	09/26/2025	Oil Service/Generator Load Bank Test/Cat ...	0.00	1,806.00	
00512	DLT Solutions, LLC	09/04/2025	Regular	0.00	11,443.79	307083
SI705724	Invoice	09/03/2025	Engineering Software	0.00	11,443.79	
00531	EA Electric	09/04/2025	Regular	0.00	4,475.00	307084
INV307	Invoice	08/29/2025	Troubleshoot Generator Instruments/Unit...	0.00	2,240.00	
INV308	Invoice	08/29/2025	Electrical/Instrument Work/Installed Red L...	0.00	2,235.00	
00549	EH Wachs	09/04/2025	Regular	0.00	359.89	307085
INV237394	Invoice	09/02/2025	Rechargeable Battery Replacement	0.00	359.89	
00569	Empire Southwest LLC	09/04/2025	Regular	0.00	2,415.00	307086
EPWK0667597	Invoice	08/29/2025	Troubleshoot Fuel Leak/Generator #110	0.00	2,415.00	
00613	Events By Liz	09/04/2025	Regular	0.00	451.00	307087
3687	Invoice	09/03/2025	Decoratios/Sr Appreciation Event	0.00	451.00	
00626	Farmers Land Leveling, Inc	09/04/2025	Regular	0.00	29,407.05	307088
240466	Invoice	09/03/2025	Purchase of Rock & Asphalt Products	0.00	28,429.25	
240474	Invoice	09/03/2025	Purchase of Rock & Asphalt Products	0.00	977.80	
00629	Federal Express Corp	09/04/2025	Regular	0.00	13.64	307089
8-955-65264	Invoice	09/02/2025	Postage	0.00	13.64	
00635	Ferguson Enterprises Inc	09/04/2025	Regular	0.00	125.12	307090
5611864	Invoice	08/29/2025	Metering Carts	0.00	125.12	
02327	Garda CL West Inc. Lockbox #233209	09/04/2025	Regular	0.00	395.87	307091
10827976	Invoice	09/03/2025	Armored Transportation Services/Septem...	0.00	395.87	
00720	GovConnection Inc	09/04/2025	Regular	0.00	3,687.58	307092
76741500	Invoice	08/29/2025	ClickShare Bar Core	0.00	2,798.20	
76763040	Invoice	09/02/2025	Curved Monitor	0.00	889.38	
00741	Hach Company Inc	09/04/2025	Regular	0.00	199.00	307093
14620377	Invoice	08/29/2025	Field Instrument Evaluation	0.00	199.00	
00748	HDL Coren & Cone	09/04/2025	Regular	0.00	4,204.70	307094
SIN052579	Invoice	09/03/2025	Property Tax Analysis	0.00	3,409.70	
SIN053894	Invoice	09/03/2025	2024-25 ACFR Statistical Package	0.00	795.00	
00759	Hinderliter, De Llamas & Associates	09/04/2025	Regular	0.00	7,182.33	307095
SIN053675	Invoice	09/03/2025	Contract Sales Tax and Audir Recovery Fee...	0.00	7,182.33	
00763	Home Grown Apparel	09/04/2025	Regular	0.00	791.19	307096
46118	Invoice	09/02/2025	Pants/Polo Shirt/Logo Patch/Alter. Shirt/...	0.00	718.34	
46124	Invoice	09/02/2025	Waiste Duty Belt/Sgt. J Morales	0.00	72.85	
00776	I. V. Termite & Pest Control	09/04/2025	Regular	0.00	55.00	307097
0354241	Invoice	09/03/2025	Commercial Building/General Pest Control...	0.00	55.00	
02614	Imperial Flying Service, Inc.	09/04/2025	Regular	0.00	4,400.00	307098
07.01.2025	Invoice	09/03/2025	Airport Manager and Fixed Base Operator	0.00	2,200.00	
08.01.2025	Invoice	09/03/2025	Airport Manager and Fixed Base Operator	0.00	2,200.00	
00807	Imperial Landfill Inc	09/04/2025	Regular	0.00	71.47	307099
4136-000022505	Invoice	09/02/2025	Animal Control Diposal	0.00	71.47	
00861	Jade Security Systems Inc	09/04/2025	Regular	0.00	98.97	307100
0225964	Invoice	08/29/2025	Monitoring Electronic Security System/Te...	0.00	98.97	
02056	John Tang	09/04/2025	Regular	0.00	43.08	307101
8-25Reimburse	Invoice	09/03/2025	Pizza/Summer Camp/Pool Day	0.00	43.08	
00927	Jonathan Blackstone	09/04/2025	Regular	0.00	2,015.95	307102

Check Report

Date Range: 08/30/2025 - 09/19/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
9-25Travel	Invoice	09/03/2025	Travel Adv/Executive Development Course...	0.00	2,015.95	
02777	JSI Inc.	09/04/2025	Regular	0.00	222.83	307103
8-25Refund	Invoice	09/03/2025	Refund Overpayment/R00031955/1/24/23	0.00	222.83	
00995	Kaz-Bros Design Shop	09/04/2025	Regular	0.00	565.36	307104
12690	Invoice	08/29/2025	Polos	0.00	565.36	
00979	K-C Welding Rentals Inc	09/04/2025	Regular	0.00	700.96	307105
52570	Invoice	08/29/2025	Cee Channel/Return Channel Inv 52198	0.00	71.11	
52688	Invoice	08/29/2025	Chain Loop	0.00	29.35	
52823	Invoice	09/03/2025	Safety Boots/Luciano Garcia	0.00	239.24	
52824	Invoice	09/03/2025	Safety Boots/David Trevino	0.00	239.24	
52827	Invoice	09/03/2025	Angles/Flat Bars	0.00	122.02	
01022	L.N. Curtis & Sons	09/04/2025	Regular	0.00	543.75	307106
INV972462	Invoice	08/29/2025	Boots	0.00	543.75	
01025	LaBrucherie Irrigation Supp LLC	09/04/2025	Regular	0.00	487.63	307107
OM49762	Invoice	09/03/2025	Mesh Sandcloth/Wire Brush	0.00	22.07	
OM49777	Invoice	09/03/2025	Coupling/Schedule 80/Ball Valve/Adapter...	0.00	465.56	
01096	Mallory Safety & Supply LLC	09/04/2025	Regular	0.00	417.75	307108
6227748	Invoice	08/29/2025	Spill Kits	0.00	417.75	
02309	Mark Cano	09/04/2025	Regular	0.00	1,470.71	307109
9-25Travel	Invoice	09/03/2025	Travel Adv/ICI Mngmt. & Suprv. of Detect/...	0.00	1,470.71	
01183	McNeece Bros Oil Company	09/04/2025	Regular	0.00	147.05	307110
369660	Invoice	09/02/2025	Fuel	0.00	49.05	
369887	Invoice	09/02/2025	Fuel	0.00	98.00	
01184	MCR Technologies, Inc	09/04/2025	Regular	0.00	3,056.96	307111
43908	Invoice	09/03/2025	ISCO Refrigerator w/Compressor	0.00	3,056.96	
02418	Michael Garcia	09/04/2025	Regular	0.00	981.69	307112
9-25Travel	Invoice	09/03/2025	Travel Adv/Pistol Mounted Optics Course/...	0.00	981.69	
02034	Nth Generation Computing, Inc.	09/04/2025	Regular	0.00	5,739.38	307113
46920H	Invoice	09/03/2025	Cybersecurity Awareness Training Subscrip...	0.00	5,739.38	
01279	NuCO2	09/04/2025	Regular	0.00	58.45	307114
81008911	Invoice	08/29/2025	CO2 MK9 Detector/Sensor Kit/LC Pool	0.00	58.45	
01282	O'Reilly Auto Parts	09/04/2025	Regular	0.00	131.50	307115
2648-169348	Invoice	09/02/2025	Coolant/Air Freshener	0.00	131.50	
01341	Pitney Bowes Inc	09/04/2025	Regular	0.00	45.75	307116
8-25Postage	Invoice	09/02/2025	Postage/PD	0.00	45.75	
02715	Primo Brands	09/04/2025	Regular	0.00	58.19	307117
05G8730147066	Invoice	09/02/2025	Water/Cooler Rental/PD/July 2025	0.00	58.19	
01361	Pro Record Storage Inc	09/04/2025	Regular	0.00	255.58	307118
0032544	Invoice	09/03/2025	Storage/Tracking/Shredding/HR/Aug 2025	0.00	255.58	
01403	Raul Bernal	09/04/2025	Regular	0.00	105.00	307119
8-25Reimburse	Invoice	09/03/2025	T4 Treatment Renewal/SWRCB	0.00	105.00	
01424	Regina A Kim	09/04/2025	Regular	0.00	1,110.97	307120
9-25Travel	Invoice	09/03/2025	Travel Adv/2025 Training & Tech Seminar/...	0.00	1,110.97	
01453	RN Enterprises	09/04/2025	Regular	0.00	665.00	307121
2025-054	Invoice	09/03/2025	Access Gate Troubleshooting & Repair	0.00	665.00	
01981	Rogers, Anderson, Malody And Scott, LLP	09/04/2025	Regular	0.00	18,090.00	307122

Check Report

Date Range: 08/30/2025 - 09/19/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
78408	Invoice	09/03/2025	Citywide Auditing Services	0.00	18,090.00	
01562	Sherwin-Williams Company Inc	09/04/2025	Regular	0.00	9,451.20	307123
9987-4	Invoice	09/03/2025	paint	0.00	4,333.42	
9988-2	Invoice	09/03/2025	paint	0.00	5,117.78	
01924	Spectrum	09/04/2025	Regular	0.00	169.99	307124
189457801080725	Invoice	09/03/2025	Internet Service/FD#1/8/8/25 - 9/7/25	0.00	169.99	
01987	STC Traffic, Inc	09/04/2025	Regular	0.00	14,420.00	307125
8254	Invoice	09/03/2025	Amendment No. 1 for Design & CM Signal ...	0.00	7,505.00	
8255	Invoice	09/03/2025	Design for Dogwood and Mead	0.00	3,600.00	
8256	Invoice	09/03/2025	Design of 8th & Main Street	0.00	3,315.00	
01884	Sunbelt Rentals	09/04/2025	Regular	0.00	281.51	307126
172361631-0001	Invoice	08/29/2025	X-Line String & Weed Trimmer Line	0.00	161.98	
173380096-0001	Invoice	09/03/2025	Gas Trash Pump/Suction Hose/Discharge ...	0.00	119.53	
02438	Superior Pavement Markings Inc.	09/04/2025	Regular	0.00	6,833.00	307127
20937	Invoice	09/03/2025	Street Striping from Imperial Avenue	0.00	6,833.00	
00496	The Desert Review	09/04/2025	Regular	0.00	720.00	307128
4753	Invoice	08/29/2025	NIB for Ocotillo Springs Class/8/20/25	0.00	720.00	
01732	Valley Pest Services Inc	09/04/2025	Regular	0.00	175.00	307129
14353362 MT	Invoice	08/29/2025	Monthly Pest Control/Library	0.00	50.00	
14353365 MT	Invoice	09/02/2025	Monthly Pest Control/PD	0.00	50.00	
14353446 MT	Invoice	08/29/2025	Monthly Pest Control/Senior Center	0.00	75.00	
02761	Vanessa Ramirez	09/04/2025	Regular	0.00	1,110.97	307130
9-25Travel	Invoice	09/03/2025	Travel Adv/2025 Training & Tech Seminar/...	0.00	1,110.97	
01738	Verizon Wireless	09/04/2025	Regular	0.00	287.33	307131
6120349549	Invoice	08/29/2025	Cell Phone Services/FD#2/7/7/25 - 8/6/25	0.00	287.33	
01741	Veronica Ortiz	09/04/2025	Regular	0.00	275.00	307132
8-25Reimburse	Invoice	09/03/2025	Safety Boots/Redwingshoes.com/H01020...	0.00	275.00	
01744	Veronica Zavala	09/04/2025	Regular	0.00	1,110.97	307133
9-25Travel	Invoice	09/03/2025	Travel Adv/2025 Training & Tech Seminar/...	0.00	1,110.97	
01768	Wal-Mart Stores Inc #01-1555	09/04/2025	Regular	0.00	385.59	307134
0063 4153 5157 ...	Invoice	09/03/2025	Bungee Cords/Power Adapter/Tarp/Tent/...	0.00	194.10	
1392 0810 0455 ...	Invoice	09/02/2025	Coffee Maker/Pens	0.00	65.80	
8449 6624 7627 ...	Invoice	09/02/2025	Snacks/Bottled Water/Sport Beverages	0.00	125.69	
01772	Waxie Sanitary Supply	09/04/2025	Regular	0.00	69.74	307135
83419576	Invoice	08/29/2025	Clorox EcoClean Disinfectant	0.00	69.74	
00002	360 Business Products	09/11/2025	Regular	0.00	626.95	307136
OE-QT-35155-1	Invoice	09/10/2025	Desk Shelf/File Cabinet	0.00	626.95	
00015	Acme Safety & Supply Corp	09/11/2025	Regular	0.00	389.70	307137
170604-00	Invoice	09/10/2025	30X30 Hi Intensity Stop Sign	0.00	238.15	
170606-00	Invoice	09/10/2025	9X36 Side Street Blade/Sign	0.00	151.55	
00084	AlSCO American Linen Div Steiner Corp	09/11/2025	Regular	0.00	875.12	307138
LYUM1900735	Invoice	09/10/2025	Cleaning Srvcs/Supplies/WWTP	0.00	143.21	
LYUM1903578	Invoice	09/10/2025	Cleaning Srvcs/Supplies/WWTP	0.00	143.21	
LYUM1905013	Invoice	09/10/2025	Cleaning Srvcs/Supplies/WWTP	0.00	143.21	
LYUM1906349	Invoice	09/10/2025	Cleaning Srvcs/Supplies/WWTP	0.00	143.21	
LYUM1907023	Invoice	09/09/2025	Cleaning Srvcs/Supplies/Admin	0.00	43.75	
LYUM1907024	Invoice	09/10/2025	Cleaning Srvcs/Supplies/PW	0.00	34.13	
LYUM1907034	Invoice	09/09/2025	Cleaning Srvcs/Supplies/PD	0.00	187.04	

Check Report

Date Range: 08/30/2025 - 09/19/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
LYUM1907035	Invoice	09/09/2025	Cleaning Srvcs/Supplies/City Hall	0.00	37.36	
00176	Auto Zone Inc #2804	09/11/2025	Regular	0.00	21.10	307139
02804488822	Invoice	09/10/2025	Windshield Washer/Wiper Blade	0.00	21.10	
00208	Best Best & Krieger LLP	09/11/2025	Regular	0.00	2,039.00	307140
1038056	Invoice	09/11/2025	FY25-26 Legal Services as needed (BB&K)	0.00	2,039.00	
00215	Biometrics4All Inc	09/11/2025	Regular	0.00	10.50	307141
BRAWL0135	Invoice	09/09/2025	RELAY FEES/August 2025	0.00	6.75	
BRWPD0036	Invoice	09/09/2025	RELAY FEES/August 2025	0.00	3.75	
02292	Blu Bulk Transport Inc	09/11/2025	Regular	0.00	88.20	307142
2678422	Invoice	09/09/2025	Bulk Spring Water Delivery/FD#1	0.00	26.75	
2678572	Invoice	09/09/2025	Bulk Spring Water Delivery/FD#2	0.00	51.45	
2680024	Invoice	09/09/2025	Rent Stainless Steel Tank IV/FD#1	0.00	5.00	
2680025	Invoice	09/09/2025	Rent Stailless Steel Tank IV/FD#2	0.00	5.00	
00228	Brawley Ace Hardware	09/11/2025	Regular	0.00	1,659.13	307143
B11707/2	Invoice	09/10/2025	Paint	0.00	183.67	
B13775/2	Invoice	09/10/2025	Spring Clip/Trash Bag/Scoop Grain	0.00	68.48	
B14037/2	Invoice	09/10/2025	Paint	0.00	157.68	
B16663/2	Invoice	09/10/2025	Glue	0.00	9.34	
B18243/2	Invoice	09/10/2025	Oil Gallon	0.00	20.65	
B18307/2	Invoice	09/10/2025	Key Duplicate	0.00	16.28	
B18396/2	Invoice	09/10/2025	Screws Bulk/Tray Item/Fasteners/Bit	0.00	26.55	
B18470/2	Invoice	09/10/2025	Bolts/Nuts/Washers/Fasteners	0.00	9.34	
B18486/2	Invoice	09/10/2025	Bolts/Nuts/Washers/Fasteners	0.00	27.10	
B18518/2	Invoice	09/10/2025	Bolts/Nuts/Washers	0.00	6.85	
B18746/2	Invoice	09/10/2025	Mounting Tape	0.00	18.03	
B18848/2	Invoice	09/10/2025	Tie Wire	0.00	16.30	
B18854/2	Invoice	09/10/2025	Tee/Elbow/Adapter	0.00	6.46	
B18858/2	Invoice	09/10/2025	Key Duplicate/Padlock	0.00	39.10	
B18928/2	Invoice	09/10/2025	Clamp/Tube Vinyl	0.00	9.53	
B19237/2	Invoice	09/10/2025	Key Duplicate	0.00	6.07	
B19401/2	Invoice	09/09/2025	Sealant/Valve/Elbow/Nut&Ring	0.00	32.55	
B19420/2	Credit Memo	09/09/2025	Valve/Nut&Ring/Comprsn Union/Sealant	0.00	-0.91	
B19579/2	Invoice	09/09/2025	Strap/Screws	0.00	5.92	
B19815/2	Invoice	09/09/2025	Padlock	0.00	16.30	
B20234/2	Invoice	09/09/2025	Safety Hasp	0.00	4.99	
B20261/2	Invoice	09/10/2025	Chain Loop/Universal Wrench Packed	0.00	35.00	
B21401/2	Invoice	09/10/2025	Pipe Wrench	0.00	61.97	
B21716/2	Invoice	09/10/2025	Hose/PVC Tube/AC Filter/Plug Wrench/Var..	0.00	380.94	
B21808/2	Invoice	09/09/2025	Key Duplicate	0.00	16.28	
B21832/2	Invoice	09/10/2025	Air Freshener/Shop Towel	0.00	27.17	
B22054/2	Invoice	09/10/2025	Disinfectant/Screw & Anchor/Wheelbarro...	0.00	99.97	
B22426/2	Invoice	09/10/2025	Cable Tie/Screws	0.00	24.76	
B22442/2	Invoice	09/10/2025	Wastebasket/Velcro Tape	0.00	26.08	
B22455/2	Invoice	09/10/2025	Filter & Regulator	0.00	81.55	
I94134/5	Invoice	09/10/2025	Bucket Grid/Brush/Paint	0.00	225.13	
	Void	09/11/2025	Regular	0.00	0.00	307144
	Void	09/11/2025	Regular	0.00	0.00	307145
02230	Brian Harsany	09/11/2025	Regular	0.00	43.29	307146
8-25Reimburse	Invoice	09/10/2025	Petsmart/K-9 Boots/8/21/2025	0.00	43.29	
00387	Consolidate Electrical Dist	09/11/2025	Regular	0.00	879.24	307147
1964-1017821	Invoice	09/09/2025	Lamps	0.00	879.24	
02779	Daniel Valdez	09/11/2025	Regular	0.00	490.40	307148
9-25Travel	Invoice	09/10/2025	Travel Adv/Reforma Conference 2025/Sep...	0.00	490.40	
02560	Desert RV Service & Towing LLC	09/11/2025	Regular	0.00	4,060.00	307149

Check Report

Date Range: 08/30/2025 - 09/19/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
1979	Invoice	09/09/2025	Remove Lights,siren,controllers,switch/wi...	0.00	1,485.00	
2022	Invoice	09/09/2025	Installation Lights,siren & switch panel/#2...	0.00	2,475.00	
2027	Invoice	09/10/2025	Towing/F-250 Unit 1003	0.00	100.00	
00532	EAN Services LLC	09/11/2025	Regular	0.00	211.64	307150
39815149	Invoice	09/10/2025	Vehicle Rental for Tri-State Seminar/C. Tej...	0.00	211.64	
00626	Farmers Land Leveling, Inc	09/11/2025	Regular	0.00	490.40	307151
240482	Invoice	09/10/2025	Purchase of Rock & Asphalt Products	0.00	490.40	
00629	Federal Express Corp	09/11/2025	Regular	0.00	58.73	307152
8-900-03418	Invoice	09/10/2025	Postage	0.00	45.09	
8-972-76266	Invoice	09/10/2025	Postage	0.00	13.64	
00657	Forensic Drug Testing Services Inc	09/11/2025	Regular	0.00	99.00	307153
2025-2837	Invoice	09/10/2025	Drug Prevention & Program Management ...	0.00	99.00	
02327	Garda CL West Inc. Lockbox #233209	09/11/2025	Regular	0.00	90.93	307154
20648368	Invoice	09/09/2025	Excess Items Shipped/August 2025	0.00	90.93	
02696	Gemini Group Consulting, LLC	09/11/2025	Regular	0.00	2,315.40	307155
1392	Invoice	09/10/2025	CCR - Mailing Dbase Service	0.00	2,315.40	
00715	Golden West College	09/11/2025	Regular	0.00	440.00	307156
C03195147	Invoice	09/10/2025	T. Course/Basic Public Safety School/Sep1...	0.00	440.00	
00720	GovConnection Inc	09/11/2025	Regular	0.00	846.40	307157
76521007	Invoice	09/09/2025	Wall Mount Rack	0.00	527.66	
76780916	Invoice	09/09/2025	Patch Panel Rack Mount/Modular Plug Pa...	0.00	318.74	
00722	Government Training Agency	09/11/2025	Regular	0.00	674.00	307158
80699	Invoice	09/10/2025	ICI Mngmt. & Supvsn. of Detectives/Cours...	0.00	674.00	
00745	Harrington Industrial Plastics	09/11/2025	Regular	0.00	483.05	307159
004P0589	Invoice	09/10/2025	Valve Ball/Nipple/Connector/Tee	0.00	483.05	
00763	Home Grown Apparel	09/11/2025	Regular	0.00	1,408.55	307160
46110	Invoice	09/09/2025	Shirt/Patch/Shirt Alteration/Pants	0.00	140.10	
46113	Invoice	09/09/2025	Pants/Shirt/Patch/Sleeve/Shirt Alteration	0.00	147.10	
46114	Invoice	09/09/2025	Pants/Shirt/Patch/Shirt Alterations	0.00	154.10	
46115	Invoice	09/09/2025	Pants/Patch	0.00	127.10	
46119	Invoice	09/09/2025	Polo Shirt/Badge Patch/Patch Sewn/Pants	0.00	826.03	
46121	Invoice	09/09/2025	Tie/Tie Bar	0.00	14.12	
02095	HydroPro Solutions	09/11/2025	Regular	0.00	15,055.73	307161
IN0004177	Invoice	09/10/2025	Couplings/Read Register Replace	0.00	2,376.90	
IN0004178	Invoice	09/10/2025	Meters	0.00	12,678.83	
00776	I. V. Termite & Pest Control	09/11/2025	Regular	0.00	60.00	307162
0355385	Invoice	09/09/2025	Commercial Building General Pest	0.00	60.00	
00797	Imperial County Public Health	09/11/2025	Regular	0.00	1,500.00	307163
9-25PlanReviewP...	Invoice	09/11/2025	Application for Lions Center Pool Plan Revi...	0.00	1,500.00	
00823	Imperial Valley Press	09/11/2025	Regular	0.00	1,417.11	307164
0825156302	Invoice	09/09/2025	Notice & Invitation/8/22/25 & 8/26/25	0.00	1,417.11	
00838	International Code Council	09/11/2025	Regular	0.00	172.37	307165
1002106902	Invoice	09/09/2025	21 Tabs Soft/Complete Set	0.00	172.37	
00850	Iworq Systems	09/11/2025	Regular	0.00	799.98	307166
213627	Invoice	09/10/2025	Software Management & Support/Oct - D...	0.00	799.98	
00861	Jade Security Systems Inc	09/11/2025	Regular	0.00	113.97	307167
0223213	Invoice	09/09/2025	Monitoring Electronic Security System/Lib...	0.00	37.99	
0224143	Invoice	09/09/2025	Monitoring Electronic Security System/Lib...	0.00	37.99	

Check Report

Date Range: 08/30/2025 - 09/19/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
0226016	Invoice	09/09/2025	Monitorin Electronic Security System/Libra...	0.00	37.99	
02056	John Tang	09/11/2025	Regular	0.00	150.29	307168
9-25Reimburse	Invoice	09/11/2025	Homedepot/Deadbolt Locks for Volunteer...	0.00	150.29	
00995	Kaz-Bros Design Shop	09/11/2025	Regular	0.00	413.21	307169
12871	Invoice	09/10/2025	Polo Shirts/Table Cloth with Logo	0.00	413.21	
00979	K-C Welding Rentals Inc	09/11/2025	Regular	0.00	1,644.44	307170
217425	Invoice	09/10/2025	Shop Repair/Pump/Repair Kit/Lubricant/T...	0.00	1,567.99	
52834	Invoice	09/10/2025	Nut/Washer	0.00	11.22	
52864	Invoice	09/10/2025	Sheet Metal Tool	0.00	65.23	
01025	LaBrucherie Irrigation Supp LLC	09/11/2025	Regular	0.00	963.05	307171
OM49612	Invoice	09/09/2025	Solenoid	0.00	39.23	
OM49669	Invoice	09/09/2025	Straw Hat	0.00	11.95	
OM49685	Invoice	09/09/2025	Nozzle	0.00	48.18	
OM49739	Invoice	09/09/2025	Station Controller/Solenoid	0.00	135.58	
OM49748	Invoice	09/09/2025	Pump/Hose/Nut/Adapter/Nipple/Brass In...	0.00	432.19	
OM49758	Invoice	09/09/2025	Filters	0.00	156.40	
OM49759	Invoice	09/09/2025	Valve/Nipple/T/Hose Poly	0.00	19.52	
OM49767	Invoice	09/09/2025	Elbow/BV Brass/Insert/Clamps	0.00	40.78	
OM49794	Invoice	09/09/2025	Supply Line	0.00	37.06	
OM49851	Invoice	09/09/2025	Brass Hose	0.00	8.13	
OM49892	Invoice	09/09/2025	Solenoid	0.00	34.03	
01042	League of California Cities	09/11/2025	Regular	0.00	12,022.00	307172
INV-27025-R6Q9...	Invoice	09/10/2025	Membership Dues for Calendar year 2025	0.00	12,022.00	
01183	McNeece Bros Oil Company	09/11/2025	Regular	0.00	256.23	307173
369973	Invoice	09/10/2025	Fuel	0.00	58.74	
370274	Invoice	09/10/2025	Fuel	0.00	88.99	
370288	Invoice	09/10/2025	Fuel	0.00	108.50	
01230	Motion Picture Licensing Corp	09/11/2025	Regular	0.00	329.91	307174
504462301	Invoice	09/09/2025	MPLC License/10/1/25 - 9/30/26	0.00	329.91	
01232	MSC Industrial Supply Co., Inc.	09/11/2025	Regular	0.00	1,011.33	307175
52027410	Invoice	09/10/2025	Shockwave Tool Set & Organizer	0.00	445.85	
52274390	Invoice	09/10/2025	Impact Wrench	0.00	565.48	
01279	NuCO2	09/11/2025	Regular	0.00	1,481.65	307176
80905870	Invoice	09/09/2025	CO2 Bulk/Processing/Splash Pad	0.00	528.33	
80962980	Invoice	09/09/2025	CO2 MK9 Detector/Sensor Kit/Splash Pad	0.00	58.45	
811377440	Invoice	09/09/2025	CO2 Bulk/Processing/Splash Pad	0.00	271.88	
81140218	Invoice	09/09/2025	CO2 Bulk/Processing/Splash Pad	0.00	622.99	
01891	NV5 Inc	09/11/2025	Regular	0.00	7,713.50	307177
468698	Invoice	09/10/2025	Engineering Services	0.00	3,408.00	
468708	Invoice	09/10/2025	Engineering Services	0.00	4,305.50	
01288	Ojeda Industries	09/11/2025	Regular	0.00	8.37	307178
61686	Invoice	09/09/2025	Hi Temperature Bearing Grease	0.00	8.37	
01282	O'Reilly Auto Parts	09/11/2025	Regular	0.00	254.36	307179
2648-170516	Invoice	09/10/2025	Mini Light Bulb	0.00	9.23	
2648-170606	Invoice	09/10/2025	Wiper Blade/Windshield Washer	0.00	47.72	
2648-171365	Invoice	09/10/2025	Wiper Blade/Seat Covers/Windshield Was...	0.00	197.41	
01417	RDO Equipment Co	09/11/2025	Regular	0.00	288.40	307180
P8927743	Invoice	09/09/2025	Mower Blade/#85,89 & 91	0.00	288.40	
01453	RN Enterprises	09/11/2025	Regular	0.00	8,407.00	307181
2025-046	Invoice	09/10/2025	VFD Replacement for RAS Pump	0.00	8,407.00	

Check Report

Date Range: 08/30/2025 - 09/19/2025

Vendor Number Payable #	Vendor Name Payable Type	Post Date	Payment Date Payable Description	Payment Type	Discount Amount	Payment Amount Payable Amount	Number
01488 218437	Roto Rooter Invoice	09/09/2025	09/11/2025 Bathroom Clean up/Gonzales Park	Regular	0.00 0.00	140.00 140.00	307182
01569 8011814824	Shred-It Invoice	09/09/2025	09/11/2025 STERI-Safe Budget Subscription/Sep 2025	Regular	0.00 0.00	71.74 71.74	307183
01611 8-25CW-4502-11...	State WA Resources Control BD Invoice	09/09/2025	09/11/2025 Fee/Clean Wtr Revolving Fund/Cont 0884...	Regular	0.00 0.00	261.22 261.22	307184
01884 171948881-0001 171949659-0001 171949903-0001 173536338-0001	Sunbelt Rentals Invoice Invoice Invoice Invoice	09/09/2025 09/09/2025 09/09/2025 09/10/2025	09/11/2025 Service Repair/Trash Pump Service Repair/2x30 Box RV Service Repair/2x30 Box RV Rental Equipment/Trash Pump	Regular	0.00 0.00 0.00 0.00	341.77 45.00 45.00 45.00 206.77	307185
01649 8-25TMobileFD#2 8-25TMobilePD	T-Mobile USA Inc Invoice Invoice	09/09/2025 09/09/2025	09/11/2025 Cellphone Usage/FD#2/07/21/25 - 8/20/25 On Call PD Cell Phone Usage 7/21/25 - 8/2...	Regular	0.00 0.00 0.00	2,222.03 70.14 2,151.89	307186
01708 196472582	Uline, Inc. Invoice	09/09/2025	09/11/2025 Trash Can/Open Top Trash/Wireless Charg...	Regular	0.00 0.00	667.43 667.43	307187
01709 25-260480 820250086	Underground Service Alert of Southern CA Invoice Invoice	09/10/2025 09/10/2025	09/11/2025 Ca State Fee for Regulatory Costs New Ticket Changes/Monthly Database M...	Regular	0.00 0.00 0.00	219.81 49.81 170.00	307188
01732 14353588 MT	Valley Pest Services Inc Invoice	09/09/2025	09/11/2025 Monthly Pest Control/LC	Regular	0.00 0.00	50.00 50.00	307189
01766 837592021 9624072063	W.W. Grainger Inc Invoice Invoice	09/10/2025 09/10/2025	09/11/2025 Egine Driven Pump/Adapter/Water Hose/S.. Water Hose Assembly	Regular	0.00 0.00 0.00	3,097.94 2,408.31 689.63	307190
01772 83430904 83452932	Waxie Sanitary Supply Invoice Invoice	09/09/2025 09/09/2025	09/11/2025 Janitorial Supplies Squeegee/Washer	Regular	0.00 0.00 0.00	536.57 314.21 222.36	307191
01780 0080687449 0080687450	Westair Gases & Equipment Inc Invoice Invoice	09/09/2025 09/09/2025	09/11/2025 Medical Oxygen/Cylinder Rental Medical Cylinder Rental	Regular	0.00 0.00 0.00	525.15 295.02 230.13	307192
01793 2809	William S Smerdon Invoice	09/09/2025	09/11/2025 Attorney Services/8/1/2025 - 9/1/2025	Regular	0.00 0.00	5,187.50 5,187.50	307193
00240 INV0006738 INV0006755	Brawley Public Safety Employee Invoice Invoice	09/05/2025 09/05/2025	09/11/2025 Union Dues Union Dues	Regular	0.00 0.00 0.00	1,900.00 50.00 1,850.00	307194
00287 INV0006726 INV0006747	California State Disbursement Invoice Invoice	09/05/2025 09/05/2025	09/11/2025 Child Support Deductions Child Support Deductions	Regular	0.00 0.00 0.00	2,147.05 1,571.06 575.99	307195
00660 INV0006756	Franchise Tax Boards State Of California Invoice	09/05/2025	09/11/2025 Earnings Withholding	Regular	0.00 0.00	150.00 150.00	307196
00799 INV0006727	Imperial County Sheriff Civil Division Invoice	09/05/2025	09/11/2025 Earnings Withholdings	Regular	0.00 0.00	50.00 50.00	307197
01717 INV0006736	United Way of Imperial County Invoice	09/05/2025	09/11/2025 United Way Deductions	Regular	0.00 0.00	5.00 5.00	307198
02767 9-25Deposit	Marvin Mancillas Invoice	09/15/2025	09/15/2025 2025 State of the City/Event Decoration D...	Regular	0.00 0.00	1,500.00 1,500.00	307199
00002 OE-QT-35197-1	360 Business Products Invoice	09/15/2025	09/18/2025 Office Furniture/PW	Regular	0.00 0.00	884.36 410.83	307200

Check Report

Date Range: 08/30/2025 - 09/19/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
OE-QT-35197-2	Invoice	09/15/2025	Office Furniture/PW	0.00	286.51	
WO-48258-1	Invoice	09/15/2025	Wireless Mouse/Eraser/Pencil/Mousepad	0.00	187.02	
00075	Allied Waste Services #467	09/18/2025	Regular	0.00	22,461.28	307201
0467-001756808	Invoice	09/15/2025	Street Sweeping Services/Aug 2025	0.00	22,461.28	
00084	Alsco American Linen Div Steiner Corp	09/18/2025	Regular	0.00	209.98	307202
LYUM1884528	Invoice	09/15/2025	Cleaning Srvcs/Supplies/Rec	0.00	32.88	
LYUM1907021	Invoice	09/15/2025	Cleaning Srvcs/Supplies/Rec	0.00	30.83	
LYUM1907022	Invoice	09/16/2025	Cleaning Srvcs/Supplies/Planning	0.00	75.83	
LYUM1907042	Invoice	09/15/2025	Cleaning Srvcs/Supplies/WTP	0.00	70.44	
00168	AT&T CalNet	09/18/2025	Regular	0.00	1,933.44	307203
8-25ATTCalnet	Invoice	09/17/2025	Telephone Services/Various Depts/7/1/25 ...	0.00	1,933.44	
00176	Auto Zone Inc #2804	09/18/2025	Regular	0.00	10.53	307204
02804496688	Invoice	09/15/2025	Car Wash Wax	0.00	10.53	
00228	Brawley Ace Hardware	09/18/2025	Regular	0.00	1,708.69	307205
B12995/2	Invoice	09/11/2025	Bucket	0.00	22.80	
B16090/2	Invoice	09/11/2025	Spray Paint	0.00	21.07	
B16136/2	Invoice	09/11/2025	Propane Bulk	0.00	16.92	
B16216/2	Invoice	09/11/2025	Key Duplicate	0.00	16.28	
B16272/2	Invoice	09/11/2025	Shoe Guard/Key Bands	0.00	5.63	
B16601/2	Invoice	09/11/2025	Graffiti Remover/Paint	0.00	69.56	
B16797/2	Invoice	09/11/2025	Paint/Paint Roller	0.00	246.81	
B16978/2	Invoice	09/11/2025	Tray Item	0.00	12.33	
B17170/2	Invoice	09/11/2025	Padlock	0.00	20.65	
B17208/2	Invoice	09/11/2025	Oil Gallon	0.00	20.65	
B17263/2	Invoice	09/11/2025	Screws	0.00	3.92	
B17468/2	Invoice	09/11/2025	Cable Tie/Reaching Tool	0.00	56.52	
B17619/2	Invoice	09/11/2025	Padlock	0.00	21.74	
B18460/2	Invoice	09/11/2025	Wood Shims/Composite Shims	0.00	4.76	
B18841/2	Invoice	09/11/2025	Toggle Bolt	0.00	18.03	
B21357/2	Invoice	09/16/2025	Key Duplicate	0.00	16.28	
B22083/2	Invoice	09/16/2025	Paint Roller/Brush Set/Paint	0.00	110.66	
B22492/2	Invoice	09/16/2025	Paint/Sanding Kit/Bucket/Roller with Fra...	0.00	267.83	
B22494/2	Invoice	09/16/2025	Extension Pole	0.00	38.05	
B22564/2	Invoice	09/16/2025	Hammer/Pick	0.00	127.20	
B22936/2	Invoice	09/16/2025	Ant Killer/Animal Shoart Ring	0.00	28.46	
B23757/2	Invoice	09/16/2025	Nylon Rope	0.00	11.95	
B23876/2	Invoice	09/16/2025	Coupling/Fitting/Cable/Cord Cover	0.00	78.67	
B24073/2	Invoice	09/16/2025	Grinding Wheel	0.00	28.24	
B24331/2	Invoice	09/16/2025	Clamp/Hole Saw Bit	0.00	27.15	
B24404/2	Invoice	09/16/2025	Batteries	0.00	19.74	
B24431/2	Invoice	09/16/2025	Clamp/Seal Tape	0.00	12.78	
B24449/2	Invoice	09/16/2025	Clamp Hose	0.00	19.51	
B24551/2	Invoice	09/16/2025	Key Duplicates	0.00	21.71	
B24667/2	Invoice	09/11/2025	Crayon/Battery/Tape Measure	0.00	51.30	
B24693/2	Invoice	09/16/2025	Mop/Dish Soap/Trash Bags	0.00	51.48	
B24696/2	Invoice	09/16/2025	Key Duplicates	0.00	37.99	
B24772/2	Invoice	09/16/2025	Engine Oil	0.00	46.02	
B25200/2	Invoice	09/16/2025	Sand Disc/Sander Tool/Polisher/Bolt, Nuts...	0.00	140.81	
B25475/2	Invoice	09/16/2025	Stainles Steel Cleaner & Polish/Propane Bu...	0.00	15.19	
	Void	09/18/2025	Regular	0.00	0.00	307206
	Void	09/18/2025	Regular	0.00	0.00	307207
00230	Brawley Auto Body	09/18/2025	Regular	0.00	2,061.52	307208
0016267	Invoice	09/17/2025	Service Repair/Tail Gate/2022 Ford F250/V...	0.00	2,061.52	
00299	Canon Financial Services Inc	09/18/2025	Regular	0.00	2,074.62	307209
4040992276	Invoice	09/15/2025	Maintenance Equipment Usage/Sep 2025	0.00	247.43	

Check Report

Date Range: 08/30/2025 - 09/19/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
41217194	Invoice	09/16/2025	Main Overage May & Contract Charge Jun...	0.00	96.99	
41460015	Invoice	09/11/2025	Contract Charge/Library/July 2025	0.00	105.36	
41460018	Invoice	09/11/2025	Copier Usg/Contract Chrg/CityHall/Library...	0.00	689.32	
41627995	Invoice	09/11/2025	Maintenance Equipment Usage/Libray/Ju...	0.00	3.37	
41627996	Invoice	09/11/2025	Copier Usg/Contract Chrg/City Hall/Library...	0.00	742.45	
41628000	Invoice	09/11/2025	Maintenance Overage/WWTP/July 2025	0.00	189.70	
00387	Consolidate Electrical Dist	09/18/2025	Regular	0.00	207.96	307210
1964-1018230	Invoice	09/15/2025	Multitester	0.00	207.96	
00392	Core & Main LP	09/18/2025	Regular	0.00	4,270.25	307211
X706011	Invoice	09/16/2025	Gasket/Nut/Hydrant Head/Hydrant Riser	0.00	4,270.25	
02760	Daniel Grimaldo	09/18/2025	Regular	0.00	200.00	307212
12-24RifleReimbu..	Invoice	06/30/2025	Rifle Reimbursement/Claim/Property Dam...	0.00	200.00	
02560	Desert RV Service & Towing LLC	09/18/2025	Regular	0.00	2,515.37	307213
1951	Invoice	09/15/2025	Trailer Service Adaptation/Wiring Installat...	0.00	2,102.87	
2039	Invoice	09/15/2025	Service Repair/Radio Wiring/Unit 257	0.00	412.50	
00551	El Centro Motors	09/18/2025	Regular	0.00	61,103.84	307214
IFM5K8AB5SGB3...	Invoice	09/17/2025	EL CENTRO MOTORS FORD 25	0.00	60,683.84	
INV0006795	Invoice	09/16/2025	Windshield Replacement/VIN 57321/I.Padi..	0.00	420.00	
00569	Empire Southwest LLC	09/18/2025	Regular	0.00	3,541.36	307215
EPWK0674474	Invoice	09/15/2025	Service Repair/Generator	0.00	690.00	
EPWK0674596	Invoice	09/16/2025	Service Repair/James Tank Generator/Unit...	0.00	2,851.36	
00629	Federal Express Corp	09/18/2025	Regular	0.00	88.64	307216
8-980-76481	Invoice	09/16/2025	Postage	0.00	88.64	
02781	Gabriela Caro de Lepe	09/18/2025	Regular	0.00	100.00	307217
9-25Refund	Invoice	09/17/2025	Facility Requested/Party/8/9/25/Deposit ...	0.00	100.00	
02783	Gary M. Martinez	09/18/2025	Regular	0.00	91.80	307218
9-25Travel	Invoice	09/17/2025	Travel Adv/AFOCourse/Orange Coast Colle...	0.00	91.80	
00715	Golden West College	09/18/2025	Regular	0.00	440.00	307219
C03202044	Invoice	09/17/2025	T.Course/Basic Public Safety School/Sep 1...	0.00	440.00	
01722	HD Supply, Inc.	09/18/2025	Regular	0.00	859.17	307220
INV00803304	Invoice	09/16/2025	PVC Ball Valve	0.00	253.66	
INV00803602	Invoice	09/16/2025	Marker/Valve/Dispenser/Dipper Hadle/Cu...	0.00	605.51	
00763	Home Grown Apparel	09/18/2025	Regular	0.00	108.70	307221
46130	Invoice	09/15/2025	Patch/Belt	0.00	108.70	
00805	Imperial Irrigation District	09/18/2025	Regular	0.00	25,223.54	307222
8-25CanalWtrMa...	Invoice	09/17/2025	Canal Water/Mansfield/August 2025	0.00	14,930.00	
8-25CanalWtrOKY	Invoice	09/17/2025	Canal Water/OKY 100-001/August 2025	0.00	238.00	
8-25IIDStreetLigh..	Invoice	09/17/2025	StreetLights/8/8/25 - 9/8/25	0.00	10,055.54	
00805	Imperial Irrigation District	09/18/2025	Regular	0.00	95,441.31	307223
8-25IIDBestRd	Invoice	09/17/2025	Power Bill/Various Depts	0.00	95,441.31	
00809	Imperial Printers	09/18/2025	Regular	0.00	226.41	307224
25-2479	Invoice	09/15/2025	Single Receipt Books/UB	0.00	226.41	
00861	Jade Security Systems Inc	09/18/2025	Regular	0.00	97.98	307225
0226909	Invoice	09/15/2025	Monitoring Electronic Security System/Fin...	0.00	34.99	
0226911	Invoice	09/15/2025	Monitoring Electronic Fire Alarm System/...	0.00	62.99	
01919	Jimmy Duran	09/18/2025	Regular	0.00	1,209.24	307226
9-25Travel	Invoice	09/17/2025	Travel Adv/2025CCIAA Annual Training Co...	0.00	1,209.24	
02780	Jose Alberto Herenandez	09/18/2025	Regular	0.00	214.60	307227

Check Report

Date Range: 08/30/2025 - 09/19/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
9-25Travel	Invoice	09/17/2025	Payroll Reporting/Training/CapPERS/9/24...	0.00	214.60	
00979	K-C Welding Rentals Inc	09/18/2025	Regular	0.00	280.14	307228
52918	Invoice	09/15/2025	HR Plate	0.00	280.14	
01025	LaBrucherie Irrigation Supp LLC	09/18/2025	Regular	0.00	203.01	307229
OM49399	Invoice	09/15/2025	Ell/Pipe Cutter	0.00	47.67	
OM49658	Invoice	09/15/2025	Valve	0.00	68.77	
OM49933	Invoice	09/15/2025	Straw Hat	0.00	11.95	
OM49985	Invoice	09/15/2025	DC Irritol Solenoid	0.00	74.62	
02558	Mark Storms	09/18/2025	Regular	0.00	1,209.24	307230
9-25Travel	Invoice	09/17/2025	Travel Adv/2025CCIAA Annual Training Co...	0.00	1,209.24	
01891	NV5 Inc	09/18/2025	Regular	0.00	895.00	307231
470399	Invoice	09/15/2025	Professional Srvcs Through Autust 31/Pha...	0.00	895.00	
01282	O'Reilly Auto Parts	09/18/2025	Regular	0.00	41.73	307232
2648-171711	Invoice	09/15/2025	Wiper Fluid/Floor Mat	0.00	41.73	
01373	Quadient Finance USA Inc	09/18/2025	Regular	0.00	1,000.00	307233
8-25Postage	Invoice	09/17/2025	City Hall Postage	0.00	1,000.00	
01417	RDO Equipment Co	09/18/2025	Regular	0.00	732.65	307234
P8939843	Invoice	09/15/2025	Engine Oil	0.00	83.80	
P8971643	Invoice	09/15/2025	Brakes Hub/Mower	0.00	347.62	
P8971743	Invoice	09/15/2025	Spindle/Nut/Washer/Cap Screw/Plate/Pul...	0.00	301.23	
01526	San Diego County RCS	09/18/2025	Regular	0.00	4,056.50	307235
26BRAWFDN02	Invoice	09/15/2025	Fire radios on the 800 MHz network/Augu...	0.00	1,647.00	
26BRAWPDN02	Invoice	09/01/2025	Police radios on the 800 MHz network/Au...	0.00	2,196.00	
26BRAWPWN02	Invoice	09/15/2025	Public Works Radios on the 800 MHz netw...	0.00	213.50	
01544	SCAG	09/18/2025	Regular	0.00	4,341.00	307236
SCAG FY26 0021	Invoice	09/16/2025	Membership Dues Assessment for FY 25-26	0.00	4,341.00	
02328	SD Electric and Hvac/R Inc	09/18/2025	Regular	0.00	4,534.95	307237
1471	Invoice	09/15/2025	Service Repair/Parks Staff Break Room/AC	0.00	4,534.95	
01596	Southern California Gas Co	09/18/2025	Regular	0.00	60.90	307238
9-25GasFD#2	Invoice	09/15/2025	Natural Gas Consumption/8/1/25 - 9/3/25	0.00	60.90	
01611	State WA Resources Control BD	09/18/2025	Regular	0.00	311.00	307239
9-25	Invoice	09/17/2025	D2 Distribution Operator Certification/J.Al...	0.00	311.00	
01624	Stills Electric	09/18/2025	Regular	0.00	253.78	307240
10635	Invoice	09/15/2025	20 Amp Receptacle/Records Printer	0.00	253.78	
01884	Sunbelt Rentals	09/18/2025	Regular	0.00	290.07	307241
173795605-0001	Invoice	09/15/2025	Service Repair/Blades/Riding Mower	0.00	195.19	
173965099-0001	Invoice	09/15/2025	Service Repair/Front Wheel/Commercial ...	0.00	94.88	
01649	T-Mobile USA Inc	09/18/2025	Regular	0.00	62.00	307242
8-25TMobileBldng	Invoice	09/16/2025	Ipad Usage/Building Dept/7/21/25 - 8/20/...	0.00	62.00	
01974	Total Technology Inc	09/18/2025	Regular	0.00	16,778.00	307243
2298	Invoice	09/17/2025	Lions Center Expansion & Renovation- Tee...	0.00	16,778.00	
01703	Tyler Technologies Inc	09/18/2025	Regular	0.00	1,320.00	307244
025-524743	Invoice	09/16/2025	Utility Access Oct 2025 - Sep 2026	0.00	1,320.00	
01766	W.W. Grainger Inc	09/18/2025	Regular	0.00	618.46	307245
9630753201	Invoice	09/15/2025	Camera Monitors/Paddle Sign	0.00	360.05	
9636860448	Invoice	09/16/2025	Water Hose	0.00	258.41	
01768	Wal-Mart Stores Inc #01-1555	09/18/2025	Regular	0.00	1,370.76	307246

Check Report

Date Range: 08/30/2025 - 09/19/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
1214 9381 6320 ...	Invoice	09/17/2025	Vaccum Cleaner/Lions Center	0.00	140.29	
2650 3460 3498 ...	Invoice	09/17/2025	Prepared Food/Pan/Salad/Snacks/Drinks	0.00	366.12	
3108 8962 8092 ...	Invoice	09/17/2025	Coffee Cream/Coffee Pods/Sugar/Spoons...	0.00	60.08	
3769 6621 6270 ...	Invoice	09/17/2025	Storage Box	0.00	21.03	
3955 4345 0188 ...	Invoice	09/17/2025	Snacks/Table Cover/Plastic Cutlery/Drinks	0.00	36.28	
4630 0490 3428 ...	Invoice	09/17/2025	Bottled Water/Snaks/Drinks/Decorations/...	0.00	243.36	
6010 7470 6418 ...	Invoice	09/17/2025	Napkins/Drinks/Decorations	0.00	194.31	
6538 8264 8742 ...	Invoice	09/17/2025	Drinks/Snacks/Fruit Tray/Creamer	0.00	80.26	
8239 6624 9627 ...	Invoice	09/17/2025	Napkins/Snaks/Drinks/Coffee	0.00	123.63	
9107 5728 8762 ...	Invoice	09/17/2025	Ink Cartridge	0.00	105.40	
01793	William S Smerdon	09/18/2025	Regular	0.00	4,530.00	307247
2797	Invoice	09/11/2025	Attorney Services/7/1/25 - 7/31/25	0.00	4,530.00	
00031	Aflac Inc	09/05/2025	Bank Draft	0.00	906.95	DFT0004345
INV0006722	Invoice	09/05/2025	Cancer/ICU/Disability Withheld	0.00	906.95	
00031	Aflac Inc	09/05/2025	Bank Draft	0.00	1,244.27	DFT0004346
INV0006723	Invoice	09/05/2025	Cancer/ICU/Disability Withheld	0.00	1,244.27	
01255	National Plan Coordinators	09/05/2025	Bank Draft	0.00	2,840.00	DFT0004351
INV0006730	Invoice	09/05/2025	Def Compensation/Plan #340233-01	0.00	2,840.00	
01257	Nationwide Retirement Solution	09/05/2025	Bank Draft	0.00	2,280.00	DFT0004352
INV0006731	Invoice	09/05/2025	Def Compensation/Entity #05270	0.00	2,280.00	
00233	Brawley Firefighters Local #19	09/05/2025	Bank Draft	0.00	845.00	DFT0004357
INV0006737	Invoice	09/05/2025	Union Dues Fire Assoc	0.00	845.00	
00836	Internal Revenue Service	09/05/2025	Bank Draft	0.00	22,067.10	DFT0004358
INV0006739	Invoice	09/05/2025	Federal Taxes	0.00	22,067.10	
00836	Internal Revenue Service	09/05/2025	Bank Draft	0.00	9,592.12	DFT0004359
INV0006740	Invoice	09/05/2025	Medicare Taxes	0.00	9,592.12	
00836	Internal Revenue Service	09/05/2025	Bank Draft	0.00	41,014.40	DFT0004360
INV0006741	Invoice	09/05/2025	Social Security Taxes	0.00	41,014.40	
00571	Employment Development Dept	09/05/2025	Bank Draft	0.00	9,183.31	DFT0004361
INV0006742	Invoice	09/05/2025	State Taxes	0.00	9,183.31	
00031	Aflac Inc	09/05/2025	Bank Draft	0.00	331.80	DFT0004362
INV0006743	Invoice	09/05/2025	Cancer/ICU/Disability Withheld	0.00	331.80	
00031	Aflac Inc	09/05/2025	Bank Draft	0.00	335.15	DFT0004363
INV0006744	Invoice	09/05/2025	Cancer/ICU/Disability Withheld	0.00	335.15	
01255	National Plan Coordinators	09/05/2025	Bank Draft	0.00	285.00	DFT0004368
INV0006750	Invoice	09/05/2025	Def Compensation/Plan #340233-01	0.00	285.00	
00836	Internal Revenue Service	09/08/2025	Bank Draft	0.00	7,685.37	DFT0004373
INV0006757	Invoice	09/05/2025	Federal Taxes	0.00	7,685.37	
00836	Internal Revenue Service	09/08/2025	Bank Draft	0.00	4,191.50	DFT0004374
INV0006758	Invoice	09/05/2025	Medicare Taxes	0.00	4,191.50	
00836	Internal Revenue Service	09/08/2025	Bank Draft	0.00	17,922.44	DFT0004375
INV0006759	Invoice	09/05/2025	Social Security Taxes	0.00	17,922.44	
00571	Employment Development Dept	09/08/2025	Bank Draft	0.00	3,890.92	DFT0004376
INV0006760	Invoice	09/05/2025	State Taxes	0.00	3,890.92	
01706	U.S. Bank Corporate	09/05/2025	Bank Draft	0.00	16,569.23	DFT0004377
8222025	Invoice	09/02/2025	US Bank Credit Card Charges	0.00	16,569.23	
00836	Internal Revenue Service	09/11/2025	Bank Draft	0.00	11.15	DFT0004384

Check Report

Date Range: 08/30/2025 - 09/19/2025

Vendor Number Payable #	Vendor Name Payable Type	Post Date	Payment Date Payable Description	Payment Type	Discount Amount	Payment Amount Payable Amount	Number
INV0006774	Invoice	08/22/2025	Federal Taxes		0.00	11.15	
00571 INV0006775	Employment Development Dept Invoice	09/05/2025	09/11/2025 State Taxes	Bank Draft	0.00	6.32	DFT0004387
00836 INV0006776	Internal Revenue Service Invoice	05/02/2025	09/11/2025 Federal Taxes	Bank Draft	0.00	92.87	DFT0004390
00836 INV0006777	Internal Revenue Service Invoice	05/02/2025	09/11/2025 Medicare Taxes	Bank Draft	0.00	19.30	DFT0004391
00836 INV0006778	Internal Revenue Service Invoice	06/27/2025	09/11/2025 Social Security Taxes	Bank Draft	0.00	82.44	DFT0004392
00571 INV0006779	Employment Development Dept Invoice	06/13/2025	09/11/2025 State Taxes	Bank Draft	0.00	45.18	DFT0004393
00836 INV0006781	Internal Revenue Service Invoice	09/05/2025	09/11/2025 Federal Taxes	Bank Draft	0.00	18.44	DFT0004396
00836 INV0006782	Internal Revenue Service Invoice	09/05/2025	09/11/2025 Medicare Taxes	Bank Draft	0.00	4.46	DFT0004397
00836 INV0006783	Internal Revenue Service Invoice	09/05/2025	09/11/2025 Social Security Taxes	Bank Draft	0.00	19.04	DFT0004398
00571 INV0006784	Employment Development Dept Invoice	09/05/2025	09/11/2025 State Taxes	Bank Draft	0.00	10.14	DFT0004399
00836 INV0006785	Internal Revenue Service Invoice	09/05/2025	09/11/2025 Medicare Taxes	Bank Draft	0.00	16.88	DFT0004406
00836 INV0006786	Internal Revenue Service Invoice	09/05/2025	09/11/2025 Social Security Taxes	Bank Draft	0.00	72.22	DFT0004407
00571 INV0006787	Employment Development Dept Invoice	09/05/2025	09/11/2025 State Taxes	Bank Draft	0.00	45.61	DFT0004408
01368 INV0006788	CalPERS Employees Retirement Invoice	09/15/2025	09/09/2025 Retirement Contributions for P/R PD 9/5/...	Bank Draft	0.00	31,754.06	DFT0004409
01368 INV0006789	CalPERS Employees Retirement Invoice	09/15/2025	09/08/2025 Retirement Contributions for P/R CITY 9/5/...	Bank Draft	0.00	63,430.94	DFT0004410
00269 100000018026745	CalPERS Health Insurance Invoice	09/16/2025	09/05/2025 Medical Insurance Premium/Pers/Sep 2025	Bank Draft	0.00	181,819.82	DFT0004411
01985 11001314	Navia Benefit Solutions Inc Invoice	09/16/2025	09/10/2025 Monthly Minimum Fee/August 2025	Bank Draft	0.00	200.00	DFT0004412
01784	WEX Bank		09/08/2025	Bank Draft	0.00	25,617.41	DFT0004447

Check Report

Vendor Number

Payable #

[106994712](#)

Vendor Name

Payable Type

Invoice

Post Date

09/15/2025

Payment Date Payment Type

Payable Description

Monthly Fuel Cost/August 2025

Date Range: 08/30/2025 - 09/19/2025

Discount Amount

Discount Amount

0.00

Payment Amount

Payable Amount

25,617.41

Number

Bank Code US Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	383	184	0.00	542,227.74
Manual Checks	0	0	0.00	0.00
Voided Checks	0	5	0.00	-200.00
Bank Drafts	35	35	0.00	444,450.84
EFT's	41	28	0.00	386,060.44
	459	252	0.00	1,372,539.02

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	383	184	0.00	542,227.74
Manual Checks	0	0	0.00	0.00
Voided Checks	0	5	0.00	-200.00
Bank Drafts	35	35	0.00	444,450.84
EFT's	41	28	0.00	386,060.44
	459	252	0.00	1,372,539.02

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	9/2025	1,372,539.02
			1,372,539.02



City of Brawley

Monthly Transaction Report

Date Range: 5/28/2025 - 9/19/2025

Account Number	Name	Date	Type	Amount	Reference	Packet	Receipt	Adj Type			
01-0028-03	MCCAFFERTY, AMY ALLEN	5/28/2025	Refund	112.56	Check #: 306215	UBPKT08890					
					Revenue Code	Current	Plus 1	Plus 2	Plus 3	Plus 4	Balance
					996	0.00	0.00	112.56	0.00	0.00	112.56
					Aging Total:	0.00	0.00	112.56	0.00	0.00	112.56
01-0307-02	ARAIZA, FRANCISCO	6/3/2025	Refund	109.73	Check #: 306273	UBPKT08916					
					Revenue Code	Current	Plus 1	Plus 2	Plus 3	Plus 4	Balance
					996	109.73	0.00	0.00	0.00	0.00	109.73
					Aging Total:	109.73	0.00	0.00	0.00	0.00	109.73
01-4718-02	I-DEAL HOMES REAL ESTATE HOLDIN...	6/19/2025	Refund	93.10	Check #: 306394	UBPKT08961					
					Revenue Code	Current	Plus 1	Plus 2	Plus 3	Plus 4	Balance
					996	0.00	93.10	0.00	0.00	0.00	93.10
					Aging Total:	0.00	93.10	0.00	0.00	0.00	93.10
01-3679-02	USE, DO NOT	6/23/2025	Refund	258.38	Check #: 306443	UBPKT08971					
					Revenue Code	Current	Plus 1	Plus 2	Plus 3	Plus 4	Balance
					996	258.38	0.00	0.00	0.00	0.00	258.38
					Aging Total:	258.38	0.00	0.00	0.00	0.00	258.38
01-5370-03	TAPIA, JOANNE	7/21/2025	Refund	18.06	Check #: 306669	UBPKT09088					
					Revenue Code	Current	Plus 1	Plus 2	Plus 3	Plus 4	Balance
					996	0.00	0.00	18.06	0.00	0.00	18.06
					Aging Total:	0.00	0.00	18.06	0.00	0.00	18.06
01-8232-08	GUERRERO, CELIA SANCHEZ & DANIEL	8/27/2025	Refund	258.38	Check #: 306932	UBPKT09243					
					Revenue Code	Current	Plus 1	Plus 2	Plus 3	Plus 4	Balance
					996	258.38	0.00	0.00	0.00	0.00	258.38
					Aging Total:	258.38	0.00	0.00	0.00	0.00	258.38
01-9581-01	LP, IMPERIAL VALLEY BUILDERS	8/28/2025	Refund	22.00	Check #: 306933	UBPKT09257					
					Revenue Code	Current	Plus 1	Plus 2	Plus 3	Plus 4	Balance
					996	22.00	0.00	0.00	0.00	0.00	22.00
					Aging Total:	22.00	0.00	0.00	0.00	0.00	22.00

Transaction Grand Total for Period: 872.21

Totals by Transaction Type

Transaction Type	Count	Amount
Refund	7	872.21
Total for Period:	7	872.21

Totals by Transaction Type and Revenue Code

Transaction Type	Revenue Code	Count	Amount
Refund	996 - 996	13	872.21
	Refund Total:	13	872.21
	Total for Period:	13	872.21

Totals by Revenue Code

Revenue Code	Count	Amount
996 - 996	13	872.21
Total for Period:	13	872.21

City of Brawley

City Council
October 07, 2025
Agenda Item No 4c



STAFF REPORT

To: City Council
From: Petra Ortega, Library Manager
Prepared by: Petra Ortega, Library Manager
Subject: Potential Action to Appoint Library Board Trustee

RECOMMENDATION:

Discussion and Potential Action to Approve Resolution 2025- : Resolution of the City Council of the City of Brawley, California, appointing one member to the Brawley Public Library Board of Trustees with a service term ending June 30, 2028.

BACKGROUND INFORMATION:

The Library Board of Trustees has one vacancy with a term of service ending June 30, 2028. On September 10, 2025, a notice was published in the Desert Review advertising and requesting applications for interest in serving on the Library Board of Trustees. We have received one application from Monica Ruelas. Staff is requesting that the city council approve the resolution of the appointment.

FISCAL IMPACT:

None

ALTERNATIVES:

No alternatives are recommended; Council may elect not to approve the resolution and/or extend the application period.

ATTACHMENTS:

1. Monica Ruelas Application
2. Resolution 2025-: Resolution of the City Council of the City of Brawley, California, appointing one member to the Brawley Public Library Board of Trustees

REPORT COORDINATED WITH (other than person preparing the staff report):

Staff, Title or Consultant, Agency

, , ,

REPORT APPROVAL(S):

Staff, Title or Consultant, Agency
Rebecca Terrazas-Baxter, City Manager
Silvia Luna, Finance Director

Status – Date of Status
Approved - 10/3/2025
Approved - 10/3/2025

4c.1

The City of Brawley

Application to serve on City Council-Appointed Boards, Commissions and Committees

Date: September 15, 2025

Name: Monica Ruelas

Address/Residence: 223 Driftwood Place
Brawley, CA 92227

Mailing/Address/Mailing: 223 Driftwood Place
Brawley, CA 9222

Home Phone: 760-790-8851

Business Phone:

Name of the Board/Commission/Committee for which applicant wishes to be considered:
Brawley Public Library Board of Trustees

Employment Experience:

As an educator with experience teaching grades K through 8 in diverse educational settings, I bring a wide range of skills and insights to support learning and growth. My background has equipped me with the ability to adapt instructional strategies to meet the developmental and academic needs of young learners across multiple grade levels. I am committed to fostering a positive, inclusive environment where every child feels valued and encouraged to reach their full potential.

- Develop and implement engaging lesson plans aligned with curriculum standards for grades K-8, fostering a positive and inclusive classroom environment.
- Utilize differentiated instruction strategies to meet diverse learning needs and support students with varying abilities.
- Incorporate technology and multimedia resources to enhance student learning and engagement.
- Collaborate with colleagues, parents, and administrators to monitor student progress and implement individualized education plans (IEPs) where necessary.
- Lead extracurricular activities including the school's reading club and annual science fair, promoting student participation and enthusiasm for learning.
- Maintain accurate records of attendance, grades, and behavior reports in compliance with school policies.
- Create activities for 0-3 year olds with autism and delayed development.

Education/other Training:

- B.A in Liberal Studies
- Early childhood development training.
- Training in working with 0-3 year olds with autism and delayed development.
- Early literacy training
- Phonics training - UFLI program
- Renaissance reading program (AR)

Please describe any other experience you believe may be helpful to you in serving on the Board, Commission, or committee:

I understand the importance of literacy in a child's development. Every child deserves access to books, as they open doors to imagination, exploration, and learning with every page turned. Through my experience as a teacher, I recognize how invaluable libraries are for families and students alike, providing a welcoming space where children can engage with reading in meaningful ways. Making reading fun and accessible to all children is a key part of my teaching philosophy.

Why would you like to serve on this Board, Commission or Committee?

I would like to serve on the Library Board of Trustees because I am passionate about supporting education, especially reading. Libraries are made to help create lifelong learning, creativity, and connection, and I want to contribute my time and skills to help guide the library's growth and ensure it meets the needs of all community members.

Signature of Applicant

RESOLUTION NO. 2025 -

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRAWLEY,
CALIFORNIA APPOINTING MEMBERS TO FILL VACANCIES ON THE
BRAWLEY LIBRARY BOARD OF TRUSTEES.**

WHEREAS, Resolution No. 89-50, adopted on May 15, 1989, provides that terms for appointments will be made to June 30th; and

WHEREAS, The City Council of the City of Brawley appointed Elizabeth Lorenzen to the Library Board of Trustees with the term of service ending June 30, 2028, and

WHEREAS, Elizabeth Lorenzen submitted her resignation from her position on the Library Board of Trustees, and

WHEREAS, a notice was published in the Desert Review on September 10, 2025, requesting applications for interest in serving on the Library Board of Trustees vacancy; and

WHEREAS, the application of Monica Ruelas having been received and reviewed by the City Council of the City of Brawley,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BRAWLEY, CALIFORNIA, DETERMINES AND ORDERS AS FOLLOWS:

That the following individual is appointed to fill the vacancy on the Brawley Public Library Board of Trustees that expires on June 30, 2028.

1. Monica Ruelas

APPROVED, PASSED AND ADOPTED at a regular meeting of the Brawley City Council held on October 7, 2025.

CITY OF BRAWLEY, CALIFORNIA

Gil Rebollar, Mayor

ATTEST:

Ana Gutierrez, City Clerk

I, ANA GUTIERREZ, City Clerk of the City of Brawley, California, **DO HEREBY CERTIFY** that the foregoing Resolution No. 2025 - was passed and adopted by the City Council of the City of Brawley, California, at a regular meeting held on the 7th day of October 2025 and that it was so adopted by the following roll call vote:

AYES:

NAYES:

ABSTAIN:

ABSENT:

DATED: October 7, 2025

Ana Gutierrez, City Clerk

4c.2

City of Brawley

City Council
October 07, 2025
Agenda Item No 4d



STAFF REPORT

To: City Council
From: Rebecca Terrazas-Baxter, City Manager
Prepared by: Rebecca Terrazas-Baxter, City Manager
Subject: **Consideration of City Positions on Pending State Legislation and Authorization to Submit Letters to the Governor Prior to October 12, 2025, Bill Action Deadline**

RECOMMENDATION:

Staff recommends that the City Council:

1. Take formal positions on the state legislation listed below, as recommended by staff.
2. Authorize the Mayor to sign letters to Governor Gavin Newsom requesting his signature or veto of each bill in accordance with the City's policy interests.
3. Direct staff to transmit the signed letters prior to the Governor's bill action deadline of October 12, 2025.

BACKGROUND INFORMATION:

The California State Legislature concluded its 2025 legislative session on September 12, 2025, after passing numerous bills that are now under consideration by Governor Gavin Newsom. The Governor has until October 12, 2025, to sign or veto these bills.

Staff has reviewed several pieces of legislation that may significantly impact cities, including in the areas of public works, homelessness, taxation, environmental safety, and land use authority. Based on the City's priorities, staff recommends that the City take the following positions:

RECOMMENDED BILL POSITIONS

SUPPORT / SIGN

- AB 620 (Jackson) – Medium- and Heavy-Duty Zero-Emission Vehicle Fleet Purchasing Assistance Program: rental vehicles

This bill would provide local agencies with flexibility to rent—rather than purchase—zero-emission vehicles in compliance with the Advanced Clean Fleet regulation. This measure supports local sustainability goals while easing fiscal impacts of compliance.

- SB 346 (Durazo) – Local Agencies: Transient Occupancy Taxes: Short-Term Rental Facilitator Authorizes cities to obtain property addresses from short-term rental facilitators and grants cities audit authority over transient occupancy taxes (TOT). Enhances local enforcement capabilities and fiscal transparency.

- **SB 454 (McNerney) – State Water Resources Control Board: PFAS Mitigation Program**
Establishes a PFAS Mitigation Fund to assist local water agencies in treating and remediating PFAS contamination. Aligns with the City's goals to ensure clean, safe water supply and infrastructure investment.
- **SB 748 (Richardson) – Encampment Resolution Funding: Safe Parking Sites**
Expands the eligible uses of state encampment resolution funds to include safe parking programs, supporting efforts to address homelessness through a range of sheltering options.
- **SB 753 (Cortese) – Shopping and Laundry Cart Recovery**
Expands local authority to recover and return abandoned shopping and laundry carts, reducing blight and municipal enforcement costs.

OPPOSE / VETO

- **AB 538 (Berman) – Public Works: Payroll Records**
Would impose new administrative burdens on local agencies by requiring the collection and availability of certified payroll records from a contractor for public works projects. This creates potential legal liabilities and unfunded mandates without clear public benefit.
- **SB 79 (Wiener) – Housing Development: Transit-Oriented Development**
Mandates by-right approval of high-density housing near certain transit stops in nonurban counties, overriding local zoning and community planning. The bill also grants new authority to transit agencies to set land use standards. Staff recommends opposing this overreach of local control.
- **SB 707 (Durazo) – Open Meetings: Brown Act Requirements**
Proposes significant changes to teleconference and in-person meeting requirements for local agencies. While some updates to the Brown Act are warranted, this bill would increase logistical and financial burdens and limit flexibility in how meetings are conducted.

Taking formal positions on key state legislation and communicating those positions to the Governor ensures the City's voice is heard on matters that affect local governance, fiscal resources, and community well-being. Staff recommends approval of the recommended positions and authorization to submit the corresponding letters.

FISCAL IMPACT:

There is no direct fiscal impact associated with this action. However, the City's advocacy may influence future fiscal impacts related to the implementation or avoidance of new state mandates.

ALTERNATIVES:

Council may choose to not take a position on any or some of the proposed bills.

ATTACHMENTS:

1. Attachment A - Draft Letters to Governor Newsom

REPORT COORDINATED WITH (other than person preparing the staff report):

Staff, Title or Consultant, Agency

REPORT APPROVAL(S):

Staff, Title or Consultant, Agency

Silvia Luna, Finance Director

Rebecca Terrazas-Baxter, City Manager

Status – Date of Status

Approved - 10/3/2025

Approved - 10/3/2025

4d.1

ATTACHMENT A



CITY OF BRAWLEY

**ADMINISTRATIVE
OFFICES**
383 Main Street
Brawley, CA 92227
Phone: (760) 351-3048

October 7, 2025

The Honorable Gavin Newsom
Governor of the State of California
1021 O Street, Suite 9000
Sacramento, CA 95814

**RE: AB 620 (Jackson) Zero Emission Vehicles
Request for SIGNATURE**

Dear Governor Newsom:

On behalf of the City of Brawley, we respectfully request your signature on AB 620 (Jackson), which would provide public and private fleets with additional options to meet the zero-emission vehicle (ZEV) procurement requirements under the Advanced Clean Fleet (ACF) regulation, adopted by the CA Air Resources Board on April 28, 2023.

Unfortunately, the ACF regulation does not allow a fleet owner to claim compliance credit for renting a zero-emission truck over its internal combustion counterpart. This oversight unreasonably restricts the options available to fleet owners, particularly those with less resources and limited budgets, that are looking for cost-effective ways to meet the ACF's ambitious goals.

As a matter of policy, we believe that public fleets should have a variety of options available when developing their compliance plans. For public and private entities that rent ACF covered trucks to supplement their existing fleets, we strongly believe that the rental of zero emission trucks should count towards the total compliance obligation for those fleets. The increased utilization of zero emission trucks would benefit local air quality, reduce the investment costs for public and private entities electing to utilize those trucks, and provide much needed flexibility that will allow public and private fleets to better serve the needs of the public.

For these reasons, the City of Brawley respectfully request that you sign AB 620 (Jackson).

Sincerely,

Gil Rebollar, Mayor
City of Brawley

cc: The Honorable Corey Jackson, Assembly Member, 60th District
Myles White, Deputy Legislative Secretary, Office of Governor Gavin Newsom
The Honorable Steve Padilla, Senator, 18th District
The Honorable Jeff Gonzalez, Assembly Member, 36th District
Catherine Hill, Cal Cities Regional Public Affairs Manager, (via email: chill@calcities.org)
League of California Cities (via email: cityletters@calcities.org)



CITY OF BRAWLEY

**ADMINISTRATIVE
OFFICES**
383 Main Street
Brawley, CA 92227
Phone: (760) 351-3048

October 7, 2025

The Honorable Gavin Newsom
Governor of the State of California
1021 O Street, Suite 9000
Sacramento, CA 95814

**RE: SB 346 (Durazo) Local agencies: transient occupancy taxes: short-term rental facilitator
Request for SIGNATURE**

Dear Governor Newsom:

On behalf of the City of Brawley, we respectfully request your signature on SB 346 (Durazo), which would strengthen local governments' ability to administer and enforce transient occupancy tax (TOT) ordinances related to short-term rentals.

Cities are responsible for regulating short-term rentals in a manner that reflects the unique needs and character of their communities. Local ordinances often address important considerations such as permitting, tax compliance, noise, parking, and occupancy limits, as well as responsibilities for both hosts and short-term rental platforms. Some jurisdictions may choose to limit the number of permitted short-term rentals or prohibit them altogether based on housing and neighborhood impacts.

While short-term rentals provide economic opportunities, they can also create challenges for neighborhoods and local agencies, including increased demand for public services and difficulties in ensuring compliance with local regulations. Ensuring accurate and fair TOT collection is a critical part of local oversight, but many cities face challenges in this area—particularly when they lack access to basic information such as property addresses, even when voluntary collection agreements are in place with short-term rental platforms.

SB 346 would improve transparency and accountability by allowing cities to request the physical addresses of listed short-term rentals and to conduct audits to confirm that TOT obligations are being met. These tools would support more efficient enforcement and promote a level playing field for all participants in the short-term rental market, while also protecting valuable public resources.

For these reasons, the City of Brawley respectfully requests your signature on SB 346.

Sincerely,

Gil Rebollar, Mayor
City of Brawley

cc: Myles White, Deputy Legislative Secretary, Office of Governor Gavin Newsom
The Honorable Steve Padilla, Senator, 18th District
The Honorable Jeff Gonzalez, Assembly Member, 36th District
Catherine Hill, Cal Cities Regional Public Affairs Manager, (via email: chill@calcities.org)
League of California Cities (via email: cityletters@calcities.org)



CITY OF BRAWLEY

**ADMINISTRATIVE
OFFICES**
383 Main Street
Brawley, CA 92227
Phone: (760) 351-3048

October 7, 2025

The Honorable Gavin Newsom
Governor of the State of California
1021 O Street, Suite 9000
Sacramento, CA 95814

**RE: SB 454 (McNerney): State Water Resources Control Board: PFAS mitigation program
Request for SIGNATURE**

Dear Governor Newsom:

On behalf of the City of Brawley, we respectfully request your signature on SB 454 (McNerney), which would establish a statewide PFAS Mitigation Fund (fund) to help local public agencies, including cities, leverage funding to pay for PFAS remediation and treatment in drinking water and wastewater.

Public water agencies are responsible for delivering safe, clean, and affordable drinking water throughout California. To fulfill that responsibility, public water agencies must comply with federal and state drinking water standards, including PFAS drinking water standards. Drinking water standards can have significant financial impacts on water affordability, which are passed on to ratepayers. This bill would create a much-needed funding tool intended to leverage a variety of funding sources, including future state, federal, and private funding, designated for PFAS remediation and treatment that the State Water Resources Control Board would administer to public water agencies. The fund would help fill a gap for much-needed infrastructure funding associated with treating for PFAS.

SB 454 includes provisions to ensure that the establishment of the fund does not up any additional cost pressures on the state. First, the bill includes that the State Water Resources Control Board costs, should be covered from any deposits into the fund, up to 5 percent of the total monies.

To ensure the availability of safe and affordable drinking water supplies for communities from these chemicals, the City of Brawley respectfully requests your signature on SB 454.

Sincerely,

Gil Rebollar, Mayor
City of Brawley

cc: Myles White, Deputy Legislative Secretary, Office of Governor Gavin Newsom
The Honorable Steve Padilla, Senator, 18th District
The Honorable Jeff Gonzalez, Assembly Member, 36th District
Catherine Hill, Cal Cities Regional Public Affairs Manager, (via email: chill@calcities.org)
League of California Cities (via email: cityletters@calcities.org)



CITY OF BRAWLEY

**ADMINISTRATIVE
OFFICES**
383 Main Street
Brawley, CA 92227
Phone: (760) 351-3048

October 7, 2025

The Honorable Gavin Newsom
Governor of the State of California
1021 O Street, Suite 9000
Sacramento, CA 95814

**RE: SB 748 (Richardson) Encampment Resolution Funding program: safe parking sites: reporting
Request for SIGNATURE**

Dear Governor Newsom:

On behalf of the City of Brawley, we respectfully request your signature on SB 748 (Richardson), which would expand the eligible uses of the Encampment Resolution Fund (ERF) to include safe parking sites.

Specifically, SB 748 would enable municipalities to utilize ERF for safe parking sites, which have proven to be safe spaces to connect those living in their vehicles to permanent housing and services. Local governments would be able to spend their ERF funds on the acquisition of sites for safe parking, operation of the site, services to the safe parking site, and increasing safe parking site hours.

California's cities are on the front lines of addressing homelessness, helping connect residents to housing and services. According to the Department of Housing and Urban Development, unsheltered homelessness includes individuals living in vehicles—66% of California's homeless population is unsheltered. As cities transition unsheltered residents indoors, safe parking sites provide a secure place to sleep, as well as access to restrooms, hygiene services, and rapid rehousing assistance.

For these reasons, the City of Brawley respectfully request that you sign SB 748 (Richardson).

Sincerely,

Gil Rebollar, Mayor
City of Brawley

cc: Myles White, Deputy Legislative Secretary, Office of Governor Gavin Newsom
The Honorable Steve Padilla, Senator, 18th District
The Honorable Jeff Gonzalez, Assembly Member, 36th District
Catherine Hill, Cal Cities Regional Public Affairs Manager, (via email: chill@calcities.org)
League of California Cities (via email: cityletters@calcities.org)



CITY OF BRAWLEY

**ADMINISTRATIVE
OFFICES**
383 Main Street
Brawley, CA 92227
Phone: (760) 351-3048

October 7, 2025

The Honorable Gavin Newsom
Governor of the State of California
1021 O Street, Suite 9000
Sacramento, CA 95814

**RE: SB 753 (Cortese) Abandoned Shopping Cart Recovery
Request for SIGNATURE**

Dear Governor Newsom:

On behalf of the City of Brawley, we respectfully request your signature on SB 753 (Cortese), which would provide additional tools to local governments to address abandoned shopping carts in communities.

Abandoned shopping carts have created hazards by blocking streets and sidewalks, disrupting open spaces, and impeding waterways. SB 753 would modernize the laws requiring the collection of abandoned shopping carts and provide local governments and retailers with better tools to address this issue.

Under current law, local governments must store abandoned shopping carts in an impound lot, where they sit until a retailer retrieves them. This process has inherent challenges, especially for large municipalities, which would need to store hundreds of abandoned shopping carts at any given time to comply with this provision. The storage space and staff cost required to operate an impound lot are a burdensome and ineffective solution to this issue.

SB 753 would enable local governments to enact ordinances permitting the direct return of abandoned carts to retailers. The measure would also allow for immediate action when carts block emergency access or pose a safety hazard. To encourage compliance, SB 753 would raise the fine for failing to retrieve a cart to \$100 and allow local governments to recover retrieval costs up to \$100 per cart, while ensuring clear notice and due process for retailers.

This strikes the appropriate balance of creating an efficient system to retrieve and return abandoned shopping carts while incentivizing retailers to work collaboratively with local governments to recover their stolen property.

For these reasons, the City of Brawley respectfully request that you sign SB 753 (Cortese).

Sincerely,

Gil Rebollar, Mayor
City of Brawley

cc: Myles White, Deputy Legislative Secretary, Office of Governor Gavin Newsom
The Honorable Steve Padilla, Senator, 18th District
The Honorable Jeff Gonzalez, Assembly Member, 36th District
Catherine Hill, Cal Cities Regional Public Affairs Manager, (via email: chill@calcities.org)
League of California Cities (via email: cityletters@calcities.org)



CITY OF BRAWLEY

**ADMINISTRATIVE
OFFICES**
383 Main Street
Brawley, CA 92227
Phone: (760) 351-3048

October 7, 2025

The Honorable Gavin Newsom
Governor of the State of California
1021 O Street, Suite 9000
Sacramento, CA 95814

**RE: AB 538 (Berman) Public Works: payroll record
Request for VETO**

Dear Governor Newsom:

On behalf of the City of Brawley, we respectfully request that you veto AB 538 (Berman), which requires local agencies to seek out records not in their possession and lacks any language to compel the only body with enforcement powers, the Division of Labor Standards and Enforcement (DLSE), to seek out those records.

Current law requires contractors and subcontractors for public works projects to maintain payroll records for all workers employed as part of a public works project. Current law also requires that a certified copy of those records be made available upon request by either a body awarding the contract (e.g. a county or city) or by the DLSE. Current law empowers DLSE, NOT awarding bodies, to penalize contractors or subcontractors for failing to respond to a records request by either an awarding body or DLSE. Despite this reality, the bill only requires local agencies to seek out records not in their possession and lacks any language to compel the only body with enforcement powers to seek out the records.

Additionally, Section 2 declares that the bill is not a reimbursable state mandate, asserting that the only costs incurred by a local agency will be due to changes to a crime or infraction. We believe the language is inappropriate and should be amended to clearly declare that the bill would establish a new mandate reimbursable under state law, as the bill clearly mandates a new activity by local agencies: seeking records from a public works contractor or subcontractor when the local agency is not in possession of those records.

We believe this bill unnecessarily adds to the administrative burdens of local agencies at a time when their resources are being further stretched due to increasing state mandates, emergency response, and federal uncertainty.

For these reasons, the City of Brawley respectfully requests that you veto AB 538.

Sincerely,

Gil Rebollar, Mayor
City of Brawley

cc: Myles White, Deputy Legislative Secretary, Office of Governor Gavin Newsom
The Honorable Steve Padilla, Senator, 18th District
The Honorable Jeff Gonzalez, Assembly Member, 36th District
Catherine Hill, Cal Cities Regional Public Affairs Manager, (via email: chill@calcities.org)
League of California Cities (via email: cityletters@calcities.org)



CITY OF BRAWLEY

**ADMINISTRATIVE
OFFICES**
383 Main Street
Brawley, CA 92227
Phone: (760) 351-3048

October 7, 2025

The Honorable Gavin Newsom
Governor of the State of California
1021 O Street, Suite 9000
Sacramento, CA 95814

**RE: SB 79 (Wiener) Housing development: transit-oriented development
Request for VETO**

Dear Governor Newsom:

On behalf of the City of Brawley, we respectfully request your veto of SB 79 (Wiener), which would impose one-size-fits-all transit-oriented development mandates on non-urban cities, including ours, despite very different infrastructure, land use, and community needs.

SB 79 would require cities in nonurban transit counties—like Brawley—to approve residential developments up to five stories tall and by-right within a quarter mile of specific transit stops, regardless of local zoning, community input, or infrastructure capacity. This bill would also limit our ability to apply local development standards and grant land use authority to transit agencies on properties they own or lease near transit, even though these agencies are not accountable to local voters or equipped to lead housing development.

These sweeping mandates ignore the purpose and structure of local general plans, the housing element certification process, and the role of cities in land use planning. SB 79 assumes that small and rural communities with limited public transit should meet urban-style density standards, despite not having the services, infrastructure, or demand to support them.

While the bill offers an option for cities to propose alternative plans, the process is burdensome and still requires compliance with rigid state metrics that may not align with local realities.

We appreciate efforts to increase housing near transit, but SB 79 removes essential local discretion and imposes urban solutions on non-urban communities.

For these reasons, the City of Brawley respectfully requests that you veto SB 79.

Sincerely,

Gil Rebollar, Mayor
City of Brawley

cc: Myles White, Deputy Legislative Secretary, Office of Governor Gavin Newsom
The Honorable Steve Padilla, Senator, 18th District
The Honorable Jeff Gonzalez, Assembly Member, 36th District
Catherine Hill, Cal Cities Regional Public Affairs Manager, (via email: chill@calcities.org)
League of California Cities (via email: cityletters@calcities.org)



CITY OF BRAWLEY

ADMINISTRATIVE
OFFICES
383 Main Street
Brawley, CA 92227
Phone: (760) 351-3048

October 7, 2025

The Honorable Gavin Newsom
Governor of the State of California
1021 O Street, Suite 9000
Sacramento, CA 95814

**RE: SB 707 (Durazo) Open Meetings: meeting and teleconference
Request for VETO**

Dear Governor Newsom:

On behalf of the City of Brawley, we respectfully request your veto of SB 707 (Durazo). While we strongly support transparency, public access, and inclusive governance, this bill would place substantial unfunded mandates on small cities like ours—cities that are already doing their best to serve residents with limited staff, modest budgets, and aging infrastructure.

SB 707 would require cities to adopt a broad range of new operational and technological procedures to conduct public meetings, including expanded remote access capabilities, enhanced public outreach and notification systems, and additional requirements related to translation and multilingual accessibility.

While these goals are important, the implementation of these mandates—particularly for smaller cities—would require significant investments in new equipment, digital infrastructure, staff training, and ongoing maintenance, all without state funding or reimbursement.

These changes may be manageable for large jurisdictions, but they are out of reach for many small cities. In Brawley, implementing SB 707 would likely require major technology upgrades, new staffing or contracts for translation services, and ongoing operational changes—all without any state funding to support these mandates. Because of Proposition 42 (2014), none of these new obligations would be reimbursable, forcing cities to either cut elsewhere or delay essential community services.

Additionally, SB 707 applies unevenly across California. Cities of similar size are treated differently based on their county's overall population, while the State itself is not subject to these same standards—creating an inequitable framework.

We acknowledge the amendment delaying implementation until July 1, 2026, but even that timeline is unrealistic for small jurisdictions that need time to plan, budget, procure systems, and train staff responsibly.

For these reasons, the City of Brawley respectfully requests that you veto SB 707.

Sincerely,

Gil Rebollar, Mayor
City of Brawley

cc: The Honorable Steve Padilla, Senator, 18th District
The Honorable Jeff Gonzalez, Assembly Member, 36th District
Catherine Hill, Cal Cities Regional Public Affairs Manager, (via email: chill@calcities.org)
League of California Cities (via email: cityletters@calcities.org)

City of Brawley

City Council
October 07, 2025
Agenda Item No 4e



STAFF REPORT

To: City Council
From: Rom Medina, Director of Public Works and Operations
Prepared by: Ana Gutierrez, Public Works Analyst
Subject: **Consideration and Award of Amendment No. 2 to STC Traffic, Inc.**

RECOMMENDATION:

Authorize Amendment No. 2 to the Agreement with STC Traffic, Inc. to provide continued Professional Engineering Services for continued Construction Management for the Traffic Signal Synchronization and Intelligent Transportation Systems Project in an amount not to exceed \$48,660.00 for the completion of the project and authorize the City Manager to execute all documentation in relation to this Amendment No. 2.

BACKGROUND INFORMATION:

On December 14, 2021, the City of Brawley entered into an agreement with STC Traffic, Inc. for Professional Engineering Services to conduct a Traffic Signal Assessment on various intersections and provide recommendations for replacement and repair.

On February 25, 2022, the Public Works Department submitted a Congestion Mitigation and Air Quality (CMAQ) grant application to the Imperial County Transportation Commission (ICTC) for a Traffic Signal Synchronization and Intelligent Transportation Systems Project, which included replacing key signal components with modern technology. STC Traffic, Inc. assisted in preparing the grant application.

The City was successful in securing CMAQ funding, and on June 7, 2022, the City Council approved Amendment No. 1 to STC's agreement in the amount of \$195,000. The amendment expanded STC's scope to include Design and Construction Management services for the Traffic Signal Synchronization Phase I Project.

The Construction of this project was advertised for bids on two occasions; however, both times, the bids received significantly exceeded available funding and were rejected. City staff, in coordination with STC, revised the project plans and specifications multiple times to reduce the scope of work, bring costs within the allocated budget, and streamline construction costs while maintaining project functionality. During this process, portions of the Construction Management budget were utilized to keep the project moving forward and avoid delays in the design.

City staff is now requesting approval of Amendment No. 2 to the STC Traffic, Inc. agreement in the amount of \$48,660.00. This Amendment will provide the additional Construction Management services necessary to successfully complete the Traffic Signal Synchronization Phase I Project.

FISCAL IMPACT:

The FY 2025–26 Capital Improvement Budget includes Project 2022-04 funded at \$864,497. Due to a required change order, an additional \$48,660 is needed to fully fund the project. A budget adjustment is required.

215-312.000-920.421- Transfer to Street CIP - Expense..... \$ 48,660.00
421-310.000-600.215- Transfer from Measure D - Revenue.....\$ 48,660.00
421-310.000-800.300- Improvements other than bldgs - Expense.... \$ 48,660.00

ALTERNATIVES:

No alternative is recommended at this time.

ATTACHMENTS:

1. AMENDMENT NO. 2

REPORT COORDINATED WITH (other than person preparing the staff report):

Staff, Title or Consultant, Agency

, , ,

REPORT APPROVAL(S):

Staff, Title or Consultant, Agency

Silvia Luna, Finance Director

Rebecca Terrazas-Baxter, City Manager

Status – Date of Status

Approved - 10/3/2025

Approved - 10/3/2025

**AMENDMENT NO. 2
TO THE CONTRACT
FOR
PROFESSIONAL ENGINEERING SERVICES & CONSTRUCTION MANAGEMENT SERVICES
FOR
TRAFFIC SIGNAL SYNCHRONIZATION AND INTELLIGENT TRANSPORTATION SYSTEMS PROJECT
DATE: October 7, 2025**

The Parties to this Amendment No. 2 to the Contract are the City of Brawley (City) and STC Traffic, Inc. (Consultant).

RECITALS

WHEREAS, on December 14, 2021, the City and Consultant entered into an Agreement for Professional Engineering Services to perform a Traffic Signal Assessment and provide recommendations for the replacement and repair of traffic signals ("Agreement"); and

WHEREAS, on June 7, 2022, the City approved Amendment No. 1 in the amount of One Hundred Ninety-Five Thousand Dollars (\$195,000.00), which expanded the scope of services to include Design and Construction Management for the Traffic Signal Synchronization and Intelligent Transportation Systems Phase I Project; and

WHEREAS, during project implementation, multiple revisions to plans and specifications were required to reduce scope, align with available funding, and maintain project functionality; and

WHEREAS, portions of the Construction Management budget under Amendment No. 1 were utilized to keep the project on schedule and avoid delays; and

WHEREAS, the City now desires to amend the Agreement to provide additional Construction Management services required to successfully complete the project.

TERMS:

NOW, THEREFORE, in consideration of the mutual promises set forth herein, the parties agree as follows:

1. Scope of Services

Consultant shall provide additional Construction Management services as necessary to complete the Traffic Signal Synchronization Phase I Project, consistent with the Agreement and as directed by the Director of Public Works.

2. Revised Compensation

Not-to-exceed compensation for this Amendment No. 2 shall be **Forty-Eight Thousand Six Hundred Sixty Dollars (\$48,660.00)**. This amount is in addition to the prior compensation authorized under the Agreement \$23,770.00, and Amendment No. 1 \$195,000, for a new revised amount of \$267,430.00.

3. Effect of Amendment

Except as expressly modified by this Amendment No. 2, all other provisions of the Agreement, as previously amended, remain in full force and effect.

4e.1

4. **Authority**

The individuals executing this Amendment on behalf of the parties represent and warrant that they are duly authorized to execute and deliver this Amendment on behalf of their respective parties.

5. All other terms, conditions, and stipulations contained in the original Contract shall remain in effect.

DATED: October 7, 2025

CITY OF BRAWLEY

By: _____
Rebecca Terrazas-Baxter, City Manager

STC Traffic, Inc.

ATTESTS:

By: _____
Jason Stack, President

By: _____
Ana Gutierrez, City Clerk

City of Brawley

City Council
October 07, 2025
Agenda Item No 4f



STAFF REPORT

To: City Council
From: John Tang, Interim Parks and Rec Manager
Prepared by: John Tang, Interim Parks and Rec Manager
Subject: Authorization to purchase a John Deere Wide Area Riding Lawn Mower

RECOMMENDATION:

Potential action to approve the purchase of a John Deere wide area riding lawn mower in the amount of \$77,354.18.

BACKGROUND INFORMATION:

The City's Parks and Recreation Department currently possesses two riding lawn mowers that are outdated and constantly require repair. In addition to their age, these mowers are narrow, which is only beneficial for small, confined spaces.

Staff respectfully requests the approval for the procurement of a wide-area John Deere riding lawn mower. This specialized equipment is essential for efficiently maintaining extensive outdoor grounds, enabling staff to perform their landscaping duties more effectively. Utilizing this advanced machinery will significantly reduce the time and labor required for large-scale mowing tasks, thereby increasing operational efficiency and ensuring the grounds are consistently well-maintained.

Given the specialized equipment, the staff decided to use the California Department of General Services (CMAS) Program. CMAS is a procurement system that state and local government agencies rely on to get competitive prices for products and services. This approach makes procurement easier for local governments and helps them get better prices without costing at no cost to the city.

FISCAL IMPACT:

The Parks commercial mower was included in the FY 2025 Capital Improvement Budget (Project 2025-06) at \$76,000. The lowest responsive quote totals \$77,354.18. To fully fund the purchase, a minor budget adjustment is required.

Budget Adjustment (increase in appropriation):

101-511.000-800.400 – Equipment ... +\$2,000.00

ALTERNATIVES:

No alternatives are recommended at this time.

ATTACHMENTS:

1. CMAS Quote
2. Sourcewell quote

41f

REPORT COORDINATED WITH (other than person preparing the staff report):

Staff, Title or Consultant, Agency

, , ,

REPORT APPROVAL(S):

Staff, Title or Consultant, Agency

Silvia Luna, Finance Director

Rebecca Terrazas-Baxter, City Manager

Status – Date of Status

Approved - 10/3/2025

Approved - 10/3/2025



JOHN DEERE

Quote 33413236
Page 2 of 3

4f.1

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580
UEID: FNSWEDARMK53

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

RDO Equipment Co.
3275 Highway 86
Imperial, CA 92251
760-355-7800
SLRoark@rdoequipment.com

Quote Summary

Prepared For:

CITY OF BRAWLEY
400 MAIN ST STE 1
BRAWLEY, CA 92227
Home: 760-344-1231
Business: 760-344-1231

Delivering Dealer:

RDO Equipment Co.
Stefanie Roark
3275 Highway 86
Imperial, CA 92251
Phone: 760-355-7800
slroark@rdoequipment.com

* Current ETA 2 - 3 months from date RDO EquipmentCo. confirms receipt of agency PO or LOI. ETA can besubject to change without notice.

Quote Id: 33413236

Created On: 08 September 2025

Last Modified On: 08 September 2025

Expiration Date: 08 October 2025

Equipment Summary

JOHN DEERE 1600 Turbo TerrainCut
Commercial Wide-Area Mower with 4-
Post ROPS Canopy

Contract: CA CMAS Ag and Turf Equipment 4-07-23-0007C (PG 5G CG 22)

Price Effective Date: November 1, 2024

Selling Price

\$ 71,123.84 X

Qty

1 =

Extended

\$ 71,123.84

Equipment Total

\$ 71,123.84

Trade In Total

\$ 0.00

* Includes Fees and Non-contract items

Quote Summary

Equipment Total \$ 71,123.84

Trade In

SubTotal **\$ 71,123.84**

Sales Tax - (8.75%) \$ 6,223.34

CA Tire Fee \$ 7.00

Est. Service \$ 0.00

Agreement Tax

Total \$ 77,354.18

Down Payment (0.00)

Rental Applied (0.00)

Balance Due \$ 77,354.18

Salesperson: X

Accepted By: X

Confidential



JOHN DEERE

Quote 33413236
Page 3 of 3

Selling Equipment

4f.1

Quote Id: 33413236

Customer Name: CITY OF BRAWLEY

ALL PURCHASE ORDERS MUST BE MADE OUT
TO (VENDOR):

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580
UEID: FNSWEDARMK53

ALL PURCHASE ORDERS MUST BE SENT
TO DELIVERING DEALER:

RDO Equipment Co.
3275 Highway 86
Imperial, CA 92251
760-355-7800
SLRoark@
rdoequipment.com

JOHN DEERE 1600 Turbo TerrainCut Commercial Wide-Area Mower with 4-Post ROPS Canopy

Contract: CA CMAS Ag and Turf
Equipment 4-07-23-0007C
(PG 5G CG 22)

Price Effective Date: November 1, 2024

Selling Price *
\$ 71,123.84

* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
0736TC	1600 Turbo TerrainCut Commercial Wide-Area Mower with 4-Post ROPS Canopy	1	\$ 93,584.00	24.00	\$ 22,460.16	\$ 71,123.84	\$ 71,123.84
Standard Options - Per Unit							
001A	United States and Canada	1	\$ 0.00	24.00	\$ 0.00	\$ 0.00	\$ 0.00
183N	JDLink™ Modem	1	\$ 0.00	24.00	\$ 0.00	\$ 0.00	\$ 0.00
0443	US English w/ Spanish (Bi-Lingual) Operator's Manual	1	\$ 0.00	24.00	\$ 0.00	\$ 0.00	\$ 0.00
Standard Options Total			\$ 0.00		\$ 0.00	\$ 0.00	\$ 0.00
Value Added Services Total			\$ 0.00			\$ 0.00	\$ 0.00
Total Selling Price			\$ 93,584.00		\$ 22,460.16	\$ 71,123.84	\$ 71,123.84



JOHN DEERE

Quote 33413162
Page 1 of 2

4f.2

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):
RDO Equipment Co.
3275 Highway 86
Imperial, CA 92251
US

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:
RDO Equipment Co.
3275 Highway 86
Imperial, CA 92251
760-355-7800
SLRoark@rdoequipment.com

Quote Summary

Prepared For:

CITY OF BRAWLEY
400 MAIN ST STE 1
BRAWLEY, CA 92227
Home: 760-344-1231
Business: 760-344-1231

Delivering Dealer:

RDO Equipment Co.
Stefanie Roark
3275 Highway 86
Imperial, CA 92251
Phone: 760-355-7800
slroark@rdoequipment.com

Sourcewell Account # 77377

Quote Id: 33413162

* Current ETA 2 - 3 months from date RDO Equipment Co. confirms receipt of agency PO or LOI. ETA can be subject to change without notice.

Created On: 08 September 2025

Last Modified On: 08 September 2025

Expiration Date: 08 October 2025

Equipment Summary

Selling Price

Qty

Extended

JOHN DEERE 1600 Turbo TerrainCut
Commercial Wide-Area Mower with 4-
Post ROPS Canopy

\$ 72,059.68 X

1 =

\$ 72,059.68

Contract: Sourcewell Grounds Maint 112624-DAC (PG BT CG 76)

Price Effective Date: September 7, 2025

Equipment Total

\$ 72,059.68

Trade In Total

\$ 0.00

* Includes Fees and Non-contract items

Quote Summary

Equipment Total \$ 72,059.68

Trade In

SubTotal **\$ 72,059.68**

Sales Tax - (8.75%) \$ 6,305.22

CA Tire Fee \$ 7.00

Est. Service \$ 0.00

Agreement Tax

Total \$ 78,371.90

Down Payment (0.00)

Rental Applied (0.00)

Balance Due \$ 78,371.90

Salesperson: X _____

Accepted By: X _____

Confidential



JOHN DEERE

Quote 33413162
Page 2 of 2

Selling Equipment

Quote Id: 33413162

Customer Name: CITY OF BRAWLEY

ALL PURCHASE ORDERS MUST BE MADE OUT

TO (VENDOR):

RDO Equipment Co.
3275 Highway 86
Imperial, CA 92251
US

ALL PURCHASE ORDERS MUST BE SENT

TO DELIVERING DEALER:

RDO Equipment Co.
3275 Highway 86
Imperial, CA 92251
760-355-7800
SLRoark@
rdoequipment.com

JOHN DEERE 1600 Turbo TerrainCut Commercial Wide-Area Mower with 4-Post ROPS Canopy

Contract: Sourcewell Grounds Maint
112624-DAC (PG BT CG
76)

Price Effective Date: September 7, 2025

Selling Price *
\$ 72,059.68

* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
0736TC	1600 Turbo TerrainCut Commercial Wide-Area Mower with 4-Post ROPS Canopy	1	\$ 93,584.00	23.00	\$ 21,524.32	\$ 72,059.68	\$ 72,059.68
Standard Options - Per Unit							
001A	United States and Canada	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
183N	JDLINK™ Modem	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
0443	US English w/ Spanish (Bi-Lingual) Operator's Manual	1	\$ 0.00	23.00	\$ 0.00	\$ 0.00	\$ 0.00
Standard Options Total			\$ 0.00		\$ 0.00	\$ 0.00	\$ 0.00
Value Added Services Total			\$ 0.00			\$ 0.00	\$ 0.00
Total Selling Price			\$ 93,584.00		\$ 21,524.32	\$ 72,059.68	\$ 72,059.68

City of Brawley

City Council

October 07, 2025

Agenda Item No 4g



STAFF REPORT

To: City Council
From: Cristhian Barajas, Development Services Director
Prepared by: Adrian Ople, Planning Technician
Subject: **Potential Action to Approve Final Parcel Map (PM) 24-01 Subdivision**

RECOMMENDATION:

City staff recommends Council approval of Parcel Map (PM) 24-01 for recordation as the project is consistent with the City of Brawley General Plan, Subdivision Ordinance, and Zoning Ordinance

BACKGROUND INFORMATION:

City of Brawley Development Services staff is in receipt of Final Parcel Map (PM) 24-01 for the subdivision of a 5.35-acre site located at the southeast corner of Eastern Avenue and Main Street. This site is identified by Assessor's Parcel Number (APN) 047-320-074. The site was also identified by the applicant as "1528-1552 Main Street".

The site is currently zoned as C-2 (Medium Commercial), and it is surrounded by Medium Density Residential and Heavy Commercial uses. Areas typically zoned C-2 include parcels adjacent to Main Street and to S Brawley Avenue/Highway 86. These zones provide locations where a wide range of retail and service establishments could be provided. Examples of uses include restaurants, medical offices, food stores, hobby shops, and clothing stores. The western half of the site is developed with non-conforming residential structures dating to the 1920s. There are two existing water meters on this half of the parcel. The eastern half of the site is developed with a recreational vehicle (RV) facility that provides various services including vehicles and parts sales, storage, and towing. RV rental services are also provided during dunes season. This facility, Desert RV Service, uses the address 1552 Main Street and is serviced by an existing water meter.

PM 24-01 separates the two halves of the existing site into two new parcels. Proposed Parcel 1 on the west side is 2.92 acres. Proposed Parcel 2 on the east side is 2.43 acres.

The applicant does not intend to change the site's existing uses. Per the project description submitted by the applicant, the subdivision is intended to increase the marketability of the property by separating it into smaller parcels. Upon recordation, a berm and fence will be constructed to separate the parcels and prevent drainage from one parcel to another.

In accordance with the Subdivision Map Act and Section 23A.7 of the Brawley Municipal Code, the applicant filed a Tentative Parcel Map (TPM) with the Planning Division. The applicant's original submission for the TPM occurred around September 25, 2024. TPM 24-01 was approved with conditions by the Planning Commission on March 5, 2025. These conditions include public

improvements along Main Street and ADA improvements at the southeast corner of Eastern Avenue and Main Street before the issuance of Building Permits for each parcel.

Pursuant to the Subdivision Map Act and Section 23A.12 of the Municipal Code, the applicant submitted multiple drafts of Final Parcel Map (PM) 24-01 to the City for our Acting City Surveyor, NV5, to review and provide comments. NV5 has reviewed and approved PM 24-01 for recordation pending Council approval, with a wet signature dated September 2, 2025. In accordance with Section 23A.2 of the Municipal Code, "City Council shall approve, conditionally approve, or disapprove final maps and retains the authority to determine the kinds and extent of off-site improvements required in subdivisions." Furthermore, per the Subdivision Map Act, Section 66499.55, "The map, so certified, shall be forthwith filed in the office of the county recorder of the county wherein the platted lands are situate."

FISCAL IMPACT:

There is no associated fiscal impact.

ALTERNATIVES:

This subdivision is an allowable action by the property owner. No alternatives are recommended.

ATTACHMENTS:

1. Attachment A - Signed Final Parcel Map 24-01
2. Attachment B - Planning Application and Project Description
3. Attachment C - Planning Commission Approval
4. Attachment D - TPM 24-01 Approval Letter and Conditions

REPORT COORDINATED WITH (other than person preparing the staff report):

Staff, Title or Consultant, Agency

, , ,

REPORT APPROVAL(S):

Staff, Title or Consultant, Agency

Rebecca Terrazas-Baxter, City Manager
Silvia Luna, Finance Director

Status – Date of Status

Approved - 10/3/2025
Approved - 10/3/2025

PARCEL MAP No.24-01

PORTIONS OF LOTS 25 AND 26, BRAWLEY SUBDIVISION No. 1, IN THE CITY OF BRAWLEY, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP No. 56 IN BOOK 1, PAGE 40 OF OFFICIAL MAPS, AND BEING A SUBDIVISION OF PARCEL 1 OF THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED JUNE 7, 2001 AS FILE No. 01-12481 IN BOOK 2064, PAGE 334 OF OFFICIAL RECORDS, ALL ON FILE IN THE OFFICE OF THE IMPERIAL COUNTY RECORDER.

NOTARY ACKNOWLEDGEMENT

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

State of California
County of SAN DIEGO

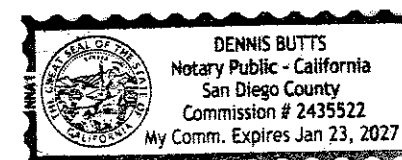
On 08/09/2025 before me, DENNIS BUTTS, Notary Public
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature Dennis Butts (Seal)



SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MEREDITH AUSTIN IN JULY, 2024. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

ALL MONUMENTS SHOWN ON THIS MAP ARE OF THE CHARACTER INDICATED AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



Taylor J. Preece
TAYLOR J. PREECE, P.L.S. No. 9436

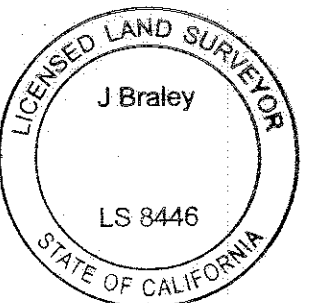
DATE: AUGUST 7, 2025

ACTING CITY SURVEYOR'S STATEMENT

I, J BRALEY, ACTING CITY SURVEYOR FOR CITY OF BRAWLEY, STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF CHAPTER 2, DIVISION 2, TITLE 7 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA AND ANY ORDINANCES OF IMPERIAL COUNTY APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

J. Braley
J BRALEY, PLS 8446 ACTING CITY SURVEYOR

DATE: 09/02/2025



COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____, AT _____ .M.

IN BOOK _____ OF PARCEL MAPS AT PAGE _____, AT THE

REQUEST OF PRECISION ENGINEERING & SURVEYING, INC.

Chuck Storey
CHUCK STOREY
COUNTY RECORDER

PLANNING DIRECTOR'S STATEMENT

I, CHRISTIAN BARAJAS, HEREBY STATE THAT THIS PARCEL MAP COMPLIES WITH THE TENTATIVE OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, AS APPROVED BY THE PLANNING COMMISSION.

DATE: _____
Christian Barajas
PLANNING DIRECTOR

SUPPORTING DOCUMENTS

THE FOLLOWING DOCUMENTS, WERE RECORDED CONCURRENTLY WITH THIS PARCEL MAP AS OFFICIAL RECORDS OF THE COUNTY OF IMPERIAL.

TAX CERTIFICATE	DOC. No. _____	O.R.
SUBDIVISION GUARANTEE	DOC. No. _____	O.R.
	DOC. No. _____	O.R.

OWNER'S STATEMENT

I HEREBY STATE THAT I AM THE OWNER OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT I CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

Meredith Austin
(MEREDITH AUSTIN) SUCCESSOR TRUSTEE OF
THE AUSTIN FAMILY LIVING TRUST DATED
JANUARY 4TH, 2005

⑨ CENTERLINE INTERSECTION: MAIN ST. & EASTERN AVENUE.

LOCATION:
CENTERLINE INTERSECTION: MAIN ST. & EASTERN AVENUE.
1 T.13S., R.14E.
DESCRIPTION:
FOUND COTTON SPINDLE WITH 1-1/2" BRASS WASHER STAMPED "LS 8645", FLUSH WITH ASPHALT PAVING OF THE INTERSECTION OF MAIN STREET & SOUTH EASTERN AVENUE. ESTABLISHED AND SET BY ROS 25-34.

N: 1936637.33 LAT: 32°58'43.0412"
E: 6786229.20 LONG: -115°31'03.8393"
A: +0°24'08.53"

SIGNATURE OMISSIONS

THE SIGNATURES OF THE FOLLOWING PARTIES HAVE BEEN OMITTED PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT IN THAT THEIR INTERESTS CANNOT RISE INTO A FEE.

5 EASEMENT: EFFECTING BRAWLEY SUBDIVISION No. 1
PURPOSE: A RIGHT OF WAY ACROSS THE SOUTH SIDE OF EACH TIER OF LOTS, WIDE ENOUGH TO CARRY WATER THROUGH CANALS, DITCHES, PIPELINES, OR FLUMES TO IRRIGATE THE TIER OF LOTS.

EASEMENT IS BLANKET IN NATURE AND NOT PLOTTED HEREON

7 PURPOSE: FOR LAYING OF WATER PIPE AND THE CONSTRUCTION OF DITCHES OR CANALS.
RECORDING DATE: FEBRUARY 28, 1927
RECORDING No.: BOOK 156, PAGE 159 OF OFFICIAL RECORDS
EASEMENT IS BLANKET IN NATURE AND NOT PLOTTED HEREON

8 GRANTED TO: IMPERIAL IRRIGATION DISTRICT
PURPOSE: FOR A POWER LINE AND APPURTENANCES
RECORDING No.: BOOK 460, PAGE 531 OF OFFICIAL RECORDS

9 GRANTED TO: IMPERIAL IRRIGATION DISTRICT
PURPOSE: FOR A POWER LINE AND APPURTENANCES
RECORDING No.: BOOK 460, PAGE 532 OF OFFICIAL RECORDS

10 ENTITLED: IMPERIAL IRRIGATION DISTRICT
DATED: DECEMBER 13, 1965
EXECUTED BY: IMPERIAL IRRIGATION AND THE COUNTY OF IMPERIAL
RECORDING DATE: DECEMBER 22, 1965
RECORDING No.: 32 IN BOOK 1220, PAGE 10 OF OFFICIAL RECORDS

11 GRANTED TO: CITY OF BRAWLEY
PURPOSE: FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC STREETS, UTILITIES, AND DRAINAGE FACILITIES.
RECORDING DATE: JULY 16, 1995
RECORDING No.: 95014856 IN BOOK 1813, PAGE 1143 OF OFFICIAL RECORDS

CITY CLERK'S STATEMENT:

I, ANA GUTIERREZ, CITY CLERK OF THE CITY OF BRAWLEY, CALIFORNIA, HEREBY STATE THAT THE CITY COUNCIL APPROVED THIS PARCEL MAP ON _____, 2025.

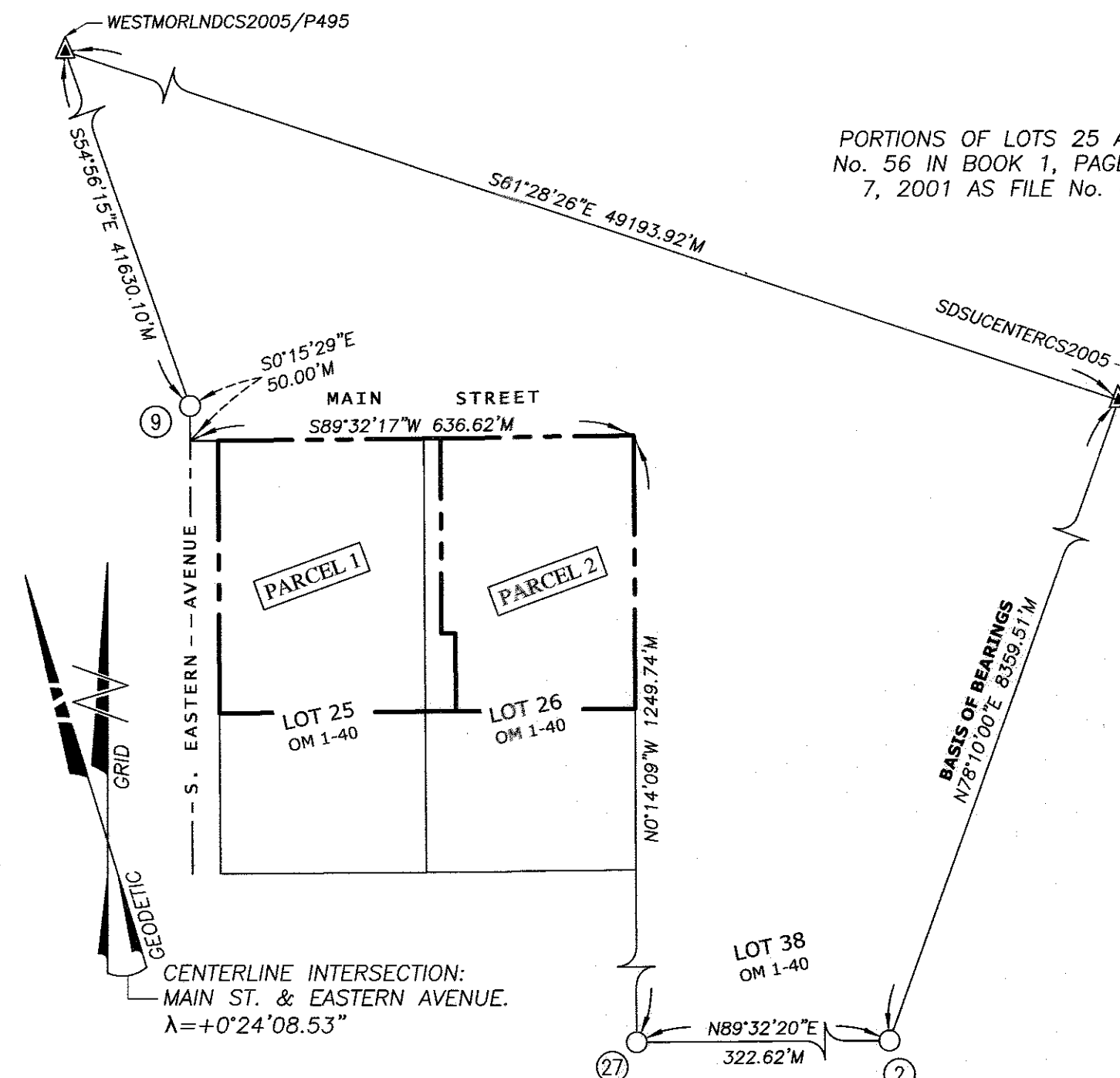
DATE: _____
Ana Gutierrez
CITY CLERK

LEGAL DESCRIPTION

THAT PORTION OF LOTS 25 AND 26, BRAWLEY SUBDIVISION No. 1, IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP No. 56 IN BOOK 1, PAGE 40 OF OFFICIAL MAPS, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY, DESCRIBED AS FOLLOWS:

THE NORTH 391.00 FEET OF SAID LOTS 25 AND 26.

SAID LAND IS ALSO SHOWN AS PARCEL 1 OF THAT CERTAIN CERTIFICATE OF COMPLIANCE (LLA 5-01) RECORDED JUNE 7, 2001 AS FILE No. 01-12481, IN BOOK 2064, PAGE 334 OF OFFICIAL RECORDS.



BASIS OF BEARINGS

BASIS OF BEARINGS IS N78°10'00"E BETWEEN THE SOUTHEAST OF LOT 38, BRAWLEY SUBDIVISION No. 1 (POINT No. 2 OF CORNER DESCRIPTIONS) AND CRTN STATION SDSUCENTERCS2005/P499. ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES. TO OBTAIN GROUND DISTANCES, MULTIPLY GRID DISTANCES BY COMBINED SCALE FACTOR AT SDSUCENTERCS2005/P499 BEING: 0.999984672.

▲ WESTMORLNDSCS2005/P495

DESCRIPTION:
STATION IS A CALIFORNIA REAL TIME NETWORK (CRTN) GPS STATION.

N: 1960552.494	EPOCH: 2017.50
E: 6752153.831	CSRS PUBLISHED ACCURACY
A: +0°20'29.64"	NORTHING: 4.4MM
LAT: 33°02'41.8471"	EASTING: 3.4MM
LONG: -115°37'42.1692"	BASED ON 2 SIGMA (95%)
COMB. SCALE FACTOR: 0.999979855	CONFIDENCE FOR NETWORK
ELEVATION: -273.16'	

▲ SDSUCENTERCS2005/P499

DESCRIPTION:
STATION IS A CALIFORNIA REAL TIME NETWORK (CRTN) GPS STATION.

N: 1937059.576	EPOCH: 2017.50
E: 6795375.640	CSRS PUBLISHED ACCURACY
A: +0°25'07.55"	NORTHING: 4.5MM
LAT: 32°58'46.5704"	EASTING: 3.5MM
LONG: -115°29'16.4359"	BASED ON 2 SIGMA (95%)
COMB. SCALE FACTOR: 0.999984672	CONFIDENCE FOR NETWORK
ELEVATION: -240.86'	

②7 SOUTHWEST CORNER LOT 38, OM 1-40

LOCATION:
SOUTHWEST CORNER LOT 38, OM 1-40 BRAWLEY SUBDIVISION No. 1 T.13S., R.14E.

DESCRIPTION:
FOUND 1-1/2" IRON PIPE, NO TAG, DOWN 0.5' BELOW NATURAL SURFACE. SET BY PM 4-61.

N: 1935342.73 LAT: 32°58'30.1878"
E: 6786871.17 LONG: -115°30'56.4105"
A: +0°24'12.61"

② SOUTHEAST CORNER OF LOT 38, OM 1-40

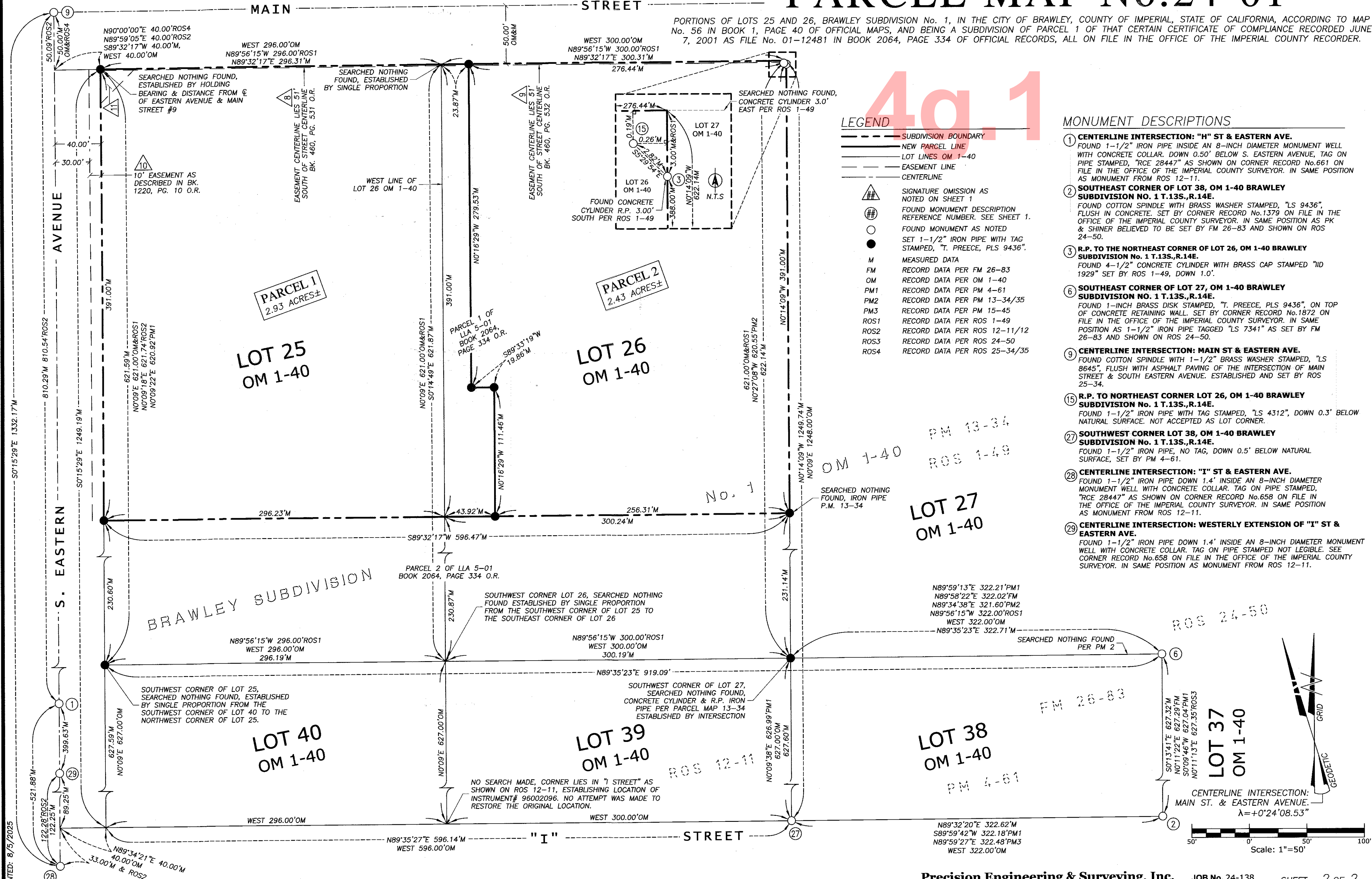
LOCATION:
SOUTHEAST CORNER OF LOT 38, OM 1-40 BRAWLEY SUBDIVISION No. 1 T.13S., R.14E.

DESCRIPTION:
FOUND COTTON SPINDLE WITH BRASS WASHER STAMPED, "LS 9436", FLUSH IN CONCRETE. SET BY CORNER RECORD NO.1379 ON FILE IN THE OFFICE OF THE IMPERIAL COUNTY SURVEYOR. IN SAME POSITION AS PK & SHINER BELIEVED TO BE SET BY FM 26-83 AND SHOWN ON ROS 24-50.

N: 1935345.33 LAT: 32°58'30.1910"
E: 6787193.78 LONG: -115°30'52.6233"
A: +0°24'14.69"

PARCEL MAP No.24-01

PORTIONS OF LOTS 25 AND 26, BRAWLEY SUBDIVISION No. 1, IN THE CITY OF BRAWLEY, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP No. 56 IN BOOK 1, PAGE 40 OF OFFICIAL MAPS, AND BEING A SUBDIVISION OF PARCEL 1 OF THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED JUNE 7, 2001 AS FILE No. 01-12481 IN BOOK 2064, PAGE 334 OF OFFICIAL RECORDS, ALL ON FILE IN THE OFFICE OF THE IMPERIAL COUNTY RECORDER.



MONUMENT DESCRIPTIONS

- ① **CENTERLINE INTERSECTION: "H" ST & EASTERN AVE.**
FOUND 1-1/2" IRON PIPE INSIDE AN 8-INCH DIAMETER MONUMENT WELL WITH CONCRETE COLLAR, DOWN 0.50' BELOW S. EASTERN AVENUE, TAG ON PIPE STAMPED, "RCE 28447" AS SHOWN ON CORNER RECORD No.661 ON FILE IN THE OFFICE OF THE IMPERIAL COUNTY SURVEYOR. IN SAME POSITION AS MONUMENT FROM ROS 12-11.
- ② **SOUTHEAST CORNER OF LOT 38, OM 1-40 BRAWLEY SUBDIVISION No. 1 T.135.,R.14E.**
FOUND COTTON SPINDLE WITH BRASS WASHER STAMPED, "LS 9436", FLUSH IN CONCRETE. SET BY CORNER RECORD No.1379 ON FILE IN THE OFFICE OF THE IMPERIAL COUNTY SURVEYOR. IN SAME POSITION AS PK & SHINER BELIEVED TO BE SET BY FM 26-83 AND SHOWN ON ROS 24-50.
- ③ **R.P. TO THE NORTHEAST CORNER OF LOT 26, OM 1-40 BRAWLEY SUBDIVISION No. 1 T.135.,R.14E.**
FOUND 4-1/2" CONCRETE CYLINDER WITH BRASS CAP STAMPED "IID 1929" SET BY ROS 1-49, DOWN 1.0'.
- ④ **SOUTHEAST CORNER OF LOT 27, OM 1-40 BRAWLEY SUBDIVISION No. 1 T.135.,R.14E.**
FOUND 1-INCH BRASS DISK STAMPED, "T. PREECE, PLS 9436", ON TOP OF CONCRETE RETAINING WALL. SET BY CORNER RECORD No.1872 ON FILE IN THE OFFICE OF THE IMPERIAL COUNTY SURVEYOR. IN SAME POSITION AS 1-1/2" IRON PIPE TAGGED "LS 7341" AS SET BY FM 26-83 AND SHOWN ON ROS 24-50.
- ⑤ **CENTERLINE INTERSECTION: MAIN ST & EASTERN AVE.**
FOUND COTTON SPINDLE WITH 1-1/2" BRASS WASHER STAMPED, "LS 8645", FLUSH WITH ASPHALT PAVING OF THE INTERSECTION OF MAIN STREET & SOUTH EASTERN AVENUE. ESTABLISHED AND SET BY ROS 25-34.
- ⑥ **R.P. TO NORTHEAST CORNER LOT 26, OM 1-40 BRAWLEY SUBDIVISION No. 1 T.135.,R.14E.**
FOUND 1-1/2" IRON PIPE WITH TAG STAMPED, "LS 4312", DOWN 0.3' BELOW NATURAL SURFACE. NOT ACCEPTED AS LOT CORNER.
- ⑦ **SOUTHWEST CORNER LOT 38, OM 1-40 BRAWLEY SUBDIVISION No. 1 T.135.,R.14E.**
FOUND 1-1/2" IRON PIPE, NO TAG, DOWN 0.5' BELOW NATURAL SURFACE. SET BY PM 4-61.
- ⑧ **CENTERLINE INTERSECTION: "I" ST & EASTERN AVE.**
FOUND 1-1/2" IRON PIPE DOWN 1.4' INSIDE AN 8-INCH DIAMETER MONUMENT WELL WITH CONCRETE COLLAR. TAG ON PIPE STAMPED, "RCE 28447" AS SHOWN ON CORNER RECORD No.658 ON FILE IN THE OFFICE OF THE IMPERIAL COUNTY SURVEYOR. IN SAME POSITION AS MONUMENT FROM ROS 12-11.
- ⑨ **CENTERLINE INTERSECTION: WESTERLY EXTENSION OF "I" ST & EASTERN AVE.**
FOUND 1-1/2" IRON PIPE DOWN 1.4' INSIDE AN 8-INCH DIAMETER MONUMENT WELL WITH CONCRETE COLLAR. TAG ON PIPE STAMPED NOT LEGIBLE. SEE CORNER RECORD No.658 ON FILE IN THE OFFICE OF THE IMPERIAL COUNTY SURVEYOR. IN SAME POSITION AS MONUMENT FROM ROS 12-11.

N89°59'13"E 322.21'PM1
N89°58'22"E 322.02'FM
N89°34'38"E 321.60'PM2
N89°56'15"W 322.00'ROS1
WEST 322.00'OM
N89°35'23"E 322.71'M

LOT 37
OM 1-40

CENTERLINE INTERSECTION:
MAIN ST. & EASTERN AVENUE.
λ=+0°24'08.53"

Scale: 1"=50'



CITY OF BRAWLEY

PLANNING DEPARTMENT APPLICATION

Fee \$	_____
Planning Staff Initials	_____
CITY STAMP	
Amount Received \$	_____
Finance Initials	_____

CHECK ALL THAT APPLY:

PROJECT

- ☐ Conditional Use Permit
 ☐ New ☐ Extension/Renewal
☐ Adjustment Plat (Lot Line Adjustment/Lot Merger)
 (no additional parcels to be created)
☐ Certificate of Compliance (required with Adj. Plat)
☐ Site Plan Review
☐ Variance
☐ Rezoning
☐ General Plan Amendment
☐ Right-of-Way / Alley Vacation
☐ Parcel Map Waiver
☒ Minor Subdivision *(4 or fewer parcels to be created)*
☐ Major Subdivision *(5 or more parcels to be created)*
☐ Final Map

CEQA STATUS

- ☐ Notice of Exemption
 (ministerial and categorically exempt)
☐ Negative Declaration
 (requires initial environmental study)
☐ Environmental Impact Report (EIR)

☐ Other (Please Specify) _____

PROPERTY OWNER

Name: Meredith Austin, Trustee of Austin
Mailing Family Living Trust
Address: 13981 Carriage Road Poway, CA
 92064

Phone: 858-361-7141

Fax: _____

E-mail: mereaustin@aol.com

ENGINEER / AGENT*

Taylor Preece, PLS - Precision
Engineering & Surveying, Inc.

P.O. Box 2216 El Centro, CA 92244

760-353-2684

taylor@presurvinc.com

Assessor Parcel Number(s): 047-320-074

Describe project, purpose/reason for your application, proposed/existing uses on the subject property, and adjacent land uses. Attach separate sheet if necessary.

The Purpose of this Parcel Map is to make the property more marketable in creating two smaller parcels instead of one large one.

REQUIRED SUPPORT DOCUMENTS

1. All applicable information requested on the Tentative Map Checklist (*Major Subdivisions*), Final Map Requirements (*Final Maps*), or Site Plan Checklist (*all projects*).
2. Environmental Assessment (*completed by applicant or legal representative* *).
3. Preliminary Title Report/Deed (*for proof of ownership*).
4. Application Fee (*Planning Department Application Fee Schedule*) and a deposit (*to be determined by the Planning Director*).
5. Copy of current property tax statement.
6. Other items as determined by Staff.

SPECIAL NOTES

Applicant or authorized representative* must be present at Planning Commission meeting(s) and/or City Council meeting(s) for action to be taken on the application.

Submit twenty (20) copies of Site Plans, Parcel/Tract Maps or Adjustment Plats including one electronic copy shall be submitted with the application. Projects in the Airport Land Use Commission sphere require thirty (30) copies.

Staff's acceptance of the application or deeming the application complete does not imply that Staff will recommend approval of the project.

The owner(s) of the parcel(s) listed on this application must pay all fees and costs related to the project(s) listed on this application including, but not limited to, application fees (*Application Fee Schedule*), engineering fees and costs (*as determined by the City Engineer at the time of final map check and/or improvement plan check*), building permit fees (*Building Permit Fee Schedule*), development impact fees (*Development Impact Fee Implementation Schedule*), water and wastewater capacity fees (*Capacity Fee Implementation Schedule*), Environmental Fees (*Department of Fish and Game*), and fees imposed by the County of Imperial (*tax certificate, recordation fees, and Air Pollution Control District (APCD) fees*). A deposit in an amount determined by the Planning Director will be required at the time of application. Nonpayment of fees will stop the entitlement process.

I, Meredith Austin, Trustee of Austin Family Living Trust,
(*print name of property owner*)

hereby apply to the City of Brawley for the actions indicated above for the above-specified property that I own or control, as per the attached information, and in accordance with all applicable local, state, and federal laws and regulations. I hereby agree to pay all fees and cost associated with the actions indicated for the above-specified property that I own and control as per the attached information, and pay fees and costs associated with required off-site improvements as determined by the City Engineer.

I, Meredith Austin, Trustee of Austin Family Living Trust,
(*print name of property owner*)

give the following person/organization permission to act as my agent* and to make decisions in my name as he/she/they feel necessary for the project described on the previous pages.

<u>Taylor Preece, PLS</u> (<i>print name of agent</i>)	<u>Precision Engineering & Surveying, Inc.</u> (<i>agent's company name, if applicable</i>)

I certify that the above information, to the best of my knowledge, is true and correct.

Signature of Property Owner

Date

Signature of Agent

Date

***Property owner's signature must be notarized if an agent is being designated.**



P.O. Box 2216 El Centro, CA 92244 799 E. Heil Ave., El Centro, CA 92243.
Tel. (760) 353-2684 • Email: taylor@presurvinc.com

49.2

Austin Family Parcel Map
1528-1552 Main Street Brawley, CA

Project Description

The property is located at the Southeast Quadrant of Main Street and Eastern Avenue in Brawley, California. The subject property is described as being the North 391 feet of Lots 25 and 26 of Brawley Subdivision No. 1, according to Official Map 1-40. The property is also known as Parcel 1 of Certificate of Compliance for Lot Line Adjustment 5-01, recorded in Book 2064, Page 334, O.R., and is Assessor Parcel Number 047-320-074.

The reasoning behind the proposed parcel map is to make the property more marketable by separating it into smaller parcels.

Proposed Parcel 1 will have legal and physical access from Eastern Avenue and Main Street. Proposed Parcel 1 will continue to receive water through two existing water meters on Eastern Avenue. Proposed Parcel 1 is 2.92 acres and there is no proposed development, land use will remain the same.

Proposed Parcel 2 will have legal and physical access from Main Street. Proposed Parcel 2 will continue to receive water through an existing water meter on Main Street. Proposed Parcel 2 is 2.43 Acres and there is no proposed development, land use will remain the same.

A Berm and fence will be constructed to separate the two parcels after the Parcel Map is recorded. Neither Parcel will drain onto the other after the construction of the berm.

The Planning Commission of the City of Brawley, California, met in Regular Session at 5:30 p.m., City Council Chambers, 383 Main Street, Brawley, California, on Wednesday, March 5, 2025

1. CALL TO ORDER/ROLL CALL

The meeting is called to order by Chair Jay Goyal at 5:36 p.m.

Present: J. Goyal, D. Nunez, R. Palacio, and C. Vandiver

Absent: Julitza Alvarez, G. Marquez, D. Smith

2. APPROVAL OF AGENDA

Motion: The Planning Commission approves the agenda as presented.

M/S/C: Palacio/Vandiver/4-0

3. APPROVAL OF MINUTES

Motion: The Planning Commission approved the 11/13/2024, 10/09/2024, 05/22/24, 04/17/2024, and 11/01/2023 Minutes as presented.

The 08/21/2024 Minutes were approved with the following amendment:

Fences walls and hedges shall be installed per Sec. 27.179 of the Zoning Ordinance and Sec. 27.84 (c)

Applicant shall install a wrought iron fence along the perimeter of the property line, excepting, at the ~~northwest~~-southwest corner of the property which shall be a masonry wall. The fence abutting Main Street and at the western portion of the property shall have aesthetic appeal and design options will be presented and approved by the Director of Development Services prior to the issuance of a Building Permit.

M/S/C: Vandiver/Palacio/4-0

4. PUBLIC APPEARANCE

Chair Goyal called for public appearances for items not appearing on the Planning Commission Agenda. None. Public Comment closed at 5:39 p.m.

5. Parcel Map (PM) 24-01

Tentative Parcel Map 24-01 is for the proposed minor subdivision of a C-2 (Medium Commercial) parcel into two parcels. Per the Subdivision Chapter 23A of the Brawley Municipal Code, the Planning Commission must review the findings of the tentative maps for consistency with the adopted regulations and make recommendations to the subdivider and the City Council.

Property Owner: Meredith Austin, Trustee of Austin Family Living Trust

Representative: Taylor Preece Precision Engineering & Surveying, Inc.

Legal Description: A portion of Lots 25 and 26, Brawley Subdivision No. 1 in the County of Imperial, State of California, according to Map No. 56 in book 1, page 40 of Official Maps, on file in the Office of the County Recorder of Imperial County

APN: 047-320-074

Location: 1542 Main Street, Brawley, CA 92227

Motion: The Planning Commission moved to approve PM 24-01 as amended - add the following clarifying language:

Condition #10, 11, 12, 27 “at time of a Building Permit”

Condition # 16 “at time of Building Permit in accordance with City Municipal Code 23A”

M/S/C: Palacio/Vandiver/4-0

6. NEXT MEETING DATE

None.

7. ADJOURNMENT

Motion: The Planning Commission meeting adjourned at 6:30 p.m.

M/S/C: Palacio/Vandivier/4-0



CITY OF BRAWLEY

444
DEVELOPMENT SERVICES DEPARTMENT
205 S. IMPERIAL AVENUE
BRAWLEY, CA 92227
BUILDING DIVISION
PHONE: (760) 344-8622
FAX: (760) 351-2656
HOUSING DIVISION
PHONE: (760) 351-1905
FAX: (760) 351-2656
PLANNING DIVISION
PHONE: (760) 344-8822
FAX: (760) 351-2656

March 12, 2025

Subject: Tentative Parcel Map – PM 24-01

To Whom it May Concern:

This letter is to inform you that Pursuant to Section 23A of the Brawley Subdivision Ordinance, the Planning Commission has approved your request for Tentative Parcel Map (TPM) 24-01, for A Portion of Lots 25 and 26, Brawley Subdivision No. 1, Recorded in the Office of the County Recorder of Imperial County, APN: 047-320-074. Approval is subject to compliance with the attached Conditions of Approval.

The requirements for the Final Map pursuant to Section 23A.12 of the Brawley Subdivision Ordinance are also attached. When these requirements are met, the City Engineer and Planning Director shall review the map and required supporting documents for substantial compliance, technical correctness, and completeness with the approved tentative map.

You will also be responsible for the plan checking fees associated with the review of the final map. Additionally, you will be required to secure a Tax Certificate from the Imperial County Tax Collector's Office and pay any filing fees required by the Imperial County Recorder's Office.

The Planning Commission approved your tentative parcel map (TPM 24-01) on March, 2025. Approval of TPM 24-01 shall expire twenty-four (24) months from the date of this letter, if final map is not recorded.

If you should have any questions, please contact me at 760.344.8822 or at planning@brawley-ca.gov.

Sincerely,

Cynthia Mancha
Consultant City Planner

Conditions of Approval

PM 24-01 Parcel Map

A Portion of Lots 25 and 26, Brawley Subdivision No. 1, in the County of Imperial, State of California, according to Map No. 56 in Book 1, Page 40 of Official Maps, on file in the Office of the County Recorder of Imperial County

APN: 047-320-074

1542, 1542A, 1528, 1532, 1532A Main Street

Planning Commission approval of the Parcel Map is subject to compliance with the following conditions:

1. The conditional approval of the Tentative Parcel Map (TPM) PM 24-01 shall not constitute the waiver of any requirement of the City's Ordinances or regulations or state and federal regulations, except where a condition set forth herein specifically provides for a waiver, the more stringent regulation shall prevail.
2. The applicant shall obtain a tax certificate from the County Tax Collector.
3. The applicant shall obtain an encroachment permit from the Department of Public Works for any new, altered or unpermitted driveways necessary to access each of the parcels from a public street or public right-of-way.
4. Pursuant Government Code Section 66463.1, the Developer/Applicant/Property Owner shall have twenty-four (24) months from the approval of PM 24-01 to file a Final Parcel Map otherwise the TPM shall expire and no longer be valid.
5. The conditional approval of PM 24-01 does not constitute approval of the construction of any buildings on the subdivided lots. All construction plans are subject to review and approval by various City Departments.
6. All maps, plans, studies, cost estimates, designs, and calculations required for this project shall be subject to the review and approval of the City Engineer, Department of Public Works, and Planning Department prior to submittal for approval by the City Council to record any Final Parcel Map.
7. The Final Parcel Map shall be prepared in accordance with a completed final survey of the subdivision and in compliance with the requirements of the Subdivision Map Act and applicable City Ordinances.
8. The Final Parcel Map shall clearly show all stakes, monuments or other evidence found on the ground which were used as ties to determine the boundaries of the lots. The referenced survey monuments must be found acceptable by the City Engineer and meet Subdivision Map Act standards and that all Conditions of Approval have been met.
9. The Final Parcel Map requires certification by the engineer/surveyor of record prior to final review by the City Engineer. The City Engineer may accept the map if found adequate per the Subdivision Map Act and determine that all Conditions of Approval have been met, before the Final Parcel Map can be recorded and filed with the City and the County Recorder's Office.
10. A Grading Plan and Erosion Control Plan shall be submitted for City Engineer review and approval at time of a Building Permit.
11. The Developer/Applicant/Property Owner shall install sidewalks, curbs, and gutter to the most logical terminus along the limits of each parcel abutting Main Street per City Standards, at the time of a Building Permit.
12. The Developer/Applicant/Property Owner shall install an ADA compliant ramp at the corner of Main Street and Eastern Avenue and shall be approved and installed to the satisfaction of the Acting City Engineer and Public Works Director at the time of a Building Permit.
13. Any disturbed public right-of-way shall be installed/replaced/ or improved to City Engineer Standards and shall be subject to inspection prior to the issuance of a Certificate of Occupancy.
14. The Developer/Applicant/ Property Owner shall design parcel access driveways to City Standards. Each parcel shall have its own separate ingress and egress from Main Street.

15. If shared driveways are created as a result of PM 24-01, a reciprocal use and maintenance agreement shall be reviewed and approved by the City Planner and Acting City Engineer and shall be recorded concurrently with the final map.
16. The Developer/Applicant/Property Owner shall underground utilities, where feasible at the time of Building Permit in accordance with City Municipal Code 23A.
17. Any development on each parcel shall require sewer and water technical calculations submitted to the Acting City Engineer and Public Works Director to determine the receiving system capacity. Should sewer improvements be required they will be at the expense of the developer. If a sewer pump station or force main are required they shall be owned, operated, and maintained at the expense of the Developer/Applicant/Property Owner.
18. If a project on each parcel requires a stormwater retention basin, the stormwater retention basin shall be owned, operated and maintained by the Developer/Applicant/Property Owner and shall be designed to meet the requirements of a 100-year storm or per City Standard, whichever is more stringent.
19. Should the project require a stormwater retention basin stormwater pumpstation, if required by the project hydraulic and drainage report or any other relevant technical report, a stormwater pump station shall be installed at the retention basin to transport stormwater from the retention basin to the City's existing stormwater system. The stormwater pump station shall empty the retention basin stormwater volume within 72 hours after conclusion of a stormwater event. The stormwater pump station shall be owned, operated and maintained by the Developer/Applicant/Property Owner.
20. The Developer/Applicant/Property Owner shall pay the expenses of school district fees per the requirements of the Brawley Unified School District prior to the issuance of any building permit.
21. The Developer/Applicant/Property Owner shall pay all applicable impact and capacity fees prior to the issuance of a building permit and prior to connecting to City services. The City of Brawley collects impact fees to offset the cost of fire, police, parks, water, wastewater, and administrative services.
22. The Developer/Applicant/Property Owner shall pay any and all amounts as determined by the City of Brawley to defray all costs for the review of maps, drawings, reports, field investigation, or other activities related to compliance of this project with City Ordinances and/or any other laws, regulations, or requirements that apply to the improvement plans and Final Parcel Map. No Final Parcel Map shall be recorded until such costs have been paid to the City.
23. The provisions of these Conditions of Approval are to run with the land/project and shall bind the current and future owner(s) successor(s) in interest, assignee(s) and/or transferor(s) of said project.
24. If the Planning Department finds and determines that the Developer/Applicant/Property Owner or successor-in-interest has not complied or cannot comply with the terms and conditions of these Conditions of Approval, or the Planning/Building Department determines that the approved activities constitute a nuisance, the City shall provide the Developer/Applicant/Property Owner with notice and opportunity to comply with the enforcement or abatement order. If after receipt of the order (1) Developer/Applicant/Property Owner fails to comply, and/or (2) Developer/Applicant/Property Owner cannot comply with the conditions set forth in these Conditions of Approval, then the matter shall be referred to the City Council for modifications, suspension, or termination, or to the appropriate enforcement authority.
25. As between the City and the Developer/Applicant/Property Owner any violation of these Conditions of Approval may be a "nuisance per se". The City may enforce the terms and conditions of these Conditions of Approval in accordance with its Codified Ordinances and/or State law. The provisions of this paragraph shall not apply to any claim of nuisance per se brought by a third party.
26. The Developer/Applicant/Property Owner shall not be allowed to maintain a "nuisance", which is anything which: (1) is injurious to health, or is indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property, and/or (2) affects at the same time an entire community or neighborhood, or any considerable number of persons, although the extent of the annoyance or damage inflicted upon individuals may be unequal, and/or (3) occurs during or as a result of the project.
27. Developer/Applicant/Property Owner shall provide a Landscaping Plan in compliance with City Standards at time of a Building Permit.

28. The applicant shall defend, indemnify, and hold harmless the City of Brawley, or its agents, officers and employees from any claim, action or proceedings against the City or its agents, officers, or employees to attack, set aside, void or annul, an approval by the Planning Commission or City Council concerning the subdivision.

29. Imperial Irrigation District's conditions of approval dated February 26, 2025 are enumerated hereto (30-41) and appended.

30. As part of the city's conditions of approval the applicant (developer and/or property owner) shall underground utilities where permissible. For electrical service for the project, the applicant should be advised to contact Gabriel Ramirez, IID project development planner, at 760-339-9257 or e-mail Mr. Ramirez at GRamirez@IID.com to initiate the customer service application process. In addition to submitting a formal application (available for download at the IID website <http://www.iid.com/home/showdocument?id=12923>), the applicant will be required to submit an AutoCAD file of site plan, approved electrical plans, electrical panel size and panel location, operating voltage, electrical loads, project schedule, and the applicable fees, permits, easements and environmental compliance documentation pertaining to the provision of electrical service to a project. The applicant shall be responsible for all costs and mitigation measures related to providing electrical service to a project.

31. Electrical capacity is limited in the project area. A circuit study may be required. Any system improvements or mitigation identified in the circuit study to enable the provision of electrical service to the project shall be the financial responsibility of the applicant.

32. Applicant shall provide a surveyed legal description and an associated exhibit certified by a licensed surveyor for all rights of way deemed by IID as necessary to accommodate the project electrical infrastructure. Rights-of-Way and easements shall be in a form acceptable to and at no cost to IID for installation, operation, and maintenance of all electrical facilities.

33. IID water facilities that may be impacted include the Oakley Canal Pipeline located along the parcel's western boundary.

34. To insure there are no impacts to IID water facilities, applicant should submit project plans, including grading & drainage and fencing plans, to IID Water Department Engineering Services section for review and comment prior to final project design. IID WDES can be contacted at (760) 339-9265 for further information on this matter.

35. The applicant will be required to provide and bear all costs associated with acquisition of land, rights of way, easements, and infrastructure relocations and realignments deemed necessary to accommodate the project. Any street or road improvements imposed by the local governing authority shall also be at the project proponent cost.

36. Any substations and switchyards the project requires shall be located on property that will be transferred to IID in fee simple ownership with legal access.

37. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at <https://www.iid.com/about-iid/department-directory/real-estate> . The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.

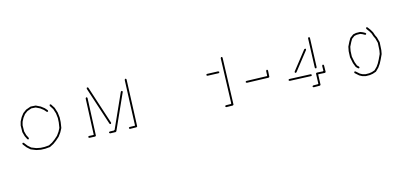
38. In addition to IID's recorded easements, IID claims, at a minimum, a prescriptive right of way to the toe of slope of all existing canals and drains. Where space is limited and depending upon the specifics of adjacent modifications, the IID may claim additional secondary easements/prescriptive rights of ways to ensure operation and maintenance of IID's facilities can be maintained and are not impacted and if impacted mitigated. Thus, IID should be consulted prior to the installation of any facilities adjacent to IID's facilities. Certain conditions may be.

39. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, water deliveries, canals, drains, etc.) need to be included as part of the project's California Environmental Quality Act (CEQA) and/or National Environmental Policy Act (NEPA) documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. **Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.**

40. Dividing a project into two or more pieces and evaluating each piece in a separate environmental document (Piecemealing or Segmenting), rather than evaluating the whole of the project in one environmental document, is explicitly forbidden by CEQA, because dividing a project into a number of pieces would allow a Lead Agency to minimize the apparent environmental impacts of a project by evaluating individual pieces separately, each of which may have a less-than-significant impact on the environment, but which together may result in a significant impact. Segmenting a project may also hinder developing comprehensive mitigation strategies. In general, if an activity or facility is necessary for the operation of a project, or necessary to achieve the project objectives, or a reasonably foreseeable consequence of approving the project, then it should be considered an integral project component that should be analyzed within the environmental analysis. The project description should include all project components, including those that will have to be approved by responsible agencies. The State CEQA Guidelines define a project under CEQA as "the whole of the action" that may result either directly or indirectly in physical changes to the environment. This broad definition is intended to provide the maximum protection of the environment. CEQA case law has established general principles on project segmentation for different project types. For a project requiring construction of offsite infrastructure, the offsite infrastructure must be included in the project description. *San Joaquin Raptor/Wildlife Rescue Center v. County of Stanislaus* (1994) 27 Cal.App. 4th 713.

41. When the project goes through the CEQA compliance process, it is important to bear in mind that to address the project impacts to the electrical utility (i.e., the IID electrical grid), considered under the environmental factor "Utilities and Services" of the Environmental Checklist/Initial Study, to determine if the project would require or result in the relocation or construction of new or expanded electric power facilities, the construction or relocation of which could cause significant environmental effects; a circuit study/distribution impact study, facility study, and/or system impact study must be performed.

A PORTION OF LOTS 25 AND 26, BRAWLEY SUBDIVISION NO. 1, IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 56 IN BOOK 1, PAGE 40 OF OFFICIAL MAPS, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.



JOB No. 24-138	SHEET 1 OF 1

City of Brawley

City Council
October 07, 2025
Agenda Item No 4h



STAFF REPORT

To: City Council
From: John Tang, Interim Parks and Rec Manager
Prepared by: John Tang, Interim Parks and Rec Manager
Subject: **The awarding of the Latigo Green Space Tree Planting Project bid to West Coast Arborist, Inc in the amount of \$31,737.40**

RECOMMENDATION:

It is recommended that the City Council of the City of Brawley approve the following three (3) items:

- a) Award Bid Proposal to West Coast Arborist, Inc. in the amount of \$31,737.40.
- b) Authorize City Manager to sign an Agreement between the City of Brawley and West Coast Arborist, Inc. in the amount of \$31,737.40 for the Latigo Tree Planting Project (Latigo Retention Basin, 271 Monterey St.).
- c) Authorize the City Manager to sign any change orders in an amount not to exceed \$3,173.74. (10% of West Coast Arborist, Inc. Base Bid + Alternate Bid)

BACKGROUND INFORMATION:

The City of Brawley applied for a \$35,000 Public Green Space Grant from the Imperial Irrigation District (IID) and was initially awarded \$29,600 for the Latigo Tree Planting Project. Council authorized the acceptance of the grant award in July. The total project cost was initially estimated at \$35,860, and general fund monies were budgeted to cover the difference of \$6,260.

The project involves procuring, planting, and staking 30 Sissoo trees at the Latigo Retention Basin, located at 271 Monterey Street. Parks staff will perform irrigation and sprinkler extensions.

West Coast Arborist, Inc. was the only vendor to submit a bid for this project. After carefully reviewing all bid documentation from West Coast Arborist, Parks Staff has found that they meet all the required guidelines. For this reason, Parks Staff is requesting City Council authorization to award the bid proposal and authorize the City Manager to sign an agreement with West Coast Arborist for the Latigo Tree Planting Project.

FISCAL IMPACT:

The \$29,600 funding for this project is included in the 25/26 fiscal year budget as Capital Improvement Project #2025-09. The balance of the estimated project cost, \$6,260, was included in the Parks General Fund budget GL: 101-521.000-430.403.

However, following Council approval to accept the award, Imperial Irrigation District has amended the award amount to the City's complete original request of \$35,000. The city received 50% of the

\$29,600 award from I.I.D. on July 14, 2025. It will receive the remaining 50% balance and the additional \$5,400 upon completion of the project, which will be returned to the General Fund.

ALTERNATIVES:

City Council may elect not to award the bid proposal to West Coast Arborist.

ATTACHMENTS:

- 1. Bid Tabulation Report
- 2. Bid Results Detail
- 3. WCA Service Agreement
- 4. IID Award Amendment

REPORT COORDINATED WITH (other than person preparing the staff report):

Staff, Title or Consultant, Agency

, , ,

REPORT APPROVAL(S):

<u>Staff, Title or Consultant, Agency</u>	<u>Status – Date of Status</u>
Rebecca Terrazas-Baxter, Finance Director	Approved - 10/3/2025
Rebecca Terrazas-Baxter, City Manager	Approved - 10/3/2025

4h.1

City of Brawley
Bid Results for Project Latigo Green Space
Tree Planting Project (2025-07)
Issued on 09/18/2025
Bid Due on September 29, 2025 4:30 PM (PDT)
Exported on 09/30/2025

Line Totals (Unit Price * Quantity)

Item	Item		Unit of		
Num	Section	Code	Description	Reference	Measure Quantity West Coast Arborists, Inc.
	Latigo Basin	(271	Total including trees, materials, labor, taxes, and equipment rentals for the complete installation, placement, staking, and initial watering of two (2) 24" box Sissoo Trees and (28) 36" box Sissoo trees.		
1	Monterey Street, Brawley, CA)			TOTAL	1 \$31,737.40
					Subtotal \$31,737.40
					Total \$31,737.40

Unit Price

Item	Item		Unit of		
Num	Section	Code	Description	Reference	Measure Quantity West Coast Arborists, Inc.
	Latigo Basin	(271	Total including trees, materials, labor, taxes, and equipment rentals for the complete installation, placement, staking, and initial watering of two (2) 24" box Sissoo Trees and (28) 36" box Sissoo trees.		
1	Monterey Street, Brawley, CA)			TOTAL	1 \$31,737.40

Bid Results

Bidder Details

Vendor Name	West Coast Arborists, Inc.	4h.2
Address	43712 Jackson St. Indio, California 92201 United States	
Respondee	Victor Gonzalez	
Respondee Title	Vice President	
Phone	714-991-1900	
Email	vgonzalez@wcainc.com	
Vendor Type	CADIR	
License #	366764	

Bid Detail

Bid Format	Electronic	4h.2
Submitted	09/29/2025 10:13 AM (PDT)	
Delivery Method		
Bid Responsive		
Bid Status	Submitted	
Confirmation #	448730	

Respondee Comment

Buyer Comment

Attachments

File Title	File Name	File Type
2025 Brawley BL.pdf	2025 Brawley BL.pdf	Valid City of Brawley Business License
W-9 Form.pdf	W-9 Form.pdf	Valid W-9
Contractors License 2026.pdf	Contractors License 2026.pdf	Valid C-27 Landscaping License

Line Items

Discount Terms No Discount

Item #	Item Code	Type	Item Description	UOM	QTY	Unit Price	Line Total	Response	Comment
Latigo Basin (271 Monterey Street, Brawley, CA)							\$31,737.40		
1			Total including trees, materials, labor, taxes, and equipment rentals for the complete installation, placement, staking, and initial watering of two (2) 24" box Sissoo Trees and (28) 36" box Sissoo trees.	TOTAL	1	\$31,737.40	\$31,737.40	Yes	

4h.2

Line Item Subtotals

Section Title	Line Total
Latigo Basin (271 Monterey Street, Brawley, CA)	\$31,737.40
Grand Total	\$31,737.40

4h.2

4h.3

AGREEMENT FOR TREE PLANTING PROJECT IID GREEN SPACE PROJECT

THIS AGREEMENT FOR TREE PLANTING PROJECT IID GREEN SPACE PROJECT (this "**AGREEMENT**") is entered into this 7th day of October 2025, by and between City of Brawley ("**CITY**") and WEST COAST ARBORISTS, INC. ("**CONTRACTOR**").

WITNESSETH

WHEREAS, the CITY has ascertained that the CONTRACTOR possesses the requisite qualifications to perform tree planting services as specified by the CITY, including the installation, placement, staking, and initial watering of two (2) 24-inch box Sissoo Trees, as well as twenty-eight (28) 36-inch box Sissoo Trees; and, it is in the best interests of the CITY to enter into an agreement with the CONTRACTOR. This project shall be titled "Latigo Green Space Planting" ("PROJECT").

NOW THEREFORE, in consideration of their mutual promises, obligations, and covenants contained in this AGREEMENT, and other consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. **TERM**

The term of this AGREEMENT shall be from October 7, 2025, to completion of the PROJECT, except if terminated in accordance with Paragraph 10 of this AGREEMENT. CITY may, at its sole discretion, extend the term of this Agreement annually for six (6) months in one-month increments upon mutual consent by giving written notice thereof to Contractor not less than thirty (30) days before the end of the contract term, such notice to be exercised by the CITY Manager. Any request for price adjustments will be made by the CONTRACTOR not less than thirty (30) days before the commencement of work. Price adjustments will be based on the Consumer Price Index for the Riverside region for the previous 12-month period.

2. **COMPENSATION**

For furnishing services as specified in this AGREEMENT, CITY shall pay and CONTRACTOR shall receive compensation as outlined in the AGREEMENT; provided that in any full fiscal year of this AGREEMENT, the total compensation shall not exceed the CITY's agreed-upon amount for the PROJECT in which this AGREEMENT is in effect without additional written authorization from the CITY.

3. **CONTRACTOR'S SERVICE OBLIGATIONS AND RESPONSIBILITIES**

In consideration of the payments and agreements hereinafter mentioned to be made and performed by CITY, CONTRACTOR agrees to provide tree planting services and to do everything required by this AGREEMENT and the SCOPE OF WORK, including, without limitation, the following:

- a. CONTRACTOR shall provide a business telephone, which must be manned from 7:00 a.m. to 5:00 p.m. Monday through Friday (except for state, federal, and CITY's holidays).
- b. CONTRACTOR shall employ, at its own expense, all personnel required for the satisfactory performance of the SERVICES. Each employee of CONTRACTOR providing SERVICES shall possess proper credentials to complete the SERVICES being performed by such employee. Such employee shall maintain a neat and professional appearance and shall conduct themselves courteously and professionally.
- c. CONTRACTOR shall obtain a business license from the CITY and shall comply with all business licensing requirements. CONTRACTOR shall comply with all applicable federal, state, and local laws, ordinances, codes, and regulations.

4. **SUBCONTRACTORS**

If subcontractors are to be used, a list of the proposed subcontractors must be submitted for approval prior to hiring them.

5. **COMPLIANCE WITH LABOR CODE**

Contractor is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on "public works" and "maintenance" projects. Contractor agrees to fully comply with all applicable federal and state labor laws (including, without limitation, if applicable, the Prevailing Wage Laws). It is agreed by the parties that, in connection with the Work or Services provided pursuant to this Agreement, Contractor shall bear all risks of payment or non-payment of prevailing wages under California law. Contractor hereby agrees to defend, indemnify, and hold the CITY, and its officials, officers, employees, agents, and volunteers, free and harmless from any claim or liability arising out of any failure or alleged

4h.3
failure to comply with the Prevailing Wage Laws. The foregoing indemnity shall survive termination of this Agreement. CONTRACTOR is aware of and stipulates that CONTRACTOR will also comply with the following sections of the California Labor Code:

- a. Section 1773.8 requiring payment of travel and subsistence pay
- b. Section 1775 prescribing sanctions for failure to pay prevailing wage rates
- c. Section 1776 requiring the making, keeping and disclosing of detailed payroll records and describing sanctions for failure to do so
- d. Section 1777.5 prescribing the terms and conditions for employing registered apprentices
- e. Section 1810 providing that eight hour of labor shall be a day's work; and
- f. Section 1813 prescribing sanctions for violations of the provisions concerning the eight-hour workday and the forty-hour work week.

6. **HOLD HARMLESS AND INDEMNIFICATION**

CONTRACTOR, for itself, and on behalf of its directors, officers, employees, representatives, agents, subcontractors (and employees thereof), and any other person, persons, entity or entities claiming under CONTRACTOR. Agrees to indemnify, defend and hold harmless CITY, its officers employees, representatives, and agents, from and against any and all liabilities, claims, demands, suits, actions (before any court or governmental agencies or instrumentalities), costs (including, without limitation, court costs and reasonable attorneys' fees), arising out of , either directly or indirectly, or otherwise in any way connected to, the performance by CONTRACTOR, its agents, employees, and subcontractors (and employees thereof), of any of CONTRACTORS's OBLIGATIONS, as hereinafter defined, under this AGREEMENT, including, without limitation, damage to or loss of any real or personal property owned by any person or entity, or personal injury or the death of any person. CONTRACTOR'S OBLIGATIONS shall be defined as each and every obligation of the CONTRACTOR under this AGREEMENT or pursuant to applicable law, including, without limitation, obligations to perform all SERVICES in a safe and workmanlike manner, and CONTRACTOR's obligations to maintain insurance in the coverage amounts specified in this AGREEMENT.

7. **INSURANCE**

CONTRACTOR shall, before the commencement of the performance of the SERVICES, purchase and maintain (as the named insured) during such time as this AGREEMENT is in effect the following insurance coverages from a carrier admitted in California and acceptable to CITY in the amounts not less than the following:

- a. Comprehensive General Liability Insurance written on an occurrence basis and covering all operations with respect to the SERVICES, with minimum limits of liability of \$2,000,000 each occurrence, \$2,000,000 General Aggregate. Such insurance shall contain all standard comprehensive general liability broad form terms and conditions, including, without limitation, coverage for liability for death and bodily injury, property damage, personal injury, products, contractual liability and completed operations.
- b. Automobile bodily injury and property damage insurance providing coverage for the ownership, maintenance, and use of a vehicle, whether owned or non-owned, While being used in connection with the performance of the SERVICES with a minimum limit of liability of \$1,000,000 combined single limit.
- c. Any insurance policy obtained by CONTRACTOR to fulfill the insurance requirements. Requirements outlined in this Paragraph shall name the CITY as additional insured, and such coverage is to be afforded to the CITY to the same extent it is afforded to CONTRACTOR and shall not be subject to any exclusion, limitation, or condition to which the coverage afforded CONTRACTOR is not also subject.
- d. Insurance obtained pursuant to this AGREEMENT shall be deemed primary insurance to any insurance policy which the CITY may obtain for its own benefit, which policy shall be considered to be excess or secondary, and not in contribution with insurance obtained by CONTRACTOR to fulfill the insurance requirements herein, regardless of any language contained in any or all policies at issue.
- e. Certificates of Insurance evidencing the coverages required pursuant to this Paragraph shall be delivered to CITY before the commencement by CONTRACTOR of any of the SERVICES. Inadvertence on the part of CITY in enforcing this requirement shall not be deemed a waiver of the requirement or of the obligation of CONTRACTOR to provide insurance in accordance with the terms of this Paragraph. Such certificate(s) shall provide that the insurance thereby evidenced will not be canceled until the

expiration of at least thirty (30) days after written notice of cancellation has been received by the CITY.

4h.3

8. **WORKER'S COMPENSATION INSURANCE**

CONTRACTOR is herein required, in, accordance with the provisions of Section 3700 et seq. of California Labor Code and any other applicable state or federal statutes requiring workers' compensation and employer's liability coverage, to take out and maintain, during such time as this AGREEMENT is in effect, worker's compensation insurance for each and every worker employed at any site in which the SERVICES are being performed to secure the payment of compensation to such employees. (If any work is subcontracted, CONTRACTOR shall require any subcontractor to provide such coverage for each and every employee of such subcontractor performing SERVICES.

9. **INDEPENDENT CONTRACTOR**

CONTRACTOR shall, in the performance of the CONTRACTOR's OBLIGATIONS, be deemed an independent contractor and not an agent or employee of the CITY.

10. **TERMINATION**

Notwithstanding Paragraph 1 of this AGREEMENT, this AGREEMENT may be terminated as provided in this Paragraph.

- a. With cause by CITY. Upon thirty (30) days' prior written notice to CONTRACTOR, CITY may terminate this AGREEMENT "for cause." For the purpose of this Paragraph, "for cause" shall include, without limitation, the occurrence of any of the following events:
 - (i) CONTRACTOR's failure to perform any of CONTRACTOR'S OBLIGATIONS (determination of which shall be made solely and absolutely by CITY);
 - (ii) Any of the representations or warranties contained in this AGREEMENT, the REQUEST (as incorporated herein), or made otherwise to CITY (orally or in writing) were false or misleading in any material respect as of the date such representation or warranty was made;
 - (iii) CONTRACTOR violates any state, federal, or local law in connection with the performance of CONTRACTOR'S OBLIGATIONS or otherwise; or

- 4h.3
- (iv) A petition for bankruptcy is filed by or against CONTRACTOR under any of the provisions of the United States Bankruptcy Code; CONTRACTOR makes an assignment for the benefit of creditors or otherwise is the subject of proceedings under any state insolvency laws; or CITY otherwise becomes aware of any facts which would cause CITY to conclude (in CITY's sole and absolute determination that CONTRACTOR is not paying its debts as they are due;
 - (v) CITY becomes insecure CONTRACTOR's willingness at any time for any and/or ability to reason about performing the CONTRACTOR'S OBLIGATIONS.

Notwithstanding the first sentence of this Paragraph 9 (a), in the event of any act or omission of CONTRACTOR, its agents, employees, and subcontractors (and employees thereof) which, in the sole and absolute determination of CITY, poses a threat to the public health and safety, CITY may terminate this AGREEMENT upon twenty-four (24) hours prior written notice to CONTRACTOR.

11. **DAMAGES FOR SUBSTITUTE SERVICES**

If CONTRACTOR fails to cure or correct SERVICES which CITY in its sole and absolute determination concludes were not appropriately performed ("NONCURED SERVICES") within the time specified by CITY or otherwise pursuant to any written extension given by CITY (which CITY may provide in its sole and absolute discretion), CITY may secure the equivalent services elsewhere. CONTRACTOR shall be liable to CITY for costs incurred by CITY in excess of those costs which CITY would have incurred under this AGREEMENT had the NONCURED SERVICES been performed adequately by CONTRACTOR.

12. **CONFLICTS OF INTEREST**

CONTRACTOR hereby warrants and represents that it has not employed or retained any person or entity to solicit or secure this AGREEMENT and that CONTRACTOR has not paid or agreed to pay any person or entity any fee, commission percentage, brokerage fee, gift, or other consideration, contingent upon or resulting from the award of making of this AGREEMENT. CONTRACTOR shall indemnify and hold CITY harmless from and against any and all costs incurred, including attorneys' fees and expenses, as a result of this warranty and representation not being valid.

13. ENTIRE AGREEMENT/AMENDMENTS

This AGREEMENT constitutes the entire agreement of the parties. Any amendments, modifications, or variations from the terms of this AGREEMENT shall be in writing and shall be effective only when mutually agreed upon by CITY and CONTRACTOR.

14. ANTI-DISCRIMINATION

The CONTRACTOR agrees that it shall neither engage in nor permit its subcontractors to engage in discrimination in employment based on age, race, color, sex, national origin, ancestry, or religion of any individual. Violations of this provision may lead to penalties as stipulated in Labor Code Section 1735.

15. PERMITS AND LICENSES

CONTRACTOR shall procure all permits and licenses, pay all charges and fees, and give all notices necessary and incidental to the lawful performance of this AGREEMENT.

16. PUBLIC CONVENIENCE AND SAFETY

- a. CONTRACTOR shall perform the SERVICES so as to cause the least possible obstruction and inconvenience to public traffic and passersby.
- b. CONTRACTOR shall furnish, erect and maintain such fences, barriers, lights, warning devices and signs in compliance with the current "Manual of Traffic Controls, Warning Signs, Lights and Devices for Use in Performance of Work Upon Highways" published by the State of California, Department of Transportation, or as may be deemed necessary by the City of Brawley Public Works Director to give adequate warning to the public at all times that the road or street is obstructed and of any abnormal conditions to be encountered as a result thereof.

17. CONTRACTOR'S LICENSE

Prior to CONTRACTOR's commencement of any of the SERVICES, CONTRACTOR shall present to CITY its current and valid contractor's license or certificate showing appropriate classification to perform the SERVICES.

18. NOTICE

All written notices to the parties hereto shall be first faxed and then sent by United States Mail, postage prepaid, by registered or certified mail, addressed as follows:

Owner: City of Brawley
Attn: Rebecca Terrazas-Baxter, City Manager
383 Main St.
Brawley, CA 92227
Rebecca.terrazas-baxter@brawley-ca.gov

Owner: West Coast Arborist, Inc
Attn: Patrick O. Mahoney, President
2200 E. Via Burton St
Anaheim, CA 92806
pmahoney@wcainc.com

19. ATTORNEYS' FEES

In the event an action is filed by either party to enforce any rights under this AGREEMENT, the prevailing party shall be entitled to recover reasonable attorneys' fees and court costs, in addition to any other relief granted by the court.

20. HEADINGS AND CAPTIONS

Both CITY and CONTRACTOR do covenant that each individual executing this AGREEMENT on behalf of each party is a person duly authorized and empowered to execute agreements for such party.

21. NONWAIVER

No failure by either party hereto to enforce its rights hereunder shall be deemed a waiver of such rights.

4h.3

IN WITNESS WHEREOF, the parties hereto have caused this AGREEMENT to be executed on the day of the year first above written.

City of Brawley, a California General Law City

Dated:_____

By:_____

Rebecca Terrazas-Baxter, City Manager

ATTEST:

City Clerk,

CONTRACTOR:

West Coast Arborist, Inc

Dated:_____

By:_____

Patrick O. Mahoney, President

4h.4

AGREEMENT FOR TREE PLANTING PROJECT IID GREEN SPACE PROJECT

THIS AGREEMENT FOR TREE PLANTING PROJECT IID GREEN SPACE PROJECT (this "**AGREEMENT**") is entered into this 7th day of October 2025, by and between City of Brawley ("**CITY**") and WEST COAST ARBORISTS, INC. ("**CONTRACTOR**").

WITNESSETH

WHEREAS, the CITY has ascertained that the CONTRACTOR possesses the requisite qualifications to perform tree planting services as specified by the CITY, including the installation, placement, staking, and initial watering of two (2) 24-inch box Sissoo Trees, as well as twenty-eight (28) 36-inch box Sissoo Trees; and, it is in the best interests of the CITY to enter into an agreement with the CONTRACTOR. This project shall be titled "Latigo Green Space Planting" ("PROJECT").

NOW THEREFORE, in consideration of their mutual promises, obligations, and covenants contained in this AGREEMENT, and other consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. **TERM**

The term of this AGREEMENT shall be from October 7, 2025, to completion of the PROJECT, except if terminated in accordance with Paragraph 10 of this AGREEMENT. CITY may, at its sole discretion, extend the term of this Agreement annually for six (6) months in one-month increments upon mutual consent by giving written notice thereof to Contractor not less than thirty (30) days before the end of the contract term, such notice to be exercised by the CITY Manager. Any request for price adjustments will be made by the CONTRACTOR not less than thirty (30) days before the commencement of work. Price adjustments will be based on the Consumer Price Index for the Riverside region for the previous 12-month period.

2. **COMPENSATION**

For furnishing services as specified in this AGREEMENT, CITY shall pay the amount of \$31,737.40, not to exceed \$35,000.00 and CONTRACTOR shall receive compensation as outlined in the AGREEMENT; provided that in any full fiscal year of this AGREEMENT, the total compensation shall not exceed the CITY's agreed-upon amount for the PROJECT in which this AGREEMENT is in effect without additional written authorization from the CITY.

3. **CONTRACTOR'S SERVICE OBLIGATIONS AND RESPONSIBILITIES**

In consideration of the payments and agreements hereinafter mentioned to be made and performed by CITY, CONTRACTOR agrees to provide tree planting services and to do everything required by this AGREEMENT and the SCOPE OF WORK, including, without limitation, the following:

- a. CONTRACTOR shall provide a business telephone, which must be manned from 7:00 a.m. to 5:00 p.m. Monday through Friday (except for state, federal, and CITY's holidays).
- b. CONTRACTOR shall employ, at its own expense, all personnel required for the satisfactory performance of the SERVICES. Each employee of CONTRACTOR providing SERVICES shall possess proper credentials to complete the SERVICES being performed by such employee. Such employee shall maintain a neat and professional appearance and shall conduct themselves courteously and professionally.
- c. CONTRACTOR shall obtain a business license from the CITY and shall comply with all business licensing requirements. CONTRACTOR shall comply with all applicable federal, state, and local laws, ordinances, codes, and regulations.

4. **SUBCONTRACTORS**

If subcontractors are to be used, a list of the proposed subcontractors must be submitted for approval prior to hiring them.

5. **COMPLIANCE WITH LABOR CODE**

Contractor is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on "public works" and "maintenance" projects. Contractor agrees to fully comply with all applicable federal and state labor laws (including, without limitation, if applicable, the Prevailing Wage Laws). It is agreed by the parties that, in connection with the Work or Services provided pursuant to this Agreement, Contractor shall bear all risks of payment or non-payment of prevailing wages under California law. Contractor hereby agrees to defend, indemnify, and hold the CITY, and its officials, officers, employees, agents, and volunteers, free and harmless from any claim or liability arising out of any failure or alleged

4h.4
failure to comply with the Prevailing Wage Laws. The foregoing indemnity shall survive termination of this Agreement. CONTRACTOR is aware of and stipulates that CONTRACTOR will also comply with the following sections of the California Labor Code:

- a. Section 1773.8 requiring payment of travel and subsistence pay
- b. Section 1775 prescribing sanctions for failure to pay prevailing wage rates
- c. Section 1776 requiring the making, keeping and disclosing of detailed payroll records and describing sanctions for failure to do so
- d. Section 1777.5 prescribing the terms and conditions for employing registered apprentices
- e. Section 1810 providing that eight hour of labor shall be a day's work; and
- f. Section 1813 prescribing sanctions for violations of the provisions concerning the eight-hour workday and the forty-hour work week.

6. **HOLD HARMLESS AND INDEMNIFICATION**

CONTRACTOR, for itself, and on behalf of its directors, officers, employees, representatives, agents, subcontractors (and employees thereof), and any other person, persons, entity or entities claiming under CONTRACTOR. Agrees to indemnify, defend and hold harmless CITY, its officers employees, representatives, and agents, from and against any and all liabilities, claims, demands, suits, actions (before any court or governmental agencies or instrumentalities), costs (including, without limitation, court costs and reasonable attorneys' fees), arising out of , either directly or indirectly, or otherwise in any way connected to, the performance by CONTRACTOR, its agents, employees, and subcontractors (and employees thereof), of any of CONTRACTORS's OBLIGATIONS, as hereinafter defined, under this AGREEMENT, including, without limitation, damage to or loss of any real or personal property owned by any person or entity, or personal injury or the death of any person. CONTRACTOR'S OBLIGATIONS shall be defined as each and every obligation of the CONTRACTOR under this AGREEMENT or pursuant to applicable law, including, without limitation, obligations to perform all SERVICES in a safe and workmanlike manner, and CONTRACTOR's obligations to maintain insurance in the coverage amounts specified in this AGREEMENT.

7. **INSURANCE**

CONTRACTOR shall, before the commencement of the performance of the SERVICES, purchase and maintain (as the named insured) during such time as this AGREEMENT is in effect the following insurance coverages from a carrier admitted in California and acceptable to CITY in the amounts not less than the following:

- a. Comprehensive General Liability Insurance written on an occurrence basis and covering all operations with respect to the SERVICES, with minimum limits of liability of \$2,000,000 each occurrence, \$2,000,000 General Aggregate. Such insurance shall contain all standard comprehensive general liability broad form terms and conditions, including, without limitation, coverage for liability for death and bodily injury, property damage, personal injury, products, contractual liability and completed operations.
- b. Automobile bodily injury and property damage insurance providing coverage for the ownership, maintenance, and use of a vehicle, whether owned or non-owned, While being used in connection with the performance of the SERVICES with a minimum limit of liability of \$1,000,000 combined single limit.
- c. Any insurance policy obtained by CONTRACTOR to fulfill the insurance requirements. Requirements outlined in this Paragraph shall name the CITY as additional insured, and such coverage is to be afforded to the CITY to the same extent it is afforded to CONTRACTOR and shall not be subject to any exclusion, limitation, or condition to which the coverage afforded CONTRACTOR is not also subject.
- d. Insurance obtained pursuant to this AGREEMENT shall be deemed primary insurance to any insurance policy which the CITY may obtain for its own benefit, which policy shall be considered to be excess or secondary, and not in contribution with insurance obtained by CONTRACTOR to fulfill the insurance requirements herein, regardless of any language contained in any or all policies at issue.
- e. Certificates of Insurance evidencing the coverages required pursuant to this Paragraph shall be delivered to CITY before the commencement by CONTRACTOR of any of the SERVICES. Inadvertence on the part of CITY in enforcing this requirement shall not be deemed a waiver of the requirement or of the obligation of CONTRACTOR to provide insurance in accordance with the terms of this Paragraph. Such certificate(s) shall provide that the insurance thereby evidenced will not be canceled until the

4h.4
expiration of at least thirty (30) days after written notice of cancellation has been received by the CITY.

8. **WORKER'S COMPENSATION INSURANCE**

CONTRACTOR is herein required, in, accordance with the provisions of Section 3700 et seq. of California Labor Code and any other applicable state or federal statutes requiring workers' compensation and employer's liability coverage, to take out and maintain, during such time as this AGREEMENT is in effect, worker's compensation insurance for each and every worker employed at any site in which the SERVICES are being performed to secure the payment of compensation to such employees. (If any work is subcontracted, CONTRACTOR shall require any subcontractor to provide such coverage for each and every employee of such subcontractor performing SERVICES.

9. **INDEPENDENT CONTRACTOR**

CONTRACTOR shall, in the performance of the CONTRACTOR's OBLIGATIONS, be deemed an independent contractor and not an agent or employee of the CITY.

10. **TERMINATION**

Notwithstanding Paragraph 1 of this AGREEMENT, this AGREEMENT may be terminated as provided in this Paragraph.

- a. With cause by CITY. Upon thirty (30) days' prior written notice to CONTRACTOR, CITY may terminate this AGREEMENT "for cause." For the purpose of this Paragraph, "for cause" shall include, without limitation, the occurrence of any of the following events:

- (i) CONTRACTOR's failure to perform any of CONTRACTOR'S OBLIGATIONS (determination of which shall be made solely and absolutely by CITY);
- (ii) Any of the representations or warranties contained in this AGREEMENT, the REQUEST (as incorporated herein), or made otherwise to CITY (orally or in writing) were false or misleading in any material respect as of the date such representation or warranty was made;
- (iii) CONTRACTOR violates any state, federal, or local law in connection with the performance of CONTRACTOR'S OBLIGATIONS or otherwise; or

- 4h.4
- (iv) A petition for bankruptcy is filed by or against CONTRACTOR under any of the provisions of the United States Bankruptcy Code; CONTRACTOR makes an assignment for the benefit of creditors or otherwise is the subject of proceedings under any state insolvency laws; or CITY otherwise becomes aware of any facts which would cause CITY to conclude (in CITY's sole and absolute determination that CONTRACTOR is not paying its debts as they are due;
 - (v) CITY becomes insecure CONTRACTOR's willingness at any time for any and/or ability to reason about performing the CONTRACTOR'S OBLIGATIONS.

Notwithstanding the first sentence of this Paragraph 9 (a), in the event of any act or omission of CONTRACTOR, its agents, employees, and subcontractors (and employees thereof) which, in the sole and absolute determination of CITY, poses a threat to the public health and safety, CITY may terminate this AGREEMENT upon twenty-four (24) hours prior written notice to CONTRACTOR.

11. **DAMAGES FOR SUBSTITUTE SERVICES**

If CONTRACTOR fails to cure or correct SERVICES which CITY in its sole and absolute determination concludes were not appropriately performed ("NONCURED SERVICES") within the time specified by CITY or otherwise pursuant to any written extension given by CITY (which CITY may provide in its sole and absolute discretion), CITY may secure the equivalent services elsewhere. CONTRACTOR shall be liable to CITY for costs incurred by CITY in excess of those costs which CITY would have incurred under this AGREEMENT had the NONCURED SERVICES been performed adequately by CONTRACTOR.

12. **CONFLICTS OF INTEREST**

CONTRACTOR hereby warrants and represents that it has not employed or retained any person or entity to solicit or secure this AGREEMENT and that CONTRACTOR has not paid or agreed to pay any person or entity any fee, commission percentage, brokerage fee, gift, or other consideration, contingent upon or resulting from the award of making of this AGREEMENT. CONTRACTOR shall indemnify and hold CITY harmless from and against any and all costs incurred, including attorneys' fees and expenses, as a result of this warranty and representation not being valid.

13. ENTIRE AGREEMENT/AMENDMENTS

This AGREEMENT constitutes the entire agreement of the parties. Any amendments, modifications, or variations from the terms of this AGREEMENT shall be in writing and shall be effective only when mutually agreed upon by CITY and CONTRACTOR.

14. ANTI-DISCRIMINATION

The CONTRACTOR agrees that it shall neither engage in nor permit its subcontractors to engage in discrimination in employment based on age, race, color, sex, national origin, ancestry, or religion of any individual. Violations of this provision may lead to penalties as stipulated in Labor Code Section 1735.

15. PERMITS AND LICENSES

CONTRACTOR shall procure all permits and licenses, pay all charges and fees, and give all notices necessary and incidental to the lawful performance of this AGREEMENT.

16. PUBLIC CONVENIENCE AND SAFETY

- a. CONTRACTOR shall perform the SERVICES so as to cause the least possible obstruction and inconvenience to public traffic and passersby.
- b. CONTRACTOR shall furnish, erect and maintain such fences, barriers, lights, warning devices and signs in compliance with the current "Manual of Traffic Controls, Warning Signs, Lights and Devices for Use in Performance of Work Upon Highways" published by the State of California, Department of Transportation, or as may be deemed necessary by the City of Brawley Public Works Director to give adequate warning to the public at all times that the road or street is obstructed and of any abnormal conditions to be encountered as a result thereof.

17. CONTRACTOR'S LICENSE

Prior to CONTRACTOR's commencement of any of the SERVICES, CONTRACTOR shall present to CITY its current and valid contractor's license or certificate showing appropriate classification to perform the SERVICES.

18. NOTICE

All written notices to the parties hereto shall be first faxed and then sent by United States Mail, postage prepaid, by registered or certified mail, addressed as follows:

Owner: City of Brawley
Attn: Rebecca Terrazas-Baxter, City Manager
383 Main St.
Brawley, CA 92227
Rebecca.terrazas-baxter@brawley-ca.gov

Owner: West Coast Arborist, Inc
Attn: Patrick O. Mahoney, President
2200 E. Via Burton St
Anaheim, CA 92806
pmahoney@wcainc.com

19. ATTORNEYS' FEES

In the event an action is filed by either party to enforce any rights under this AGREEMENT, the prevailing party shall be entitled to recover reasonable attorneys' fees and court costs, in addition to any other relief granted by the court.

20. HEADINGS AND CAPTIONS

Both CITY and CONTRACTOR do covenant that each individual executing this AGREEMENT on behalf of each party is a person duly authorized and empowered to execute agreements for such party.

21. NONWAIVER

No failure by either party hereto to enforce its rights hereunder shall be deemed a waiver of such rights.

22. PERFORMANCE AND PAYMENT BONDS

CONTRACTOR shall provide CITY performance and payment bonds issued by a recognized surety by the State of California in an amount equal to one hundred percent (100%) of the amount of this Agreement.

4h.4

IN WITNESS WHEREOF, the parties hereto have caused this AGREEMENT to be executed on the day of the year first above written.

City of Brawley, a California General Law City

Dated: _____

By: _____

Gil Rebollar, Mayor

ATTEST:

City Clerk,

CONTRACTOR:

West Coast Arborist, Inc

Dated: _____

By: _____

Patrick O. Mahoney, President

4h.4



IID

A century of service.

4h.5

www.iid.com

September 24, 2025

City of Brawley
Attn: Denise Garcia
383 Main Street
Brawley, CA 92227

Re: Public Green Space Grants Award Notification – Amendment: City of Brawley
Latigo Retention Basin Project

Imperial Irrigation District (IID) is pleased to inform you that your organization's Public Green Space Grant application has been approved. The proposal demonstrates a nexus between essential community improvement needs and project benefits. It also supports IID's initiatives to reduce greenhouse gas emissions and provide resources for greener communities.

This letter acknowledges the grant total of \$35,000.00 awarded to your organization. An initial check was issued to your organization in the amount of \$14,800. The balance of \$20,200 will be issued at the project's completion. IID trusts that this grant will assist the organization in achieving the goals and objectives outlined in the application.

Once more, congratulations on your grant award and on the impactful work your organization is performing. IID is grateful for your efforts and looks forward to seeing the positive changes this grant will bring.

Regards,
Joseph Denton
Public Benefits Program Specialist
(760) 482 – 3682 | email: jadenton@IID.com

City of Brawley

City Council
October 07, 2025
Agenda Item No 4i



STAFF REPORT

To: City Council
From: John Tang, Interim Parks and Rec Manager
Prepared by: John Tang, Interim Parks and Rec Manager
Subject: **The awarding of the LED Sports Facility Lighting Replacement Project bid to Sfadia, Inc. in the amount of \$28,000.00.**

RECOMMENDATION:

It is recommended that the City Council of the City of Brawley approve the following three (3) items:

- a) Award Bid Proposal to Sfadia, Inc. in the amount of \$28,000.00.
- b) Authorize City Manager to sign a Construction Agreement between the City of Brawley and Sfadia, Inc. in the amount of \$28,000.00 for the LED Sports Facility Lighting Replacement Project (Lion Center Gym, Beechy Field Buildings, Hinojosa & Gonzalez Basketball Courts).
- c) Authorize the City Manager to sign any change orders in an amount not to exceed \$2,800.0 (10% of Sfadia, Inc. Base Bid + Alternate Bid).

BACKGROUND INFORMATION:

The City of Brawley authorized the acceptance of a grant award in the amount of \$35,000 from the Imperial Irrigation District's GLOW LED Light Grant for 2025 for LED light fixture replacements at the following locations:

- 1. Lions Center Gymnasium 225 A Street, Brawley, CA
- 2. Gonzalez Basketball Courts 2nd & E Street, Brawley, CA
- 3. Hinojosa Basketball Courts 901 E. I Street, Brawley, CA
- 4. Beechy Softball Field Buildings 3rd Street & A Street, Brawley, CA

The project involves removing existing working/non-working light fixtures and procuring and installing new LED, energy-efficient fixtures at each listed facility.

After a thorough review of all bid documentation submitted by all bidders, the Parks Staff has determined that Sfadia, Inc. meets all prescribed guidelines and was the lowest competitive bid. Accordingly, the staff respectfully requests that the City Council authorize the award of the bid proposal and empower the City Manager to execute an agreement with Sfadia, Inc. for the LED Sports Facility Lighting Replacement Project.

FISCAL IMPACT:

Funding for this project is included in the 25/26 fiscal year budget as Capital Improvement Project #2025-10.

The City received 50% of the award on July 21, 2025, and will receive the 50% balance upon completion of the project.

4i

ALTERNATIVES:

City Council may elect not to award the bid proposal to Sfadia, Inc.

ATTACHMENTS:

1. Bid Tabulation Report
2. Bid Proposal Report
3. Service Agreement

REPORT COORDINATED WITH (other than person preparing the staff report):

Staff, Title or Consultant, Agency

, , ,

REPORT APPROVAL(S):

Staff, Title or Consultant, Agency

Rebecca Terrazas-Baxter, City Manager

Emmet Fried, Finance Director

Status – Date of Status

Approved - 10/3/2025

Approved - 10/3/2025

4i.1

City of Brawley
Bid Results for Project LED Sports Facility
Lighting Replacement (2025-06)
Issued on 09/23/2025
Bid Due on September 30, 2025 9:00 AM (PDT)
Exported on 09/30/2025

Line Totals (Unit Price * Quantity)

			Item	Unit of			Sign Factory, Printing & Office			LogicLamp Technologies		
Item Num	Section	Code	Description	Reference	Measure	Quantity	Sfadia Inc.	Equipment, Inc.	AA Electric, Inc	CDR ELECTRICAL INC	LLC	
Lions Center Gymnasium (225 A												
1	Street, Brawley, CA)		Total including materials, labor, taxes, and rentals for the replacement of forty-one (41) existing interior gymnasium 250-watt metal halide fixtures to be replaced with new 150 watt LED high bays and connections.		TOTAL	1	\$18,240.00	\$15,500.00	\$11,894.96	\$16,557.00	\$16,281.10	
						Subtotal	\$18,240.00	\$15,500.00	\$11,894.96	\$16,557.00	\$16,281.10	
Gonzalez Basketball Courts (2nd												
2	& E Street, Brawley, CA)		Total including materials, labor, taxes, and rentals for the replacement of six (6) existing exterior metal halide light fixtures with 300 watt LED floods and connections.		TOTAL	1	\$2,679.00	\$4,400.00	\$4,145.38	\$6,405.00	\$4,213.44	
						Subtotal	\$2,679.00	\$4,400.00	\$4,145.38	\$6,405.00	\$4,213.44	
Hinojosa Basketball Courts (901												
3	E. I Street, Brawley, CA)		Total including materials, labor, taxes, and rentals for the replacement of nine (9) existing exterior 400 watt metal halide light fixtures with 300 watt LED floods and connections.		TOTAL	1	\$4,018.50	\$6,820.00	\$9,867.47	\$7,436.16	\$6,320.16	
						Subtotal	\$4,018.50	\$6,820.00	\$9,867.47	\$7,436.16	\$6,320.16	
Beechy Softball Field (3rd												
4	Street & A Street, Brawley, CA)		Total including materials, labor, taxes, and rentals for removal of six (6) 175 watt high pressure sodium exterior working and non-working lights and the installation of eight (8) 120 watt LED floods on the surrounding baseball field building facilities.		TOTAL	1	\$3,562.50	\$5,280.00	\$6,374.61	\$3,854.15	\$7,602.16	
						Subtotal	\$3,562.50	\$5,280.00	\$6,374.61	\$3,854.15	\$7,602.16	
						Total	\$28,500.00	\$32,000.00	\$32,282.42	\$34,252.31	\$34,416.86	

Unit Price

			Item	Unit of			Sign Factory, Printing & Office			LogicLamp Technologies		
Item Num	Section	Code	Description	Reference	Measure	Quantity	Sfadia Inc.	Equipment, Inc.	AA Electric, Inc	CDR ELECTRICAL INC	LLC	
Lions Center Gymnasium (225 A												
1	Street, Brawley, CA)		Total including materials, labor, taxes, and rentals for the replacement of forty-one (41) existing interior gymnasium 250-watt metal halide fixtures to be replaced with new 150 watt LED high bays and connections.		TOTAL	1	\$18,240.00	\$15,500.00	\$11,894.96	\$16,557.00	\$16,281.10	
Gonzalez Basketball Courts (2nd												
2	& E Street, Brawley, CA)		Total including materials, labor, taxes, and rentals for the replacement of six (6) existing exterior metal halide light fixtures with 300 watt LED floods and connections.		TOTAL	1	\$2,679.00	\$4,400.00	\$4,145.38	\$6,405.00	\$4,213.44	
Hinojosa Basketball Courts (901												
3	E. I Street, Brawley, CA)		Total including materials, labor, taxes, and rentals for the replacement of nine (9) existing exterior 400 watt metal halide light fixtures with 300 watt LED floods and connections.		TOTAL	1	\$4,018.50	\$6,820.00	\$9,867.47	\$7,436.16	\$6,320.16	
Beechy Softball Field (3rd												
4	Street & A Street, Brawley, CA)		Total including materials, labor, taxes, and rentals for removal of six (6) 175 watt high pressure sodium exterior working and non-working lights and the installation of eight (8) 120 watt LED floods on the surrounding baseball field building facilities.		TOTAL	1	\$3,562.50	\$5,280.00	\$6,374.61	\$3,854.15	\$7,602.16	

Bid Results

Bidder Details

Vendor Name Sfadia Inc.
Address 14545 Valley View Ave. Ste J
Santa Fe Springs, California 90670
United States
Respondee Hun Geun Song
Respondee Title President
Phone 323-622-1930
Email project@geinnovationsinc.com
Vendor Type SAM, CADIR
License # 959987

Bid Detail

Bid Format Electronic
Submitted 09/29/2025 1:53 PM (PDT)
Delivery Method
Bid Responsive
Bid Status Submitted
Confirmation # 449714

Respondee Comment

Buyer Comment

Attachments

File Title	File Name	File Type
Brawley Business License 02730 Sfadia Inc.pdf	Brawley Business License 02730 Sfadia Inc.pdf	Valid City of Brawley Business License
Sfadia Inc Valid California C10 Electrical Contractor License.pdf	Sfadia Inc Valid California C10 Electrical Contractor License.pdf	Valid California C-10 Electrical Contractor's License
Sfadia Inc W-9.pdf	Sfadia Inc W-9.pdf	Current W-9

4i.2

Line Items

Discount Terms No Discount

4i.2

Item #	Item Code	Type	Item Description	UOM	QTY	Unit Price	Line Total	Response	Comment
Lions Center Gymnasium (225 A Street, Brawley, CA)							\$18,240.00		
1			Total including materials, labor, taxes, and rentals for the replacement of forty-one (41) existing interior gymnasium 250-watt metal halide fixtures to be replaced with new 150 watt LED high bays and connections.	TOTAL	1	\$18,240.00	\$18,240.00	Yes	
Gonzalez Basketball Courts (2nd & E Street, Brawley, CA)							\$2,679.00		
2			Total including materials, labor, taxes, and rentals for the replacement of six (6) existing exterior metal halide light fixtures with 300 watt LED floods and connections.	TOTAL	1	\$2,679.00	\$2,679.00	Yes	
Hinojosa Basketball Courts (901 E. I Street, Brawley, CA)							\$4,018.50		
3			Total including materials, labor, taxes, and rentals for the replacement of nine (9) existing exterior 400 watt metal halide light fixtures with 300 watt LED floods and connections.	TOTAL	1	\$4,018.50	\$4,018.50	Yes	
Beechy Softball Field (3rd Street & A Street, Brawley, CA)							\$3,562.50		
4			Total including materials, labor, taxes, and rentals for removal of six (6) 175 watt high pressure sodium exterior working and non-working lights and the installation of eight (8) 120 watt LED floods on the surrounding baseball field building facilities.	TOTAL	1	\$3,562.50	\$3,562.50	Yes	

Line Item Subtotals

Section Title		Line Total
Lions Center Gymnasium (225 A Street, Brawley, CA)		\$18,240.00
Gonzalez Basketball Courts (2nd & E Street, Brawley, CA)		\$2,679.00
Hinojosa Basketball Courts (901 E. I Street, Brawley, CA)		\$4,018.50
Beechy Softball Field (3rd Street & A Street, Brawley, CA)		\$3,562.50
Grand Total		\$28,500.00

4i2

4i.2

4i.2

Bid Results

Bidder Details

Vendor Name Sign Factory, Printing & Office Equipment, Inc.
Address 120 N 4th st.
El Centro, California 92243
United States
Respondee Mario Rodriguez
Respondee Title President
Phone 442-283-5332
Email mrgerardo@signfactory.org
Vendor Type DVBE, CASoS, CADIR, SAM, DBE, MBE, MICRO
License # 985388

Bid Detail

Bid Format Electronic
Submitted 09/26/2025 2:37 PM (PDT)
Delivery Method
Bid Responsive
Bid Status Submitted
Confirmation # 449469

Respondee Comment

Buyer Comment

Attachments

File Title	File Name	File Type
Brawley business license.pdf	Brawley business license.pdf	Valid City of Brawley Business License
CSLB 985388 Class B C10 C45 D42 C61.pdf	CSLB 985388 Class B C10 C45 D42 C61.pdf	Valid California C-10 Electrical Contractor's License
signed W9.pdf	signed W9.pdf	Current W-9

4i.2

Line Items

Discount Terms No Discount

Item #	Item Code	Type	Item Description	UOM	QTY	Unit Price	Line Total	Response	Comment
Lions Center Gymnasium (225 A Street, Brawley, CA)							\$15,500.00		
1			Total including materials, labor, taxes, and rentals for the replacement of forty-one (41) existing interior gymnasium 250-watt metal halide fixtures to be replaced with new 150 watt LED high bays and connections.	TOTAL	1	\$15,500.00	\$15,500.00	Yes	
Gonzalez Basketball Courts (2nd & E Street, Brawley, CA)							\$4,400.00		
2			Total including materials, labor, taxes, and rentals for the replacement of six (6) existing exterior metal halide light fixtures with 300 watt LED floods and connections.	TOTAL	1	\$4,400.00	\$4,400.00	Yes	
Hinojosa Basketball Courts (901 E. I Street, Brawley, CA)							\$6,820.00		
3			Total including materials, labor, taxes, and rentals for the replacement of nine (9) existing exterior 400 watt metal halide light fixtures with 300 watt LED floods and connections.	TOTAL	1	\$6,820.00	\$6,820.00	Yes	
Beechy Softball Field (3rd Street & A Street, Brawley, CA)							\$5,280.00		
4			Total including materials, labor, taxes, and rentals for removal of six (6) 175 watt high pressure sodium exterior working and non-working lights and the installation of eight (8) 120 watt LED floods on the surrounding baseball field building facilities.	TOTAL	1	\$5,280.00	\$5,280.00	Yes	

Line Item Subtotals

Section Title
Lions Center Gymnasium (225 A Street, Brawley, CA)
Gonzalez Basketball Courts (2nd & E Street, Brawley, CA)
Hinojosa Basketball Courts (901 E. I Street, Brawley, CA)
Beechy Softball Field (3rd Street & A Street, Brawley, CA)

Line Total
\$15,500.00
\$4,400.00
\$6,820.00
\$5,280.00
Grand Total \$32,000.00

4i.2

4i.2

Bid Results

Bidder Details

Vendor Name AA Electric, Inc
Address 1644 River Dr
Brawley, California 92227
United States
Respondee Alfonzo Alvarez
Respondee Title CEO
Phone 760-427-9767
Email alfonzo@aaelectric.org
Vendor Type MBE, CADIR
License # 1028780

Bid Detail

Bid Format Electronic
Submitted 09/25/2025 4:13 PM (PDT)
Delivery Method
Bid Responsive
Bid Status Submitted
Confirmation # 448772

Respondee Comment

Buyer Comment

Attachments

File Title	File Name	File Type
COB Business License.pdf	COB Business License.pdf	Valid City of Brawley Business License
C10 License.pdf	C10 License.pdf	Valid California C-10 Electrical Contractor's License
W-9 AA Electric Inc .pdf	W-9 AA Electric Inc .pdf	Current W-9

4i.2

Line Items

Discount Terms No Discount

Item #	Item Code	Type	Item Description	UOM	QTY	Unit Price	Line Total	Response	Comment
Lions Center Gymnasium (225 A Street, Brawley, CA)							\$11,894.96		
1			Total including materials, labor, taxes, and rentals for the replacement of forty-one (41) existing interior gymnasium 250-watt metal halide fixtures to be replaced with new 150 watt LED high bays and connections.	TOTAL	1	\$11,894.96	\$11,894.96	Yes	
Gonzalez Basketball Courts (2nd & E Street, Brawley, CA)							\$4,145.38		
2			Total including materials, labor, taxes, and rentals for the replacement of six (6) existing exterior metal halide light fixtures with 300 watt LED floods and connections.	TOTAL	1	\$4,145.38	\$4,145.38	Yes	
Hinojosa Basketball Courts (901 E. I Street, Brawley, CA)							\$9,867.47		
3			Total including materials, labor, taxes, and rentals for the replacement of nine (9) existing exterior 400 watt metal halide light fixtures with 300 watt LED floods and connections.	TOTAL	1	\$9,867.47	\$9,867.47	Yes	
Beechy Softball Field (3rd Street & A Street, Brawley, CA)							\$6,374.61		
4			Total including materials, labor, taxes, and rentals for removal of six (6) 175 watt high pressure sodium exterior working and non-working lights and the installation of eight (8) 120 watt LED floods on the surrounding baseball field building facilities.	TOTAL	1	\$6,374.61	\$6,374.61	Yes	

4i2

Line Item Subtotals

Section Title	Line Total
Lions Center Gymnasium (225 A Street, Brawley, CA)	\$11,894.96
Gonzalez Basketball Courts (2nd & E Street, Brawley, CA)	\$4,145.38
Hinojosa Basketball Courts (901 E. I Street, Brawley, CA)	\$9,867.47
Beechy Softball Field (3rd Street & A Street, Brawley, CA)	\$6,374.61
Grand Total	\$32,282.42

4i.2

4i.2

Bid Results

Bidder Details

Vendor Name CDR ELECTRICAL INC
Address 809 A CORDERO AVE
CALEXICO, California 92231
United States
Respondee RAMON CERVANTES
Respondee Title PRESIDENT
Phone 760-455-1578
Email CERA_CALI@LIVE.COM
Vendor Type MBE, CASoS, CADIR, SAM
License # 940466

Bid Detail

Bid Format Electronic
Submitted 09/29/2025 6:24 PM (PDT)
Delivery Method
Bid Responsive
Bid Status Submitted
Confirmation # 449766

Respondee Comment

Buyer Comment

Attachments

File Title	File Name	File Type
CDR Electrical Inc Business License 2025-2026.pdf	CDR Electrical Inc Business License 2025-2026.pdf	Valid City of Brawley Business License
CDR Electrical - CSLB 2024-2025.pdf	CDR Electrical - CSLB 2024-2025.pdf	Valid California C-10 Electrical Contractor's License
CDR Electrical W-9 (9-29-25).pdf	CDR Electrical W-9 (9-29-25).pdf	Current W-9

Line Items

Discount Terms No Discount

4i.2

Item #	Item Code	Type	Item Description	UOM	QTY	Unit Price	Line Total	Response	Comment
Lions Center Gymnasium (225 A Street, Brawley, CA)							\$16,557.00		
1			Total including materials, labor, taxes, and rentals for the replacement of forty-one (41) existing interior gymnasium 250-watt metal halide fixtures to be replaced with new 150 watt LED high bays and connections.	TOTAL	1	\$16,557.00	\$16,557.00	Yes	
Gonzalez Basketball Courts (2nd & E Street, Brawley, CA)							\$6,405.00		
2			Total including materials, labor, taxes, and rentals for the replacement of six (6) existing exterior metal halide light fixtures with 300 watt LED Floods and connections.	TOTAL	1	\$6,405.00	\$6,405.00	Yes	
Hinejosa Basketball Courts (901 E. I Street, Brawley, CA)							\$7,436.16		
3			Total including materials, labor, taxes, and rentals for the replacement of nine (9) existing exterior 400 watt metal halide light fixtures with 300 watt LED Floods and connections.	TOTAL	1	\$7,436.16	\$7,436.16	Yes	
Beechy Softball Field (3rd Street & A Street, Brawley, CA)							\$3,854.15		
4			Total including materials, labor, taxes, and rentals for removal of six (6) 175 watt high pressure sodium exterior working and non-working lights and the installation of eight (8) 120 watt LED Floods on the surrounding baseball field building facilities.	TOTAL	1	\$3,854.15	\$3,854.15	Yes	

4i2

Line Item Subtotals

Section Title	Line Total
Lions Center Gymnasium (225 A Street, Brawley, CA)	\$16,557.00
Gonzalez Basketball Courts (2nd & E Street, Brawley, CA)	\$6,405.00
Hinojosa Basketball Courts (901 E. I Street, Brawley, CA)	\$7,436.16
Beechy Softball Field (3rd Street & A Street, Brawley, CA)	\$3,854.15
Grand Total	\$34,252.31

4i.2

Bid Results

Bidder Details

Vendor Name LogicLamp Technologies LLC
Address 231 E. Imperial Hwy Suite 104
Fullerton, California 92835
United States
Respondee Jafeth Gonzalez
Respondee Title Program Manager
Phone 562-686-1770
Email JAFETH.GONZALEZ@logiclamp.net
Vendor Type CADIR
License # 1104860

Bid Detail

Bid Format Electronic
Submitted 09/30/2025 8:31 AM (PDT)
Delivery Method Online 8:30 AM
Bid Responsive
Bid Status Submitted
Confirmation # 449775

Respondee Comment

Buyer Comment

Attachments

File Title	File Name	File Type
LogicLamp Business License.pdf	LogicLamp Business License.pdf	Valid City of Brawley Business License
LogicLamp C10.pdf	LogicLamp C10.pdf	Valid California C-10 Electrical Contractor's License
W9 - LogicLamp Technologies 2025 1.pdf	W9 - LogicLamp Technologies 2025 1.pdf	Current W-9

4i.2

4i.2

Line Items

Discount Terms No Discount

Item #	Item Code	Type	Item Description	UOM	QTY	Unit Price	Line Total	Response	Comment
Lions Center Gymnasium (225 A Street, Brawley, CA)							\$16,281.10		
1			Total including materials, labor, taxes, and rentals for the replacement of forty-one (41) existing interior gymnasium 250-watt metal halide fixtures to be replaced with new 150 watt LED high bays and connections.	TOTAL	1	\$16,281.10	\$16,281.10	Yes	
Gonzalez Basketball Courts (2nd & E Street, Brawley, CA)							\$4,213.44		
2			Total including materials, labor, taxes, and rentals for the replacement of six (6) existing exterior metal halide light fixtures with 300 watt LED floods and connections.	TOTAL	1	\$4,213.44	\$4,213.44	Yes	
Hinojosa Basketball Courts (901 E. I Street, Brawley, CA)							\$6,320.16		
3			Total including materials, labor, taxes, and rentals for the replacement of nine (9) existing exterior 400 watt metal halide light fixtures with 300 watt LED floods and connections.	TOTAL	1	\$6,320.16	\$6,320.16	Yes	
Beechy Softball Field (3rd Street & A Street, Brawley, CA)							\$7,602.16		
4			Total including materials, labor, taxes, and rentals for removal of six (6) 175 watt high pressure sodium exterior working and non-working lights and the installation of eight (8) 120 watt LED floods on the surrounding baseball field building facilities.	TOTAL	1	\$7,602.16	\$7,602.16	Yes	

Line Item Subtotals

Section Title
Lions Center Gymnasium (225 A Street, Brawley, CA)
Gonzalez Basketball Courts (2nd & E Street, Brawley, CA)
Hinojosa Basketball Courts (901 E. I Street, Brawley, CA)
Beechy Softball Field (3rd Street & A Street, Brawley, CA)

Line Total
\$16,281.10
\$4,213.44
\$6,320.16
\$7,602.16
Grand Total \$34,416.86

4i.2

AGREEMENT FOR LED SPORTS FACILITY LIGHTING REPLACEMENT PROJECT

THIS AGREEMENT FOR the LED SPORTS FACILITY LIGHTING REPLACEMENT PROJECT (this "**AGREEMENT**") is entered into this 7th day of October 2025, by and between City of Brawley ("**CITY**") and Sfadia, INC. ("**CONTRACTOR**").

WITNESSETH

WHEREAS, the CITY has ascertained that the CONTRACTOR possesses the requisite qualifications to perform lighting procurement and installation services as specified by the CITY, including the installation and replacement of 41 existing interior gymnasium lights at the Lions Center Gymnasium, replace and install six (6) existing exterior lights at Gonzalez Basketball Courts, replace and install nine (9) lights at Hinojosa Basketball Courts, install and replace exterior lights at Beechy Softball fields, and eight (8) lights surround the baseball field (Beechy); and, it is in the best interests of the CITY to enter into an agreement with the CONTRACTOR. This project shall be titled "LED Sports Facility Lighting Replacement" ("PROJECT").

NOW THEREFORE, in consideration of their mutual promises, obligations, and covenants contained in this AGREEMENT, and other consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. **TERM**

The term of this AGREEMENT shall be from October 7, 2025, to completion of the PROJECT, except if terminated in accordance with Paragraph 10 of this AGREEMENT. CITY may, at its sole discretion, extend the term of this Agreement annually for six (6) months in one-month increments upon mutual consent by giving written notice thereof to Contractor not less than thirty (30) days before the end of the contract term, such notice to be exercised by the CITY Manager. Any request for price adjustments will be made by the CONTRACTOR not less than thirty (30) days before the commencement of work. Price adjustments will be based on the Consumer Price Index.

2. **COMPENSATION**

For furnishing services as specified in this AGREEMENT, CITY shall pay the amount of \$28,000.00 not to exceed \$35,000.00 and CONTRACTOR shall receive compensation as outlined in the AGREEMENT; provided that in any full fiscal year of this AGREEMENT,

the total compensation shall not exceed the CITY's agreed-upon amount for the PROJECT in which this AGREEMENT is in effect without additional written authorization from the CITY.

3. CONTRACTOR'S SERVICE OBLIGATIONS AND RESPONSIBILITIES

In consideration of the payments and agreements hereinafter mentioned to be made and performed by CITY, CONTRACTOR agrees to provide procurement of new lighting and installation and to do everything required by this AGREEMENT and the SCOPE OF WORK, including, without limitation, the following:

- a. CONTRACTOR shall provide a business telephone, which must be manned from 7:00 a.m. to 5:00 p.m. Monday through Friday (except for state, federal, and CITY's holidays).
- b. CONTRACTOR shall employ, at its own expense, all personnel required for the satisfactory performance of the SERVICES. Each employee of CONTRACTOR providing SERVICES shall possess proper credentials to complete the SERVICES being performed by such employee. Such employee shall maintain a neat and professional appearance and shall conduct themselves courteously and professionally.
- c. CONTRACTOR shall obtain a business license from the CITY and shall comply with all business licensing requirements. CONTRACTOR shall comply with all applicable federal, state, and local laws, ordinances, codes, and regulations.

4. SUBCONTRACTORS

If subcontractors are to be used, a list of the proposed subcontractors must be submitted for approval prior to hiring them.

5. COMPLIANCE WITH LABOR CODE

Contractor is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on "public works" and "maintenance" projects. Contractor agrees to fully comply with all applicable federal and state labor laws (including, without limitation, if applicable, the Prevailing Wage Laws). It is agreed by the parties that, in connection with the Work or Services provided pursuant to this Agreement, Contractor shall bear all risks

of payment or non-payment of prevailing wages under California law. Contractor hereby agrees to defend, indemnify, and hold the CITY, and its officials, officers, employees, agents, and volunteers, free and harmless from any claim or liability arising out of any failure or alleged failure to comply with the Prevailing Wage Laws. The foregoing indemnity shall survive termination of this Agreement. CONTRACTOR is aware of and stipulates that CONTRACTOR will also comply with the following sections of the California Labor Code:

- a. Section 1773.8 requiring payment of travel and subsistence pay
- b. Section 1775 prescribing sanctions for failure to pay prevailing wage rates
- c. Section 1776 requiring the making, keeping and disclosing of detailed payroll records and describing sanctions for failure to do so
- d. Section 1777.5 prescribing the terms and conditions for employing registered apprentices
- e. Section 1810 providing that eight hour of labor shall be a day's work; and
- f. Section 1813 prescribing sanctions for violations of the provisions concerning the eight-hour workday and the forty-hour work week.

6. HOLD HARMLESS AND INDEMNIFICATION

CONTRACTOR, for itself, and on behalf of its directors, officers, employees, representatives, agents, subcontractors (and employees thereof), and any other person, persons, entity or entities claiming under CONTRACTOR. Agrees to indemnify, defend and hold harmless CITY, its officers employees, representatives, and agents, from and against any and all liabilities, claims, demands, suits, actions (before any court or governmental agencies or instrumentalities), costs (including, without limitation, court costs and reasonable attorneys' fees), arising out of, either directly or indirectly, or otherwise in any way connected to, the performance by CONTRACTOR, its agents, employees, and subcontractors (and employees thereof), of any of CONTRACTORS's OBLIGATIONS, as hereinafter defined, under this AGREEMENT, including, without limitation, damage to or loss of any real or personal property owned by any person or entity, or personal injury or the death of any person. CONTRACTOR'S OBLIGATIONS shall be defined as each and every obligation of the CONTRACTOR under this AGREEMENT or pursuant to applicable law, including, without limitation, obligations to perform all SERVICES in a safe and workmanlike manner, and CONTRACTOR's obligations to maintain insurance in the coverage amounts specified in this AGREEMENT.

7. **INSURANCE**

CONTRACTOR shall, before the commencement of the performance of the SERVICES, purchase and maintain (as the named insured) during such time as this AGREEMENT is in effect the following insurance coverages from a carrier admitted in California and acceptable to CITY in the amounts not less than the following:

- a. Comprehensive General Liability Insurance written on an occurrence basis and covering all operations with respect to the SERVICES, with minimum limits of liability of \$2,000,000 each occurrence, \$2,000,000 General Aggregate. Such insurance shall contain all standard comprehensive general liability broad form terms and conditions, including, without limitation, coverage for liability for death and bodily injury, property damage, personal injury, products, contractual liability and completed operations.
- b. Automobile bodily injury and property damage insurance providing coverage for the ownership, maintenance, and use of a vehicle, whether owned or non-owned, While being used in connection with the performance of the SERVICES with a minimum limit of liability of \$1,000,000 combined single limit.
- c. Any insurance policy obtained by CONTRACTOR to fulfill the insurance requirements. Requirements outlined in this Paragraph shall name the CITY as additional insured, and such coverage is to be afforded to the CITY to the same extent it is afforded to CONTRACTOR and shall not be subject to any exclusion, limitation, or condition to which the coverage afforded CONTRACTOR is not also subject.
- d. Insurance obtained pursuant to this AGREEMENT shall be deemed primary insurance to any insurance policy which the CITY may obtain for its own benefit, which policy shall be considered to be excess or secondary, and not in contribution with insurance obtained by CONTRACTOR to fulfill the insurance requirements herein, regardless of any language contained in any or all policies at issue.
- e. Certificates of Insurance evidencing the coverages required pursuant to this Paragraph shall be delivered to CITY before the commencement by CONTRACTOR of any of the SERVICES. Inadvertence on the part of CITY in enforcing this requirement shall not

4i3
be deemed a waiver of the requirement or of the obligation of CONTRACTOR to provide insurance in accordance with the terms of this Paragraph. Such certificate(s) shall provide that the insurance thereby evidenced will not be canceled until the expiration of at least thirty (30) days after written notice of cancellation has been received by the CITY.

8. WORKER'S COMPENSATION INSURANCE

CONTRACTOR is herein required, in, accordance with the provisions of Section 3700 et seq. of California Labor Code and any other applicable state or federal statutes requiring workers' compensation and employer's liability coverage, to take out and maintain, during such time as this AGREEMENT is in effect, worker's compensation insurance for each and every worker employed at any site in which the SERVICES are being performed to secure the payment of compensation to such employees. (If any work is subcontracted, CONTRACTOR shall require any subcontractor to provide such coverage for each and every employee of such subcontractor performing SERVICES.

9. INDEPENDENT CONTRACTOR

CONTRACTOR shall, in the performance of the CONTRACTOR's OBLIGATIONS, be deemed an independent contractor and not an agent or employee of the CITY.

10. TERMINATION

Notwithstanding Paragraph 1 of this AGREEMENT, this AGREEMENT may be terminated as provided in this Paragraph.

- a. With cause by CITY. Upon thirty (30) days' prior written notice to CONTRACTOR, CITY may terminate this AGREEMENT "for cause." For the purpose of this Paragraph, "for cause" shall include, without limitation, the occurrence of any of the following events:
 - (i) CONTRACTOR's failure to perform any of CONTRACTOR'S OBLIGATIONS (determination of which shall be made solely and absolutely by CITY);
 - (ii) Any of the representations or warranties contained in this AGREEMENT, the REQUEST (as incorporated herein), or made otherwise to CITY (orally or in

writing) were false or misleading in any material respect as of the date such representation or warranty was made;

- (iii) CONTRACTOR violates any state, federal, or local law in connection with the performance of CONTRACTOR'S OBLIGATIONS or otherwise; or
- (iv) A petition for bankruptcy is filed by or against CONTRACTOR under any of the provisions of the United States Bankruptcy Code; CONTRACTOR makes an assignment for the benefit of creditors or otherwise is the subject of proceedings under any state insolvency laws; or CITY otherwise becomes aware of any facts which would cause CITY to conclude (in CITY's sole and absolute determination that CONTRACTOR is not paying its debts as they are due;
- (v) CITY becomes insecure CONTRACTOR's willingness at any time for any and/or ability to reason about performing the CONTRACTOR'S OBLIGATIONS.

Notwithstanding the first sentence of this Paragraph 9 (a), in the event of any act or omission of CONTRACTOR, its agents, employees, and subcontractors (and employees thereof) which, in the sole and absolute determination of CITY, poses a threat to the public health and safety, CITY may terminate this AGREEMENT upon twenty-four (24) hours prior written notice to CONTRACTOR.

11. **DAMAGES FOR SUBSTITUTE SERVICES**

If CONTRACTOR fails to cure or correct SERVICES which CITY in its sole and absolute determination concludes were not appropriately performed ("NONCURED SERVICES") within the time specified by CITY or otherwise pursuant to any written extension given by CITY (which CITY may provide in its sole and absolute discretion), CITY may secure the equivalent services elsewhere. CONTRACTOR shall be liable to CITY for costs incurred by CITY in excess of those costs which CITY would have incurred under this AGREEMENT had the NONCURED SERVICES been performed adequately by CONTRACTOR.

12. **CONFLICTS OF INTEREST**

CONTRACTOR hereby warrants and represents that it has not employed or retained any person or entity to solicit or secure this AGREEMENT and that CONTRACTOR has not paid or agreed to pay any person or entity any fee, commission percentage, brokerage fee, gift, or other consideration, contingent upon or resulting from the award of making of this

4i.3
AGREEMENT. CONTRACTOR shall indemnify and hold CITY harmless from and against any and all costs incurred, including attorneys' fees and expenses, as a result of this warranty and representation not being valid.

13. ENTIRE AGREEMENT/AMENDMENTS

This AGREEMENT constitutes the entire agreement of the parties. Any amendments, modifications, or variations from the terms of this AGREEMENT shall be in writing and shall be effective only when mutually agreed upon by CITY and CONTRACTOR.

14. ANTI-DISCRIMINATION

The CONTRACTOR agrees that it shall neither engage in nor permit its subcontractors to engage in discrimination in employment based on age, race, color, sex, national origin, ancestry, or religion of any individual. Violations of this provision may lead to penalties as stipulated in Labor Code Section 1735.

15. PERMITS AND LICENSES

CONTRACTOR shall procure all permits and licenses, pay all charges and fees, and give all notices necessary and incidental to the lawful performance of this AGREEMENT.

16. PUBLIC CONVENIENCE AND SAFETY

- a. CONTRACTOR shall perform the SERVICES so as to cause the least possible obstruction and inconvenience to public traffic and passersby.
- b. CONTRACTOR shall furnish, erect and maintain such fences, barriers, lights, warning devices and signs in compliance with the current "Manual of Traffic Controls, Warning Signs, Lights and Devices for Use in Performance of Work Upon Highways" published by the State of California, Department of Transportation, or as may be deemed necessary by the City of Brawley Public Works Director to give adequate warning to the public at all times that the road or street is obstructed and of any abnormal conditions to be encountered as a result thereof.

17. CONTRACTOR'S LICENSE

Prior to CONTRACTOR's commencement of any of the SERVICES, CONTRACTOR shall present to CITY its current and valid contractor's license or certificate showing appropriate classification to perform the SERVICES.

18. NOTICE

All written notices to the parties hereto shall be first faxed and then sent by United States Mail, postage prepaid, by registered or certified mail, addressed as follows:

Owner: City of Brawley
Attn: Rebecca Terrazas-Baxter, City Manager
383 Main St.
Brawley, CA 92227
Rebecca.terrazas-baxter@brawley-ca.gov

Owner: Sfadia, Inc
Attn: Hun Geun Song, President
14545 Valley View Ave. Ste. J
Santa Fe Springs, CA 90670
project@geinnovationsinc.com

19. ATTORNEYS' FEES

In the event an action is filed by either party to enforce any rights under this AGREEMENT, the prevailing party shall be entitled to recover reasonable attorneys' fees and court costs, in addition to any other relief granted by the court.

20. HEADINGS AND CAPTIONS

Both CITY and CONTRACTOR do covenant that each individual executing this AGREEMENT on behalf of each party is a person duly authorized and empowered to execute agreements for such party.

21. NONWAIVER

No failure by either party hereto to enforce its rights hereunder shall be deemed a waiver of such rights.

22. **PERFORMANCE AND PAYMENT BONDS**

CONTRACTOR shall provide CITY performance and payment bonds issued by a recognized surety by the State of California in an amount equal to one hundred percent (100%) of the amount of this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this AGREEMENT to be executed on the day of the year first above written.

City of Brawley, a California General Law City

Dated: _____

By: _____

Gil Rebollar, Mayor

ATTEST:

City Clerk

CONTRACTOR:

Sfadia, Inc

Dated: _____

By: _____

Hun Geun Song, President

City of Brawley



City Council

October 07, 2025

Agenda Item No 5a

STAFF REPORT

To: City Council
From: Silvia Luna, Finance Director
Prepared by: Silvia Luna, Finance Director
Subject: **Annual Financial Reports for Fiscal Year Ended June 30, 2024**

RECOMMENDATION:

Receive and file the Annual Financial Reports for Fiscal Year Ended June 30, 2024.

BACKGROUND INFORMATION:

At the end of each fiscal year, the City's financial records are audited by an independent audit firm pursuant to California law. The results (including City background information and detailed financial reports) are compiled and presented in the Annual Financial Report.

In the independent auditors' report (located at the front of the financial section of the Annual Financial Report), Rogers, Anderson, Malody & Scott LLP, Certified Public Accountants, issued an "unmodified" opinion on the City's financial statements for the year ended June 30, 2024, the most favorable conclusion. The independent audit involved examining evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and estimates made by management, and evaluating the overall financial statement presentation for governmental activities, business-type activities, each major fund, and the aggregate fund information for the City of Brawley.

The following narratives provide an overview of the financial statements and are included in the Annual Financial Report.

1. Transmittal Letter – located at the beginning provides an overview of the City and includes a government profile, local economy summary, long-term financial planning, and a discussion on the future.
2. Independent Auditor's Report – starting on page 1 provides an overview of the parties responsible for preparing the financial statements along with the audit opinion.
3. Management Discussion and Analysis – starting on page 4 provides a year-over-year comparison of both governmental and business type activities.
4. Notes to the Financial Statements – starting on page 38 it include 14 notes summarizing significant accounting policies, cash and investments, receivables, payables, long-term debt, retirement obligations, Successor Agency activities, and subsequent events related to City operations.

The Independent auditors also completed a separate independent audit that involved examining evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and estimates made by management, and evaluating the overall financial statement

presentation for the Transportation Development Act Fund 213, Article 3 Bicycle and Pedestrian and Fund 216, Article 8E Public Transportation. The City is required annually to present Audited Financial Statements to the Imperial County Transportation Commission in order to claim the allocated funds that are used by the City as supplemental funding to invest in bicycle and pedestrian street and transit station improvements

The City required a Federal Single Audit for fiscal year 2023/24 because federally funded expenses exceeded the required threshold of \$750,000 during the fiscal year. Rogers, Anderson, Malody & Scott LLP, Certified Public Accountants, concluded that the City complied in all material respects with the compliance requirements for each of the major federal programs for the year ended June 30, 2024.

FISCAL IMPACT:

None.

ALTERNATIVES:

No alternatives are recommended; the Annual Financial Reports and Single Audit are an annual requirement.

ATTACHMENTS:

1. FY2023/24 Annual Financial Report for year ended June 30,2024
2. FY2023/24 Annual Financial Report TDA for year ended June 30,2024
3. FY2023/24 Single Audit for year ended June 30,2024

REPORT COORDINATED WITH (other than person preparing the staff report):

Staff, Title or Consultant, Agency

, , ,

REPORT APPROVAL(S):

Staff, Title or Consultant, Agency

Rebecca Terrazas-Baxter, City Manager

Silvia Luna, Finance Director

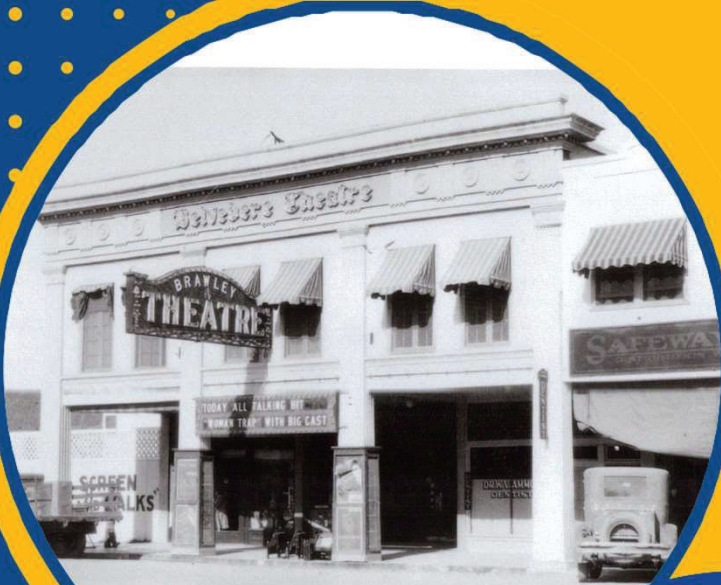
Status – Date of Status

Approved - 10/3/2025

Approved - 10/3/2025



58



City of Brawley Annual Financial Report

Fiscal Year Ended June 30, 2024

Brawley, California

5a.1

5a.1

City of Brawley
Brawley, California

ANNUAL FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED JUNE 30, 2024

5a.1

This page intentionally left blank

TABLE OF CONTENTS

	Page
INTRODUCTORY SECTION	
Table of Contents	i
Transmittal letter	iii
List of Principal Officials	vi
Organizational Chart	vii
FINANCIAL SECTION	
Independent Auditor's Report	1
Management's Discussion and Analysis	4
Basic Financial Statements:	
Government-wide Financial Statements:	
Statement of Net Position	19
Statement of Activities	20
Fund Financial Statements:	
Governmental Funds:	
Balance Sheet	22
Reconciliation of the Balance Sheet of Governmental Funds to the	
Statement of Net Position	24
Statement of Revenues, Expenditures and Changes in Fund Balances	25
Reconciliation of the Statement of Revenues, Expenditures, and Changes in	
Fund Balances of Governmental Funds to the Statement of Activities	27
Proprietary Funds:	
Statement of Net Position	28
Statement of Revenues, Expenses and Changes in Net Position	30
Statement of Cash Flows	32
Fiduciary Funds:	
Statement of Fund Net Position	36
Statement of Changes in Fund Net Position	37
Notes to Basic Financial Statements	38

TABLE OF CONTENTS, CONTINUED

Required Supplementary Information

Budgetary Comparison Schedules:

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual:	
General Fund	79
Economic & Community Development Special Revenue Fund	80
American Rescue Plan (ARPA) Special Revenue Fund	81
Highway Relinquishment Special Revenue Fund	82
Measure D Special Revenue Fund	83
Gas Tax Special Revenue Fund	84
Schedule of the City's Proportionate Share of the Net Pension Liability	85
Schedule of Pension Contributions	86
Schedule of Changes in Total OPEB Liability and Related Ratios	87
Notes to Required Supplementary Information	88

Other Supplementary Information

Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual – Development Impact Capital Projects Fund	89
Budget and Actual – Streets Capital Projects Fund	90

Nonmajor Governmental Funds:

Description	91
Combining Balance Sheet.....	92
Combining Statement of Revenues, Expenditures and Changes in Fund Balances	94

Internal Service Funds:

Description	96
Combining Statement of Net Position	97
Combining Statement of Revenues, Expenses and Changes in Net Position	98
Combining Statement of Cash Flows	99



To the Citizens of Brawley, the Honorable Mayor, and Members of the City Council:

It is with great pleasure that we present the Annual Financial Report for the City of Brawley for the fiscal year ending June 30, 2024. This report, prepared by the Finance Department, serves the interests of City Council Members, citizens, investors, grantors, employees, and other stakeholders invested in the financial well-being of our City.

The Annual Financial Report provides a detailed account of the City's financial activities. This transmittal letter offers a summary of the City's finances, services, achievements, and economic outlook. For a more in-depth analysis, please refer to the Management's Discussion and Analysis (MD&A) section, which follows the independent auditor's report. The MD&A provides a comprehensive overview of the basic financial statements and complements this summary.

The accuracy and completeness of the financial disclosures are the responsibility of the City of Brawley. We believe the enclosed data is accurate and presented in a manner that fairly reflects the financial position and results of City operations. The report adheres to Generally Accepted Accounting Principles (GAAP) and Governmental Accounting Standards Board (GASB) Statements.

Rogers, Anderson, Malody & Scott LLP, Certified Public Accountants, has provided an unmodified ("clean") opinion on the City's financial statements for the year ended June 30, 2024. This represents the highest level of assurance regarding the accuracy and reliability of our financial statements.

Government Profile

Brawley is located in the southeastern part of California, in Imperial County. Despite its desert environment, the area is one of the most fertile agricultural regions in the U.S., thanks to water from the All-American Canal and an extensive system of canals. As of June 30, 2024, the City's population was 28,345.

Incorporated on April 6, 1908, Brawley operates as a general law city under a council/manager form of government. The City is governed by a five-member City Council with members serving four-year terms on a staggered schedule. The City Council elects a Mayor annually, and the City Manager, appointed by the Council, oversees day-to-day operations.

Brawley is a full-service city, providing police, fire, street maintenance, parks, recreation, library, water, sewer, solid waste, airport, housing, planning, building inspection, and general administrative services.

The City contracts with other government agencies and private entities for specific services, including electricity service, public transit, refuse collection, and street sweeping.

The City's annual operating and capital improvement budgets are adopted by resolutions for the fiscal year that begins July 1st. A comprehensive budget resolution is adopted by the City Council and the Successor Agency to the Brawley Redevelopment Agency for all general, enterprise, special funds, and fiduciary funds of the City.

The annual budget is the foundation for the City's financial planning and control. The budget is prepared by fund, function, department, and line item. Department Directors may transfer line-item resources within a division with the approval of the City Manager. The City Manager may authorize transfers between divisions and departments.

The City of Brawley has two blended component units, the Successor Agency of the Brawley Community Redevelopment Agency, and the Brawley Public Improvement Corporation. Although, both legally separate entities, they are in substance part of the City's operations.

Local Economy

As of June 2024, Brawley's unemployment rate was 13.9%, compared to 17.5% in Imperial County and 5.2% statewide. Major industries include service stations, quick-service restaurants, and farm/construction equipment. Key sales tax contributors are Arco AM PM, Jordan Implement, Pilot Travel Center, RDO Water, and Walmart Supercenter.

In Fiscal Year 2023–24, the City of Brawley issued 428 building permits, with the vast majority (97%) supporting new housing opportunities for our community. The remaining permits supported commercial projects, helping to bring new services and amenities to residents.

Looking ahead, the City is excited to launch several key initiatives. The rehabilitation of Main Street and other major avenues will enhance downtown, boost economic activity, and create a more welcoming environment for residents and visitors. At the same time, an expanded two-phase street rehabilitation program will improve roads throughout the community, ensuring safer and smoother travel for everyone.

The City is also reviewing a number of new commercial projects, including fuel stations, discount retailers, and popular fast-food establishments—all of which highlight the growing investment and confidence in Brawley's future.

Long-Term Financial Planning

The City is committed to sound long-term financial governance and planning for capital improvements and liabilities. In 2023/24, the General Fund's balance increased by \$2 million compared to the previous year. Savings were achieved through expense management, including vacancies and deferred projects. A portion of these savings has been allocated to Committed Reserves for capital replacements, public safety personnel, and operational carryovers for ongoing projects.

In June 2024, the City Council adopted a budget reflecting a \$237,433 shortfall. To maintain service levels, the City utilized General Fund reserves to offset the deficit.

Looking ahead, the Fiscal Year 2024–25 budget prioritizes the preservation of essential services, with continued funding for public safety, fire protection, and the maintenance of streets and infrastructure that are vital to the well-being of the Brawley community. The City remains committed to long-term financial stability, ensuring that today's decisions support a strong and sustainable future for Brawley.

Future Outlook

The City is experiencing a gradual economic recovery, supported by stable revenues and prudent financial planning. With the voter-approved Measure J providing additional resources for essential

services, and major development projects underway, Brawley is positioned for long-term fiscal stability and sustainable growth.

5a.1

Acknowledgements

We extend our sincere appreciation to the City Council for their steadfast oversight of the City's financial affairs and their prudent guidance on fiscal, economic, and land use policies. Their leadership has been essential in maintaining the City's financial health and long-term strategic direction.

We also wish to recognize the dedication of City staff, with special acknowledgment to the Finance Department for their professionalism, accuracy, and exceptional effort in preparing this report. Their continued commitment is vital to ensuring transparency and accountability in the City's financial reporting.

Finally, we thank all who contribute to the City's success and to the well-being of our community.

Respectfully Submitted,



Rebecca Terrazas-Baxter, City Manager



Silvia Luna, Finance Director

5a.1

This page intentionally left blank

5a.1

City of Brawley List of Principal Officers

As of June 30, 2024

City Council

Gilbert Rebollar - Mayor
Joseph Galvan – Mayor Pro-Tempore
John Grass - Council Member
Timothy Kelley - Council Member
Perry J. Monita – Council Member

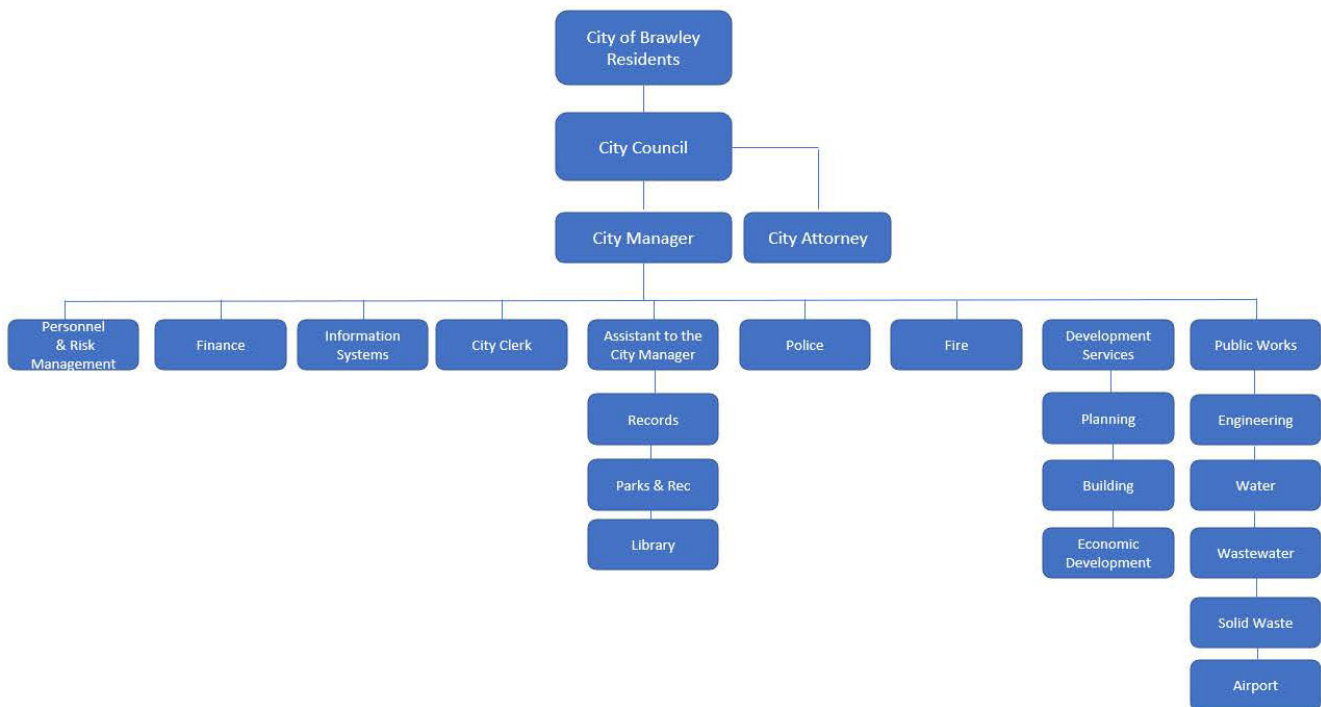


City Staff

Rebecca Terrazas-Baxter - City Manager
William Smerdon - City Attorney/City Treasurer
Emmet Fried– Assistant to the City Manager
Ana Gutierrez - City Clerk
Silvia Luna – Finance Director
Jimmy Duran - Chief of Police
Michael York - Fire Chief
Romualdo Medina - Director of Public Works Operations
Cristhian Barajas - Development Services Director
Sylvia Vizcarra - Human Resources Administrator
Petra Ortega - Library Manager
John Tang – Interim Parks and Recreation Manager
Armando Garibay - Information Technology Director

5a.1

City of Brawley, California ORGANIZATIONAL CHART



5a.1

FINANCIAL SECTION

5a.1

This page intentionally left blank

Independent Auditor's Report

The Members of the City Council of the
City of Brawley
Brawley, California

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of City of Brawley (the City), as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City, as of June 30, 2024, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The City's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the required supplementary information, such as management's discussion and analysis and schedules as listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The accompanying supplementary information, such as the combining and individual nonmajor fund financial statements are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The supplementary information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information. The other information comprises the introductory section but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated September 16, 2025 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Rogers, Anderson, Malody & Scott, LLP.

San Bernardino, California
September 16, 2025

5a.1

This page intentionally left blank

As management of the City of Brawley (City), we offer readers of the City's financial statements this overview and analysis of the financial activities of the City for the fiscal year ended June 30, 2024. Our intent is to assist the reader of these financial statements in better understanding the impact of financial decisions made by the City. The analysis will focus on changes from prior year to explain the City overall financial condition. Please read this analysis in conjunction with the financial statements, which follow this section.

The City of Brawley, California (the City) is located in the County of Imperial in the southeastern part of the State of California. The City is situated approximately 210 miles southeast of Los Angeles and 30 miles north of the international border with Mexico. Brawley is a general law city incorporated in 1908 as a Council/Manager form of government.

FINANCIAL HIGHLIGHTS

Financial highlights of fiscal year ended June 30, 2024 include the following:

Government-wide:

- The City's total net position was \$137,047,596 as of June 30, 2024. Of this total, \$53,125,617 was governmental net position and \$83,921,979 was business-type net position.
- Revenues for governmental activities include program revenues of \$17,272,457 and general revenues and transfers of \$17,419,350, for a total of \$ 34,691,807.
- Expenses for governmental activities were \$30,077,699.
- Business-type program revenues, interest and transfers were \$19,777,787 while business-type expenses were \$16,057,567.

Fund Level:

- Governmental fund balances increased \$4,947,913 in fiscal year 2024.
- Governmental fund revenues increased \$6,793,533 in fiscal year 2024 due to increased collection of taxes, increased charges for services, and availability of grant reimbursements.
- Governmental fund expenditures increased \$5,377,866 in fiscal year 2024 largely due to increased expenditures in public safety, community development, and culture and leisure.

General Fund:

- General Fund revenues increased \$1,819,895 in fiscal year 2024.
- General Fund expenditures increased \$3,234,807 in fiscal year 2024.
- General Fund balance increased \$2,110,165 in fiscal year 2024.

OVERVIEW OF THE ANNUAL FINANCIAL REPORT

This Annual Financial Report is divided into five parts:

1. Government-wide financial statements
2. Fund financial statements
3. Notes to these financial statements
4. Required supplementary information
5. Other supplemental information

Government-wide Financial Statements

The Government-wide financial statements provide a longer-term view of the City's activities as a whole and comprise the Statement of Net Position and the Statement of Activities. The Statement of Net Position provides information about the financial position of the City as a whole, including all of its capital assets and long-term liabilities on the full accrual basis, similar to that used by corporations.

The Statement of Activities provides information about all the City's revenues and all of its expenses, also on the full accrual basis, with the emphasis on measuring net revenues or expenses of each of the City's programs. The Statement of Activities explains in detail the change in net positions for the fiscal year.

All of the City's activities are grouped into governmental activities and business-type activities, as explained below. The amounts in the Statement of Net Position and the Statement of Activities are separated into governmental activities and business-type activities in order to provide a summary of these two activities for the City as a whole.

Government-wide financial statements are prepared on the accrual basis, which means they measure the flow of all economic resources of the City as a whole.

The Statement of Net Position and the Statement of Activities present information about the following:

Governmental Activities – All of the City's basic services are considered to be governmental activities. These services are supported by the general City revenues such as taxes, and by specific program revenues such as user fees and charges.

Business-type Activities – The City's enterprise activities of water, and wastewater are reported in this area. Unlike governmental services, these services are supported by charges paid by users based on the amount of service they use.

OVERVIEW OF THE ANNUAL FINANCIAL REPORT (continued)

Fund Financial Statements

The fund financial statements report on the City's operations in more detail than the Government-wide statements and focus primarily on the short-term activities of the City's General Fund and other major funds. The fund financial statements measure only current revenues and expenditures and fund balances; they exclude capital assets, long-term debt and other long-term amounts.

The fund financial statements provide detailed information about each of the City's most significant funds, called major funds. Major funds account for the major financial activities of the City and are presented individually, while the activities of non-major funds are presented in summary, with subordinate schedules presenting the detail for each of these other funds. The concept of major funds, and the determination of which funds are major, was established by the Governmental Accounting Standards Board (GASB) Statement No. 34 and replaces the concept of combining like funds and presenting them in total. Instead, each major fund is presented individually, with all non-major funds summarized and presented only in a single column. Subordinate schedules present details of these non-major funds. Major funds present the major activities of the City for the fiscal year and may change from year to year as a result of changes in the pattern of the City's activities.

In the City's case, there are seven major governmental funds in addition to the General Fund - Economics and Community Development, American Rescue Plan Act (ARPA), Highway Relinquishment, Measure D, Gas Tax, Development Impact, and Streets.

The City reports 2 major enterprise funds- Water and Wastewater.

Fund financial statements include governmental and proprietary funds as discussed below.

Governmental fund financial statements are prepared on the modified accrual basis, which means they measure only current financial resources and uses. Capital assets and other long-lived assets, along with long-term liabilities, are not presented in the governmental fund financial statements.

Proprietary funds financial statements are prepared on the full accrual basis and include all of their assets and liabilities, current and long-term.

FINANCIAL ACTIVITIES OF THE CITY AS A WHOLE

This analysis focuses on the net positions and changes in net positions of the City as a whole. Tables 1, 2 and 3 focus on the City's Governmental Statement of Net Position and Statements of Activities, while Table 4 focuses on the City's Business-type Statement of Net Position and Statement of Activities.

Table 1

	Governmental Activities 2024	Governmental Activities 2023
Assets		
Cash and investments	\$ 44,074,955	\$ 43,581,799
Other assets	12,253,694	10,587,516
Capital assets, net	35,582,612	32,524,211
Total Assets	91,911,261	86,693,526
Deferred Outflows of Resources		
Pension related	10,390,638	12,574,483
OPEB related	558,331	674,176
Total Deferred Outflows of Resources	10,948,969	13,248,659
Liabilities		
Other liabilities	14,390,479	16,183,452
Long term liabilities	10,903,450	11,750,960
Net pension liability	15,240,681	13,032,474
Total OPEB Liability	2,184,390	3,593,630
Total Liabilities	42,719,000	44,560,516
Deferred Inflows of Resources		
Pension related	3,536,251	4,475,513
OPEB related	3,479,362	2,394,647
Total Deferred Inflows of Resources	7,015,613	6,870,160
Net Position		
Net investment in capital assets	33,927,141	31,253,193
Restricted	24,299,201	28,872,769
Unrestricted	(5,100,725)	(11,614,453)
Total Net Position	\$ 53,125,617	\$ 48,511,509

FINANCIAL ACTIVITIES OF THE CITY AS A WHOLE (continued)

The City's governmental net position amounted to \$53,125,617 as of June 30, 2024, an increase of \$4,614,108 from the prior fiscal year. The City's net position as of June 30, 2024 comprised the following:

Cash and investments comprised \$44,074,955. Substantially all of these amounts were held in short-term investments in government securities, as detailed in Note 3 to the financial statements.

Receivables comprised \$4,329,665 of current receivables and loans receivable of \$7,781,302 that is due over longer periods of time as explained in the Notes.

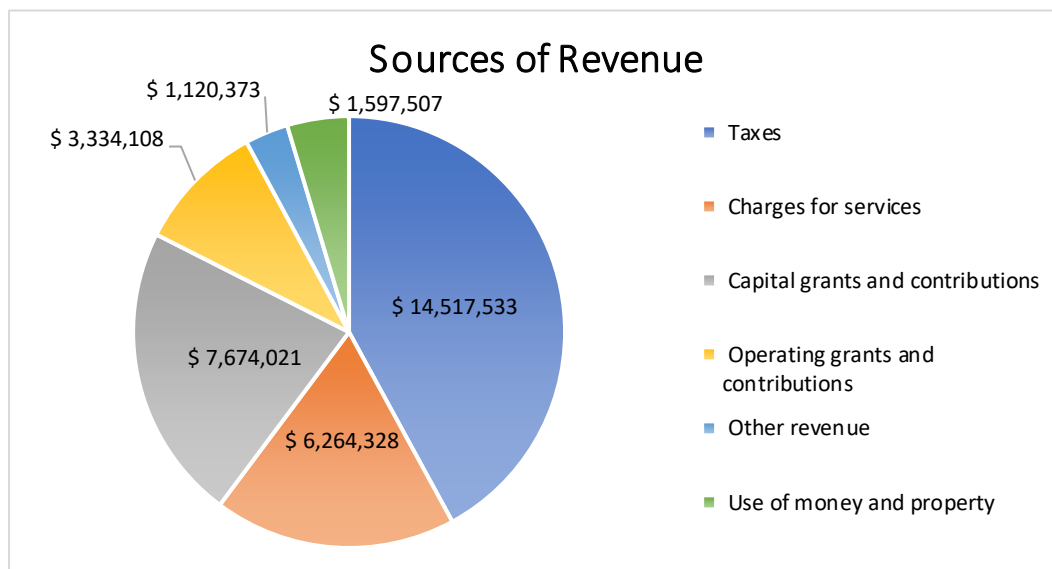
Capital assets of \$35,582,612 net of depreciation charges, which included all the City's capital assets used in governmental activities.

Current liabilities, including accounts payable, claims and other amounts due currently, totaled \$12,912,719.

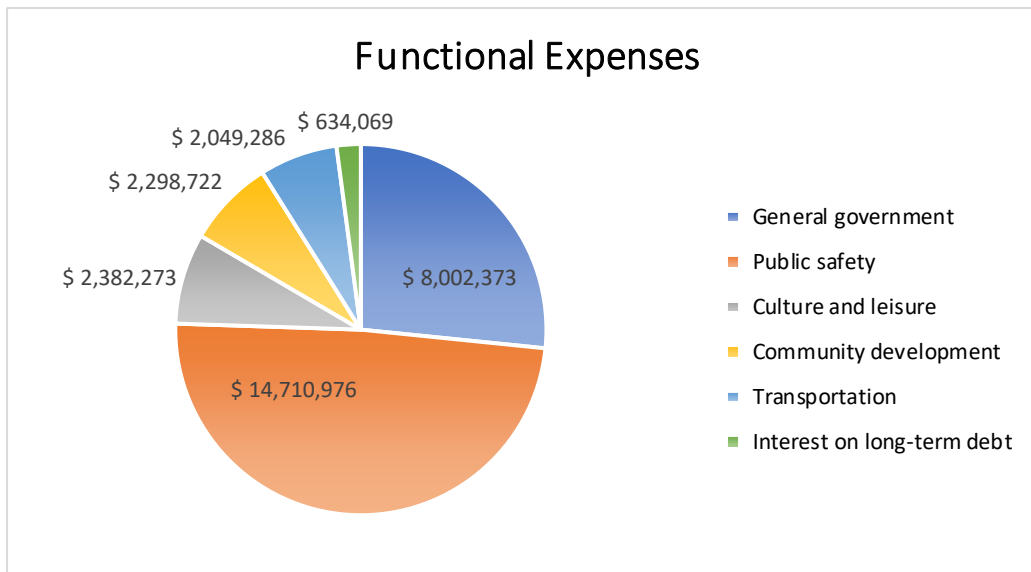
Long-term liabilities of \$29,806,281 includes the net pension liability.

Net investment in capital assets of \$33,927,141 represents the City's investment in capital assets used in governmental activities, any cash with fiscal agent associated with capital asset related debt net of accumulated depreciation, and amounts borrowed to finance those investments.

Unrestricted net position, the part of net positions that can be used to finance day to day operations without constraints established by debt covenants or other legal requirements or restrictions, was \$(5,100,725) as of June 30, 2024 due to the size of the net pension liability.



As the Sources of Revenue chart above shows, \$14,517,533, or 42% of the City's fiscal year 2024 governmental activities revenue came from taxes, while \$6,264,328 or 18% came from charges for services, \$7,674,021 or 22%, came from capital grants and contributions, \$3,334,108 or 10% came from operating grants and contributions, and the remainder came from a variety of sources including interest revenue.



The Functional Expenses chart above includes only current year expenses; it does not include capital outlays, which are added to the City's capital assets. As the chart shows, general government was \$8,002,373 or 27% of total governmental expenses, public safety was \$14,710,976, or 49%, culture and leisure was \$2,382,273, or 8%, community development was \$2,298,722, or 8%, and transportation was \$2,049,286 or 7%, the remainder is composed of interest expense.

The Statements of Activities presents program revenues and expenses and general revenues in detail. All of these elements in the changes in governmental net position are summarized below.

Table 2

	Governmental Activities 2024	Governmental Activities 2023
Expenses		
General government	\$ 8,002,373	\$ 5,770,127
Public safety	14,710,976	17,151,577
Culture and leisure	2,382,273	2,505,628
Community development	2,298,722	2,650,076
Transportation	2,049,286	2,085,331
Interest on long-term debt	634,069	373,764
Total Expenses	30,077,699	30,536,503
Revenues		
Program revenues		
Charges for services	6,264,328	6,315,408
Operating grants and contributions	3,334,108	1,976,060
Capital grants and contributions	7,674,021	4,863,258
Total Program Revenues	17,272,457	13,154,726
General revenues and transfers		
Taxes	14,517,533	14,001,119
Use of money and property	1,597,507	310,321
Other revenue	1,120,373	736,554
Transfer	183,937	168,465
Total General Revenues and Transfers	17,419,350	15,216,459
Total Revenues and Transfers	34,691,807	28,371,185
Change in Net Position	\$ 4,614,108	\$ (2,165,318)

As Table 2 above shows, \$17,272,457 or 50%, of the City's fiscal year 2024 governmental revenue, came from program revenues and \$17,419,350, or 50%, came from general revenues such as taxes and interest and transfers. Program revenues were composed of charges for services of \$6,264,328, which included permit revenues, fees and charges used to fund expenses incurred in providing services; \$3,334,108 of operating grants and contributions, which included gas tax revenues and housing and police grants; and capital grants and contributions of \$7,674,021, that consisted mainly of project grants and developer impact fees restricted to capital outlay. Internal charges have been eliminated on the government-wide statements, this causes a decrease in both revenues and expenditures but has no net effect on the operating results of the City and needs to be considered when comparing revenue or expenditure related operating results when viewed in isolation.

General revenues are not allocable to programs. General revenues are used to pay for the net cost of governmental programs.

Table 3 presents the net expense or revenue of each of the City's governmental activities, including interest on long-term liabilities. Net expense is defined as total program cost less the revenues generated by those specific activities.

Table 3
GOVERNMENTAL ACTIVITIES

	Net Revenue (Expense) from Services 2024	Net Revenue (Expense) from Services 2023
General government	\$ 985,072	\$ 661,276
Public safety	(13,702,359)	(15,917,521)
Culture and leisure	(2,222,077)	(2,188,926)
Community development	(1,511,730)	(2,003,606)
Transportation	4,279,921	2,440,764
Interest and fiscal charges	(634,069)	(373,764)
Total	\$ (12,805,242)	\$ (17,381,777)

BUSINESS-TYPE ACTIVITIES

The Statement of Net Position and Statement of Activities present a summary of the City's Business-type activities that are composed of the City's enterprise funds.

Table 4
BUSINESS-TYPE NET POSITION AT JUNE 30, 2024

	Business-type Activities 2024	Business-type Activities 2023
Assets		
Cash and investments	\$ 37,085,989	\$ 35,170,518
Other assets	2,139,152	2,423,389
Capital assets, net	54,874,558	53,206,856
Total Assets	94,099,699	90,800,763
Deferred Outflows of Resources		
OPEB related	1,416,905	1,714,702
Pension related	52,179	63,006
Total Deferred Outflows of Resources	1,469,084	1,777,708
Liabilities		
Other liabilities	2,939,921	2,236,333
Long term liabilities	5,617,069	7,193,274
Net pension liability	2,078,275	1,777,156
Total OPEB Liability	204,150	335,854
Total Liabilities	10,839,415	11,542,617
Deferred Inflows of Resources		
OPEB related	482,215	610,297
Pension related	325,174	223,798
Total Deferred Inflows of Resources	807,389	834,095
Net Position		
Net investment in capital assets	48,376,847	45,722,206
Unrestricted	35,545,132	34,479,553
Total Net Position	\$ 83,921,979	\$ 80,201,759

BUSINESS-TYPE ACTIVITIES (continued)

The net position of business-type activities increased by \$3,720,220 in fiscal year 2024.

Table 5
CHANGE IN BUSINESS-TYPE NET POSITION

	Net Revenue (Expense) from Services 2024	Net Revenue (Expense) from Services 2023
Water	\$ (196,240)	\$ 65,834
Wastewater	1,030,868	1,458,107
Solid waste	(37,070)	68,385
Airport	(456,267)	(452,872)
Total	\$ 341,291	\$ 1,139,454

ANALYSIS OF MAJOR FUNDS

Governmental Funds

General Fund

General Fund revenues increased by \$1,819,895 during the current fiscal year, while expenditures increased in relation to the previous fiscal year. Total revenues exceeded budgeted amounts by \$574,003 due to tax revenue being higher than amounts originally anticipated based on prior year operating results. Other revenues related to operating and capital grants were lower than anticipated due directly to the timing and completion of capital improvement projects.

General Fund expenditures were \$21,206,680, an increase of \$3,234,807 compared to the prior fiscal year. Expenditures were \$1,902,053 less than budgeted due to personnel vacancies, professional studies and capital improvement projects pending completion.

As of June 30, 2024, the General Fund's fund balance totaled \$10,753,489. The unassigned portion of \$8,218,897 of the fund balances represents available liquid resources.

Economics and Community Development Special Revenue Fund

This fund is utilized to track deferred loans receivable. Funds were not utilized in the fiscal year 2024.

American Rescue Plan Act

This fund accounts for federal funding received as part of the American Rescue Plan Act passed by Congress to provide funding for economic recovery for local governments resulting from economic hardship caused by the coronavirus pandemic. During fiscal year 2024, the City allocated funding primarily to projects with high priority such as the acquisition of equipment and vehicles for Public Safety and City infrastructure.

ANALYSIS OF MAJOR FUNDS (continued)

Highway Relinquishment Fund

This fund accounts for the revenues received by the City under SB325 for public transportation. Funds are being held for the resurfacing of Main Street scheduled to begin in fiscal year 2024/25.

Measure D Fund

The City is a participant, along with Imperial County and the other cities in the county, in the Imperial County Local Transportation Authority (LTA). The ballot measure (Measure D) increased the sales tax in Imperial County by one-half of one percent (0.5%) for a period of twenty years, to provide funding for transportation improvements. Revenues are allocated to each participating jurisdiction based on a formula contained in the ballot measure. During fiscal year 2024, the City received \$2,421,006 in tax proceeds, 25% higher or \$477,622 more than the prior year. Measure D funds have been allocated to multi-year street improvement projects.

Gas Tax Fund

This fund accounts for revenues received by the City from the Highway Users Tax, as established under the California Streets and Highways Code, and apportioned to the City for the construction, maintenance, and operation of public streets and highways. Revenues are allocated to cities based on a per capita population formula. During fiscal year 2024, the City received \$759,356 in gas tax revenues and recorded \$1,585,649 in expenditures for street and road repairs. As a result, the Gas Tax Fund reflects a deficit of \$750,383, which will be offset by supplementary revenues from other street-related funds to support increased street maintenance and operations within this division.

Development Impact Fees Fund

This fund accounts for fees paid by developers to offset the cost of providing public facilities for police, fire, parks, recreation, library, and other public facilities and street construction. During fiscal year 2024, Development Impact Fees revenues were \$739,668, a decrease of \$499,294 compared to the prior year. Development Impact Fee expenditures were \$2,216,536, or \$2,154,843 higher compared to the prior year. The increase is largely due to multi-year Public Safety and Parks projects scheduled for completion during fiscal years 2023/24 and 2024/25.

Streets Fund

This fund accounts for resources set aside for major improvements to local streets and roads. Revenues and expenditures vary yearly depending on the Capital Improvement Plan adopted for the fiscal year. During fiscal year 2024, the City received \$1,860,150 in grant revenues. The Street fund expenditures were \$4,450,319 and were related to the Legion Avenue, Western Avenue and K Street Rehabilitation projects that were completed in 2023/24.

Proprietary Funds

Water Fund

Operating revenues decreased by \$113,604 in fiscal year 2024 and expenses increased by \$157,397 resulting in a net operating loss of \$181,946. This change was primarily due to increases in salary and benefit costs, higher costs for supplies and services, and major repairs to water infrastructure equipment. Water usage increased with industrial customers but remained consistent with residents.

The fund's net position increased by \$2,202,088 to a new total of \$30,378,456. Of this amount, \$21,255,220 was net investment in capital assets.

Wastewater Fund

Operating revenues increased \$93,180 in the fiscal year 2024. Operating expenses increased by \$527,313. The fund's net position increased by \$1,859,730 in fiscal year 2024. This change was primarily due to increases in salary and benefit costs, higher costs for supplies and services, and major repairs to water infrastructure equipment.

As of June 30, 2024, the fund's net position was \$48,105,001, of which \$22,693,058 was net investment in capital assets, and \$25,411,943 was unrestricted.

CAPITAL ASSETS

GASB No. 34 required the City to record all its capital assets including infrastructure, which was not recorded prior to GASB No. 34. Infrastructure includes roads, bridges, signals and similar assets used by the entire population.

The City performs a thorough review and inventory of its capital assets at the end of every fiscal year and records all additions and retirements of capital assets at that time. In addition, all assets are appropriately depreciated at that time.

In fiscal year 2024, the City reported the cost of all its infrastructure assets and computed the amounts of accumulated depreciation for these assets based on their original acquisition dates. At the end of fiscal year 2024, the cost of infrastructure and other capital assets recorded on the City's financial statements is as shown in Table 6 on the following page.

CAPITAL ASSETS (continued)

Table 6

	Balance as of June 30, 2023	Additions	Deletions	Balance as of June 30, 2024
Governmental Activities				
Nondepreciable capital assets				
Land	\$ 966,706	\$ -	\$ (118,122)	\$ 848,584
Construction in progress	6,096,191	6,435,261	(5,727,248)	6,804,204
Total nondepreciable capital assets	7,062,897	6,435,261	(5,845,370)	7,652,788
Depreciable capital assets				
Equipment	12,921,816	806,390	(912,190)	12,816,016
Software	730,754	223,739	-	954,493
Buildings	14,595,585	980,039	-	15,575,624
Improvements other than buildings	18,272,190	24,475	-	18,296,665
Infrastructure	27,181,822	4,165,051	-	31,346,873
Total depreciable capital assets	73,702,167	6,199,694	(912,190)	78,989,671
Less accumulated depreciation				
Equipment	(9,628,039)	(622,773)	912,190	(9,338,622)
Software	(223,662)	(269,949)	-	(493,611)
Buildings	(7,005,757)	(457,882)	-	(7,463,639)
Improvements other than buildings	(11,070,742)	(672,206)	-	(11,742,948)
Infrastructure	(20,312,653)	(1,708,374)	-	(22,021,027)
Total accumulated depreciation	(48,240,853)	(3,731,184)	912,190	(51,059,847)
Net depreciable capital assets	25,461,314	2,468,510	-	27,929,824
Net capital assets	\$ 32,524,211	\$ 8,903,771	\$ (5,845,370)	\$ 35,582,612
Business-type Activities				
Nondepreciable capital assets				
Land	\$ 37,076	\$ 1,081,003	\$ -	\$ 1,118,079
Construction in progress	1,087,472	1,794,761	(1,458,615)	1,423,618
Total nondepreciable capital assets	1,124,548	2,875,764	(1,458,615)	2,541,697
Depreciable capital assets				
Equipment	3,953,240	87,947	-	4,041,187
Buildings	56,762,536	-	-	56,762,536
Improvements other than buildings	14,743,384	-	-	14,743,384
Conveyance systems	36,938,578	3,173,387	-	40,111,965
Total depreciable capital assets	112,397,738	3,261,334	-	115,659,072
Less accumulated depreciation				
Equipment	(3,253,909)	(202,870)	-	(3,456,779)
Buildings	(27,352,552)	(1,353,468)	-	(28,706,020)
Improvements other than buildings	(8,098,469)	(591,015)	-	(8,689,484)
Conveyance systems	(21,610,500)	(863,428)	-	(22,473,928)
Total accumulated depreciation	(60,315,430)	(3,010,781)	-	(63,326,211)
Net depreciable capital assets	52,082,308	250,553	-	52,332,861
Net capital assets	\$ 53,206,856	\$ 3,126,317	\$ (1,458,615)	\$ 54,874,558

CAPITAL ASSETS (continued)

Details on capital assets, current year additions and construction in progress can be found in the Notes.

The City depreciates all its capital assets over their estimated useful lives, as required by GASB No. 34. The purpose of depreciation is to spread the cost of a capital asset over the years of its useful life so that an allocable portion of the cost of the asset is borne by all users. Additional information on depreciable lives may be found in the Notes to the financial statements.

DEBT ADMINISTRATION

The City issued no new bonded debt in fiscal year 2024. The City made all scheduled repayments of existing debt. The City's debt issues are discussed in detail in Notes of the financial statements. The City's debt balances as of June 30 were as follows:

Table 7
LONG-TERM LIABILITIES

	Balance as of June 30, 2023	Additions	Reductions	Balance as of June 30, 2024	Due Within One Year
Governmental Activities:					
Pension obligation bonds	\$ 11,825,000	\$ -	\$ (815,000)	\$ 11,010,000	\$ 885,000
Financed purchases	169,180	215,578	(70,050)	314,708	98,980
Subscriptions	331,712	223,739	(177,681)	377,770	214,452
Compensated absences	600,641	78,091	-	678,732	279,328
Total Long-Term Liabilities	<u>\$ 12,926,533</u>	<u>\$ 517,408</u>	<u>\$ (1,062,731)</u>	<u>\$ 12,381,210</u>	<u>\$ 1,477,760</u>
Business-type Activities:					
<i>Water Fund</i>					
Debt from direct borrowings and direct placements:					
MFC note payable	\$ 422,377	\$ -	\$ (279,658)	\$ 142,719	\$ 142,719
Unamortized premium	720	-	(720)	-	-
Financed purchases	90,414	35,932	(28,567)	97,779	33,613
Compensated absences	93,406	-	(52,930)	40,476	16,658
<i>Wastewater Fund</i>					
Debt from direct borrowings and direct placements:					
CSWRCB loan	6,955,348	-	(742,298)	6,213,050	749,720
Financed purchases	15,791	35,899	(7,527)	44,163	12,388
Compensated absences	54,970	2,773	-	57,743	23,763
Total Long-Term Liabilities	<u>\$ 7,633,026</u>	<u>\$ 74,604</u>	<u>\$ (1,111,700)</u>	<u>\$ 6,595,930</u>	<u>\$ 978,861</u>

ECONOMIC CONDITION, OUTLOOK AND ACTIVITY

The City is undergoing a gradual economic recovery, marked by steady economic activity and a growing interest in construction and new home building. Steady property assessments support a stable revenue base while rising sales tax revenue is projected to remain at current levels for the upcoming year, indicating a moderately stable economic environment.

In recent years, the City's long-term financial projections have reflected stagnant tax revenues combined with rising costs for essential services, resulting in anticipated structural deficits. To address these fiscal constraints, the City placed a general sales tax measure on the November 2024 ballot, which was subsequently approved by the voters.

The measure, designated Measure J, authorized an additional 1% transactions and use tax dedicated to the General Fund for the support of essential municipal services. Measure J became effective on April 1, 2025, and preliminary revenue estimates have been incorporated into the Fiscal Year 2025/26 Adopted Budget.

The City remains optimistic regarding its long-term growth potential, supported by several large-scale projects currently in steady development. Notably, the Rancho Los Lagos Annexation encompasses approximately 1,076 acres of planned residential and commercial uses, while the Lithium Valley initiative involves the establishment of an industrial complex for lithium extraction in the Salton Sea region. These projects are anticipated to create significant employment opportunities and expand the City's tax base, contributing to sustained economic growth across the Imperial Valley.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

This Annual Financial Report is intended to provide citizens, taxpayers, and creditors with a general overview of the City's finances. Questions about this report should be directed to the City of Brawley, 383 W. Main Street, Brawley, CA.

5a.1

This page intentionally left blank

**Statement of Activities
For the Fiscal Year Ended June 30, 2024**

	Governmental Activities	Business-type Activities	Total
ASSETS			
Current Assets:			
Cash and investments	\$ 43,895,163	\$ 37,085,989	\$ 80,981,152
Restricted cash and investments with fiscal agent	179,792	-	179,792
Accounts receivable	873,165	1,777,780	2,650,945
Interest receivable	100,251	59,741	159,992
Loans receivable	7,781,302	-	7,781,302
Due from other governments	3,356,249	43,649	3,399,898
Prepaid expenses	142,727	7,982	150,709
Other current assets - deposits	-	250,000	250,000
Total current assets	56,328,649	39,225,141	95,553,790
Noncurrent Assets:			
Capital assets not being depreciated	7,652,788	2,541,697	10,194,485
Capital assets, net of accumulated depreciation	27,929,824	52,332,861	80,262,685
Total noncurrent assets	35,582,612	54,874,558	90,457,170
Total assets	91,911,261	94,099,699	186,010,960
DEFERRED OUTFLOWS OF RESOURCES			
Pension related	10,390,638	1,416,905	11,807,543
OPEB related	558,331	52,179	610,510
Total deferred outflows of resources	10,948,969	1,469,084	12,418,053
LIABILITIES			
Current Liabilities:			
Accounts payable	2,744,708	1,363,784	4,108,492
Accrued liabilities	142,093	55,731	197,824
Accrued interest payable	139,239	32,046	171,285
Deposits payable	70,587	509,499	580,086
Advances from others	9,816,092	-	9,816,092
Total current liabilities	12,912,719	1,961,060	14,873,779
Noncurrent liabilities:			
Due within one year	1,477,760	978,861	2,456,621
Due within one year - total OPEB liability	105,742	9,882	115,624
Due in more than one year	10,903,450	5,617,069	16,520,519
Net pension liability	15,240,681	2,078,275	17,318,956
Total OPEB liability	2,078,648	194,268	2,272,916
Total noncurrent liabilities	29,806,281	8,878,355	38,684,636
Total liabilities	42,719,000	10,839,415	53,558,415
DEFERRED INFLOWS OF RESOURCES			
Pension related	3,536,251	482,215	4,018,466
OPEB related	3,479,362	325,174	3,804,536
Total deferred inflows of resources	7,015,613	807,389	7,823,002
NET POSITION			
Net investment in capital assets	33,927,141	48,376,847	82,303,988
Restricted for:			
Streets and roads	14,708,487	-	14,708,487
Public safety	450,064	-	450,064
Community development	7,390,699	-	7,390,699
CFD improvements and maintenance	1,749,951	-	1,749,951
Unrestricted (deficit)	(5,100,725)	35,545,132	30,444,407
Total net position	\$ 53,125,617	\$ 83,921,979	\$ 137,047,596

The accompanying notes are an integral part of these financial statements.

City of Brawley

Statement of Activities For the Fiscal Year Ended June 30, 2024

Functions/Programs	Expenses	Program Revenues		
		Charges for Services	Operating Contributions and Grants	Capital Contributions and Grants
Governmental Activities:				
General government	\$ 8,002,373	\$ 4,847,960	\$ 646,227	\$ 3,493,258
Public safety	14,710,976	285,578	723,039	-
Culture and leisure	2,382,273	160,196	-	-
Community development	2,298,722	492,453	96,289	198,250
Transportation	2,049,286	478,141	1,868,553	3,982,513
Interest on long-term debt	634,069	-	-	-
Total governmental activities	30,077,699	6,264,328	3,334,108	7,674,021
Business-type Activities:				
Water	7,666,755	7,470,515	-	-
Wastewater	5,803,767	6,834,635	-	-
Solid waste	2,016,881	1,979,811	-	-
Airport	570,164	113,897	-	-
Total business-type activities	16,057,567	16,398,858	-	-
Total primary government	\$ 46,135,266	\$ 22,663,186	\$ 3,334,108	\$ 7,674,021

General Revenues:

Taxes:

Property
Sales and use
Utility users
Transient lodging
Franchise
Business license
Licenses and permits
Fines and forfeitures
Miscellaneous
Use of money and property

Transfers

Capital contributions

Total general revenues and transfers

Change in net position

Net position - beginning of fiscal year

Net position - end of fiscal year

The accompanying notes are an integral part of these financial statements.

Net (Expense) Revenue and Changes in Net Position		
Primary Government		
Governmental Activities	Business-type Activities	Total
\$ 985,072	\$ -	\$ 985,072
(13,702,359)	-	(13,702,359)
(2,222,077)	-	(2,222,077)
(1,511,730)	-	(1,511,730)
4,279,921	-	4,279,921
(634,069)	-	(634,069)
(12,805,242)	-	(12,805,242)
-	(196,240)	(196,240)
-	1,030,868	1,030,868
-	(37,070)	(37,070)
-	(456,267)	(456,267)
-	341,291	341,291
(12,805,242)	341,291	(12,463,951)
5,863,646	-	5,863,646
4,597,834	-	4,597,834
2,774,995	-	2,774,995
523,259	-	523,259
677,931	-	677,931
79,868	-	79,868
26,874	-	26,874
17,601	-	17,601
1,075,898	296,654	1,372,552
1,597,507	1,387,560	2,985,067
183,937	(183,937)	-
-	1,878,652	1,878,652
17,419,350	3,378,929	20,798,279
4,614,108	3,720,220	8,334,328
48,511,509	80,201,759	128,713,268
\$ 53,125,617	\$ 83,921,979	\$ 137,047,596

City of Brawley

Balance Sheet June 30, 2024

	General	Special Revenue Funds		
		Economic & Community Development	American Rescue Plan Act (ARPA)	Highway Relinquishment
ASSETS				
Cash and investments	\$ 8,839,873	\$ 608,340	\$ 739,884	\$ 8,403,230
Restricted cash and investments with fiscal agent	-	601	-	-
Interest receivable	9,221	1,785	5,367	13,175
Accounts receivable	403,278	-	-	-
Due from other governments	1,826,583	31,183	-	-
Due from other funds	1,734,068	-	-	-
Loans receivable	-	7,202,285	-	-
Prepaid expenditures	122,877	-	-	-
Total assets	<u>\$ 12,935,900</u>	<u>\$ 7,844,194</u>	<u>\$ 745,251</u>	<u>\$ 8,416,405</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 1,287,340	\$ -	\$ 18,956	\$ -
Accrued liabilities	131,524	-	-	-
Deposits payable	48,315	-	-	22,272
Advances from others	305,525	697,000	571,344	7,858,315
Due to other funds	-	-	-	-
Total liabilities	<u>1,772,704</u>	<u>697,000</u>	<u>590,300</u>	<u>7,880,587</u>
Deferred inflows of resources:				
Unavailable revenue	<u>409,707</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total deferred inflows of resources	<u>409,707</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund balances (deficit):				
Nonspendable	122,877	-	-	-
Restricted for:				
Streets and roads	-	-	-	535,818
Public safety	-	-	-	-
Community development	-	7,147,194	154,951	-
CFD improvements and maintenance	-	-	-	-
Committed	2,411,715	-	-	-
Unassigned	<u>8,218,897</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total fund balances	<u>10,753,489</u>	<u>7,147,194</u>	<u>154,951</u>	<u>535,818</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 12,935,900</u>	<u>\$ 7,844,194</u>	<u>\$ 745,251</u>	<u>\$ 8,416,405</u>

The accompanying notes are an integral part of these financial statements.

Special Revenue Fund		Capital Projects Fund		Nonmajor Governmental Funds	Total Governmental Funds
Measure D	Gas Tax (formerly nonmajor)	Development Impact	Streets		
\$ 9,972,175	\$ 348	\$ 8,160,851	\$ 624,672	\$ 5,145,381	\$ 42,494,754
-	-	-	-	179,191	179,792
15,979	-	44,369	-	8,161	98,057
-	-	-	-	469,887	873,165
-	74,524	69,332	1,354,627	-	3,356,249
-	-	-	-	-	1,734,068
-	-	577,043	-	-	7,779,328
-	5,325	-	-	14,525	142,727
<u>\$ 9,988,154</u>	<u>\$ 80,197</u>	<u>\$ 8,851,595</u>	<u>\$ 1,979,299</u>	<u>\$ 5,817,145</u>	<u>\$ 56,658,140</u>
\$ 27,622	\$ 37,844	\$ 95,129	\$ 1,218,255	\$ 58,367	\$ 2,743,513
-	7,759	-	-	1,856	141,139
-	-	-	-	-	70,587
-	383,908	-	-	-	9,816,092
-	1,307,184	-	-	-	1,307,184
<u>27,622</u>	<u>1,736,695</u>	<u>95,129</u>	<u>1,218,255</u>	<u>60,223</u>	<u>14,078,515</u>
-	-	609,292	-	2,735	1,021,734
-	-	609,292	-	2,735	1,021,734
-	5,325	-	-	14,525	142,727
9,960,532	-	-	-	3,451,093	13,947,443
-	-	-	-	450,064	450,064
-	-	-	-	88,554	7,390,699
-	-	-	-	1,749,951	1,749,951
-	-	-	-	-	2,411,715
-	(1,661,823)	8,147,174	761,044	-	15,465,292
<u>9,960,532</u>	<u>(1,656,498)</u>	<u>8,147,174</u>	<u>761,044</u>	<u>5,754,187</u>	<u>41,557,891</u>
<u>\$ 9,988,154</u>	<u>\$ 80,197</u>	<u>\$ 8,851,595</u>	<u>\$ 1,979,299</u>	<u>\$ 5,817,145</u>	<u>\$ 56,658,140</u>

5a.1

This page intentionally left blank

**Reconciliation of the Balance Sheet of Governmental Funds to the
Statement of Net Position
Governmental Funds
June 30, 2024**

5a.1

Fund balances of governmental funds \$ 41,557,891

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets net of accumulated depreciation have not been included as financial resources in the governmental funds. Capital assets of the internal service fund are included below (\$962,993). 34,619,619

In governmental funds, deferred outflows and inflows of resources relating to pensions and OPEB are not reported because they are applicable to future periods. In the statement of net position, deferred outflows and inflows of resources relating to pensions and OPEB are reported.

Pension related deferred outflows	10,390,638
OPEB related deferred outflows	558,331
Pension related deferred inflows	(3,536,251)
OPEB related deferred inflows	(3,479,362)

Long-term liabilities and assets have not been included in the governmental funds.

Long-term debt	(11,702,478)
Total OPEB liability	(2,184,390)
Net pension liability	(15,240,681)
Compensated absences	(678,732)

In governmental funds, interest on long-term debt is not recognized until the period in which it matures and is paid. In government-wide statement of net position, it is recognized in the period that it is incurred. (139,239)

Internal service funds are used by management to charge the costs of certain activities, such as maintenance and risk management, to individual funds. The assets and liabilities of the internal service funds must be added to the statement of net position. 1,938,537

In governmental funds, certain receivables are not available to pay for current period expenditures and, therefore, are offset by unavailable revenue or not recognized as receivables in the fund statements 1,021,734

Net position of governmental activities \$ 53,125,617

**Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the Fiscal Year Ended June 30, 2024**

5a.1

		Special Revenue Funds		
	General	Economic & Community Development	American Rescue Plan Act (ARPA)	Highway Relinquishment
REVENUES				
Taxes:				
Property	\$ 5,550,902	\$ -	\$ -	\$ -
Sales and use	4,597,834	-	-	-
Utility users	2,774,995	-	-	-
Transient lodging	523,259	-	-	-
Franchise	677,931	-	-	-
Business license	79,868	-	-	-
Licenses and permits	27,849	-	-	-
Fines and forfeitures	18,150	-	-	-
Charges for services	5,517,631	-	-	-
Use of money and property	434,499	68,092	92,200	288,391
Intergovernmental	852,656	198,250	3,493,258	-
Miscellaneous	840,409	-	-	-
Total revenues	21,895,983	266,342	3,585,458	288,391
EXPENDITURES				
Current:				
General government	3,106,025	-	-	-
Public safety	10,873,227	-	604	-
Culture and leisure	2,176,661	-	-	-
Community development	1,698,599	31,549	-	-
Public works	-	-	-	50,803
Capital outlay	1,853,965	-	135,742	-
Debt Service:				
Principal	991,218	-	-	-
Interest	506,985	-	-	-
Total expenditures	21,206,680	31,549	136,346	50,803
Excess of revenues over (under) expenditures	689,303	234,793	3,449,112	237,588
OTHER FINANCING SOURCES (USES)				
Financed purchase	215,578	-	-	-
Subscription acquisitions	189,820	-	-	-
Transfers in	1,189,220	-	-	-
Transfers out	(173,756)	(681,078)	(3,356,911)	-
Total other financing sources (uses)	1,420,862	(681,078)	(3,356,911)	-
Net change in fund balances	2,110,165	(446,285)	92,201	237,588
Fund balance - beginning of fiscal year, as previously reported	8,643,324	7,593,479	62,750	298,230
Adjustment - change from nonmajor to major	-	-	-	-
Fund balance (deficit) - beginning of fiscal year, adjusted	8,643,324	7,593,479	62,750	298,230
Fund balance (deficit) - end of fiscal year	\$ 10,753,489	\$ 7,147,194	\$ 154,951	\$ 535,818

The accompanying notes are an integral part of these financial statements.

Special Revenue Fund		Capital Projects Fund		Nonmajor Governmental Funds	Total Governmental Funds
Measure D	Gas Tax (formerly nonmajor)	Development Impact	Streets		
\$ -	\$ -	\$ -	\$ -	\$ 312,744	\$ 5,863,646
-	-	-	-	-	4,597,834
-	-	-	-	-	2,774,995
-	-	-	-	-	523,259
-	-	-	-	-	677,931
-	-	-	-	-	79,868
-	-	-	-	-	27,849
-	-	-	-	-	18,150
-	-	739,668	-	5,536	6,262,835
305,763	87	326,079	-	170,779	1,685,890
2,421,006	777,439	-	1,860,150	1,953,738	11,556,497
-	74,476	-	-	-	914,885
<u>2,726,769</u>	<u>852,002</u>	<u>1,065,747</u>	<u>1,860,150</u>	<u>2,442,797</u>	<u>34,983,639</u>
-	-	-	-	-	3,106,025
-	-	4,531	-	552,256	11,430,618
-	-	23,954	-	-	2,200,615
-	-	-	-	28,493	1,758,641
313,250	1,567,337	-	-	28,588	1,959,978
-	6,025	2,188,051	4,450,319	62,821	8,696,923
-	10,556	-	-	1,446	1,003,220
-	1,731	-	-	-	508,716
<u>313,250</u>	<u>1,585,649</u>	<u>2,216,536</u>	<u>4,450,319</u>	<u>673,604</u>	<u>30,664,736</u>
<u>2,413,519</u>	<u>(733,647)</u>	<u>(1,150,789)</u>	<u>(2,590,169)</u>	<u>1,769,193</u>	<u>4,318,903</u>
-	-	-	-	-	215,578
-	6,025	-	-	27,894	223,739
87,994	-	-	3,710,416	173,756	5,161,386
(306,259)	(22,761)	-	(87,994)	(342,934)	(4,971,693)
<u>(218,265)</u>	<u>(16,736)</u>	<u>-</u>	<u>3,622,422</u>	<u>(141,284)</u>	<u>629,010</u>
2,195,254	(750,383)	(1,150,789)	1,032,253	1,627,909	4,947,913
7,765,278	-	9,297,963	(271,209)	3,220,163	36,609,978
-	(906,115)	-	-	906,115	-
<u>7,765,278</u>	<u>(906,115)</u>	<u>9,297,963</u>	<u>(271,209)</u>	<u>4,126,278</u>	<u>36,609,978</u>
<u>\$ 9,960,532</u>	<u>\$ (1,656,498)</u>	<u>\$ 8,147,174</u>	<u>\$ 761,044</u>	<u>\$ 5,754,187</u>	<u>\$ 41,557,891</u>

5a.1

This page intentionally left blank

**Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances
of Governmental Funds to the Statement of Activities
For the Fiscal Year Ended June 30, 2024**

Net change in fund balances - total governmental funds \$ 4,947,913

Amounts reported for governmental activities in the statement of activities differ because:

Governmental funds report capital outlay as expenditures. However, in the statement of activities, the costs of those capital assets are allocated over their estimated useful lives as depreciation expense. This is the amount by which capital asset additions exceeds depreciation in the current period. 3,058,401

Certain revenues are reported in the government-wide statements but not in the governmental funds because they are not available to pay for current expenditures. This is the net change in associated receivables for the current period. (554,204)

The issuance of long-term debt provides current financial resources to governmental funds, while repayment of the principal of long-term debt consumes the current financial resources of the governmental funds.

Debt issuance (leases and subscriptions) (439,317)
Principal repayment 1,062,731

Accrued interest for debt service. This is the net change in accrued interest for the current period (125,353)

Compensated absences reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in a governmental funds. This is the net change in compensated absences for the current period. (78,091)

In governmental funds, pension and OPEB costs are recognized when employer contributions are made. In the statement of activities, pension and OPEB costs are recognized on the accrual basis. This fiscal year, the difference between accrual-basis pension and OPEB costs and actual employer contributions including supplemental contributions are as follows:

Pension related costs and contributions (3,452,790)
OPEB related costs and contributions 208,680

Internal service funds are used by management to charge the costs of certain activities, such as maintenance and risk management, to individual funds. The net revenues (expenses) (less depreciation expense of \$138,845) of the internal service funds is reported under governmental activities. (13,862)

Change in net position of governmental activities \$ 4,614,108

**Statement of Net Position
Proprietary Funds
June 30, 2024**

5a.1

	Business-type Activities Enterprise Funds			
	Water	Wastewater	Nonmajor	
			Solid Waste	Airport
ASSETS				
Current Assets:				
Cash and investments	\$ 10,559,243	\$ 25,601,659	\$ 445,317	\$ 479,770
Accounts receivable, net	873,222	690,345	192,030	22,183
Interest receivable	18,065	39,987	1,029	660
Due from other governments	9,306	26,632	7,245	466
Loans receivable	-	-	-	-
Prepaid expenses	5,987	800	-	1,195
Other current assets - deposits	-	250,000	-	-
Total current assets	11,465,823	26,609,423	645,621	504,274
Noncurrent Assets:				
Advances to other funds	-	513,931	-	-
Capital assets not being depreciated	1,162,743	1,204,597	-	174,357
Capital assets, net of accumulated depreciation	20,332,975	27,745,674	-	4,254,212
Total noncurrent assets	21,495,718	29,464,202	-	4,428,569
Total assets	32,961,541	56,073,625	645,621	4,932,843
DEFERRED OUTFLOWS OF RESOURCES				
Pension related	826,528	590,377	-	-
OPEB related	31,307	20,872	-	-
Total deferred outflows of resources	857,835	611,249	-	-
LIABILITIES				
Current Liabilities:				
Accounts payable	298,510	931,179	132,809	1,286
Accrued liabilities	31,164	23,072	1,239	256
Interest payable	981	31,065	-	-
Deposits payable	504,147	1,000	-	4,352
Due to other funds	-	-	-	-
Current portion of long-term liabilities	192,990	785,871	-	-
Current portion of total OPEB liability	5,929	3,953	-	-
Total current liabilities	1,033,721	1,776,140	134,048	5,894
Noncurrent Liabilities:				
Long-term liabilities	87,984	5,529,085	-	-
Advances from other funds	513,931	-	-	-
Net pension liability	1,212,327	865,948	-	-
Total OPEB liability	116,561	77,707	-	-
Total noncurrent liabilities	1,930,803	6,472,740	-	-
Total liabilities	2,964,524	8,248,880	134,048	5,894
DEFERRED INFLOWS OF RESOURCES				
Pension related	281,292	200,923	-	-
OPEB related	195,104	130,070	-	-
Total deferred inflows of resources	476,396	330,993	-	-
NET POSITION				
Net investment in capital assets	21,255,220	22,693,058	-	4,428,569
Unrestricted	9,123,236	25,411,943	511,573	498,380
Total net position	\$ 30,378,456	\$ 48,105,001	\$ 511,573	\$ 4,926,949

The accompanying notes are an integral part of these financial statements.

Totals	Governmental Activities Internal Service Funds
\$ 37,085,989	\$ 1,400,409
1,777,780	-
59,741	2,194
43,649	-
-	1,974
7,982	-
250,000	-
<u>39,225,141</u>	<u>1,404,577</u>
513,931	-
2,541,697	11,138
<u>52,332,861</u>	<u>951,855</u>
<u>55,388,489</u>	<u>962,993</u>
<u>94,613,630</u>	<u>2,367,570</u>
1,416,905	-
<u>52,179</u>	<u>-</u>
<u>1,469,084</u>	<u>-</u>
1,363,784	1,195
55,731	954
32,046	-
509,499	-
-	426,884
978,861	-
<u>9,882</u>	<u>-</u>
<u>2,949,803</u>	<u>429,033</u>
5,617,069	-
513,931	-
2,078,275	-
<u>194,268</u>	<u>-</u>
<u>8,403,543</u>	<u>-</u>
<u>11,353,346</u>	<u>429,033</u>
482,215	-
<u>325,174</u>	<u>-</u>
<u>807,389</u>	<u>-</u>
48,376,847	962,993
<u>35,545,132</u>	<u>975,544</u>
<u>\$ 83,921,979</u>	<u>\$ 1,938,537</u>

**Statement of Revenues, Expenses, and Changes in Net Position
Proprietary Funds
For the Fiscal Year Ended June 30, 2024**

5a.1

	Business-type Activities Enterprise Funds			
	Water	Wastewater	Nonmajor	
			Solid Waste	Airport
OPERATING REVENUES				
Charges for services	\$ 7,470,515	\$ 6,834,635	\$ 1,979,811	\$ 113,897
OPERATING EXPENSES				
Salary and benefits	1,828,521	1,176,245	42,516	13,195
Administration	667,197	517,078	50,041	16,680
Supplies and services	3,581,218	3,065,748	1,924,324	82,421
Depreciation and amortization	1,575,525	977,388	-	457,868
Total operating expenses	7,652,461	5,736,459	2,016,881	570,164
Total income (loss)	(181,946)	1,098,176	(37,070)	(456,267)
NON-OPERATING REVENUES (EXPENSES)				
Use of money and property	440,121	887,917	42,920	16,602
Intergovernmental revenue	200,000	-	86,654	10,000
Interest expense and fiscal charges	(14,294)	(67,308)	-	-
Total non-operating revenues (expenses)	625,827	820,609	129,574	26,602
Income (loss) before transfers	443,881	1,918,785	92,504	(429,665)
TRANSFERS AND CAPITAL CONTRIBUTIONS				
Transfers out	(120,445)	(59,055)	(3,824)	(613)
Capital contributions	1,878,652	-	-	-
Total transfers and capital contributions	1,758,207	(59,055)	(3,824)	(613)
Changes in net position	2,202,088	1,859,730	88,680	(430,278)
Net position - beginning of fiscal year	28,176,368	46,245,271	422,893	5,357,227
Net position - end of fiscal year	\$ 30,378,456	\$ 48,105,001	\$ 511,573	\$ 4,926,949

The accompanying notes are an integral part of these financial statements.

Totals	Governmental Activities Internal Service Funds
<u>\$ 16,398,858</u>	<u>\$ 78,695</u>
3,060,477	54,368
1,250,996	-
8,653,711	110,868
<u>3,010,781</u>	<u>138,845</u>
<u>15,975,965</u>	<u>304,081</u>
<u>422,893</u>	<u>(225,386)</u>
1,387,560	78,435
296,654	-
<u>(81,602)</u>	<u>-</u>
<u>1,602,612</u>	<u>78,435</u>
<u>2,025,505</u>	<u>(146,951)</u>
(183,937)	(5,756)
<u>1,878,652</u>	<u>-</u>
<u>1,694,715</u>	<u>(5,756)</u>
3,720,220	(152,707)
<u>80,201,759</u>	<u>2,091,244</u>
<u>\$ 83,921,979</u>	<u>\$ 1,938,537</u>

**Statement of Cash Flows
Proprietary Funds
For the Fiscal Year Ended June 30, 2024**

5a.1

	Business-type Activities Enterprise Funds			
	Water	Wastewater	Solid Waste	Nonmajor Airport
CASH FLOWS FROM OPERATING ACTIVITIES				
Cash received from customers and users	\$ 6,750,162	\$ 6,346,493	\$ 1,906,720	\$ 97,212
Cash payments to suppliers for goods and services	(3,621,007)	(2,541,211)	(1,917,911)	(91,821)
Cash payments for employees and benefit programs	(1,605,727)	(977,367)	(41,651)	(13,042)
Net cash provided (used) by operating activities	1,523,428	2,827,915	(52,842)	(7,651)
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES				
Transfers	(120,445)	(59,055)	(3,824)	(613)
Interfund borrowing (repayment)	-	-	-	-
Cash received (payments) from (to) other governments	200,000	-	86,654	9,854
Loan repayment	-	-	-	-
Net cash provided (used) by non-capital financing activities	79,555	(59,055)	82,830	9,241
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES				
Purchase of capital assets	(1,527,493)	(1,060,275)	-	(140,232)
Loan repayment	(100,687)	100,687	-	-
Principal paid on debt	(308,225)	(749,825)	-	-
Interest on debt and fiscal charges	(16,937)	(71,020)	-	-
Net cash used by capital and related financing activities	(1,953,342)	(1,780,433)	-	(140,232)
CASH FLOWS FROM INVESTING ACTIVITIES				
Use of money and property	439,226	887,208	42,842	16,781
Net increase (decrease) in cash and cash equivalents	88,867	1,875,635	72,830	(121,861)
Cash and equivalents, beginning of fiscal year	10,470,376	23,726,024	372,487	601,631
Cash and equivalents, end of fiscal year	\$ 10,559,243	\$ 25,601,659	\$ 445,317	\$ 479,770

The accompanying notes are an integral part of these financial statements.

Totals	Governmental Activities Internal Service Fund
\$ 15,100,587	\$ 81,045
(8,171,950)	(111,037)
<u>(2,637,787)</u>	<u>(53,418)</u>
4,290,850	(83,410)
(183,937)	(5,756)
-	9,111
296,508	-
<u>-</u>	<u>1,308</u>
112,571	4,663
(2,728,000)	-
-	-
(1,058,050)	-
<u>(87,957)</u>	<u>-</u>
(3,874,007)	-
1,386,057	78,542
1,915,471	(205)
<u>35,170,518</u>	<u>1,400,614</u>
<u>\$ 37,085,989</u>	<u>\$ 1,400,409</u>

**Statement of Cash Flows
Proprietary Funds
For the Fiscal Year Ended June 30, 2024**

5a.1

	Water	Wastewater	Solid Waste	Nonmajor Airport
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:				
Operating income (loss)	\$ (181,946)	\$ 1,098,176	\$ (37,070)	\$ (456,267)
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:				
Depreciation and amortization	1,575,525	977,388	-	457,868
(Increase) decrease in accounts receivable	(69,343)	(24,721)	(15,805)	(5)
(Increase) decrease in due from other governments	(7,288)	53,657	(7,245)	-
Increase (decrease) in prepaids	(5,987)	(800)	-	(1,195)
Increase (decrease) in other deposits		(250,000)		
Increase (decrease) in deferred outflows	180,211	128,413	-	-
Increase (decrease) in accounts payable and accrued liabilities	(21,030)	783,061	7,278	(8,052)
Increase (decrease) in compensated absences	(52,930)	2,773	-	-
Increase (decrease) in net pension liability	175,653	125,466	-	-
Increase (decrease) in OPEB liability	(79,023)	(52,681)	-	-
Increase (decrease) in deferred inflows	(13,889)	(12,817)	-	-
Increase (decrease) in deposits payable	23,475	-	-	-
Total adjustments	1,705,374	1,729,739	(15,772)	448,616
Net cash provided by (used by) operating activities	\$ 1,523,428	\$ 2,827,915	\$ (52,842)	\$ (7,651)
Non-Cash Investing, Capital and Financing Activities				
Acquisition of SBITA capital asset	35,932	35,899	-	-
Acquisition of SBITA liability	(35,932)	(35,899)	-	-

The accompanying notes are an integral part of these financial statements.

<u>Totals</u>	<u>Internal Service Fund</u>
<u>\$ 422,893</u>	<u>\$ (225,386)</u>
3,010,781	138,845
(109,874)	-
39,124	-
(7,982)	2,350
308,624	-
761,257	781
(50,157)	-
301,119	-
(131,704)	-
(26,706)	-
23,475	-
<u>3,867,957</u>	<u>141,976</u>
<u>\$ 4,290,850</u>	<u>\$ (83,410)</u>
71,831	-
(71,831)	-

City of Brawley

Statement of Fund Net Position Fiduciary Fund June 30, 2024

5a.1

	Private Purpose Trust Fund RDA Successor Agency
ASSETS	
Cash and investments	\$ 1,077,042
Interest receivable	182
Due from other governments	270,136
Total assets	1,347,360
LIABILITIES	
Accounts payable	600
Interest payable	23,194
Long-term liabilities:	
Due within one year	212,697
Due in more than one year	3,042,364
Total liabilities	3,278,855
NET POSITION (DEFICIT)	
Unrestricted	(1,931,495)
Total net position (deficit)	\$ (1,931,495)

The accompanying notes are an integral part of these financial statements.

City of Brawley

Statement of Changes in Fund Net Position Fiduciary Fund For the Fiscal Year Ended June 30, 2024

	Private Purpose Trust Fund RDA Successor Agency
ADDITIONS	
Tax increment	\$ 328,193
Use of money and property	652
Total additions	328,845
DEDUCTIONS	
Community development	2,470
Interest	97,128
Administrative expenses	17,497
Total deductions	117,095
Change in net position	211,750
Net position (deficit) - beginning of fiscal year	(2,143,245)
Net position (deficit) - end of fiscal year	\$ (1,931,495)

The accompanying notes are an integral part of these financial statements.

5a.1

This page intentionally left blank

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The basic financial statements of the City of Brawley (City) have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applicable to governmental units. The Governmental Accounting Standards Boards (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant accounting policies of the City are described below:

A) Financial Reporting Entity

The City of Brawley is located in the southeastern part of the State of California, in the center of Imperial County, which with water provided by canal from the Colorado River, makes this one of the most fertile agricultural areas in the country. The City was incorporated on April 6, 1908, under the general laws of the State of California and enjoys all the rights and privileges pertaining to “General Law” cities.

The City is governed by a five member Council, elected at large for four years on staggered schedules. The Council selects the Mayor from its members, generally for a one year term. The Council has hired a City Manager to administer the daily affairs of the City.

The services provided by the City include police, fire, street maintenance, parks, recreation, library, water, wastewater, solid waste, airport, housing, planning, building inspection, and general administrative services.

These basic financial statements present the financial status of the City and its component units, which are included in the City’s reporting entity because of the significance of their operational or financial relationships with the City. Component unit financial statements may be obtained from the City’s Department of Finance.

Blended Component Units – Blended component units, although legally separate entities, are, in substance, part of the City’s operations.

Brawley Public Improvement Corporation – The Brawley Public Improvement Corporation was formed in October 1986 to facilitate the financing of the water and wastewater treatment facilities through the issuance of certificates of participation. The debt has since been defeased and, as such, any liability for those certificates of participation has been removed from the City of Brawley’s financial statements. The Brawley Public Improvement Corporation is reported within the primary government, however there are no balances and there has been no activity during fiscal year ended June 30, 2024.

B) Basis of Presentation

The City’s basic financial statements are prepared in conformity with accounting principles generally accepted in the United States of America. The Governmental Accounting Standards Board is the acknowledged standard setting body for establishing accounting and financial reporting standards followed by governmental entities in the United States of America.

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

B) Basis of Presentation (continued)

Government-wide Financial Statements

The Statement of Net Position and the Statement of Activities display information about the primary government (City) and its component units. These statements include the financial activities of the overall City government, except for fiduciary activities. The effect of interfund activity has been removed from these statements. Governmental activities generally are financed through taxes, intergovernmental revenues, and other non-exchange transactions, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The Statement of Activities presents a comparison between direct expenses and program revenues for each segment of the City's governmental activities. Direct expenses are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function. Program revenues include (a) charges paid by the recipients of goods or services offered by the programs, (b) grants and contributions that are restricted to meeting the operational need of a particular program, and (c) fees, grants, and contributions that are restricted to financing the acquisition or construction of capital assets. Revenues that are not classified as program revenues, including all taxes, are presented as general revenues.

Fund Financial Statements

The fund financial statements provide information about the City's funds, including fiduciary funds and blended component units. Separate statements for each fund category - *governmental, proprietary, and fiduciary* - are presented. The emphasis of fund financial statements is on major individual funds, each of which is displayed in a separate column. All remaining funds are aggregated and reported as nonmajor funds.

Proprietary fund financial statements include a Statement of Position, a Statement of Revenues, Expenses, and Changes in Net Position, and a Statement of Cash Flows.

Proprietary funds are accounted for using the "*economic resources*" measurement focus and the accrual basis of accounting. Accordingly, all assets and liabilities (whether current or noncurrent) are included on the Statement of Net Position. The Statement of Revenues, Expenses, and Changes in Net Position presents increases (revenues) and decreases (expenses) in total net position. Under the accrual basis of accounting, revenues are recognized in the period in which they are earned while expenses are recognized in the period in which liability is incurred.

Operating revenues in the proprietary funds are those revenues that are generated from the primary operation of the fund. All other revenues are reported as nonoperating revenues. Operating expenses are those expenses that are essential to the primary operations of the fund. All other expenses are reported as nonoperating expenses.

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

C) Major Funds

GASB Statement No. 34, defines major funds and requires that the City's major governmental funds are identified and presented separately in the fund financial statements. All other governmental funds, called nonmajor funds, are combined and reported in a single column, regardless of their fund-type.

Major funds are defined as funds that have either assets, liabilities, revenues, or expenditures/expenses equal to ten percent of their fund-type total and five percent of the grand total of all fund types. The General Fund is always a major fund. The City may also select other funds it believes should be presented as major funds.

The City reported the following major governmental funds in the accompanying financial statements:

General Fund

This fund accounts for all financial resources except those to be accounted for in another fund. It is the general operating fund of the City.

Economic & Community Development Fund

This fund accounts for revenues and expenditures of the Community Development Block Grant program and the related program income.

American Rescue Plan Act (ARPA) Fund

This fund accounts for revenues and expenditures resulting from the State and Local Fiscal Recovery Fund.

Highway Relinquishment Fund

This fund accounts for revenue received from the State under Article 8(a) of the Transportation Development Act (Section 99400(a) of the Public Utilities Code). Uses are restricted to local streets and roads. This fund also accounts for \$7,858,315 received (unearned revenue until spent) from the State of California for ongoing maintenance and repairs related to relinquished portions of streets and street lights.

Measure D Fund

This fund accounts for revenue received from the Local Transportation Authority for the City's portion of the ½% local sales tax revenue for a 20-year street rehabilitation program. Uses are restricted to those purposes necessary and convenient for the maintenance, operation, and construction of local streets and roads.

Gas Tax Fund

To account for City's share of state gas tax revenue restricted for street improvements and maintenance.

Development Impact Fund

This fund accounts for fees paid by developers to offset the cost of providing public facilities for police, fire, parks, recreation, library, and other public facilities and for street construction.

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

C) Major Funds (continued)

Streets Fund

This fund accounts for resources set aside for major improvements to local streets and roads.

The City reported the following major proprietary funds:

Water Fund

This fund accounts for the costs of treatment and distribution of drinking water to the community.

Wastewater Fund

This fund accounts for the costs of collection, treatment, and disposal of sewage generated in the community.

The City reported the following internal service funds:

Internal Service Funds

These funds account for maintenance of the City's fleet of vehicles and certain public facilities, and the costs of providing insurance, including risks maintained by the City, for general liability, property damage, unemployment benefits, workers' compensation, and employee health benefits.

The City also reports the following fund:

Private Purpose Trust Fund

This Fund is used to account for the activities of the Successor Agency to the Brawley Redevelopment Agency.

D) Basis of Accounting

The basis of accounting determines when transactions are reported on the financial statements. The government-wide, proprietary, and fiduciary funds financial statements are reported using the *economic resources measurement focus* and *accrual basis* of accounting. Revenues are recorded when *earned* and expenses are recorded at the time liabilities are *incurred*, regardless of when the related cash flows take place. Non-exchange transactions, in which the City gives or receives value without directly receiving or giving equal value in exchange, include property taxes, grants, entitlements, and donations. On the accrual basis, revenues from property taxes are recognized in the fiscal year for which the taxes are levied. Revenue from grants, entitlements, and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied.

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

D) Basis of Accounting (continued)

Governmental funds are reported using the *current financial resources* measurement focus and the *modified accrual* basis of accounting. Under this method, revenues are recognized when *measurable and available*. The City considers all revenues reported in the governmental funds to be available if the revenues are collected within sixty days after fiscal year-end. Expenditures are recorded when the related fund liability is incurred, except for principal and interest on long-term debt, claims and judgments, and compensated absences, which are recognized as expenditures to the extent that they have matured. Capital asset acquisitions are reported as *expenditures* in governmental funds. Proceeds of long-term debt and acquisitions under leases are reported as *other financing sources*.

Revenues susceptible to accrual are property taxes and interest revenue. Sales taxes, and other amounts collected and held by the state at fiscal yearend on behalf of the City also are recognized as revenue. Fines, licenses, permits and other revenues are not susceptible to accrual because generally they are not measurable until received in cash.

Proprietary funds distinguish between operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the City's enterprise funds are charges to customers for sales and services. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Grant revenues are recognized in the fiscal year in which all eligibility requirements are met. Under the terms of grant agreements, the City may fund certain programs with a combination of cost-reimbursement grants, categorical block grants, and general revenues. Thus, both restricted and unrestricted net position may be available to finance program expenditures/expenses. The City's policy is to first apply restricted grant resources to such programs, followed by general revenues if necessary.

E) Cash and Cash Equivalents

For purposes of the statement of cash flows, the City considers cash and cash equivalents as short term, highly liquid investments that are both readily convertible to known amounts of cash and so near their maturity that they present insignificant risk of changes in value because of changes in interest rates. The City follows the practice of pooling cash and investments of all funds except for funds required to be held by outside fiscal agents under the provisions of bond indentures and funds for the Successor Agency to the Brawley Community Redevelopment Agency. Cash equivalents have an original maturity date of three months or less from the date of purchase.

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

F) Cash and Investments

Most cash balances of the City's funds and its component units are pooled and invested by the City Treasurer. Unless otherwise dictated by legal or contractual requirements, income earned or losses arising from the investment pooled cash are allocated on a quarterly basis to the participating funds and component units based on their proportionate shares of the average weekly cash balance.

The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. These principles recognize a three-tiered fair value hierarchy as follows: Level 1 – Investments reflect prices quoted in active markets; Level 2 – Investments reflect prices that are based on similar observable assets either directly or indirectly, which may include inputs in markets that are not considered active; and Level 3 – Investments reflect prices based upon unobservable sources.

G) Revenue Recognition

Revenue from taxpayer-assessed taxes (sales and use, business license, gas, and franchise fees) is accrued in governmental funds when they are both measurable and available. The City considers these taxes available if they are received within 60 days after fiscal year end.

Grants, entitlements, or shared revenues are recorded as receivables and revenues in the General, Special Revenue, and Capital Projects Funds when they are received or measurable and available. Grants awarded for Proprietary Funds are recorded as receivables and nonoperating revenues when they are earned and are measurable.

Utility service accounts receivable are reported net of allowance for doubtful collections.

H) Interfund Transactions

Activities between funds that are representative of lending/borrowing outstanding at the end of the fiscal year are referred to as either "interfund receivables/payables" (i.e. the current portion of interfund loans) or "advances to/from other funds" (i.e. the non-current portion of interfund loans). All other outstanding balances between funds are reported as "due to/from other funds".

Advances between funds, as reported in the fund financial statements, are offset by a fund balance reserve account in applicable governmental funds to indicate that they are not available for appropriation and are not expendable available financial resources.

With Council approval, resources may be transferred from one City fund to another. Transfers are used to (1) move revenues from one fund that statute or budget requires collecting them to the fund that statute or budget requires to expend them, and (2) use unrestricted revenues collected in the General Fund to finance various programs accounted for in the other funds in accordance with budget authorizations.

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

I) Property Tax

The City's property taxes are levied on the first day of January by the County assessor and are payable to the County tax collector in two installments.

The first installment is due November 1st and is delinquent after December 10th; the second installment is due February 1st and is delinquent after April 10th. Taxes become a lien on the property on January 1st, and on the date of the transfer of the title, and the date of new construction. The City has elected under State law (TEETER) to receive all of the annual property assessments in three installments as follows:

December	55%
April	40%
June	5%
	<u>100%</u>

J) Inventory

All inventories are valued at cost using the first-in/first-out (FIFO) method. Inventories for governmental funds are recorded as expenditures when consumed rather than when purchased.

K) Restricted Assets

Certain proceeds of revenue bonds, as well as certain resources set aside for their repayment, are classified as restricted assets on the balance sheet because their use is limited by applicable bond covenants.

L) Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure, are reported in the applicable columns in the government-wide financial statements. Capital assets are defined by the City as assets with an initial, individual cost of \$5,000 for property, plant, and equipment and \$25,000 for infrastructure and have a useful life of more than 3 year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at their acquisition value at the date of donation.

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Property, plant, and equipment of the City, as well as the component units, are depreciated using the straight-line method over their estimated lives of 2 to 50 years.

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

M) Compensated Absences

It is the City's policy to permit employees to accumulate earned but unused vacation benefits and sick leave. All vacation and sick leave benefits are accrued as earned by employees. All vacation and sick leave pay are accrued when incurred in the government-wide financial statements. A liability for these amounts is reported in the governmental funds if they have matured, for example, as a result of employee resignation and retirements.

N) Self-insurance

The City is self-insured for worker's compensation, general liability, auto liability, and certain other risks. The City's workers' compensation activities are funded and accounted for separately in the fund financial statements based upon the activities of each fund. The current portion of claims liability are accounted for in the General Fund and the enterprise funds on the basis of settlements reached or judgments entered within the current fiscal year. In the government-wide financial statements and the enterprise fund financial statements, the estimated liability for all self-insurance liability claims is recorded as a liability.

O) Long-term Debt, Discount, Premiums, and Issuance Costs

In the government-wide financial statements and proprietary fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position.

Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are expensed when paid.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuance are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

P) Net Position and Fund Equity

In the government-wide financial statements and proprietary fund financial statements, net position is reported in three categories under GASB Statement No. 34. These captions apply only to net position, which are determined for government-wide, proprietary funds, and fiduciary funds and are described below.

Net Investment in Capital Assets describes the portion of net position which is represented by the current net book value of the City's capital assets, less the outstanding balance of any debt issued to finance these assets.

Restricted describes the portion of position which is restricted as to use by the terms and conditions of agreements with outside parties, governmental regulations, laws, or other restrictions which the City cannot unilaterally alter. These principally include developer fees received for use on capital projects, debt service requirements, and gas tax funds for street construction.

Unrestricted describes the portion of net position which is not restricted as to use.

Q) Use of Estimates

The preparation of the financial statements in conformity with accounting principles generally accepted in the United States of America, as prescribed by the GASB and the AICPA, require management to make assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses/expenditures during the reporting period. Actual results could differ from those estimates.

R) Fiscal Year

The fiscal year of the City begins on July 1 and ends on June 30.

S) Use of Restricted Resources

When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, then unrestricted resources, as they are needed.

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

T) Fund Balance

In the fund financial statements, governmental funds report fund balance as nonspendable, restricted, committed, assigned, or unassigned based primarily on the extent to which the City is bound to honor constraints on how specific amounts can be spent.

- Nonspendable fund balance – amounts that cannot be spent because they are either (a) not spendable in form or (b) legally or contractually required to be maintained intact.
- Restricted fund balance – amounts with constraints placed on their use that are either (a) externally imposed by creditors, grantors, contributors, or laws or regulations of other governments; or (b) imposed by law through constitutional provisions or enabling legislation.
- Committed fund balance – amounts that can only be used for specific purposes determined by formal action of the City's highest level of decision-making authority (the City Council) and that remain binding unless removed in the same manner. The underlying action that imposed the limitation needs to occur no later than the close of the reporting period.
- Assigned fund balance – amounts that are constrained by the City's intent to be used for specific purposes. The intent can be established at either the highest level of decision making, or by a body or an official designated for that purpose.
- Unassigned fund balance – the residual classification for the City's funds that include amounts not contained in the other classifications.

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the City considers restricted funds to have been spent first. When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the City considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds, as needed.

U) Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Plan and additions to/deductions from the Plan's fiduciary net position have been determined on the same basis. For this purpose, benefit payments (including refunds of employee contributions) are recognized when currently due and payable in accordance with the benefit terms. Investments are reported at fair value.

GASB 68 requires that the reported results must pertain to liability and asset information within certain defined timeframes. For this report, the following timeframes are used.

Valuation Date	June 30, 2022
Measurement Date	June 30, 2023
Measurement Period	July 1, 2022 to June 30, 2023

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

V) Other Post-Employment Benefits (OPEB)

For purposes of measuring the total OPEB liability, deferred outflows and inflows of resources related to OPEB, and OPEB expense of the City's defined benefit OPEB plan are measured on the same basis as they are reported by CalPERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms.

Generally accepted accounting principles require that the reported results must pertain to liability and asset information within certain defined timeframes. For this report, the following timeframes are used:

Valuation Date (VD)	June 30, 2023
Measurement Date (MD)	June 30, 2023
Measurement Period (MP)	July 1, 2022 to June 30, 2023

W) Deferred Outflows and Inflows of Resources

The City recognizes deferred outflows and inflows of resources in relation to unavailable revenues, pension, and OPEB. Deferred outflow and inflow of resources are defined as a consumption or resource of net position by the government that is applicable to a future report period. The City recognizes deferred outflows/inflows of resources related to pensions and OPEB.

X) Implementation of new pronouncement

In 2024, the City adopted new accounting standards to conform to the following Governmental Accounting Standards Board Statements:

GASB Statement No. 100 – Accounting Changes and Error Corrections: The primary objective of this Statement is to enhance accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent, and comparable information for making decisions or assessing accountability. The requirements of this Statement are effective for fiscal years beginning after December 15, 2023.

2) STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

A) Budgets and Budgetary Accounting

The City Council is required to adopt an annual budget resolution by July 1st of each fiscal year for the General Fund, special revenue, capital projects, debt service, and enterprise funds. These budgets are adopted and presented for reporting purposes on a basis consistent with generally accepted accounting principles.

The appropriated budget is prepared by fund, function, and department. The legal level of budgetary control (i.e., the level at which expenditures may not legally exceed appropriations) is the department level. The City Council made several supplemental budgetary appropriations throughout the fiscal year.

2) STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY (continued)

B) Deficit Fund Balances/Net Position

At June 30, 2024, the following funds had an accumulated deficit:

Fund	Amount
Gas Tax	\$ (1,656,498)
Internal Service Fund:	
Risk Management Fund	(425,785)

This fund balance/net position deficit is primarily due to the City incurring costs in excess of revenues. The Funds should alleviate this deficit as revenues are received or as General Fund transfers funds.

C) Excess of Expenditures over Appropriations

For the fiscal year ended June 30, 2024, the following funds had excess of expenditures over appropriations:

Fund	Final Appropriation	Expenditures	Excess
General Fund			
Debt service:			
Principal	819,695	991,218	(171,523)
Interest	428,093	506,985	(78,892)
ARPA			
Public safety	-	604	(604)
Capital outlay	2,700	135,742	(133,042)
Gas Tax			
Debt service:			
Principal	-	10,556	(10,556)
Interest	-	1,731	(1,731)

Excess of current expenditures over appropriation in the General Fund is due to GASB 96 for SBITAs (see note 7) for more details). These software subscriptions were originally budgeted in the year the agreement commenced. The excess of current expenditures over appropriations in the ARPA Fund is due to project changes and their accounting reclassification

3) CASH AND INVESTMENTS

Cash and investments as of June 30, 2024 are classified in the accompanying financial statements as follows:

Statement of Net Position:	
Cash and investments	\$ 80,981,152
Restricted cash and investments with fiscal agent	179,792
Fiduciary Fund:	
Cash and investments	<u>1,077,042</u>
Total cash and investments	<u>\$ 82,237,986</u>

3) CASH AND INVESTMENTS (continued)

Cash and investments as of June 30, 2024 consist of the following:

Cash on hand	\$ 5,575
Deposits with financial institutions	27,032,639
Investments	<u>55,199,772</u>
Total cash and investments	<u>\$ 82,237,986</u>

A) Investments Authorized by the California Government Code and the City's Investment Policy

The table below identifies the investment types that are authorized for the City of Brawley (City) by the California Government Code or the City's investment policy, where more restrictive. The table also identifies certain provisions of the California Government Code (or the City's investment policy, where more restrictive) that address interest rate risk, credit risk, and concentration of credit risk. This table does not address investments of debt proceeds held by bond trustees that are governed by the provisions of debt agreements of the City, rather than the general provisions of the California Government Code or the City's investment policy.

Authorized Investment Type	Maximum Maturity	Maximum Percentage of Portfolio	Maximum Investment in One Issuer
Local Government Bonds	5 years	80%	Less than 80%
U.S. Treasury Obligations	5 years	80%	Less than 80%
U.S. Government Agency Securities	5 years	80%	Less than 80%
Banker's Acceptances	180 days	40%	30%
Commercial Paper, Prime Quality	270 days	25%	10%
Certificates of Deposit	5 years	None	None
Negotiable Certificates of Deposit	5 years	30%	None
Medium-Term Notes	5 years	30%	5%
Money Market Mutual Funds	N/A	20%	10%
Local Agency Investment Fund (LAIF)	N/A	None	\$75 Million

B) Investments Authorized by Debt Agreements

Investment of debt proceeds held by bond trustees are governed by provisions of the debt agreements, rather than the general provisions of the California Government Code or the City's investment policy. The table below identifies the investment types that are authorized for investments held by bond trustees. The table also identifies certain provisions of these debt agreements that address interest rate risk, credit risk, and concentration of credit risk.

3) CASH AND INVESTMENTS (continued)

C) Disclosures Relating to Interest Rate Risk

Authorized Investment Type	Maximum Maturity	Maximum Percentage of Portfolio	Maximum Investment in One Issuer
U.S. Treasury Obligations	None	None	None
U.S. Agency Securities	None	None	None
Mortgage-backed Securities	3 years	None	None
Banker's Acceptances	360 days	None	None
Commercial Paper	None	None	None
Certificates of Deposit	5 years	None	None
Negotiable Certificates of Deposit	None	None	None
Investment Agreements	None	None	None
Repurchase Agreements	30 days	None	None
Money Market Mutual Funds	N/A	None	None
Local Agency Investment Fund (LAIF)	N/A	None	None

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. One of the ways that the City manages its exposure to interest rate risk is by purchasing a combination of shorter term and longer term investments and by timing cash flows from maturities so that a portion of the portfolio is maturing or coming close to maturity evenly over time as necessary to provide the cash flow and liquidity needed for operations.

Information about the sensitivity of the fair values of the City's investments (including investments held by bond trustees) to market interest rate fluctuations is provided by the following table that shows the distribution of the City's investments by maturity:

Investment Type	Totals	Remaining Maturity (in Months)		
		12 Months or Less	13 to 24 Months	25 to 60 Months
Local Agency Investment Fund (LAIF)	\$ 11,296,046	\$ 11,296,046	\$ -	\$ -
Certificates of Deposit	19,524,733	8,209,936	1,823,877	9,490,920
U.S. Government Agency Securities	24,378,993	18,692,800	3,221,079	2,465,114
Total	\$ 55,199,772	\$ 38,198,782	\$ 5,044,956	\$ 11,956,034

D) Disclosures Relating to Credit Risk

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Presented below is the minimum rating required by (where applicable) the California Government Code, the City's investment policy, or debt agreements, and the actual rating (Standard & Poor's) as of fiscal year end for each investment type.

Investment Type	Totals	Minimum Legal Rating	Rating as of Fiscal Year End			
			AA	A	BBB	Not Rated
Local Agency Investment Fund (LAIF)	\$ 11,296,046	N/A	\$ -	\$ -	\$ -	\$ 11,296,046
Certificates of Deposit	19,524,733	N/A	-	-	-	19,524,733
U.S. Government Agency Securities	24,378,993	N/A	22,273,256	1,645,977	459,760	-
Total	\$ 55,199,772		\$ 22,273,256	\$ 1,645,977	\$ 459,760	\$ 30,820,779

3) CASH AND INVESTMENTS (continued)

E) Concentration of Credit Risk

The investment policy of the City contains limitations on the amount that can be invested in any one issuer. There was no investment in any one issuer (other than U.S. Treasury securities, mutual funds, and external investment pools) that represents 5% or more of total City investments.

Custodial credit risk for *deposits* is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The custodial credit risk for *investments* is the risk that, in the event of the failure of the counterparty (e.g. broker-dealer) to a transaction, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party. The California Government Code and the City's investment policy do not contain legal or policy requirements that would limit the exposure to custodial credit risk for deposits or investments, other than the following provision for deposits; The California Government Code requires that a financial institution secure deposits made by state or local governmental units by pledging securities in an undivided collateral pool held by a depository regulated under state law (unless so waived by the government unit). The fair value of the pledged securities in the collateral pool must equal at least 110% of the total amount deposited by the public agencies. California law also allows financial institutions to secure City deposits by pledging first trust deed mortgage notes having a value of 150% of the secured public deposits.

As of June 30, 2024, none of the City's deposits with financial institutions in excess of federal depository insurance limits were held in uncollateralized accounts.

Investment in State Investment Pool

The City is a voluntary participant in the Local Agency Investment Fund (LAIF) that is regulated by the California Government Code under the oversight of the Treasurer of the State of California and operates in accordance with appropriate state laws and regulations. The fair value of the City's investment in this pool is reported in the accompanying financial statements at amounts based upon the City's pro-rata share of the fair value provided by LAIF for the entire LAIF portfolio (in relation to the amortized cost of that portfolio). The reported value of the pool is the same as the fair value of the pool shares. The balance available for withdrawal is based on the accounting records maintained by LAIF, which are recorded on an amortized cost basis. Deposits and withdrawals are made on the basis of \$1 and not fair value. Currently, LAIF does not have an investment rating. LAIF has a minimum \$5,000 transaction amount in increments of \$1,000 with a maximum of 15 transactions (combination of deposits and withdrawals) per month. LAIF requires a one-day prior notice for deposits and withdrawals of \$10 million or more.

3) CASH AND INVESTMENTS (continued)

E) Concentration of Credit Risk (continued)

Fair Value Measurements

The City categorizes its fair value measurements within the fair value hierarchy establish by generally accepted accounting principles. These principles recognize a three tiered fair value hierarchy as follows: Level 1 – Investments reflect prices quoted in active markets; Level 2 – Investments reflect prices that are based on similar observable asset either directly or indirectly, which may include inputs in markets that are not considered active; and Level 3 – Investments reflect prices based upon unobservable sources.

Pooled Investments by Fair Value Hierarchy	Total	FMV Measurement Level 2
Investments subject to fair value hierarchy:		
Certificates of Deposit	\$ 19,524,733	\$ 19,524,733
U.S. Government Agency Securities	24,378,993	24,378,993
Total investments measured at fair value hierarchy	<u>43,903,726</u>	<u>\$ 43,903,726</u>
Investments measured using uncategorized inputs:		
State Investment Pool (LAIF)	<u>11,296,046</u>	
Total investments not subject at fair value hierarchy	<u>11,296,046</u>	
Total investments	<u>\$ 55,199,772</u>	

Both type of Certificates of Deposit and Federal Agency Securities are valued using a variety of techniques such as matrix pricing, market corroborated pricing inputs such as yield curves and indices, and other market-related data and classified in Level 2.

4) INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS

A) Long-Term Advances

Advances to/from other funds are non-current interfund loans and are offset by a fund balance reserve account in applicable governmental funds to indicate that they are not available for appropriations and are not expendable available financial resources. Repayments for the following long-term advance will be made when excess net revenue is available. During the fiscal year ended June 30, 2010, the Water Fund had incurred a negative cash balance of \$1,605,839 due to rates not being updated based on cost of operations. In order to meet ongoing financial obligations, the Wastewater Fund advanced the Water Fund the necessary funds. The repayments for these advances began during the fiscal year ended June 30, 2010. The advance incurs interest at a rate of 1.5% per year, the LAIF return rate at the time of inception. The repayment of these advances is subordinate to all other outstanding debt and the cost of operations.

Receivable Fund	Payable Fund	Amount
Enterprise Fund:	Enterprise Fund:	
Wastewater Fund	Water Fund	\$ 513,931

4) INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS (continued)**B) Interfund Receivables and Payables**

During the course of normal operations, numerous transactions occur between individual funds that may result in amounts owed between funds. Those related to goods and services type transactions are classified as “due to and from other funds”. The following presents a summary of current interfund balances at June 30, 2024.

Receivable Fund	Amount	Payable Fund	Amount
Major Governmental Fund:		Nonmajor Governmental Funds:	
General Fund	<u>\$ 1,734,068</u>	Gas Tax	\$1,307,184
		Internal Service Fund:	
		Risk Management	426,884
		Total	<u>\$1,734,068</u>

All interfund balances listed above are short term borrowings due to cash needs and will repaid within the next fiscal year.

C) Interfund Transfers

Transfers are utilized for funding for capital projects, lease payments or debt service, subsidies of various City operations, and re-allocations of special revenues. All inter-fund transfers between individual government funds have been eliminated on the government-wide statements. The following schedule briefly summarizes the City's transfer activity for the fiscal year ended June 30, 2024:

Fund	Transfers in	Transfers out
Major Fund:		
General	\$ 1,189,220	\$ 173,756
Economic & Community Development	-	681,078
ARPA	-	3,356,911
Measure D	87,994	306,259
Gas Tax	-	22,761
Streets	3,710,416	87,994
Nonmajor Governmental Funds:		
Pedestrian & Bicycle Facilities	-	116,294
Assessment District	-	226,640
Local Law Enforcement	173,756	-
Major Proprietary Funds:		
Water	-	120,445
Wastewater	-	59,055
Nonmajor Proprietary Funds:		
Solid Waste	-	3,824
Airport	-	613
Internal Service Fund:		
Maintenance	-	5,756
Totals	<u>\$ 5,161,386</u>	<u>\$ 5,161,386</u>

5) LOANS RECEIVABLE

Loans receivable amounts primarily represent loans made for economic development, and property rehabilitation.

Management Risk Fund - Internal Service Fund

Employee loans, repayment through payroll deductions \$ 1,974

Economic & Community Development Fund - Special Revenue Fund

Loans to Inferno 800. Secured by deed of trust 3,485

HOME Investment Partnerships Program Loan to BESA, L.P., C/O Chelsea Investment Corporation. Annual payments are in the amount equal to 50% of the residual receipts from the apartment complex. Payments are due 90 days following the end of the calendar year with respect to the preceding year. 4,097,000

Deferred notes receivable. No installment payments of principal or interest are required until the loans reach their maturity or underlying property is sold.

Secured by deeds of trust. Details of loans by program are listed below:

Program Name	Balance	
04-STBG-1952	\$ 517,982	
03-STBG-1804	134,557	
STBG 2002-1688	166,863	
01-STBG-1569	114,505	
STBG-2000-1453	16,125	
1997 Grant	113,948	
STBG 1996	89,590	
STBG 1994	38,889	
1993 CDBG	34,430	
1991 Grant	49,632	
1990 Grant	19,998	
STBG 304	28,671	
Community Development Grants	230,383	
First Time Home Buyer	701,717	
05-CalHOME-134	166,983	
06-CalHOME-261	89,767	
11-HOME-7664	48,649	
15-HOME-10897	366,380	
18-CDBG-12905	172,731	3,101,800

Development Impact Fund - Special Revenue Fund

Development impact fee (DIF) loan deferral for Brawley Pacific Associate. Secured by a Promissory Note and Deed of Trust. 238,879

Development impact fee (DIF) loan deferral for Brawley Adams I CIC, L.P. Secured by a Promissory Note and Deed of Trust. 338,164

Total Loans Receivable \$ 7,781,302

5) LOANS RECEIVABLE (continued)

On August 1, 2004, to assist with the construction of 31 apartment assisted living units occupied by low and very low-income households, the City received a loan from the Housing Investment Partnerships (HOME) Program for \$3,400,000, which was provided to Chelsea Investment Corporation (Developer) with a no interest fifty-five (55) year repayment term maturing in 2059. The development is known as Brawley Elks Senior Apartments and is located at 955 Willard Avenue. The principal will be repaid from annual residual receipts as defined in the Note and shall apply to the Development through and including fifty-five (55) years from the date of the recordation regardless of any prepayment of the loan or sale, assignment, transfer or conveyance of the Development, unless otherwise terminated by the City or extended upon mutual agreement. The loan is secured by a Recorded Regulatory Agreement. As of June 30, 2024, the outstanding principal balance is \$4,097,000.

On February 17, 2015, the City approved a fifty-five (55) year development impact fee (DIF) loan deferral for Brawley Pacific Associate (aka AMG & Associates) to secure California Tax Credit Allocation Committee funds to build a 41-unit two story income restricted family apartment complex located on the southeast corner of Malan Street and South 1st Street. On the third (3rd) anniversary year of the project construction loan closing and thereafter the \$238,879 DIF loan shall bear annual simple interest of 3% with a 55-year term and payments made from residual receipts and secured by a Promissory Note and Deed of Trust. As of June 30, 2024, the outstanding principal balance is \$238,879 and the outstanding interest balance is \$32,249.

On March 14, 2019, the City approved a fifty-five (55) year development impact fee (DIF) loan deferral for Brawley Adams I CIC, L.P. (aka Maker) to secure California Tax Credit Allocation Committee funds to build a 60-unit affordable housing apartment complex. Located at 1598 C Street. Upon issuance of certificate of occupancy and thereafter the \$526,793 DIF loan shall bear annual compound interest of 2.91% with a 55-year term and payments made from 20% of residual receipts and secured by a Promissory Note and Deed of Trust. As of June 30, 2024, the outstanding principal balance is \$338,164 and the outstanding interest balance is \$0.

6) CAPITAL ASSETS

Capital asset activity for the fiscal year ended June 30, 2024 was as follows:

	Balance as of June 30, 2023	Additions	Deletions	Balance as of June 30, 2024
Governmental Activities				
Nondepreciable capital assets				
Land	\$ 966,706	\$ -	\$ (118,122)	\$ 848,584
Construction in progress	6,096,191	6,435,261	(5,727,248)	6,804,204
Total nondepreciable capital assets	7,062,897	6,435,261	(5,845,370)	7,652,788
Depreciable capital assets				
Equipment	12,921,816	806,390	(912,190)	12,816,016
Software subscriptions	730,754	223,739	-	954,493
Buildings	14,595,585	980,039	-	15,575,624
Improvements other than buildings	18,272,190	24,475	-	18,296,665
Infrastructure	27,181,822	4,165,051	-	31,346,873
Total depreciable capital assets	73,702,167	6,199,694	(912,190)	78,989,671
Less accumulated depreciation				
Equipment	(9,628,039)	(622,773)	912,190	(9,338,622)
Software subscriptions	(223,662)	(269,949)	-	(493,611)
Buildings	(7,005,757)	(457,882)	-	(7,463,639)
Improvements other than buildings	(11,070,742)	(672,206)	-	(11,742,948)
Infrastructure	(20,312,653)	(1,708,374)	-	(22,021,027)
Total accumulated depreciation	(48,240,853)	(3,731,184)	912,190	(51,059,847)
Net depreciable capital assets	25,461,314	2,468,510	-	27,929,824
Net capital assets	\$ 32,524,211	\$ 8,903,771	\$ (5,845,370)	\$ 35,582,612

Depreciation expense was charged to functions/programs of the primary government as follows:

General government	\$ 2,523,979
Public safety	675,897
Culture and leisure	25,201
Community development	362,834
Transportation	4,428
Internal service funds	138,845
Total	<u>\$ 3,731,184</u>

6) CAPITAL ASSETS (continued)

	Balance as of June 30, 2023	Additions	Deletions	Balance as of June 30, 2024
Business-type Activities				
Nondepreciable capital assets				
Land	\$ 37,076	\$ 1,081,003	\$ -	\$ 1,118,079
Construction in progress	1,087,472	1,794,761	(1,458,615)	1,423,618
Total nondepreciable capital assets	1,124,548	2,875,764	(1,458,615)	2,541,697
Depreciable capital assets				
Equipment	3,953,240	87,947	-	4,041,187
Buildings	56,762,536	-	-	56,762,536
Improvements other than buildings	14,743,384	-	-	14,743,384
Conveyance systems	36,938,578	3,173,387	-	40,111,965
Total depreciable capital assets	112,397,738	3,261,334	-	115,659,072
Less accumulated depreciation				
Equipment	(3,253,909)	(202,870)	-	(3,456,779)
Buildings	(27,352,552)	(1,353,468)	-	(28,706,020)
Improvements other than buildings	(8,098,469)	(591,015)	-	(8,689,484)
Conveyance systems	(21,610,500)	(863,428)	-	(22,473,928)
Total accumulated depreciation	(60,315,430)	(3,010,781)	-	(63,326,211)
Net depreciable capital assets	52,082,308	250,553	-	52,332,861
Net capital assets	\$ 53,206,856	\$ 3,126,317	\$ (1,458,615)	\$ 54,874,558

Depreciation expense was charged to functions/programs of the business-types activities as follows:

Water	\$ 1,575,525
Wastewater	977,388
Airport	457,868
Total	<u>\$ 3,010,781</u>

7) LONG-TERM LIABILITIES

Governmental Activities

The following is a summary of long-term debt activity of the City's governmental activities for the fiscal year ended June 30, 2024:

	Balance as of June 30, 2023	Additions	Reductions	Balance as of June 30, 2024	Due Within One Year
Governmental Activities:					
Pension obligation bonds	\$ 11,825,000	\$ -	\$ (815,000)	\$ 11,010,000	\$ 885,000
Debt from direct borrowings and direct payments:					
Financed purchases	169,180	215,578	(70,050)	314,708	98,980
Subscriptions	331,712	223,739	(177,681)	377,770	214,452
Compensated absences*	600,641	78,091	-	678,732	279,328
Total long-term liabilities	<u>\$ 12,926,533</u>	<u>\$ 517,408</u>	<u>\$ (1,062,731)</u>	<u>\$ 12,381,210</u>	<u>\$ 1,477,760</u>

Governmental Activities: Pension Obligation Bonds Series 2017

On July 1, 2017, the City of Brawley issued Pension Obligation Bonds totaling \$16,310,000. The proceeds of the issuance were used to refinance the City's outstanding "side fund" obligation to the California Public Employees' Retirement System (CalPERS) with respect to certain of the City's defined benefit pension plans for its public safety employees and miscellaneous employees. The bonds bear interest with rates between 1.75% and 4.12% with a final maturity date of September 1, 2032. The balance outstanding as of June 30, 2024 is \$11,010,000. Debt service requirements are as follows:

Fiscal Year Ending June 30,	Principal	Interest	Total
2025	\$ 885,000	\$ 399,578	\$ 1,284,578
2026	965,000	368,877	1,333,877
2027	1,035,000	334,652	1,369,652
2028	1,125,000	295,803	1,420,803
2029	1,215,000	252,572	1,467,572
2030 - 2033	5,785,000	481,869	6,266,869
Total	<u>\$ 11,010,000</u>	<u>\$ 2,133,351</u>	<u>\$ 13,143,351</u>

7) LONG-TERM LIABILITIES (continued)***Governmental Activities (continued)****Governmental Activities: Financed Purchase*

Starting in March 2020, the city entered into a vehicle lease agreement with Enterprise Fleet management with the goal of strategically replacing obsolete vehicles utilized by multiple departments over several years. In fiscal year 2019-20, four vehicles were financed ranging from \$26,754 to \$29,566 (three of these vehicles are allocated between governmental and business-type activities). In fiscal year 2020-21 two vehicles were financed for \$43,128 each. In fiscal year 2021-22, four vehicles were financed ranging from \$32,570 to \$39,710 (two of these vehicles are allocated between governmental and business-type activities). In fiscal year 2022-23, two vehicles were financed ranging from \$28,482 to \$31,600. In fiscal year 2023-24 five vehicles were financed ranging from \$28,765 to \$55,907 Debt service requirements, including interest, as of June 30, 2024, are as follows:

Fiscal Year Ending June 30,	Principal	Interest	Total
2025	\$ 98,980	\$ 19,241	\$ 118,221
2026	73,251	16,022	89,273
2027	65,571	15,112	80,683
2028	44,361	10,926	55,287
2029	32,545	7,982	40,527
Total	<u>\$ 314,708</u>	<u>\$ 69,283</u>	<u>\$ 383,991</u>

Governmental Activities: Subscriptions

As of June 30, 2024, the City had 20 active subscriptions. The subscriptions have payments that range from \$0 to \$77,653 and interest rates that range from 2.5030% to 3.8940%. As of June 30, 2024, the total combined value of the subscription liability is \$377,770. The combined value of the right to use asset, as of June 30, 2024, of \$954,493 with accumulated amortization of \$493,611 is included in the capital asset footnote. Each subscription has various extension option lengths.

Debt service requirements, including interest, as of June 30, 2024, are as follows:

Fiscal Year Ending June 30,	Principal	Interest	Total
2025	\$ 214,452	\$ 11,708	\$ 226,160
2026	65,422	5,102	70,524
2027	45,560	3,008	48,568
2028	52,336	1,511	53,847
Total	<u>\$ 377,770</u>	<u>\$ 21,329</u>	<u>\$ 399,099</u>

7) LONG-TERM LIABILITIES (continued)

Business-Type Activities

The following is a summary of long-term debt activity of the City's business-type activities for the fiscal year ended June 30, 2024:

	Balance as of June 30, 2023	Additions	Reductions	Balance as of June 30, 2024	Due Within One Year
Business-type Activities:					
<i>Water Fund</i>					
Debt from direct borrowings and direct payments:					
MFC note payable	\$ 422,377	\$ -	\$ (279,658)	\$ 142,719	\$ 142,719
Unamortized premium	720	-	(720)	-	-
Financed purchases	90,414	35,932	(28,567)	97,779	33,613
Compensated absences*	93,406	-	(52,930)	40,476	16,658
<i>Wastewater Fund</i>					
Debt from direct borrowings and direct payments:					
CSWRCB loan	6,955,348		(742,298)	6,213,050	749,720
Financed purchases	15,791	35,899	(7,527)	44,163	12,388
Compensated absences*	54,970	2,773	-	57,743	23,763
Total long-term liabilities	<u>\$ 7,633,026</u>	<u>\$ 74,604</u>	<u>\$ (1,111,700)</u>	<u>\$ 6,595,930</u>	<u>\$ 978,861</u>

Water Enterprise Fund: Direct Borrowings and Placements of Debt - MFC Note Payable

On October 1, 2004, the City participated in a pooled revenue bond issue with the California Statewide Communities Development Authority (CSCDA). The CSCDA issued \$4,000,000 of revenue bonds on behalf of the City for its Water enterprise fund, at an average interest rate of 4.37% and a final maturity of October 1, 2024. The City has since paid off the Bond with a Note from the Municipal Finance Corporation. In the event of a default the full outstanding balance of the note immediately becomes due and payable.

The debt service requirements to maturity on the note are as follows:

Fiscal Year Ending June 30,	Principal	Interest	Total
2025	\$ 142,719	\$ 1,962	\$ 144,681
Total	<u>\$ 142,719</u>	<u>\$ 1,962</u>	<u>\$ 144,681</u>

7) LONG-TERM LIABILITIES (continued)

Business-Type Activities (continued)

Wastewater Enterprise Fund: Direct Borrowings and Placements of Debt - California State Water Resource Control Board Loan

The City entered into a project finance agreement with the California State Water Resource Control Board (Water Control Board). Through the use of ARRA funds, the Water Control Board provided funding assistance for the rehabilitation and upgrade of the wastewater treatment plant. The City must repay the project funds at an interest rate of 1% per annum. The term of the agreement is from the fiscal year ended June 30, 2013, to the fiscal year ended June 30, 2032. A portion of the loan totaling \$10,000,000 was forgiven by the Water Control Board leaving an outstanding balance of \$6,213,050 at June 30, 2024. In the event of a default the full outstanding balance of the loan immediately becomes due and payable. Annual debt service requirements for the CSWRCB Loan are shown below:

Fiscal Year Ending June 30,	Principal	Interest	Total
2025	\$ 749,720	\$ 62,131	\$ 811,851
2026	757,218	54,633	811,851
2027	764,790	47,061	811,851
2028	772,438	39,413	811,851
2029	780,162	31,689	811,851
2030 - 2032	2,388,722	47,944	2,436,666
Total	<u>\$ 6,213,050</u>	<u>\$ 282,871</u>	<u>\$ 6,495,921</u>

Water Enterprise Fund: Financed Purchase

Starting in March 2020, the city entered into a vehicle lease agreement with Enterprise Fleet management with the goal of strategically replacing obsolete vehicles utilized by multiple departments over several years. In fiscal year 2019-20, three vehicles were financed ranging from \$29,171 to \$29,566 (these vehicles are allocated between governmental and business-type activities). In fiscal year 2021-22, four vehicles were financed ranging from \$27,268 to \$34,958 (two of these vehicles are allocated between governmental and business-type activities). In fiscal year 2023-24, one vehicle was financed for \$35,932 Debt service requirements, including interest, as of June 30, 2024, are as follows:

Fiscal Year Ending June 30,	Principal	Interest	Total
2025	\$ 33,613	\$ 6,707	\$ 40,320
2026	26,358	5,674	32,032
2027	24,347	5,246	29,593
2028	7,270	1,771	9,041
2029	6,191	1,771	7,962
Total	<u>\$ 97,779</u>	<u>\$ 21,169</u>	<u>\$ 118,948</u>

7) LONG-TERM LIABILITIES (continued)

Business-Type Activities (continued)

Wastewater Enterprise Fund: Financed Purchase

Starting in March 2020, the city entered into a vehicle lease agreement with Enterprise Fleet management with the goal of strategically replacing obsolete vehicles utilized by multiple departments over several years. In fiscal year 2019-20, three vehicles were financed ranging from \$29,171 to \$29,566 (These vehicles are allocated between governmental and business-type activities). In fiscal year 2021-22, two vehicles were financed for \$34,952 and 34,968 (these vehicles are allocated between governmental and business-type activities). In fiscal year 2023-24, one vehicle was financed for \$35,899. Debt service requirements, including interest, as of June 30, 2024, are as follows:

Fiscal Year Ending June 30,	Principal	Interest	Total
2025	\$ 12,388	\$ 2,678	\$ 15,066
2026	9,776	2,306	12,082
2027	9,729	2,291	12,020
2028	7,264	1,769	9,033
2029	5,006	1,769	6,775
Total	<u>\$ 44,163</u>	<u>\$ 10,813</u>	<u>\$ 54,976</u>

8) RISK MANAGEMENT

An internal service fund is used to account for the City's risk management and insurance programs, including self-insurance, commercial insurance, and participation in a public entity risk pool. Operating revenues of this fund consist of payments from other City funds and are based upon estimated cost of excess insurance premiums, self-insurance losses, and other operating expenses.

The City is self-insured for unemployment claims. Health insurance is purchased from an independent carrier. The City is a member of the California Joint Powers Insurance Authority (Authority) for workers' compensation and for liability and property damage coverage as outlined below.

Description of Self-Insurance Pool Pursuant to Joint Powers Agreement

The City is a member of the California Joint Powers Insurance Authority (Authority). The Authority is composed of 124 California public entities and is organized under a joint powers agreement pursuant to California Government Code §6500 et seq. The purpose of the Authority is to arrange and administer programs for the pooling of self-insured losses, to purchase excess insurance or reinsurance, and to arrange for group purchased insurance for property and other lines of coverage. The California JPIA began covering claims of its members in 1978. Each member government has an elected official as its representative on the Board of Directors. The Board operates through a nine-member Executive Committee.

8) RISK MANAGEMENT (continued)

Primary Self-Insurance Programs of the Authority

Each member pays an annual contribution at the beginning of the coverage period. A retrospective adjustment is then conducted annually thereafter, for coverage years 2012-13 and prior. Coverage years 2013-14 and forward are not subject to routine annual retrospective adjustment. The total funding requirement for primary self-insurance programs is based on an actuarial analysis. Costs are allocated to individual agencies based on payroll and claims history, relative to other members of the risk-sharing pool.

Primary Liability Program

Claims are pooled separately between police and general government exposures. (1) The payroll of each member is evaluated relative to the payroll of other members. A variable credibility factor is determined for each member, which establishes the weight applied to payroll and the weight applied to losses within the formula. (2) The first layer of losses includes incurred costs up to \$100,000 for each occurrence and is evaluated as a percentage of the pool's total incurred costs within the first layer. (3) The second layer of losses includes incurred costs from \$100,000 to \$500,000 for each occurrence and is evaluated as a percentage of the pool's total incurred costs within the second layer. (4) Incurred costs from \$500,000 to \$50 million, are distributed based on the outcome of cost allocation within the first and second loss layers.

The overall coverage limit for each member, including all layers of coverage, is \$50 million per occurrence. Subsidence losses also have a \$50 million per occurrence limit. The coverage structure is composed of a combination of pooled self-insurance, reinsurance, and excess insurance. Additional information concerning the coverage structure is available on the Authority's website: <https://cjpia.org/coverage/risk-sharing-pools/>.

Primary Workers' Compensation Program

Claims are pooled separately between public safety (police and fire) and general government exposures. (1) The payroll of each member is evaluated relative to the payroll of other members. A variable credibility factor is determined for each member, which establishes the weight applied to payroll and the weight applied to losses within the formula. (2) The first layer of losses includes incurred costs up to \$75,000 for each occurrence and is evaluated as a percentage of the pool's total incurred costs within the first layer. (3) The second layer of losses includes incurred costs from \$75,000 to \$200,000 for each occurrence and is evaluated as a percentage of the pool's total incurred costs within the second layer. (4) Incurred costs from \$200,000 to statutory limits are distributed based on the outcome of cost allocation within the first and second loss layers.

For 2022-23 the Authority's pooled retention is \$1 million per occurrence, with reinsurance to statutory limits under California Workers' Compensation Law. Employer's Liability losses are pooled among members to \$1 million. Coverage from \$1 million to \$5 million is purchased through reinsurance policies, and Employer's Liability losses from \$5 million to \$10 million are pooled among members.

8) RISK MANAGEMENT (continued)

Purchased Insurance

Pollution Legal Liability Insurance

The City participates in the pollution legal liability insurance program which is available through the Authority. The policy covers sudden and gradual pollution of scheduled property, streets, and storm drains owned by the City. Coverage is on a claims-made basis. There is a \$250,000 deductible. The Authority has an aggregate limit of \$20 million.

Property Insurance

The City participates in the all-risk property protection program of the Authority. This insurance protection is underwritten by several insurance companies. City property is currently insured according to a schedule of covered property submitted by the City to the Authority. City property currently has all-risk property insurance protection in the amount of \$83,372,039. There is a \$10,000 deductible per occurrence except for non-emergency vehicle insurance which has a \$2,500 deductible.

Earthquake and Flood Insurance

The City purchases earthquake and flood insurance on a portion of its property. The earthquake insurance is part of the property protection insurance program of the Authority. City property currently has earthquake protection in the amount of \$80,841,919. There is a deductible of 5% per unit of value with a minimum deductible of \$100,000.

Crime Insurance

The City purchases crime insurance coverage in the amount of \$1,000,000 with a \$2,500 deductible. The fidelity coverage is provided through the Authority.

Adequacy of Protection

During the past three fiscal years, none of the above programs of protection experienced settlements or judgments that exceeded pooled or insured coverage. There were also no significant reductions in pooled or insured liability coverage in 2023-24.

9) COMMITMENTS AND CONTINGENCIES

Amounts received or receivable from grantor agencies are subject to audit and adjustment by grantor agencies. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time although the City expects such amounts, if any, to be immaterial.

9) COMMITMENTS AND CONTINGENCIES (continued)

Construction Commitments

Various construction projects were in progress at June 30, 2024. Project costs are funded by various revenue sources and are paid out of the capital projects funds. Management asserts that the remaining commitments on open projects are not significant to the financial statements as of June 30, 2024.

10) JOINT VENTURES

Local Transportation Authority:

The City is a participant, along with Imperial County and the other cities in the county, in the Imperial County Local Transportation Authority (LTA). The LTA is considered a joint venture without equity interest. The City is also not obligated in any manner for debt of the LTA. Each participating jurisdiction appoints one member to the governing board of the LTA. The LTA was approved by voters of Imperial County at a special election on November 8, 1989. The ballot measure (Measure D) increased the sales tax in Imperial County by one-half of one percent (0.5%) for a period of twenty years, to provide funding for transportation improvements. The revenues are allocated to each participating jurisdiction based on a formula contained in the ballot measure.

On May 1, 2012 the LTA issued \$53,975,000 of sales tax revenue bonds (limited tax bonds) to fund certain transportation projects for the City and other members of the LTA. The amount made available to the City by this issuance was \$7,723,672. The LTA has pledged the City's share of sales tax revenue as security for the amount. The amount received during the 2023-2024 fiscal year was \$2,421,006, which is net of the City's share of debt service required on this bond issue. The City has no other liability for the debt. The balance outstanding at June 30, 2024 is \$4,065,000. Additional financial information on the LTA is available from the Imperial County Transportation Local Transportation Authority.

Imperial Valley Emergency Communications Authority:

The City is a participant, along with Imperial County and the other cities in the county, in the Imperial Valley Emergency Communication Authority (IVECA). IVECA is considered a joint venture without equity interest. The purpose of IVECA is to consolidate a communications center by equipping, maintaining, operating and staffing a single-site facility to provide emergency communications (call receiving and dispatching) for public safety and emergency services. It is also anticipated that IVECA will provide centralized dispatching services throughout Imperial County at some point in the future. The City's contribution for the 2023-2024 fiscal year was \$180,010.

11) DEFINED BENEFIT PENSION PLAN**A) General Information about the Pension Plan****Plan Descriptions**

All qualified permanent and probationary employees are eligible to participate in the Public Agency Cost-Sharing Multiple-Employer Defined Benefit Pension Plan (Plan or PERF C) administered by the California Public Employees' Retirement System (CalPERS.) The Plan consists of a miscellaneous pool and a safety pool (also referred to as "risk pools"), which are comprised of individual employer miscellaneous and safety rate plans, respectively. Plan assets may be used to pay benefits for any employer rate plan of the safety and miscellaneous pools. Accordingly, rate plans within the safety or miscellaneous pools are not separate plans under generally accepted accounting principles. Individual employers may sponsor more than one rate plan in the miscellaneous or safety risk pools. The City participates in five rate plans (two miscellaneous and three safety). Benefit provisions under the Plan are established by State statute and City resolution. CalPERS issues publicly available reports that include a full description of the pension plan regarding benefit provisions, assumptions and membership information that can be found on the CalPERS' website, at www.calpers.ca.gov.

Benefits Provided

CalPERS provides service retirement and disability benefits, annual cost of living adjustments and death benefits to plan members, who must be public employees and beneficiaries. Benefits are based on years of credited service, equal to one year of full-time employment. Members with five years of total service are eligible to retire at age 50 with statutorily reduced benefits. All members are eligible for non-duty disability benefits after 5 years of service. The death benefit is one of the following: the Basic Death Benefit, the 1957 Survivor Benefit, or the Optional Settlement 2W Death Benefit. The cost-of-living adjustments for each plan are applied as specified by the Public Employees' Retirement Law.

The Plan operates under the provisions of the California Public Employees' Retirement Law (PERL), the California Public Employees' Pension Reform Act of 2013 (PEPRA), and the regulations, procedures and policies adopted by the CalPERS Board of Administration. The Plan's authority to establish and amend the benefit terms are set by the PERL and PEPRA, and may be amended by the California state legislature and in some cases require approval by the CalPERS Board.

The Plans' provisions and benefits in effect at June 30, 2024, are summarized as follows:

	Miscellaneous Plan		Safety Plan	
	Prior to January 1, 2013	On or after January 1, 2013	Prior to January 1, 2013	On or after January 1, 2013
Hire date				
Benefit formula	2% @ 55	2% @ 62	3% @ 50	2.7% @ 57
Benefit vesting schedule	5 years of service	5 years of service	5 years of service	5 years of service
Benefit payments	monthly for life	monthly for life	monthly for life	monthly for life
Retirement age	50 - 67 & up	52 - 67 & up	50 - 55 & up	50 - 57 & up
Monthly benefits, as a % of eligible compensation	1.43% to 2.42%	1.0% to 2.5%	3.00%	2.0% to 2.7%
Required employee contribution rates	7.00%	6.75%	9.00%	13.00%
Required employer contribution rates	12.47%	7.68%	27.11%	13.54%

11) DEFINED BENEFIT PENSION PLAN (continued)**A) General Information about the Pension Plan (continued)****Contributions**

Section 20814(c) of the California Public Employees' Retirement Law (PERL) requires that the employer contribution rates for all public employers are determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in the rate. The total plan contributions are determined through CalPERS' annual actuarial valuation process. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. The employer is required to contribute the difference between the actuarially determined rate and the contribution rate of employees. Employer contribution rates may change if plan contracts are amended. Payments made by the employer to satisfy contribution requirements that are identified by the pension plan terms as plan member contribution requirements are classified as plan member contributions. Employer Contributions to the Plan for the fiscal year ended June 30, 2024 were \$2,075,965. The actual employer payments of \$1,682,095 made to CalPERS by the District during the measurement period ended June 30, 2023 differed from the City's proportionate share of the employer's contributions of \$3,758,447 by \$2,076,352, which is being amortized over the expected average remaining service lifetime in the Public Agency Cost-Sharing Multiple Employer Plan.

B) Net Pension Liability

The City's net pension liability for the Plan is measured as the total pension liability, less the pension plan's fiduciary net position. The net pension liability of the Plan is measured as of June 30, 2023, using an annual actuarial valuation as of June 30, 2022 rolled forward to June 30, 2023 using standard update procedures. A summary of principal assumptions and methods used to determine the net pension liability is as follows.

Actuarial Methods and Assumptions Used to Determine Total Pension Liability

The collective total pension liability for the June 30, 2023 measurement period was determined by an actuarial valuation as of June 30, 2022, with update procedures used to roll forward the total pension liability to June 30, 2023. The collective total pension liability was based on the following assumptions:

Valuation Date	June 30, 2022
Measurement Date	June 30, 2023
Actuarial Cost Method	Entry Age Actuarial Cost Method
Asset Valuation Method	Fair Value of Assets
Actuarial Assumptions:	
Discount Rate	6.90%
Inflation	2.30%
Salary Increases	Varies by Entry Age and Service
Mortality Rate Table ⁽¹⁾	Derived using CalPERS' membership data for all funds
Post Retirement Benefit Increase	The lesser of contract COLA or 2.30% until Purchasing Power Protection Allowance floor on purchasing power applies, 2.30% thereafter.

⁽¹⁾ The mortality table used was developed based on CalPERS-specific data. The probabilities of mortality are based on the 2021 CalPERS Experience Study and Review of Actuarial Assumptions. Mortality rates incorporate full generational mortality improvement using 80% of Scale MP-2020 published by the Society of Actuaries. For more details on this table, please refer to the 2021 experience study report from November 2021 that can be found on the CalPERS website.

11) DEFINED BENEFIT PENSION PLAN (continued)**B) Net Pension Liability (continued)****Long-term Expected Rate of Return**

The long-term expected rate of return on pension plan investments was determined using a building-block method in which expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class.

In determining the long-term expected rate of return, CalPERS took into account both short-term and long-term market return expectations. Using historical returns of all of the funds' asset classes, expected compound (geometric) returns were calculated over the next 20 years using a building-block approach. The expected rate of return was then adjusted to account for assumed administrative expenses of 10 Basis points.

The expected real rates of return by asset class are as follows:

Asset Class	Assumed Asset Allocation	Real Return ^{1,2}
Global equity - cap-weighted	30.00%	4.54%
Global equity - non-cap-weighted	12.00%	3.84%
Private equity	13.00%	7.28%
Treasury	5.00%	0.27%
Mortgage-backed securities	5.00%	0.50%
Investment grade corporates	10.00%	1.56%
High yield	5.00%	2.27%
Emerging market debt	5.00%	2.48%
Private debt	5.00%	3.57%
Real assets	15.00%	3.21%
Leverage	(5.00%)	(0.59%)

¹ An expected inflation of 2.30% used for this period.

² Figures are based on the 2021 Asset Liability Management study.

Change of Assumptions

There were no assumption changes in 2023. Effective with the June 30, 2021 valuation date (June 30, 2022 measurement date), the accounting discount rate was reduced from 7.15% to 6.90%. In determining the long-term expected rate of return, CalPERS took into account long-term market return expectations as well as the expected pension fund cash flows. In addition, demographic assumptions and the price inflation assumption were changed in accordance with the 2021 CalPERS Experience Study and Review of Actuarial Assumptions. The accounting discount rate was 7.15% for measurement dates June 30, 2017 through June 30, 2021, 7.65% for measurement dates June 30, 2015 through June 30, 2016, and 7.50% for measurement date June 30, 2014.

11) DEFINED BENEFIT PENSION PLAN (continued)

B) Net Pension Liability (continued)

Discount Rate

The discount rate used to measure the total pension liability for PERF C was 6.90%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current member contribution rates and that contributions from employers will be made at statutorily required rates, actuarially determined. Based on those assumptions, the Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Subsequent Events

There were no subsequent events that would materially affect the results presented in this disclosure.

Pension Plan Fiduciary Net Position

Information about the pension plan's assets, deferred outflows of resources, liabilities, deferred inflows of resources, and fiduciary net position are presented in CalPERS' audited financial statements, which are publicly available reports that can be obtained at CalPERS' website, at www.calpers.ca.gov. The plan's fiduciary net position and additions to/deductions from the plan's fiduciary net position have been determined on the same basis used by the pension plan, which is the economic resources measurement focus and the accrual basis of accounting. Benefits and refunds are recognized when due and payable in accordance with the terms of the plan. Investments are reported at fair value.

C) Proportionate Share of Net Pension Liability

The following tables shows the Plan's proportionate share of the net pension liability over the measurement period.

	Increase (Decrease)		
	Plan Total Pension Liability	Plan Fiduciary Net Position	Plan Net Pension Liability/ (Asset)
Balance at: 6/30/2022 (VD)	\$ 104,761,934	\$ 89,952,304	\$ 14,809,630
Balance at: 6/30/2023 (MD)	109,787,636	92,468,680	17,318,956
Net Changes during 2022-23	<u>\$ 5,025,702</u>	<u>\$ 2,516,376</u>	<u>\$ 2,509,326</u>

Valuation Date (VD), Measurement Date (MD)

11) DEFINED BENEFIT PENSION PLAN (continued)

C) *Proportionate Share of Net Pension Liability (continued)*

The City's proportion of the net pension liability was determined by CalPERS using the output from the Actuarial Valuation System and the fiduciary net position, as provided in the CalPERS Public Agency Cost-Sharing Allocation Methodology Report, which is a publicly available report that can be obtained at CalPERS' website, at www.calpers.ca.gov. The City's proportionate share of the net pension liability for the Total Plan as of the June 30, 2022 and 2023 measurement dates was as follows:

Proportion - June 30, 2022	0.12821%
Proportion - June 30, 2023	0.13883%
Change - Increase (Decrease)	0.01062%

Sensitivity of the Proportionate Share of the Net Pension Liability to Changes in the Discount Rate

The following presents the City's proportionate share of the net pension liability of the Plan as of the measurement date, calculated using the discount rate of 6.9 percent, as well as what the net pension liability would be if it were calculated using a discount rate that is 1 percentage-point lower (5.9 percent) or 1 percentage-point higher (7.9 percent) than the current rate:

Plan's Net Pension Liability/(Asset)	Discount Rate - 1% (5.90%)	Current Discount Rate (6.90%)	Discount Rate + 1% (7.90%)
Miscellaneous	\$ 14,685,780	\$ 7,845,205	\$ 2,214,824
Safety	17,596,143	9,473,751	2,833,118
Total	\$ 32,281,923	\$ 17,318,956	\$ 5,047,942

Amortization of Deferred Outflows and Deferred Inflows of Resources

Under GASB 68, gains and losses related to changes in total pension liability and fiduciary net position are recognized in pension expense systematically over time.

The first amortized amounts are recognized in pension expense for the year the gain or loss occurs. The remaining amounts are categorized as deferred outflows and deferred inflows of resources related to pensions and are to be recognized in future pension expense.

The amortization period differs depending on the source of the gain or loss:

Net difference between projected and actual earnings on pension plan investments	5-year straight-line amortization
All other amounts	Straight-line amortization over the expected average remaining service lives (EARSLS) of all members that are provided with benefits (active, inactive and retired) as of the beginning of the measurement period

11) DEFINED BENEFIT PENSION PLAN (continued)

C) *Proportionate Share of Net Pension Liability (continued)*

The expected average remaining service lifetime (EARSL) is calculated by dividing the total future service years by the total number of plan participants (active, inactive, and retired) in the Public Agency Cost-Sharing Multiple-Employer Plan (PERF C).

The EARSL for PERF C for the measurement period ending June 30, 2023 is 3.8 years, which was obtained by dividing the total service years of 600,538 (the sum of remaining service lifetimes of the active employees) by 160,073 (the total number of participants: active, inactive, and retired) in PERF C. Inactive employees and retirees have remaining service lifetimes equal to 0. Total future service is based on the members' probability of decrementing due to an event other than receiving a cash refund.

D) *Pension Expense and Deferred Outflows and Deferred Inflows of Resources Related to Pensions*

As of the start of the measurement period (July 1, 2022), the City's net pension liability was \$14,809,630. For the measurement period ending June 30, 2023 (the measurement date), the City incurred a pension expense of \$5,999,589.

As of June 30, 2024, the City has deferred outflows and deferred inflows of resources related to pensions as follows:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Changes of Assumptions	\$ 1,026,551	\$ -
Differences between Expected and Actual Experience	1,096,323	121,716
Differences between Projected and Actual Investment Earnings	2,566,689	-
Differences between Employer's Contributions and Proportionate Share of Contributions	-	3,896,750
Change in Employer's Proportion	5,042,015	-
Pension Contributions Made Subsequent to Measurement Date	2,075,965	-
Total	<u>\$ 11,807,543</u>	<u>\$ 4,018,466</u>

11) DEFINED BENEFIT PENSION PLAN (continued)***D) Pension Expense and Deferred Outflows and Deferred Inflows of Resources Related to Pensions (continued)***

The amounts above are net of outflows and inflows recognized in the 2022-23 measurement period expense. Contributions subsequent to the measurement date reported with deferred outflows of resources will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows and deferred inflows of resources related to pensions will be recognized in future pension expense as follows:

Fiscal Year Ending June 30:	Deferred outflows/ (inflows) of Resources
2025	\$ 2,420,062
2026	1,515,494
2027	1,704,921
2028	72,635
2029	-
Thereafter	-
Total	<u>\$ 5,713,112</u>

E) Payable to the Pension Plan

At June 30, 2024, the City reported a payable of \$0 for the outstanding amount of contributions to the pension plan required for the year then ended.

12) OTHER POST EMPLOYMENT BENEFITS (OPEB)***Plan Description***

The postemployment benefit plan is a single-employer defined healthcare plan administrated by the City. The City provides postretirement health and life insurance benefits, as provided for in various collective bargaining agreements for retirees that meet certain criteria. The City pays a contribution percentage of the employee's premium for benefit coverage for all qualifying employees. These costs are typically liquidated in the General, Water, and Wastewater Funds. Retirees may not convert the benefit into an in-lieu payment to secure coverage under independent plans. The plan does not issue a stand-alone report. The City funds the benefits on a pay-as-you-go basis. No assets are accumulated in a trust.

12) OTHER POST EMPLOYMENT BENEFITS (OPEB) (continued)

Eligibility

The table below presents a summary of the basic participant information for the active and retired participants covered under the terms of the Plan.

	Valuation Date 6/30/2023
Participants eligible for OPEB	
Inactive employees or beneficiaries currently receiving benefits	70
Inactive employees entitled to but not yet receiving benefit payments	-
Active employees	131
Total	201

Total OPEB Liability

The following tables show the components of the City's annual OPEB cost, the amount paid by the employer as benefits came due, and changes in the OPEB liability for fiscal year June 30, 2024. The City's total OPEB liability of \$2,388,540 was measured as of June 30, 2023, and was determined by an actuarial valuation as of that date.

Actuarial Method and Assumptions

The total OPEB liability in the June 30, 2023 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement, unless otherwise specified.

Discount Rate	3.86%
Inflation	2.30%
Salary Increases	2.80% wage inflation plus seniority, merit, and promotion salary increases based on CalPERS Experience Study and Review of Actuarial Assumptions published in November 2021
Investment Rate of Return	N/A; OPEB Plan is unfunded
Mortality Rate	Based on CalPERS tables
Healthcare Trend Rate	Pre-Medicare 7.40% Medicare 4.20%

Discount Rate

The discount rate used in valuing OPEB liabilities as of the Measurement Date for an unfunded plan is a single rate that reflects a yield or index rate for 20-year tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher (or equivalent quality on another rating scale). For the current 2023 actuarial valuation, the municipal bond index as of the Measurement Date is 3.86%.

12) OTHER POST EMPLOYMENT BENEFITS (OPEB) (continued)

Change in Total OPEB Liability

	Total OPEB Liability
Balance at June 30, 2023 (Valuation Date: June 30, 2023)	<u>\$ 3,929,484</u>
Changes recognized for the measurement period:	
Service cost	254,694
Interest	152,460
Differences between expected and actual experience	(583,935)
Changes of assumptions	(1,259,189)
Benefit payments	(48,145)
Implicit Subsidy Credit	(56,829)
Net changes	<u>(1,540,944)</u>
Balance at June 30, 2024	<u>\$ 2,388,540</u>

There is sensitivity of the total OPEB liability due to changes in the discount rate and healthcare cost trend rates. The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using the discount and trend rate that were 1 percentage point lower or 1 percentage point higher than the current discount and healthcare cost trend rates.

Sensitivity of the Total OPEB Liability to changes in the Discount Rate

	Total OPEB Liability
1% decrease in Discount Rate (2.86%)	<u>\$ 2,694,415</u>
Current Discount Rate (3.86%)	\$ 2,388,540
1% increase in Discount Rate (4.86%)	\$ 2,133,918

Sensitivity of the Total OPEB Liability to changes in the Healthcare Cost Trend Rates

	Total OPEB Liability
1% decrease om Healthcare Cost Trend Rates	<u>\$ 2,286,554</u>
Current Healthcare Cost Trend Rates	\$ 2,388,540
1% increase in Healthcare Cost Trend Rates	\$ 2,508,967

12) OTHER POST EMPLOYMENT BENEFITS (OPEB) (continued)

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the fiscal year ended June 30, 2024, the City recognized OPEB credit of \$116,244. At June 30, 2024, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Changes between expected and actual experience	\$ 150,238	\$ 1,660,163
Changes of assumptions	347,364	2,144,373
Contributions to OPEB plan subsequent to the measurement date	112,908	-
Total	<u>\$ 610,510</u>	<u>\$ 3,804,536</u>

Deferred outflows of resources related to contributions subsequent to the measurement date of \$105,944 will be recognized as a reduction of the total OPEB liability in the subsequent fiscal year ended.

Amounts reported as deferred outflows of resources related to OPEB will be recognized as OPEB expense as follows:

Fiscal Year Ended June 30	Deferred Outflows/(Inflows) of Resources
2025	\$ (523,398)
2026	(523,398)
2027	(499,224)
2028	(528,948)
2029	(593,634)
Thereafter	(638,332)
Total	<u>\$ (3,306,934)</u>

13) SUCCESSOR AGENCY TRUST FOR ASSETS OF FORMER REDEVELOPMENT AGENCY

On December 29, 2011, the California Supreme Court upheld Assembly Bill 1X 26 ("the Bill") that provides for the dissolution of all redevelopment agencies in the State of California. This action impacted the reporting entity of the City of Brawley (City) that previously had reported a redevelopment agency within the reporting entity of the City as a blended component unit.

The Bill provides that upon dissolution of a redevelopment agency, either the city or other unit of local government will agree to serve as the "successor agency" to hold the assets units they are distributed to other units of state and local government. On January 10, 2012, the City Council elected to become the Successor Agency for the former redevelopment agency in accordance with the Bill as part of the City resolution number 12-001.

**13) SUCCESSOR AGENCY TRUST FOR ASSETS OF FORMER REDEVELOPMENT AGENCY
(continued)**

After enactment of the law, which occurred on June 28, 2011, redevelopment agencies in the State of California cannot enter into new projects, obligations or commitments. Subject to the control of a newly established oversight board, remaining assets can only be used to pay enforceable obligations in existence as the date of the dissolution (including the completion of any unfinished projects that were subject to legally enforceable contractual commitments).

In future fiscal years, successor agencies will only be allocated revenue in the amount that is necessary to pay the estimated annual installment payments on enforceable obligations of former redevelopment agency until all enforceable obligations of the prior redevelopment agency have been paid in full and all assets have been liquidated.

A) Long-term debt of the Successor Agency as of June 30, 2024, consisted of the following:

	Balance as of June 30, 2023	Additions	Deletions	Balance as of June 30, 2024	Due Within One Year
Tax Allocation Bonds	\$ 3,490,000	\$ -	\$ (205,000)	\$ 3,285,000	\$ 215,000
Unamortized premium	56,360	-	(4,026)	52,334	4,026
Deferred loss on refunding	(88,602)	-	6,329	(82,273)	(6,329)
Totals	<u>\$ 3,457,758</u>	<u>\$ -</u>	<u>\$ (202,697)</u>	<u>\$ 3,255,061</u>	<u>\$ 212,697</u>

2016 Tax Allocation Refunding Bonds Payable

On October 3, 2006, the Community Redevelopment Agency issued \$5,875,000 of 2006 Tax Allocation Bonds. Interest is payable semiannually each April 1 and October 1 with principal due each October 1 beginning in 2008 with final maturity in 2036. The bonds were issued with interest rates varying between 3.65% and 5.00%. Proceeds from the issue are to be used to finance improvements, fund a reserve account, fund a capitalized interest account, and pay costs of issuance. Tax increment revenue is pledged against the bonds.

On January 27, 2016 the Successor to the Community Redevelopment Agency issued \$4,800,000 of 2016 Tax Allocation Refunding Bonds to refund the 2006 Tax Allocation Bonds. Interest is payable semiannually each April 1 and October 1 with principal due each October 1 beginning in 2016 with final maturity in 2036. The bonds were issued with interest rates varying between 2.125% and 5.00%. Tax increment revenue is pledged against the bonds.

The scheduled annual minimum debt service requirements at June 30, 2024 are as follows:

Fiscal Year Ended June 30,	Principal	Interest	Total
2025	\$ 215,000	\$ 90,491	\$ 305,491
2026	220,000	85,731	305,731
2027	225,000	80,584	305,584
2028	235,000	74,975	309,975
2029	240,000	68,888	308,888
2030 - 2034	1,280,000	238,169	1,518,169
2035 - 2037	870,000	42,888	912,888
Totals	<u>\$ 3,285,000</u>	<u>\$ 681,726</u>	<u>\$ 3,966,726</u>

14) CHANGE WITHIN THE FINANCIAL REPORTING ENTITY

The effects of the Gas Tax Fund being reported as a major fund in the current year and being reported as a nonmajor fund in the prior year on fund balance is as follows.

Fund balance	Gas Tax	Nonmajor Governmental
Beginning of year, as previously reported	\$ -	\$ 3,220,163
Change from nonmajor to major fund	(906,115)	906,115
End of year, as adjusted	<u>\$ (906,115)</u>	<u>\$ 4,126,278</u>

5a.1

This page intentionally left blank

5a.1

REQUIRED SUPPLEMENTARY INFORMATION

5a.1

This page intentionally left blank

**Required Supplementary Information
Budgetary Comparison Schedule
General Fund
For the Fiscal Year Ended June 30, 2024**

5a.1

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
REVENUES				
Taxes:				
Property	\$ 5,366,153	\$ 5,366,153	\$ 5,550,902	\$ 184,749
Sales and use	4,258,794	4,258,794	4,597,834	339,040
Utility users	2,400,000	2,400,000	2,774,995	374,995
Transient lodging	460,000	460,000	523,259	63,259
Franchise	640,000	640,000	677,931	37,931
Business license	57,000	57,000	79,868	22,868
Licenses and permits	32,100	32,400	27,849	(4,551)
Fines and forfeitures	13,500	13,500	18,150	4,650
Charges for services	5,526,098	5,534,098	5,517,631	(16,467)
Use of money and property	47,750	57,750	434,499	376,749
Intergovernmental	779,621	1,936,836	852,656	(1,084,180)
Miscellaneous	143,632	565,449	840,409	274,960
Total revenues	19,724,648	21,321,980	21,895,983	574,003
EXPENDITURES				
Current:				
General government	3,702,109	4,039,490	3,106,025	933,465
Public safety	10,762,265	11,113,178	10,873,227	239,951
Culture and leisure	2,445,068	2,482,309	2,176,661	305,648
Community development	1,948,458	2,008,456	1,698,599	309,857
Capital outlay	182,204	2,217,512	1,853,965	363,547
Debt service:				
Principal	815,000	819,695	991,218	(171,523)
Interest	427,789	428,093	506,985	(78,892)
Total expenditures	20,282,893	23,108,733	21,206,680	1,902,053
Excess of revenues over (under) expenditures	(558,245)	(1,786,753)	689,303	2,476,056
OTHER FINANCING SOURCES (USES)				
Subscription acquisitions	-	-	189,820	189,820
Transfers in	573,529	1,225,206	1,189,220	(35,986)
Transfers out	-	-	(173,756)	(173,756)
Total other financing sources (uses)	573,529	1,225,206	1,420,862	195,656
Net change in fund balance	15,284	(561,547)	2,110,165	2,671,712
Fund balance - beginning of fiscal year	8,643,324	8,643,324	8,643,324	-
Fund balance - end of fiscal year	\$ 8,658,608	\$ 8,081,777	\$ 10,753,489	\$ 2,671,712

**Required Supplementary Information
Budgetary Comparison Schedule
Economic & Community Development Special Revenue Fund
For the Fiscal Year Ended June 30, 2024**

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
REVENUES				
Use of money and property	\$ 19,600	\$ 19,600	\$ 68,092	\$ 48,492
Intergovernmental	160,000	160,000	198,250	38,250
Miscellaneous	100	100	-	(100)
Total revenues	179,700	179,700	266,342	86,642
EXPENDITURES				
Current:				
Community development	165,100	165,100	31,549	133,551
Total expenditures	165,100	165,100	31,549	133,551
Excess of revenues over (under) expenditures	14,600	14,600	234,793	220,193
OTHER FINANCING SOURCES (USES)				
Transfers out	-	(673,910)	(681,078)	(7,168)
Total other financing sources (uses)	-	(673,910)	(681,078)	(7,168)
Net change in fund balance	14,600	(659,310)	(446,285)	213,025
Fund balance - beginning of fiscal year	7,593,479	7,593,479	7,593,479	-
Fund balance - end of fiscal year	<u>\$ 7,608,079</u>	<u>\$ 6,934,169</u>	<u>\$ 7,147,194</u>	<u>\$ 213,025</u>

**Required Supplementary Information
Budgetary Comparison Schedule
American Rescue Plan (ARPA) Special Revenue Fund
For the Fiscal Year Ended June 30, 2024**

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
REVENUES				
Use of money and property	\$ -	\$ -	\$ 92,200	\$ 92,200
Intergovernmental	-	-	3,493,258	3,493,258
Total revenues	-	-	3,585,458	3,585,458
EXPENDITURES				
Current:				
Public safety	-	-	604	(604)
Capital outlay	-	2,700	135,742	(133,042)
Total expenditures	-	2,700	136,346	(133,646)
Excess of revenues over (under) expenditures	-	(2,700)	3,449,112	3,451,812
OTHER FINANCING SOURCES (USES)				
Transfers out	-	(3,566,219)	(3,356,911)	209,308
Total other financing sources (uses)	-	(3,566,219)	(3,356,911)	209,308
Net change in fund balance	-	(3,568,919)	92,201	3,661,120
Fund balance - beginning of fiscal year	62,750	62,750	62,750	-
Fund balance - end of fiscal year	\$ 62,750	\$ (3,506,169)	\$ 154,951	\$ 3,661,120

**Required Supplementary Information
Budgetary Comparison Schedule
Highway Relinquishment Special Revenue Fund
For the Fiscal Year Ended June 30, 2024**

5a.1

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
REVENUES				
Use of money and property	\$ 60,000	\$ 60,000	\$ 288,391	\$ 228,391
Total revenues	60,000	60,000	288,391	228,391
EXPENDITURES				
Current:				
Public works	40,000	50,803	50,803	-
Total expenditures	40,000	50,803	50,803	-
Excess of revenues over (under) expenditures	20,000	9,197	237,588	228,391
OTHER FINANCING SOURCES (USES)				
Transfers out	(1,048,611)	(1,037,809)	-	1,037,809
Total other financing sources (uses)	(1,048,611)	(1,037,809)	-	1,037,809
Net change in fund balance	(1,028,611)	(1,028,612)	237,588	1,266,200
Fund balance - beginning of fiscal year	298,230	298,230	298,230	-
Fund balance - end of fiscal year	<u>\$ (730,381)</u>	<u>\$ (730,382)</u>	<u>\$ 535,818</u>	<u>\$ 1,266,200</u>

**Required Supplementary Information
Budgetary Comparison Schedule
Measure D Special Revenue Fund
For the Fiscal Year Ended June 30, 2024**

5a.1

	Budget Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
REVENUES				
Use of money and property	\$ 30,000	\$ 30,000	\$ 305,763	\$ 275,763
Intergovernmental	1,600,000	1,600,000	2,421,006	821,006
Total revenues	1,630,000	1,630,000	2,726,769	1,096,769
EXPENDITURES				
Current:				
Public works	380,948	472,556	313,250	159,306
Total expenditures	380,948	472,556	313,250	159,306
Excess of revenues over (under) expenditures	1,249,052	1,157,444	2,413,519	1,256,075
OTHER FINANCING SOURCES (USES)				
Transfers in	-	-	87,994	87,994
Transfers out	(388,882)	(1,478,582)	(306,259)	1,172,323
Total other financing sources (uses)	(388,882)	(1,478,582)	(218,265)	1,260,317
Net change in fund balance	860,170	(321,138)	2,195,254	2,516,392
Fund balance - beginning of fiscal year	7,765,278	7,765,278	7,765,278	-
Fund balance - end of fiscal year	\$ 8,625,448	\$ 7,444,140	\$ 9,960,532	\$ 2,516,392

**Required Supplementary Information
Budgetary Comparison Schedule
Gas Tax Special Revenue Fund
For the Fiscal Year Ended June 30, 2024**

5a.1

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
REVENUES				
Use of money and property	\$ -	\$ -	\$ 87	\$ 87
Intergovernmental	752,889	752,889	777,439	24,550
Miscellaneous	67,300	67,300	74,476	7,176
Total revenues	820,189	820,189	852,002	31,813
EXPENDITURES				
Current:				
Public works	1,616,031	1,716,031	1,567,337	148,694
Capital outlay	-	-	6,025	(6,025)
Debt Service:				
Principal	-	-	10,556	(10,556)
Interest	-	-	1,731	(1,731)
Total expenditures	1,616,031	1,716,031	1,585,649	130,382
Excess of revenues over (under) expenditures	(795,842)	(895,842)	(733,647)	162,195
OTHER FINANCING SOURCES (USES)				
Subscription acquisitions	-	-	6,025	6,025
Transfers out	(22,761)	(152,761)	(22,761)	130,000
Total other financing sources (uses)	(22,761)	(152,761)	(16,736)	136,025
Net change in fund balance	(818,603)	(1,048,603)	(750,383)	298,220
Fund balance - beginning of fiscal year	(906,115)	(906,115)	(906,115)	-
Fund balance - end of fiscal year	<u>\$ (1,724,718)</u>	<u>\$ (1,954,718)</u>	<u>\$ (1,656,498)</u>	<u>\$ 298,220</u>

Required Supplementary Information
Schedule of the City's Proportionate Share of the Net Pension Liability
Last Ten Years

Measurement Date	Employer's Proportion of the Collective Net Pension Liability / (Asset) ¹	Employer's Proportionate Share of the Collective Net Pension Liability / (Asset)	Covered Payroll	Employer's Proportionate Share of the Collective Net Pension Liability / (Asset) as a percentage of the Covered Payroll	Pension Plan's Fiduciary Net Position as a percentage of the Total Pension Liability / (Asset)
6/30/2014	0.273%	\$ 16,595,334	\$ 7,564,276	219.39%	79.82%
6/30/2015	0.256%	17,598,726	7,550,886	233.07%	77.27%
6/30/2016	0.248%	21,420,429	8,001,162	267.72%	72.69%
6/30/2017	0.242%	24,015,174	7,543,740	318.35%	71.71%
6/30/2018	0.074%	7,107,035	7,360,997	96.55%	73.39%
6/30/2019	0.072%	7,397,749	7,533,772	98.19%	73.37%
6/30/2020	0.091%	9,846,592	7,335,135	134.24%	89.78%
6/30/2021	-0.041%	(2,229,198)	6,602,459	-33.76%	102.26%
6/30/2022	0.128%	14,809,630	6,897,217	214.72%	85.86%
6/30/2023	0.139%	17,318,956	7,346,248	235.75%	84.23%

¹ Proportion of the net pension liability represents the plan's proportion of PERF C, which includes both the Miscellaneous and Safety Risk Pools excluding the 1959 Survivors Risk Pool.

Required Supplementary Information
Schedule of Pension Contributions
Last Ten Years

5a.1

Fiscal Year	Actuarially Determined Contribution	Contributions in Relation to the Actuarially Determined Contribution	Contribution Deficiency (Excess)	Covered Payroll	Contributions as a Percentage of Covered Payroll
6/30/2015	\$ 1,783,377	\$ (1,783,377)	\$ -	\$ 7,550,886	23.62%
6/30/2016	1,806,003	(1,806,003)	-	8,001,162	22.57%
6/30/2017	2,313,745	(2,313,745)	-	7,543,740	30.67%
6/30/2018	925,723	(17,806,372)	(16,880,649)	7,360,997	12.58%
6/30/2019	951,338	(951,338)	-	7,533,772	12.63%
6/30/2020	997,419	(997,419)	-	7,335,135	13.60%
6/30/2021	1,273,362	(1,273,362)	-	6,602,459	19.29%
6/30/2022	1,614,504	(1,614,504)	-	6,897,217	23.41%
6/30/2023	1,682,095	(1,682,095)	-	7,346,248	22.90%
6/30/2024	2,075,965	(2,075,965)	-	8,618,222	24.09%

Notes to Schedule:

Changes in Benefit Terms: There were no changes to benefit terms that applied to all members of the Public Agency Pool. Additionally, the figures above do not include any liability impact that may have resulted from Golden Handshakes that occurred after the June 30, 2021 valuation date, unless the liability impact is deemed to be material to the Public Agency Pool.

Changes in Assumptions: Effective with the June 30, 2021 valuation date (2022 measurement date), the accounting discount rate was reduced from 7.15% to 6.90%. In determining the long-term expected rate of return, CalPERS took into account long-term market return expectations as well as the expected pension fund cash flows. Projected returns for all asset classes are estimated, combined with risk estimates, and are used to project compound (geometric) returns over the long term. The discount rate used to discount liabilities was informed by the long-term projected portfolio return. In addition, demographic assumptions and the inflation rate assumption were changed in accordance with the 2021 CalPERS Experience Study and Review of Actuarial Assumptions. There were no assumption changes for 2021. For 2020, the Plan adopted a new amortization policy effective with the 2019 actuarial valuation. The new amortization policy shortens the period over which actuarial gains and losses are amortized from 30 years to 20 years with the payments computed as a level dollar amount. In addition, the new policy does not utilize a five-year ramp-up and ramp-down on UAL bases attributable to assumption changes and non-investment gains/losses. The new policy also does not utilize a five-year ramp-down on investment gains/losses. These changes apply only to new UAL bases established on or after June 30, 2019. There were no changes in assumptions in 2019. In 2018, demographic assumptions and inflation rate were changed in accordance to the CalPERS Experience Study and Review of Actuarial Assumptions December 2017. There were no changes in the discount rate in 2019. In 2017, the accounting discount rate was reduced from 7.65 percent to 7.15 percent. In 2016, there were no changes in the discount rate. In 2015, amounts reported reflect an adjustment of the discount rate from 7.5 percent (net of administrative expense) to 7.65 percent (without a reduction for pension plan administrative expense). In 2014, amounts reported were based on the 7.5 percent discount rate.

City of Brawley

Required Supplementary Information Schedule of Changes in Total OPEB Liability and Related Ratios Last Ten Years*

Measurement Date (June 30) Fiscal Year ended (June 30)	2023 2024	2022 2023	2021 2022	2020 2021	2019 2020	2018 2019	2017 2018
Total OPEB Liability							
Service cost	\$ 254,694	\$ 373,511	\$ 394,752	\$ 326,673	\$ 285,565	\$ 273,166	\$ 299,551
Interest	152,460	96,566	160,111	174,584	169,334	155,924	130,903
Differences between expected and actual experience	(583,935)	(21,124)	(1,805,786)	553,152	383,528	-	-
Changes of assumptions	(1,259,189)	(1,129,631)	(111,530)	(5,805)	161,809	(38,747)	(415,296)
Benefit payments	(48,145)	(91,196)	(152,228)	(167,303)	(115,331)	(94,476)	(89,254)
Implicit subsidy credit	(56,829)	-	-	-	-	-	-
Net change in total OPEB liability	(1,540,944)	(771,874)	(1,514,681)	881,301	884,905	295,867	(74,096)
Total OPEB liability - beginning	3,929,484	4,701,358	6,216,039	5,334,738	4,449,833	4,153,966	4,228,062
Total OPEB liability - ending	<u>\$ 2,388,540</u>	<u>\$ 3,929,484</u>	<u>\$ 4,701,358</u>	<u>\$ 6,216,039</u>	<u>\$ 5,334,738</u>	<u>\$ 4,449,833</u>	<u>\$ 4,153,966</u>
 Covered-employee payroll	 \$ 7,346,248	 \$ 6,577,373	 \$ 6,322,852	 \$ 8,914,601	 \$ 8,732,808	 \$ 7,807,710	 \$ 8,037,184
 Total OPEB liability as a percentage of covered-employee payroll	 32.51%	 59.74%	 74.36%	 69.73%	 61.09%	 56.99%	 51.68%

* Measurement date 6/30/2017 (fiscal year 2018) was the first year of implementation. Additional years will be presented as information becomes available.

Notes to schedule:

Funding Policy: The City funds the benefits on a pay-as-you-go basis. No assets are accumulated in a trust.

Contributions are fixed and not based on a measure of pay, therefore covered-employee payroll is used in the schedule.

Changes in assumptions:

Discount rate increased from 3.69% as of June 30, 2022 measurement date, to 3.86% as of June 30, 2023 measurement date.

5a.1

This page intentionally left blank

1) BUDGETS AND BUDGETARY DATA

A key element of the City's financial management process is the preparation of the annual budget. Each year the City Manager presents to City Council a proposed budget, which includes all current balances and expected revenues and other financing sources of the City, and describes by department how those resources will be utilized. Under terms of various grant and financing agreements, the budget is to be adopted by the end of June, prior to the beginning of each fiscal year. The budget is adopted by motion of the City Council, and if amended, generally is done by resolution.

Budgets for the General and Special Revenue Funds are adopted on a basis substantially consistent with the accounting principles generally accepted in the United States of America (US GAAP). Accordingly, actual revenues and expenditures can be compared with the related budgeted amounts without any significant reconciling items.

All appropriations lapse at the end of the fiscal year to the extent that they have not been expended.

General Budget Policies

The City Council approves each year's budget submitted by the City Manager prior to the beginning of the new fiscal year. The Council conducts public meetings prior to its adoption. The budget is prepared by fund, function and activity and includes information on the past fiscal year, current year estimates and requested appropriations for the next fiscal year. Supplemental appropriations, when required during the period are also approved by the Council. Intradepartmental budget changes are approved by the City Manager. Expenditures may not exceed appropriations at the departmental level. At fiscal year-end, all operating budget appropriations lapse. During the fiscal year, several supplementary appropriations were necessary.

5a.1

This page intentionally left blank

5a.1

SUPPLEMENTARY INFORMATION

5a.1

This page intentionally left blank

**Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual
Development Impact Capital Projects Fund
For the Fiscal Year Ended June 30, 2024**

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
REVENUES				
Charges for services	\$ 995,000	\$ 995,000	\$ 739,668	\$ (255,332)
Use of money and property	13,250	13,250	326,079	312,829
Total revenues	1,008,250	1,008,250	1,065,747	57,497
EXPENDITURES				
Current:				
General government	3,000	3,000	-	3,000
Public safety	9,000	10,531	4,531	6,000
Culture and leisure	3,000	23,955	23,954	1
Community development	65,210	65,210	-	65,210
Capital outlay	1,178,227	3,526,500	2,188,051	1,338,449
Total expenditures	1,258,437	3,629,196	2,216,536	1,412,660
Net change in fund balance	(250,187)	(2,620,946)	(1,150,789)	1,470,157
Fund balance - beginning of fiscal year	9,297,963	9,297,963	9,297,963	-
Fund balance (deficit) - end of fiscal year	\$ 9,047,776	\$ 6,677,017	\$ 8,147,174	\$ 1,470,157

**Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual
Streets Capital Projects Fund
For the Fiscal Year Ended June 30, 2024**

	Budget Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
REVENUES				
Intergovernmental	\$ 3,292,907	\$ 9,722,657	\$ 1,860,150	\$ (7,862,507)
Total revenues	3,292,907	9,722,657	1,860,150	(7,862,507)
EXPENDITURES				
Capital outlay	8,155,400	13,720,792	4,450,319	9,270,473
Total expenditures	8,155,400	13,720,792	4,450,319	9,270,473
Excess of revenues over (under) expenditures	(4,862,493)	(3,998,135)	(2,590,169)	1,407,966
OTHER FINANCING SOURCES (USES)				
Transfers in	4,862,493	5,076,118	3,710,416	(1,365,702)
Transfers out	-	-	(87,994)	(87,994)
Total other financing sources (uses)	4,862,493	5,076,118	3,622,422	(1,453,696)
Net change in fund balance	-	1,077,983	1,032,253	(45,730)
Fund balance - beginning of fiscal year	(271,209)	(271,209)	(271,209)	-
Fund balance (deficit) - end of fiscal year	\$ (271,209)	\$ 806,774	\$ 761,044	\$ (45,730)

Special Revenue Funds

Special Revenue Funds are used to account for specific revenues that are legally restricted for particular purposes.

Public Transport Fund – To account for revenue received from the State under Article 8(e) Local, which is restricted for capital expenditures to acquire vehicles and related equipment, bus shelters, benches, communication equipment, and for meeting public transportation needs.

Road Maintenance Fund – To account for revenue derived from the Road Repair and Accountability Act (RMRA) of 2017 (SB1). Uses are restricted to street improvements and maintenance.

Pedestrian & Bicycle Facilities Fund – To account for revenue received from the State under Article 3 of the Transportation Development Act (Section 99234 of the Public Utilities Code). Uses are restricted to facilities for exclusive use by pedestrians and bicycles.

Downtown Parking Fund – To account for fees collected from merchants in the downtown business district to provide parking facilities in the downtown area.

Local Law Enforcement Fund – To account for revenues received by the City as a result of its participation in a task force with other law enforcement agencies in the area, and to account for revenues of various federal and state grants for law enforcement.

Assessment Districts Fund – To account for the collection of assessments from property owners and the associated expenditures for the maintenance of landscaped areas within the district, and to account for revenues and expenditures of Community Facilities Districts (CFD).

Business License Fund – To account for revenue the State mandated \$4 business license fee associated with ADA compliance under Assembly Bill 1379 (2017). These revenues are remitted to the State of California.

CDBG - Sr. Citizen Utility Grant – To account for revenue received from a utility assistance grant received for COVID impacted senior citizens.

Capital Projects Funds

Capital Projects funds account for financial resources to be used for the acquisition or construction of major capital facilities.

Park Projects – This fund accounts for grant funding and contributions that are to be used on parks capital improvements projects.

City of Brawley

**Combining Balance Sheet
Nonmajor Governmental Funds
June 30, 2024**

5a.1

	Special Revenue Funds			
	Public Transport	Road Maintenance	Pedestrian & Bicycle Facilities	Downtown Parking
ASSETS				
Cash and investments	\$ 383,693	\$ 2,774,669	\$ 153,223	\$ 5,603
Restricted cash and investments with fiscal agents	-	-	-	-
Interest receivable	601	4,351	424	9
Due from other governments	61,890	57,325	29,183	-
Prepaid expenditures	-	-	-	-
Total assets	<u>\$ 446,184</u>	<u>\$ 2,836,345</u>	<u>\$ 182,830</u>	<u>\$ 5,612</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 14,266	\$ -	\$ -	\$ -
Accrued liabilities	-	-	-	-
Total liabilities	<u>14,266</u>	<u>-</u>	<u>-</u>	<u>-</u>
Deferred inflows of resources:				
Unavailable revenues	-	-	-	-
Fund balances:				
Nonspendable	-	-	-	-
Restricted for:				
Streets and roads	431,918	2,836,345	182,830	-
Public safety	-	-	-	5,612
Community development	-	-	-	-
CFD improvements and maintenance	-	-	-	-
Total fund balance	<u>431,918</u>	<u>2,836,345</u>	<u>182,830</u>	<u>5,612</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 446,184</u>	<u>\$ 2,836,345</u>	<u>\$ 182,830</u>	<u>\$ 5,612</u>

Special Revenue Funds				Capital Projects Fund	Total Nonmajor Governmental Funds
Local Law Enforcement	Assessment Districts	Business License	CDBG - Sr. Citizen Utility Grant	Park Projects	
\$ 172,082	\$ 1,567,608	\$ 32,867	\$ 22,326	\$ 33,310	\$ 5,145,381
-	179,191	-	-	-	179,191
231	2,458	52	35	-	8,161
316,669	4,820	-	-	-	469,887
14,525	-	-	-	-	14,525
<u>\$ 503,507</u>	<u>\$ 1,754,077</u>	<u>\$ 32,919</u>	<u>\$ 22,361</u>	<u>\$ 33,310</u>	<u>\$ 5,817,145</u>
\$ 39,939	\$ 4,126	\$ 36	\$ -	\$ -	\$ 58,367
1,856	-	-	-	-	1,856
<u>41,795</u>	<u>4,126</u>	<u>36</u>	<u>-</u>	<u>-</u>	<u>60,223</u>
<u>2,735</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,735</u>
14,525	-	-	-	-	14,525
-	-	-	-	-	3,451,093
444,452	-	-	-	-	450,064
-	-	32,883	22,361	33,310	88,554
-	1,749,951	-	-	-	1,749,951
<u>458,977</u>	<u>1,749,951</u>	<u>32,883</u>	<u>22,361</u>	<u>33,310</u>	<u>5,754,187</u>
<u>\$ 503,507</u>	<u>\$ 1,754,077</u>	<u>\$ 32,919</u>	<u>\$ 22,361</u>	<u>\$ 33,310</u>	<u>\$ 5,817,145</u>

Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Nonmajor Governmental Funds
For the Fiscal Year Ended June 30, 2024

	Special Revenue Funds				
	Gas Tax (formerly nonmajor)	Public Transport	Road Maintenance	Pedestrian & Bicycle Facilities	Downtown Parking
REVENUES					
Property taxes		\$ -	\$ -	\$ -	\$ -
Charges for services		-	-	-	385
Use of money and property		10,328	84,589	6,648	185
Intergovernmental		184,932	695,563	82,670	-
Total revenues		195,260	780,152	89,318	570
EXPENDITURES					
Current:					
Public safety		-	-	-	-
Community development		-	-	-	-
Public works		28,196	-	-	-
Capital outlay		-	-	-	-
Debt Service:					
Principal		-	-	-	-
Total expenditures		28,196	-	-	-
Excess of revenues over (under) expenditures		167,064	780,152	89,318	570
OTHER FINANCING SOURCES (USES)					
Subscription acquisitions		-	-	-	-
Transfers in		-	-	-	-
Transfer out		-	-	(116,294)	-
Total other financing sources (uses)		-	-	(116,294)	-
Net change in fund balance		167,064	780,152	(26,976)	570
Fund balance (deficit) - beginning of fiscal year, previously reported	(906,115)	264,854	2,056,193	209,806	5,042
Adjustment - change from nonmajor to major	906,115	-	-	-	-
Fund balances - beginning of fiscal year, adjusted	-	264,854	2,056,193	209,806	5,042
Fund balance - end of fiscal year	\$ -	\$ 431,918	\$ 2,836,345	\$ 182,830	\$ 5,612

Special Revenue Funds				Capital Projects Fund	Total Nonmajor Governmental Funds
Local Law Enforcement	Assessment Districts	Business License	CDBG - Sr. Citizen Utility Grant	Park Projects	
\$ -	\$ 312,744	\$ -	\$ -	\$ -	\$ 312,744
-	-	5,151	-	-	5,536
6,114	47,918	14,303	694	-	170,779
679,302	311,271	-	-	-	1,953,738
685,416	671,933	19,454	694	-	2,442,797
552,256	-	-	-	-	552,256
-	28,493	-	-	-	28,493
-	-	392	-	-	28,588
62,821	-	-	-	-	62,821
1,446	-	-	-	-	1,446
616,523	28,493	392	-	-	673,604
68,893	643,440	19,062	694	-	1,769,193
27,894	-	-	-	-	27,894
173,756	-	-	-	-	173,756
-	(226,640)	-	-	-	(342,934)
201,650	(226,640)	-	-	-	(141,284)
270,543	416,800	19,062	694	-	1,627,909
188,434	1,333,151	13,821	21,667	33,310	3,220,163
-	-	-	-	-	906,115
188,434	1,333,151	13,821	21,667	33,310	4,126,278
\$ 458,977	\$ 1,749,951	\$ 32,883	\$ 22,361	\$ 33,310	\$ 5,754,187

5a.1

This page intentionally left blank

Internal Service Funds

Internal service funds are used to account for the financing of goods and services provided by one department or agency to other departments or agencies of the government and to other government units, on a cost reimbursement basis.

Maintenance Fund – To account for the costs of maintenance of the City's fleet of vehicles and certain public facilities.

Risk Management Fund – To account for the costs of providing insurance, including risks retained by the City, for general liability, property damage, unemployment benefits, workers' compensation and employee health benefits. This fund also finances postemployment health care benefits provided to retirees and to former employees.

City of Brawley

**Internal Service Funds
Combining Statement of Net Position
June 30, 2024**

5a.1

	<u>Maintenance</u>	<u>Risk Management</u>	<u>Total Internal Service Funds</u>
ASSETS			
Current Assets:			
Cash and investments	\$ 1,400,409	\$ -	\$ 1,400,409
Interest receivable	2,194	-	2,194
Loans receivable	-	1,974	1,974
Total current assets	<u>1,402,603</u>	<u>1,974</u>	<u>1,404,577</u>
Noncurrent Assets:			
Capital assets:			
Construction in progress	11,138	-	11,138
Depreciable assets	3,217,334	-	3,217,334
Total capital assets	<u>3,228,472</u>	<u>-</u>	<u>3,228,472</u>
Less accumulated depreciation	<u>(2,265,479)</u>	<u>-</u>	<u>(2,265,479)</u>
Net capital assets	<u>962,993</u>	<u>-</u>	<u>962,993</u>
Total noncurrent assets	<u>962,993</u>	<u>-</u>	<u>962,993</u>
Total assets	<u>2,365,596</u>	<u>1,974</u>	<u>2,367,570</u>
LIABILITIES			
Current Liabilities:			
Accounts payable	200	995	1,195
Accrued liabilities	1,074	(120)	954
Due to other funds	-	426,884	426,884
Total current liabilities	<u>1,274</u>	<u>427,759</u>	<u>429,033</u>
Total liabilities	<u>1,274</u>	<u>427,759</u>	<u>429,033</u>
NET POSITION (DEFICIT)			
Net investment in capital assets	962,993	-	962,993
Unrestricted	1,401,329	(425,785)	975,544
Total net position	<u>\$ 2,364,322</u>	<u>\$ (425,785)</u>	<u>\$ 1,938,537</u>

City of Brawley

Internal Service Funds

Combining Statement of Revenues, Expenses, and Changes in Net Position For the Fiscal Year Ended June 30, 2024

	Maintenance	Risk Management	Total
REVENUES			
Charges for services	\$ -	\$ 78,695	\$ 78,695
OPERATING EXPENSES			
Salary and benefits	54,368	-	54,368
Supplies and services	19,974	90,894	110,868
Depreciation	138,845	-	138,845
Total expenses	213,187	90,894	304,081
Operating income (loss)	(213,187)	(12,199)	(225,386)
NON-OPERATING REVENUE (EXPENSES)			
Use of money and property	78,435	-	78,435
Total non-operating revenue	78,435	-	78,435
Net income (loss) before transfers	(134,752)	(12,199)	(146,951)
Transfers out	(5,756)	-	(5,756)
Change in net position	(140,508)	(12,199)	(152,707)
Net position (deficit) - beginning of fiscal year	2,504,830	(413,586)	2,091,244
Net position (deficit) - end of fiscal year	\$ 2,364,322	\$ (425,785)	\$ 1,938,537

City of Brawley

**Internal Service Funds
Combining Statement of Cash Flows
For the Fiscal Year Ended June 30, 2024**

5a.1

	Maintenance	Risk Management	Totals
CASH FLOWS FROM OPERATING ACTIVITIES:			
Cash received from customers and users	\$ -	\$ 81,045	\$ 81,045
Cash payments to suppliers and contractors	(19,697)	(91,340)	(111,037)
Cash payments for employees and benefit programs	(53,294)	(124)	(53,418)
Net cash provided (used) by operating activities	(72,991)	(10,419)	(83,410)
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES:			
Transfers	(5,756)	-	(5,756)
Loan repayment issuance	-	1,308	1,308
Interfund borrowing (repayment)	-	9,111	9,111
Net cash provided (used) by non-capital financing activities	(5,756)	10,419	4,663
CASH FLOWS FROM INVESTING ACTIVITIES:			
Use of money and property	78,542	-	78,542
Net cash provided (used) by investing activities	78,542	-	78,542
Net increase (decrease) in cash and cash equivalents	(205)	-	(205)
Cash and equivalents, beginning of fiscal year	1,400,614	-	1,400,614
Cash and equivalents, end of fiscal year	\$ 1,400,409	\$ -	\$ 1,400,409

City of Brawley

**Internal Service Funds
Combining Statement of Cash Flows
For the Fiscal Year Ended June 30, 2024**

5a.1
(Continued)

	<u>Maintenance</u>	<u>Risk Management</u>	<u>Totals</u>
Reconciliation of operating income (loss) to net cash provided (used) by operating activities			
Operating income (loss)	<u>\$ (213,187)</u>	<u>\$ (12,199)</u>	<u>\$ (225,386)</u>
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:			
Depreciation	138,845	-	138,845
Increase (decrease) in due from other governments	-	2,350	2,350
Increase (decrease) in accounts payable and accrued liabilities	<u>1,351</u>	<u>(570)</u>	<u>781</u>
Total adjustments	<u>140,196</u>	<u>1,780</u>	<u>141,976</u>
Net cash provided (used) by operating activities	<u><u>\$ (72,991)</u></u>	<u><u>\$ (10,419)</u></u>	<u><u>\$ (83,410)</u></u>

5a.1

This page intentionally left blank

5a.2

CITY OF BRAWLEY
LOCAL TRANSPORTATION FUNDS – NON-TRANSIT
FINANCIAL STATEMENTS
June 30, 2024

**CITY OF BRAWLEY
LOCAL TRANSPORTATION FUNDS – NON-TRANSIT**

**TABLE OF CONTENTS
JUNE 30, 2024**

5a.2

	<u>Page</u>
LOCAL TRANSPORTATION FUNDS – NON-TRANSIT	
Independent Auditor's Report	1
Financial Statements	
Balance Sheet	4
Statement of Revenues, Expenditures, and Changes in Fund Balances	5
Notes to Financial Statements	6
Required Supplementary Information	
Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual – Article 8(e)	8
Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual – Article 3	9
Independent Auditors' Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	10

Independent Auditor's Report

City Council of the City of Brawley
Brawley, California

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the Local Transportation Funds Non-Transit of the City of Brawley, California (City) as of and for the fiscal years ended June 30, 2024, which collectively comprise the Local Transportation Funds Non-Transit financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Local Transportation Funds Non-Transit as of June 30, 2024, and the changes in financial position for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* (GAS), issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Emphasis of Matter

As discussed in Note 1, the financial statements present only the Local Transportation Funds Non-Transit of the City of Brawley and do not purport to, and do not, present fairly the financial position of the City of Brawley as of June 30, 2024, the changes in its financial position, or, where applicable, its cash flows for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinions are not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Report on Summarized Comparative Information

We have previously audited the City's 2023 financial statements, and we expressed unmodified opinions on the respective financial statements of the Local Transportation Funds Non-Transit in our report dated July 8, 2024. In our opinion, the summarized comparative information presented herein as of and for the year ended June 30, 2023, is consistent, in all material respects, with the audited financial statements from which it has been derived.

Other Matter***Prior Year Comparative Information***

The financial statements include summarized prior-year comparative information. Such information does not include sufficient detail to constitute a presentation in conformity with accounting principles generally accepted in the United States of America. Accordingly, such information should be read in conjunction with the Local Transportation Funds Non-Transit's financial statements for the year ended June 30, 2023, from which such summarized information was derived.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and GAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and GAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Transportation Fund's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Transportation Fund's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the Local Transportation Funds Non-Transit of the City of Brawley. The accompanying supplementary information, such as the Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated September 16, 2025, on our consideration of the City's internal control over the Local Transportation Funds Non-Transit's financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over the Local Transportation Funds Non-Transit's financial reporting and compliance.

Rogers, Anderson, Malody & Scott, LLP.

San Bernardino, California
September 16, 2025

**CITY OF BRAWLEY
LOCAL TRANSPORTATION FUNDS – NON-TRANSIT**

5a.2

**BALANCE SHEET
JUNE 30, 2024
(WITH COMPARATIVE DATA FOR PRIOR YEAR)**

	2024			2023
	Bus Benches and Shelters Fund Article 8(e)	Pedestrians and Bicycles Fund Article 3	Total	Total
ASSETS				
Cash and investments	\$ 383,693	\$ 153,223	\$ 536,916	\$ 474,086
Interest receivable	602	423	1,025	779
Due from other governments	61,890	29,183	91,073	176,529
Total Assets	<u>\$ 446,185</u>	<u>\$ 182,829</u>	<u>\$ 629,014</u>	<u>\$ 651,394</u>
LIABILITIES, DEFERRED INFLOWS, AND FUND BALANCES				
LIABILITIES				
Accounts payable	\$ 14,266	\$ -	\$ 14,266	\$ 205
Total Liabilities	<u>14,266</u>	<u>-</u>	<u>14,266</u>	<u>205</u>
DEFERRED INFLOWS OF RESOURCES				
Unavailable revenue	<u>-</u>	<u>-</u>	<u>-</u>	<u>176,529</u>
Total Deferred Inflows of Resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>176,529</u>
FUND BALANCES				
Restricted for transportation	<u>431,919</u>	<u>182,829</u>	<u>614,748</u>	<u>474,660</u>
Total Fund Balances	<u>431,919</u>	<u>182,829</u>	<u>614,748</u>	<u>474,660</u>
Total Liabilities, Deferred Inflows, and Fund Balances	<u>\$ 446,185</u>	<u>\$ 182,829</u>	<u>\$ 629,014</u>	<u>\$ 651,394</u>

The accompanying notes are an integral part of these financial statements.

**CITY OF BRAWLEY
LOCAL TRANSPORTATION FUNDS – NON-TRANSIT**

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE FISCAL YEAR ENDED JUNE 30, 2024
(WITH COMPARATIVE DATA FOR PRIOR YEAR)**

	2024			2023
	Bus Benches and Shelters Fund Article 8(e)	Pedestrians and Bicycles Fund Article 3	Total	Total
REVENUES				
Use of money and property	\$ 10,329	\$ 6,647	\$ 16,976	\$ 1,123
Intergovernmental - TDA/LTF	184,932	82,670	267,602	-
Total Revenues	195,261	89,317	284,578	1,123
EXPENDITURES				
Salaries and wages	344	-	344	1,172
Supplies and materials	12,192	-	12,192	18,734
Services	15,660	-	15,660	2,817
Total Expenditures	28,196	-	28,196	22,723
OTHER FINANCING SOURCES (USES)				
Transfer In	-	-	-	-
Transfers out	-	(116,294)	(116,294)	-
Total other financing sources (uses)	-	(116,294)	(116,294)	-
Excess of Revenues Over (Under) Expenditures	167,065	(26,977)	140,088	(21,600)
Fund balances, beginning of year	264,854	209,806	474,660	496,260
Fund balances, end of year	<u>\$ 431,919</u>	<u>\$ 182,829</u>	<u>\$ 614,748</u>	<u>\$ 474,660</u>

The accompanying notes are an integral part of these financial statements.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Financial Reporting Entity

The Local Transportation Funds – Non-Transit are special revenue funds of the City of Brawley (City) and the financial statements of the funds are included in the basic financial statements of the City. The financial statement of the Local Transportation Funds do not purport to present the financial position or results of operations of the City of Brawley, California.

The accounting policies of the Transportation Funds are in conformity with generally accepted accounting principles in the United States applicable to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing accounting and financial reporting principles.

Basis of Accounting

The Local Transportation Funds – Non-Transit are accounted for using the *current financial resources* measurement focus and the *modified accrual* basis of accounting whereby revenues are recognized when they become both measurable and available to finance expenditures of the current period and expenditures are generally recognized when the related fund liabilities are incurred. The City considers all revenues reported in the governmental funds to be available if the revenues are collected within sixty days after fiscal year-end. Expenditures are recorded when the related fund liability is incurred, except for principal and interest on long-term debt, claims and judgments, and compensated absences, which are recognized as expenditures to the extent that they have matured.

Grant revenues are recognized in the fiscal year in which all eligibility requirements are met. Under the terms of grant agreements, the City may fund certain programs with a combination of cost-reimbursement grants, categorical block grants, and general revenues. Thus, both restricted and unrestricted net position may be available to finance program expenditures/expenses. The City's policy is to first apply restricted grant resources to such programs, followed by general revenues if necessary.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles in the United States requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

**CITY OF BRAWLEY
LOCAL TRANSPORTATION FUNDS – NON-TRANSIT**

**NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2024**

5a.2

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Cash and Cash Equivalents

The City considers cash and cash equivalents as short term, highly liquid investments that are both readily convertible to known amounts of cash and so near their maturity that they present insignificant risk of changes in value because of changes in interest rates. The City follows the practice of pooling cash and investments of all funds except for funds required to be held by outside fiscal agents under the provisions of bond indentures and funds for the Successor Agency to the Brawley Community Redevelopment Agency. Cash equivalents have an original maturity date of three months or less from the date of purchase. The cash and investments reported in the Local Transportation Funds-Non-Transit are part of the City's pooled cash and investments. The Local Transportation Funds-Non-Transit does not own individual investments.

NOTE 2: INTERGOVERNMENTAL ALLOCATION – TDA/LTF

The City was allocated the following funds:

<u>Article</u>	<u>Fund</u>	<u>Section</u>	
8(e)	LTF	99233.3	\$ 61,890
3	LTF	99234	<u>29,183</u>
			<u>\$ 91,073</u>

The remaining revenues reported in each fund were received in the fiscal year ending June 30, 2024, however pertained to a prior year allocation.

NOTE 3: INTERNAL CONTROL OVER FINANCIAL REPORTING

As part of our audit, procedures were performed of the City's system of internal control to the extent we considered necessary to evaluate the system as required by auditing standards generally accepted in the United States of America. Under these standards, the purpose of such evaluation is to establish a basis for reliance on the system of internal accounting control in determining the nature, timing, and extent of other auditing procedures that are necessary for expressing an opinion on the financial statements. No material weaknesses in internal control were discovered.

5a.2

SUPPLEMENTARY INFORMATION

**CITY OF BRAWLEY
LOCAL TRANSPORTATION FUNDS – NON-TRANSIT**

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL – ARTICLE 8(e)
FOR THE FISCAL YEAR ENDED JUNE 30, 2024**

	Final Budget	Actual	Variance with Final Budget
REVENUES			
Use of money and property	\$ 1,000	\$ 10,329	\$ 9,329
Intergovernmental - TDA/LTF	60,000	184,932	124,932
Total Revenues	61,000	195,261	134,261
EXPENDITURES			
Salaries and wages	8,250	344	7,906
Supplies and materials	14,896	12,192	2,704
Services	10,200	15,660	(5,460)
Total Expenditures	33,346	28,196	5,150
Net change in fund balance	27,654	167,065	139,411
Fund balance, beginning of year	264,854	264,854	-
Fund balance, end of year	\$ 292,508	\$ 431,919	\$ 139,411

**CITY OF BRAWLEY
LOCAL TRANSPORTATION FUNDS – NON-TRANSIT**

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL – ARTICLE 3
FOR THE FISCAL YEAR ENDED JUNE 30, 2024**

	Final Budget	Actual	Variance with Final Budget
REVENUES			
Use of money and property	\$ 1,000	\$ 6,647	\$ 5,647
Intergovernmental - TDA/LTF	26,000	82,670	56,670
Total Revenues	27,000	89,317	62,317
EXPENDITURES			
Supplies and materials	933	-	933
Total Expenditures	933	-	933
Excess of Revenues Over (Under) Expenditures	26,067	89,317	63,250
OTHER FINANCING SOURCES (USES)			
Transfers out to City	(137,204)	(116,294)	20,910
Total other financing sources (uses)	(137,204)	(116,294)	20,910
Net change in fund balance	(111,137)	(26,977)	84,160
Fund balance, beginning of year	209,806	209,806	-
Fund balance, end of year	\$ 98,669	\$ 182,829	\$ 84,160

**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL
OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN
AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT
AUDITING STANDARDS**

City Council of the City of Brawley
Brawley, California

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Local Transportation Funds Non-Transit of the City of Brawley, California (the City), as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the City's Local Transportation Funds Non-Transit's basic financial statements, and have issued our report thereon dated September 16, 2025.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over the Local Transportation Funds Non-Transit's financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements, on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Local Transportation Funds Non-Transit's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, including Transportation Development Act §99400 (a), the California Code of Regulations, and the rules and regulations of the Imperial Valley Association of Governments. In our audit, we performed, to the extent applicable, the tasks contained in Section 6664 of Title 21 of the California Code of Regulations, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*, including §99400 (a), the California Code of Regulations, and the rules and regulations of the Imperial Valley Association of Governments. In our audit, we performed, to the extent applicable, the tasks contained in Section 6664 of Title 21 of the California Code of Regulations.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Rogers, Anderson, Malody & Scott, LLP.

San Bernardino, California
September 16, 2025

City of Brawley
Brawley, California

Single Audit Report on Federal Awards

Year Ended June 30, 2024



CITY OF BRAWLEY

SINGLE AUDIT REPORT ON FEDERAL AWARDS YEAR ENDED JUNE 30, 2024

TABLE OF CONTENTS

	Page
Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance With <i>Government Auditing Standards</i>	1
Report on Compliance for Each Major Federal Program; Report on Internal Control Over Compliance; and Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance	3
Schedule of Expenditures of Federal Awards	6
Notes to the Schedule of Expenditures of Federal Awards	7
Schedule of Findings and Questioned Costs	8
Summary Schedule of Prior Audit Findings	15
Corrective Action Plan	16

**REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND
OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN
ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

Independent Auditor's Report

To the Honorable City Council
Town of Brawley, California

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Brawley (the entity) as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the entity's basic financial statements, and have issued our report thereon dated September 16, 2025.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the entity's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we do not express an opinion on the effectiveness of the entity's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that have not been identified. However, as described in the accompanying Schedule of Findings and Questioned Costs, we identified certain deficiencies in internal control that we consider to be material weaknesses and significant deficiencies.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. We consider the deficiencies described in the accompanying Schedule of Findings and Questioned Costs as items 2024-001 and 2024-002 to be material weaknesses.

A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance. We consider the deficiencies described in the accompanying Schedule of Findings and Questioned Costs as items 2024-003 to be significant deficiencies.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the entity's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*, and which are described in the accompanying Schedule of Findings and Questioned Costs as items 2024-004 and 2024-005.

Entity's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the entity's response to the findings identified in our audit and described in the accompanying Schedule of Findings and Questioned Costs. The entity's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Rogers, Anderson, Malody & Scott, LLP.

San Bernardino, California
September 16, 2025

REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM; REPORT ON INTERNAL CONTROL OVER COMPLIANCE; AND REPORT ON SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS REQUIRED BY THE UNIFORM GUIDANCE

Independent Auditor's Report

To the Honorable City Council
City of Brawley, California

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the City of Brawley's (the City) compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended June 30, 2024. The City's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the City complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2024.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*); and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the City's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the City's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Other Matters

The results of our auditing procedures disclosed an instance of noncompliance which is required to be reported in accordance with the Uniform Guidance and which is described in the accompanying schedule of findings and questioned costs as items 2024-004 and 2024-005. Our opinion on each major federal program is not modified with respect to these matter. *Government Auditing Standards* requires the auditor to perform limited procedures on the City's response to the noncompliance findings identified in our compliance audit described in the accompanying schedule of findings and questioned costs. The City's response was not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

Report on Internal Control Over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements. We issued our report thereon, dated September 16, 2025, which contained unmodified opinions on those financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements and certain additional procedures including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the basic financial statements as a whole.

Rogers, Anderson, Maloddy & Scott, LLP.

San Bernardino, California
September 16, 2025

CITY OF BRAWLEY

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS Year Ended June 30, 2024

Federal Grantor/Pass-Through Grantor/Program Title	Assistance Listing Number	Pass-Through Program Number	Federal Expenditures	Amount Provided to Subrecipients
U.S. Department of Housing and Urban Development				
<i>Passed through the State of California Housing and Community Development Department:</i>				
<i>CDBG - Entitlement/Special Purpose Grants Cluster:</i>				
Community Development Block Grant/Entitlement Grants	14.218	21-CDBG-PI-00028	\$ 340,910	-
Community Development Block Grant/Entitlement Grants	14.218	21-CDBG-PI-00029	332,675	-
Total CDBG - Entitlement/Special Purpose Grants Cluster			673,585	-
Community Development Block Grant/Entitlement Grants	14.228	18-CDBG-12905	28,767	-
Total U.S. Department of Housing and Urban Development			702,352	-
U.S. Department of Justice				
<i>Direct Assistance:</i>				
2021 COPS Hiring Program	16.710	2020-UM-WX-0077	46,759	-
2022 COPS Hiring Program	16.710	15JCOPS-22-GG-03364-UHPX	247,387	-
Total AL 16.710			294,146	-
Homeland Security Investigations (ICAC)	16.543	ICAC	7,061	-
2023 Edward Byrne Memorial Justice	16.738	15PBJA-23-GG-03134-JAGX	10,875	-
2023 Rural and Small Department Violent Crime Reduction Program	16.039	15PBJA-23-GG-05320-RURA	32,735	-
Equitable Sharing Program (Federal Asset Forfeiture)	16.922	Unknown	37,393	-
Total U.S. Department of Justice			382,210	-
Executive Office of the President				
<i>Direct Assistance:</i>				
High Intensity Drug Trafficking Areas Program	95.001	HIDTA IV Best	70,324	-
Total Executive Office of the President			70,324	-
U.S. Department of Transportation				
<i>Direct Assistance:</i>				
Airport Improvement Program	20.106	3-06-0028-023-2022	140,232	-
<i>Passed through the State of California Department of Transportation:</i>				
Highway Planning and Construction	20.205	CML- 5167 (045)	-	-
Highway Planning and Construction	20.205	CML-5167 (044)	-	-
Highway Planning and Construction	20.205	STPL -5167 (043)	513,155	-
Total AL 20.205			513,155	-
<i>Direct Assistance:</i>				
Selective Traffic Enforcement Program (STEP)	20.608	PT24018	8,386	-
<i>Highway Safety Cluster:</i>				
Selective Traffic Enforcement Program (STEP)	20.600	PT24018	16,310	-
Traffic Records Improvement Project	20.616	TR24005	90,123	-
Total Highway Safety Cluster			106,433	-
Total U.S. Department of Transportation			768,206	-
U.S. Department of the Treasury				
<i>Passed through the State of California Office of Emergency Services</i>				
American Rescue Plan Act	21.027	Unknown	3,493,258	-
Total U.S. Department of the Treasury			3,493,258	-
U.S. Department of Homeland Security				
<i>Direct Assistance:</i>				
Homeland Security Grant Program	97.067	OPSG	147,658	-
Homeland Security Investigations (OCDETF)	97.067	SLOT-SW-CAS-0880H	6,134	-
Homeland Security Investigations	97.067	SLOT SW-CAS-0851H	3,158	-
Total AL 97.067			156,950	-
Total U.S. Department of Homeland Security			156,950	-
Total Expenditures of Federal Awards			\$ 5,573,300	\$ -

See accompanying notes to the schedule of expenditures of federal awards.

CITY OF BRAWLEY

NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS Year Ended June 30, 2024

(1) Summary of Significant Accounting Policies Applicable to the Schedule of Expenditures of Federal Awards.

(a) *Scope of Presentation*

The accompanying Schedule of Expenditures of Federal Awards (Schedule) includes the federal activity of the City of Brawley (City) under programs of the federal government for the year ended June 30, 2024. The information on this Schedule is prepared in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the City, it is not intended to and does not present the financial position, changes in net position or cash flows, where applicable, of the City.

(b) *Basis of Accounting*

The expenditures reported on the Schedule are reported on the modified accrual basis of accounting. Such expenditures are recognized following, the cost principles contained in Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, wherein certain types of expenditures are not allowable or are limited as to reimbursement. Negative amounts shown in the Schedule represent adjustments or credits made in the normal course of business to amounts reported as expenditures in prior years.

(c) *Subrecipients*

The City passes certain federal awards received from the U.S. Department of Housing and Urban Development to subrecipients. The City has certain compliance responsibilities, such as monitoring its subrecipients to help assure they use these subawards as authorized by laws, regulations, and the provisions of contracts or grant agreements, and that subrecipients achieve the award's performance goals. There were no amounts passed through to subrecipients in the fiscal year ending June 30, 2024.

(d) *De Minimis Indirect Cost Rate*

The City did not elect to use the 10% de minimis indirect cost rate allowed under the Uniform Guidance.

CITY OF BRAWLEY

SCHEDULE OF FINDINGS AND QUESTIONED COSTS Year Ended June 30, 2024

SECTION I: SUMMARY OF AUDITOR'S RESULTS

Financial Statements

Type of report the auditor issued on whether the financial statements audited were prepared in accordance with GAAP: Unmodified

Internal control over financial reporting:

Material weakness(es) identified?	<u>X</u>	Yes	<u> </u>	No
Significant deficiency(ies) identified?	<u>X</u>	Yes	<u> </u>	None Reported
Noncompliance material to financial statements noted?	<u>X</u>	Yes	<u> </u>	No

Federal Awards

Internal control over major programs:

Material weakness(es) identified?	<u> </u>	Yes	<u>X</u>	No
Significant deficiency(ies) identified?	<u> </u>	Yes	<u>X</u>	None Reported

Type of auditor's report issued on compliance for major federal programs: Unmodified

Any audit findings disclosed that are required to be reported in accordance with section 2CFR 200.516(a)?	<u> </u>	Yes	<u>X</u>	No

Identification of major federal programs:

<u>CFDA Number</u>	<u>Name of Federal Programs</u>
21.027	American Rescue Plan Act

Dollar threshold used to distinguish between type A and type B programs:	<u>\$750,000</u>

Auditee qualified as low-risk auditee?	<u> </u>	Yes	<u>X</u>	No

CITY OF BRAWLEY

SCHEDULE OF FINDINGS AND QUESTIONED COSTS Year Ended June 30, 2024

SECTION II: FINANCIAL STATEMENT FINDINGS

Finding 2024-001 – Year-End Closing ***Material Weakness***

Criteria

The City is required to prepare and submit financial statements prepared in accordance with generally accepted accounting principles (GAAP) and applicable governmental accounting standards. Timely and accurate financial reporting is essential to maintain compliance with regulatory requirements and support informed decision-making.

Condition

The City experienced significant delays in completing its annual audit due to excessively late financial statement preparation and inefficiencies in the year-end closing procedures. The lack of timely and accurate financial reporting impairs the City's ability to meet regulatory deadlines and ensure transparency in its financial operations.

Cause

The delays and deficiencies in financial statement preparation were primarily due to inadequate internal controls over the financial reporting process, insufficient staffing or training in accounting functions, and ineffective communication among departments responsible for financial reporting. Additionally, the implementation of a new accounting software caused unforeseen challenges, including technical issues, data migration complexities, and extended processing times, which further disrupted the financial closing process.

Effect

The late completion of the audit resulted in noncompliance with reporting deadlines, potential penalties, and a lack of reliable financial data for stakeholders. Additionally, the inefficiencies in the closing procedures increased the risk of material misstatements, errors, and omissions in the financial statements, which could impact the accuracy and integrity of the City's financial position.

Recommendation

We recommend that the City implement stronger internal controls over the financial reporting process, including: Establishing a structured and documented year-end closing schedule with clear responsibilities and deadlines.

- Providing additional training to accounting personnel to ensure proficiency in governmental accounting standards and the newly implemented accounting software.
- Enhancing communication and coordination among finance staff to ensure timely reconciliation and review of financial records.
- Investing in financial management systems or resources to improve efficiency and accuracy in financial reporting, while ensuring proper testing and contingency plans for future software implementations.

Management Response

See corrective action plan.

CITY OF BRAWLEY

SCHEDULE OF FINDINGS AND QUESTIONED COSTS Year Ended June 30, 2024

SECTION II: FINANCIAL STATEMENT FINDINGS, CONTINUED

Finding 2024-002 – Bank Reconciliation Review ***Material Weakness***

Criteria

Regular and timely bank reconciliations are a fundamental internal control requirement to ensure the accuracy of financial records and the detection of discrepancies. Government accounting standards require entities to perform and document reconciliations as part of their financial management practices.

Condition

The City did not complete bank reconciliations in a timely and consistent manner, leading to incomplete and late reconciliations. This issue increases the risk of undetected errors, misstatements, and potential fraud.

Cause

The delays in completing bank reconciliations were due to inadequate staffing, insufficient training, and a lack of structured processes to ensure timely completion. Additionally, workflow inefficiencies and competing priorities within the finance department further contributed to the issue.

Effect

Failure to perform timely bank reconciliations increases the risk of financial reporting errors, undetected misappropriation of funds, and inaccurate cash balances. This issue can undermine stakeholders' confidence in the reliability of financial information and create difficulties in financial decision-making.

Recommendation

We recommend that the City strengthen its internal controls over bank reconciliations by:

- Implementing a formal reconciliation schedule with clear deadlines and accountability.
- Providing additional training to finance personnel on best practices for timely and accurate reconciliations.
- Allocating sufficient resources to ensure reconciliations are completed consistently.
- Regularly reviewing reconciliation reports and promptly addressing any discrepancies.
- Exploring automation tools or financial management systems to improve the efficiency of the reconciliation process.

Management Response

See corrective action plan.

CITY OF BRAWLEY

SCHEDULE OF FINDINGS AND QUESTIONED COSTS Year Ended June 30, 2024

SECTION II: FINANCIAL STATEMENT FINDINGS, CONTINUED

Finding 2024-003 – Segregation of Duties ***Significant Deficiency***

Criteria

Having appropriate segregation of duties within the IT environment is important to ensure that physical security and access to programs and data are appropriately controlled to prevent modification, damage or loss of data.

Condition

During our audit of the City, we noted a lack of segregation of duties within the disbursement process. The accounts payable staff has the ability to add/remove vendors along with performing additional functions in the accounts payable process.

Cause

The City does not have appropriate segregation of duties within the disbursements processing function.

Effect

Unauthorized changes in vendors could be made without detection of the Finance Department and have the potential of the creation of fictitious vendors.

Recommendation

As stated above, an adequate segregation of duties requires that one individual does not handle a transaction from its inception to its completion. We believe it is important for management and the City Council to be aware that whenever there is a lack of segregation of duties, the system is far more susceptible to errors or other irregularities, either intentional or unintentional, not being discovered. It is recommended that the City restrict the ability to add/remove vendors to another more appropriate individual.

Management Response

See corrective action plan.

CITY OF BRAWLEY

SCHEDULE OF FINDINGS AND QUESTIONED COSTS Year Ended June 30, 2024

SECTION II: FINANCIAL STATEMENT FINDINGS, CONTINUED

Finding 2024-004 – Debt Reporting ***Noncompliance***

Criteria

In order to maintain compliance with bond requirements, annual filings must be made in a timely manner to Electronic Municipal Market Access (EMMA).

Condition

During the audit, we noted reporting of continuing disclosure on the Tax Allocation Refunding Bonds Series 2016A, and the Taxable Pension Obligation Bonds Series 2017 had not been submitted to Electronic Municipal Market Access (EMMA) agency in a timely manner.

Cause

Due to the delay of financial reporting and issuance of the June 30, 2023 financial statements, the City fell out of compliance with the requirements noted above.

Effect

The City is not in compliance with bond reporting requirements.

Recommendation

We recommend the City prioritize timely financial reporting in the future to allow for timely reporting to EMMA.

Management Response

See corrective action plan.

CITY OF BRAWLEY

SCHEDULE OF FINDINGS AND QUESTIONED COSTS Year Ended June 30, 2024

SECTION II: FINANCIAL STATEMENT FINDINGS, CONTINUED

Finding 2024-005 – Single Audit Filing *Noncompliance*

Criteria

Per the Code of Federal Regulations, Title 2, Subtitle A, Chapter II, Part 200.507(c)(1), regulations state the audit must be submitted within the earlier of 30 calendar days after receipt of the auditor's report(s), or nine months after the end of the audit period.

Condition

The City was subject to a single audit as more than \$750,000 of federal funds were expended during the fiscal year. As of the date of the issuance of the financial statements, the single audit has not been completed and therefore not submitted to the federal clearinghouse or other relevant granting agencies within the prescribed deadline.

Cause

Due to delay of financial reporting and issuance of the June 30, 2024, financial statements, the City fell out of compliance with the requirements noted above.

Effect

The City has put their federal funding status at risk for the delays in reporting.

Questioned Costs

None.

Recommendation

We recommend the City implemented internal controls to perform a timely closing of the audit, which would include the preparation of the schedule of expenditures of federal awards. This would allow for the timely submission of required report to the federal government.

Managements Response

See Corrective Action Plan.

CITY OF BRAWLEY

SCHEDULE OF FINDINGS AND QUESTIONED COSTS **Year Ended June 30, 2024**

SECTION III. FEDERAL AWARD FINDINGS

None identified.

CITY OF BRAWLEY

SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS Year Ended June 30, 2024

CURRENT STATUS OF PRIOR YEAR FINDINGS:

Finding 2023-001 *Significant Deficiency*

Not implemented; reported as Finding 2024-001.

Finding 2023-002 *Significant Deficiency*

Corrective action taken.



City of Brawley, Finance Department
400 Main Street
Brawley, CA 92227
760-344-8941

September 19, 2025

Rogers, Anderson, Malody & Scott, LLP
735 E Carnegie Drive, Suite 100
San Bernardino, Ca 92408

Re: Management response to Schedule of Findings and Questioned Costs for Audit Year-ended June 30, 2024

We appreciate the thorough review conducted by Rogers, Anderson, Malody & Scott, LLP and the identification of areas for improvement in our financial reporting processes. We value your insights and are committed to addressing the findings to enhance our internal controls and ensure compliance with regulatory standards. Below, we provide our formal responses to the audit findings and detail our corrective action plans.

Management Response to Finding 2024-001: Year-End Closing

We acknowledge the finding and agree with the recommendations provided and have developed a Corrective Action Plan to address the issues identified.

Action Plan:

1. Formal Policy Implementation:

- We will develop and implement a formal policy that mandates the review and approval of all adjusting journal entries by management before the fiscal year-end close. This policy will be documented and communicated to all relevant staff.
- The policy will outline specific procedures and timelines for the preparation, review, and approval of adjusting journal entries to ensure compliance with GAAP.

2. Training and Development:

- We will organize comprehensive training sessions for all staff involved in the year-end closing process. This training will focus on the importance of internal controls, accurate financial reporting, and adherence to our new policies and procedures.
- The training program will be developed and conducted by our finance team in collaboration with external experts and resources if necessary.

3. Periodic Review of Financial Statements:

- Management will implement a structured process for periodic reviews of financial statements throughout the fiscal year. This will include interim reviews to ensure accuracy and completeness before the year-end close.

- A review schedule will be established, and management will ensure that reviews are performed in a timely manner to avoid last-minute delays.

Monitoring and Follow-Up:

- We will establish a monitoring system to track the implementation of these corrective actions and assess their effectiveness. Regular follow-up meetings will be scheduled to review progress and make necessary adjustments.

Management Response to Finding 2024-002: Bank Reconciliation Review

The City concurs with the finding. We recognize the importance of timely and accurate bank reconciliations as a critical internal control to ensure the integrity of financial reporting, detect discrepancies, and safeguard public funds.

To address this finding, the City has taken the following corrective actions:

- **Formal Reconciliation Schedule:** A monthly reconciliation schedule has been established with defined deadlines. Reconciliations will be completed within 45 days of month-end close.
- **Accountability:** The Finance Director will review and sign off on all reconciliations to ensure timely completion and accuracy.
- **Training:** Finance staff assigned to bank reconciliations have received additional training on reconciliation procedures and best practices.
- **Resource Allocation:** Duties have been restructured within the Finance Department to ensure sufficient resources are dedicated to reconciliation and review.

These measures are intended to strengthen internal controls, improve efficiency, and ensure reconciliations are completed consistently and on time. In November 2024, the City hired an Accountant dedicated to completing and processing bank reconciliations.

Management Response to Finding 2024-003: Segregation of Duties

The City concurs with the finding. We acknowledge that adequate segregation of duties is critical to reducing the risk of unauthorized transactions and strengthening internal controls within the disbursement process.

To address this issue, the City has taken and will continue to implement the following corrective actions:

- **Vendor Maintenance Restriction:** Accounts Payable staff will no longer have the ability to add or remove vendors. This function was reassigned to the Accountant effective January 2025.
- **System Controls:** The City is reviewing system permissions to ensure appropriate segregation of duties is embedded in the financial management system.
- **Monitoring and Review:** A monthly vendor change report will be generated and reviewed by the Assistant Finance Director to confirm that all vendor additions or modifications are valid and properly supported.

- **Training:** Staff have received updated training on their roles and responsibilities under the revised process to ensure compliance.

These measures will ensure that no single individual has the ability to initiate, authorize, and complete a vendor transaction. The City anticipates full implementation of these controls by October 30th, 2025.

Management Response to Finding 2024-004: Debt Reporting

The City concurs with the finding. We recognize the importance of timely EMMA reporting to maintain compliance with bond covenants and to preserve transparency and credibility with stakeholders and bondholders.

To address this issue, the City has taken the following corrective actions:

- **Assignment of Responsibility:** The Finance Director has formally assigned responsibility for preparing and submitting EMMA filings to the Assistant Finance Director, with oversight and review by the Finance Director.
- **Compliance Calendar:** A debt compliance calendar has been established to track all reporting deadlines, including EMMA continuing disclosure requirements, with reminders set well in advance of due dates.
- **Integration with Audit Timeline:** The City will ensure financial reporting timelines are closely monitored so that delays in audit issuance do not impact required EMMA filings. If necessary, draft financial information will be used to ensure timely submission.
- **Ongoing Monitoring:** A quarterly review of debt compliance obligations will be performed by Finance management to confirm reporting requirements are met.

The City anticipates that these measures will ensure all future EMMA filings are completed accurately and on time.

Management Response to Finding 2024-005: Single Audit Filing

The City concurs with the finding. We recognize the importance of timely completion and submission of the Single Audit to the Federal Audit Clearinghouse (FAC) to ensure compliance with federal regulations and to protect continued access to federal funding.

To address this issue, the City has implemented and will continue to strengthen the following corrective actions:

- **Audit Timeline Management:** A formal audit timeline has been established, including deadlines for the preparation of the Schedule of Expenditures of Federal Awards (SEFA) and coordination with auditors.
- **Early Preparation of SEFA:** The Finance Department will prepare the SEFA in advance of the year-end close to minimize delays in audit testing.
- **Resource Allocation:** Additional staffing and cross-training have been implemented within the Finance Department to ensure adequate coverage and support for timely audit preparation.

- **Oversight and Accountability:** The Finance Director will monitor progress against the audit timeline and report quarterly to the City Manager on compliance with reporting deadlines.
- **Continuous Improvement:** The City is evaluating options for workflow improvements and financial system enhancements to further streamline reporting and audit preparation.

These measures are intended to ensure that all future Single Audits are completed and submitted within the prescribed federal deadlines. The City anticipates full compliance beginning with the June 30, 2025 audit cycle.

We are dedicated to improving our internal controls and financial reporting processes to address the findings and prevent their recurrence. We value the recommendations provided and appreciate your assistance in strengthening our financial management practices. Should you require any further information or wish to discuss our action plans in more detail, please do not hesitate to contact us.



Silvia Luna
Finance Director
City of Brawley
sluna@brawley-ca.gov
(760)-344-8941

City of Brawley



City Council

September 16, 2025

Closed Session Agenda Item No. 5b

STAFF REPORT

To: City Council
From: Rebecca Terrazas-Baxter, City Manager
Prepared by: William Smerdon, City Attorney
Subject: Review and Approve Joint Exploratory Property Disposal Agreement

RECOMMENDATION:

Review and approve Joint Exploratory Property Disposal Agreement with Brawley Elementary School District, ("BESD")

BACKGROUND INFORMATION:

BESD approached the City proposing an agreement whereby BESD would market for sale the real property at the corner of Dogwood Road and River Drive. The property consists of two parcels, and in order to sell it, the City would have to release a restriction in the deed of one of the parcels.

The restriction provides that the parcel must be used as a park, and if it is not developed as a park, the title to the parcel would revert to the City, ("the reverter interest"). BESD proposed to split the proceeds of the sale of the real property that is burdened with the reverter interest with the City in exchange for the City agreeing to release its reverter interest.

This matter has been discussed with Council in closed session, and it was on the agenda for consideration in open session, in order to make sure that the public had an opportunity to express any concerns about the proposed agreement. There was no negative feedback from the public during the open session item. Council directed staff to negotiate an agreement with BESD for Council's consideration.

BESD took the initiative to prepare a draft agreement and forwarded it to the City Manager for consideration. The City Manager and City Attorney reviewed the proposed agreement and proposed revisions to the same. BESD accepted the revisions. A draft agreement, which was approved by the Brawley Elementary School District Board of Trustees on September 9, 2025, is attached for Council's consideration.

FISCAL IMPACT:

Unknown at this time, however upon the sale of the property the City will experience a positive financial impact which is of course dependent on the final sale price of the subject property.

ALTERNATIVES:

The Council may decline BESD's proposal altogether, or may direct staff to propose additional revisions to the agreement.

ATTACHMENTS:

1. Draft Joint Exploratory Property Disposal Agreement

REPORT COORDINATED WITH (other than person preparing the staff report):

The staff report was prepared by the City Attorney. The City Attorney has reviewed and revised the proposed agreement.

REPORT APPROVAL(S):

Staff, Title or Consultant, Agency

Rebecca Terrazas-Baxter, City Manager

Status – Date of Status

Approved – **Date**

JOINT EXPLORATORY PROPERTY DISPOSAL AGREEMENT

This AGREEMENT is made and entered into this _____ day of _____ in the year 20____ (the “Effective Date”), between the BRAWLEY ELEMENTARY SCHOOL DISTRICT, hereinafter referred to as (“District”), and the CITY OF BRAWLEY, hereinafter referred to as “City”. The District and the City are sometimes referred to herein as a “Party” and collectively as the “Parties.” This AGREEMENT is made with reference to the following facts:

WHEREAS, the District owns specific real property identified as APN 046-349-004-000 and as further depicted in Exhibit A attached hereto and incorporated by this reference (“the Property”);

WHEREAS, the Parties wish to explore potentially selling, leasing, or otherwise disposing of the Property;

WHEREAS, the Property’s current grant deed provides that the City holds a “reverter right” to the Property. The City is willing to release its reverter right to the Property in the event that the District enters into a purchase and sale agreement with a qualified buyer of the property, pursuant to the terms and conditions set forth below;

WHEREAS, the Parties further agree to work together to explore disposing of the Property pursuant to the terms set forth herein.

NOW, THEREFORE, the Parties hereto agree that the above recitals are true and correct, and further as follows:

1. Disposal Requirements. The District shall be solely responsible for taking all actions necessary to comply with all laws applicable and required to dispose of the Property including, but not limited to, the “surplus property” requirements set forth in the Education Code. The District shall have sole authority to determine the requirements applicable to the Property and the process used to comply with such legal requirements, including but not limited to, forming a “7-11 Surplus Property Advisory Committee” and seeking a waiver from the California Department of Education to use a “Request for Proposal” process to pursue disposing of the Property.

2. Deed Restrictions. For good and valuable consideration which is recited in paragraph 4 below, the City hereby agrees that in the event that the District is able to negotiate a sale of the Property, the City shall take all actions necessary to remove it’s reverter right in the Property that provides that the Property shall be used for the construction of a park or similar public recreation facility. Specifically, the Parties shall prepare and deliver to escrow a “Quitclaim Deed” and/or any other required document to release the City’s reverter interest in the and restricting the use in the Property. The sole purpose of this provision is to provide assurances to potential buyers that in the event of a sale, the City will release its interest in the Property. The parties agree and acknowledge that the City’s agreement to release its interest in the Property shall in no way imply that a subsequent purchaser of the Property shall not be required to comply with the City’s zoning and development ordinances and regulations.

3. Disposal Process. The City hereby authorizes the District to take all actions necessary to explore disposing the Property at its sole discretion. The District through its Governing Board shall further retain sole authority to decide whether to complete the Property disposal through a written agreement between the District and the entity selected by the District to complete the acquisition of the Property.

4. Property Proceeds: The total payment received for the Property shall be the total payment made by the entity entering into a contract with the District to acquire the Property (the "Disposal Proceeds"). In the event the Property is sold, the Property Proceeds will be the total purchase price. The distribution of the Property Proceeds shall be as follows: The District will receive fifty percent (50%) of the Disposal Proceeds and the City shall receive fifty percent (50%) of the Disposal Proceeds, minus the City Cost Contribution set forth below.

5. Costs. The District shall be responsible for all costs associated with the Property disposal, including legal costs, marketing costs, the appraisal cost, and any other direct cost required to implement and complete the Property disposal process. The District's costs may also include staffing or material costs if such cost rise above the typical administrative costs incurred by the District. The City shall reimburse the District for fifty percent (50%) of the District's total costs (the "City Cost Contribution") from its share of the Disposal Proceeds. The District shall track its total costs and deduct the City Cost Contribution from the City's Disposal Proceeds as set forth above.

6. Non-Binding. The District is not obligated to complete or approve of the disposal of the Property unless and until the District's governing board approves a final agreement for the Property's disposal. Thus, the Parties hereby recognize that this Agreement does not constitute a guarantee or promise that the District will proceed with the disposal of the Property. Likewise, the City shall not be obligated to release its reverter interest in the Property, unless and until the District opens escrow for the sale of the Property and said release shall only be recorded upon the close of escrow.

7. Term. This Agreement shall take effect upon the Effective Date set forth herein and continue for a period of two (2) years. In the event the District does not complete the disposal of the Property before this term, the Parties may also agree to extend the Term through written amendment to this Agreement.

8. Indemnification. Both Parties shall indemnify, defend, and hold harmless the other Party (the "Indemnified Party") from any harm, damage or claim made or incurred against the Indemnified Party arising from their act or omission the Indemnifying Party.

9. Assignment. The District and City, respectively, bind themselves, their partners, officers, successors, assigns and legal representatives to the other Party to this Agreement with respect to the terms of this Agreement. The Parties shall not assign this Agreement.

10. Governing Law. This Agreement shall be governed by the laws of the State of California.

11. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, and the counterparts shall constitute one and the same instrument, all of which shall be sufficient evidence of this Agreement.

12. Severability. If any portion of this Agreement is held as a matter of law to be unenforceable, the remainder of this Agreement shall be enforceable without such provisions.

13. Notices. All notices or demands to be given under this Agreement by either Party to the other shall be in writing. At the date of this Agreement, the addresses of the Parties are as follows:

To the District:

Luis C. Panduro
Superintendent
Brawley Elementary School District
261 “D” Street
Brawley, CA 92227
lpanduro@besd.org

To the City:

Rebecca Terrazas-Baxter
City Manager
City of Brawley
383 Main Street
Brawley, CA 92227
rebecca.terrazas-baxter@brawley-ca.gov

14. Enforceable. This Agreement is not a valid or enforceable obligation approved or ratified by motion of the Governing Board of the District and the City separately.

The Parties, through their authorized representatives, have executed this Agreement as of the day and year first written above.

CITY OF BRAWLEY

BRAWLEY ELEMENTARY SCHOOL DISTRICT

By_____

By_____

Print Name

Print Name_____

Title

Title_____

Date

Date_____

City of Brawley

City Council
October 07, 2025
Agenda Item No 5c



STAFF REPORT

To: City Council
From: Tim Kelley, Council Member
Prepared by: Rebecca Terrazas-Baxter, City Manager
Subject: **Resolution Opposing California Proposition 50 – Use of Legislative Congressional Redistricting Map Amendment**

RECOMMENDATION:

Adopt a Resolution of the City Council of the City of Brawley, California opposing Proposition 50, the Use of Legislative Congressional Redistricting Map Amendment, and reaffirming support for the Citizens Redistricting Commission as the independent and nonpartisan body for Congressional redistricting in California.

BACKGROUND INFORMATION:

At the request of Council Member Tim Kelley, a resolution has been prepared for Council consideration regarding Proposition 50, which will appear on the statewide ballot during a special election on November 4, 2025.

California voters previously approved Proposition 11 (2008) and Proposition 20 (2010) to establish the California Citizens Redistricting Commission (CCRC). This independent, nonpartisan body is tasked with drawing district lines for the State Legislature, Board of Equalization, and U.S. Congressional districts. The intent behind these reforms was to reduce political influence and increase public trust in the redistricting process.

Proposition 50 proposes a significant change by transferring Congressional redistricting authority from the CCRC back to the California State Legislature. This would reverse over a decade of voter-approved reforms intended to create a more transparent and impartial redistricting process.

Key concerns related to Proposition 50 include:

- Undermining the independence and transparency of the current redistricting process.
- Setting a precedent for mid-decade redistricting, which has not been the norm in California.
- A projected statewide special election cost exceeding \$250 million, during a time of significant budgetary constraints.
- A lack of customary public review during the legislative process, including bypassing the standard 30-day public notice period for constitutional amendments.

Potential impacts on rural and border communities such as the Imperial Valley, which require fair and representative district boundaries that consider unique regional needs, including agriculture, international trade, and renewable energy development.

The proposed resolution emphasizes that this opposition is not rooted in partisanship, but in the principle of preserving independent representation for local communities.

5c

FISCAL IMPACT:

There is no direct fiscal impact to the City of Brawley associated with adopting this resolution.

ALTERNATIVES:

The City Council may consider the following alternatives:

- Adopt the Resolution opposing Proposition 50, as presented.
- Amend the Resolution to reflect specific Council input prior to adoption.
- Take no action, thereby not taking an official position on Proposition 50.
- Remain neutral, and direct staff to prepare a separate resolution or statement of neutrality.

ATTACHMENTS:

1. 2025-42 Resoultion

REPORT COORDINATED WITH (other than person preparing the staff report):

Staff, Title or Consultant, Agency

, , ,

REPORT APPROVAL(S):

Staff, Title or Consultant, Agency

Silvia Luna, Finance Director

Rebecca Terrazas-Baxter, City Manager

Status – Date of Status

Approved - 10/3/2025

Approved - 10/3/2025

RESOLUTION NO. 2025-42

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRAWLEY, CALIFORNIA, OPPOSING PROPOSITION 50, THE USE OF LEGISLATIVE CONGRESSIONAL REDISTRICTING MAP AMENDMENT, AND REAFFIRMING SUPPORT FOR THE CITIZENS REDISTRICTING COMMISSION AS THE INDEPENDENT AND NONPARTISAN BODY FOR CONGRESSIONAL REDISTRICTING IN CALIFORNIA

WHEREAS, California voters approved Proposition 11 (2008) and Proposition 20 (2010), establishing the California Citizens Redistricting Commission, an independent, nonpartisan body tasked with drawing district lines for the State Legislature, Board of Equalization, and U.S. Congressional districts, with the intent of reducing political influence and strengthening public trust in the redistricting process; and

WHEREAS, redistricting traditionally occurs once every ten years following the United States Census, with the most recent process completed in 2021 using 2020 Census data to ensure districts are based on accurate and current population figures; and

WHEREAS, Proposition 50 seeks to transfer the authority for drawing Congressional district boundaries from the Citizens Redistricting Commission back to the California State Legislature, reversing reforms that voters approved through the initiative process; and

WHEREAS, while some states allow legislatures to conduct mid-decade redistricting, California has historically avoided this practice, and its introduction here could set a new precedent that may alter the balance of how communities are represented; and

WHEREAS, Proposition 50 will trigger a statewide special election on November 4, 2025, with projected costs estimated at over \$250 million statewide and additional costs at the county level, expenditures that come at a time when the State of California is managing significant budget shortfalls and fiscal constraints; and

WHEREAS, the legislative process advancing Proposition 50 was expedited and did not include the customary 30-day public review period for constitutional amendments, raising concerns among stakeholders about whether adequate time was provided for public input and analysis; and

WHEREAS, California has been recognized for expanding voting access and adopting independent redistricting reforms, and Proposition 50 would represent a departure from that model by returning authority to elected officials in the Legislature; and

WHEREAS, the Imperial Valley, with its international border, extensive agricultural lands, significant mileage of roadways, renewable energy development, and binational economy, requires fair representation that reflects the unique needs of this region.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Brawley opposes California Proposition 50, the Use of Legislative Congressional Redistricting Map Amendment, and reaffirms its support for the Citizens Redistricting Commission as the appropriate independent and nonpartisan body to draw Congressional district boundaries in California.

BE IT FURTHER RESOLVED, that the City Council of the City of Brawley emphasizes this opposition is not about partisanship, but about protecting the voices of local communities. The Imperial Valley deserves representation that recognizes its border identity, its agricultural and renewable energy economy, and its role in binational trade and culture. Decisions made in Sacramento must ensure they strengthen, not diminish the ability of rural and border regions to be fairly represented and heard in both state and national policymaking.

APPROVED, PASSED, AND ADOPTED at a special meeting of the Brawley City Council held on October 7th, 2025, by the following vote:

5c.1

AYES:
NAYES:
ABSTAIN:
ABSENT:

CITY OF BRAWLEY, CALIFORNIA

Gil Rebollar, Mayor

ATTEST:

Ana Gutierrez, City Clerk

I, **Ana Gutierrez**, City Clerk of the City of Brawley, California, **DO HEREBY CERTIFY** that the foregoing Resolution No. 2025-42 was passed and adopted by the City Council of the City of Brawley, California, at a regular meeting held on the 7th of October and that it was so adopted by the following roll call vote:

AYES:
NAYES:
ABSTAIN:
ABSENT:

DATED: October 7, 2025

Ana Gutierrez, City Clerk

City of Brawley

City Council
October 07, 2025
Agenda Item No 5d



STAFF REPORT

To: City Council
From: William Smerdon, City Attorney
Prepared by: William Smerdon, City Attorney
Subject: Review and approve Change Order for Pool Repair.

RECOMMENDATION:

Review and approve the change order for pool repair, and allow the city manager negotiating authority to modify the change order as needed.

BACKGROUND INFORMATION:

As Council is aware there has been a long-standing problem with the Lions Center Pool. The pool was in need of re-plastering. The County Health Department was prepared to shut the pool down if replastering was not accomplished.

Grants were obtained and the replastering contract was awarded to California Pools. During construction a leak was discovered in the wading pool that was repaired.

Upon completion of the plastering of the main pool, the pool was refilled, and catastrophic damage occurred. Initial informal estimates to repair the damage ranged from 10 to 11 million dollars. While the City Manager sought funding sources for the repair, the Council engaged special legal counsel to consider the best approach to the problem. The firm of Finch, Thornton & Baird, LLP was retained.

Special legal counsel engaged various experts in pool engineering to determine the cause of the damage and provide a plan for repair. Simultaneously, they investigated whether or not insurance coverage was available.

A comprehensive repair plan has been established, and those plans have been submitted to the County Health Department for review and approval. Likewise, the City Building Department and Public Works Department are reviewing the plans to provide their approval and issue the necessary permits. The County has agreed to expedite its review. Of course, the City Departments are making this project a top priority.

The City's experts agree that California Pools was not responsible for the damage. Staff has requested bids from the two available contractors that are able to perform this unconventional project. California Pools submitted pricing that was the most competitive.

Inasmuch as California Pools has an existing contract with the City for work on the pool this matter is submitted as a change order to that contract.

The change order is in the amount of \$1,745,800.00 with a 10% contingency (\$174,580.00), totaling \$1,920,380.00. The change order is expressly contingent upon the City receiving funding for the project from its insurance carrier. Special legal counsel is optimistic and believes that a large portion of the repair costs will be covered. The City's insurance carrier has been paying for the services of special legal counsel, throughout this process, considering it a covered loss.

FISCAL IMPACT:

Unknown at this time. We are awaiting a final coverage determination from the carrier. Staff is certain that a portion of the costs will not be covered. Further, construction management services will also be needed, and it is unknown whether or not those services will be covered. Staff estimates that the amount of \$600,000 or more will be incurred by the City to complete the repairs. Finance will make a detailed report, requesting a budget adjustment when the final coverage decision is made.

ALTERNATIVES:

The Council may decline to approve the change order

ATTACHMENTS:

1. Change Order
2. Exhibit B
3. SOV
4. Renovation

REPORT COORDINATED WITH (other than person preparing the staff report):

Staff, Title or Consultant, Agency

Rebecca Terrazas-Baxter, City Manager, ,
John Tang, Interim Parks and Recreation Manager, ,

, , ,

REPORT APPROVAL(S):

Staff, Title or Consultant, Agency

Silvia Luna, Finance Director

Rebecca Terrazas-Baxter, City Manager

Status – Date of Status

Approved - 10/3/2025

Approved - 10/3/2025

CONTRACT CHANGE ORDER

Date: October 3, 2025	Project Name:	Lions Center Pool Rehabilitation & Repair
To: California Commercial Pools, Inc. 2255 Auto Centre Drive Glendora, California 91740	Contractor:	California Commercial Pools, Inc.
Attn: Jason Jackson, Vice President	Contract No.:	2023-01
	Change Order No.:	04
	Subject:	Repair Scope of Work

Description and Justification of Change in Scope

1. California Commercial Pools will perform the entire scope of work necessary to repair the Lions Center Pool including demolition of the pool floor, excavation of the subsurface materials, repair portions of the deck, and replastering and refilling of the pool. The scope of work to be performed pursuant to this Change Order is shown in the approved plans, drawings, and specifications attached to this change order as Exhibit A, and incorporated by reference as though set forth in full at this point.
2. Plumbing trenching will be performed to a depth of approximately 12 inches to allow adequate construction and working space. The primary trunk line, measuring eight (8) inches in diameter, can be accommodated within this depth, although space will be limited. Plumbing branch lines, including 2-inch and 1 ½-inch floor return lines, will also be installed at the same 12-inch depth, as they will be directly connected to the main trunk line.
3. The work shall be commenced on the 10th day after receiving Owner's Notice to Proceed and shall be completed within **120 calendar** days from the commencement date specified in the Notice to Proceed.
4. The total scope of work and price to be performed herein is shown below in Schedule A and in California Commercial Pools' detailed scope of work attached as Exhibit B, and incorporated by reference as though set forth in full at this point. To the extent there is any conflict between Exhibit B and the Contract or plans and specifications, the more rigid requirement shall apply. This price will be fixed for a period of **90 days**. The breakdown of individual scope items is shown below:

Schedule A: AIA Billing – Job: Lions Park Pool City of Brawley

Billing Item	Total
Submittals/Shop Drawings	\$25,000.00
Mobilization	\$35,000.00
Demo	\$245,000.00
Expansion joint removal	\$110,550.00
Pebble removal	\$145,000.00

Billing Item	Total
Overexcavation/gravel backfill	\$135,000.00
Rough Plumbing	\$150,000.00
Pressure Testing	\$45,000.00
Sounding Well	\$58,000.00
Reinforcing	\$200,000.00
Concrete/shotcrete	\$200,000.00
Tile	\$152,000.00
Pebble Finish	\$175,000.00
Fill/Brush and start up	\$30,000.00
Deck Sections 250 sq ft	\$20,250.00
Close out/demobilize	\$20,000.00
Total Amount of this Change Order:	\$1,745,800.00

Terms and Conditions:

1. All terms not defined in this Change Order shall have the meanings ascribed thereto in the Contract.
2. Through execution of this Change Order, the City of Brawley and California Commercial Pools reverse the termination of Contract No. 2023-01 dated April 10, 2024. Contract No. 2023-01 is revived and continued. However, the enforceability of this Change Order is contingent upon receipt of funds by the City of Brawley from its insurance carrier.
3. Unless otherwise modified herein, the terms and conditions of Contract No. 2023-01 remain in place, including without limit the indemnification obligations, warranty insurance obligations, and the general conditions and special provisions which are incorporated into this Change Order.
4. Time is of the essence. If the work is not completed within **120 calendar days** of the date of commencement on the Owner's Notice to Proceed, it is understood Owner will suffer damage. It being impractical and infeasible to determine the amount of actual damage, it is agreed that Contractor shall pay to Owner as fixed and liquidated damages and not as a penalty, the sum of Five Hundred Dollars (\$500.00) for each calendar day of delay until work is completed and accepted. This amount shall be deducted from any payments due to or to become due to Contractor. Contractor and Contractor's surety shall be liable for the amount thereof. Time extensions may be granted by the Owner as provided in the terms of the General Conditions.
5. Contractor shall perform within the time outlined herein, and provide and furnish all labor, materials, necessary tools, equipment, and all utility and transportation services as described in the complete contract and required for construction. All of said work to be performed and materials to be furnished shall be completed in a good workmanlike manner in strict accordance with the plans, drawings, specifications, and all provisions of the complete contract as hereinabove defined. The Contractor is liable to the Owner for any damages arising as a result of a failure to fully comply with this obligation and the Contractor shall not be excused concerning any failure to so comply by any act or omission of the Architect, Engineer, Inspector or representative of any of them unless such act or omission prevents the Contractor from fully complying with the requirements of the Project documents and unless the Contractor protests at the time of such alleged prevention that the act or omission is preventing the Contractor from fully complying. Such protest shall not be effective unless reduced to

5d.1

writing and filed with the Owner within three (3) working days of the date of occurrence of the act or omission preventing the Contractor from fully complying with the Project documents.

6. This Contract Change Order is conditioned upon the Owner's receipt of funding from its insurance carrier. Owner may terminate, cancel, or withdraw this Change Order at any time prior to the commencement of work, including in the event insurance funding is not received. Owner will have no further liability of obligation to Contractor under this Change Order if it is terminated, cancelled, or withdrawn per this section.

TOTAL ADDITIVE CHANGE: \$ _____

Current Contract Amounts: \$ _____

New Contract Amount: \$ _____

CITY OF BRAWLEY:

City: _____
Construction Manager _____ Date _____

City: _____
Parks and Recreation Manager _____ Date _____

City: _____
City Manager _____ Date _____

City: _____
Director of Finance _____ Date _____

CONTRACTOR:

Accepted By: _____

Title: _____

Endurance Assurance Corporation, as surety for California Commercial Pools, Inc. on payment and performance bond number EACX4039053 acknowledges and consents to this Contract Change Order 4.

Endurance Assurance Corporation
Surety

By: _____
Attorney-in-Fact

5d.2

BRAWLEY LIONS CENTER POOL

**225 A Street
Brawley, CA 92227**

**PROJECT MANUAL
*AUGUST 2025***

PREPARED BY:

AQUATIC DESIGN GROUP, INC.
2226 FARADAY AVENUE
CARLSBAD, CALIFORNIA 92008

TEL 760-438-8400
FAX 760-438-5251

5d.2

**TABLE OF CONTENTS
CONSTRUCTION SPECIFICATIONS
BRAWLEY LIONS CENTER POOL**

INTRODUCTORY INFORMATION

000001	Title Page
000010	Table of Contents

SPECIFICATIONS

DIVISION 1 – GENERAL CONDITIONS

011100	Summary of Work
012500	Substitution Procedures
013100	Project Management and Coordination
013300	Submittals
014500	Quality Control
015000	Temporary Facilities and Controls
017700	Project Closeout

DIVISION 2 – SITE WORK

022200	Selective and Site Demolition

DIVISION 3 - CONCRETE

(No Sections Listed)

DIVISION 4 – MASONRY

(No Sections Listed)

DIVISION 5 – METALS

055500	Miscellaneous Metals

DIVISION 6 – WOOD AND PLASTICS

(No Sections Listed)

DIVISION 7 – THERMAL AND MOISTURE PROTECTION

079200	Sealants

DIVISION 8 – DOORS AND HARDWARE

(No Sections Listed)

DIVISION 9 – FINISHES

(No Sections Listed)

DIVISION 10 – SPECIALTIES

(No Sections Listed)

DIVISION 11 – EQUIPMENT

(No Sections Listed)

DIVISION 12 – FURNISHINGS

(No Sections Listed)

DIVISION 13 – SPECIAL CONSTRUCTION

131100	Swimming Pool General Requirements
131102	Swimming Pool Concrete
131103	Swimming Pool Shotcrete
131104	Swimming Pool Ceramic Tile
131105	Swimming Pool Plaster
131106	Swimming Pool Equipment
131107	Swimming Pool Mechanical
131108	Swimming Pool Electrical

DIVISION 14 – CONVEYING SYSTEMS

(No Sections Listed)

DIVISION 21 – FIRE SUPPRESSION

(No Sections Listed)

DIVISION 22 – PLUMBING

220000	Plumbing

DIVISION 23 – HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)

(No Sections Listed)

DIVISION 25 – INTEGRATED AUTOMATION

(No Sections Listed)

DIVISION 26 – ELECTRICAL

(No Sections Listed)

DIVISION 27 – COMMUNICATIONS

(No Sections Listed)

DIVISION 28 – ELECTRONIC SAFETY AND SECURITY

(No Sections Listed)

DIVISION 31 – EARTHWORK

(No Sections Listed)

**SECTION 01 11 00
SUMMARY OF WORK**

5d.2

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

- A. All applicable portions of Division 01, including the drawings and general provisions of the contract, the general and supplementary conditions and Division 01 specification sections which apply to work of this section as if printed herein.

1.02 SUMMARY

- A. Section Includes:

1. Project Information
2. Work covered by Contract Documents
3. Description of the Work (refer to 1.03).
4. Work by Owner
5. Owner Furnished, Contractor Installed Products
6. Access to Site
7. Coordination with occupants
8. Work restrictions
9. Specification and Drawing Conventions
10. Miscellaneous provisions
11. Duties of the Contractor (refer to 1.04).
12. Permits and fees (refer to 1.06).
13. Layout of work (refer to 1.07)

- B. Related Requirements:

1. Section 01 50 00 "Temporary Facilities and Controls" for limitations and procedures governing temporary use of Owner's facilities.

1.03 PROJECT INFORMATION

- A. Project Identification: Brawley Lions Center Pool

1. Project Location: 225 "A" Street, Brawley, California.

- B. Owner: City of Brawley

1. Owner's Representative:

- C. Architect / Aquatic Designer: Aquatic Design Group, Inc., 2226 Faraday Ave, Carlsbad, CA 92008

- D. Contractor:

AQUATIC DESIGN GROUP

**SUMMARY OF WORK
01 11 00 - 1**

1.04 WORK COVERED BY CONTRACT DOCUMENTS

- A. The work is that of limited demolition of the existing pool and pool finishes and construction of new under-pool circulation piping. The existing under-pool piping shall be removed and replaced with new in accordance with California Chapter 31B Public Swimming Pool code. The new piping shall be installed with the under-pool conditions in accordance with the geotechnical engineer's recommendation. The intent of this project is to replace the failing piping to provide a fully working system. The original pool renovation plans are provided to establish dimensions for the purpose of take-offs and contractor bidding. Project is located at 225 "A" Street, Brawley, California.
- B. Work of this contract generally consists of demolition, new construction and such other items not mentioned that are required by the Contract Documents, law and governmental codes and regulations.
- C. For convenience, the Specifications are divided into sections as set forth in the Table of Contents, but such segregation shall not be considered as limiting the work of any subcontract or trade, and the Owner will not be responsible for any division of work by subcontracts. Unless otherwise provided, the Contractor shall be solely responsible for all subcontract arrangements of work regardless of the locations of provisions in the Specifications.
- D. Compensation for bid items not specifically identified in these Special Provisions shall include all labor, materials, tools, equipment, safety measures, and supervision required to complete the work to grades and dimensions shown on the plans or staked in the field. There shall be no compensation except for bid items specified in the Bidder's Proposal. The cost of all work in the Contract Documents not specifically identified as a bid item or described within a bid item shall be included in related bid items, and no additional compensation shall become due the Contractor by nature of compliance with the Contract Documents except as provided for in the General Conditions of the Contract for Construction, under "Changes in the Work."
- E. Type of Contract
 - 1. Project will be constructed under a single prime contract

1.05 CONTRACTOR DUTIES

- A. Construct the work under a single prime contract in strict conformity with the Contract Documents.
- B. Accept the site and the character of the work as they exist on the first day of work under this Contract.
- C. Coordinate work of employees and subcontractors.
- D. Expedite the work to assure compliance with schedules.
- E. Coordinate the work with that of other contractors and work done by the Owner.
- F. Comply with orders and instructions of the Owner's Representative.

1.06 CONTRACTOR FURNISHED PRODUCTS (CFCI)

A. Contractor Responsibilities:

1. Designate needed submittals and delivery date for each product in progress schedule. Coordinate deliveries with Owner's Representative.
2. Receive product(s) at site. Store until incorporated into the work.
3. Inspect deliveries jointly with Owner's Representative, record shortages and damaged or defective items.
4. Protect product(s) from damage, theft and from exposure to the elements.
5. Assemble, install, connect, adjust and/or finish product(s) as required under provisions of the Contract Documents.
6. Repair or replace products damaged or stolen subsequent to receipt, at no cost to the Owner.

1.07 OWNER FURNISHED PRODUCTS (OFCI)

- A.** See drawings for list of equipment to be provided by the Owner and installed by the Contractor.

1.08 ACCESS TO SITE

- A.** General: Contractor shall have limited use of Project site for construction operations as indicated on Drawings by the Contract limits and as indicated by requirements of this Section.
- B.** Use of Site: Limit use of Project site to Work in areas indicated. Do not disturb portions of Project site beyond areas in which the Work is indicated.
1. Limits: Confine construction operations to location directly adjacent to the work.
 2. Driveways, Walkways and Entrances: Keep driveways loading areas, and entrances serving premises clear and available to The Commons, The Commons' employees, and emergency vehicles at all times. Do not use these areas for parking or for storage of materials.
 - a. Schedule deliveries to minimize use of driveways and entrances by construction operations.
 - b. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.
- C.** Condition of Existing Grounds: Maintain portions of existing grounds, landscaping, and hardscaping affected by construction operations throughout construction period. Repair damage caused by construction operations.

1.09 COORDINATION WITH OCCUPANTS

- A.** Partial Occupancy: Public will have use of the adjacent Park space during construction, with the exception of areas under construction. Cooperate with Owner during construction operations to minimize conflicts and facilitate Owner usage. Perform the Work so as not to interfere with Owner's operations. Maintain existing exits unless otherwise indicated.
1. Maintain access to existing park and public walkways. Do not close or obstruct walkways, without written permission from Owner and authorities having jurisdiction.

2. Provide not less than 72 hours' notice to Owner of activities that will affect Owner's operations.
3. Coordinate public parking needs with Owner.

1.10 WORK RESTRICTIONS

- A. Work Restrictions, General: Comply with restrictions on construction operations.
 1. Comply with limitations on use of public streets and with other requirements of authorities having jurisdiction.
- B. On-Site Work Hours: Limit work in the existing building to normal business working hours of 7a.m. to 6 p.m., Monday through Friday, unless otherwise indicated.
- C. Existing Utility Interruptions: Do not interrupt utilities serving facilities occupied by Owner or others unless permitted under the following conditions and then only after providing temporary utility services according to requirements indicated:
 1. Notify Owner not less than two days in advance of proposed utility interruptions.
 2. Obtain Owner's written permission before proceeding with utility interruptions.
- D. Noise, Vibration, and Odors: Coordinate operations that may result in high levels of noise and vibration, odors, or other disruption to Owner occupancy with Owner.
 1. Notify Owner not less than two days in advance of proposed disruptive operations.
 2. Obtain Owner's written permission before proceeding with disruptive operations.
- E. Restricted Substances: Use of tobacco products and other controlled substances on Project site is not permitted.

1.11 PERMITS AND FEES

- A. The Contractor shall obtain and pay for all licenses required by all government agencies and necessary for successful completion of the work. The Contractor shall maintain copies of all permits on site and shall, upon request, furnish the Owner with copies thereof.

1.12 LAYOUT OF WORK

- A. Field surveys for control of all grading and construction shall be the responsibility of the Contractor. All such surveys, including construction staking, shall be under the supervision of a California licensed surveyor or civil engineer. Staking shall be performed on all items ordinarily requiring grade and alignment at intervals normally accepted by the agencies and trades involved. Payment for construction survey staking shall be considered as included in the various items of work and no additional allowance will be made thereof. Benchmarks shall be provided by the Owner as shown on Drawings.

1.13 SPECIFICATION AND DRAWING CONVENTIONS

- A. Specification Content: The Specifications use certain conventions for the style of language and the intended meaning of certain terms, words, and phrases when used in particular situations. These conventions are as follows:
 - 1. Imperative mood and streamlined language are generally used in the Specifications. The words "shall," "shall be," or "shall comply with," depending on the context, are implied where a colon (:) is used within a sentence or phrase.
 - 2. Specification requirements are to be performed by Contractor unless specifically stated otherwise.
- B. Division 01 General Requirement of Section in Division 01 apply to the Work of all Sections in the Specifications.
- C. Drawing Coordination: Requirements for materials and products identified on Drawings are described in detail in the Specifications. One or more of the following are used on Drawings to identify materials and products:
 - 1. Terminology: Materials and products are identified by the typical generic terms used in the individual Specifications Sections.
 - 2. Abbreviations: Materials and products are identified by abbreviations published as part of the U.S. National CAD Standard and scheduled on Drawings.
 - 3. Keynoting: Materials and products are identified by reference keynotes referencing Specification Section numbers found in this Project Manual.

PART 2 - PRODUCTS NOT USED

PART 3 - EXECUTION NOT USED

END OF SECTION

SECTION 01 25 00

SUBSTITUTION PROCEDURES

5d.2

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.02 SUMMARY

- A. Section includes administrative and procedural requirements for substitutions.

1.03 DEFINITIONS

- A. Substitutions: Changes in products, materials, equipment, and methods of construction from those required by the Contract Documents and proposed by Contractor.
 - 1. Substitutions for Cause: Changes proposed by Contractor that are required due to changed Project conditions, such as unavailability of product, regulatory changes, or unavailability of required warranty terms.
 - 2. Substitutions for Convenience: Changes proposed by Contractor or Owner that are not required in order to meet other Project requirements but may offer advantage to Contractor or Owner.

1.04 ACTION SUBMITTALS

- A. Substitution Requests: Submit three copies of each request for consideration. Identify product or fabrication or installation method to be replaced. Include Specification Section number and title and Drawing numbers and titles.
 - 1. Substitution Request Form: Use facsimile of form provided at the end of this section.
 - 2. Documentation: Show compliance with requirements for substitutions and the following, as applicable:
 - a. Statement indicating why specified product or fabrication or installation cannot be provided, if applicable.
 - b. Coordination information, including a list of changes or revisions needed to other parts of the Work and to construction performed by Owner and separate contractors, that will be necessary to accommodate proposed substitution.
 - c. Detailed comparison of significant qualities of proposed substitution with those of the Work specified. Include annotated copy of applicable Specification Section. Significant qualities may include attributes such as performance, weight, size, durability, visual effect, sustainable design characteristics, warranties, and specific features and requirements indicated. Indicate deviations, if any, from the Work specified.

- d. Product Data, including drawings and descriptions of products and fabrication and installation procedures.
 - e. Samples, where applicable or requested.
 - f. Certificates and qualification data, where applicable or requested.
 - g. List of similar installations for completed projects with project names and addresses and names and addresses of architects and owners.
 - h. Material test reports from a qualified testing agency indicating and interpreting test results for compliance with requirements indicated.
 - i. Research reports evidencing compliance with building code in effect for Project, from ICC-ES.
 - j. Detailed comparison of Contractor's construction schedule using proposed substitution with products specified for the Work, including effect on the overall Contract Time. If specified product or method of construction cannot be provided within the Contract Time, include letter from manufacturer, on manufacturer's letterhead, stating date of receipt of purchase order, lack of availability, or delays in delivery.
 - k. Cost information, including a proposal of change, if any, in the Contract Sum.
 - l. Contractor's certification that proposed substitution complies with requirements in the Contract Documents except as indicated in substitution request, is compatible with related materials, and is appropriate for applications indicated.
 - m. Contractor's waiver of rights to additional payment or time that may subsequently become necessary because of failure of proposed substitution to produce indicated results.
3. Architect's Action: If necessary, Architect will request additional information or documentation for evaluation within seven days of receipt of a request for substitution. Architect will notify Contractor of acceptance or rejection of proposed substitution within 15 days of receipt of request, or seven days of receipt of additional information or documentation, whichever is later.
- a. Forms of Acceptance: Change Order, Construction Change Directive, or Architect's Supplemental Instructions for minor changes in the Work.
 - b. Use product specified if Architect does not issue a decision on use of a proposed substitution within time allocated.

1.05 QUALITY ASSURANCE

- A. Compatibility of Substitutions: Investigate and document compatibility of proposed substitution with related products and materials. Engage a qualified testing agency to perform compatibility tests recommended by manufacturers.

1.06 PROCEDURES

- A. Coordination: Revise or adjust affected work as necessary to integrate work of the approved substitutions

PART 2 - PRODUCTS

2.01 SUBSTITUTIONS

- A. Substitutions for Cause: Submit requests for substitution immediately on discovery of need for change, but not later than 15 days prior to time required for preparation and review of related submittals.
1. Conditions: Architect will consider Contractor's request for substitution when the following conditions are satisfied. If the following conditions are not satisfied, Architect will return requests without action, except to record noncompliance with these requirements:
 - a. Requested substitution is consistent with the Contract Documents and will produce indicated results.
 - b. Substitution request is fully documented and properly submitted.
 - c. Requested substitution will not adversely affect Contractor's construction schedule.
 - d. Requested substitution has received necessary approvals of authorities having jurisdiction.
 - e. Requested substitution is compatible with other portions of the Work.
 - f. Requested substitution has been coordinated with other portions of the Work.
 - g. Requested substitution provides specified warranty.
 - h. If requested substitution involves more than one contractor, requested substitution has been coordinated with other portions of the Work, is uniform and consistent, is compatible with other products, and is acceptable to all contractors involved.
- B. Substitutions for Convenience: Architect will consider requests for substitution if received within 30 days after commencement of the Work. Requests received after that time may be considered or rejected at discretion of Architect.
1. Conditions: Architect will consider Contractor's request for substitution when the following conditions are satisfied. If the following conditions are not satisfied, Architect will return requests without action, except to record noncompliance with these requirements:
 - a. Requested substitution offers Owner a substantial advantage in cost, time, energy conservation, or other considerations, after deducting additional responsibilities Owner must assume. Owner's additional responsibilities may include compensation to Architect for redesign and evaluation services, increased cost of other construction by Owner, and similar considerations.
 - b. Requested substitution does not require extensive revisions to the Contract Documents.
 - c. Requested substitution is consistent with the Contract Documents and will produce indicated results.
 - d. Substitution request is fully documented and properly submitted.
 - e. Requested substitution will not adversely affect Contractor's construction schedule.
 - f. Requested substitution has received necessary approvals of authorities having jurisdiction.
 - g. Requested substitution is compatible with other portions of the Work.
 - h. Requested substitution has been coordinated with other portions of the Work.
 - i. Requested substitution provides specified warranty.
 - j. If requested substitution involves more than one contractor, requested substitution has been coordinated with other portions of the Work, is uniform and consistent, is compatible with other products, and is acceptable to all contractors involved.

PART 3 - EXECUTION

(Not Used)

SUBSTITUTION REQUEST FORM

One Specification Section per Form. (Fill in all Blanks)

Project: _____

We hereby submit for your review the following substitution for the following specified material for the above project:

Section Paragraph Specified Material

Proposed Substitution: _____

Attach all technical data, including laboratory tests, if applicable, in duplicate to allow the Architect/Engineer to review this request.

Include complete information on changes to Drawings and/or Specifications which proposed substitution will require for its proper installation.

A. Does the substitution affect dimensions shown on the Construction Documents? ☐ Yes ☐ No

(Explain) _____

B. By signature below, the undersigned agrees to pay all costs, including engineering and detailing costs, associated with the incorporation of this product.

C. Does the substitution affect other trades? ☐ Yes ☐ No

(Explain) _____

D. What are the differences between the proposed substitution and specified product?

E. Manufacturer's guarantees of the proposed and specified item are same different

(Explain) _____

This request is accompanied by self-addressed, stamp envelope.

CTA shall continue our policy of recognizing acceptable substitutions by Addendum.

The undersigned states that the function, appearance and quality are equivalent or superior to the specified item.

Submitted By:

For Use by Architect/Engineer:

Signature
of Firm

Received Too Late

Approved Except As Noted:

Not
Accepted

Address

For bidding only. Final approval subject
to submittal data in accordance
with requirements of specifications.

Phone _____

By _____

By _____

5d.2

Date _____

Date _____ 20____

Date _____ 20____

Phone _____

By _____

By _____

75% CONSTRUCTION DOCUMENTS

5d.2

END OF SECTION

SECTION 01 31 00

PROJECT MANAGEMENT AND COORDINATION

5d.2

PART 1 - GENERAL

1.01 SUMMARY

- A. This Section includes administrative provisions for coordinating construction operations on Project including, but not limited to, the following:
 - 1. General project coordination procedures.
 - 2. Conservation.
 - 3. Coordination Drawings.
 - 4. Administrative and supervisory personnel.
 - 5. Project meetings.
- B. Each contractor shall participate in coordination requirements. Certain areas of responsibility will be assigned to a specific contractor.
- C. Related Sections: The following Sections contain requirements that relate to this Section:
 - 1. Division 1 Section "Closeout Procedures" for coordinating Contract closeout.

1.02 COORDINATION

- A. Coordination: Coordinate construction operations included in various Sections of the Specifications to ensure efficient and orderly installation of each part of the Work. Coordinate construction operations, included in different Sections, that depend on each other for proper installation, connection, and operation.
- B. Coordination: Each contractor shall coordinate its construction operations with those of other contractors and entities to ensure efficient and orderly installation of each part of the Work. Each contractor shall coordinate its operations with others, included in different Sections that depend on each other for proper installation, connection, and operation.
 - 1. Schedule construction operations in sequence required to obtain the best results where installation of one part of the Work depends on installation of other components, before or after its own installation.
 - 2. Coordinate installation of different components with other contractors to ensure maximum accessibility for required maintenance, service, and repair.
 - 3. Make adequate provisions to accommodate items scheduled for later installation.
- C. If necessary, prepare memoranda for distribution to each party involved, outlining special procedures required for coordination. Include such items as required notices, reports, and list of attendees at meetings.

1. Prepare similar memoranda for Owner and separate contractors if coordination of their Work is required.
- D. Administrative Procedures: Coordinate scheduling and timing of required work to avoid conflicts and to ensure orderly progress of the Work. Such administrative activities include, but are not limited to, the following:
1. Preparation of Contractor's Construction Schedule.
 2. Preparation of the Schedule of Values.
 3. Installation and removal of temporary facilities and controls.
 4. Delivery and processing of submittals.
 5. Progress meetings.
 6. Pre-installation conferences.
 7. Project closeout activities.
- E. Conservation: Coordinate construction activities to ensure that operations are carried out with consideration given to conservation of energy, water, and materials.
1. Salvage materials and equipment involved in performance of, but not actually incorporated into, the Work.

1.03 SUBMITTALS

- A. Coordination Drawings: Prepare Coordination Drawings if limited space availability necessitates maximum utilization of space for efficient installation of different components or if coordination is required for installation of products and materials fabricated by separate entities.
1. Indicate relationship of components shown on separate Shop Drawings.
 2. Indicate required installation sequences.
 3. Refer to Division 15 Section "Plumbing" and Division 26 Section "Basic Electrical Materials and Methods" for specific Coordination Drawing requirements for mechanical and electrical installations.

1.04 ADMINISTRATIVE AND SUPERVISORY PERSONNEL

- A. General: In addition to Project superintendent, provide other administrative and supervisory personnel as required for proper performance of the Work.

1.04 PROJECT MEETINGS

- A. General: Schedule and conduct meetings and conferences at Project site, unless otherwise indicated.
1. Attendees: Inform participants and others involved, and individuals whose presence is required, of date and time of each meeting. Notify Owner and Architect of scheduled meeting dates and times.
 2. Agenda: Prepare the meeting agenda. Distribute the agenda to all invited attendees.

3. Minutes: Record significant discussions and agreements achieved. Distribute the meeting minutes to everyone concerned, including Owner and Architect, within 3 days of the meeting.
- B. Preconstruction Conference: Schedule a preconstruction conference before starting construction, at a time convenient to Owner and Architect, but no later than 15 days after execution of the Agreement. Hold the conference at Project site or another convenient location. Conduct the meeting to review responsibilities and personnel assignments.
1. Attendees: Authorized representatives of Owner, Architect, and their consultants; Contractor and its superintendent; major subcontractors; manufacturers; suppliers; and other concerned parties shall attend the conference. All participants at the conference shall be familiar with Project and authorized to conclude matters relating to the Work.
 2. Agenda: Discuss items of significance that could affect progress, including the following:
 - a. Tentative construction schedule.
 - b. Phasing – if applicable.
 - c. Critical work sequencing.
 - d. Designation of responsible personnel.
 - e. Procedures for processing field decisions and Change Orders.
 - f. Procedures for processing Applications for Payment.
 - g. Distribution of the Contract Documents.
 - h. Submittal procedures.
 - i. Preparation of Record Documents.
 - j. Use of the premises.
 - k. Responsibility for temporary facilities and controls.
 - l. Parking availability.
 - m. Office, work, and storage areas.
 - n. Equipment deliveries and priorities.
 - o. First aid.
 - p. Security.
 - q. Progress cleaning.
 - r. Working hours.
- C. Progress Meetings: Conduct progress meetings at agreed upon intervals. Coordinate dates of meetings with preparation of payment requests.
1. Attendees: In addition to representatives of Owner and Architect, each contractor, subcontractor, supplier, and other entity concerned with current progress or involved in planning, coordination, or performance of future activities shall be represented at these meetings. All participants at the conference shall be familiar with Project and authorized to conclude matters relating to the Work.
 - a. Agenda: Review and correct or approve minutes of previous progress meeting. Review other items of significance that could affect progress. Include topics for discussion as appropriate to status of Project.
 - b. Contractor's Construction Schedule: Review progress since the last meeting. Determine whether each activity is on time, ahead of schedule, or behind schedule, in relation to Contractor's Construction Schedule. Determine how construction behind schedule will be expedited; secure commitments from parties involved to do so. Discuss whether schedule revisions are required to ensure that current and subsequent activities will be completed within the Contract Time.

2. Reporting: Distribute minutes of the meeting to each party present and to parties who should have been present. Include a brief summary, in narrative form, of progress since the previous meeting and report.
 - a. Schedule Updating: Revise Contractor's Construction Schedule after each progress meeting where revisions to the schedule have been made or recognized. Issue revised schedule concurrently with the report of each meeting.

PART 2 - PRODUCTS
NOT USED

PART 3 - EXECUTION
NOT USED

END OF SECTION

SECTION 01 33 00

SUBMITTALS

5d.2

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.02 SUMMARY

- A. Section includes requirements for the submittal schedule and administrative and procedural requirements for submitting Shop Drawings, Product Data, Samples, and other submittals.

1.03 DEFINITIONS

- A. Action Submittals: Written and graphic information and physical samples that require Architect's responsive action. Action submittals are those submittals indicated in individual Specification Sections as "action submittals."
- B. Informational Submittals: Written and graphic information and physical samples that do not require Architect's responsive action. Submittals may be rejected for not complying with requirements. Informational submittals are those submittals indicated in individual Specification Sections as "informational submittals."
- C. File Transfer Protocol (FTP): Communications protocol that enables transfer of files to and from another computer over a network and that serves as the basis for standard Internet protocols. An FTP site is a portion of a network located outside of network firewalls within which internal and external users are able to access files.
- D. Portable Document Format (PDF): An open standard file format licensed by Adobe Systems used for representing documents in a device-independent and display resolution-independent fixed-layout document format.

1.04 ACTION SUBMITTALS

- A. Submittal Schedule: Submit a schedule of submittals, arranged in chronological order by dates required by construction schedule. Include time required for review, ordering, manufacturing, fabrication, and delivery when establishing dates. Include additional time required for making corrections or revisions to submittals noted by Architect and additional time for handling and reviewing submittals required by those corrections.
 - 1. Coordinate submittal schedule with list of subcontracts, the schedule of values, and Contractor's construction schedule.
 - 2. Initial Submittal: Submit concurrently with startup construction schedule. Include submittals required during the first 60 days of construction. List those submittals required to maintain orderly progress of the Work and those required early because of long lead time for manufacture or fabrication.

3. Final Submittal: Submit concurrently with the first complete submittal of Contractor's construction schedule.
 - a. Submit revised submittal schedule to reflect changes in current status and timing for submittals.
4. Format: Arrange the following information in a tabular format:
 - a. Scheduled date for first submittal.
 - b. Specification Section number and title.
 - c. Submittal category: Action; informational.
 - d. Name of subcontractor.
 - e. Description of the Work covered.
 - f. Scheduled date for Architect's final release or approval.
 - g. Scheduled date of fabrication.
 - h. Scheduled dates for purchasing.
 - i. Scheduled dates for installation.
 - j. Activity or event number.

1.05 SUBMITTAL ADMINISTRATIVE REQUIREMENTS

- A. Architect's Digital Data Files: Electronic digital data files of the Contract Drawings will be provided by Architect for Contractor's use in preparing submittals.
 1. Architect will furnish Contractor one set of digital data drawing files of the Contract Drawings for use in preparing Shop Drawings and Project record drawings.
 - a. Architect makes no representations as to the accuracy or completeness of digital data drawing files as they relate to the Contract Drawings.
 - b. Digital Drawing Software Program: The Contract Drawings are available in .pdf format.
 - c. Contractor shall execute a data licensing agreement in the form of Agreement form acceptable to Owner and Architect.
- B. Coordination: Coordinate preparation and processing of submittals with performance of construction activities.
 1. Coordinate each submittal with fabrication, purchasing, testing, delivery, other submittals, and related activities that require sequential activity.
 2. Submit all submittal items required for each Specification Section concurrently unless partial submittals for portions of the Work are indicated on approved submittal schedule.
 3. Submit action submittals and informational submittals required by the same Specification Section as separate packages under separate transmittals.
 4. Coordinate transmittal of different types of submittals for related parts of the Work so processing will not be delayed because of need to review submittals concurrently for coordination.
 - a. Architect reserves the right to withhold action on a submittal requiring coordination with other submittals until related submittals are received.
- C. Processing Time: Allow time for submittal review, including time for resubmittals, as follows. Time for review shall commence on Architect's receipt of submittal. No extension of the Contract Time will be authorized because of failure to transmit submittals enough in advance of the Work to permit processing, including resubmittals.

1. Initial Review: Allow 15 days for initial review of each submittal. Allow additional time if coordination with subsequent submittals is required. Architect will advise Contractor when a submittal being processed must be delayed for coordination.
 2. Intermediate Review: If intermediate submittal is necessary, process it in same manner as initial submittal.
 3. Resubmittal Review: Allow 15 days for review of each resubmittal.
 4. Sequential Review: Where sequential review of submittals by Architect's consultants, Owner, or other parties is indicated, allow 21 days for initial review of each submittal.
- D. Paper Submittals: Place a permanent label or title block on each submittal item for identification.
1. Indicate name of firm or entity that prepared each submittal on label or title block.
 2. Provide a space approximately 6 by 8 inches on label or beside title block to record Contractor's review and approval markings and action taken by Architect.
 3. Include the following information for processing and recording action taken:
 - a. Project name.
 - b. Date.
 - c. Name of Architect.
 - d. Name of Construction Manager.
 - e. Name of Contractor.
 - f. Name of subcontractor.
 - g. Name of supplier.
 - h. Name of manufacturer.
 - i. Submittal number or other unique identifier, including revision identifier.
 - 1) Submittal number shall use Specification Section number followed by a decimal point and then a sequential number (e.g., 061000.01). Resubmittals shall include an alphabetic suffix after another decimal point (e.g., 061000.01.A).
 - j. Number and title of appropriate Specification Section.
 - k. Drawing number and detail references, as appropriate.
 - l. Location(s) where product is to be installed, as appropriate.
 - m. Other necessary identification.
 4. Additional Paper Copies: Unless additional copies are required for final submittal, and unless Architect observes noncompliance with provisions in the Contract Documents, initial submittal may serve as final submittal.
 5. Transmittal for Paper Submittals: Assemble each submittal individually and appropriately for transmittal and handling. Transmit each submittal using a transmittal form. Architect will discard submittals received from sources other than Contractor.
 - a. Transmittal Form for Paper Submittals: Use form acceptable to Architect.
 - b. Transmittal Form for Paper Submittals: Provide locations on form for the following information:
 - 1) Project name.
 - 2) Date.
 - 3) Destination (To:).
 - 4) Source (From:).
 - 5) Name and address of Architect.
 - 6) Name of Construction Manager.
 - 7) Name of Contractor.
 - 8) Name of firm or entity that prepared submittal.
 - 9) Names of subcontractor, manufacturer, and supplier.
 - 10) Category and type of submittal.

- 11) Submittal purpose and description.
- 12) Specification Section number and title.
- 13) Specification paragraph number or drawing designation and generic name for each of multiple items.
- 14) Drawing number and detail references, as appropriate.
- 15) Indication of full or partial submittal.
- 16) Transmittal number, numbered consecutively.
- 17) Submittal and transmittal distribution record.
- 18) Remarks.
- 19) Signature of transmitter.

E. Electronic Submittals: Identify and incorporate information in each electronic submittal file as follows:

1. Assemble complete submittal package into a single indexed file incorporating submittal requirements of a single Specification Section and transmittal form with links enabling navigation to each item.
2. Name file with submittal number or other unique identifier, including revision identifier.
 - a. File name shall use project identifier and Specification Section number followed by a decimal point and then a sequential number (e.g., PPSP-061000.01). Resubmittals shall include an alphabetic suffix after another decimal point (e.g., PPSP-061000.01.A).
3. Provide means for insertion to permanently record Contractor's review and approval markings and action taken by Architect.
 - a. Transmittal Form for Electronic Submittals: Use electronic form acceptable to Owner, containing the following information:
 - b. Project name.
 - c. Date.
 - d. Name and address of Architect.
 - e. Name of Construction Manager.
 - f. Name of Contractor.
 - g. Name of firm or entity that prepared submittal.
 - h. Names of subcontractor, manufacturer, and supplier.
 - i. Category and type of submittal.
 - j. Submittal purpose and description.
 - k. Specification Section number and title.
 - l. Specification paragraph number or drawing designation and generic name for each of multiple items.
 - m. Drawing number and detail references, as appropriate.
 - n. Location(s) where product is to be installed, as appropriate.
 - o. Related physical samples submitted directly.
 - p. Indication of full or partial submittal.
 - q. Transmittal number, numbered consecutively.
 - r. Submittal and transmittal distribution record.
 - s. Other necessary identification.
 - t. Remarks.

F. Options: Identify options requiring selection by Architect.

G. Deviations and Additional Information: On an attached separate sheet, prepared on Contractor's letterhead, record relevant information, requests for data, revisions other than those requested by

Architect on previous submittals, and deviations from requirements in the Contract Documents, including minor variations and limitations. Include same identification information as related submittal.

- H. Resubmittals: Make resubmittals in same form and number of copies as initial submittal.
1. Note date and content of previous submittal.
 2. Note date and content of revision in label or title block and clearly indicate extent of revision.
 3. Resubmit submittals until they are marked with approval notation from Architect's action stamp.
 4. Distribution: Furnish copies of final submittals to manufacturers, subcontractors, suppliers, fabricators, installers, authorities having jurisdiction, and others as necessary for performance of construction activities. Show distribution on transmittal forms.
 5. Use for Construction: Retain complete copies of submittals on Project site. Use only final action submittals that are marked with approval notation from Architect's action stamp.

PART 2 - PRODUCTS

2.01 SUBMITTAL PROCEDURES

- A. General Submittal Procedure Requirements: Prepare and submit submittals required by individual Specification Sections. Types of submittals are indicated in individual Specification Sections.
1. Post electronic submittals as PDF electronic files directly to Architect's FTP site specifically established for Project.
 - a. Architect will return annotated file. Annotate and retain one copy of file as an electronic Project record document file.
 2. Submit electronic submittals via email as PDF electronic files.
 - a. Architect will return annotated file. Annotate and retain one copy of file as an electronic Project record document file.
 3. Action Submittals: Submit three paper copies of each submittal unless otherwise indicated. Architect will return two copies.
 4. Informational Submittals: Submit two paper copies of each submittal unless otherwise indicated. Architect will not return copies.
 5. Certificates and Certifications Submittals: Provide a statement that includes signature of entity responsible for preparing certification. Certificates and certifications shall be signed by an officer or other individual authorized to sign documents on behalf of that entity.
 - a. Provide a digital signature with digital certificate on electronically submitted certificates and certifications where indicated.
 - b. Provide a notarized statement on original paper copy certificates and certifications where indicated.
- B. Product Data: Collect information into a single submittal for each element of construction and type of product or equipment.
1. If information must be specially prepared for submittal because standard published data are not suitable for use, submit as Shop Drawings, not as Product Data.
 2. Mark each copy of each submittal to show which products and options are applicable.
 3. Include the following information, as applicable:

- a. Manufacturer's catalog cuts.
 - b. Manufacturer's product specifications.
 - c. Standard color charts.
 - d. Statement of compliance with specified referenced standards.
 - e. Testing by recognized testing agency.
 - f. Application of testing agency labels and seals.
 - g. Notation of coordination requirements.
 - h. Availability and delivery time information.
 4. For equipment, include the following in addition to the above, as applicable:
 - a. Wiring diagrams showing factory-installed wiring.
 - b. Printed performance curves.
 - c. Operational range diagrams.
 - d. Clearances required to other construction, if not indicated on accompanying Shop Drawings.
 5. Submit Product Data before or concurrent with Samples.
 6. Submit Product Data in the following format:
 - a. PDF electronic file.
 - b. Three paper copies of Product Data unless otherwise indicated. Architect will return two copies.
- C. Shop Drawings: Prepare Project-specific information, drawn accurately to scale. Do not base Shop Drawings on reproductions of the Contract Documents or standard printed data.
1. Preparation: Fully illustrate requirements in the Contract Documents. Include the following information, as applicable:
 - a. Identification of products.
 - b. Schedules.
 - c. Compliance with specified standards.
 - d. Notation of coordination requirements.
 - e. Notation of dimensions established by field measurement.
 - f. Relationship and attachment to adjoining construction clearly indicated.
 - g. Seal and signature of professional engineer if specified.
 2. Sheet Size: Except for templates, patterns, and similar full-size drawings, submit Shop Drawings on sheets at least 8-1/2" x 11" , but no larger than 30" x 42" .
 3. Submit Shop Drawings in one of the following format:
 - a. PDF electronic file.
 - b. Three opaque copies of each submittal. Architect will retain one copy; remainder will be returned.
- D. Samples: Submit Samples for review of kind, color, pattern, and texture for a check of these characteristics with other elements and for a comparison of these characteristics between submittal and actual component as delivered and installed.
1. Transmit Samples that contain multiple, related components such as accessories together in one submittal package.
 2. Identification: Attach label on unexposed side of Samples that includes the following:
 - a. Generic description of Sample.
 - b. Product name and name of manufacturer.

- 5d.2
- c. Sample source.
 - d. Number and title of applicable Specification Section.
 - e. Specification paragraph number and generic name of each item.
- 3. For projects where electronic submittals are required, provide corresponding electronic submittal of Sample transmittal, digital image file illustrating Sample characteristics, and identification information for record.
 - 4. Samples for Verification: Submit full-size units or Samples of size indicated, prepared from same material to be used for the Work, cured and finished in manner specified, and physically identical with material or product proposed for use, and that show full range of color and texture variations expected. Samples include, but are not limited to, the following: partial sections of manufactured or fabricated components; small cuts or containers of materials; complete units of repetitively used materials; swatches showing color, texture, and pattern; color range sets; and components used for independent testing and inspection.
 - a. Number of Samples: Submit three sets of Samples. Architect will retain two Sample sets; remainder will be returned.
 - 1) Submit a single Sample where assembly details, workmanship, fabrication techniques, connections, operation, and other similar characteristics are to be demonstrated.
 - 2) If variation in color, pattern, texture, or other characteristic is inherent in material or product represented by a Sample, submit at least three sets of paired units that show approximate limits of variations.
- E. Qualification Data: Prepare written information that demonstrates capabilities and experience of firm or person. Include lists of completed projects with project names and addresses, contact information of architects and owners, and other information specified.
 - F. Welding Certificates: Prepare written certification that welding procedures and personnel comply with requirements in the Contract Documents. Submit record of Welding Procedure Specification and Procedure Qualification Record on AWS forms. Include names of firms and personnel certified.
 - G. Installer Certificates: Submit written statements on manufacturer's letterhead certifying that Installer complies with requirements in the Contract Documents and, where required, is authorized by manufacturer for this specific Project.
 - H. Manufacturer Certificates: Submit written statements on manufacturer's letterhead certifying that manufacturer complies with requirements in the Contract Documents. Include evidence of manufacturing experience where required.
 - I. Product Certificates: Submit written statements on manufacturer's letterhead certifying that product complies with requirements in the Contract Documents.
 - J. Material Certificates: Submit written statements on manufacturer's letterhead certifying that material complies with requirements in the Contract Documents.
 - K. Material Test Reports: Submit reports written by a qualified testing agency, on testing agency's standard form, indicating and interpreting test results of material for compliance with requirements in the Contract Documents.
 - L. Product Test Reports: Submit written reports indicating that current product produced by manufacturer complies with requirements in the Contract Documents. Base reports on evaluation

of tests performed by manufacturer and witnessed by a qualified testing agency, or on comprehensive tests performed by a qualified testing agency.

- M. Research Reports: Submit written evidence, from a model code organization acceptable to authorities having jurisdiction, that product complies with building code in effect for Project. Include the following information:
1. Name of evaluation organization.
 2. Date of evaluation.
 3. Time period when report is in effect.
 4. Product and manufacturers' names.
 5. Description of product.
 6. Test procedures and results.
 7. Limitations of use.
- N. Preconstruction Test Reports: Submit reports written by a qualified testing agency, on testing agency's standard form, indicating and interpreting results of tests performed before installation of product, for compliance with performance requirements in the Contract Documents.
- O. Compatibility Test Reports: Submit reports written by a qualified testing agency, on testing agency's standard form, indicating and interpreting results of compatibility tests performed before installation of product. Include written recommendations for primers and substrate preparation needed for adhesion.
- P. Field Test Reports: Submit written reports indicating and interpreting results of field tests performed either during installation of product or after product is installed in its final location, for compliance with requirements in the Contract Documents.
- Q. Design Data: Prepare and submit written and graphic information, including, but not limited to, performance and design criteria, list of applicable codes and regulations, and calculations. Include list of assumptions and other performance and design criteria and a summary of loads. Include load diagrams if applicable. Provide name and version of software, if any, used for calculations. Include page numbers.

2.02 DELEGATED-DESIGN SERVICES

- A. Performance and Design Criteria: Where professional design services or certifications by a design professional are specifically required of Contractor by the Contract Documents, provide products and systems complying with specific performance and design criteria indicated.
1. If criteria indicated are not sufficient to perform services or certification required, submit a written request for additional information to Architect.
- B. Delegated-Design Services Certification: In addition to Shop Drawings, Product Data, and other required submittals, submit digitally signed PDF electronic file paper copies of certificate, signed and sealed by the responsible design professional, for each product and system specifically assigned to Contractor to be designed or certified by a design professional.
1. Indicate that products and systems comply with performance and design criteria in the Contract Documents. Include list of codes, loads, and other factors used in performing these services.

PART 3 - EXECUTION

3.01 CONTRACTOR'S REVIEW

- A. Action and Informational Submittals: Review each submittal and check for coordination with other Work of the Contract and for compliance with the Contract Documents. Note corrections and field dimensions. Mark with approval stamp before submitting to Architect.
- B. Project Closeout and Maintenance Material Submittals: See requirements in Section 017700 "Closeout Procedures."
- C. Approval Stamp: Stamp each submittal with a uniform, approval stamp. Include Project name and location, submittal number, Specification Section title and number, name of reviewer, date of Contractor's approval, and statement certifying that submittal has been reviewed, checked, and approved for compliance with the Contract Documents.

3.02 ARCHITECT'S ACTION

- A. Action Submittals: Architect will review each submittal, make marks to indicate corrections or revisions required, and return it. Architect will stamp each submittal with an action stamp and will mark stamp appropriately to indicate action.
- B. Informational Submittals: Architect will review each submittal and will not return it, or will return it if it does not comply with requirements. Architect will forward each submittal to appropriate party.
- C. Partial submittals prepared for a portion of the Work will be reviewed when use of partial submittals has received prior approval from Architect.
- D. Incomplete submittals are unacceptable, will be considered nonresponsive, and will be returned for resubmittal without review.
- E. Submittals not required by the Contract Documents may be returned by the Architect without action.

END OF SECTION

SECTION 01 45 00

QUALITY REQUIREMENTS

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.02 SUMMARY

- A. Section includes administrative and procedural requirements for quality assurance and quality control.
- B. Testing and inspecting services are required to verify compliance with requirements specified or indicated. This Section is complementary to the General Conditions and supplementary General Conditions and nothing herein shall be considered to waive any requirements of the General Conditions or supplementary General Conditions. These services do not relieve Contractor of responsibility for compliance with the Contract Document requirements.
 - 1. Specific quality-assurance and -control requirements for individual construction activities are specified in the Sections that specify those activities. Requirements in those Sections may also cover production of standard products.
 - 2. Specified tests, inspections, and related actions do not limit Contractor's other quality-assurance and -control procedures that facilitate compliance with the Contract Document requirements.
 - 3. Requirements for Contractor to provide quality-assurance and -control services required by Architect, Owner, or authorities having jurisdiction are not limited by provisions of this Section.
 - 4. Specific test and inspection requirements are not specified in this Section.
- C. Testing Laboratory Services:
 - 1. The respective Sections of these specifications contain detailed requirements for materials testing and inspections to be performed by an approved testing laboratory.
 - 2. All costs incurred for testing laboratory services shall be paid for by the Owner. However, should re-testing be required due to contractor's failure to comply with these specifications requirements, the Contractor shall pay all costs of re-testing.
 - 3. Testing laboratory shall report the results of all tests, in writing, simultaneously to the following:

Architect	1 Copy
Contractor	1 Copy
Owner	1 Copy

1.03 DEFINITIONS

- A. Quality-Assurance Services: Activities, actions, and procedures performed before and during execution of the Work to guard against defects and deficiencies and substantiate that proposed construction will comply with requirements.

- B. Quality-Control Services: Tests, inspections, procedures, and related actions during and after execution of the Work to evaluate those actual products incorporated into the Work and completed construction comply with requirements. Services do not include contract enforcement activities performed by Architect.

Mockups: Full-size physical assemblies that are constructed on-site. Mockups are constructed to verify selections made under Sample submittals; to demonstrate aesthetic effects and, where indicated, qualities of materials and execution; to review coordination, testing, or operation; to show interface between dissimilar materials; and to demonstrate compliance with specified installation tolerances. Mockups are not Samples. Unless otherwise indicated, approved mockups establish the standard by which the Work will be judged.

1. Integrated Exterior Mockups: Mockups of the exterior envelope erected separately from the building but on Project site, consisting of multiple products, assemblies, and subassemblies.
- C. Preconstruction Testing: Tests and inspections performed specifically for Project before products and materials are incorporated into the Work, to verify performance or compliance with specified criteria.
- D. Product Testing: Tests and inspections that are performed by an NRTL, an NVLAP, or a testing agency qualified to conduct product testing and acceptable to authorities having jurisdiction, to establish product performance and compliance with specified requirements.
- E. Source Quality-Control Testing: Tests and inspections that are performed at the source, e.g., plant, mill, factory, or shop.
- F. Field Quality-Control Testing: Tests and inspections that are performed on-site for installation of the Work and for completed Work.
- G. Testing Agency: An entity engaged to perform specific tests, inspections, or both. Testing laboratory shall mean the same as testing agency.
- H. Installer/Applicator/Erector: Contractor or another entity engaged by Contractor as an employee, Subcontractor, or Sub-subcontractor, to perform a particular construction operation, including installation, erection, application, and similar operations.
1. Use of trade-specific terminology in referring to a trade or entity does not require that certain construction activities be performed by accredited or unionized individuals, or that requirements specified apply exclusively to specific trade(s).
- I. Experienced: When used with an entity or individual, "experienced" means having successfully completed a minimum of five previous projects similar in nature, size, and extent to this Project; being familiar with special requirements indicated; and having complied with requirements of authorities having jurisdiction.

1.04 QUALITY ASSURANCE

- A. Codes and Standards: Testing, when required, shall be in accordance with all pertinent codes and regulations and with selected standards of the American Society for Testing and

Materials (ASTM).

- B. Qualifications of the Testing Laboratory: The testing laboratory will be qualified to the Owner's approval in accordance with ASTM E-239-70 "Recommended Practice for Inspection and Testing Agencies for Concrete and Steel Used in Construction."

1.05 CONFLICTING REQUIREMENTS

- A. Referenced Standards: If compliance with two or more standards is specified and the standards establish different or conflicting requirements for minimum quantities or quality levels, comply with the most stringent requirement. Refer conflicting requirements that are different, but apparently equal, to Architect for a decision before proceeding.

1.06 ACTION SUBMITTALS

- A. Shop Drawings: For integrated exterior mockups, provide plans, sections, and elevations, indicating materials and size of mockup construction.
 - 1. Indicate manufacturer and model number of individual components.
 - 2. Provide axonometric drawings for conditions difficult to illustrate in two dimensions.

1.07 INFORMATIONAL SUBMITTALS

- A. Contractor's Quality-Control Plan: For quality-assurance and quality-control activities and responsibilities.
- B. Qualification Data: For Contractor's quality-control personnel.
- C. Contractor's Statement of Responsibility: When required by authorities having jurisdiction, submit copy of written statement of responsibility sent to authorities having jurisdiction before starting work on the following systems:
 - 1. Seismic-force-resisting system, designated seismic system, or component listed in the designated seismic system quality-assurance plan prepared by Architect.
 - 2. Main wind-force-resisting system or a wind-resisting component listed in the wind-force-resisting system quality-assurance plan prepared by Architect.
- D. Testing Agency Qualifications: For testing agencies specified in "Quality Assurance" Article to demonstrate their capabilities and experience. Include proof of qualifications in the form of a recent report on the inspection of the testing agency by a recognized authority.
- E. Schedule of Tests and Inspections: Prepare in tabular form and include the following:
 - 1. Specification Section number and title.
 - 2. Entity responsible for performing tests and inspections.
 - 3. Description of test and inspection.
 - 4. Identification of applicable standards.
 - 5. Identification of test and inspection methods.
 - 6. Number of tests and inspections required.
 - 7. Time schedule or time span for tests and inspections.
 - 8. Requirements for obtaining samples.

9. Unique characteristics of each quality-control service.

1.08 CONTRACTOR'S QUALITY-CONTROL PLAN

- A. Architect. Identify personnel, procedures, controls, instructions, tests, records, and forms to be used to carry out Contractor's quality-assurance and quality-control responsibilities. Coordinate with Contractor's construction schedule.
- B. Quality-Control Personnel Qualifications: Engage qualified full-time personnel trained and experienced in managing and executing quality-assurance and quality-control procedures similar in nature and extent to those required for Project.
1. Project quality-control manager may also serve as Project superintendent.
- C. Submittal Procedure: Describe procedures for ensuring compliance with requirements through review and management of submittal process. Indicate qualifications of personnel responsible for submittal review.
- D. Testing and Inspection: In quality-control plan, include a comprehensive schedule of Work requiring testing or inspection, including the following:
1. Contractor-performed tests and inspections including subcontractor-performed tests and inspections. Include required tests and inspections and Contractor-elected tests and inspections.
2. Special inspections required by authorities having jurisdiction and indicated on the "Statement of Special Inspections."
3. Owner-performed tests and inspections indicated in the Contract Documents.
- E. Continuous Inspection of Workmanship: Describe process for continuous inspection during construction to identify and correct deficiencies in workmanship in addition to testing and inspection specified. Indicate types of corrective actions to be required to bring work into compliance with standards of workmanship established by Contract requirements and approved mockups.
- F. Monitoring and Documentation: Maintain testing and inspection reports including log of approved and rejected results. Include work Architect has indicated as nonconforming or defective. Indicate corrective actions taken to bring nonconforming work into compliance with requirements. Comply with requirements of authorities having jurisdiction.

1.09 REPORTS AND DOCUMENTS

- A. Test and Inspection Reports: Prepare and submit certified written reports specified in other Sections. Include the following:
1. Date of issue.
2. Project title and number.
3. Name, address, and telephone number of testing agency.
4. Dates and locations of samples and tests or inspections.
5. Names of individuals making tests and inspections.
6. Description of the Work and test and inspection method.
7. Identification of product and Specification Section.

8. Complete test or inspection data.
 9. Test and inspection results and an interpretation of test results.
 10. Record of temperature and weather conditions at time of sample taking and testing and inspecting.
 11. Comments or professional opinion on whether tested or inspected Work complies with the Contract Document requirements.
 12. Name and signature of laboratory inspector.
 13. Recommendations on retesting and reinspecting.
- B. Manufacturer's Technical Representative's Field Reports: Prepare written information documenting manufacturer's technical representative's tests and inspections specified in other Sections. Include the following:
1. Name, address, and telephone number of technical representative making report.
 2. Statement on condition of substrates and their acceptability for installation of product.
 3. Statement that products at Project site comply with requirements.
 4. Summary of installation procedures being followed, whether they comply with requirements and, if not, what corrective action was taken.
 5. Results of operational and other tests and a statement of whether observed performance complies with requirements.
 6. Statement whether conditions, products, and installation will affect warranty.
 7. Other required items indicated in individual Specification Sections.
- C. Factory-Authorized Service Representative's Reports: Prepare written information documenting manufacturer's factory-authorized service representative's tests and inspections specified in other Sections. Include the following:
1. Name, address, and telephone number of factory-authorized service representative making report.
 2. Statement that equipment complies with requirements.
 3. Results of operational and other tests and a statement of whether observed performance complies with requirements.
 4. Statement whether conditions, products, and installation will affect warranty.
 5. Other required items indicated in individual Specification Sections.
- D. Permits, Licenses, and Certificates: For Owner's records, submit copies of permits, licenses, certifications, inspection reports, releases, jurisdictional settlements, notices, receipts for fee payments, judgments, correspondence, records, and similar documents, established for compliance with standards and regulations bearing on performance of the Work.

1.10 QUALITY ASSURANCE

- A. General: Qualifications paragraphs in this article establish the minimum qualification levels required; individual Specification Sections specify additional requirements.
- B. Manufacturer Qualifications: A firm experienced in manufacturing products or systems similar to those indicated for this Project and with a record of successful in-service performance, as well as sufficient production capacity to produce required units.

- C. Fabricator Qualifications: A firm experienced in producing products similar to those indicated for this Project and with a record of successful in-service performance, as well as sufficient production capacity to produce required units.
- D. Installer Qualifications: A firm or individual experienced in installing, erecting, or assembling work similar in material, design, and extent to that indicated for this Project, whose work has resulted in construction with a record of successful in-service performance.
- E. Professional Engineer Qualifications: A professional engineer who is legally qualified to practice in jurisdiction where Project is located and who is experienced in providing engineering services of the kind indicated. Engineering services are defined as those performed for installations of the system, assembly, or product that are similar in material, design, and extent to those indicated for this Project.
- F. Specialists: Certain Specification Sections require that specific construction activities shall be performed by entities who are recognized experts in those operations. Specialists shall satisfy qualification requirements indicated and shall be engaged for the activities indicated.
1. Requirements of authorities having jurisdiction shall supersede requirements for specialists.
- G. Testing Agency Qualifications: An NRTL, an NVLAP, or an independent agency with the experience and capability to conduct testing and inspecting indicated, as documented according to ASTM E 329; and with additional qualifications specified in individual Sections; and, where required by authorities having jurisdiction, that is acceptable to authorities.
1. NRTL: A nationally recognized testing laboratory according to 29 CFR 1910.7.
 2. NVLAP: A testing agency accredited according to NIST's National Voluntary Laboratory Accreditation Program.
- H. Manufacturer's Technical Representative Qualifications: An authorized representative of manufacturer who is trained and approved by manufacturer to observe and inspect installation of manufacturer's products that are similar in material, design, and extent to those indicated for this Project.
- I. Factory-Authorized Service Representative Qualifications: An authorized representative of manufacturer who is trained and approved by manufacturer to inspect installation of manufacturer's products that are similar in material, design, and extent to those indicated for this Project.
- J. Fabricator Qualifications: A firm experienced in producing products similar to those indicated for this Project and with a record of successful in-service performance, as well as sufficient production capacity to produce required units.
- K. Installer Qualifications: A firm or individual experienced in installing, erecting, or assembling work similar in material, design, and extent to that indicated for this Project, whose work has resulted in construction with a record of successful in-service performance.
- L. Professional Engineer Qualifications: A professional engineer who is legally qualified to practice in jurisdiction where Project is located and who is experienced in providing engineering services of the kind indicated. Engineering services are defined as those

performed for installations of the system, assembly, or product that are similar in material, design, and extent to those indicated for this Project.

- M. Specialists: Certain Specification Sections require that specific construction activities shall be performed by entities who are recognized experts in those operations. Specialists shall satisfy qualification requirements indicated and shall be engaged for the activities indicated.
1. Requirements of authorities having jurisdiction shall supersede requirements for specialists.
- N. Testing Agency Qualifications: An NRTL, an NVLAP, or an independent agency with the experience and capability to conduct testing and inspecting indicated, as documented according to ASTM E 329; and with additional qualifications specified in individual Sections; and, where required by authorities having jurisdiction, that is acceptable to authorities.
1. NRTL: A nationally recognized testing laboratory according to 29 CFR 1910.7.
 2. NVLAP: A testing agency accredited according to NIST's National Voluntary Laboratory Accreditation Program.
- O. Manufacturer's Technical Representative Qualifications: An authorized representative of manufacturer who is trained and approved by manufacturer to observe and inspect installation of manufacturer's products that are similar in material, design, and extent to those indicated for this Project.
- P. Factory-Authorized Service Representative Qualifications: An authorized representative of manufacturer who is trained and approved by manufacturer to inspect installation of manufacturer's products that are similar in material, design, and extent to those indicated for this Project.
- Q. Fabricator Qualifications: A firm experienced in producing products similar to those indicated for this Project and with a record of successful in-service performance, as well as sufficient production capacity to produce required units.
- R. Installer Qualifications: A firm or individual experienced in installing, erecting, or assembling work similar in material, design, and extent to that indicated for this Project, whose work has resulted in construction with a record of successful in-service performance.
- S. Professional Engineer Qualifications: A professional engineer who is legally qualified to practice in jurisdiction where Project is located and who is experienced in providing engineering services of the kind indicated. Engineering services are defined as those performed for installations of the system, assembly, or product that are similar in material, design, and extent to those indicated for this Project.
- T. Specialists: Certain Specification Sections require that specific construction activities shall be performed by entities who are recognized experts in those operations. Specialists shall satisfy qualification requirements indicated and shall be engaged for the activities indicated.
1. Requirements of authorities having jurisdiction shall supersede requirements for specialists.
- U. Testing Agency Qualifications: An NRTL, an NVLAP, or an independent agency with the

experience and capability to conduct testing and inspecting indicated, as documented according to ASTM E 329; and with additional qualifications specified in individual Sections; and, where required by authorities having jurisdiction, that is acceptable to authorities.

1. NRTL: A nationally recognized testing laboratory according to 29 CFR 1910.7.
 2. NVLAP: A testing agency accredited according to NIST's National Voluntary Laboratory Accreditation Program.
- V. Manufacturer's Technical Representative Qualifications: An authorized representative of manufacturer who is trained and approved by manufacturer to observe and inspect installation of manufacturer's products that are similar in material, design, and extent to those indicated for this Project.
- W. Factory-Authorized Service Representative Qualifications: An authorized representative of manufacturer who is trained and approved by manufacturer to inspect installation of manufacturer's products that are similar in material, design, and extent to those indicated for this Project.
- X. Preconstruction Testing: Where testing agency is indicated to perform preconstruction testing for compliance with specified requirements for performance and test methods, comply with the following:
1. Contractor responsibilities include the following:
 - a. Provide test specimens representative of proposed products and construction.
 - b. Submit specimens in a timely manner with sufficient time for testing and analyzing results to prevent delaying the Work.
- Y. Fabricator Qualifications: A firm experienced in producing products similar to those indicated for this Project and with a record of successful in-service performance, as well as sufficient production capacity to produce required units.
- Z. Installer Qualifications: A firm or individual experienced in installing, erecting, or assembling work similar in material, design, and extent to that indicated for this Project, whose work has resulted in construction with a record of successful in-service performance.
- AA. Professional Engineer Qualifications: A professional engineer who is legally qualified to practice in jurisdiction where Project is located and who is experienced in providing engineering services of the kind indicated. Engineering services are defined as those performed for installations of the system, assembly, or product that are similar in material, design, and extent to those indicated for this Project.
- BB. Specialists: Certain Specification Sections require that specific construction activities shall be performed by entities who are recognized experts in those operations. Specialists shall satisfy qualification requirements indicated and shall be engaged for the activities indicated.
1. Requirements of authorities having jurisdiction shall supersede requirements for specialists.
- CC. Testing Agency Qualifications: An NRTL, an NVLAP, or an independent agency with the experience and capability to conduct testing and inspecting indicated, as documented

according to ASTM E 329; and with additional qualifications specified in individual Sections; and, where required by authorities having jurisdiction, that is acceptable to authorities.

1. NRTL: A nationally recognized testing laboratory according to 29 CFR 1910.7.
 2. NVLAP: A testing agency accredited according to NIST's National Voluntary Laboratory Accreditation Program.
- DD. Manufacturer's Technical Representative Qualifications: An authorized representative of manufacturer who is trained and approved by manufacturer to observe and inspect installation of manufacturer's products that are similar in material, design, and extent to those indicated for this Project.
- EE. Factory-Authorized Service Representative Qualifications: An authorized representative of manufacturer who is trained and approved by manufacturer to inspect installation of manufacturer's products that are similar in material, design, and extent to those indicated for this Project.
- FF. Preconstruction Testing: Where testing agency is indicated to perform preconstruction testing for compliance with specified requirements for performance and test methods, comply with the following:
1. Contractor responsibilities include the following:
 - a. Provide test specimens representative of proposed products and construction.
 - b. Submit specimens in a timely manner with sufficient time for testing and analyzing results to prevent delaying the Work.
 - c. Provide sizes and configurations of test assemblies, mockups, and laboratory mockups to adequately demonstrate capability of products to comply with performance requirements.
 - d. Build site-assembled test assemblies and mockups using installers who will perform same tasks for Project.
 - e. Build laboratory mockups at testing facility using personnel, products, and methods of construction indicated for the completed Work.
 2. Testing Agency Responsibilities: Submit a certified written report of each test, inspection, and similar quality-assurance service to Architect, with copy to Contractor. Interpret tests and inspections and state in each report whether tested and inspected work complies with or deviates from the Contract Documents.
- GG. Mockups: Before installing portions of the Work requiring mockups, build mockups for each form of construction and finish required to comply with the following requirements, using materials indicated for the completed Work:
1. Build mockups in location and of size indicated or, if not indicated, as directed by Architect.
 2. Notify Architect seven days in advance of dates and times when mockups will be constructed.
 3. Employ supervisory personnel who will oversee mockup construction. Employ workers that will be employed during the construction at Project.
 4. Demonstrate the proposed range of aesthetic effects and workmanship.
 5. Obtain Architect's approval of mockups before starting work, fabrication, or

construction.

a. Allow seven days for initial review and each re-review of each mockup.

6. Maintain mockups during construction in an undisturbed condition as a standard for judging the completed Work.
7. Demolish and remove mockups when directed unless otherwise indicated.

HH. Integrated Exterior Mockups: Construct integrated exterior mockup according to approved Shop Drawings. Coordinate installation of exterior envelope materials and products for which mockups are required in individual Specification Sections, along with supporting materials.

II. Laboratory Mockups: Comply with requirements of preconstruction testing and those specified in individual Specification Sections.

1. Provide sizes and configurations of test assemblies, mockups, and laboratory mockups to adequately demonstrate capability of products to comply with performance requirements.
2. Build site-assembled test assemblies and mockups using installers who will perform same tasks for Project.
3. Build laboratory mockups at testing facility using personnel, products, and methods of construction indicated for the completed Work.
4. Testing Agency Responsibilities: Submit a certified written report of each test, inspection, and similar quality-assurance service to Architect, with copy to Contractor. Interpret tests and inspections and state in each report whether tested and inspected work complies with or deviates from the Contract Documents.

JJ. Mockups: Before installing portions of the Work requiring mockups, build mockups for each form of construction and finish required to comply with the following requirements, using materials indicated for the completed Work:

1. Build mockups in location and of size indicated or, if not indicated, as directed by Architect.
2. Notify Architect seven days in advance of dates and times when mockups will be constructed.
3. Employ supervisory personnel who will oversee mockup construction. Employ workers that will be employed during the construction at Project.
4. Demonstrate the proposed range of aesthetic effects and workmanship.
5. Obtain Architect's approval of mockups before starting work, fabrication, or construction.
 - a. Allow seven days for initial review and each re-review of each mockup.
6. Maintain mockups during construction in an undisturbed condition as a standard for judging the completed Work.
7. Demolish and remove mockups when directed unless otherwise indicated.

KK. Integrated Exterior Mockups: Construct integrated exterior mockup according to approved Shop Drawings. Coordinate installation of exterior envelope materials and products for which mockups are required in individual Specification Sections, along with supporting materials.

LL. Laboratory Mockups: Comply with requirements of preconstruction testing and those

specified in individual Specification Sections.

1. Provide sizes and configurations of test assemblies, mockups, and laboratory mockups to adequately demonstrate capability of products to comply with performance requirements.
2. Build site-assembled test assemblies and mockups using installers who will perform same tasks for Project.
3. Build laboratory mockups at testing facility using personnel, products, and methods of construction indicated for the completed Work.
4. Testing Agency Responsibilities: Submit a certified written report of each test, inspection, and similar quality-assurance service to Architect, with copy to Contractor. Interpret tests and inspections and state in each report whether tested and inspected work complies with or deviates from the Contract Documents.

MM. Mockups: Before installing portions of the Work requiring mockups, build mockups for each form of construction and finish required to comply with the following requirements, using materials indicated for the completed Work:

1. Build mockups in location and of size indicated or, if not indicated, as directed by Architect.
2. Notify Architect seven days in advance of dates and times when mockups will be constructed.
3. Employ supervisory personnel who will oversee mockup construction. Employ workers that will be employed during the construction at Project.
4. Demonstrate the proposed range of aesthetic effects and workmanship.
5. Obtain Architect's approval of mockups before starting work, fabrication, or construction.
 - a. Allow seven days for initial review and each re-review of each mockup.
6. Maintain mockups during construction in an undisturbed condition as a standard for judging the completed Work.
7. Demolish and remove mockups when directed unless otherwise indicated.

NN. Integrated Exterior Mockups: Construct integrated exterior mockup according to approved Shop Drawings. Coordinate installation of exterior envelope materials and products for which mockups are required in individual Specification Sections, along with supporting materials.

OO. Laboratory Mockups: Comply with requirements of preconstruction testing and those specified in individual Specification Sections.

1.11 QUALITY CONTROL

- A. Owner Responsibilities: Where quality-control services are indicated as Owner's responsibility, Owner will engage a qualified testing agency to perform these services.
1. Owner will furnish Contractor with names, addresses, and telephone numbers of testing agencies engaged and a description of types of testing and inspecting they are engaged to perform.
 2. Payment for these services will be made from testing and inspecting allowances, as authorized by Change Orders.
 3. Costs for retesting and reinspecting construction that replaces or is necessitated by

work that failed to comply with the Contract Documents will be charged to Contractor, and the Contract Sum will be adjusted by Change Order.

- B. Contractor Responsibilities: Tests and inspections not explicitly assigned to Owner are Contractor's responsibility. Perform additional quality-control activities required to verify that the Work complies with requirements, whether specified or not.
1. Unless otherwise indicated, provide quality-control services specified and those required by authorities having jurisdiction. Perform quality-control services required of Contractor by authorities having jurisdiction, whether specified or not.
 2. Where services are indicated as Contractor's responsibility, engage a qualified testing agency to perform these quality-control services.
 - a. Contractor shall not employ same entity engaged by Owner, unless agreed to in writing by Owner.
 3. Notify testing agencies at least 24 hours in advance of time when Work that requires testing or inspecting will be performed.
 4. Where quality-control services are indicated as Contractor's responsibility, submit a certified written report, in duplicate, of each quality-control service.
 5. Testing and inspecting requested by Contractor and not required by the Contract Documents are Contractor's responsibility.
 6. Submit additional copies of each written report directly to authorities having jurisdiction, when they so direct.
- C. Manufacturer's Field Services: Where indicated, engage a factory-authorized service representative to inspect field-assembled components and equipment installation, including service connections. Report results in writing as specified in Section 013300 "Submittal Procedures."
- D. Manufacturer's Technical Services: Where indicated, engage a manufacturer's technical representative to observe and inspect the Work. Manufacturer's technical representative's services include participation in preinstallation conferences, examination of substrates and conditions, verification of materials, observation of Installer activities, inspection of completed portions of the Work, and submittal of written reports.
- E. Retesting/Reinspecting: Regardless of whether original tests or inspections were Contractor's responsibility, provide quality-control services, including retesting and reinspecting, for construction that replaced Work that failed to comply with the Contract Documents.
- F. Testing Agency Responsibilities: Cooperate with Architect and Contractor in performance of duties. Provide qualified personnel to perform required tests and inspections.
1. Notify Architect and Contractor promptly of irregularities or deficiencies observed in the Work during performance of its services.
 2. Determine the location from which test samples will be taken and in which in-situ tests are conducted.
 3. Conduct and interpret tests and inspections and state in each report whether tested and inspected work complies with or deviates from requirement
 4. Submit a certified written report, in duplicate, of each test, inspection, and similar quality-control service through Contractor.
 5. Do not release, revoke, alter, or increase the Contract Document requirements or

6. approve or accept any portion of the Work.
Do not perform any duties of Contractor.
- G. Associated Services: Cooperate with agencies performing required tests, inspections, and similar quality-control services, and provide reasonable auxiliary services as requested. Notify agency sufficiently in advance of operations to permit assignment of personnel. Provide the following:
 1. Access to the Work.
 2. Incidental labor and facilities necessary to facilitate tests and inspections.
 3. Adequate quantities of representative samples of materials that require testing and inspecting. Assist agency in obtaining samples.
 4. Facilities for storage and field curing of test samples.
 5. Delivery of samples to testing agencies.
 6. Preliminary design mix proposed for use for material mixes that require control by testing agency.
 7. Security and protection for samples and for testing and inspecting equipment at Project site.
- H. Coordination: Coordinate sequence of activities to accommodate required quality-assurance and-control services with a minimum of delay and to avoid necessity of removing and replacing construction to accommodate testing and inspecting.
 1. Schedule times for tests, inspections, obtaining samples, and similar activities.
- I. Schedule of Tests and Inspections: Prepare a schedule of tests, inspections, and similar quality-control services required by the Contract Documents as a component of Contractor's quality-control plan. Coordinate and submit concurrently with Contractor's construction schedule. Update as the Work progresses.
 1. Distribution: Distribute schedule to Owner, Architect, testing agencies, and each party involved in performance of portions of the Work where tests and inspections are required.

1.12 SPECIAL TESTS AND INSPECTIONS

- A. Special Tests and Inspections: Engage a qualified testing agency to conduct special tests and inspections required by authorities having jurisdiction as the responsibility of Owner, and as follows:
- B. Special Tests and Inspections: Conducted by a qualified testing agency as required by authorities having jurisdiction, as indicated in individual Specification Sections, and as follows:
 1. Verifying that manufacturer maintains detailed fabrication and quality-control procedures and reviews the completeness and adequacy of those procedures to perform the Work.
 2. Notifying Architect and Contractor promptly of irregularities and deficiencies observed in the Work during performance of its services.
 3. Submitting a certified written report of each test, inspection, and similar quality-control service to Architect with copy to Contractor and to authorities having

- jurisdiction.
4. Submitting a final report of special tests and inspections at Substantial Completion, which includes a list of unresolved deficiencies.
5. Interpreting tests and inspections and stating in each report whether tested and inspected work complies with or deviates from the Contract Documents.
6. Retesting and reinspecting corrected work.

1.13 OWNER'S RESPONSIBILITIES

- A. The Owner shall employ a pre-qualified, independent testing laboratory satisfactory to the Owner's Representative to perform inspections, sampling and testing of materials as specified in the individual Specifications Sections.
- B. Owner will pay for all initial testing laboratory services as described within the Contract Documents or not normally required by codes and ordinances. The Contractor shall pay for any additional required testing.

1.14 CONTRACTOR'S RESPONSIBILITIES

- A. Cooperate with laboratory personnel, provide access to work, arrange access to manufacturer's operations.
- B. Provide laboratory preliminary representative samples of materials to be tested, in required quantities
- C. Furnish copies of mill test reports.
- D. Provide casual labor and facilities for access to work being tested; obtain and handle supplies at the site; facilitate inspections and tests; provide facilities for laboratory's exclusive use for storage and curing of test samples
- E. Coordinate requests for testing by Owner-employed testing laboratory through the Owner's Representative. Notify Owner's Representative two (2) working days in advance of operations to allow for assignment of personnel and scheduling of tests.
- F. Pay for additional laboratory inspections, sampling and testing required for Contractor's convenience and when initial tests indicate that work does not comply with Contract Documents.
- G. Pay for inspections and tests required by codes or ordinances or by a plan approval authority, and made by a legally constituted authority (i.e., municipal deputy inspector), unless otherwise provided for in the Contract Documents.
- H. When required in individual Specifications Section, submit manufacturer's certificate, executed by responsible officer, certifying that products meet or exceed specified requirements. Provide certification in duplicate.

1.15 TESTING LABORATORY RESPONSIBILITIES

- A. Perform specified inspections, sampling and testing of materials and methods of construction, comply with specified standards. Ascertain compliance with requirements of

Contract Documents.

- B. Provide prompt notification of irregularities or deficiencies of work observed during performance of services.
- C. Perform additional inspections and tests required by Owner's Representative.
- D. After each inspection and test, promptly submit copies of laboratory report to the Owner. Reports are to include: Date issued, project title and number, name of inspector, date and time of sampling or inspection, identification of product and Specification Section(s), location in the project, type of inspection or test, date of test and results of test. When requested by Owner's Representative provide interpretation of test results.
- E. Testing Laboratory shall have no authority to: release, revoke, alter, or enlarge on requirements of Contract Documents; approve, accept or stop any portion of the work; perform any duties of the Contractor.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 TEST AND INSPECTION LOG

- A. Test and Inspection Log: Prepare a record of tests and inspections. Include the following:
 - 1. Date test or inspection was conducted.
 - 2. Description of the Work tested or inspected.
 - 3. Date test or inspection results were transmitted to Architect.
 - 4. Identification of testing agency or special inspector conducting test or inspection.
- B. Maintain log at Project site. Post changes and revisions as they occur. Provide access to test and inspection log for Architect's reference during normal working hours.

3.2 REPAIR AND PROTECTION

- A. General: On completion of testing, inspecting, sample taking, and similar services, repair damaged construction and restore substrates and finishes.
 - 1. Provide materials and comply with installation requirements specified in other Specification Sections or matching existing substrates and finishes. Restore patched areas and extend restoration into adjoining areas with durable seams that are as invisible as possible. Comply with the Contract Document requirements for cutting and patching in Section 017300 "Execution."
- B. Protect construction exposed by or for quality-control service activities.
- C. Repair and protection are Contractor's responsibility, regardless of the assignment of responsibility for quality-control services.

END OF SECTION

SECTION 01 50 00

TEMPORARY FACILITIES AND CONTROLS

5d.2

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

- A. All applicable portions of Division 1, including the drawings and general provisions of the contract, the general and supplementary conditions and Division 1 specification sections which apply to work of this section as if printed herein.

1.02 SUMMARY

- A. Section Includes: Temporary facilities and controls required for this work include, but are not limited to: temporary utilities such as water, electricity and telephone; field offices and sheds; haul roads; enclosures such as fences, barricades, and canopies; sanitary facilities; scaffolding and safety equipment. All such temporary facilities shall be located for convenience and safety and maintained in a safe and sanitary condition at all times until completion of the Contract, then removed from the site and disposed of as required or as directed.

1.03 COMPLIANCE WITH CODES AND REGULATIONS

- A. Compliance with all requirements of pertinent safety regulations is described in the General Conditions of the Contract for Construction and shall include, but not necessarily be limited to: Federal Occupational Health Administration (OSHA) and latest edition, California Building Code, and ADA (American Disability Act).

1.04 PRODUCT HANDLING

- A. Use all means necessary to maintain all temporary facilities and controls in proper and safe condition throughout progress of the work. In the event of damage or loss, immediately make all repairs and replacements necessary and at no additional cost to the Owner.

1.05 INFORMATIONAL SUBMITTALS

- A. Site Utilization Plan: Show temporary facilities, temporary utility lines and connections, staging areas, construction site entrances, vehicle circulation, and parking areas for construction personnel.
- B. Implementation and Termination Schedule: Within 15 days of date established for commencement of the Work, submit schedule indicating implementation and termination dates of each temporary utility.

- C. Fire-Safety Program: Show compliance with requirements of NFPA 241 and authorities having jurisdiction. Indicate Contractor personnel responsible for management of fire-prevention program.
- D. Moisture- and Mold-Protection Plan: Describe procedures and controls for protecting materials and construction from water absorption and damage and mold.
- E. Dust- and HVAC-Control Plan: Submit coordination drawing and narrative that indicates the dust- and HVAC-control measures proposed for use, proposed locations, and proposed time frame for their operation. Include the following:
 - 1. Locations of dust-control partitions at each phase of work.
 - 2. HVAC system isolation schematic drawing.
 - 3. Location of proposed air-filtration system discharge.
 - 4. Waste-handling procedures.
 - 5. Other dust-control measures.

1.06 QUALITY ASSURANCE

- A. Electric Service: Comply with NECA, NEMA, and UL standards and regulations for temporary electric service. Install service to comply with NFPA 70.
- B. Tests and Inspections: Arrange for authorities having jurisdiction to test and inspect each temporary utility before use. Obtain required certifications and permits.
- C. Accessible Temporary Egress: Comply with applicable provisions in the United States Access Board's ADA-ABA Accessibility Guidelines and ICC/ANSI A117.1.

1.07 COORDINATION

- A. Contractor to coordinate all temporary facility locations and utilities with Owner. As facility is to remain in use during Construction, Contractor to ensure construction site is secure at all time and provide clearly designated and protected paths of travel for public as needed.

PART 2 - PRODUCTS

2.01 TEMPORARY UTILITIES

- A. General:
 - 1. Provide and pay all costs for all utilities required for performance of the work.
 - 2. Provide safe distribution of required utilities to the job areas for use of all trades.
- B. Temporary Water: Furnish and install all necessary temporary piping and, upon completion of the work, remove all such temporary piping.
- C. Temporary Electricity: Furnish and install all necessary temporary wiring; furnish and install distribution boxes within 100 feet of each portion of the work so located that the individual trades

may use their own construction-type extension cords to obtain adequate power and lighting at all points where required by inspectors and for safety.

- D. Telephone/Internet: Maintain in the Contractor's field office or in a protected location on the job site for the use of the subcontractors.
- E. Field Office(s): Provide Contractor's field office(s) in protected location adjacent to the site for use by Contractors. Office shall be equipped with all items necessary to maintain day to day construction operations. Coordinate location with Owner.

2.02 ACCESS FACILITIES

- A. The Contractor shall provide access facilities to the construction area as are necessary and required for carrying out the work and the same shall be kept passable at all times. Contractor shall be responsible for any damage to streets, curbs and sidewalks due to the use of such facilities, and such damaged portions shall be repaired as required to place them in the same condition as existed prior to the commencement of the work. Contractors shall comply in every respect with applicable Building Codes regarding the use of public streets and sidewalks and provide the proper barricading and lighting of public thoroughfares surrounding the construction activities. Coordinate site access with owner as existing facility will remain in used during construction.

2.03 ENCLOSURES, FENCES, BARRICADES AND CANOPIES

- A. Furnish, install, and maintain for the duration of construction, all required scaffolds, fences, barricades, canopies, warning signs, steps, bridges, platforms and other temporary construction necessary for proper completion of the work in compliance with all pertinent safety regulations. In addition, it is recommended that all existing improvements which are not to be altered or removed be protected by means of temporary barricades or other suitable means.

2.04 PUMPING

- A. Keep the site, excavations, and structures free of accumulation of water at all times, whether from underground seepage, rainfall, drainage, or broken utility lines.

2.05 SANITARY FACILITIES

- A. Furnish and install all required temporary toilet buildings with sanitary toilets for use of all workmen. Comply with all minimum requirements of the Health Department or other public agency having jurisdiction. Maintain in a sanitary condition at all times.

2.06 FIRE PROTECTION

- A. Temporary fire extinguishers shall be provided and available at the job site in accordance with the appropriate NFPA Bulletins and good practice.

PART 3 - EXECUTION

3.01 SPECIAL CONDITIONS OF THE SITE

- A. The area to be set aside for the use of the Contractor is indicated on the Drawings as "Limit of Work." Except for sub-surface utility work, curb and gutter, temporary roads and any other work specifically shown or noted, the Contractor shall confine his exterior operations within the limits-of-work so indicated.
- B. Work shall not proceed for the site or buildings until all temporary work such as utilities, barricades, field office and sanitary facilities are furnished and installed.
- C. Parking of vehicles by construction personnel shall be limited to areas outside the limits-of-work in locations as designated by the Owner's Representative.

3.02 MATERIAL STORAGE AND PROTECTION

- A. During the progress of the work, products and materials shall be neatly stored in accordance with the appropriate manufacturer's recommendations and shall be properly cared for and protected from weather, vandalism and theft.
- B. All installed products and materials shall be adequately protected until such time as the Owner accepts the Project.

3.03 CONDITIONS AT THE SITE

- A. The Contractor shall make all necessary inspections of the job site and of the work to be fully aware of the conditions of all temporary facilities and controls at all times.
- B. The Contractor shall take all steps necessary to prohibit any part of the premises, the buildings, or structures to be overloaded by setting thereon any material or equipment, or performing thereon any of his work, which could cause any loss, damage, and/or injury to person or property.
- C. The Contractor shall make a close inspection of all materials as delivered and shall promptly return all defective materials without waiting for their rejection by the Architect.

3.04 SUPPORT FACILITIES INSTALLATION

- A. General: Comply with the following:
 - 1. Provide construction for temporary offices, shops, and sheds located within construction area or within 30 feet of building lines that is noncombustible according to ASTM E 136. Comply with NFPA 241.
 - 2. Maintain support facilities until Architect schedules Substantial Completion inspection. Remove before Substantial Completion. Personnel remaining after Substantial Completion will be permitted to use permanent facilities, under conditions acceptable to Owner.
- B. Traffic Controls: Comply with requirements of authorities having jurisdiction.

1. Protect existing site improvements to remain including curbs, pavement, and utilities.
 2. Maintain access for fire-fighting equipment and access to fire hydrants.
- C. Parking: Use designated areas of Owner's existing parking areas for construction personnel.
- D. Dewatering Facilities and Drains: Comply with requirements of authorities having jurisdiction. Maintain Project site, excavations, and construction free of water.
1. Dispose of rainwater in a lawful manner that will not result in flooding Project or adjoining properties or endanger permanent Work or temporary facilities.
 2. Remove snow and ice as required to minimize accumulations.
- E. Project Signs: Provide Project signs as indicated. Unauthorized signs are not permitted.
1. Identification Signs: Provide Project identification signs as indicated on Drawings.
 2. Temporary Signs: Provide other signs as indicated and as required to inform public and individuals seeking entrance to Project.
 - a. Provide temporary, directional signs for construction personnel and visitors.
 3. Maintain and touch up signs so they are legible at all times.
- F. Waste Disposal Facilities: Provide waste-collection containers in sizes adequate to handle waste from construction operations. Comply with requirements of authorities having jurisdiction. Comply with progress cleaning requirements in Division 01.
- G. Lifts and Hoists: Provide facilities necessary for hoisting materials and personnel.
1. Truck cranes and similar devices used for hoisting materials are considered "tools and equipment" and not temporary facilities.

3.05 SECURITY AND PROTECTION FACILITIES INSTALLATION

- A. Protection of Existing Facilities: Protect existing vegetation, equipment, structures, utilities, and other improvements at Project site and on adjacent properties, except those indicated to be removed or altered. Repair damage to existing facilities.
1. Where access to adjacent properties is required in order to affect protection of existing facilities, obtain written permission from adjacent property owner to access property for that purpose.
- B. Environmental Protection: Provide protection, operate temporary facilities, and conduct construction as required to comply with environmental regulations and that minimize possible air, waterway, and subsoil contamination or pollution or other undesirable effects.
1. Comply with work restrictions specified in Section 011000 "Summary of Work."
- C. Temporary Erosion and Sedimentation Control: Comply with requirements of EPA Construction General Permit or authorities having jurisdiction, whichever is more stringent.
- D. Temporary Erosion and Sedimentation Control: Provide measures to prevent soil erosion and discharge of soil-bearing water runoff and airborne dust to undisturbed areas and to adjacent

properties and walkways, according to erosion- and sedimentation-control Drawings and requirements of EPA Construction General Permit or authorities having jurisdiction, whichever is more stringent.

1. Verify that flows of water redirected from construction areas or generated by construction activity do not enter or cross tree- or plant-protection zones.
 2. Inspect, repair, and maintain erosion- and sedimentation-control measures during construction until permanent vegetation has been established.
 3. Clean, repair, and restore adjoining properties and roads affected by erosion and sedimentation from Project site during the course of Project.
 4. Remove erosion and sedimentation controls and restore and stabilize areas disturbed during removal.
- E. Stormwater Control: Comply with requirements of authorities having jurisdiction. Provide barriers in and around excavations and subgrade construction to prevent flooding by runoff of stormwater from heavy rains.
- F. Tree and Plant Protection: Install temporary fencing located as indicated or outside the drip line of trees to protect vegetation from damage from construction operations. Protect tree root systems from damage, flooding, and erosion.
- G. Site Enclosure Fence: Furnish and install site enclosure fence in a manner that will prevent people from easily entering site except by entrance gates.
1. Extent of Fence: As required to enclose entire Project site or portion determined sufficient to accommodate construction operations.
 2. Maintain security by limiting number of keys and restricting distribution to authorized personnel.
- H. Barricades, Warning Signs, and Lights: Comply with requirements of authorities having jurisdiction for erecting structurally adequate barricades, including warning signs and lighting.
- I. Temporary Fire Protection: Install and maintain temporary fire-protection facilities of types needed to protect against reasonably predictable and controllable fire losses. Comply with NFPA 241; manage fire-prevention program.
1. Prohibit smoking in construction areas. Comply with additional limits on smoking specified in other Sections.
 2. Supervise welding operations, combustion-type temporary heating units, and similar sources of fire ignition according to requirements of authorities having jurisdiction.
 3. Develop and supervise an overall fire-prevention and -protection program for personnel at Project site. Review needs with local fire department and establish procedures to be followed. Instruct personnel in methods and procedures. Post warnings and information.

3.06 MOISTURE AND MOLD CONTROL

- A. Contractor's Moisture-Protection Plan: Describe delivery, handling, storage, installation, and protection provisions for materials subject to water absorption or water damage.
1. Indicate procedures for discarding water-damaged materials, protocols for mitigating water intrusion into completed Work, and replacing water-damaged Work.

2. Indicate sequencing of work that requires water and describe plans for dealing with water from these operations. Show procedures for verifying that wet construction has dried sufficiently to permit installation of finish materials.
3. Indicate methods to be used to avoid trapping water in finished work.

3.07 OPERATION, TERMINATION AND REMOVAL

- A. Maintain all temporary facilities and controls as long as needed for the safe and proper completion of the work. Remove all such temporary facilities and controls as rapidly as progress of the work will permit, or as directed by the Architect.
- B. Supervision: Enforce strict discipline in use of temporary facilities. To minimize waste and abuse, limit availability of temporary facilities to essential and intended uses.
- C. Maintenance: Maintain facilities in good operating condition until removal.
 1. Maintain operation of temporary enclosures, heating, cooling, humidity control, ventilation, and similar facilities on a 24-hour basis where required to achieve indicated results and to avoid possibility of damage.
- D. Temporary Facility Changeover: Do not change over from using temporary security and protection facilities to permanent facilities until Substantial Completion.
- E. Termination and Removal: Remove each temporary facility when need for its service has ended, when it has been replaced by authorized use of a permanent facility, or no later than Substantial

3.08 RESTORATION OF AREAS

- A. Upon completion of the project, all temporary facilities shall be removed from the site and all areas not otherwise improved but which were adversely affected by the Contractor's work shall be returned to their original condition to the satisfaction of the Architect.

3.09 FINAL SITE CLEAN-UP

- A. Prior to final inspection, thoroughly clean the entire site and restore to a neat, acceptable condition. Remove from the entire site all construction waste and unused materials, dunnage, loose rock and stones, excess earth, roots, weeds, and all debris of any description resulting from the work. Hose down and scrub where necessary all new concrete and asphalt pavement and paved walks, and all existing concrete and asphalt pavement and walks dirtied as a result of the work. Thoroughly remove mortar drippings from concrete walks and other pavements, where they occur.

END OF SECTION

SECTION 01 77 00

CLOSEOUT PROCEDURES

5d.2

PART 1 - GENERAL

1.01 DESCRIPTION

- A. Section Includes: The work includes, but is not necessarily limited to, performing all operations necessary for and properly incidental to closing out the project and assisting in Owner's final inspection as hereinafter specified.

1.02 FINAL COMPLETION

- A. When the Contractor considers the work, or a designated portion of the work complete, submit written request to Owner's Representative for inspection. By submittal of request, Contractor certifies that:
 - 1. Contract Documents have been reviewed.
 - 2. Work has been completed in accordance with the Contract Documents and is ready for inspection.
 - 3. Equipment systems have been tested, adjusted, balanced and are fully operational.
- B. Submit request a minimum of five (5) working days in advance of requested inspection date. Contractor shall be responsible for allowing sufficient time during contract period to complete inspections and any corrections.
- C. Should Owner's Representative inspection find work incomplete, Owner's Representative will notify Contractor in writing, listing observed deficiencies.
- D. Contractor shall remedy listed deficiencies and send a request for final inspection. At the Owner's option, a reinspection(s) of the work to identify additional deficiencies, if any, may be required. Owner's costs associated with reinspection(s) are subject to provisions of Article 1.04 of this Section.
- E. When Owner confirms work is complete, and close-out submittals as referred to in Article 1.05 of this Section are provided, Owner's Representative will notify Contractor of date of completion in writing.

1.03 REINSPECTIONS

- A. Should status of completion of work require reinspection(s) by Owner due to failure of work to comply with Contractor's claims on initial inspection, Owner may deduct the amount of compensation for reinspection services from final payment to Contractor. Observed deficiencies in excess of ten (10) will be reason for reinspection.
- B. Inspections initiated at the request of the Owner will not be subject to the provisions of this Article.

1.04 CLOSE-OUT SUBMITTALS

- A. Project Record Documents
- B. Operation and Maintenance Data
- C. Warranties and Guarantees
- D. Spare Parts and Maintenance Materials
- E. Evidence of Payment and Lien Releases along with a list of all subcontractors which contributed labor or materials to the project.
- F. Other data and materials as may be required in individual Sections of the Specifications.

1.05 APPLICATION FOR FINAL PAYMENT

- A. Submit application for final payment in accordance with provisions of the Contract for Construction.

PART 2 - PRODUCTS

NOT USED

PART 3 - EXECUTION

NOT USED

END OF SECTION

SECTION 02 22 00

SELECTIVE AND SITE DEMOLITION

PART 1 - GENERAL

1.01 DESCRIPTION

- A. Provide all labor, materials, equipment and services necessary to complete the building excavation, backfilling and related items as indicated or specified.

1.02 SUMMARY

- A. Section Includes:
 - 1. Demolition and removal of existing site improvements and other items as noted on the plans.
 - 2. Point of connection with and/or relocation of various site utilities, as indicated on the drawings.
 - 3. Salvage of existing items to be reused or recycled.
 - 4. Site Excavation, backfill and Compaction
- B. Site Visitation: In preparing a proposal, visit the site, carefully examine the Drawings and Specifications, and determine that the work can be properly executed in accordance with the Contract Documents. No allowance will be made for any error through negligence in observing the site conditions

1.03 RELATED REQUIREMENTS

- A. Division 01 "Summary" for restrictions on use of the premises, Owner-occupancy requirements, and phasing requirements.
- B. Division 01 for provisions covering payment of testing

1.04 DEFINITIONS

- A. Remove: Detach items from existing construction and dispose of them off-site unless indicated to be salvaged or reinstalled.
- B. Remove and Salvage: Detach items from existing construction, in a manner to prevent damage, and deliver to Owner ready for reuse.
- C. Remove and Reinstall: Detach items from existing construction, in a manner to prevent damage, prepare for reuse, and reinstall where indicated.
- D. Existing to Remain: Leave existing items that are not to be removed and that are not otherwise indicated to be salvaged or reinstalled.

1.05 MATERIAL OWNERSHIP

- A. Unless otherwise indicated, demolition waste becomes property of Contractor.
- B. Historic items, relics, antiques, and similar objects including, but not limited to, cornerstones and their contents, commemorative plaques and tablets, and other items of interest or value to Owner that may be uncovered during demolition remain the property of Owner.
 - 1. Carefully salvage in a manner to prevent damage and promptly return to Owner.

1.06 PREINSTALLATION MEETINGS

- A. Pre-demolition Conference: Conduct conference at Project site
 - 1. Inspect and discuss condition of construction to be selectively demolished.
 - 2. Review and finalize selective demolition schedule and verify availability of materials, demolition personnel, equipment, and facilities needed to make progress and avoid delays.
 - 3. Review requirements of work performed by other trades that rely on substrates exposed by selective demolition operations.

1.07 INFORMATIONAL SUBMITTALS

- A. Proposed Protection Measures: Submit report, including Drawings, that indicates the measures proposed for protecting individuals and property, for environmental protection, for dust control and, for noise control. Indicate proposed locations and construction of barriers.
- B. Schedule of Selective Demolition Activities: Indicate the following:
 - 1. Detailed sequence of selective demolition and removal work, with starting and ending dates for each activity. Ensure Owner's on-site operations are uninterrupted.
 - 2. Interruption of utility services. Indicate how long utility services will be interrupted.
 - 3. Coordination for shutoff, capping, and continuation of utility services.
 - 4. Use of elevator and stairs.
 - 5. Coordination of Owner's continuing occupancy of portions of existing building and of Owner's partial occupancy of completed Work.
- C. Pre-demolition Photographs or Video: Show existing conditions of adjoining construction, including finish surfaces, that might be misconstrued as damage caused by salvage and demolition operations. Comply with Section 01 32 33 "Photographic Documentation." Submit before Work begins.
- D. Warranties: Documentation indicating that existing warranties are still in effect after completion of selective demolition.

1.08 FIELD CONDITIONS

- A. Owner will occupy portions of building immediately adjacent to selective demolition area. Conduct selective demolition so Owner's operations will not be disrupted.

- B. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.
1. Before selective demolition, Owner will remove the following items:
 - a. Signage desired to be kept
 - b. Aquatic program equipment
- C. Notify Architect of discrepancies between existing conditions and Drawings before proceeding with selective demolition.
- D. Hazardous Materials: It is not expected that hazardous materials will be encountered in the Work.
1. If suspected hazardous materials are encountered, do not disturb; immediately notify Architect and Owner. Hazardous materials will be removed by Owner under a separate contract.

1.09 COORDINATION

- A. Arrange selective demolition schedule so as not to interfere with Owner's operations.

PART 2 - PRODUCTS

2.01 PERFORMANCE REQUIREMENTS

- A. Regulatory Requirements: Comply with governing EPA notification regulations before beginning selective demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.
- B. Standards: Comply with ANSI/ASSP A10.6 and NFPA 241.

2.02 UNDER-SLAB FILL

- A. See Division 31.

2.03 BACKFILL MATERIAL

- A. Backfill material shall consist of the materials excavated from the site (provided it is free of debris or vegetation) or as specified under Division 31 for imported fill material.

PART 3 - EXECUTION

3.01 EXAMINATION

- A. Verify that utilities have been disconnected and capped before starting selective demolition operations.
- B. Review Project Record Documents of existing construction or other existing condition and hazardous material information provided by Owner. Owner does not guarantee that existing conditions are same as those indicated in Project Record Documents.

- C. Survey of Existing Conditions: Record existing conditions by use of preconstruction photographs or video.
1. Inventory and record the condition of items to be removed and salvaged.

3.02 UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS

- A. Existing Services/Systems to Remain: Maintain services/systems indicated to remain and protect them against damage.
1. Arrange to shut off utilities with utility companies.
 2. If services/systems are required to be removed, relocated, or abandoned, provide temporary services/systems that bypass area of selective demolition and that maintain continuity of services/systems to other parts of building.
 3. Disconnect, demolish, and remove fire-suppression systems, plumbing, and HVAC systems, equipment, and components indicated on Drawings to be removed.
 - a. Piping to Be Removed: Remove portion of piping indicated to be removed and cap or plug remaining piping with same or compatible piping material.
 - b. Piping to Be Abandoned in Place: Drain piping and cap or plug piping with same or compatible piping material and leave in place.
 - c. Equipment to Be Removed: Disconnect and cap services and remove equipment.
 - d. Equipment to Be Removed and Reinstalled: Disconnect and cap services and remove, clean, and store equipment; when appropriate, reinstall, reconnect, and make equipment operational.
 - e. Equipment to Be Removed and Salvaged: Disconnect and cap services and remove equipment and deliver to Owner.
 - f. Ducts to Be Removed: Remove portion of ducts indicated to be removed and plug remaining ducts with same or compatible ductwork material.
 - g. Ducts to Be Abandoned in Place: Cap or plug ducts with same or compatible ductwork material and leave in place.

3.03 SELECTIVE DEMOLITION, GENERAL

- A. General: Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the Work within limitations of governing regulations and as follows:
1. Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction. Use hand tools or small power tools designed for sawing or grinding, not hammering and chopping. Temporarily cover openings to remain.
 2. Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.
 3. Remove decayed, vermin-infested, or otherwise dangerous or unsuitable materials and promptly dispose of off-site.
 4. Locate selective demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.
 5. Dispose of demolished items and materials promptly.

- B. Site Access and Temporary Controls: Conduct selective demolition and debris-removal operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities. Removed and Salvaged Items:
1. Clean salvaged items.
 2. Pack or crate items after cleaning. Identify contents of containers.
 3. Store items in a secure area until delivery to Owner.
 4. Transport items to Owner's storage area by Owner
 5. Protect items from damage during transport and storage.
- C. Removed and Reinstalled Items:
1. Clean and repair items to functional condition adequate for intended reuse.
 2. Pack or crate items after cleaning and repairing. Identify contents of containers.
 3. Protect items from damage during transport and storage.
 4. Reinstall items in locations indicated. Comply with installation requirements for new materials and equipment. Provide connections, supports, and miscellaneous materials necessary to make item functional for use indicated.
- D. Existing Items to Remain: Protect construction indicated to remain against damage and soiling during selective demolition. When permitted by Architect, items may be removed to a suitable, protected storage location during selective demolition and cleaned and reinstalled in their original locations after selective demolition operations are complete.

3.04 TREATMENT OF EXISTING FACILITIES

- A. Protection: Use necessary procedures, caution and covering to protect from damage existing facilities, equipment and accessories not noted to be replaced or restored. Maintain active utilities traversing the project site in operating condition.
- B. Replacement: In the event of damage, immediately notify the Owner, and make all repairs and replacements necessary to the approval of the Architect without change in contract amount of time.

3.05 SAFETY BARRICADES

- A. Provide substantial barricades around and at all areas and openings as soon as such areas and openings are created. Barricades must be adequate to block access and give warning to the general public

3.06 EXCAVATION

- A. Excavations for foundations and footings shall have clean vertical walls, all corners squared up. Keep entire excavation free from any loose material. Excavation shall conform to dimensions and elevations indicated with allowances for erection of forms, shoring, waterproofing, and inspection of footings.
- B. Material to be excavated shall be non-classified and shall include all earth or other materials encountered in excavating. The contract sum is understood to cover the removal of all such materials to the depth and extent indicated and as specified. The use of explosives will not be permitted.

- C. The drawings show predetermined elevations or depths for bottoms of footings. If additional depth of excavation should be necessary, the Contractor will be paid for the work in accordance with the provisions of the general conditions
- D. Shore and brace excavations if necessary, to prevent cave-ins. Remove shoring before backfilling is completed, but not until permanent supports are in place.

3.07 UNDER-SLAB FILL PLACEMENT

- A. Place under-slab fill to the thickness and grade indicated smooth and even, free of voids. Compact to specified density. Grade to a tolerance of 1/4" in 10 feet.

3.08 BACKFILL

- A. After completion of the foundations, walls and other construction, and removal of forms, clean the excavations of trash and debris.
- B. Place the backfill symmetrically against each side of the walls to prevent eccentric loading. Place backfill in horizontal 6" layers with the proper moisture content for the required degree of compaction.
- C. Backfill pipe and conduit trenches in a manner to prevent disturbance to the pipes or conduits. Fill under and around pipes thoroughly to a point approximately 12" above the top of the pipe and compact. Backfill remainder of trench in 6" layers and compact.

3.09 COMPACTION

- A. Compaction of underslab fill and backfill shall be in horizontal lifts not exceeding 6" in thickness. Compact to the percent of maximum density at optimum moisture content in accordance with ASTM D-698 as follows

Backfill or fill not occurring under any slabs or Foundations	90%
ABC	95%
Backfill or fill occurring under any slabs	95%

3.10 DISPOSAL OF DEMOLISHED MATERIALS

- A. All items noted for demolition shall be immediately removed from the project site and hauled and dumped in compliance with all local codes and regulations, including payment of any associated fees.
- B. Remove demolition waste materials from Project site and dispose of them per regulations of the authority having jurisdiction.
 - 1. Do not allow demolished materials to accumulate on-site.
 - 2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
- C. Burning: Do not burn demolished materials.

3.11 CLEANING

- A. Clean adjacent structures and improvements of dust, dirt, and debris caused by selective demolition operations. Return adjacent areas to condition existing before selective demolition operations began.

END OF SECTION

**SECTION 05 50 00
MISCELLANEOUS METALS**

5d.2

PART 1- GENERAL

1.01 The General Conditions apply to all work of this Section.

1.02 DESCRIPTION

- A. Work Included: All labor, materials, equipment and services necessary to provide the miscellaneous metals and related items as indicated or specified.

1.03 SUBSTITUTIONS

- A. In accordance with Section 01 33 00.

1.04 SUBMITTALS

- A. Submit shop drawings in accordance with Section 01 33 00 for the fabrication and erection of all assemblies of miscellaneous metal work, which are not completely shown by the manufacturer's data sheets. Include plans and elevations at not less than 1" to 1'0" scale and include details of sections and connections at not less than 3" to 1'0" scale. Show anchorage and accessory items.

1.05 DESCRIPTION OF WORK

- A. The extent of miscellaneous metal work is shown on the drawings and includes items fabricated from iron and steel shapes, plates, bars, strips, tubes, pipes and castings which are not a part of the structural steel or other metal systems in other Sections of these specifications.
- B. *The types of miscellaneous metal items include, but are not limited to, the following:
1. Miscellaneous framing and supports
 2. Miscellaneous steel trim

1.06 QUALITY ASSURANCE

- A. Comply with the provision of the following codes, standards and specifications, except as otherwise shown and specified.
- B. AISC "specifications for the design, fabrication and erection of structural steel for buildings," including "commentary of the AISC specifications".
- C. AISC "specifications for the design of cold-formed steel structural members".
- D. AWS "Code for welding in building construction".
- E. ASTM A-6 "General requirements for delivery of rolled steel plates, shapes, sheet piping and bars for structural use".
- F. Qualification for welding work. Qualify welding processes and welding operators in accordance with AWS "standard qualification procedure".

- G. Field measurements: Take field measurements prior to preparation of shop drawings and fabrication, where possible, to ensure proper fitting of the work. However, do not delay job progress; allow for trimming and fitting wherever the taking of field measurements before fabrication might delay the work.
- H. Inserts and anchorages: Furnish inserts and anchoring devices which must be set in concrete or built into masonry for the installation of miscellaneous metal work. Provide setting drawings, templates, instructions and directions for installation of anchorage devices. Coordinate delivery with other work to avoid delay.
- I. Shop assembly: Preassemble items in the shop to the greatest extent possible, so as to minimize field splicing and assembly of units at the project site. Disassembly units only to the extent necessary for shopping and handling limitations. Clearly mark units for reassembly and coordinated installation.

PART 2- PRODUCTS

2.01 MATERIALS

A. Metal Surfaces, General:

1. For the fabrication of miscellaneous metal work which will be exposed to view, use only materials which are smooth and free of surface blemishes including pitting, seam marks, roller marks, rolled trade names and roughness. Remove such blemishes by grinding or by welding and grinding, prior to cleaning, treating and application of surface finishes including zinc coatings.
2. Steel plates, shapes and bars: ASTM A-36.
3. Steel plates to be bent or cold-formed: ASTM A-283, grade C.
4. Steel bars and bar-size shapes: ASTM A-306, grade 65, or ASTM A-36.
5. Steel tubing: (Hot-formed, welded or seamless): ASTM A-501.
6. Hot-rolled carbon steel bars: ASTM A-108, grade as selected by fabricator.
7. Cold-finished steel bars: ASTM A-108, grade as selected by fabricator.
8. Hot-rolled, carbon steel sheets and strips: ASTM A-568 and ASTM A-569; pickled and oiled.
9. Cold-rolled carbon steel sheets: ASTM A-336.
10. Galvanized carbon steel sheets: ASTM A-526, with ASTM A-525, G90 zinc coating.
11. Cold-drawn steel tubing: ASTM A-512, sunk drawn, butt welded, cold-finished and stress-relieved.
12. Steel Pipe: ASTM A-53, type as selected; grade A. Black finish unless galvanizing is required. Standard weight, schedule 40, unless otherwise shown or specified.

B. Anchors:

1. Threaded-type concrete inserts: Galvanized ferrous castings, internally threaded to receive 3/4" diameter machine bolts; either malleable iron complying with ASTM A-47 or cast steel complying with ASTM A-27; hot-dip galvanized in compliance with ASTM A-153.
2. Wedge-type concrete inserts: Galvanized box-type ferrous castings, designed to accept 3/4" diameter bolts having special wedge-shaped heads, either malleable iron complying with ASTM A-47 or cast steel complying with ASTM A-27; hot-dipped galvanized in compliance with ASTM A-153.
3. Provide carbon steel bolts having special wedge-shaped heads, nuts, washers and shims; all galvanized in compliance with ASTM A-153.
4. Slotted type concrete inserts: Galvanized 1/8" thick pressed steel plate complying with ASTM A-283. Box-type welded construction with slot designed to receive 3/4" diameter square head bolt and with knockout cover. Hot-dip galvanized in compliance with ASTM A-386.
5. Masonry anchorage devices: Expansion shield; FS FF-S-325.
6. Toggle bolts: Tumble-wing type; FS FF-B-588, type, class and style as required.

C. Fasteners:

1. General:
 - a. Provide zinc-coated fasteners with galvanizing complying with ASTM A-153 for exterior use or where built into exterior walls. Select fasteners for the type, grade and class required for the installation of miscellaneous metal items.
 - b. Standard bolts and nuts: ASTM A-307, grade A, regular hexagon head.
 - c. Lag bolts: FS FF-B-561, square head type.
 - d. Wood screws: FS FF-S-111, flat head carbon steel.
 - e. Plain Washers: FS FF-W-84, helical spring type steel.
2. Paint:
 - a. Metal primer paint: Tnemec 1009.
 - b. Galvanizing repair paint: High zinc dust content paint for regalanizing welds in galvanized steel, complying with military specifications MIL-P-21035 (SHIPS).
3. Fabrication, General:

Workmanship:

 - a. Use materials of the size and thicknesses shown, or if not shown, of the required size and thickness to produce adequate strength and durability of the finished product for the intended use. Work to the dimensions of fabrication and support. Use the type of materials shown or specified for the various components of work.
 - b. Form exposed work true to line and level with accurate angles and surfaces and straight sharp edges. Ease exposed edges to a radius of approximately 1/32" unless otherwise shown. Form bent-metal corners to the smallest radius possible without causing grain separation or otherwise impairing the work.
 - c. Weld corners and seams continuously and in accordance with the recommendations of AWS. Grind exposed welds smooth and flush, to match and blend with adjoining surfaces.
 - d. Form exposed connections with hairline joints which are flush and smooth, using concealed fasteners wherever possible. Use exposed fasteners of the type shown, or if not shown, use phillips flat-head (countersunk) screws or bolts.
 - e. Provide for anchorage of type shown, coordinated with supporting structure and the progress schedule. Fabricate and as required to provide adequate support for the intended use of the work.
 - f. Cut, reinforce, drill and tap miscellaneous metal work as may be required to receive finish hardware and similar items of work.
 - g. Use hot-rolled steel bars for work fabricated from bar stock, unless work is indicated to be fabricated from cold-rolled, or cold-finished stock.
 - h. Galvanizing: Provide a zinc-coating for those items shown or specified to be galvanized, using the hot-dip process after fabrications.
 - i. ASTM A-153 for galvanizing of iron and steel hardware.
 - j. ASTM A-123 for galvanizing of rolled, pressed and forged steel shapes, plates, bars, and strip 1/8" thick and heavier.
 - k. ASTM A-386 for galvanizing of assembled steel products.
4. Shop Painting:
 - a. Shop paint miscellaneous metal work, except those members or portions or members to be embedded in concrete or masonry, surfaces and edges to be field welded, and galvanized surfaces, unless otherwise indicated.
 - b. Remove scale, rust and other deleterious materials before the shop coat of paint is applied. Clean off heavy rust and loose mill scale in accordance with SSPC SP-2 "hand tool cleaning", or SSPC SP-3 "power tool cleaning" or SSPC SP-7 "brush-off blast cleaning". Remove oil, grease and similar contaminants in accordance with SSPC SDP-1 "solvent cleaning".

- c. Apply one shop coat of metal primer paint to fabricated metal items, except apply two coats of paint to surfaces which are inaccessible after assembly or erection.
- d. Immediately after surface preparation, brush or spray on metal primer paint, applied in accordance with the manufacturer's instructions, and at a rate to provide a uniform dry film thickness of 2.0 mils for each coat. Use painting methods which will result in full coverage of joints, corners, edges and all exposed surfaces.

PART 3- EXECUTION

3.01 MISCELLANEOUS METAL ITEMS

A. Carpentry's Iron Work:

1. Furnish bent or otherwise custom fabricated bolts, plates, anchors, hangers, dowels and other miscellaneous steel and iron shapes as required for framing and supporting woodwork, and for anchoring or securing woodwork to concrete or other structures. Straight bolts and other stock rough hardware are specified in this Division.
2. Manufacture or fabricate items of sizes, shapes and dimensions required. Furnish malleable iron washers for heads and nuts which bear on wood structural connections; elsewhere furnish steel washers.

B. Miscellaneous Framing and Supports:

1. Provide miscellaneous steel framing and cross bracing and supports which are not a part of the structural steel framework, as required to complete the work.
2. Fabricate miscellaneous units to the sizes, shapes and profiles shown, or if not shown, of the required dimensions to receive adjacent grating, plates, doors or other work to be retained by the framing. Except as otherwise shown, fabricate for structural steel shapes and plates and steel bars of all welded construction using mitered corners, welded brackets and splice plates and a minimum number of joints for field connection. Cut, drill and tap units to receive hardware and similar items to be anchored to the work.
3. Equip units with integrally welded anchor straps for casting into poured concrete or building into masonry wherever possible. Furnish inserts if units must be installed after concrete is poured. Except as otherwise shown, space anchors 24" on center, and provide minimum anchor units of 1-1/4" x 1/4" x 8" steel straps.

C. Miscellaneous Steel Trim:

1. Provide shapes and sizes as required for the profiles shown. Except as otherwise noted, fabricate units from structural steel shapes and plates and steel bars, with continuously welded joints and smooth exposed edges. Use concealed field splices wherever possible.
2. Provide cutouts, fittings and anchorages as required for coordination of assembly and installation with other work.

D. Shelf Angles:

1. Provide structural steel shelf angles of sizes shown for attachment to concrete framing. Provide slotted holes to receive 3/4" bolts, spaced not more than 6" from ends and not more than 24" on center, unless otherwise shown.
2. Furnish wedge-type concrete inserts, complete with fasteners, for attachment of shelf angles to cast-in-place concrete.

E. Gratings:

1. Grating shall be Reliance Steel Products Company, electro-pressure welded construction type with 1" x 3/16" bearing bars spaced at 1-3/16" cross bars spaces at 2" centers. Wearing surface of bearing bars and of cross bars shall be serrated. Grating shall be painted one shop coat of red oxide after fabrication. Furnish perimeter support angles with welded anchors as detailed.

END OF SECTION

SECTION 07 92 00

SEALANTS

5d.2

PART 1- GENERAL

1.1 The General Conditions apply to all work of this Section.

1.2 DESCRIPTION

A. Work Included:

1. The work includes, but is not limited to, the furnishing and installing of all primers, sealants, joint treatments and related work required to weatherproof the building, including interior caulking and sealing, as shown and noted on the drawings and specified herein.
2. See Division 13 for all the furnishing and installing of all primers, sealants, joint treatment sand related work required to waterproof the pool systems and pool deck.

1.3 QUALITY ASSURANCE

- A. Applicator Qualifications: Contractor and job foreman shall have a minimum of 5 years experience installing sealants.
- B. Compatibility with substrate: Applicator shall be responsible for verifying that sealants used are compatible with joint substrates.
- C. Mock-ups: The contractor may be required, at the Owners option, to install sealant in mock-ups prepared by other trades in order to demonstrate appearance and workmanship technique. Only those personnel who will be assigned to the project, using materials and techniques, which will be used on the project, should do such mock-ups.
- D. Joint tolerance: Joint width/depth ratios are critical to sealant performance. Compliance with the manufacturer's limitation is required.
- E. Manufacturer: The manufacturer of the sealant used shall have been in the business of manufacturing the specific types of such sealants for not less than 10 years.

1.4 COORDINATION WITH OTHER TRADES

- A. Cooperate to the fullest extent with other trades where caulking is involved. Coordinate the work of this Section with all related trades. See special requirements for submittals.

1.5 SUBMITTALS

Comply with requirements of Division 1, Section 01 33 00. **Note:** General Contractor shall be responsible for submittal of sealant data from all subcontractors prior to any installation.

- A. Materials List/Product Data: Within 15 days of contract award, submit for Architect's review complete materials list, including catalog data, of all materials, equipment, and products for work in this section.
- B. Samples: Accompanying Materials List, submit for Architect's review two (2) samples of each type of specified sealants, including color range available.

1.6 HANDLING

- A. Comply with the requirements of General Requirements, Division 1. Do not use materials whose shelf life date has expired.

1.7 ENVIRONMENTAL REQUIREMENTS AND PROTECTION

- A. Do not install sealants under adverse weather conditions, or when temperatures are beyond manufacturer's recommended limits. Use no methods or materials that will in any way contribute pollutants to the project's immediate environment. Special attention is brought to the regulations by Federal, State, County and other local codes and ordinances for the volatile organic compound contents of specialty coatings (excluding water) where in every case the more restrictive requirements shall apply.

1.8 WARRANTY

- A. All work shall be free of defects of materials and/or workmanship. The Contractor shall deliver to the Architect a written guarantee consigned by installer and contractor stating that the job will remain weathertight and watertight for a period of two (2) years from the date of acceptance of the job.
- B. Defective work will be adjudged a failure due to leakage, hardening, cracking, crumbling, melting, shrinkage or running of the caulking compound or sealant, or staining of any adjacent work. (Do not allow landscape materials i.e. peat moss to adhere to or discolor sealants.)
- C. Certification (manufacturer's standard data sheet or letter) that each type of compound used is recommended by the manufacturer for the application shown and complies with these specifications shall be furnished to the Architect prior to filing of Notice of Completion.

PART 2- PRODUCTS

2.1 ACCEPTABLE MANUFACTURERS

- A. Dow Corning Corp.
- B. General Electric Co.
- C. Nameco International
- D. National Gypsum Percora Corp.
- E. Products Research and Chemical Corp.
- F. Tremco
- G. U.S. Gypsum
- H. Where sample products are specified, equivalent products of other acceptable manufacturers may be used, unless otherwise indicated.

2.2 COLORS

- A. Colors for each sealant installation will be selected by the Architect from standard colors normally available from the specified manufacturer.
- B. Should such standard color not be available from an alternate manufacturer except at additional charge, provide such colors at no additional cost to the Owner.

- C. In concealed installations, and in partially or fully exposed installations where so approved by the Architect, use standard gray or black sealant.

2.3 PREPARATORY MATERIALS

- A. Primer: Non-staining type recommended by sealant manufacturer to suit application.
- B. Joint Cleaner: Non-corrosive type recommended by sealant manufacturer, compatible with joint forming materials.

2.4 SEALANTS

- A. Polyurethane Based Sealant: Compound shall be one-part or two-part, chemically curing type, supplied in ready-to-use form. Compounds shall be non-toxic and non-staining. Colors shall match adjacent surfaces. Use self-leveling pour grade where possible in flatwork joints and as shown on drawings.

Sealant shall conform to ASTM C-920, Type M or S, Grades P or NS, Class 25. (IT-S-00227E or IT-S-00230C, Type I or II, Class A).

Note: Sealant used in flatwork paving with heavy pedestrian traffic shall be of type to cure to a durometer hardness of 50 to 60 or better. Submit sample to prior installation. (IT-S-227E, Class B).

- B. Silicone Based Sealant: Compound shall be one component material, supplied in ready-to-used form. Compounds shall be non-toxic and non-staining. Low, medium or high modulus as required for specific adhesion as recommended by manufacturer. Color shall be as selected by Architect. Sanitary silicone rubber base sealant where required.

Sealant shall conform to ASTM C-920, Type S, Grade NS, Class 25 (TT-S-01543A, Class A).

- C. Acoustic Sealant: Non-hardening, non-staining, butyl-mastic rubber compound, ADCOSEAL BP 400, U.S.G. Acoustical Sealant or approved equivalent, conforming to TT-S-001657 and ASTM C557 and C919-79.

- D. Fire Rated Sealant System: Compound and accessories shall be F.M., U.L. and carry ICBO approval specific hourly ratings for penetrations through rated assemblies.

- E. Acrylic Sealant: Compound shall be one-part solvent acrylic or acrylic terpolymer supplied in ready-to-use form. Compound(s) shall be non-toxic or staining. Color as selected by Architect.

Sealant shall conform to ASTM C-834-81.

- F. Butyl Sealant: Compound shall be one-part butyl/polyisobutylene in either cartridge or pre-shimmed tape, read-to-use form.

Pre-shimmed tape shall be TREMCO 440, 1/8-inch x 3/8-inch. Color should be as close to surroundings as possible.

Sealant shall conform to TT-S-001657.

2.5 BACKING MATERIAL FOR SEALANTS

- A. Synthetic material compatible with sealant and free from oil.
- B. Comply with the following:

1. Non-traffic joints packing shall be closed-cell expanded polyethylene cord or square rod conforming to ASTM C 1752 or closed-cell vinyl conforming to ASTM D 1667 grade VE-41.
 2. Traffic joints packing shall be closed-cell neoprene cord or square rod conforming to ASTM C 509 with a minimum shore "A" hardness of 45.
- C. Bond Breaker Tape: Type and consistency recommended by the sealant manufacturer to suit application.
- D. Sealant Rod Backer:
1. Compressible rod stock formed of closed cell polyethylene foam, polyethylene jacketed polyurethane foam, butyl rubber foam, neoprene foam or other flexible, permanent, durable non-absorptive material recommended by the sealant manufacturer.
 2. Size backing material from 30 to 50 percent compression upon insertion.

PART 3- EXECUTION

3.1 GENERAL

- A. This specification is intended to be general in its scope as to where caulking or sealing is to be installed. The Contractor shall check all drawings and details and thoroughly familiarize himself with the extent of the caulking or sealing involved. Only a complete and absolutely watertight and weathertight job will be accepted. All sealant and caulking shall be applied in accordance with the recommendations of the manufacturer and under the supervision of a manufacturer's representative, by an applicator approved by the manufacturer. The manufacturer shall provide field technical assistance to insure proper cleaning of surfaces, and application of the materials.

3.2 LOCATION OF USE

- A. Polyurethane Base Sealant:
1. Use at both exterior and interior faces, sheet metal and flashing, edges or perimeters of members, other than glass, occurring within or about exterior walls and/or surfaces.
- B. Silicone Based Sealant:
1. Use at all glazing conditions, in shower/bath and in specific locations, as indicated.
- C. Acoustic Sealant:
1. Use at all walls and floors for sound transmission control in sound-rated walls, per code for multi-family construction, and as indicated.
- D. Acrylic Sealant:
1. Use at all interior joints in walls and ceilings, back bedding, control joints, bedding of mullions, panels and frames.
- E. Butyl Sealant (Polyisobutylene):
1. Use for pre-shimmed tapes for glazing in wood stops, and where indicated in sheet metal work.
- F. Silicone Base Sealant: (mildew resistant)

1. Use for pre-shimmed tapes for glazing in wood stops, and accessories in restrooms and food service areas.

G. Fire Rated Sealant:

1. Use at penetrations and joint conditions through fire rated assemblies for a continuous smoke seal.

3.03 SURFACE CONDITIONS

- A. Examine the areas and conditions under this work of this Section will be performed. Correct conditions detrimental to timely and proper completion of the work. Do not proceed until unsatisfactory conditions are corrected.

3.4 PREPARATION

A. Concrete Surfaces:

1. Install only on surfaces which are dry, sound, and well brushed, wiping free from dust.
2. At open joints, remove dusts by mechanically blown compressed air if so required.
3. To remove oil and grease, use sandblasting or wire brushing.
4. Where surfaces have been treated, remove the surface treatment by sandblasting or wire brushing.
5. Remove laitance from joint cavities.

B. Steel Surfaces:

1. Un-primed or unfinished steel surfaces in contact with sealant:
 - a. Sandblast as required to achieve acceptable surface to bond.
 - b. If sandblasting is not practical, or would damage adjacent finish, scrape the metal or wire brush to remove mill scale and rust.
 - c. Use solvent to remove oil and grease, wiping the surfaces with clean white rags only.
2. Remove protective coatings on steel by sandblasting or by using a solvent which leaves no residue.

3.5 MISCELLANEOUS CAULKING AND SEALING WORK

- A. The entire extent of caulking and sealing work is not necessarily fully or individually described here. Caulking shall be provided wherever required to prevent light leakage as well as moisture leakage. Refer to drawings for conditions and related parts of the work.

3.6 INSTALLATION OF SEALANTS

- A. Prior to start of installation in each joint, verify the joint type according to details on the drawings, or as otherwise directed by the Architect, and verify that the required proportion of width of joint to depth of joint has been secured.

B. Equipment:

1. Apply sealant under pressure with power-actuated hand gun or manually-operated hand gun or by other appropriate means.
2. Use guns with nozzle of proper size, and providing sufficient pressure to completely fill the joints as designed.

C. Thoroughly and completely mask joints where the appearance of primer or sealant on adjacent surfaces would be questionable.

D. Install the sealant in strict accordance with the manufacturer's recommendations, thoroughly filling joints to the recommended depth. Caulk wide joints (in excess of 5/8") with three passes. Run a bead at each inside corner, and fill joint with a third pass.

E. Tool joints to the profile shown on the Drawings, or as otherwise required if such profiles are not shown on the Drawings.

F. Cleaning up:

1. Remove masking tape immediately after joints have been tooled.
2. Clean adjacent surfaces free from sealant as the installation progresses, using solvent or cleaning agent recommended by the manufacturer of the sealant used.
3. Upon completion of the work of this Section, promptly remove from the job site all debris, empty containers, and surplus materials derived from this portion of the work.

END OF SECTION

SECTION 13 11 00

SWIMMING POOL GENERAL REQUIREMENTS

5d.2

PART 1 GENERAL

1.01 WORK INCLUDED

- A. The scope of the work included under this Section of the Specifications shall include swimming pool(s) as illustrated on the Drawings and specified herein. The General and Supplementary Conditions of the Specifications shall form a part and be included under this Section of the Specifications. The Swimming Pool Subcontractor shall provide all supervision, labor, material, equipment, machinery, plant and any and all other items necessary to complete the work. **ALL OF THE WORK IN SECTIONS 13 11 00 - 13 11 08 IS TO BE THE RESPONSIBILITY OF ONE EXPERIENCED SWIMMING POOL SUBCONTRACTOR PRIMARILY ENGAGED IN THE CONSTRUCTION OF COMMERCIAL PUBLIC-USE SWIMMING POOLS. A SWIMMING POOL SUBCONTRACTOR SHALL BE CONSIDERED PRIMARILY ENGAGED AS REQUIRED HEREIN IF THE SUBCONTRACTOR DERIVED 50% OF ITS ANNUAL REVENUE FROM PUBLIC-USE SWIMMING POOL CONSTRUCTION FOR EACH OF THE LAST FIVE YEARS. THE SUBCONTRACTOR MUST HAVE ALSO, IN THE LAST FIVE YEARS CONSTRUCTED AT LEAST FIVE (5) COMMERCIALY DESIGNED MUNICIPAL AND PUBLIC-USE SWIMMING POOLS, EACH OF WHICH SHALL HAVE INCORPORATED A MINIMUM SIZE OF 6,000 SQUARE FEET OF WATER SURFACE AREA WITH A CONCRETE AND CERAMIC TILE PERIMETER OVERFLOW GUTTER AND SELF-MODULATING BALANCE TANK.** The Swimming Pool Subcontractor shall furnish and install the swimming pool structures, finishes, cantilever forming, swimming pool mechanical and electrical systems, and all accessories necessary for a complete, functional swimming pool system, as herein described. Work shall include start-up, instruction of Owner's personnel, as-built drawings and warranties as required.

1.02 CODES, RULES, PERMITS, FEES

- A. The swimming pools shall be constructed in strict accordance with the applicable provisions set forth by authorities having jurisdiction over swimming pool construction and operation in the State of California.
- B. The Swimming Pool Subcontractor shall give all necessary notices, obtain all permits, and pay all government sales taxes, fees, and other costs in connection with their work; file all necessary plans, prepare all documents and obtain all necessary approvals of governmental departments having jurisdiction; obtain all required certificates of inspection for their work and deliver same to the Designated Representative before request for acceptance and final payment for the work.
- C. The Swimming Pool Subcontractor shall include in the work any labor, materials, services, apparatus, or drawings in order to comply with all applicable laws, ordinances, rules and regulations, whether or not shown on Drawings and/or specified.

- D. The Contractor shall submit all required documents and materials to all Governmental Departments having jurisdiction for any deferred approval items or substituted materials or products to obtain final approval to installation.

1.03 DESCRIPTION OF WORK

- A. Furnish and perform supervision, coordination, all layout, formwork, excavation, hand trim, disposing off-site of all unused material or debris to complete the swimming pool excavation to the dimensions shown on the plans.
- B. Furnish and install complete swimming pool structures, including reinforcing steel and cast-in-place or pneumatically placed concrete walls and floors.
- C. Furnish and install swimming pool finishes, including ceramic tile and marble plaster or other waterproof finishes.
- D. Furnish and install complete swimming pool mechanical system(s), including, but not limited to, circulation systems, filtration systems, pool water heating systems, water chemistry control systems, domestic water fill line systems, booster pump and special effects systems, and all pumps, piping, valves, and connections between system(s) and swimming pool(s).
- E. Furnish and install complete swimming pool electrical system(s) from P.O.C. in Mechanical Room, including, but not limited to, underwater lighting systems, water level control systems, timing systems, scoreboards, special effects systems, control circuitry, motor starters, time clocks, bonding, and all conduits, conductors, contactors, and switches between the system(s) and swimming pool(s).
- F. Furnish and install all swimming pool cantilever forming, deck equipment and required anchors and inserts for the specified equipment as required by code, shown on the Drawings and specified herein.
- G. After the initial filling of the swimming pool system(s), should any repairs, continuing work, or other Subcontractor responsibility require drainage or partial drainage of the swimming pool systems, the Swimming Pool Subcontractor shall be responsible for any subsequent refilling and shall complete the project with the swimming pool system(s) full of water, water in chemical balance, complete in every way, and in full operation.
- H. For Competition Pools: The Contractor shall retain an independent licensed surveyor to provide proof of compliance for required pool lengths as follows:
1. 25 Yards: (Allows for touch pads at one end) 75'- 5/16" minimum, 75'-1 3/16" maximum.
 2. 25 Meter: (Allows for touch pads at one end) 82'-9/16" minimum, 82'-13/16" maximum.
 3. 50 Meter: (Allows for touch pads at both ends) 164'-1 1/8" minimum, 164'-1 11/16" maximum.

Tolerance against length shall extend in a vertical plane 0.3M (12") above and 0.8M. (2'-7 1/2") below the surface of the water at all points of both end walls typ. of all courses.

The independent licensed surveyor shall fill out, notarize and fill official certifications forms with USA Swimming.

- I. Contractor shall retain a licensed engineer to certify the field built main drain systems as VGB Compliant.

1.04 ASSIGNED RESPONSIBILITIES AND RELATED WORK

- A. It is the intent of this section of the Specifications to clarify Work responsibilities of the trades directly and indirectly involved in construction of the pool systems. All labor, equipment, materials and supplies furnished by the Swimming Pool Subcontractor and other Subcontractors per the contractual agreement with the General Contractor and Owner and shall be as directed by the Owner through their Designated Representative.
- B. **THE SWIMMING POOL SUBCONTRACTOR SHALL NOT SUBCONTRACT ANY PORTION OF THE SWIMMING POOL CONSTRUCTION OR SWIMMING POOL EQUIPMENT INSTALLATION TO ANYONE OTHER THAN A SUBCONTRACTOR THAT SATISFIES THE REQUIREMENTS OF SECTION 13 11 00**
- C. References to “swimming pool systems” shall include the swimming pools, equipment, and accessories.
- D. The Owner will provide one complete water filling of the swimming pool(s), but will not assume any responsibility for the swimming pool system(s) until they have been proved fully operational, complete in every way and accepted by the Designated Representative.

1.05 RESPONSIBILITIES OF THE CONTRACTOR

- A. The Contractor shall grade the swimming pool site(s), establish benchmarks, cut and fill as necessary to provide as level an area as possible at swimming pool deck elevation before swimming pool layout.
- B. The Contractor shall be responsible for horizontal dimensions and grade elevations accurately from established lines and benchmarks (as indicated on the Drawings) and be responsible for those grades.
- C. The Contractor shall provide adequate temporary light, electric power, heat and ventilation per Federal and State OSHA requirements to construct the swimming pool system(s).
- D. The Contractor shall not permit any heavy equipment activity over any area or within five (5) feet of any area under which swimming pool piping is buried. There shall be no exceptions to this requirement.
- E. The Contractor shall keep the swimming pool excavation(s) and swimming pool structure(s) free of construction residue and waste materials of their workmen or Subcontractors, removing said material from the swimming pools as required.
- F. The Contractor shall protect the swimming pool(s) from damage caused by their construction equipment and /or workmen and Subcontractors.

- G. The Contractor shall provide a representative at time of swimming pool start-up to coordinate all trades related to swimming pool system(s).

1.06 RESPONSIBILITIES OF THE MECHANICAL SUBCONTRACTOR

- A. The Mechanical Subcontractor shall be licensed in the State of California and provide written notifications to Swimming Pool Subcontractor and contractor when necessary to excavate and backfill within the swimming pool construction site.
- B. The Mechanical Subcontractor shall not utilize any swimming pool piping trench for installation of any sanitary sewer, storm sewer, domestic water, hot water, chilled water or natural gas line.
- C. The Mechanical Subcontractor shall furnish and install all sanitary sewer piping, including vent stacks (if necessary), for backwash pits, floor drains and floor sinks as required by code, shown on Drawings, and herein specified.
- D. The Mechanical Subcontractor shall furnish and install all storm sewer piping and site drainage systems as required by code, shown on the Drawings, and herein specified.
- E. The Mechanical Subcontractor shall provide a minimum 75 psi water supply for swimming pool construction work within fifty (50) feet of the swimming pool construction site(s).
- F. The Mechanical Subcontractor shall furnish and install reduced pressure backflow protected domestic water lines to P.O.C. within swimming pool Mechanical Room as required by code, shown on the Drawings, and herein specified.
- G. The Mechanical Subcontractor shall furnish and install natural gas piping, pressure regulation and valving to P.O.C. within swimming pool Mechanical Room as required by code, shown on the drawings, and herein specified.
- H. The Mechanical Subcontractor shall furnish and install all ductwork, louvers, and all HVAC equipment within swimming pool Mechanical Room as required by code, shown on the Drawings, and herein specified.
- I. The Mechanical Subcontractor shall provide a representative at time of swimming pool start-up to coordinate work related to swimming pool system(s).

1.07 RESPONSIBILITIES OF THE ELECTRICAL SUBCONTRACTOR

- A. The Electrical Subcontractor shall be licensed in the State of California and shall furnish and install electrical service to swimming pool Mechanical Room sized to accommodate all necessary swimming pool equipment as shown on the Drawings and herein specified.
- B. The Electrical Subcontractor shall furnish any temporary power needed by the Swimming Pool Subcontractor within fifty (50) feet of the swimming pool construction site(s).

- C. The Electrical Subcontractor shall furnish and install all conduits, conductors, starters/disconnects, panels, circuits, switches and equipment as required for lighting, ventilation and HVAC equipment within swimming pool Mechanical Room as required by code, shown on the Drawings, and herein specified.
- D. The Electrical Subcontractor shall furnish and install all conduits, conductors, panels, circuits, switches and equipment for area lighting as required by code, shown on the Drawings, and herein specified.
- E. All equipment, material and installation shall be as required under Division 16 of the Specifications and shall conform to NEC Article 680 (latest revision), State and Local Codes, and as may be required by all authorities having jurisdiction over swimming pool construction within the State of California.
- F. The Electrical Subcontractor shall provide a representative at time of swimming pool start-up to coordinate work related to swimming pool system(s).

1.08 INTENT

- A. It is the intention of these specifications and Drawings to call for finished work, tested and ready for operation. Wherever the word "provide" is used, it shall mean "furnish and install complete and ready for use."
- B. Minor details not usually shown or specified, but necessary for proper installation and operation, shall be included in the work, the same as if herein specified or shown.

1.09 SCHEDULE OF VALUES

- A. Provide a Schedule of Values for all work specified in each of the technical specifications listed in the table below, regardless of whether the work is performed by the swimming pool contractor or others. Values listed shall be fully burdened, with contractor general conditions, overhead, profit and bonds included. Payments for swimming pool work completed shall not be approved until Schedule of Values has been submitted to and approved by Architect.

SWIMMING POOL SCHEDULE OF VALUES			
No.	Section #	Description	Value
1.	131101	Swimming Pool Excavation	
2.	131102	Swimming Pool Concrete	
3.	131103	Swimming Pool Shotcrete	
4.	131104	Swimming Pool Ceramic Tile	
5.	131105	Swimming Pool Plaster	
6.	131106	Swimming Pool Equipment	
7.	131107	Swimming Pool Mechanical	
8.	131108	Swimming Pool Electrical	
Total			

5d.2

1.10 SUBMITTAL PROCEDURES

- A. General: Electronic copies of CAD Drawings of the Contract Drawings will not be provided by Architect for Subcontractor's use in preparing submittals.
- B. Coordination: Coordinate preparation and processing submittals with performance construction activities.
 - 1. Coordinate each submittal with fabrication, purchasing, testing, delivery, other submittals, and related activities that require sequential activity. Coordinate transmittal of different types of submittals for related parts of the Work so processing will not be delayed because of need to review submittals concurrently for coordination.
 - a. Architect reserves the right to withhold action on a submittal requiring coordination with other submittals until related submittals are received.
- C. Submittals Schedule: Comply with requirements in Division 1 Section "Construction Progress Documentation" for list of submittals and time requirements for schedules performance of related construction activities.
- D. Processing Time: Allow enough time for submittal review, including time for re-submittals as follows. Time for review shall commence on Architect's receipt of submittal.
 - 1. Initial Review: Allow fifteen (15) days for initial review of each submittal. Allow additional time if processing must be delayed to permit coordination with subsequent submittals. Architect will advise Contract when a submittal being processed must be delayed for coordination.
 - 2. Concurrent Review: Where concurrent review of submittals by Architect's consultants, Owner, or other parties is required, allow twenty-one (21) days for initial review of each submittal.
 - 3. Direct Transmittal to Consultant: Where the Contract Documents indicate that submittals may be transmitted directly to Architect's consultants, provide duplicate copy of transmittal to Architect. Submittal will be returned to Architect before being returned to Subcontractor.
 - 4. If intermediate submittal is necessary, process it in same manner as initial submittal.
 - 5. Allow fifteen (15) days for processing each submittal.
 - 6. No extension of the Contract Time will be authorized because of failure to transmit submittals enough in advance of the Work to permit processing.
- E. Identification: Place a title block on each submittal for identification.
 - 1. Indicate name of firm or entity that prepared each submittal on title block.
 - 2. Provide a space on title block to record Subcontractor's review and approval markings and action taken by Architect.
 - 3. Include the following information on title block for processing and recording action taken: (See Attached Sample)
 - a. Project name.
 - b. Date.

5d.2

- c. Name and address of Subcontractor.
- d. Name of Subcontractor.
- e. Name of Supplier.
- f. Name of Manufacturer.
- g. Unique identifier, including revision number.
- h. Number and title of appropriate Specification Section.
- i. Drawing number and detail references, as appropriate.
- j. Other necessary identification.

SUBMITTAL FOR:

SUBMITTAL TO:

SUBCONTRACTOR:

Item Number:

Section Number:

Section Description:

Subcontractor:

Supplier:

Manufacturer:

Product Code:

Quantity:

Subcontractor Certification:

Contractor's Submittal Stamp:

It is hereby certified that the equipment or material designated in this submittal is proposed to be incorporated in the above named project and is in compliance with the contract drawings and / or specifications and is submitted for approval.

Certified by:

Date:

Job

Superintendent:

Revisions:

Architect's Review Stamp and Comments

- F. Deviations: Highlight, encircle, or otherwise identify deviations from the Contract documents on submittal.
- G. On all catalogue or cut sheets identify which model or type is being submitted.
- H. Transmittal: Package each submittal individually and appropriately for transmittal and handling. Product data and shop drawings shall be packaged within a three-ring binder and colored samples shall be packaged on a heavy cardboard. Transmit each submittal using a transmittal form.
1. On an attached separate sheet, prepared on Subcontractor's letterhead, record relevant information, request for data, revisions other than those requested by Architect on previous submittals and deviations from requirements of the Contract documents, including minor variations and limitations. Include the same label information as the related submittal.
 2. Include Subcontractor's certification stating that information submitted complies with requires of the Contract Documents.
 3. Transmittal Form: Provide locations on form for the following information:
 - a. Project name.
 - b. Date.
 - c. Destination (To:).
 - d. Source (From:).
 - e. Names of Subcontractor, manufacturer, and supplier.
 - f. Category and type of submittal.
 - g. Submittal purpose and description.
 - h. Remarks.
- I. Distribution: Furnish copies of final submittals to manufacturers, Subcontractors, suppliers, fabricators, installers, authorities having jurisdiction and others as necessary for performance of construction activities. Show distribution on transmittal forms.
- J. Use for Construction: Use only final submittals with mark indicating action taken by Architect in connection with construction.

1.11 SUBSTITUTIONS

- A. To obtain approval to use unspecified products, bidders shall submit requests for substitution at least ten (10) days prior to bid date. Requests shall only be considered if they clearly describe the product for which approval is asked, including all data necessary to demonstrate acceptability. All unspecified products and equipment will be considered on an "or equal" basis at the discretion of the Designated Representative. Requests for substitution received after the specified deadline will not be considered. Where a conflict exists between the requirements of the General Conditions / Special Conditions / Division 1 concerning substitutions and the requirements of this Article, this Article (Section 13 11 00, Article 1.10) shall govern.

- B. Where the Swimming Pool Subcontractor proposes to use an item of equipment other than that specified or detailed on the Drawings which requires any redesign of the structure, partitions, foundations, piping, wiring, or any other part of the architectural, mechanical, or electrical layout, all such redesign and all new drawings (stamped by California Licensed Engineer) and detailing required shall be prepared by the Swimming Pool Subcontractor, at their own expense, submitted for review and approval by the Designated Representative prior to bid.
- C. Where such approved deviation requires a different quantity and arrangement of piping, supports and anchors, wiring, conduit, and equipment from that specified or indicated on the Drawings, the Swimming Pool Subcontractor shall furnish and install any such piping, structural supports, controllers, motors, starters, electrical wiring and conduit, and any other additional equipment required by the system, at no additional cost to the Owner.

1.12 SURVEYS AND MEASUREMENTS

- A. The Swimming Pool Subcontractor shall base all measurements, both horizontal and vertical, from benchmarks established by the Contractor. All work shall agree with these established lines and levels. The mechanical Drawings do not give exact details as to elevations of piping, exact locations, etc. and do not show all offsets, control lines, pilot lines and other installation details. Verify all measurements at site and check the correctness of same as related to the work.

1.13 DRAWINGS

- A. Drawings are diagrammatic and indicate the general arrangement of the systems and work included in the Subcontractor. Drawings are not to be scaled. The architectural drawings and details shall be examined for exact dimensions. Where they are not definitely shown, this information shall be obtained from the Designated Representative.

1.14 SWIMMING POOL SUBSUBCONTRACTOR

- A. The swimming pool construction work as herein described and specified in Division 13 of the Project Manual shall be the complete responsibility of a qualified and specifically licensed (C-53 license classification within the State of California) Swimming Pool Subcontractor with extensive experience in commercial public use swimming pool installations.
- B. The Contractor shall require the Swimming Pool Subcontractor to furnish to the Contractor performance and payment bonds in the amount of 100% of the Swimming Pool Subcontractor's bid written by a surety Company properly registered in the State of California and listed by the U.S. Treasury. The expense of the bond(s) is to be borne by the Subcontractor. The Contractor shall clearly specify the amount and requirements of the bond(s) in the Contractor's written or published request for subbids. The Contractor's written or published request for subbids shall also specify that the bond(s) expense is to be borne by the Subcontractor.
- C. Subcontractor certifies that it meets the qualifications and experience requirements established in Swimming Pool General Requirements, Section 13 11 00, as follows:

1. Subcontractor has derived 50% of its annual revenue from public-use swimming pool construction for each of the last five (5) years.
2. Subcontractor has, in the last five (5) years, constructed at least five (5) commercially designed municipal and public-use swimming pools, each of which have incorporated a minimum size of 6,000 square feet of water surface area with a concrete and ceramic tile perimeter overflow gutter and self-modulating balance tank.
3. The following list of projects meet the requirements of section (b) above and the contact as reference by the Contractor, the Awarding Authority of their agent or designee.

- a. Owner: _____
Scope of Project: _____
Contact Person: _____
Phone Number: _____
Architect for Project: _____
- b. Owner: _____
Scope of Project: _____
Contact Person: _____
Phone Number: _____
Architect for Project: _____
- c. Owner: _____
Scope of Project: _____
Contact Person: _____
Phone Number: _____
Architect for Project: _____
- d. Owner: _____
Scope of Project: _____
Contact Person: _____
Phone Number: _____
Architect for Project: _____
- e. Owner: _____
Scope of Project: _____
Contact Person: _____
Phone Number: _____
Architect for Project: _____

D. Swimming Pool Deck Subcontractor other than the swimming pool Subcontractor certifies that it meets the qualifications and experience requirements established in Swimming Pool General Requirements, Section 13 11 00, as follows:

1. Subcontract has, in the last five (5) years, constructed at least five (5) commercially designed cantilevered pool decks over perimeter gutters, each of which have incorporated a minimum size of 6,000 square feet of water surface area of the swimming pool.

2. The following list of projects meet the requirements of section (b) above and the contact as reference by the Contractor, the Awarding Authority of their agent or designee.

SWIMMING POOL DECK SUBCONTRACTOR

- a. Owner: _____
Scope of Project: _____
Contact Person: _____
Phone Number: _____
Architect for Project: _____
- b. Owner: _____
Scope of Project: _____
Contact Person: _____
Phone Number: _____
Architect for Project: _____
- c. Owner: _____
Scope of Project: _____
Contact Person: _____
Phone Number: _____
Architect for Project: _____
- d. Owner: _____
Scope of Project: _____
Contact Person: _____
Phone Number: _____
Architect for Project: _____
- e. Owner: _____
Scope of Project: _____
Contact Person: _____
Phone Number: _____
Architect for Project: _____

1.15 OPERATING INSTRUCTIONS

- A. The Swimming Pool Subcontractor shall determine from actual samples of pool water supplied by the Owner, the proper water management program necessary for maximum operating efficiency and comfort. The Swimming Pool Subcontractor shall provide the services of experienced personnel familiar with this type of pool system operation, in conformance with Section 13 11 05 of the Specifications.

1.16 MAINTENANCE MANUALS

- A. The Swimming Pool Subcontractor shall provide six (6) bound sets for delivery to the Designated Representative of instructions for operating and maintaining all systems and

equipment included in this Contract. Manufacturer's advertising literature or catalog pictures will not be acceptable for operating and maintenance instructions.

- B. Bound in ring binders shall be all parts lists, periodic maintenance instructions and troubleshooting guidelines for all pool equipment, including but not limited to filters, pumps, controllers, water chemistry control equipment, etc.

1.17 SECURE FROM THE OWNER

- A. A complete Owner-furnished filling of the swimming pools.
- B. The Owner's assistance, as specified herein, from the time of start-up until final written acceptance of the swimming pool system(s).
- C. Chemicals as required for swimming pool operation after Swimming Pool Subcontractor completes initial water chemistry balance and water treatment during the maintenance period described in Section 13 11 05 of the Specifications.

1.18 WARRANTY

- A. The Swimming Pool Subcontractor shall warrant all swimming pool structures, finishes and systems against defects in material and workmanship for a period of one year after the date of acceptance by the Owner. Any repair or replacement required due to defective material or workmanship will be promptly corrected by the Swimming Pool Subcontractor.

PART 2 PRODUCTS

NOT USED

PART 3 EXECUTION

NOT USED

END OF SECTION

SECTION 13 11 01

SWIMMING POOL EXCAVATION

PART 1 GENERAL

1.01 DESCRIPTION

- A. Finish and fine grading to bring the surface of the ground to the required grades and elevations as indicated on the Drawings.
- B. Subgrade improvements and placing of compacted fills.
- C. Excavation and backfill for all swimming pool, pool deck, surge chamber and backwash retention tank structural requirements, including footings, foundations, slabs and walls.

1.02 QUALITY ASSURANCE

- A. Requirements of Regulatory Agencies: Conform with requirements of the General Conditions, and more specifically the following:
 - 1. Comply with California Building Code, 2022 edition.
 - 2. Comply with applicable construction safety orders, latest edition, Federal and State OSHA.
 - 3. Comply with applicable trench safety provisions, latest edition, Federal and State OSHA.
- B. Qualifications of Workers:
 - 1. The entity performing the work of this Section shall have been successfully engaged in the respective trade for at least five (5) years immediately prior to commencement of the Work.
 - 2. For actual construction operations, use only trained and experienced workers with a minimum of three (3) years experience with the materials and methods specified.
 - 3. Provide at least one person who shall be present at all times during execution of the work of this Section, with a minimum of five (5) years experience with the type of materials being installed, the referenced standards, and who shall direct all Work performed under this Section.
- C. Project/Site Conditions:
 - 1. Be familiar with site and subsurface conditions.
 - 2. Excavation is unclassified and includes excavation to sub-grade elevations indicated or necessary, regardless of character of materials and obstructions encountered.
 - 3. Provisions for mitigation of wet soils due to seepage or rain shall be made during excavation and throughout construction. If wet soils are encountered within the swimming pool excavations, de-watering shall be provided and the Geotechnical Engineer shall make recommendations for moist soil mitigation.
 - 4. Where slope instability is encountered, all excavations within those areas shall be 1:1 or flatter. Forming of vertical walls may be necessary, and all soil conditions shall be field verified by the Geotechnical Engineer.

5. Contractor shall review the Geotechnical Investigation Report as furnished by the Owner to determine the suitability of the soils.
6. Refer to General Conditions, Articles 3.17 and 3.18.

D. Adverse Weather Conditions:

1. During the periods when site soil moisture content is substantially in excess of moisture content required for optimum compaction, do not perform fill compaction.
2. When unfavorable weather conditions necessitate interrupting filling and grading operations, prepare areas by compaction of surface and grading to avoid collection of water. Provide adequate temporary drainage to prevent erosion.

1.03 SUBMITTALS AND SUBSTITUTIONS

- A. Provide submittals in conformance with requirements of Section 01 33 00. Requests for substitution shall conform to requirements of Article 1.10.A of Section 13 11 00.
- B. Required submittals include:
 1. Offsite fill material, if applicable.
- C. Submit proof of qualifications as specified in Article 1.02.B of this Section.

1.04 EXCAVATING & TRENCHING, GENERAL REQUIREMENTS

- A. Refer to Section 01 50 00, Temporary Facilities and Controls.
- B. All trenches, holes, etc. are to be completely protected using solid barricades, steel plates, and plywood both during construction and during off hours, including night time.
- C. Flashing warning light barricades are required on sidewalks, roads, and any other critical areas that require night time protection.
- D. Roads, paths and sidewalks shall not be blocked at any time or in any way. Trenching across roads, paths or sidewalks involves special instructions and review of the construction procedure by the Owner at least three (3) days prior to the Work actually being started.
- E. Construction equipment, including all trucks, cars, etc. shall not be parked or driven on roads, paths or sidewalks. Items not allowed on roads, paths or sidewalks include hoses, power cords, ropes, construction materials, dirt and debris, etc.
- F. All roads, paths and sidewalks must remain clear and the Contractor shall maintain temporary safe and effective pedestrian access at all times.
- G. Drawings show existing major underground utilities using the best information available. The Contractor shall also fully check public works reference drawings prior to excavation. Call local Dig Alert to locate utilities to ensure safety.

PART 2 PRODUCTS

2.01 MATERIALS

- A. Fill Material, General: All material shall be subject to the review of the Geotechnical Engineer to determine acceptability.
- B. On-site Fill Material: All on-site fill material shall be soil or soil-rock mixture which is free from organic matter and other deleterious substances; it shall contain no rocks or lumps over three (3) inches in greatest dimension and not more than fifteen percent (15%) of the rocks or lumps shall be larger than two (2) inches in greatest dimension. Material from the pool excavations may not be acceptable native fill material. A determination must be made before their use by the Geotechnical Engineer.
- C. Imported Fill Material: All imported fill material shall meet the requirements of Paragraph 2.01(A) and 2.01(B) above and shall in addition, be predominately granular and non-expansive, with a maximum particle size of three (3) inches.

PART 3 EXECUTION

3.01 INSPECTION

- A. Verify drawing dimensions and elevations with actual field conditions. Inspect related Work and adjacent surfaces and report discrepancies and conditions which prevent proper execution of the Work to the Owner's Representative.

3.02 SUBGRADE IMPROVEMENTS

- A. Clearing: Strip site area (as defined within the Drawings) of any topsoil containing vegetation, trees and roots, organic matter, and other debris, and dispose of as specified.
- B. Placement of Fills: Place fill, consisting of approved soils, clean and free of all vegetation, debris, and rocks larger than three (3) inches, in uniform six (6) inch lifts. Fill to be compacted at optimum moisture to ninety-five percent (95%) maximum density with approved mechanical compaction equipment.

3.03 EXCAVATION

- A. Checking Layout: Contractor shall, before commencing the excavation work, check all lines, stakes and levels for dimensions, angles, elevations and grades with the survey.
- B. Over-Excavation:
 - 1. Any overexcavation that may be required shall be per Geotechnical Engineering Report and subject to Geotechnical observation for any onsite conditions. Prior to placing fill, the subgrade exposed by the overexcavation should be scarified to a depth of at least eight (8) inches, moisture-conditioned to at least three percent (3%) above optimum moisture content, and compacted to at least ninety percent (90%) relative compaction.
 - 2. Excavate for footings, foundations, grade beams and slabs to depths indicated on

Drawings. Elevations and depths of excavations shown on the Drawings shall govern and will be basis for bidding and execution of work except as otherwise may be directed by the Owner's Representative. Greater or lesser quantities of excavation and backfill required by authorized instructions shall be adjusted in accordance with the General Conditions.

3. In areas where proposed swimming pool decking is anticipated, the site should be excavated to a depth of one (1) foot below existing grade and backfilled with compacted engineered fill. The intent of this recommendation is to remove soils susceptible to compressibility.
 4. Except where extra excavation is directed by the Owner's Representative or Geotechnical Engineer, excavations made to a greater depth or size than indicated or required shall be filled with concrete or shotcrete as specified in Sections 13 11 02 / 13 11 03.
- C. Dimensions: Excavate to proper dimensions as shown, cut square and smooth with firm level bottoms. Prepared excavations shall be approved by Geotechnical Engineer. Excavations shall be free of loose or disturbed materials.
- D. Excess Water Control: Keep all excavations free from standing water by pumping, draining or providing proper protection against water intrusion. If soil becomes soft, soggy or saturated, perform additional excavation to firm soil not affected by water.
- E. Form Removal: Make all excavations of sufficient size to permit installation and removal of forms and all other required work.
- F. Alternate Forming: Sides of structures may be formed by neat excavations where banks will stand without caving. If banks cave, provide forming as required and widen excavation to permit forming, bracing and inspection. Provide forming in conformance with Section 13 11 02 and all recognized safety standards. Form all grade beams.
- G. Sand bags are not permitted to be used as forms.

3.04 BACKFILLING

- A. Method: After concrete has been placed, forms removed and concrete work approved, backfill the excavations with earth to indicated or required grades. Carry on backfilling simultaneously on each side of walls or grade beams. Remove all rubbish and wood from the excavations before placing backfill.
- B. Concrete Protection: Prior to placing any backfill, adequately cure all concrete and provide any bracing required to ensure the stability of the structure. Protect waterproofing and dampproofing against damage in a manner acceptable to the Owner's Representative. Remove bracing as backfill operations progress.
- C. Material: Use the material from the excavations for backfilling, subject to approval by Soils Testing Agency. The earth shall be free from debris, large clods or stones.
- D. Lifts: Place backfill in six (6) inch loose layers, bring to optimum moisture content and compact to ninety percent (90%) of maximum density, sloping down and away from the

structures being backfilled.

- E. Moisture: Rigidly control the amount of water used to insure optimum moisture conditions for the type of fill material used. Excessive amounts of water causing saturation of earth will not be permitted. Compaction by flooding or jetting is prohibited.

3.05 GRADING

- A. Slopes: Grade to finish grades indicated on Drawings, with uniform slopes between all points.
- B. Subgrades: Blade to required grade and roll or tamp subgrades for exterior slabs, decks and paving.

3.06 CLEAN-UP

- A. Disposal: Haul away rubbish, debris, and rocks from site promptly and dispose of legally. Burning rubbish on site is prohibited.
- B. Dust and Noise Abatement: During entire period of construction keep area and material being loaded sprinkled to reduce dust in air and annoyance to premises and surrounding property.

END OF SECTION

SECTION 13 11 02

SWIMMING POOL CONCRETE

5d.2

PART 1 GENERAL

1.01 WORK INCLUDED

- A. Forming for cast-in-place concrete and shotcrete associated with swimming pools.
- B. Reinforcement for cast-in-place concrete and shotcrete associated with swimming pools.
- C. Cast-in-place concrete for swimming pool structures. Do not use waterproofing admixture of any kind.
- D. Provide labor, materials and equipment as required to install sealant for all pool deck expansion joints, or any other caulking, as indicated on the aquatic Drawings and herein specified.

1.02 QUALITY ASSURANCE

- A. Qualifications of Workers:
 - 1. The entity performing the work of this Section shall have been successfully engaged in the respective trade for at least five (5) years immediately prior to commencement of the Work.
 - 2. For actual construction operations, use only trained and experienced workers with a minimum of three (3) years' experience with the materials and methods specified.
 - 3. Provide at least one person who shall be present at all times during execution of the work of this Section, with a minimum of five (5) years' experience with the type of materials being installed, the referenced standards, and who shall direct all Work performed under this Section.
- B. Standards:
 - 1. In addition to complying with the California Building Code (2022 edition), comply with all pertinent recommendations contained in "Guide to Formwork for Concrete" Publication ACI 347R-14 of the American Concrete Institute.
 - 2. In addition to complying with California Building Code (2022 edition), comply with all pertinent recommendations contained in "Guide to Presenting Reinforcing Steel Design Details," Publication ACI 315R-18 of the American Concrete Institute.
 - 3. In addition to complying with all local codes and regulations, comply with all pertinent recommendations contained in American Society for Testing and materials (ASTM); ASTM C 920 "Standard Specification for Elastometric Joint Sealants."
- C. Tolerances: Construct all swimming pool concrete straight, true, plumb and square within a tolerance horizontally and vertically of 1/8" in total distance.

1.03 SUBMITTAL AND SUBSTITUTIONS

- A. Provide submittals in conformance with the requirements of Section 01 33 00. Requests for substitution shall conform to requirements of Article 1.10.A of Section 13 11 00.
- B. Samples and Certificates, Concrete Reinforcement:
1. Provide all data and access required for testing as described in Section 01 45 00 of the Specifications.
 2. All material shall bear mill tags with heat number identification. Mill analysis and report shall be made available upon request.
 3. Material not so labeled and identifiable may be required by the Owner to be tested by the testing laboratory selected by the Owner and at no additional cost to the Owner, in which case random samples will be taken for one series of tests from each 2-1/2 tons or fraction thereof of each size and kind of reinforcing steel.
 4. Design mix from batch plant demonstrating previous use history and associated strengths at 28 days.
 5. The Contractor shall submit a mix design stamped and signed by a licensed engineer for approval by the Owner's Representative prior to any placement of concrete.
- C. Submit proof of qualifications as specified in Article 1.02.A of this Section.
- D. Submit reinforcing shop drawings for pool walls, gutters, floors, dike walls and balance tank, etc. as shown on the construction drawing.

1.04 PRODUCT HANDLING

- A. Delivery: Deliver materials to the Project Site in the manufacturer's original unopened containers with all labels intact and legible.
- B. Storage: Store materials under cover in a manner to prevent damage and contamination, and store only the specified materials at the Project Site.
- C. Protection: Use all means necessary to protect the swimming pool concrete before, during, and after installation and to protect the installed Work specified in other Sections.
- D. Replacements: In the event of damage, immediately make all repairs and replacements necessary to the approval of the Owner.

PART 2 PRODUCTS

2.01 CONCRETE FORMWORK

- A. Form Materials:
1. Form Lumber: All form lumber in contact with exposed concrete shall be new except as allowed for reuse of forms in Part 3 of this Section, and all form lumber shall be one of the following, a combination thereof, or an equal approved in advance by the Owner's Representative.

- a. "Plyform," Class I or II, bearing the label of the Douglas Fir Plywood Association; "Inner-Seal" Form as manufactured by Louisiana-Pacific, or approved equal.
 - b. Douglas Fir-Larch, number two grade, seasoned, surfaced four sides.
2. Form Release Agent: Colorless, non-staining, free from oils; chemically reactive agent that shall not impair bonding of paint or other coatings intended for use.
- B. Ties and Spreaders:
1. Type: All form ties shall be a type which do not leave an open hole through the concrete and which permits neat and solid patching at every hole.
 2. Design: When forms are removed, all metal reinforcement shall be not less than two (2) inches from the finished concrete surface.
 3. Wire Ties and Wood Spreaders: Do not use wire ties or wood spreaders.
- C. Alternate Forming Systems: Alternate forming systems may be used subject to the advance approval of the Owner's Representative.

2.02 CONCRETE REINFORCEMENT

- A. Bars: Bars for reinforcement shall conform to "Specifications for Deformed Carbon-Steel Bars for Concrete Reinforcement," ASTM A-615, Grade 60.
- B. Wire Fabric: Wire fabric shall conform to "Specification for Carbon-Steel Wire and Welded Wire Reinforcement, Plain and Deformed, for Concrete", ASTM A1064.
- C. Tie Wire: Tie wire for reinforcement shall conform to "Specification for Carbon-Steel Wire and Welded Wire Reinforcement, Plain and Deformed, for Concrete", ASTM A853 black annealed 16-gauge tie wire.

2.03 CAST-IN-PLACE CONCRETE

- A. Concrete:
1. All concrete, unless otherwise specifically permitted by the Owner's Representative, shall be transit-mixed in accordance with ASTM C94. Concrete for water retaining structures that do not receive a waterproofing finish such as ceramic tile or swimming pool plaster shall receive a topical waterproofing finish.
 2. The control of concrete production shall be under the supervision of a recognized testing agency, selected by the Owner in accordance with Section 01 25 00 of the Specifications.
 3. Quality: All concrete shall have the following minimum compressive strengths at twenty-eight (28) days and shall be proportioned within the following limits
 - a. 4,000 psi minimum compressive strength for cast-in-place swimming pool structures.
 - b. 1" maximum size aggregate.
 - c. 6.0 minimum sacks of cement per cubic yard. *
 - d. Maximum water to cement ratio of 0.40 minimum- 0.45 maximum.
 - e. 4" maximum slump.

* For estimate only: to be determined by mix design.

4. Cement: All cement shall be Portland Cement conforming to ASTM C-150, Type II or V and shall be the product of one manufacturer.
5. Aggregates:
 - a. Shall conform to "Standard Specifications for Concrete Aggregates," ASTM C33, except as modified herein.
 - b. Coarse Aggregate: Clean sound washed gravel or crushed rock. Crushing may constitute not more than 30% of the total coarse aggregate volume. Not more than 5% flat, thin, elongated or laminated material nor more than 1% deleterious material shall be present. 1" aggregate graded from 1/4" to 1", fineness modulus 6.90 to 7.40. 1-1/2" graded from 1/2" to 1-1/2", fineness modulus 7.80 to 8.20.
 - c. Fine Aggregate: Washed natural sand of hard, strong particles and shall contain not more than 1% of deleterious material, fineness modulus 2.65 to 3.05.
 - d. Aggregate must be certified, non-expansive from a "known" good source.
6. Water: ASTM C1602 Clean, fresh, free from acid, alkali, organic matter or other impurities liable to be detrimental to the concrete (potable).
7. Admixtures: Admixtures shall be used upon approval of the Owner's Representative.
 - a. Air-entraining admixture: Conform to ASTM C260.
 - b. Water-reducing admixture: Conform to ASTM C494.
- B. Construction Joints: Use keyform for slab pour joints. Either preformed galvanized or PVC construction joint forms of a standard manufacturer may be used. Install per manufacturer's recommendations and tool edges of slabs.
- C. Waterstops: PVC bulb-type for use between concrete pours / lifts, conforming with ASTM D 570, D 624, and D 638. Provide in configuration(s) as recommended by manufacturer for specific application. Greenstreak, W.R. Meadows, or approved equal.
- D. Curing Materials:
 1. Liquid Membrane (covered slab): Chlorinated rubber membrane forming, curing-sealing compound conforming to ASTM C309.
 2. Liquid Membrane (exposed slab): Clear methyl and butyl methacrylate non-staining, membrane forming, curing-sealing compound conforming to ASTM C309.
- E. Cement Grout and Drypack:
 1. Cement Grout: Mix 1 part by volume of Portland Cement, 1/2 part by volume of water and fine aggregate enough to make mixture flow under its' own weight.
 2. Drypack: Mix 1 part by volume of Portland Cement, 1/2 part by volume of water and fine aggregate enough to make a stiff mix that will mold into a ball. Mix no more than can be used in 30 minutes.

2.04 JOINT SEALANT MATERIALS

- A. Caulking: Multipart, non-sag gun grade polyurethane based sealant meeting the requirements of ASTM C920-02, Type S or M, Mamemco International, Pecora, Sika Corp., Sonneborn Building Products, Tremco or approved equal. Self-leveling caulking materials are not allowed.
- B. Primer: Non-staining type, recommended by sealant manufacturer to suit application.
- C. Joint Cleaner: Non-corrosive and non-staining type, recommended by sealant manufacturer; compatible with joint forming materials.
- D. Sealant Backer Rod: Provide compressible polyethylene or polyurethane backer rod as recommended by the sealant manufacturer.
- E. Bond Breaker Tape: Provide polyethylene tape or other plastic tape as recommended by sealant manufacturer, to be applied to sealant-contact surfaces where bond to substrate or joint filler must be avoided for proper performance of sealant.
- F. Sand: Cover the surface of the caulking with #30 silica sand.

2.05 OTHER MATERIALS

- A. All other materials, not specifically described but required for proper completion of the work of this Section, shall be as selected by the Contractor subject to the advance review by the Owner's Representative.

PART 3 EXECUTION

3.01 SURFACE CONDITIONS

- A. Inspection:
 - 1. Prior to all Work of this Section, carefully inspect the installed Work of other trades and verify that all such Work is complete to the point where this installation may properly commence.
 - 2. Verify that all Work may be constructed in accordance with all applicable codes and regulations, the referenced standards, the original design, and in accordance with site specific Geotechnical Report.
- B. Discrepancies:
 - 1. In the event of discrepancy, immediately notify the Owner's Representative.
 - 2. Do not proceed with installation in areas of discrepancy until all such discrepancies have been fully resolved.
 - 3. Failure to notify the Owner's Representative and give written notice of discrepancies shall constitute acceptance by the Contractor of existing conditions as fit and proper to receive work.

3.02 CONCRETE FORMWORK

A. Construction of Forms:

1. General: Construct all required forms to be substantial, sufficiently tight to prevent leakage of concrete paste, and able to withstand excessive deflection when filled with wet concrete.
2. Layout:
 - a. Form for all required cast-in-place concrete to the shapes, sizes, lines and dimensions indicated on the Drawings.
 - b. Exercise particular care in the layout of forms to avoid necessity for cutting concrete after placement.
 - c. Make proper provisions for all openings, offsets, recesses, anchorages, blocking and other features of the Work as shown or required.
 - d. Perform all forming required for Work of other trades and do all cutting and repairing of forms required to permit such installation.
 - e. Carefully examine the Drawings and Specifications and consult with other trades as required relative to providing for pipe and conduit penetrations, reglets, chases and other items in the forms.
3. Imbedded Items: Set all required steel frames, angles, bolts, inserts and other such items required to be anchored in the concrete prior to concrete being placed.
4. Bracings:
 - a. Properly brace and tie the forms together so as to maintain position and shape and to ensure safety to workmen.
 - b. Construct all bracing, supporting members and centering of ample size and strength to safely carry, without excessive deflection, all dead and live loads to which they may be subjected.
 - c. Properly space the forms apart and securely tie them together, using metal spreader ties that give positive tying and accurate spreading.
5. Wetting: Keep forms sufficiently wetted to prevent joints from opening up before concrete is placed.

B. Plywood Forms:

1. Design: Nail the plywood panels directly to studs and apply in a manner to minimize the number of joints.
2. Joints: Make all panel joints tight butt joints with all edges true and square.

C. Footing Forms:

1. Wood Forms: All footing forms shall be wood unless otherwise specifically approved by the Owner's Representative, or as specified in paragraph 3.02(C)(2).
2. Earth Forms:
 - a. Side walls for footings may be of earth provided the soil will stand without caving

and the sides of the bank are made with a neat cut to the minimum dimensions indicated on the Drawings.

- b. For excavation and backfill of earth forms, conform with applicable provisions of Section 13 11 01.

D. Reuse of Forms:

1. Reuse of forms shall be subject to advance approval of the Owner's Representative.
2. Except as specifically approved in advance by the Owner's Representative, reuse of forms shall in no way delay or change the schedule for placement of concrete from the schedule obtainable if all forms were new.
3. Except as specifically approved in advance by the Owner's Representative, reuse of forms shall in no way impart less structural stability to the forms nor less acceptable appearance to finished concrete.

E. Removal of Forms:

1. General:

- a. In general, side forms of footings may be removed seven (7) days after placement of concrete, but time may be extended if deemed necessary by the Owner's Representative.
- b. Forms for footings, foundations, grade beams, slabs, walls, and other formed concrete may be removed fourteen (14) days after placement of concrete.

2. Removal:

- a. Use all means necessary to protect workers, passersby, the installed Work of other trades and the complete safety of the structure.
- b. Cut nails and tie wires or form ties off flush, and leave all surfaces smooth and clean.
- c. Remove metal spreader ties on exposed concrete by removing or snapping off inside the wall surface and pointing up and rubbing the resulting pockets to match the surrounding areas.
- d. Flush all holes resulting from the use of spreader ties and sleeve nuts using water, and then solidly pack throughout the wall thickness with cement grout applied under pressure by means of a grouting gun; grout shall be one part Portland Cement to 2-1/2 parts sand; apply grout immediately after removing forms.

3.03 CONCRETE REINFORCEMENT

A. Bending:

1. General:

- a. Fabricate all reinforcement in strict accordance with the Drawings.
- b. Do not use bars with kinks or bends not shown on the Drawings.
- c. Do not bend or straighten steel in a manner that will injure the material. (When

opposite end is already encased in concrete.)

2. Design:

- a. Bend all bars cold.
- b. Make bends for stirrups and ties around a pin having a diameter of not less than two (2) times the minimum thickness of the bar.
- c. Make bends for other bars, including hooks, around a pin having a diameter of not less than six (6) times the minimum thickness of the bar.

B. Placing:

1. General: Before the start of concrete placement, accurately place all concrete reinforcement, positively securing and supporting by concrete blocks, metal chairs or spacers, or by metal hangers.

2. Clearance:

- a. Preserve clear space between bars of not less than one and one-half (1-1/2) times the nominal diameter of the round bars.
- b. In no case let the clear space be less than one and one-half (1-1/2) inches nor less than one and one-third (1-1/3) times the maximum size of the aggregate.
- c. Provide the following minimum concrete covering of reinforcement:
 - 1) Concrete deposited against earth: three (3) inches minimum.
 - 2) Concrete below grade deposited against forms: two (2) inches minimum.
 - 3) Concrete elsewhere: As indicated on Drawings or otherwise approved by the Owner's Representative.

3. Splicing:

a. Horizontal Bars:

- 1) Place bars in horizontal members with minimum lap at splices sufficient to develop the strength of the bars.
- 2) Bars may be wired together at laps except at points of support of the member, at which points preserve clear space described above.
- 3) Whenever possible, stagger the splices of adjacent bars.
- 4) Splice forty (40) bar diameters minimum.
- 5) Provide non-contact lap slices for shotcrete.

- b. Wire Fabric: Make all splices in wire fabric at least one and one-half (1-1/2) meshes wide.
- c. Other Splices: Make only those other splices that are indicated on the Drawings or specifically approved by the Owner's Representative.

4. Dowels: Place all required steel dowels and securely anchor them into position before concrete is placed.
5. Obstructions: In the event conduits, piping, inserts, sleeves and other items interfere

with placing reinforcement as indicated on the Drawings or otherwise required, immediately consult with the Owner's Representative and obtain approval of a new procedure prior to placing concrete.

- C. **Cleaning Reinforcement:** Steel reinforcement, at the time concrete is placed around it, shall be free from rust scale, loose mill scale, oil, paint and all other coatings which will destroy or reduce the bond between steel and concrete. Bend down all tie wire away from the top of the pool concrete. Maintain a 2" clear from top of concrete to the tie wire.

3.04 SHOTCRETE REINFORCEMENT

- A. Shotcrete reinforcement shall be in accordance with the requirements of CBC 1908A and ACI 318-19, along with the provisions of ACI 506R and ACI 506.2. For parallel nonprestressed reinforcement in shotcrete members, the clear spacing between bars shall be at least the greater of 6 bar diameters and 2-1/2 in. Where two curtains of reinforcement are provided, the clear spacing between bars in the curtain nearer the nozzle shall be at least 12 bar diameters; the clear spacing between bars in the remaining curtain shall be at least the greater of 6 bar diameters and 2-1/2 in. Adequate encasement of bars larger than No. 5 shall be demonstrated by a preconstruction test shotcrete mockup panel.
- B. Subject to the approval of the building official, it shall be permitted to use a clear spacing that does not meet the clear spacing provisions listed above provided that shotcrete mockup panels are used to demonstrate the proper reinforcement encasement in accordance with the following:
1. The shotcrete mockup panels shall be representative of the most complex reinforcement configurations to be encountered.
 2. The licensed design professional shall specify the shotcrete mockup panel quantity, frequency of shooting per nozzle man and member type, and panel thickness to verify reinforcement encasement.
- B. Non-contact lap splices for reinforcement in shotcrete shall have clear spacing in accordance with the following:
1. For No. 6 and smaller bars, the clear spacing between bars shall be at least greater of 6 bar diameters and 2-1/2" in.
 2. For No. 7 and larger bars, the clear spacing shall be established using a shotcrete mockup panel to demonstrate that the reinforcement is properly encased. Subject to the approval of the building official, contact lap splices for reinforcement in shotcrete shall be oriented with the plane of the spliced bars perpendicular to the surface of the shotcrete and approved by the licensed design professional based on a shotcrete mockup panel to demonstrate that the reinforcement is properly encased.

3.05 CAST-IN-PLACE CONCRETE

- A. Conveying and Placing Concrete:
1. Before placing concrete, mixing and conveying equipment shall be well cleaned, and the forms and space to be occupied by concrete shall be thoroughly cleaned and wetted.

- Ground water shall be removed until the completion of the work.
2. No concrete shall be placed in any unit of work until all formwork has been completely constructed, all reinforcement has been secured in place, all items to be built into concrete are in place, and form ties at construction joints tightened.
 3. Concrete shall be conveyed from mixer to place of final deposit in such a way to prevent the separation or loss of ingredients. It shall be placed as nearly as practicable in its' final position to avoid rehandling or flowing. Concrete shall not be dropped freely where reinforcing bars will cause segregation, nor shall it be dropped freely more than six (6) feet. Use tremies, spouts and dump boxes in deep sections. Vibrators are not acceptable for facilitating concrete transport.
 4. Concrete shall be tamped and spaded to insure proper compaction into all parts of forms and around reinforcement. A mechanical vibrator shall be used to thoroughly compact the concrete. Vibration must be by direct action in the concrete and not against forms or reinforcement.
 5. Mixing and transport time as indicated in ASTM C94 is required. If air temperatures are between 85° and 90° F the delivery time is to be reduced to 75 minutes. When air temperatures are in excess of 90° F the delivery time should be reduced to 60 minutes.
 6. Truck mixes without batch certificates will be rejected.
- B. Construction Joints / Expansion Joints: Construction joints and expansion joints shall be provided at locations and in the manner shown on the Drawings. With exception of existing concrete / new shotcrete joints, use PVC bulb-type waterstops appropriate for design condition between all concrete pours / lifts to avoid cold joints. Waterstops shall be placed in such a way to protect reinforcing steel from rust and oxidation. All expansion joints must be the full depth of the concrete section in which they are located.
- C. Slab Finishes: Concrete slabs shall be compacted and screeded uniformly to grades shown. Push large aggregates below the surface with a screen tamper, screed and bull float. As soon as the surface becomes workable, it shall be wood floated, then finished as indicated on the Drawings to a uniform smooth, true surface in a neat and workmanlike manner. Carefully coordinate slab finish requirements with other trades (ceramic tile, pool plaster) to insure concrete finish is appropriate substrate for final finish material.
1. Pool Floor Slab: Heavy Wire Broom Finish.
- D. Protection and Curing:
1. Concrete shall be protected from injurious action of the elements and defacement of any nature during construction.
 2. All forms must be kept wet to prevent drying out of the concrete.
 3. All concrete surfaces including footings must be kept wet for at least seven (7) days after concrete is placed.
 4. Apply the appropriate curing materials, as specified in 2.03 of this Section, immediately after finishing slabs. Application shall be as specified by the manufacturer.
- E. Form Removal:
1. Take care in removing forms so that surfaces are not marred or gouged and that corners

- are true, sharp and unbroken.
2. No steel spreaders, ties or other metal shall project from or be visible on any concrete surfaces.

F. Defective Work:

1. Should the strength of any concrete for any portion of the work indicated by tests of molded cylinders and core tests fall below minimum 28 days strength specified or indicated, concrete will be deemed defective work and shall be replaced.
2. Concrete work that is not formed as indicated, is not true to intended alignment, not plumb or level where so intended, not true to intended grades or elevations, not true to specified or selected finish, contains sawdust shavings, wood, or embedded debris, which exhibits cracks or contains fine or coarse sulfide particles, or expansive aggregates detrimental to performance or appearance of the concrete shall be deemed defective.
3. Promptly perform work required to replace and properly clean (by sandblasting if necessary) any defective concrete panels (control joint or expansion joint to control joint or expansion joint), at Contractor's expense, including all expense of additional inspection, tests, or supervision made necessary as a result of defective concrete.

3.06 EXPANSION JOINTS

- A. Temperatures: Do not install sealants when air temperature is less than 40°F.
- B. Tooling: Tool exposed joints to a slightly concave surface using slicking materials recommended by the manufacturer. The tooling procedure shall press sealant against the sides of the joint. No materials shall be left "feathered" out or smeared on the abutting materials. Completed joints shall have a uniform professional appearance.
- C. Joint Construction: Sealant joint width, thickness and cross-sectional profile to be constructed in strict accordance with the sealant manufacturer's recommendations.
- D. Sand: At the appropriate time cover the sealant with sand to provide a sanded finish.

3.07 CLEAN-UP

- A. Upon completion of the Work of this Section, immediately remove all swimming pool concrete materials, debris and rubbish occasioned by this Work to the approval of the Owner's Representative.

END OF SECTION

SECTION 13 11 03

SWIMMING POOL SHOTCRETE

5d.2

PART 1 GENERAL

1.01 WORK INCLUDED

- A. Provide labor, materials and equipment as required to install structural wet mix shotcrete for swimming pool structures as indicated on the Drawings and herein specified.

1.02 QUALITY ASSURANCE

- A. Qualifications of Workers:
 - 1. The entity performing the work of this Section shall have been successfully engaged in the respective trade for at least five (5) years immediately prior to commencement of the Work.
 - 2. For actual construction operations, use only trained and experienced workers with a minimum of three (3) years experience with the materials and methods specified.
 - 3. Provide at least one person who shall be present at all times during execution of the work of this Section, with a minimum of five (5) years experience with the type of materials being installed, the referenced standards, and who shall direct all Work performed under this Section.
- B. Standards: Except as otherwise indicated, provide shotcrete per American Concrete Institute Standard ACI 506R, ACI 506.2, ACI 318-19 and the California Building Code (2022 edition).
- C. Mix Design: The Contractor shall submit a mix design stamped and signed by a licensed engineer for approval by the Owner's Representative prior to any placement of shotcrete. Mix design shall indicate source of aggregate and brands of cement and admixtures used. All mix designs shall take character of locally available aggregate into consideration and make adjustments as necessary to conform with specified design criteria.
- D. Testing and Inspection: A test panel shall be shot, cured, cored or sawn, examined and tested (representing the most congested and difficult project scenario) prior to commencement of the project in accordance with ASTM C1140. All project conditions and personnel shall be represented in the test panel. Additionally, one test panel shall be provided for each 50 yards (or portion thereof) of shotcrete placed for each day or each nozzle man, whichever is greater. The size of the strength test panel shall be per the direction of the Special Shotcrete Inspector. At least three (3) cores shall be taken from each test panel. (At least three (3) cores shall be taken from the completed work for each day of shotcrete operation.) Testing shall be performed by the Owner's designated Testing Lab and comply with Section ACI 318-19 and CBC 2022 1705A.3.9. Continuous inspection of the shotcrete operation by a deputy inspector provided by the Owner shall be required.
- E. Tolerances: Construct all swimming pool shotcrete straight, true, plumb and square within a tolerance horizontally of one in 200 and a tolerance vertically of one in 2000.

1.03 SUBMITTALS AND SUBSTITUTIONS

- A. Provide submittals in conformance with the requirements of Section 01 33 00 and ACI 506.2. Requests for substitution shall conform with requirements of Article 1.10.A of Section 13 11 00.
- B. Materials List: Within thirty (30) days after issuance of Notice to Proceed, and before shotcrete materials are delivered to the project site, submit to the Owner a complete list of materials proposed to be used in this portion of the Work, showing manufacturer's name and catalog number of all items such as admixtures and curing membranes, and the name and address of the supplier of cement and aggregate to be used.
- C. Submit proof of qualifications as specified in Article 1.02.A of this Section.

1.04 PRODUCT HANDLING

- A. Protection: Use all means necessary to protect shotcrete materials before, during and after installation and to protect the installed Work specified in other Sections.
- B. Replacements: In the event of damage, immediately make all repairs and replacements necessary to the approval of the Owner and at no additional cost to the Owner.

PART 2 PRODUCTS

2.01 MATERIALS

- A. Cement: Cement shall be Type 1 Portland Cement conforming to ASTM C150. Cement type shall be the same for all shotcrete work.
- B. Aggregate: ASTM C33, washed hard dense durable clean sharp sand from approved pit, free of organic matter and opaline, feldspar, or silicious magnesium substances and containing not more than 3% by weight of deleterious substances. Maximum size aggregate for shotcrete is 3/8" per ACI 506R, Table 1.1.1. When tested for organic impurities by ASTM C40 method, fine aggregate color not darker than reference standard color. When tested for soundness by ASTM C88 method, grading No. 2 of ASTM C1436, loss after 5 cycles not over 10% of fine aggregate.
- C. Water: Potable, clean, fresh, free from acid, alkali, organic matter or other impurities liable to be detrimental to the shotcrete.
- D. Admixtures: Admixtures shall conform to ASTM C1141 and only be used upon approval of the Owner's Representative.

PART 3 EXECUTION

3.01 EXECUTION

- A. Inspection:
 - 1. Prior to all Work of this Section carefully inspect the installed Work of other trades and verify that all such Work is complete to the point where this installation may properly commence.

2. Verify that items to be imbedded in shotcrete are in place and that shotcrete may be placed to the lines and elevations shown on the Drawings, with all required clearance from reinforcement.

B. Discrepancies:

1. In the event of discrepancy, immediately notify the Owner's Representative.
2. Do not proceed with installation in areas of discrepancy until all such discrepancies have been fully resolved.
3. Failure to notify the Owner's Representative and give written notice of discrepancies shall constitute acceptance by the Contractor of existing conditions as fit and proper to receive the Work.

3.02 PREPARATION

A. General:

1. Thoroughly clean all areas where shotcrete is to be placed to insure proper bonding of shotcrete.
2. Where shotcrete is to be placed against smooth surfaces (i.e., cast-in-place concrete), sandblast surfaces to receive shotcrete to provide clean aggregate surface, thereby insuring proper bond between materials.

- B. Ground Wires: Adequate ground wires, to be used as screeds, shall be installed to establish the thickness and surface planes of the shotcrete work. Ground wires shall be placed so that they are tight and true to line and grade and in such a manner that they can be easily tightened.

3.03 PROPORTIONING AND MIXING

- A. Accurately control proportion of water to Portland cement to produce thorough and uniform hydration of the shotcrete that, when shot, forms a homogeneous mass containing neither sags nor dry sand formation. Proportion by mass per ASTM C94 or by volume per ASTM C685.
- B. Shotcrete shall have a minimum compressive strength of 4,000 PSI at 28 days. Shotcrete material shall have a water/cement ratio of 0.40 minimum-0.45 maximum per ACI 506R, Chapter 6, Proportioning and Preconstruction Testing: Section 6.3.3, Wet Mix Process.
- C. Discontinue shotcrete work if the time between the addition of mixing water to cement and aggregate, or cement to aggregates, and placement of shotcrete exceeds ninety (90) minutes when the ambient temperature is below 85 degrees Fahrenheit or exceeds sixty (60) minutes when the ambient temperature is above 85 degrees Fahrenheit. Batch, mix and deliver wet-mixture shotcrete per ASTM C94 or C685.
- D. Hot Weather Shotcreting – Unless otherwise specified, do not place shotcrete when shotcrete temperature is above 95°F, unless prequalification testing shows that the required quality of materials can be achieved at high temperatures. The temperature of reinforcement and receiving surfaces shall be below 90°F prior to shotcrete placement.

- E. Cold Weather Shotcreting – Unless otherwise specified, shooting may proceed when ambient temperature is 40°F and rising. Stop shooting when ambient temperature is 40°F and falling, unless measures are taken to protect the shotcrete. Shotcrete material temperature, when shot, shall not be less than 50°F. Do not place against frozen surfaces.

3.04 SHOTCRETE PLACING, FINISHING, AND CURING

- A. Operations: Utilize a standard type of air compressor, capable of providing a minimum of 250 cubic feet of air per minute per nozzle.
- B. Placing: Except when shooting reinforcing, hold the nozzle perpendicular to and 2-1/2 to 3 feet from surface. At reinforcing bars, hold the nozzle so as to direct shotcrete behind the bars, and shoot each side of each bars separately. A nozzleman's helper equipped with an air jet shall precede the nozzle and blow out rebound or sand lodged behind bars, on forms, or placed shotcrete. Placing shotcrete horizontal members from the top is not allowed unless approved methods are employed to eliminate all rebound. Material shall emerge from the nozzle in a uniform flow. If flow becomes intermittent for any reason, direct the nozzle away from the surface until the flow is again steady and constant. Do not reuse rebound or loose sand for any purpose.
- C. Puddled Shotcrete: Use of "puddled shotcrete" in which the air pressure is reduced and the water content is increased to facilitate placing in difficult locations is not allowed. Do not place shotcrete where nozzle stream cannot impinge directly on the involved surface. Where difficult shooting conditions occur, obtain proper results by maintaining correct air pressure and water ratio and reduce supply of material.
- D. Construction Joints: Form joints with sloping beveled edges. Clean and dampen the hardened joint surfaces before placing additional shotcrete. Square edged construction joints are not allowed. The film of laitance which forms on the surface of the shotcrete shall be removed within approximately two hours after application by brushing with a stiff broom. If this film is not removed within two hours, it shall be removed by thorough wire brushing or sand blasting. Construction joints over eight hours old shall be thoroughly cleaned with air and water prior to receiving shotcrete.
- E. Finishing: Rod exposed surfaces to true planes and lines on reaching the thickness and plane established by forms and ground wires. Tamp and wood float surfaces level and provide a rough raked finish. Carefully coordinate finish requirements with other trades (ceramic tile, pool plaster) to ensure shotcrete finish is appropriate substrate for final finish material.
- F. Curing: Keep shotcrete continuously damp for not less than seven (7) days after placing. Use sealed curing sheeting or other approved curing method where water curing is not feasible. Do not use curing compound of any kind.

3.05 DEFECTIVE WORK

- A. Cut out, remove and replace, or repair to the satisfaction of the Owner's Representative, shotcrete not meeting minimum strength, not true, plumb or level, not to required elevations, containing cracks detrimental to performance or appearance, containing shavings, debris or with honeycombs or voids.

- B. Promptly perform Work required to repair, patch, replace, render properly cleaned surfaces (by sandblasting if necessary) or otherwise make good any defective shotcrete at Contractor's expense, including all expense of additional inspection, tests, or supervision made necessary as a result of defective shotcrete.

3.06 CLEAN-UP

- A. Upon completion of the Work of this Section, immediately remove all swimming pool shotcrete materials, debris and rubbish occasioned by this work to the approval of the Owner's Representative.

END OF SECTION

SECTION 13 11 04

SWIMMING POOL CERAMIC TILE

PART 1 GENERAL

1.01 WORK INCLUDED

- A. Swimming pool ceramic tile detailed on the Drawings, including, but not limited to, the following:
1. Waterline Tile (Rim Flow Pool).
 2. Gutter Bullnose Tile (Rim Flow Pool).
 3. Bond Beam/Waterline Tile (Rim Flow Pool).
 4. Lane Line / Target Tile
 5. Existing Depth / Caution Marker Tile (on Deck):
 6. Depth/Caution Marker Tile (Rim Flow Pool).
 7. Trim Tile (at underwater steps and 4'-6" depth).

1.02 QUALITY ASSURANCE

- A. Qualifications of Workers:
1. The entity performing the work of this Section shall have been successfully engaged in the respective trade for at least five (5) years immediately prior to commencement of the Work.
 2. For actual construction operations, use only trained and experienced workers with a minimum of three (3) years experience with the materials and methods specified.
 3. Provide at least one person who shall be present at all times during execution of the work of this Section, with a minimum of five (5) years experience with the type of materials being installed, the referenced standards, and who shall direct all Work performed under this Section.
- B. Standards: In addition to complying with all pertinent codes and regulations:
1. Manufacture of all tile shall be in accordance with ANSI A-137.1-1976.
 2. Install ceramic tile in accordance with the recommendations contained in the 2025 "Handbook for Ceramic Tile Installation" of the Tile Council of America, Inc.
- C. Tolerances: Install all swimming pool ceramic tile straight, true, plumb and square within a tolerance horizontally and vertically of 1/8". Waterline and gutter bullnose tile shall be level to 1/8" (+/- 1/16") around entire perimeter of swimming pools.

1.03 SUBMITTALS AND SUBSTITUTIONS

- A. Provide submittals in conformance with the requirements of Section 01 33 00. Requests for substitution shall conform to requirements of Article 1.10.A of Section 13 11 00.
- B. Samples: Submit samples of each color and pattern in the specified groups. Character samples can be representative for review prior to screening of actual tile.

- C. Master Grade Certificate: Prior to opening ceramic tile containers, submit a Master Grade Certificate, signed by the manufacturer of the tile used and issued when the shipment is made, stating the grade, kind of tile, identification marks for the tile containers, and the name and location of the Project.
- D. Specifications: Submit manufacturer's recommended installation specifications for the Work.
- E. Submit proof of qualifications as specified in Article 1.02.A of this Section.

1.04 PRODUCT HANDLING

- A. Delivery: Deliver all materials to the Project Site in the manufacturer's original unopened containers with all labels intact and legible.
- B. Storage: Store all materials under cover in a manner to prevent damage and contamination, and store only the specified materials at the Project site.
- C. Protection: Use all means necessary to protect swimming pool ceramic tile before, during and after installation and to protect the installed Work specified in other Sections.
- D. Replacements: In the event of damage, immediately make all repairs and replacements necessary to the approval of the Owner.

PART 2 - PRODUCTS

2.01 TILE

- A. Waterline Face Tile: (Rim Flow Pool)
 - 1. Material: All waterline face tile shall be glazed ceramic tile (Group III standard) as manufactured by Dal-Tile or approved equal.
 - 2. Size: 1 x 1 inches.
 - 3. Color: Dal-Tile #D-621, 'Nautical Blue'. Contact Kylee Midura kylee.midura@daltile.com (858) 344-0019.
- B. Gutter Bullnose Tile: (Rim Flow Pool)
 - 1. Material: Group 4 quality, frost proof unglazed porcelain mosaic tile with absorption rate of less than 1% as manufactured by Dal-Tile or approved equal.
 - 2. Size: 1 x 2 inches (#C-701).
 - 3. Color: Dal-Tile #D-621, 'Nautical Blue'.
- C. Bond Beam / Waterline Tile: (Rim Flow Pool)
 - 1. Material: Group 4 quality, frost proof unglazed porcelain mosaic tile with absorption rate of less than 1% as manufactured by Dal-Tile or approved equal.
 - 2. Size: 1 x 1 inches.
 - 3. Color: Dal-Tile #D-621, 'Nautical Blue'.

D. Lane Line / Target Tile:

1. Material: Group 4 quality, frost proof unglazed porcelain mosaic tile with absorption rate of less than 1% as manufactured by Dal-Tile or approved equal.
2. Size: 1 x 1 inches.
3. Color: Dal-Tile #D-311, 'Black' and Dal-Tile #D-621, 'Nautical Blue'.

E. Existing Depth / Caution Marker Tile (Rim Flow Pool Deck):

1. Material: Group 4 quality, frost proof unglazed porcelain mosaic tile with absorption rate of less than 1% as manufactured by Dal-Tile or approved equal.
2. Size: 1 x 1 inches.
3. Color: Dal-Tile #D-311, 'Black' letters and numbers on #D-014 'Desert Gray' field.
4. Replace any lost or damaged tiles

F. Depth / Caution Marker Tile (Rim Flow Pool):

1. Material: Group 4 quality, frost proof unglazed porcelain mosaic tile with absorption rate of less than 1% as manufactured by Dal-Tile or approved equal.
2. Size: 1 x 1 inches.
3. Color: Integral color throughout the body of the tile #D-014 'Light Gray' numbers and letters on #D-621 'Nautical Blue' field.

G. Trim Tile: (on underwater steps and 4'-6" depth)

1. Material: Group 3 quality, frost proof unglazed ceramic mosaic tile with absorption rate of less than 1% as manufactured by Dal-Tile or approved equal.
2. Size: 1 x 1 inches, with S-812 quarter round.
3. Color: Dal-Tile #D-621, 'Nautical Blue'.

2.02 MORTAR

- A. Laticrete 3701 fortified mortar #LCR-37-1017.
- B. Water: From a potable source.
- C. Mortar shall meet ASTM C627.

2.03 WATERPROOFING

- A. Laticrete HYDRO BAN
- B. Install per manufacturer's recommendations with other Laticrete products as listed.

2.04 THIN SET MORTAR

- A. Laticrete 254 Platinum. Laticrete, Custom or equal.

- B. Water from a potable source.
- C. Mortar shall meet ASTM C627.

2.05 GROUT

- A. All tile grout shall be waterproof grout complying with the recommendations of referenced standards. Grout color shall be grey for dark backgrounds, white for light backgrounds (verify colors with Architect). Grout shall be per Laticrete Spectralock Pro Premium Epoxy Grout installed per manufacturer recommendations.

2.06 OTHER MATERIALS

- A. All other materials, not specifically described but required for a complete and proper installation of ceramic tile as indicated on the Drawings, shall be new, first quality of their respective kinds, and subject to the approval of the Owner's Representative.

PART 3 - EXECUTION

3.01 SURFACE CONDITIONS

- A. Inspection:
 - 1. Prior to all Work of this Section, carefully inspect the installed Work of other trades and verify that all such Work is complete to the point where this installation may properly commence.
 - 2. Verify that ceramic tile can be installed in accordance with the original design and all referenced standards.
- B. Discrepancies:
 - 1. In the event of discrepancy, immediately notify the Owner's Representative.
 - 2. Do not proceed with installation in areas of discrepancy until all such discrepancies have been fully resolved.
 - 3. Failure to notify the Owner's Representative and give written notice of discrepancies shall constitute acceptance by the Contractor of existing conditions as fit and proper to receive its Work.

3.02 INSTALLATION

- A. Method:
 - 1. Install all ceramic tile in strict accordance with installation method P601-90 of the 2025 Handbook for Ceramic Tile Installation of the Tile Council of America, Inc.
 - 2. Be certain to install all ceramic tile perfectly level, flush, plumb, and to the finish grades and elevations indicated on the Drawings.
- B. Interface:

1. Carefully establish and follow the required horizontal and vertical elevations to insure proper and adequate space for the work and materials of other trades.
2. Coordinate and cooperate as required with other trades to insure proper and adequate interface of ceramic tile Work with the Work of other trades.

3.03 GROUTING

- A. Follow grout manufacturer's recommendations as to grouting procedures and precautions.
- B. Remove all grout haze, observing grout manufacturer's recommendations as to use of acid and chemical cleaners.

3.04 EXTRA STOCK

- A. Provide one (1) unopened box of extra tile for 2.01A, 2.01B, 2.01C and 2.01F for Owners use at a future time.

3.05 CLEAN-UP

- A. Upon completion of the swimming pool ceramic tile installation, thoroughly clean and polish the exposed surfaces of tile work. Completely clean work area of debris and rubbish occasioned by this Work and dispose of to the approval of the Owner's Representative.

END OF SECTION

SECTION 13 11 05

SWIMMING POOL PLASTER

5d.2

PART 1 GENERAL

1.01 WORK INCLUDED

- A. Swimming pool plaster and waterproofing of swimming pool structures as indicated on the Drawings and herein specified.
- B. Start-up and operation instructions to Owner's operations and maintenance personnel and properly balance swimming pool water chemistry until the Owner takes occupancy.

1.02 QUALITY ASSURANCE

- A. Qualifications of Workers:
 - 1. The entity performing the work of this Section shall have been successfully engaged in the respective trade for at least five (5) years immediately prior to commencement of the Work.
 - 2. For actual construction operations, use only trained and experienced workers with a minimum of three (3) years experience with the materials and methods specified.
 - 3. Provide at least one person who shall be present at all times during execution of the work of this Section, with a minimum of five (5) years experience with the type of materials being installed, the referenced standards, and who shall direct all Work performed under this Section.
- B. Standards: Swimming pool plaster shall conform with requirements of Chapter 31B of California Building Code, 2022 edition. In addition, meet requirements of applicable portions of most current edition of the "Technical Manual," National Plasterers Council, Wauconda, Illinois.
- C. Start-up:
 - 1. Furnish a swimming pool water chemistry consultant, with a minimum of five (5) years experience, possessing either AFO (Aquatic Facility Operator) or CPO (Certified Pool Operator) certification(s), to supervise and properly balance swimming pool water chemistry.
 - 2. Demonstrate to the Owner that all systems are fully operational and that calcium hardness, total alkalinity, chlorine residual and pH levels are within specified limits.
 - 3. Standards: Furnish labor and chemicals as required to condition the water properly to the following specifications:
 - a. Calcium Hardness: 200-400 parts per million (PPM)
 - b. Total Alkalinity: 80-100 PPM
 - c. Chlorine Residual: 1.00 to 2.0 PPM
 - d. pH Factor: 7.2 to 7.6

1.03 SUBMITTALS AND SUBSTITUTIONS

- A. Provide submittals in conformance with the requirements of Section 01 33 00. Requests for substitution shall conform with requirements of Article 1.10.A of Section 13 11 00.
- B. Submit proof of qualifications as specified in Article 1.02.A and 1.02.C.1 of this Section.

1.04 PRODUCT HANDLING

- A. Delivery: Deliver materials to the Project Site in the manufacturer's original unopened containers with all labels intact and legible.
- B. Storage: Store materials under cover in a manner to prevent damage and contamination, and store only the specified materials at the Project Site.
- C. Protection: Use all means necessary to protect the swimming pool plaster before, during, and after installation and to protect the installed Work specified in other Sections.
- D. Replacements: In the event of damage, immediately make all repairs and replacements necessary to the approval of the Owner.

1.05 ENVIRONMENTAL CONDITIONS

- A. No plastering shall be done under unsuitable conditions of weather or temperature. No plastering shall be done when prevailing temperature is 40 degrees Fahrenheit or less.
- B. Do not install plaster during rain and, if rain commences after plastering has begun, immediately protect the plaster from rain by all means necessary until the plaster has set.
- C. Do not install plaster during wind greater than 10 mph and, if wind commences after plastering has begun, immediately protect the plaster from wind by all means necessary until the plaster has set.

PART 2 PRODUCTS

2.01 CEMENT / AGGREGATE

- A. Luna Quartz® tiny pebble finish by Wet Edge Technologies. Altima® quartz finish by Wet Edge Technologies. Pebble-Fina® pool finish by Pebble Technologies. Wet Edge Technologies, Pebble Technologies, Commercial Quartz or equal.

2.02 COLOR

- A. All swimming pool plaster shall be white in color. Wet Edge Technologies shall be Luna Quartz® "Polar White". Wet Edge Technologies shall be Altima® "White". Pebble Technology shall be Pebble-Fina® "Classico". Commercial Quartz 'Commercial White'. Contractor to obtain written approval on selected pebble color from the local Health Department prior to installation. Submit cut sheet, color sample and written approval for review by Architect and Owner."

2.03 WATER

- A. Water for swimming pool plaster shall be clean and free from injurious amounts of acid, alkali, and organics.

2.04 GUTTER, PUMP PIT, BACKWASH PIT & SURGE CHAMBER WATERPROOFING

- A. Xypex Concentrate, Miracote Miraflex Membrane C, Hycrete Waterproofing System or approved equal. Mix and apply per manufacturer's recommendations for specific application. Color shall be Gray.

PART 3 EXECUTION

3.01 SURFACE CONDITIONS

- A. Inspection:
 - 1. Prior to Work of this Section, carefully inspect the installed Work of other trades and verify that all such Work is complete to the point where this installation can properly commence.
 - 2. Verify that swimming pool plaster can be installed in accordance with the original design and all referenced standards, including proprietary application techniques and application training/certifications.
- B. Discrepancies:
 - 1. In the event of discrepancy, immediately notify the Owner's Representative.
 - 2. Do not proceed with installation in areas of discrepancy until all such discrepancies have been fully resolved.
 - 3. Failure to notify the Owner's Representative and give written notice of discrepancies shall constitute acceptance by the Contractor of existing conditions as fit and proper to receive the Work.

3.02 INSTALLATION OF GUTTER, PUMP PIT, BACKWASH PIT & SURGE CHAMBER WATERPROOFING

- A. Provide two (2) coats of the specified gutter and surge chamber waterproofing prior to plastering the swimming pool. Prepare surfaces to receive waterproofing and cure in conformance with manufacturer's recommendations. Provide steel trowel application method to ensure uniform smooth, dense surface finish.

3.03 INSTALLATION OF POOL PLASTER

- A. Outdoor Pools or Spas:
 - 1. Completion of other work: **DO NOT** commence plastering of swimming pool(s) or spa(s) until the following conditions have been met:
 - a. The Health Department and/or other governing agencies have approved the pool(s) and/or spas) for plaster.
 - b. All concrete pool deck construction is complete and the pool decks have been thoroughly cleaned.

- c. All landscaping in areas adjacent to the pool(s) or spa(s) is complete and the landscape irrigation system is operable.
- d. All painting in the pool area is complete.
- e. All welding and grinding in locations adjacent to the pool area are complete.
- f. The backwash sewer connection is complete.
- g. Pool(s) and/or spa(s) area(s) perimeter fencing installation is complete.
- h. All trash and debris have been removed from areas adjacent to the pool(s) or spa(s), particularly those areas that are normally upwind from the pool(s) or spa(s).
- i. All dust raising construction and/or activities in areas adjacent to the pool(s) or spa(s) are complete or mitigated.
- j. The circulation pump(s) is/are operational.
- k. The mechanical system has been flushed sufficiently to remove all dirt and debris from the piping system.
- l. All necessary chemicals (Chlorine, pH adjuster, Sodium Bicarbonate and Calcium Chloride or any other required chemicals) are on site and ready for use.
- m. Obtain written approval from the Owner and the Architect.

B. Indoor Pools or Spas:

1. Completion of Other Work: **DO NOT** commence plastering of swimming pool(s) or spa(s) until the following conditions have been met:
 - a. The Health Department has approved the pool(s) and/or spa(s) for plaster.
 - b. All work above the pool(s) and/or spa(s) is complete.
 - c. All painting in the pool area is complete.
 - d. All welding and grinding in locations adjacent to the pool area are complete.
 - e. The backwash sewer connection is complete.
 - f. All concrete pool deck construction is complete and the pool decks have been thoroughly cleaned.
 - g. The circulation pump(s) is/are operation.
 - h. The mechanical system has been flushed sufficiently to remove all dirt and debris from the piping system.
 - i. All necessary chemicals (Chlorine, Acid, Sodium Bicarbonate and Calcium Chloride) are on site and ready to use.
 - j. Obtain written approval from the Owner and the Architect.

- C. Contractor accepts all liability from damage done to the pool plaster if the pool(s) or spa(s) is (are) plaster before the completion of the above listed items or without the written approval of the Owner and the Architect.

D. POOL PLASTER AUTHORIZATION FORM:

1. The pool(s) and or spa(s) at **Brawley Lions Pool** is/are hereby approved for the installation of the pool plaster. Pursuant to the requirements of specification section 13 11 05, paragraph 3.03.

Owner

Date

Architect / Project Manager

Date

E. Preparation:

1. Do not apply plaster over dirt, rust, scale, grease, moisture, scuffed surfaces or conditions otherwise detrimental to the formation of a durable plaster finish.
2. Consult with manufacturer on application to specific surfaces being treated. Follow manufacturer's recommendation for curing of cast-in-place concrete or shotcrete surfaces prior to application of plaster.
3. Protect ceramic tile, decking, deck equipment, gratings, fittings and other items by suitable covering or masking.
4. Mask or remove all hardware, hardware accessories, machined surfaces, plates, lighting fixtures and similar items in place not to receive pool plaster. Following completion of plaster for each space or area remove masking. Re-install all removed items utilizing workers skilled in the trades involved.

F. Application:

1. Finish shall be applied to a ½" minimum thickness over the entire surface. The walls shall be scratch-coated followed by a finish coat. Material applied to the floor after the walls have been applied shall be accelerated to assure uniform setting time throughout the pool surface.
2. Float the plaster to a uniform plane and trowel to a smooth, dense, impervious surface using extreme care to avoid stains.
3. Take special care in finishing around pool fittings, making sure to mask off or plug openings so as not to fill such openings with excess plaster. Be certain to completely enclose pool fittings with plaster to insure a leak-proof seal around pipes, fittings, lights, anchors, etc.
4. Accurately interface with the finish planes of items installed by other trades.
5. Quartz and pebble plaster finish is to be applied by a licensed applicator as approved by the manufacturer, and in accordance with manufacturer's training.

3.04 CURING

- A. Preparation: Anticipate the need for required equipment and have all such equipment immediately available for use upon completion of pool plastering.

B. Pool Filling:

1. After the plaster has sufficiently dried and before drying has proceeded to a damaging point, cure the plaster by gradually filling the pool with water, preventing all damage to finished plaster surfaces.
2. Flow the water continuously until the pool is filled.
3. When the weather is hot and/or water pressure is low, keep the pool walls damp while the pool is filling.
4. Coordinate with Contractor to ensure that the pool is continuously monitored while filling to

prevent overfill.

3.05 EQUIPMENT ACTIVATION

- A. All water chemistry and filtration mechanical equipment shall be operational upon filling of pool after plaster. Chemicals and other related support items as supplied by Contractor, shall be in supply at start-up.
- B. For the first fourteen (14) calendar days after completion of the pool plaster, brush all plastered surfaces at least twice a day and coordinate with General Contractor to ensure that the plaster is carefully maintained after the initial fourteen day period. In addition, coordinate with the Contractor to ensure that pool filtration equipment is continuously running during the initial fourteen day period.
- C. Start-up and provide qualified personnel to operate pool equipment for a period not less than fourteen (14) days after the pool is placed in operation, or until the Owner takes occupancy of the facility or letter of substantial completion. During this time, Contractor shall instruct and supervise the Owner's personnel in the various operating and maintenance techniques involved. Contractor shall be responsible for supply of chemicals during this not less than fourteen (14) day period and at time of turnover to Owner, chemical storage tanks shall be full. (Owner's personnel shall be fully trained and capable of assuming swimming pool maintenance tasks, training may begin before Owner takes occupancy).

3.06 CLEAN-UP

- A. Upon completion of swimming pool plaster, remove all materials, equipment and debris occasioned by this Work and leave the job site in a clean and presentable condition. Perform all such clean-up to the approval of the Owner's Representative.

3.07 WARRANTY

- A. All applicators must provide a minimum of five (5) year warranty for application and workmanship additional to the manufacturer's warranty for product.

END OF SECTION

SECTION 13 11 06

SWIMMING POOL EQUIPMENT

5d.2

PART 1 GENERAL

1.01 WORK INCLUDED

- A. Swimming pool equipment items required for this Work as indicated on the Drawings and specified herein.

1.02 QUALITY ASSURANCE

- A. Qualifications of Workers:
 - 1. The entity performing the work of this Section shall have been successfully engaged in the respective trade for at least five (5) years immediately prior to commencement of the Work.
 - 2. For actual construction operations, use only trained and experienced workers with a minimum of three (3) years experience with the materials and methods specified.
 - 3. Provide at least one person who shall be present at all times during execution of the work of this Section, with a minimum of five (5) years experience with the type of materials being installed, the referenced standards, and who shall direct all Work performed under this Section.
- B. All equipment supplied or work performed shall comply with regulations governing public swimming pools and spas as contained within Chapter 31 of California Building Code, 2022 edition.

1.03 SUBMITTALS AND SUBSTITUTIONS

- A. Provide submittals in conformance with the requirements of Section 01 33 00. Requests for substitution shall conform with requirements of Article 1.10.A of Section 13 11 00.
- B. Required submittals include:
 - 1. Swimming Pool Fittings as specified in Article 2.01 of this Section.
- C. Submit proof of qualifications as specified in Article 1.02.A of this Section.
- D. The equipment shown on the plans represent the first listed items in the technical specifications. The Contractor shall be responsible for all required field coordination and installation of any approved equal product to provide a fully working and warranted system. The Contractor shall submit detailed shop drawings for any products used other than the first listed specified items. Contractor provided shop drawings shall include details and quality equal to the original plans and construction documents. The Contractor shall provide any and all required engineering including but not limited to structural and anchorage requirements for any proposed equipment other than the first listed specified equipment. The Contractor is responsible to provide a factory certified representative(s) to start-up and provide on-site training for all swimming pool mechanical equipment provided.

1.04 PRODUCT HANDLING

- A. Protection: Use all means necessary to protect swimming pool equipment items before, during and after installation and to protect the installed work specified in other Sections.
- B. Replacements: In the event of damage, immediately make all repairs and replacements necessary to the approval of the Owner's Representative.

PART 2 PRODUCTS

2.01 FITTINGS

- A. Main Drain SUMP & Grate (18" x 36" inch) Daldorado, Model #Dalmax-SG-1836 two (2) required. 'Hayward' 1-1/2" collector tubes #SP1056 and 'Hayward' 1-1/2" hydrostatic relief valves #SP1055, one per main drain sump. **Contractor shall provide to the Owner a Certificate of Compliance, signed by a licensed design professional, for main drain sump(s) and frame(s) and grate(s), as required by the Virginia Graeme Baker Act.**
- B. Floor Return Inlet 1-1/2" Adjustable: StaRite #08417-0000, United Industries, or approved equal. Forty (44) required.
- C. *Additive Alternate:* Swimming Pool Underwater Lights: Jandy niched white LED lights #WPHV5LS100 large white LED LIGHT, 120V 500 kelvin, 65 watt bulb, 100' cord (field verify cord length prior to ordering). Provide stainless steel pro niche by 'Jandy' #SSNICLRG1R. Jandy, Pentair, or approved equal.

PART 3 EXECUTION

3.01 SURFACE CONDITIONS

- A. Inspection:
 - 1. Prior to installing the items of this Section, carefully inspect the installed Work of other trades and verify that all such Work is complete to the point where this installation may properly commence.
 - 2. Verify that the swimming pool equipment items may be installed in strict accordance with original design, pertinent codes and regulations, and the manufacturers' recommendations.
- B. Discrepancies:
 - 1. In the event of discrepancy, immediately notify the Owner's Representative.
 - 2. Do not proceed with installation in areas of discrepancy until all such discrepancies are fully resolved.
 - 3. Failure to notify the Owner's Representative and give written notice of discrepancies shall constitute acceptance by the Installer of existing conditions as fit and proper to receive its Work.

3.02 INSTALLATION

- A. Supply and install items of swimming pool equipment in strict accordance with applicable codes and regulations, the original design, and the manufacturer's published recommendations, anchoring firmly and securely for long life under hard use.
- B. Coordinate with other trades to insure all imbedded items are set plumb and flush. Railing ends must have anchor sockets and escutcheon plates. Be certain that deck equipment and railings are properly bonded prior to imbedding.
- C. All equipment shall be braced and/or anchored to resist a horizontal force acting in any direction using the criteria shown on the Drawings.

3.03 INSTRUCTION

- A. The Contractor shall provide a factory certified representative(s) to start-up and certify proper installation, operation and full warranty status of all swimming pool mechanical equipment. The Contractor shall provide not less than two 8-hour days of on-site training for facility staff in the operation and maintenance of the swimming pool mechanical equipment and systems. The two 8-hour days shall be separated by a minimum of seven calendar days and be completed within the 14-day start-up period.

3.04 EQUIPMENT ACTIVATION

- A. All water chemistry and filtration mechanical equipment shall be operational upon filling of pool after plaster. Chemicals and other related support items as supplied by Contractor, shall be in supply at start-up.
- B. For the first fourteen (14) calendar days after completion of the pool plaster, brush all plastered surfaces at least twice a day and coordinate with General Contractor to ensure that the plaster is carefully maintained after the initial fourteen day period. In addition, coordinate with the Contractor to ensure that pool filtration equipment is continuously running during the initial fourteen day period.
- C. Start-up and provide qualified personnel to operate pool equipment for a period not less than fourteen (14) days after the pool is placed in operation, or until the Owner takes occupancy of the facility or letter of substantial completion. During this time, Contractor shall instruct and supervise the Owner's personnel in the various operating and maintenance techniques involved. Contractor shall be responsible for supply of chemicals during this not less than fourteen (14) day period and at time of turnover to Owner, chemical storage tanks shall be full. (Owner's personnel shall be fully trained and capable of assuming swimming pool maintenance tasks, training may begin before Owner takes occupancy).

3.05 CLEAN-UP

- A. Upon completion of swimming pool equipment, remove all debris, materials and equipment occasioned by this Work to the approval of the Owner's Representative.

END OF SECTION

SECTION 13 11 07

SWIMMING POOL MECHANICAL

PART 1 GENERAL

1.01 WORK INCLUDED

- A. Swimming pool mechanical piping as indicated on the Drawings for circulation and filtration systems, pool water heating systems, chemical control systems, booster pump systems and appurtenances.
- B. Domestic water system from points of connection within swimming pool mechanical equipment room to make-up water system.
- C. Filter backwash piping to point of connection with backwash retention pit as required.

1.02 QUALITY ASSURANCE

- A. Qualifications of Workers:
 - 1. The entity performing the work of this Section shall have been successfully engaged in the respective trade for at least five (5) years immediately prior to commencement of the Work.
 - 2. For actual construction operations, use only trained and experienced workers with a minimum of three (3) years experience with the materials and methods specified.
 - 3. Provide at least one person who shall be present at all times during execution of the work of this Section, with a minimum of five (5) years experience with the type of materials being installed, the referenced standards, and who shall direct all Work performed under this Section.
- B. Standards:
 - 1. All equipment supplied or work performed shall comply with Chapter 31 of California Building Code, 2022 edition.
 - 2. Work shall be performed in accordance with the applicable editions of all National, State and local codes, laws, regulations and ordinances, including the following:
 - a. American National Standards Institute (ANSI).
 - b. American Society for Testing Materials (ASTM).
 - c. American Waterworks Association (AWWA).
 - d. American Welding Society (AWS).
 - 3. Do not construe anything in the Drawings or Specifications to permit Work not conforming to these requirements.

1.03 SUBMITTALS AND SUBSTITUTIONS

- A. Provide submittals in conformance with the requirements of Section 01 33 00. Requests for substitutions shall conform with requirements of Article 1.10.A of Section 13 11 00.

B. Required submittals include:

1. Pipe and Fittings as specified in Article 2.02 of this Section.
2. Valves as specified in Article 2.03 of this Section.
3. Pressure / Vacuum Gauges as specified in Article 2.04 of this Section.
4. Pipe Hangers and Supports as specified in Article 2.05 of this Section.
5. Sleeves and Waterstops as specified in Article 2.06 of this Section.

C. Submit proof of qualifications as specified in Article 1.02.A of this Section.

1.04 PRODUCT HANDLING

- A. Delivery: Deliver all materials to the Project Site in the manufacturer's original unopened containers with all labels intact and legible.
- B. Storage: Store all materials under cover in a manner to prevent damage and contamination, and store only the specified materials at the Project site.
- C. Protection: Use all means necessary to protect swimming pool mechanical items before, during and after installation and to protect the installed Work specified in other Sections.
- D. Replacements: In the event of damage, immediately make all repairs and replacements necessary to the approval of the Owner and at no additional cost to the Owner.

1.05 JOB CONDITIONS

- A. Cooperate with entities performing Work specified in other Sections to so that no conflict of new construction or occupied space may occur. Should any installation Work be done without such craft coordination, that Work so installed shall be removed and re-installed.

PART 2 PRODUCTS

2.01 PRODUCT QUALITY

- A. Materials and equipment shall be new, of the best quality for the purpose intended, and shall be clearly marked with the manufacturer's name and nameplate data or stamp and rating. As far as practicable, materials and equipment shall be of one manufacturer.

2.02 PIPE AND FITTINGS

- A. PVC Schedule 40: Type 1, normal impact, NSF approved for solvent welding applications, ASTM Specification D-1785, color shall be white. Dura, Lasco, or approved equal.
- B. PVC Schedule 80: Type 1, normal impact, NSF approved for solvent welding applications, ASTM Specification D-1785, color shall be gray. Dura, Lasco, or approved equal.
- C. CPVC Schedule 80 Influent/Effluent Heater Piping: Type 1, normal impact, NSF approved for solvent welding applications, ASTM Specification D-1785, color shall be gray. Dura, or Lasco.

- D. Cold plunge piping shall be schedule 80 throughout, from the cold plunge to the pool mechanical room. Install insulation on all cold-water PVC schedule 80 piping. Provide NBR/PVC closed-cell pipe insulation, pre-slit, pre-glued with overlap, $\frac{3}{4}$ " wall thickness with a temperature range between -70° to 220°F for schedule 80 PVC pipe. Install pipe insulation per the manufacturer's recommendations.
- E. PVC SDR35: Conforming to ATSM D-1784, use with epoxy coated bell and spigot-type fittings or epoxy coated mechanical joint by flange adapters with epoxy coated cast iron fittings as specified in Article 2.02 (G), below. Johns-Manville "Big Blue", Diamond Plastics, or approved equal.
- F. Copper Tubing: ASTM Specification B-88, hard drawn, with ANSI Standard B16.22 wrought copper fittings.
- G. Steel: ASTM Specification A-120, Schedule 40 black or galvanized pipe with ASTM A-47 150 lb. banded malleable iron threaded fittings.
- H. Cast Iron: ASTM Specification B16.1, cast iron flanged fittings, provide epoxy coating as required for use with chlorinated water.

2.03 VALVES

- A. Ball Valves:
1. For pool system: True-Union design, PTFE seat material with FPM or FKM Double O-ring stem seals, locking handle, NSF certified. PVC schedule 80 body for below grade installation. PVC Schedule 80 body for above grade installation. Furnish ball valves on all pipe diameters 2 $\frac{1}{2}$ " or less with a rating of at least 200psi at 73° F, Asahi, Iplex or Nibco.
 2. For copper pipe system: 3-piece full-port Bronze body valve with Teflon seat, 'Apollo', 'Nibco' or approved equal.
- B. Butterfly Valves:
1. Epoxy coated cast or ductile iron body, 316 stainless steel disc and stem, viton seat material, furnish hand wheel/gear operators on all valves 8" and larger. DeZurick, Keystone, Iplex or equal.
 2. PVC body, PVC disc and EPDM construction suitable for chlorinated water applications. Stem shall be of 316 stainless steel and non-wetted. Valves shall be self-gasketed design with a convex sealing arrangement. Valves 1-1/2" – 10" shall be rated to 150 psi and 12" valves shall be rated to 100 psi at 70°F. Asahi Pool-Pro, no known equal.
- C. Check Valves: Wafer-type, epoxy coated cast or ductile iron body, 316 stainless steel plates and shaft, viton seat material. Centerline, Metraflex, or approved equal.
- D. Surge Chamber Float Valve: EPD #2-0020-019 Float Control Valve, " line size, as manufactured by Environmental Products Division of Doughboy Recreational, Rancho

Cucamonga, CA, no known equal.

- E. Surge Chamber Isolation Valve: Butterfly valve, tapped lug style, bronze body, stainless steel stem, bronze disc, phenolic back-up ring, EPT seat material. Provide stainless steel shaft extension, shaft housing and tool operator located 2'-0" above floor level with deck access grate as required. DeZurick, Keystone, Asahi, Spears, Ipex or approved equal.
- F. RP Backflow Preventer: Febco #835-B for 2" and smaller; #825 for 2-1/2" and larger. Febco, Watts, or approved equal.
- G. Make-up Water Control: Cla-Val make-up water control valve with ductile iron body/cover, bronze trim, globe pattern, Buna-N rubber seals. Pilot system materials to consist of bronze/brass with stainless steel wetted parts and Buna-N rubber seals.

System to include: 100-01 Hytrol valve, CF1-C1KX float control, X46A flow clean strainers, and copper tubing with brass fittings. Float linkage and float rod shall be PVC and brass. Base plate shall be 316 stainless steel. The plastic float shall be provided with 8' PVC rod and stops and a brass counter weight. Provide model #124-01AKX available KSI (714) 754-044.

2.04 PRESSURE / VACUUM GAUGES

- A. Furnish and install pressure and vacuum gauges on the discharge and suction sides of all pumps. 2" or 2 1/2" diameter dial, bottom connection, chrome ring, shut-off cock and snubber. Ranges shall be selected to indicate between mid-point and two-thirds of maximum range under design conditions. Marsh, Terrice, or approved equal.

2.05 PIPE HANGERS AND SUPPORTS

- A. General:
 - 1. The requirements of this Section relates to various requirements of the Agreement, General and Supplementary Conditions, Specifications, Drawings, and modifying documents which are part of the Construction Contract. Responsibility for coordination of all such applicable requirements will be that of the Contractor.
- B. Description:
 - 1. This section provides guidelines and limitations for the support of all mechanical, electrical, plumbing or architectural items from the building structure, and for the seismic bracing of such items.
 - 2. Design and install all support and bracing systems as required for the swimming pool systems. Provide for attachment to portions of the building structure capable of bearing the loads imposed. Design these systems to not overstress the building structure.
- C. Quality Assurance:
 - 1. Design and install all support systems to comply with the requirements of the 2022 California Building Code, Chapter 16A.
 - 2. Seismic bracing is to be designed by a professional engineer licensed in the State of

California.

D. Submittals:

1. Submit shop drawings for all substructures and attachment methods.
2. Submit proposed alternative methods of attachment for review and approval by the Architects, prior to deviating from the requirements given below.
3. For all pipe hangers and support systems, submit structural calculations and details which include all resultant forces applied to the building structure and are prepared and signed by the Contractor's licensed California professional engineer. Calculations will be reviewed for compliance with design criteria, not for arithmetic.

E. Materials:

1. Use Kin-Line, Grinnel, or approved equal.
2. Support all pipelines individually with hangers, each branch having at least one hanger. Lateral brace as noted and required.
3. Support piping near floor with steel stanchions welded to end plates secured to pipe and floor.
4. Support vertical piping at each floor level. Install coupling in piping at each support. Coupling shall rest on and transmit load to support. Isolate copper from steel supports with vinyl electrician's tape around pipe and coupling.
5. Use Stoneman "Trisolator," Unistrut, or approved equal, isolators at each hanger and other support points on bare copper tubing system.
6. For PVC pipe, space hangers four (4) feet apart for pipe sizes 1" and under, five (5) feet apart for pipe sizes 1-1/4" to 2", and six (6) feet apart for pipe sizes over 2". Space hangers for horizontal pipes at a maximum of six (6) feet for copper 2" and smaller and for steel 1-1/4" and smaller; ten (10) feet for copper 2-1/2" and larger and for steel 1-1/2" and larger.
7. Size hanger rods, screws, bolts, nuts, etc., according to manufacturer's sizing charts.
8. Trapeze hangers may be used for parallel lines.
9. Use galvanized or stainless steel hangers, attachments, rods, nuts, bolts, and other accessories in pool mechanical room, high humidity areas, or where exposed to weather. Hot dip galvanize all items which are not factory furnished. Plating for hinged movements must be done at the factory.
10. Lateral Bracing: To prevent swaying of the piping systems, provide angle iron bracing and anchor into wall or overhead framing. Piping shall be braced or anchored in such a way as to resist a horizontal force of 50% of its operating weight in any direction.
11. Do not use wire or other makeshift devices for hangers.
12. Furnish all substructures and fasteners required to comply with the limitations given below. Use material as specified in the various sections and as appropriate to their use.
13. Install stainless steel or FRP Unistrut, pipe clamps/hangers, supports/bracing with stainless steel hardware in the chemical storage rooms, surge/balance tanks, or any other corrosive environment.

F. Guidelines & Limitations:

1. Each Contractor will coordinate the load requirements from all subcontractors so that no combination of loads overstresses the building structure or exceed the limitations given

below.

2. Concrete Structure:

- a. Support all loads hung from concrete structure with cast-in-place inserts, unless drilled-in anchors are specifically approved in writing prior to placing the concrete.
- b. Concrete anchors must not penetrate into reinforcing bars. Where the anchors boring indicates the presence of reinforcing bar, patch hole with an epoxy type grout and relocate anchor 12 diameters away.
- c. Individual expansion anchors cannot support any loads greater than 300 pounds or manufacturer's specified load capacity without approval.

3. Steel Structure:

- a. Hang no more than 20 pounds per metal deck rib in any span.
- b. At beams, hang all beam loads greater than 40 pounds concentric to beam, not off the flanges.
- c. Attached no loads to the beams or girders greater than the following without specific approval from the architect;
 - i. Roof beams and girders: 300 pound point load or 600 pound total load for a single span.

G. Seismic Bracing:

- 1. Design and install seismic bracing to not ground out vibration and sound isolation systems.
- 2. All items of mechanical and electrical equipment 60" or more in height are to be seismically braced whether such bracing is shown or not.

2.06 SLEEVES AND WATERSTOPS

- A. Provide sleeves where work of this Section passes through fire rated partitions, floors and ceilings, concrete slabs or exterior of structure. Caulk clearance space using sealant appropriate for application in conformance with manufacturer's recommendations and Title 24 of California Code of Regulations. 3m, Dow Corning, or approved equal. In lieu of sleeves and caulking, "Link Seal" products may be used.
- B. Provide prefabricated waterstops as indicated on the Drawings at all pipe penetrations through structures containing stored water (i.e., swimming pools, balance/surge tanks, etc.) to insure leak-proof seals.

PART 3 EXECUTION

3.01 SURFACE CONDITIONS

- A. Inspection:

1. Prior to Work of this Section, carefully inspect the installed Work of other trades and verify that such work is complete to the point where this installation may properly commence.
2. Verify that items of this Section may be installed in accordance with the original design and referenced standards.

B. Discrepancies:

1. In the event of discrepancy, immediately notify the Owner's Representative.
2. Do not proceed with installation in areas of discrepancy until all such discrepancies have been fully resolved.
3. Failure to notify the Owner's Representative and give written notice of discrepancies shall constitute acceptance by the Contractor of existing conditions as fit and proper to receive his work.

3.02 ABBREVIATIONS AND SYMBOLS

- A. Abbreviations and symbols on the Drawings are those most commonly used. Obtain clarification from the Owner's Representative on any questionable items before bid.

3.03 GENERAL PIPING REQUIREMENTS

- A. Size any section of pipe for which size is not indicated or any intermediate section erroneously shown undersized the same size as the largest pipe connecting to it. Sizes listed are nominal.
- B. Cut pipe accurately to job measurements and install without springing or forcing, true to line and grade, generally square with building and/or structures and adequately supported to prevent undue stress on pipe, fittings and accessories.
- C. Make changes of direction with manufactured fittings. Street ells, bushings, reducing flanges, close nipples or bending of pipe is not allowed.
- D. Use great care to install piping in accordance with best practice. Plastic pipe shall be "snaked" in trenches to allow for thermal expansion.
- E. All above grade, below grade and buried or imbedded PVC shall be installed using solvent weld fittings. Also, each and every fitting and pipe end shall be prepared with solvent primer. Fittings shall be joined individually and with enough time between assembly of adjacent joints to allow them to seal solidly. After joining, an even ring of primer must be visible around the entire fitting. If any fittings are installed without visible primer, the fitting shall be removed and discarded and piping recut, rechamfered and joint made up again using a new fitting. All procedures, methods and techniques used to make up solvent weld joints shall be in strict accordance with manufacturer's recommendations.
- F. Arrange pipe and hangers to allow for expansion, contraction and structural settlement. No pipe shall contact structure except penetrations as shown on the Drawings.

- G. Provide dielectric connections between copper and dissimilar metals. In copper systems,

threaded piping including connections to equipment shall be brass pipe and fittings. Install dielectric connections in vertical sections of piping only.

- H. Run pipe full size through shut-off valves, balancing valves, etc. Change pipe size within three (3) pipe diameters of final connection to control valves, fixtures and other equipment.
- I. Provide unions or flanges at connections to equipment, on service side of valves and elsewhere as required to facilitate ease of maintenance.
- J. Locate equipment shut-off valves as close to equipment as possible maintaining easy valve access.
- K. Make all connections between domestic water systems and equipment or face piping with approved backflow prevention devices as required.
- L. All PVC pipe exposed to direct sunlight shall be painted with two coats of Exterior Acrylic Semi-gloss Paint, Sherwin Williams or equal. Color to be selected by the Architect. Prior to painting the PVC pipes, the exterior of all PVC pipes shall be wiped with Methyl Ethyl Ketone, or an approved equal, to remove the glaze from the pipes.
- M. The Main Drain pipe must run either level or uphill from the main drain sump, through the surge pit (if applicable) and then to the circulation pump.

3.04 TRENCH EXCAVATION AND BACKFILL

- A. Excavation:
 - 1. Excavate and backfill trenches as required for the Work of this Section. Conform to requirements of Section 13 11 01.
 - 2. The Contractor shall perform all excavation of every description and of whatever materials encountered, to the depths indicated on the Drawings or as necessary. The Contractor shall dispose of the excavated materials not required or suitable for backfill as directed, and shall perform such grading as may be necessary to prevent surface water from flowing into the trenches. The Contractor shall provide adequate equipment for the removal of storm or subsurface waters, which may accumulate in the excavated areas.
- B. Trenching:
 - 1. Excavate trenches to lines and grades as indicated on the Drawings and with banks as nearly vertical as practicable.
 - 2. Bottoms of trenches shall be accurately graded to provide uniform bearing on undisturbed soil for the entire length of each section of pipe.
 - 3. The width of the trench at and below the top of the pipe shall be such that the clear space between the barrel of the pipe and the trench wall shall not exceed 8" on either side of the pipe. The width of trench above the top of pipe may be wider if necessary.
 - 4. Over-depth excavations shall be filled with tamped sand to required grades.
 - 5. Excavations of five (5) feet or more in depth shall be shored or supported in conformance with rules, and regulations of State and Federal Governments. Shoring

shall be constructed, maintained and removed in a manner to prevent caving of the excavation walls or other load on the pipe.

C. Backfilling:

1. Material for backfilling of pipes shall be approved granular material less than two (2) inches in diameter obtained from the excavation. No material of a perishable, spongy or otherwise unsuitable nature shall be used as backfill.
2. Backfilling of pipe trenches shall commence immediately after installation and testing to preclude damage to the installed pipe. Backfill around pipe shall be carefully placed so as not to displace or damage the pipe, and shall be carried up symmetrically on each side of the pipe to one foot above the top of the pipe. The material shall be carefully compacted or consolidated before additional backfill is placed.
3. Backfill above an elevation of one foot above the top of pipe in conformance with requirements of Section 131101. Material for balance of backfill shall be approved granular material less than six (6) inches in diameter taken from the excavation.
4. Unless otherwise indicated on the Drawings, all pipe shall have a minimum of eighteen (18) inches of cover.

3.05 GENERAL EQUIPMENT REQUIREMENTS

- A. Position equipment to result in good appearance and easy access to all components for maintenance and repairs.
- B. Install piping, flues, breeching and ducts so that they do not interfere with equipment access.
- C. Install level, secure and out of moisture. Provide shims, anchors, support straps, angles, grouted bases, or other items as required to accomplish proper installation.
- D. All screws, nuts, bolts and washers shall be galvanized, or stainless steel. After fabrication, hot-dip galvanize unfinished ferrous items for outdoor, below grade or other use subject to moisture.
- E. Extend 1/2" Schedule 40 black steel pipe lubrication tubes from all hard-to-reach locations to front of equipment or to access points. Terminate with proper type of lubrication fitting.

3.06 VALVES AND STRAINERS

- A. If no shut-off is indicated, provide ball valves at inlet connections and balance valves at outlet connections to fixtures and equipment. Provide proper valve trim for service intended.
- B. Use no solder end valves unless noted otherwise; provide adapters in copper tubing systems.
- C. Locate valves with stems above horizontal plane of pipe. In general, locate valves within six (6) feet of floor, out from under equipment, in accessible locations with adequate clearance around hand wheels or levers for easy operation.
- D. Provide all valves, cocks and strainers, full pipe size unless indicated otherwise.

- E. Provide hand wheel operators on all valves 6" and larger, under 6" lever operators may be used.
- F. Provide tool operated valve with stainless steel shaft extension and 'on deck' tool operation for surge chamber butterfly isolation valve.

3.07 IDENTIFICATION OF PIPING

- A. Pipe identification and direction of flow shall be in compliance with ANSI/ASME A13.1. Identify each valve by a numbered brass tag with hole and brass chain mounted on valve stem or handle. Tag to be a minimum of 1" in diameter and numbers at least 1/4" high stamped into tag. Valves and plumbing lines shall be labeled clearly with the source or destination descriptions.
- B. Install an identification chart in a plastic or glass framed enclosure, which schematically illustrates the proper operation of all piping systems and indicates number and location of all valves and control devices within the system.
- C. The direction of flow for the recirculation equipment shall be labeled clearly with directional symbols such as arrows on all piping in the equipment area. Where the recirculation equipment for more than one pool is located on site, the equipment shall be marked as to which pool the system serves.

3.08 TESTS

- A. Perform tests in presence of Owner's Representative with no pressure loss or noticeable leaks.
- B. Do not include valves and equipment in tests. Include connection to previously tested sections if systems are tested in sections.
- C. Perform tests as follows:

System	Test Pressure	Test Medium	Duration
Skimmer Lines and Main Drain sump lines	20psig	Water*	4 hours
Pool Piping	50 psig	Water*	4 hours
Pool Main Drains	30 psig	Water*	4 hours
Domestic Water	150 psig	Water*	4 hours

***Never test PVC pipe or fittings with air or other gases, always use water.**

3.09 PIPE MATERIAL APPLICATION

- A. PVC Schedule 40: Below grade swimming pool piping and domestic water piping up to 12" line size; use standard solvent weld fittings.
- B. PVC Schedule 80: Above grade swimming pool piping up to 12" line size; use solvent weld Schedule 80 or epoxy coated cast iron fittings.

- C. Type L Hard Copper: Above grade domestic water piping.
- D. CPVC Schedule 80; Pool Heater Piping.
- E. Schedule 40 Steel: Natural gas piping.
- F. Pipe Insulation for Heat Exchanger, Coolant Lines, Cold Plunge, Cold Water Interior Piping: Install pipe insulation on all cold water PVC schedule 80 cold plunge circulation piping located in the pool mechanical room and exposed above grade piping. Provide NBR/PVC closed-cell pipe insulation, pre-slit, pre-glued with overlap, $\frac{3}{4}$ " wall thickness with a temperature range between -70° to 220°F for schedule 80 PVC pipe.
- G. Pipe Insulation for Heat Exchanger, Coolant Lines, Cold Plunge or Cold Water Exterior Piping: Install pipe insulation on all cold water PVC schedule 80 cold plunge circulation piping located outside pool mechanical room and exposed above grade piping. Provide aluminum jacketed NBR/PVC closed-cell pipe insulation with a temperature range between -70° to 220°F for schedule 80 PVC pipe.

3.10 CUTTING AND DRILLING

- A. Cutting or drilling necessary for installation of Work of this Section shall be done only with approval of Owner's Representative.

3.11 CLOSING-IN OF UNINSPECTED WORK

- A. Do not cover or enclose Work before testing and inspection. Re-open Work prematurely closed and restore all Work damaged.

3.12 QUIETNESS

- A. Quietness is a requirement. Eliminate noise, other than that caused by specified equipment operating at optimum conditions, as directed by Owner's Representative.

3.13 FLUSHING OF LINES

- A. Flush or blow out pipes free from foreign substances before installing valves, stops or making final connections. Clean piping systems of dirt and dust prior to initial start-up.
- B. Just prior to plastering the pool, under the observations of the IOR, the pool mechanical system shall be flushed using the pool circulation pump. Circulate water through the mechanical system until the effluent water from the pool return heads runs clean.

3.14 CLEAN-UP

- A. After all Work has been tested and approved, the Swimming Pool Subcontractor shall thoroughly clean all parts of the equipment installations, including all pool pipe and fittings in the pool mechanical room. Exposed parts shall be cleaned of cement, plaster and other materials and all grease and oil spots removed with solvent.

- B. The Swimming Pool Subcontractor shall remove debris from the Project site. Cartons, boxes, packing crates and excess materials not used, occasioned by this work shall be disposed of to the satisfaction of the Owner's Representative.
- C. If the above requirements of clean up are not performed to the satisfaction of the Owner's Representative, the Owner reserves the right to order the work done, the cost of which shall be borne by the Swimming Pool Subcontractor.

END OF SECTION

SECTION 13 11 08

SWIMMING POOL ELECTRICAL

PART 1 GENERAL

1.01 WORK INCLUDED

- A. Provide labor, materials and equipment as required to install the swimming pool electrical system including but not limited to:
1. A complete and operable system of service equipment, switchboards, panelboards, conduits, switches, time clocks and wiring for power and lighting, motor control centers.
 2. Junction and/or pull boxes, conduits, disconnects, starters, contactors, wiring and connection of all motors and mechanical equipment, including connection and wiring of line voltage controls associated with the mechanical systems.
 3. Swimming pool underwater lighting systems.
 4. Swimming pool timing system outlets and scoreboard.
 5. Complete grounding system as required and shown on the Drawings.
 6. Complete equipotential bonding system as required and shown on the Drawings and in accordance with National Electric Code Article 680.
 7. Adjusting and preliminary operation of the completed electrical system as described in Article 3.06, A of this Section.
 8. Cleaning of all completed Work and installation adjustment of all trim and decorative items.

1.02 QUALITY ASSURANCE

- A. Qualifications of Workers:
1. The entity performing the work of this Section shall have been successfully engaged in the respective trade for at least five (5) years immediately prior to commencement of the Work.
 2. For actual construction operations, use only trained and experienced workers with a minimum of three (3) years experience with the materials and methods specified.
 3. Provide at least one person who shall be present at all times during execution of the work of this Section, with a minimum of five (5) years experience with the type of materials being installed, the referenced standards, and who shall direct all Work performed under this Section.
- B. Ordinances and Codes: Materials and construction shall conform with all applicable code requirements, including:
1. National Electrical Code, latest edition; Electrical Safety Orders of the State of California; Department of Industrial Relations; regulations of the State Fire Marshal; rules and regulations of the Board of Underwriters of the Pacific, UL 50, 50E and NEMA 250 rating.
 2. Chapter 31 of California Building Code, 2022 edition.
- C. Verification of Conditions:

1. The locations shown on the Drawings are diagrammatic only and the exact finish location of equipment and materials cannot be indicated. Therefore, locations of all Work and equipment shall be verified to avoid interferences, preserve head room and keep openings and passageways clear. Changes shall be made in locations of equipment and materials which may be necessary to accomplish these purposes.

D. Preliminary Operations and Testing:

1. Motor driven equipment shall be tested for correct rotation and completion of all connections.

1.03 SUBMITTALS AND SUBSTITUTIONS

- A. Provide submittals in conformance with the requirements of Section 01 33 00. Requests for substitutions shall conform with requirements of Article 1.10.A of Section 13 11 00.
- B. Required submittals include:
 1. Conduit and Fittings as specified in Article 2.02 of this Section.
 2. Panelboards as specified in Article 2.08 of this Section.
 3. Circuit Breakers as specified in Article 2.09 of this Section.
 4. Motor Starters as specified in Article 2.12 and 2.13 of this Section.
 5. Fuses as specified in Article 2.15 of this Section.
 6. Time Clocks as specified in Article 2.16 of this Section.
 7. Ground Fault Circuit Interrupters as specified in Article 2.17 of this Section.
 8. NEMA Type 4x corrosion resistant UL 50, 50E & NEMA 250 rating for enclosures, cabinets and boxes as specified in Article 2.11 & 2.18 of this Section.
- C. Submit proof of qualifications as specified in Article 1.02.A of this Section.

1.04 PRODUCT HANDLING

- A. Delivery: Deliver all materials to the Project Site in the manufacturer's original unopened containers with all labels intact and legible.
- B. Storage: Store all materials under cover in a manner to prevent damage and contamination, and store only the specified materials at the Project site.
- C. Protection: Use all means necessary to protect swimming pool electrical materials before, during, and after installation and to protect the installed Work specified in other Sections.

PART 2 PRODUCTS

2.01 MATERIALS, GENERAL

- A. Materials shall be new, in unbroken packages and bear the U.L. label of approval.
- B. Equipment of one type shall be by same manufacturer. One type of equipment for classifications such as:

1. Switchboards, panels, buss duct, disconnect switches and allied items.
2. Conduit.
3. Wire.
4. Conduit fittings.
5. Fixtures of the same general type.
6. Wiring devices.

2.02 CONDUIT AND FITTINGS

- A. Conduit within or under buildings or where exposed outdoors shall be rigid metal threaded, hot dipped galvanized, or U.L. approved plastic except where noted otherwise on the Drawings. Metallic conduit shall be of the same metal between outlets or terminals.
- B. Use flexible metallic conduit only for short connections of motors and where specifically called for on Drawings. Maximum length shall be 40". Use only liquid tight flexible metal conduit. Install an unbroken #12 AWG insulated copper grounding conductor in each liquid tight flexible conduit with permanent connection at motor junction box and service panel ground.
- C. Protect, before installation, metallic conduit runs in all slabs laid on grade or in contact with the earth or exposed in damp locations, with two (2) heavy coats of asphaltum rust-resisting compound.
- D. Encase conduits 2-1/2" or larger run underground, outside, or under buildings, in concrete envelopes a minimum of 3" thick, except as indicated otherwise on Drawings or stubouts. Conduits 2 and smaller laid 18" below finish surface in soil.
- E. Low voltage runs underground outside buildings, 1-1/4" or smaller, may be G.I. or sherardized steel conduit, with machine applied wrapping equal to double wrap or Scotch-Wrap #50 tape, half lapped and quadrupled at joints in lieu of concrete encasement.
- F. Service conduits through foundations or concrete members shall run through metal sleeves with adequate clearances for full movement of the conduit. Do not run conduits through footings.
- G. Secure conduits run exposed on surfaces with one hole heavy-duty straps or fasten with matching fittings to inserts or trapezes, parallel to building walls and ceilings.
- H. Cap all conduit or duct stub-outs with standard factory caps; except cap threaded steel conduit with B.I. water pipe caps in outdoor locations.
- I. Use conduit fittings as manufactured by Crouse-Hinds Company, Appleton Electric Co., or approved equal.
- J. Employ U.L. liquid tight fittings for use with liquid tight flexible metal conduit.
- K. Use unions as manufactured by Appleton, O-Z/Gedney, or approved equal. The use of running threads will not be permitted.
- L. Exposed conduit and fittings in chemical rooms shall be nonmetallic rigid polyvinyl chloride, corrosion resistant rated suitable for installation in corrosive environments and in accordance

with the latest NEC requirements.

2.03 EQUIPOTENTIAL BONDING/GROUNDING

- A. Bond together and ground to a common ground at a single point all metallic conduit, piping systems, pool reinforcing steel, metal parts of ladders, lifeguard stands, handrails and their supports and the like. The solid copper bonding conductor shall not be smaller than #8 copper. Provide equipotential bonding per Article 680 of the National Electrical Code. In instances where no deck reinforcement is present, Contractor shall provide a minimum of three feet of equipotential bonding material in conformance with Code. All bonding items shall be inspected prior to concrete pour.

2.04 WIRING CONNECTIONS

- A. Make connections without strain on conductors, allowing the conductors to take a natural position after connections or taps are made. Include all strand of wire in making the connection.
- B. Make connections for wiring by one of the following means:
 - 1. Make all taps or connections to conductors with compression type connectors except those smaller than #8 B&S gauge may have soldered connections. Solderless connections for #10 AWG or smaller may be used and shall be "Scotchlok", Buchanan, or approved equal. For #8 AWG or larger, they shall be T&B "LockTite", Burndy "Versitaps", or approved equal.
 - 2. All cable or conductor terminal lugs shall be Burndy "Quicklug", Ilsco, or approved equal. Two piece stamped lugs and solder lugs will not be approved.
 - 3. Paint taped splices in damp or outdoor locations with two (2) coats of insulating paint.
 - 4. Tag all branch circuit wires with circuit number at the panelboard and at each point of use with linen or plastic tags.

2.05 CONDUCTORS

- A. Copper RHW or THW. Do not make splices between boxes.

2.06 COLOR CODING

- A. Neutrals (identified conductors shall be white).
- B. Phase conductors shall be red for phase B; blue for phase C.
- C. Green shall be used for mechanical equipment and receptacle grounds only.

2.07 MOTOR WIRING

- A. Make final connections to motors with the required AWG (Minimum #12), Flamenol machine tool wire, 19 strand. Control wiring for equipment shall be Flamenol machine tool wire, 19 strand of required AWG. Provide corrosion resistant junction boxes at each item of equipment to change from standard building wiring to machine tool wire.

- B. Phase motors as proper in direction of rotation.

2.08 PANELBOARDS

- A. Panelboards shall be flush or surface mounting as indicated with circuit breakers as shown on panel schedule, hinged lockable doors, index card holders and proper bussing.
- B. Where indicated on the drawings, panelboards shall be furnished with subfeed breakers and/or lugs, split bussing, contractors, time switches, relays, etc., as required.
- C. All panelboards shall be keyed alike.
- D. All panelboard enclosures shall be corrosion resistant rated NEMA 4X in accordance with the latest NEC requirements.
- E. Furnish corrosion resistant panelboard enclosures and terminal cabinets with Yale 46515 flush locks and LL806 keys except where indicated otherwise herein. Fasten the trim to panel boards and terminal cabinet by means of concealed, bolted or screwed fasteners accessible only when the door is open.
- F. Panelboards 208/120 volt, three phase, 4 wire, S/N or 120/240 volt, single phase, 3 wire, S/N.

Panelboard types as manufactured by:

Westinghouse	Type B10B
General Electric	Type NLAB
Square D	Type NQOB

- G. Panelboards for 480/277 volt, three panes, 4 wire, S/N.

Panelboard types as manufactured by:

Westinghouse	Type Pow-R-Line 2
General Electric	Type AE
Square D	Type NEHB
Sylvania	Type NH1B
I.T.E.	Type Approved Equal

- H. Panelboard for bussing sizes thru 400 amp shall be 20" wide surface mounted type. Recess mounted type shall have a 20" wide (maximum) recess metal enclosure with trim plate cover extending 1" on all sides of enclosure. Depth shall be 5-3/4" nominal. Height of panel as required for devices.
- I. Provide 6" additional gutter space in all panels where double lugs are required, or where cable size exceeds bus size. Minimum bottom gutter space shall be 6" high. 12" additional gutter space may be required for aluminum feeders where used.
- J. Panelboards shown on the drawings with relays, time clocks or other control devices shall have a separate metal barriered compartment mounted above panel with separate hinged locking door to match panelboard. Provide mounting sub-base in cabinet for control devices and wiring terminal strips.

- K. Panelboard shall have a circuit index card holder removable type, with clear plastic cover. Index card shall have numbers imprinted to match circuit breaker numbers.

2.09 CIRCUIT BREAKERS

- A. Breakers shall have a minimum short circuit interrupting rating of 10,000A symmetrical for panelboard voltage thru 240 volt and 14000A for panelboards thru 600 volts or as specified on the drawings. In no case shall the interrupting rating be less than the bus withstand rating unless noted otherwise on the drawings.
- B. Circuit breakers as manufactured by the following companies only are acceptable:
1. General Electric Company
 2. Square D Company
 3. Westinghouse Company
 4. I.T.E. Company
- C. Circuit breakers shall be arranged in the panels so that the breakers of the proper trip settings and numbers correspond to the numbering in the panel schedules on the drawings. Circuit numbers of breakers shall be black-on-white micarta tabs or other previously approved method. Circuit number tabs which can readily be changed from front of panel will not be accepted. Circuit number tabs shall not be attached to or be a part of the breaker.
- D. Where two or three pole breakers occur in the panels, they shall be common trip units. Single pole breakers with tie-bar between handles will not be accepted.
- E. All circuit breakers shall be padlockable in the "off" position. Locking facilities shall be riveted or mechanically attached to the circuit breaker (submit sample for approval). Other means of attachment shall not be accepted without prior written approval of Architect.
- F. Where branch circuit breakers supply the power to motors and signal systems, the breakers shall be furnished with lockout clips, mounted in the "on" position. The breakers shall be able to trip automatically with lockout clips in place.
- G. Panelboard circuit breakers shall be bolt-on type.

2.10 BUSSING

- A. Bussing shall be rectangular cross section copper, or full length silver or tin-plated aluminum.
- B. Bussing shall be braces to withstand symmetrical short circuit ratings as follows or as noted on drawings. In no case shall bus short circuit bracing be less than specified circuit breakers.
- C. Each panelboard shall be equipped with a ground bus secured to the interior of the enclosure. The bus shall have a separate lug for each ground conductor. No more than one conductor shall be installed per lug.

2.11 POOL MECHANICAL EQUIPMENT ENCLOSURES, TERMINAL CABINETS & MISC CABINETS

- A. All pool mechanical equipment enclosures, terminal cabinets and miscellaneous cabinets in the

pool mechanical room or chemical storage rooms shall be corrosion resistant rated in accordance with the latest NEC requirements. Enclosures and all cabinets shall be flush mounted (except where noted a surface) of the size indicated on the drawings, and complete with hinged lockable doors and the number of 2-way screw terminals required for termination of all conductors. Terminal cabinet locks to operated form same key used for panelboards. The trim to terminal cabinets shall be fastened by means of concealed bolted or screwed fasteners accessible behind door to terminal cabinets. Terminal cabinets shall have 5/8" plywood backing.

- B. Provide engraved nameplate on each enclosure and cabinet indicating its designation and system (i.e., Swimming Pool - Panel 'SP').

2.12 MOTOR CONTROL INDIVIDUAL STARTERS

A. Manual Motor Starters:

1. Provide flush or surface mounting manual motor starters with number of poles and size of thermal overload heaters as required for the motor being controlled (equipped with overload heaters, one for each motor lead). Back boxes shall be supplied with all flush mounting starters whether they are toggle type requiring only a 4" square outlet box or the larger type requiring a special box and cover designed to accept the particular unit. All box types shall be corrosion resistant rated in accordance with the latest NEC requirements.
2. Unless otherwise noted on the drawings, all manual starters for single phase motors, smaller than 1 h.p., shall be the compact toggle type. Manual starters for all single phase motors, 1 to 5 h.p., and all three phase motors up to 5 h.p. shall be the heavy duty type.
3. Where manual motor starter is shown with pilot light, the pilot light shall be installed in a separate outlet box adjacent to the starter outlet, and engraved nameplate in indicate function of pilot light.
4. The following motor starters as manufactured by:

Manufacturer	Single Phase 1HP and Below	Others
Arrow Hart	Type RL	Type LL
General Electric	CR 101	Class CR 1062
I.T.E.	Class C10, C11 or C12	Class C20
Square D Company	Class 2510, Type A	Class 2510, Type B & C
Westinghouse	Type MS	Type A100
Allen Bradley	Approved Equal	Approved Equal.

B. Individual Magnetic Motor Starters:

1. Magnetic motor starters shall be A.C. line voltage, across-the-line units in a corrosion resistant rated enclosure in accordance with the latest NEC requirements.
2. All starters located outside of a building whether or not indicated shall be W.P. (weatherproof), and all starters noted W.P. shall be furnished in a corrosion resistant rated stainless steel enclosure in accordance with the latest NEC requirements.
3. Starter shall be horsepower rated for the motor controlled, and shall be equipped with properly sized overload elements. Every pole shall be with overload element.
4. Verify the exact motor current and voltage characteristics with the Contractor supplying the motor before installation of a starter.

5. Each starter shall be equipped with "Hand-Off-Auto" switch or stop-start pushbutton as required.
6. Coils shall be designed to operate on voltage indicated on control diagrams and have built-in under the voltage release for coil circuit to drop motor starter off the line when the line voltage drops below normal operating voltage.
7. The coil control circuit shall be independently fused, sized to protect coil.
8. Starters to be equipped with running pilot light indication with a "Push-to-Test" feature.
9. Magnetic starters shall have a minimum of two auxiliary contacts. Additional auxiliary contacts shall be provided as required to comply with the requirements of the wiring diagrams on the electrical and mechanical drawings and the description of the function in the Mechanical Section of the Specifications.
10. Starters shall comply with NEMA standards, size and horsepower ratings as indicated on drawings.
11. The following types of magnetic motor starters as manufactured by:

Manufacture	Type
General Electric	Class CR 106
I.T.E.	Class A20
Square D Company	Class 8536
Westinghouse	Type A200 (Size 4 Max.) or Class II-200 (Sizes 5-8)

2.13 INDIVIDUAL COMBINATION MOTOR STARTERS

- A. Combination starter shall incorporate fused disconnect switch and individual magnetic motor starter. Combination starters shall be mounted in a corrosion resistant rated enclosure in accordance with the latest NEC requirements.
- B. Starters shall comply with NEMA standards, size and horsepower ratings as indicated on drawings General Electric, Square D, Westinghouse or I.T.E.
- B. The disconnect handle used on combination starters shall control the disconnect device with the door opened or closed. The disconnect handle shall be clearly marked as to whether the disconnect device is "ON" or "OFF", and shall include a two-color handle grip, the black side visible in the "OFF" position indicating a safe condition, and the red side visible in the "ON" position indicating an unsafe or danger condition.
- C. All starters used in combination starters shall be manufactured in accordance with the latest published NEMA standards, sizes, and horsepower ratings. These starters shall be furnished with three melting alloy type thermal overload relays.
- D. Thermal units shall be of one-piece construction and interchangeable. The starter shall be inoperative if a thermal unit is removed.

2.14 MOTOR CONTROL CENTER, INTERLOCKS AND CONTROL DEVICES

- A. Refer to mechanical and plumbing drawings and specifications and provide all control devices including timeswitches, relays and interconnection of starters as required.

- B. Mount all relays and timeswitches in a separate compartment in motor control center unless otherwise indicated.
- C. Whether shown on mechanical and plumbing drawings or control center schedules or not, where motors are controlled by external devices (i.e., thermostats, relays, float or pressure switches, etc.) or interlocked with other motors, each motor starter to be equipped with a "Hand-Off-Auto" selector switch in starter cover. Other starters equipped with a "Start' Stop" pushbutton station in starter cover. The Contractor shall be responsible to submit a complete and detailed set of shop drawings, electrical schematic design along with electrical component cut sheets from the MCC panel or the interlock control device manufacturer. RSD Total Control: Allan Pearson 949-380-7878, South Coast Controls: Anthony Ellis 714-998-5656, H2O Integration Controls, Mike Macri, 253-244-1576 or approved equal.

2.15 FUSES

- A. Fuses shall be dual element, current limiting type, U.L. Class RK5 unless otherwise indicated on the drawings. Provide one spare set of fuses of each size and type in each motor control center.

2.16 TIME CLOCKS

- A. Time clocks shall be provided for all underwater lighting systems and swimming pool circulation pumps not controlled by filter microprocessors.
- B. Contacts shall have a minimum rating of 40 amperes at 277V.
- C. Timing motor shall be heavy duty synchronous, self starting, high torque type, and shall be rated at 120, 208, 240, 277 volt 60 Hz.
- D. Motor shall operate normally at temperature range of -60 degrees Fahrenheit to +120 degrees Fahrenheit.
- E. Dial shall be 3" diameter, clearly calibrated with day/night zones and 24 hour rotation, with gear to provide one revolution yearly which automatically varies the on/off settings each day according to seasonal changes. Day and month of the year shall show clearly through calendar window on the dial.
- F. Time clocks shall be equipped with 7-spoke omitting wheel marked with days of the week.
- G. Time clocks shall be housed in a corrosion resistant rated enclosure in accordance with the latest NEC requirements.
- H. Acceptable manufacturers are Intermatic, Tork, Paragon, or approved equal.

2.17 GROUND FAULT CIRCUIT INTERRUPTERS

- A. Minimum rating shall be 20 amperes, 125V, 5 milliampere trip setting, Class A per UL943.
- B. Manufacturer to be Crouse-Hinds, Leviton, or approved equal.

2.18 BOXES

- A. Boxes shall be of the size required by ordinances or larger, must be corrosion resistant in accordance with the latest NEC requirements where concealed or exposed on ceilings or walls.
- B. Outlets to be surface where wiring is exposed and flush in areas where conduit is concealed.
- B. Provide surface outlets with proper corrosion resistant surface covers. Box and cover shall be deep enough to provide at least 1/4" clearance between back of device and back of box. Where box contains more than one device, use a corrosion resistant rated gang box with proper cover in accordance with the latest NEC requirements. Surface outlet boxes shall be of the threaded hub type wherever below 8'0".
- C. If necessary for cable installation, additional pull boxes or junction boxes may be installed in accessible locations. Exposed pull boxes and junction boxes shall be corrosion resistant rated in accordance with the latest NEC requirements.
- E. Where exposed to weather pull boxes larger than outlet boxes are required, galvanized code gauge sheet steel boxes may be used with covers attached by brass machine screws may be used. Boxes exposed to the weather shall be approved for the purpose, and conduit entrances shall be on the bottom made by means of an interchangeable hub with gasket and adapter nut. Pull boxes not shown on Drawings may be added only after approval of size and location is obtained.
- F. For outlets exposed to weather or where noted, cast outlet boxes shall be Crouse-Hinds, Appleton, or approved equal. Boxes shall have proper number and size hubs. Device plates, covers, adapters and boxes shall be as manufactured by Crouse-Hinds, Appleton, or approved equal.
- G. Exposed junction boxes, outlet boxes and pull boxes for pool chemical rooms shall be non -metallic suitable for a corrosive environment and in accordance with the latest NEC requirements.

2.19 IDENTIFICATION MARKINGS

- A. Plainly mark all motor and electrical appliance control equipment indicating the equipment controlled with engraved metal tags.
- B. Provide laminated plastic nameplates on panelboards on the outside of the door at the top indicating panel designation and feeder source.
- C. Provide laminated plastic nameplates on distribution switchboards and motor control centers at the top center indicating panel designation and feeder source.
- D. Identify each distribution switchboard and motor control center circuit breaker with a laminated plastic nameplate indicating its' use.
- E. Type panelboard directories on the forms provided with the equipment, indicating the use of each branch circuit breaker.

- F. Fasten all laminated plastic nameplates to surfaces with two (2) or more screws.

PART 3 EXECUTION

3.01 INSPECTION

- A. Verify conditions at the Project site before submitting bid. Be responsible for providing all necessary wiring for the new electrical systems. Wherever wiring is being disrupted due to remodeling or changes, reconnect existing and provide new wiring circuits to accomplish a fully operable system at no additional cost to the Owner.

3.02 COORDINATION

- A. The Drawings are essentially diagrammatic and indicate the desired location, size, routes, connection points, etc., and are to be followed as closely as possible. Proper judgment must be exercised in executing the Work so as to provide the best possible installation in the available space and to overcome difficulties, limitations or interference wherever encountered. Be responsible for the correct placement of this Work, the proper location and connection in relation to Work of other trades, for determining the exact location of all conduits, outlets and equipment, and for installing the conduits in such a manner as to conform to the structure, avoid obstruction, preserve headroom and keep openings and passageways clear. Particular attention is directed to the close coordination required on exposed Work. Locations shown on Architectural or Mechanical Drawings if different than those shown on Electrical Drawings should be communicated to the Owner's Representative in writing for clarification.

3.03 INSTALLATION

- A. Trenching and Backfill: Conform with requirements of Section 13 11 01. Provide minimum cover as required by Code.
- B. Conduit Installation:
1. Conduit and metallic raceway systems shall be mechanically and electrically continuous from sources of current to all outlets in a manner to provide a continuous grounding path. Close ends of conduit during construction to prevent entrance of dirt or moisture.
 2. Securely fasten conduit to the building construction within three feet of each outlet and within every ten feet thereafter. Secure it to boxes, cabinets, pull boxes, terminals with two locknuts and ends equipped with bushings or a terminal fitting. Cut square with ends carefully reamed.
 3. Make bends or elbows so that the conduit will not be injured or flattened.
 4. Use insulated metallic bushings in all places where bushings are required.
 5. Run exposed conduits level or plumb and parallel to the construction members of the building. No cutting across or diagonal runs will be permitted. Neatly surmount structural obstructions encountered on conduit runs by the use of fittings or pull boxes.
 6. Identify feeder conduits by stamped metal tags secured to exposed section of conduit in main or sub-panels.
 7. Make up all threaded conduit joints gas and watertight with conductive sealer except

- conduit above ground in dry indoor locations.
8. Rigidly support all boxes independently of the conduit system.

C. Connections to Equipment:

1. Fully connect, in an approved manner, all electrical outlets, apparatus, motors, equipment, fixtures, wiring devices and appliances whether they are installed under the Electrical Contract or not, which require electrical connections, to the corresponding electrical system outlet.
2. Where the Work of this Section requires connections to be made to equipment that is furnished and set-in-place under other Sections, obtain such roughing-in dimensions from the manufacturer or supplier of each item as required and assume full responsibility for the installation of the connections thereto.

3.04 ADJUSTMENT AND CLEAN-UP

- A. Preliminary Operation: Should the Owner's Representative deem it necessary to operate the electrical installation or any part thereof prior to Substantial Completion of the Work, consent to such preliminary operation and supervise conduction of same. Subcontractor shall pay all costs occasioned by such operation. Preliminary operation shall not be construed as an acceptance of any Work installed under this Contract.
- B. Clean-up: Upon completion of the Work of this Section, immediately remove all swimming pool electrical materials, debris and rubbish occasioned by this Work to the approval of the Owner's Representative.

END OF SECTION

SECTION 15 40 00

PLUMBING

5d.2

PART 1 - GENERAL

1.01 The General Conditions apply to all work of this Section.

1.02 DESCRIPTION

- A. Work Included: All labor, equipment, material, services, transportation, etc. required for and reasonably incidental to the complete and satisfactory installation of all of the Plumbing Systems as indicated on the Drawings or specified herein.
- B. Work under this Section includes:
 - 1. All plumbing systems, materials, fixtures, and equipment and the complete installation thereof including all piping, final connections to all mechanical equipment, and rough-in where indicated.
 - 2. All utilities including water, liquid propane, and sewer lines and all necessary permits for utility service.
 - 3. Excavation and backfilling for all underground lines.
 - 4. Rough-in and final connections of equipment furnished by others.
 - 5. All access panels and other accessories furnished complete and installed.
 - 6. All required backflow prevention and pressure reducing devices. (The contractor shall verify site water pressures prior to bid and provide reducing valves for all pressures over 80 p.s.i.).
- C. Related Sections
 - 1. 13 11 00 Swimming Pool General Requirements
 - 2. 13 11 06 Swimming Pool Equipment
 - 3. 13 11 07 Swimming Pool Mechanical
 - 4. 13 11 01 Swimming Pool Excavation, Trenching and Backfill

1.03 SUBMITTALS AND SHOP DRAWINGS

- A. Contractor agrees that shop drawings submittals processed by the Architect do not become Contract Documents and are not Change Orders; that the purpose of the shop drawings review is to establish a reporting procedure and is intended for the Contractor's convenience in organizing his work and to permit the Architect to monitor the Contractor's progress and understanding of the design. The process of review of the Contractor's submittals is not of testing the Architect's perception. If deviations, discrepancies or conflicts between shop drawings submittals and the Contract Documents are discovered either prior to or after the shop drawing submittals are processed by the Architect, the Contractor agrees that the Contract Documents shall control and shall be followed.
- B. Materials and equipment: As soon as possible and within 21 days after award of the contract, and before their purchase, the Contractor shall submit to the Architect seven (7) bound booklets for approval containing a complete list of materials, specialties and equipment he is to furnish for the installation. All submittals shall be made at one time.
- C. Each item shall be identified by manufacturer, brand and trade name, number, size, rating and whatever other data are necessary to properly identify and check the materials and equipment. The words, "as specified" will not be considered sufficient identification.
- D. Accessories, controls, finish, etc., not submitted or identified with the submitted equipment shall be furnished and installed as specified.

- E. Shop drawings will be approved only to extent of information indicated. Approval of an item of equipment shall not be construed to mean approval for components for that item for which Contractor has provided no information.
- F. Approval of shop drawings shall not relieve Contractor of responsibility for providing all controls, wiring, components, etc. which are shown or specified, or all additional controls, wiring, components, etc. required to provide complete and correctly operating mechanical systems.

1.04 SUBSTITUTIONS

- A. Should the Contractor desire to substitute any material, equipment or other items for those specified, he shall submit a complete list, including detailed equipment layouts and performance characteristics within 21 calendar days after the scheduled Start of Construction. Said data shall be submitted in 7 copies, assembled in individual brochures.
- B. The entire cost of all changes of any type due to substitution for materials specified shall be born by the Contractor at no extra cost to the Owner.
- C. Unsolicited and voluntary deducts, on the part of the Contractor for substituting unapproved systems and/or equipment, shall not be considered for the purpose of awarding the Contract.
- D. The Contractor shall submit the amount of cost credit to the Contract in the event the proposed substitution is accepted.
- E. In all cases where substitutions are proposed after bids are received, the Contractor shall bear the cost of evaluation on the basis of 2-1/2 times technical salaries of engineering personnel involved.

1.05 AVAILABILITY OF SPECIFIED EQUIPMENT

- A. Verify prior to bidding that all specified equipment is available and can be obtained in time for installation during orderly and timely progress of the work.
- B. In the event that specified items will not be so available, notify the Architect prior to receipt of bids.
- C. Costs of delays because of non-availability of specified items, when such delays could have been avoided by proper investigation on the part of the Contractor, will be back-charges as necessary and shall not be borne by the Owner.

1.06 AS-INSTALLED DRAWINGS

- A. The Contractor shall arrange and pay for one set of white prints of the plumbing drawings which he shall alter in read to show all changes made to the original layout. These drawings shall be kept current.
- B. The Contractor shall deliver these completed to the Owner when the job is finished and accepted prior to final payment.

1.07 GUARANTEES

- A. The Contractor, in accepting this contract, binds himself to replace or repair at his own expense any defect in workmanship or material which may appear within a period of one year from the date of the final acceptance of the building, and to pay for all resulting damage which shall appear within the said period; provided always that the Contractor shall not be liable for anything attributable to acts of the servants and agents of the Owner, or for ordinary wear. Also, given date of work performed by the Contractor be accepted as complete, he shall agree to correct any deficiencies or omissions in respect of the plans or

specifications which may appear in the afore-mentioned twelve-month period.

- B. The Contractor guarantees that all piping as provided in this specification will be free from all obstructions, and that all piping will be tight and drip free.
- C. The Contractor guarantees that, in the entire domestic water system, a continuous and noiseless circulation of water will be established to all fixtures; and that water may be drawn from any fixture without hammering.

1.08 LOCAL CONDITIONS

- A. The Contractor and trade submitting tenders on this work shall visit and will be deemed to have visited the site to ensure that they are familiar with all conditions relating to the work. Failure to visit the site will in no way relieve the successful Contractor of the necessity of furnishing any material or performing any work that may be required to complete the work in accordance with the drawings and specifications without additional cost to the Owner.
- B. Existing conditions, including inverts of drains, sizes and locations of existing sewers, water mains, gas mains, grades, etc., shall be examined by the Contractor prior to any installation or fabrication, and it shall be understood that the price quoted shall include all work necessary to provide a complete workable system within the requirements of appropriate codes and fully adapted to the existing conditions. The Contractor shall disconnect, seal off and remove any existing services where no longer required, and reroute services where necessary.
- C. Before bidding the job, investigate, determine and verify locations and invert elevations of sanitary and storm sewers, city water mains and any of the buried or overhead utilities on or near site. Determine such locations in conjunction with all public and private utilities on or near site. Determine such locations in conjunction with all public and private utility companies and with all authorities having jurisdiction.

1.09 RULES, REGULATIONS AND CODES

- A. All work and materials shall be in full accordance with the latest Uniform Plumbing Code, California Building Code and local rules and regulations, State Fire Marshal regulations, the safety orders of the Division of Industrial Safety; the National Electric Code; the standards of the National Fire Protection Association; American Gas Association; Occupation and Safety Act; American National Standards Institute; American Society of Mechanical Engineers; American Society for Testing and Materials; Installation Standards published by the International Association of Plumbing and Mechanical officials (IAPMO) and other applicable laws, codes, or regulations. Nothing in these performance specifications shall be construed to permit work not conforming to these codes.
- B. Electrical Work: Motors, electrical apparatus and wiring specified in this Section shall conform to the National Electrical Manufacturer's Standards and the National Electric Code and bear the Underwriter's label or approval.
- C. The Contractor shall furnish, without extra charge, any additional material and labor when and where required to comply with these rules and regulations, though the work be not mentioned in these specifications or shown on the Drawings. When these Specifications or drawings call for or describe materials or construction of a better quality or larger sizes than required by the above-mentioned rules and regulations, the provisions of these specifications and accompanying drawings shall take precedence.

1.10 FEES AND PERMITS

- A. The Contractor must obtain and pay all fees for permits, licenses, inspections, etc., which are required by any legally constituted authority. Co-ordinate exact requirements with the Owner and/or General Contractor prior to bid.

1.11 COORIDNATION

- A. Following the general arrangement indicated on the Drawings as closely as possible, the Contractor shall coordinate with the Architect, structural, mechanical, plumbing, electrical and all other trades prior to installation of the materials and equipment to verify adequate space available for installation of the work shown. The Architect and Engineer shall be immediately notified if an area of conflict occurs between trades.
- B. The Contractor shall bear all costs incurred for work that must be relocated due to conflicts between trades.
- C. The Plumbing Contractor shall coordinate all requirements for all points of connection with the General Contractor and other trades prior to bid.

1.12 DRAWINGS

- A. The work shall be installed as indicated on Drawings, however, changes to accommodate installation of this work with other work, or in order to meet architectural or structural conditions, shall be made without additional cost to the Owner.
- B. For the purpose of clarity and legibility, the Drawings are essentially diagrammatic to the extent that many off-sets, bonds, unions, special fittings and exact locations are not indicated. The Contractor shall make use of all data in all of the Contract Documents and shall verify this information at the site.

1.13 INSPECTION

- A. The Contractor shall not allow or cause any of his work to be covered up or closed in until it has been inspected, tested, approved by all authorities having jurisdiction, and until Project Record drawings have been properly annotated.
- B. Should any of his work be covered up or closed in before such inspection, he shall, at his own expense, uncover the work to the satisfaction of the inspection party. All related repair work cost shall be borne by the Contractor.

1.14 DELIVERY, STORAGE AND PROTECTION OF PROPERTY

- A. Place orders for all equipment in time to prevent any delay in construction schedule or completion of project. If any materials or equipment are not ordered in time, additional charges made by equipment manufacturers to complete their equipment in time to meet construction schedule, together with any special handling charges, shall be borne by the Contractor.
- B. Materials shall be delivered in ample quantities from time to time as may be necessary for the uninterrupted progress of the work. They shall be stored so as to cause the least obstruction to the premises and distributed so as to prevent overloading to any portion of the structure.
- C. The Contractor shall provide temporary storage and shop areas that are required at the site for the safe and proper storage of materials, tools, and other items used in the performance of this work. These areas shall be constructed only in approved locations and shall not interfere with the work of any other Contractor.
- D. All work, equipment and materials shall be protected at all times. The Contractor shall make good all damage caused either directly or indirectly by his own workmen. The Contractor shall also protect his own work from damage. He shall close all pipe openings with caps or plugs during installation. He shall protect all of his equipment and materials against dirt, water, chemical and mechanical injury. Upon

completion, all work shall be thoroughly cleaned and delivered in a new condition.

1.15 DEFINITION OF "PIPING"

- A. The term "piping" as used in these Specifications or on the Drawings shall mean all pipe, fittings, nipples, valves, unions, etc., as may be required for a complete and functional system.

1.16 DAMAGE BY LEAKS, ETC.

- A. The Contractor shall be responsible for all damage to any part of the premises or work of other Contractors, caused by leaks or breaks in the piping or equipment furnished and/or installed under this Section, during the construction and guarantee period.

1.17 ACCESS TO EQUIPMENT FOR MAINTENANCE

- A. Install all equipment, piping, etc. to permit access for normal maintenance. Install all such equipment and accessories to facilitate maintenance. Perform any relocation of pipes, etc. required to permit access at request of Architect at no additional cost to Owner.

PART 2 - PRODUCTS

2.01 GENERAL

- A. All materials and equipment shall be new and of the best of their respective grades, free from all defects and of the make, brand or quality herein specified or as accepted by the Architect.
- B. All materials and equipment shall be identified by manufacturer's name or name plate data. Unidentified material or equipment shall be removed from the site.
- C. Equipment specified by manufacturer's number shall include all accessories, controls, etc., listed in the catalog as standard with the equipment. Optional or additional accessories shall be furnished as specified.
- D. Where no specific make of material or equipment is mentioned, any first-class product of a reputable manufacturer may be used, provided it conforms to the requirements of the system and meets with the approval of the Architect.
- E. Equipment and materials damaged during transportation, installation and operation shall be considered as "totally damaged" and shall be replaced with new. Any variance from this clause shall be made only with written approval of the Architect.
- F. Exact locations and mounting heights of all fixtures shall be obtained from the architectural drawings.
- G. Water closets, urinals, lavatories, etc., shall be as manufactured by American Standard, Kohler, or Eljer. (Refer to fixture specifications for exact details).
- H. Furnish all fixtures complete with necessary trim and stops, chrome plated brass, including tailpieces, traps and escutcheons.
- I. Water closet carriers shall be of commercial quality and shall be as manufactured by J.R. Smith, Zurn or Josam.
- J. For specific fixtures and equipment to be furnished and installed, see the fixture schedule on the Drawings and co-ordinate with the Owner prior to bid.

2.2 PIPE AND FITTINGS

A. Water Piping:

1. Inside Building and Exposed: Type "L" copper pipe, hard drawn, 95/5 solder with cast wrought copper solder fittings and adapters for screw pipe connections (Type "K" with silver brazed fittings below slabs).
2. Outside Building Below Grade: Shall be Type "L" copper pipe and fittings as specified for inside water piping.

B. Waste Piping (Sanitary Sewer System):

1. Inside Building and Within 5'-0" of Building Line:
No-hub, cast iron Soil Piping and Fittings, asphaltum coated and shall meet Commercial Standard CS188-66. Joints below grade shall be made with M.G. or A.B. & I "Best" couplings. Joints above ground shall be made with Ideal stainless steel bands, M.G. or A.B. & I "Best" couplings.

C. Vent Piping:

1. Underground or Concealed in Walls or Above Ceiling Spaces: Cast iron pipe and fittings as specified for waste pipe.
2. Exposed: galvanized steel pipe, Schedule 40, ASTM A-120, with 125 pound galvanized cast iron screwed fittings, ASA B 16.4-1949.

D. Natural Gas:

1. Inside Building, Above Floor: Schedule 40 black steel pipe, ASTM A-120, with 150 pound banded malleable iron screwed fittings. (Option: Piping 3" and larger may be welded using butt or socket type welding fittings. Mitered bends will not be permitted.)
2. Outside Building, Above Ground and on Roof: Schedule 40 galvanized steel, ASTM A-120, with 150 pound banded malleable iron screwed fittings.

2.3 VALVES AND UNIONS

A. General:

1. Piping systems shall be supplied with valves arranged so as to give compete and regulating control of piping systems throughout the building. Each group or battery of fixtures shall have shut off valves.
2. Valves shall be installed with the best of workmanship, with neat appearance and grouping, and so that all parts are easily accessible and serviceable.
3. Valves shall be of commercial quality, and shall be manufactured by Nibco, Appollo, Stockham, Jenkins, or Walworth.

B. Water Piping Valves:

1. 2" and Smaller: Nibco No. T-595-Y (threaded) or No. S-595-Y (soldered) ball valve with three piece body, full port, T.F.E. seats and bronze trim, 150 psi Class.
2. Check Valves: 4" and Smaller: Nibco No. T-433 (threaded) or No. S-433 (soldered), horizontal swing, renewable discs, and bronze body, 150 psi Class.

C. Gas Cocks:

1. 1/2" to 1-1/4": Crane No. 252, Walworth No. 591.
2. 1-1/2" and Larger: Nordstrom No. 142 and 143, or Walworth No. 1796 or 1797F.

- D. Unions: Furnish and install at each threaded connection to all equipment or valves. The unions shall be located so that the piping can be easily disconnected for removal of the equipment, tank, or valve, and shall be as follows:

1. For steel pipe: Grinnell, Stockham, or equal, 250 pound class, galvanized or black steel to match piping in which union is installed.
2. For copper pipe: Nibco No. 733, or equal by Mueller or Jenkins.

2.4 MISCELLANEOUS PLUMBING ACCESSORIES

- A. Hose Bibbs, Outside Building: Acorn or Chicago loose key, 3/4" hose end, 1/2" I.P.S. Female inlet, vacuum breaker, rough brass finish.
- B. Hose Bibbs, Inside Building: Same as for outside except with polished chrome finish.
- C. Vent Pipe Flashing: 4 pound lead with steel boot, cast iron counter flashing sleeve, Semco 1100-5 with vandal proof hood.
- D. Cleanouts: J.R. Smith or equal by Zurn or Josam.
1. Wall Cleanouts: J.R. Smith No. 4553, stainless steel, for ceramic tiled walls, and J.R. Smith No. 4422 with chrome plated cover for other types of walls.
 2. Floor Cleanouts: J.R. Smith No. 4043 with bronze plug and non-skid top for finished floors; and J.R. Smith No. 4223 with bronze plug and X-X-H secured non-skid cast iron top for unfinished floors.
 3. Cleanouts to Grade: J.R. Smith No. 4258 or 4253 with X-H bronze plug and X-X-H non-skid cast iron cover with lifting device set flush with surface for concrete areas. Asphalt or non-surfaced areas shall be installed with a ring of concrete poured around the bottom flange 6" below the surface. Use cast iron soil pipe on all cleanout risers. For Cleanouts in non-traffic areas, terminate cleanout plug in concrete yard box.
- E. Access Panels: J.R. Smith, Zurn, or Josam, and shall be 12" x 12" minimum for concealed valves and other equipment in walls unless specified otherwise or required otherwise by field conditions. Ceiling access panels shall be 12" x 18" minimum.
1. Wall Access Panels: J. R. Smith No. 4762 with AKL, stainless steel finish.
 2. Ceiling Access Panels: J. R. Smith No. 4760 with AKL, prime coated for plaster and dry wall ceilings; and J.R. Smith No. 4790 with AKL for acoustical tile ceilings.
- F. Escutcheons unless otherwise specified shall be steel flange with locking device and chrome plated finish, Beaton Cadwell No. 10 or equal by Grinnell.
- G. Insulation:
1. Hot Water Piping: Insulate all hot water piping with Manville "Micro-Lock" 850-AP-T with pressure sensitive tape. 1" thick for sizes up to 2", 1-1/2" thick for sizes 2" and above. All fittings and valves shall be insulated with premolded "Zeston" PVC covers with factory supplied fiberglass inserts. Insulation shall conform to the Manufacturers recommendations. Hot water piping below floor or grade shall be insulated with "Protexulate" per Manufacturers recommendations.
 2. Hot Water Heater and/or Storage Tank: Insulate with calcium silicate equal to Manville Thermo-12 or Owens-Corning Kaylo 10, 2" thick. Install per manufacturers recommendations. Provide 8 ounce canvas over insulation and size with lagging adhesive. Factory fabricated jacket may be submitted for engineers approval.

3. All exposed insulation shall be covered with a .016" thick aluminum jacket.
- H. Water Hammer Arresters: P.P.P. model P-2 or equal, with engraved model number. Install at all quick closing valves, commercial clothes washers and dishwashers behind access panel.
- I. Temperature and Pressure Relief Valves: Watts Series 40 or equal.
- J. Pipe supports, unless specified otherwise, shall be as follows:
 1. Seismic bracing shall be per the State of California Requirements.
 - a. Single pipe supports shall be "Super Strut" approval R.003 or equal.
 - b. Trapeze supports shall be "Super strut" approval R.020 or equal.
 2. Pipe Hangers shall be as follows:
 - a. Horizontal waste, vent and storm drain piping shall be:
 1. 10" and smaller: Super Strut No. C-711 or equal.
 - b. Horizontal Gas Piping: Super Strut No. C-711 or equal.
 - c. Horizontal Cold Water Piping: Super Strut No. C-711F or equal.
 - d. Horizontal Hot Water Piping: Super Strut No. C-710 with C-790 or equal.
 - e. Vertical Piping: Super Strut No. C-720 or equal.
 - f. Parallel Multiple Pipe Runs: Super Strut No. A-1202 channels with No. 702 pipe clamps for steel pipe and No. 701 pipe clamps for copper pipe.
 3. Isolators: Stoneman Series 100 "Trisolator", or Super Strut No. C-715.
 4. Connectors:
 - a. Bolt on locations and structure shall be Super Strut No. C-755-L or U-563 or equal.
 - b. Cast in place inserts shall be Super Strut No. 452 or No. C-302 or equal.
 - c. Steel Deck Inserts shall be Super Strut No. C-4745 or equal.
 5. Hanger Rods: Shall be Carbon steel Cold Drawn, continuous threads, Super Strut H-104 or equal.
- K. Traps, Strainers and Tailpieces: Every sanitary fixture, unless otherwise specified, shall be provided with a 17 gauge chromium tailpiece, a Los Angeles pattern cast brass trap, and wall flanges. Provide chromium plated brass casing between the trap and wall flanges with each fixture.
- L. Fixture Supplies:
 1. Supplies to lavatories, sinks and flush tank water closets shall be rigid and shall be equipped with chromium plated and polished screwed type angle compression stops with loose key square shank stems and lock shields extending beyond the stem as manufactured by "T & S Brass" or "Chicago" or approved equal.
 2. Each supply or pipe which passes through or into wall, floor, ceiling, or furred space shall be equipped with a chromium plated and polished cast brass flange with a set screw.

PART 3 - EXECUTION

3.1 EXCAVATION AND BACKFILLING

- A. Before laying of any pipe or digging of any trenches, the Contractor shall determine by actual excavation and measurement the exact locations and depth of existing utility and service lines to which he is to connect. In event depth of existing soil and waste lines is not sufficient to permit installation of piping as detailed on drawings or to make connection in manner indicated, the Contractor shall confer with the Architect and Owner's representative before proceeding with this work.

- B. The Contractor shall brace or crib all excavation and pump all water where required to prevent caving. Prior to bid the contractor shall inspect the ground where excavation is required to ascertain the structure of the soil. Additional consideration will not be allowed for unfavorable excavating conditions or for the encountering of stone, shale, or other substances.
- C. The Contractor shall do all necessary trenching, excavation, shoring, backfilling, and compaction required for the proper laying of the pipe lines. The Contractor shall cooperate with the work to be done under separate sections in providing information as to openings required in rough walls, slabs and footings.
1. Backfill shall be clean soil free from rocks and debris. Compact to 90% of surrounding soil.
 2. All pipes shall have not less than 18" of cover unless otherwise indicated on the drawings.
- D. Ascertain that all chases, shafts and openings are properly located; otherwise the Contractor shall cut all new openings required at his own expense and shall be held responsible for any damage done to other work unnecessary and/or careless cutting and drilling. No cutting, notching, or boring will be allowed that may impair strength of building construction; no holes, except for small screws, shall be drilled in beams or other structural members, without obtaining prior consent of the Architect. Execute all work with competent workman skilled in material involved. Patching materials and workmanship shall accurately match original work.
- E. Trenches:
1. Dig straight to line and grade, bottom smoothed of any rock points. Where rock is encountered, excavate 3" below grade of the pipe and lay entire length on undisturbed original earth or placed sand. The bottom of trenches shall be shaped or packed for the pipe and duct fittings, hubs and couplings, using templates to fit the outside periphery of the lower third of the piping or ductwork.
- F. Shoring:
1. All necessary shoring, sheeting and pumping shall be part of the work of this Section.
- G. Holes in concrete: Sleeves shall be furnished, accurately located and installed in forms before pouring of concrete. The Contractor shall pay all additional costs of cutting of holes as a result of the incorrect location of sleeves.

3.2 PIPING, FIXTURES AND EQUIPMENT

- A. Pipe joints and connections:
1. Approved elastomeric ring joints, flexible compression joints, and no-hub couplings are acceptable and shall be by M.G., Ideal, or approved equal.
 2. provide sufficient swing joints, ball joints, expansion loops, and devices necessary for seismic joints or flexible piping system drainage.
 3. Copper tubing with solder joints shall be made up with 95/5 solder in accordance with manufacturer's recommendations for the service intended. Threaded adapters shall be used where required.
- B. All piping passing through finished floors, ceilings, partitions or walls exposed to view shall be provided with chromium plated escutcheons. Escutcheons for insulated pipes shall fit over the insulation.
- C. Isolate all water piping from clamps and pipe hangers with "Stoneman" Series 100 or by "Super Strut" No. C-715 isolators.
- D. Where pipes pierce roof, extend pipe 7" above finished roof, except where specifically required to exceed this dimension by the applicable plumbing code, and provide roof flashing.

- E. Support each pipe independently from other pipes. Do not use wire or plumbers tape for hanging or strapping pipes.
- F. Pipe Sleeves:
1. All piping through any concrete floors, walls and roof shall have pipe sleeves installed before the concrete is poured. Space between piping and sleeve shall be packed with non-combustible material. Sleeves through floors shall be made watertight with mastic, non-staining compound which leaves a finished smooth appearance, or pack with noncombustible rope, or fiberglass to within 1/2" of both wall faces, and provide plastic water-proof compound.
 2. All piping through any partition shall have 1/4" minimum clearance all around. Install sleeves to protect piping from being anchored by the partition material. Pack space between sleeve and pipe with incombustible material.
 3. Piping through any sound partition shall have 1/2" clearance between pipe and wall construction, this space shall be solidly caulked both sides of the wall.
 4. Pipe penetrations through any existing concrete shall be core drilled. The opening through concrete shall be approximately 3/4" larger than pipe O.D. Space between pipe and concrete shall be caulked to full concrete thickness with a fire rated material. For vertical penetrations, caulk so that as little damage as possible shall be done to existing and remaining walls, floors, ceilings, and structural members.
 5. Electrical Equipment Spaces: Do not run piping through transformer vaults and other electrical or electronic equipment spaces and enclosures.
- G. Screwed steel piping shall be properly reamed. Pipe joint compound shall be "rectorseal" and shall be applied to male threads only.
- H. Copper tubing shall be cut with copper tube cutters sized with a sizing tool and thoroughly cleaned before application of flux or solder.
- I. Welded pipe shall be plain end and with beveled end fittings complying with ASA B16-9.
- J. Copper tubing systems shall have IPS read brass pipe or nipples at all connections requiring rigidity (at equipment, through roof, at anchors, etc.)
- K. Unions and Flanges:
1. Provide union and flanges at each connection to equipment and downstream of each valve. Install unions at both ends of valves, strainers, etc., when the valves, etc., could not be turned due to an obstruction.
- L. Piping in any partitions, through plates, studs, etc., shall have sufficient clearance from the structure to allow for expansion and contraction of the piping. No bare piping shall touch wood, concrete, etc., at any time.
- M. All closet bends, trap arms below floor, etc., shall be adequately blocked and secured. All piping installed above grade within buildings shall be secured to structural framing with Unistrut or pipe clamps to provide a rigid installation.
- N. Isolate all Water Piping from structure with minimum 3/8" thick felt pads.
- O. Pipe Hangers and Supports:
1. Securely fasten piping and equipment to building construction with hangers, supports, guides anchors or sway braces to maintain pipe alignment, maintain rigidity and to prevent noise or

excessive strain on piping due to uncontrolled movement under operating conditions. Supports shall be designed for safety factor of 5 to 1 for gross weight of piping system including fluid and insulation.

2. Fasten rods to structural steel members with suitable beam clamps or to concrete inserts set flush with the surface. Install a reinforcing rod through opening in the concrete insert. Do not burn, weld or drill structural member unless prior approval is obtained from the Architect.
3. Where hanger rods are longer than 18 inches, provide a lateral brace every fourth hanger. Do not support any piping by wire, rope, wood or other makeshift devices. Provide adequate additional steel support. Where building construction does not permit the hanger spacing as scheduled, coordinate with the Architect and structural engineer prior to bid and submit location details for review.
4. Each hanger shall be adjusted to carry its proper share of the load.
5. Provide sway bracing at every fifth hanger. Additional supports and/or braces shall be installed if, during test or normal operation, the piping should sway, crawl or vibrate.
6. Piping below any ductwork shall be supported from wall or on a trapeze with hanger rods outside of ductwork.
7. All piping, including valves, etc., shall be supported independently of equipment; no piping weight or stress due to expansion and contraction shall be transmitted to the equipment.
8. All insulated piping shall be provided with Super Strut No. C-790 steel protection shields between insulation and pipe hangers.
9. Pipe Hanger Spacing:

- a. Vertical risers shall be supported at their bases and at each floor minimum.
- b. Horizontal piping spacing shall be as follows unless otherwise noted:

Material	Size	Center to Center
Steel	1/2"	6 feet
Steel	3/4" to 1"	8 feet
Steel	1-1/4" and larger	10 feet
Copper	1/2" to 1-1/2"	6 feet
Copper	2" and larger	10 feet
Cast Iron	1-1/2" and larger	5 feet and at each fitting.

- c. Hanger Rods, threaded:

Pipe Sizes (inches)	Rod Sizes (inch diameter)
2" and smaller	3/8"
2-1/2" and 3"	1/2"
4"	5/8"

- d. Install a hanger within 12" of each change or direction and for each branch 5'-0" and longer.

10. All suspended no-hub cast iron piping shall be provided with cross bracing at a minimum 20 foot intervals and as recommended by the manufacturer.
11. All piping shall be laterally and longitudinally braced per S.M.A.C.N. and P.P.I.C. standards.

P. Installation of plumbing fixtures:

1. Install each fixture at the exact height and location shown on the architectural drawings.
2. Set fixtures, supplies, traps and trap outlets square with the wall, in line with fixture outlets without

- offsets, angles, or bends.
3. Grout joint between fixture and wall or floor with silicone sealant to provide a smooth, even, and watertight seal.
4. Watertight joints for drainage connections to all fixtures shall be made in accordance with the Uniform Plumbing Code.
5. Furnish all fixture complete with necessary trim and stops, chrome plated brass, including tailpieces, traps and escutcheons.
6. Connections to fixtures shall be in accordance with code requirements except as exceeded herein or on the Drawings, and in no case smaller than the supply stop size. Minimum waste sizes shall be 4" for water closets and 2" for lavatories.
7. Steel plate supports for wall hung fixtures shall be 3/8" thick by 6" wide steel plate recessed and lag screwed into wood studs or welded to steel studs and tapped for fixture bolts. Length and number of plates shall be as required to satisfactorily support the fixture to be installed. Plate shall be anchored to not less than three studs.

- Q. All equipment, fixtures, etc... shall be installed in strict accordance with the manufacturers recommendations.
- R. Flexible gas piping will not be permitted.
- S. All piping penetrating the roof shall be separated from other piping and any roof equipment by a minimum of 18" to insure a proper pipe flashing installation.
- T. For corrosive soil conditions, all cast iron floor sinks, floor drains, etc., shall be completely surrounded by 12" of sand on all sides.

3.3 INTERRUPTION OF SERVICES

- A. Interruption of any existing services shall be kept to a minimum. Shutdowns shall be made only with approval of and at times designated by the Owner.

3.4 TEMPORARY SERVICES

- A. Provide temporary services that will meet exiting demand when any existing services are interrupted in connection with work of this section beyond the period of time acceptable and approved by the Owner.

3.5 CANNING OPENINGS AND HANGER INSERTS

- A. The Contractor is to make out, subject to the approval of the Engineer, the exact dimensions and positions of cannings which may be required in floors, roofs, ceilings or walls for the passage of piping, tubes, etc. The area of any opening is not to be larger than absolutely necessary for the proper fitting of the piping, tubes, etc. The Contractor shall furnish plans and elevations, where necessary, showing the sizes and locations of all cans and required fittings through the building structure, and the locations and sizes of all inserts of hanger rods, anchors and other suspension points.

3.6 TESTING

- A. The Contractor shall furnish all labor, materials, and equipment necessary and perform all required testing of all piping, fixtures, equipment, and accessories installed under this Section of the specification. All such plumbing installations shall be tested, repaired, and adjusted to the satisfaction of the Owner's Representative and all governing authorities.
- B. The Contractor shall perform all pressure tests required by codes, utility companies, and local governing authorities.

- C. Leaks shall be repaired by remaking with new material. No makeshift leak stopping methods are acceptable.
- D. Should any piece of equipment or material fail in any of the tests, it shall be immediately removed and replaced with new; the system shall again be tested by the Contractor. Damaged equipment and materials shall be considered as "totally damaged" and any variance from this clause shall be made only with written approval of the Architect.

3.7 STERILIZATION OF DOMESTIC WATER LINES

- A. Sterilize all domestic water lines from the meter to all outlets. This work shall be performed by an independent company specializing in this work.
- B. Submit sterilization report to Architect for approval and indicate that the Coliform-Aerogenes organisms are negative, that the total plate count is less than 100 bacteria per cc, that the water is safe for consumption, and the job location.

3.8 COMPLETION OF INSTALLATION

- A. Clean all equipment and materials thoroughly.
- B. Show no tool marks or threads on exposed plated, polished, or enameled connections from fixtures. Tape finished surfaces to prevent damage during plastering.
- C. Flush each unit of water supply and distribution system thoroughly with clean water at the highest velocities attainable.
- D. Clean all piping, valves, traps, strainers, water heaters, tanks, etc., thoroughly and flush or blow out until free of scale, oil, silt, sediment, pipe dope, and all foreign matter of any kind.

END OF SECTION

- 1) THE CONTRACTOR SHALL SAWCUT THE EXISTING FLOOR FLOOR AS REQUIRED TO REMOVE AND REPLACE ALL UNDER FLOOR PIPING AND FLOOR INLETS AS INDICATED PER PLAN. REPAIR FLOOR BY DOWELING IN NEW REINFORCEMENT AND NEW CONCRETE PER DETAILS TO PROVIDE A COMPLETELY OPERATIONAL AND FUNCTIONAL CIRCULATION SYSTEM AND ALL OTHER PIPING AS REQUIRED TO PROVIDE A FULLY OPERATIONAL AQUATICS FACILITY.
- 2) THE CONTRACTOR SHALL COORDINATE DEMOLITION WITH ALL OTHER TRADES, AND SHALL PROTECT ALL EXISTING WORK, BUILDINGS, AND UTILITIES. THE CONTRACTOR SHALL FIELD VERIFY LOCATION OF AND PROTECT ALL UNDERWATER LIGHTING CONDUIT, VENT/SEWER/SORM DRAIN LINES, ETC. TO REMAIN AS REQUIRED FOR RENOVATION OF SWIMMING POOL.
- 3) COORDINATE INGRESS/EGRESS AND HAUL ROUTES WITH THE OWNER PRIOR TO START OF WORK.
- 4) EXISTING SWIMMING POOL PLAN IS SHOWN FOR CONTRACTOR INFORMATION AND ASSISTANCE. THE CONTRACTOR IS RESPONSIBLE FOR INDIVIDUAL SQUARE FOOTAGE TAKE-OFFS AND ESTIMATIONS WITH REGARD TO DEMOLITION, PREPARATION, AS WELL AS MEANS AND METHODS OF CONSTRUCTION. CONTRACTOR SHALL VISIT THE SITE AS REQUIRED TO FAMILIARIZE THE WORK, AND TO BECOME FAMILIAR WITH SCOPE AND SERVICES OF WORK. REQUEST SETBACK TO NEW FOOTING AND PLAN IN COORDINATION WITH CONTRACTOR FIELD LAYOUT AND EXISTING INFORMATIONAL PLANS.
- 5) COORDINATE PROPOSED CONTRACTOR STAGING AREA WITH THE OWNER PRIOR TO CONSTRUCTION. PROVIDE TEMPORARY PHONE, TOILET(S), FENCING, GATES, ETC. AS REQUIRED.
- 6) CONTRACTOR IS TO PHOTOGRAPH AND DOCUMENT ON A PLAN ANY AND ALL EXISTING DAMAGED ITEMS/SURFACES FINISHES IN AND IMMEDIATELY AROUND THE WORK AREA AND AROUND ALL WORK PATHS FROM STAGING AREA PRIOR TO THE START OF WORK. CONTRACTOR IS TO SITE WALK ALL EXISTING DAMAGED AREAS WITH THE OWNER AND PROVIDE A LIST OF DAMAGE(S) AND DOCUMENT BEFORE WORK BEGINS. IN THE EVENT OF THE CONTRACTOR'S FAILURE TO DO THIS BEFORE WORK BEGINS, FAILURE TO PROVIDE THIS INFORMATION REPRESENTS ACCEPTANCE BY THE CONTRACTOR THAT ALL EXISTING SURROUNDING FINISHES (CONCRETE, AC PAVING, FLOORING, ETC.) AND ALL GATES, DOORS, PATHWAYS, ETC. ARE UNDAMAGED AND IN CLEAN AND FUNCTIONING CONDITION, AND CONTRACTOR ACCEPTS THE RESPONSIBILITY TO MAINTAIN AND CORRECT ANY DAMAGE LATER FOUND BY THE OWNER DURING CONSTRUCTION PERIOD IN THESE AREAS AT NO EXPENSE TO THE OWNER.
- 7) REMOVE ALL EXISTING SWIMMING POOL FINISHES INCLUDING PLASTER, TILE, ETC. DOWN TO ORIGINAL SOUND CONCRETE/SHOTCRETE. ANY CRACKS LARGE ENOUGH TO INSERT THE EDGE OF A DIME INTO, SHALL BE CHIPPED OUT TO A MINIMUM OF 3/4"x24" AND THEN FILLED FLUSH WITH NON-SHRINK GROUT. ALL EXPOSED REBAR, RUSTY, SPOTTED, OR BE BUSHED DOWN 1/4" BELOW FINISH SURFACE, ZINC COATED AND FILLED FLUSH WITH NON-SHRINK GROUT. ANY OTHER IMPERFECTIONS IN THE POOL SHELL SHALL BE REPAIRED PRIOR TO INSTALLING NEW TILE. ALL LINES END WALL TARGETS 4'-6" DEPTH TIE IN AND STEEP FIRM TILE. 3/4" BELOW WATERLINE TILE AND PRESERVE EXISTING POOL WATER LINE TILE, BOND BEAM TILE, AND GUTTER GRATING. REPAIR ANY DAMAGED DUE TO DEMOLITION AND CONSTRUCTION.

- 6 REMOVE EXISTING MAIN DRAIN FRAMES, GRATES, AND SUMPS COMPLETE. INSTALL NEW DALL'DORADO MAIN DRAIN FRAMES, GRATES, AND SUMPS 16"x36" PER PLAN. THE CONTRACTOR SHALL CERTIFY THE MAIN DRAIN SYSTEMS AS V.G.B. COMPLIANT. THE CONTRACTOR SHALL ENSURE THAT MAIN DRAIN MEETS CURRENT STANDARDS AND IS CERTIFIED WITH CURRENT REQUIREMENTS.
- 9 REPLACE EXISTING POOL TILE INCLUDING ALL RACING LANE LINES, END WALL TARGETS, BONDDEAM AND WATERLINE TILE, AND DEPTH MARKERS. DEPTH MARKERS SHALL BE LOCATED AT MAXIMUM 25'-0" O.C. AROUND ENTIRE POOL PERIMETER AND SHALL HAVE MINIMUM 4" TALL NUMBERS AND LETTERS. PROVIDE NEW INTERNATIONAL NO DIVING TILES AT ALL DEPTH MARKER LOCATIONS 6'-0" DEPTH OR SHALLOWER. PREPARE ALL SURFACES TO RECEIVE NEW TILE PER PLAN. CONTRACTOR SHALL ALSO REPLACE EXPANSION JOINT MATERIAL AND TILE PRIOR TO PLASTERING.
- 10 THE OWNER SHALL IDENTIFY THE SWIMMING POOL FILL WATER SOURCE FROM CLOSEST FIRE HYDRANT AND SHALL PAY FOR THE WATER TO FILL THE POOL. THE CONTRACTOR IS RESPONSIBLE FOR HOSE, HOSES, FILLING AND PROTECTION OF ELASTIC SURFACE FILL SOURCE. SHALL BE BLOW-OUT INITIALLY TO PROVIDE A CLEAN DOMESTIC WATER SOURCE. THE CONTRACTOR SHALL PROVIDE CONTINUOUS FILL UNTIL THE WATER IS AT OPERATIONAL LEVEL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND THE FILL WATER SHALL BE A MINIMUM OF NOT LESS THAN FOURTEEN (14) DAYS AFTER FILTER. THE CONTRACTOR SHALL COORDINATE THEIR EFFORTS WITH OWNERS STAFF TO PROVIDE INSTRUCTION AND TRAINING IN PROPER OPERATION OF POOL IN CONJUNCTION WITH NEW PLASTER SURFACES.
- 4
SP-4
- 11 PROVIDE NEW POOL FLOOR IN HATCHED AREAS. KEY CURRENT FLOOR INTO EXISTING POOL FLOOR PER DETAIL.
- 12 THE CONTRACTOR SHALL ENSURE THAT ALL SURFACES ARE PREPARED AND PLASTER FINISH. ALL SURFACE CONDITIONS SHALL BECOME A CRITICAL PART OF WORK AND SHALL BE TAKEN INTO CONSIDERATION AT THE TIME OF PLASTER APPLICATION.
- 2
SP-4
- 13 CONTRACTOR SHALL REMOVE EXISTING EXPANSION JOINT THROUGH FLOOR, WALLS AND GUTTER AND REPLACE WITH NEW POOL STRUCTURE PER DETAIL.
- 14 CONTRACTOR SHALL PRESSURE TEST ALL EXISTING POOL PIPING IN ADDITION TO KNOWN FAILED FLOOR AND PIPING FROM POOL VESSEL BACK TO MECHANICAL ROOM. CONTRACTOR SHALL PROVIDE A WRITTEN REPORT BACK TO OWNERSHIP AND ARCHITECT DOCUMENTING ALL PIPING TESTS. IF A PRESSURE TEST FAILS ON ANY LOCATION THE CONTRACTOR SHALL REPORT TO THE OWNER AND ARCHITECT AND PROVIDE A COST TO SNIP THE PIPING WITH A CAMERA AND PROVIDE A COST TO REMOVE DECK OR OTHER INFRASTRUCTURE TO REPLACE ALL DAMAGED PIPING. CONTINUE TO PRESSURE TEST AFTER EACH FIX TO ENSURE THAT ALL LEAKS AND DAMAGES ARE REPAIRED. CONTRACTOR SHALL NEW TILE AND PLASTER AND BEFORE FILLING VESSEL WITH WATER.

SURFACE AREA	=	9,283 SQ. FT.
PERIMETER	=	488 FT.
DEPTH	=	3'-6" TO 12'-0"
VOLUME	=	405,230 GAL.
6 HR TURNOVER	=	1,126 GPM

MD = MAIN DRAIN

FI = FLOOR INLET

GO = GUTTER OUTLET

AV = AIR VENT

EJ = EXPANSION JOINT

FV = FLOAT VALVE

BFV = BUTTERFLY VALVE

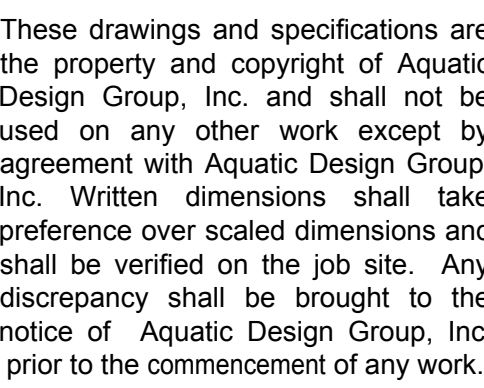
A.F.F. = ABOVE FINISHED FLOOR

(E) = EXISTING

(N) = NEW

 = AREA OF POOL FLOOR REMOVAL

 = AREA OF DOUBLE THICK FLOOR FLOOR REMOVAL


$$1/8'' = 1' - 0''$$


PROJECT INFORMATION

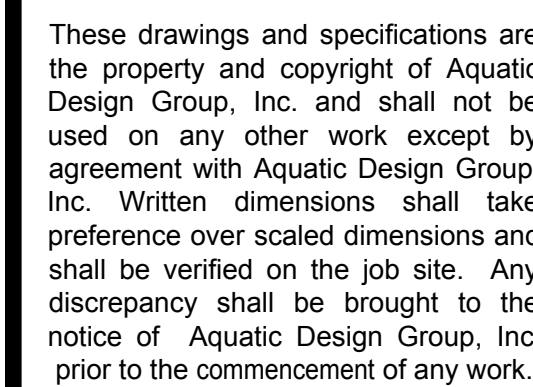
[illegible]

A circular professional seal for Gregory S. Feltz, a Licensed Architect-Engineer in the State of California. The seal includes the text "LICENSED ARCHITECT-ENGINEER", "GREGORY S. FELTZ", "C-35802", "REN. 07/31/22", and "STATE OF CALIFORNIA". The seal is stamped over a signature.

DRAWING TITLE

PROJECT NO. _____

DP-1



PROJECT INFORMATION

REVISIONS

[illegible]

ARCHITECT



PROJECT NO.	2025.033
DRAWN BY	CJM
CHECKED BY	GSF
DATE	08/28/20

DP-2

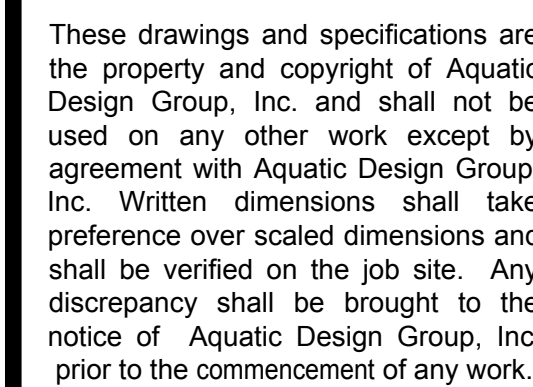

$$1/8'' = 1'' - \emptyset'$$

5d.2

 $\frac{1}{2}'' = 1'' - \mathcal{O}'$ 

16" x 16" x 16"

 $\frac{1}{2}'' = 1' - 0''$

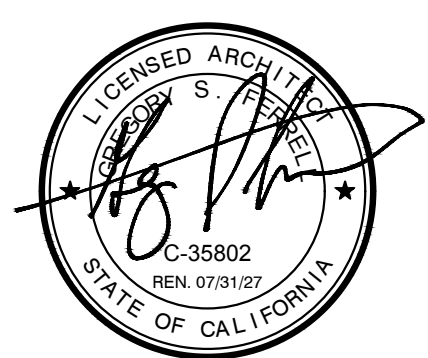


PROJECT INFORMATION

REVISIONS

[illegible]

ARCHITECT



DRAWING TITLE

PROJECT NO.	2025.033
DRAWN BY	CJM
CHECKED BY	GSF
DATE	08/28/20

DRAWING NO.

SP-1

SURFACE AREA	=	9,283 SQ. FT.
PERIMETER	=	488 FT.
DEPTH	=	3'-6" TO 12'-0"
VOLUME	=	405,230 GAL.
6 HR TURNOVER	=	1,126 GPM

MD	=	MAIN DRAIN	_____	3 SP-4
RA	=	ROPE ANCHOR	_____	6 SP-4
UL	=	UNDERWATER LIGHT	_____	7 SP-4
DM	=	DEPTH MARKER	_____	4 SP-5
NR	=	NO RUNNING	_____	5 SP-5
ND	=	NO DIVING	_____	5 SP-5
15M	=	15 METER MARKER	_____	1 SP-5
GR	=	GRABRAIL		
RP	=	RACING PLATFORM		
RS	=	RECALL STANCHION		
BS	=	BACKSTROKE STANCHION		
LAD	=	LADDER		
AL	=	ACCESSIBLE LIFT		
MGC	=	MOVEABLE GUARD CHAIR		
SA	=	STANCHION ANCHOR		
HR	=	HANDRAIL		
(E)	=	EXISTING		
(N)	=	NEW		
	=	NEW POOL FLOOR (SHOWN STIPPLED)		

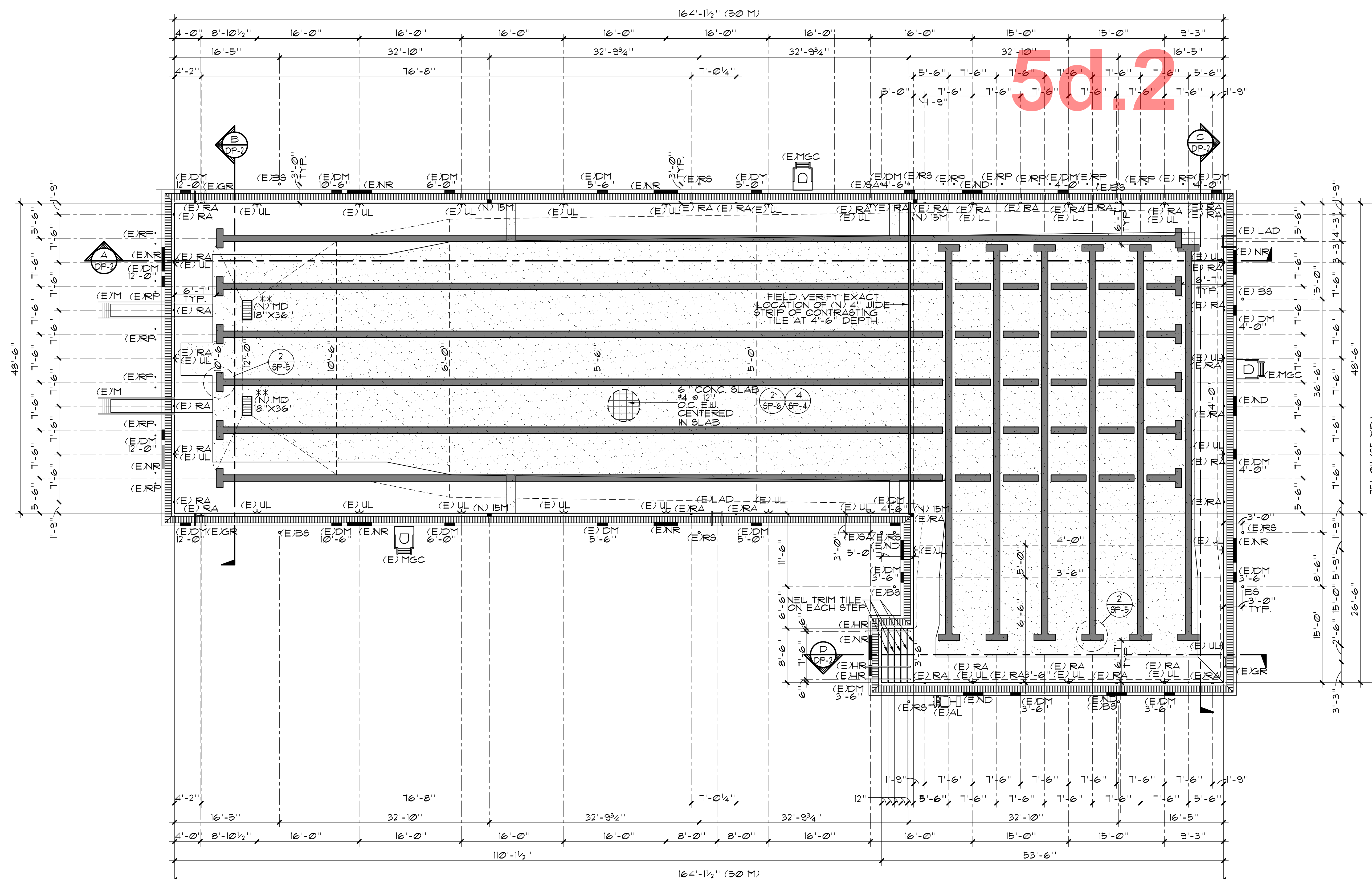
* THE CONTRACTOR SHALL RETAIN AN INDEPENDENT LICENSED SURVEYOR TO PROVIDE CERTIFICATION OF COMPLIANCE FOR REQUIRED POOL LENGTHS IN ACCORDANCE WITH USA SWIMMING REGULATIONS. THE SURVEYOR SHALL SUBMIT THE COMPLETED FORM TO USA SWIMMING NATIONAL EVENTS DEPARTMENT AND PROVIDE COPIES TO OWNER AND ARCHITECT.

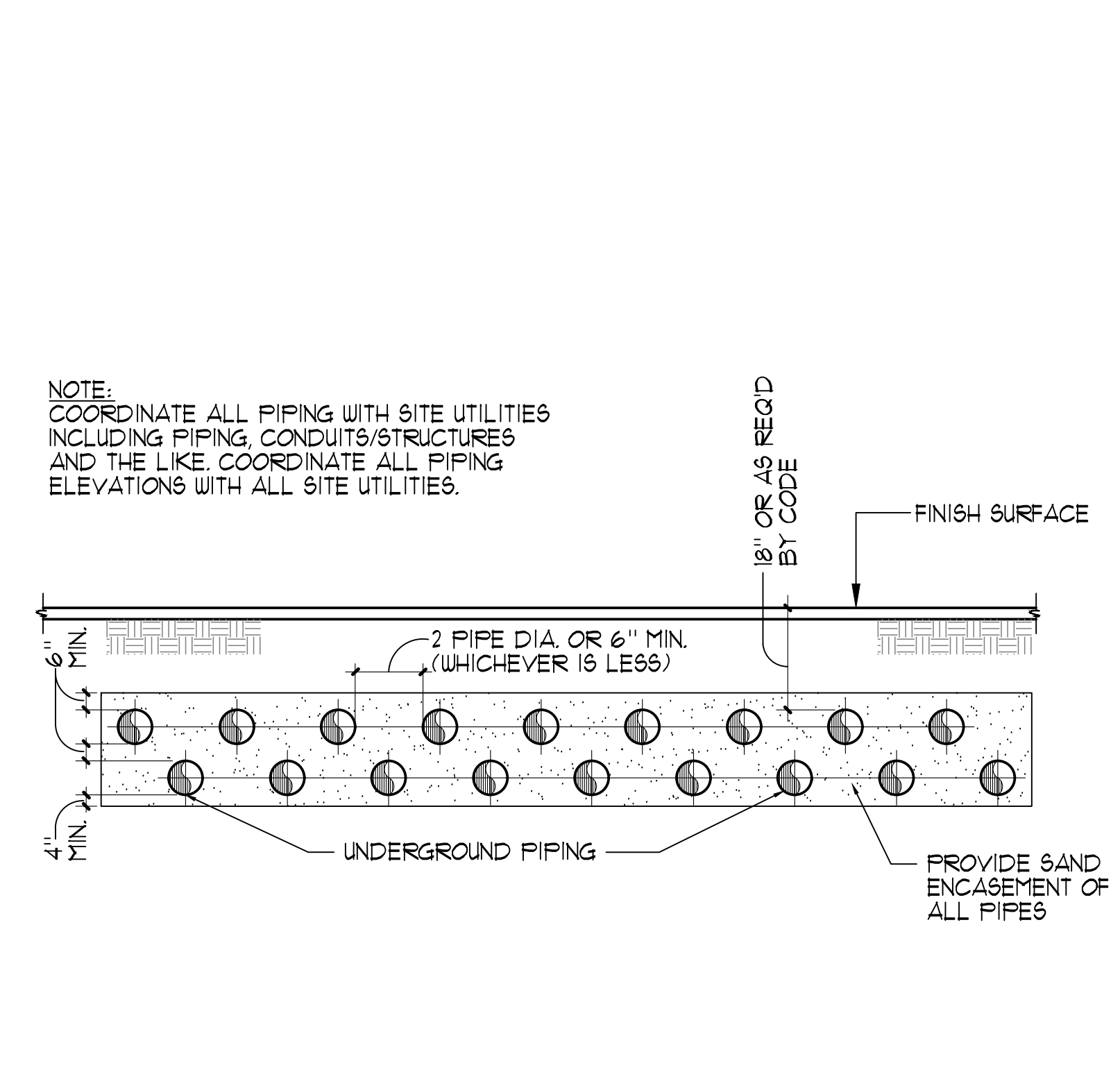
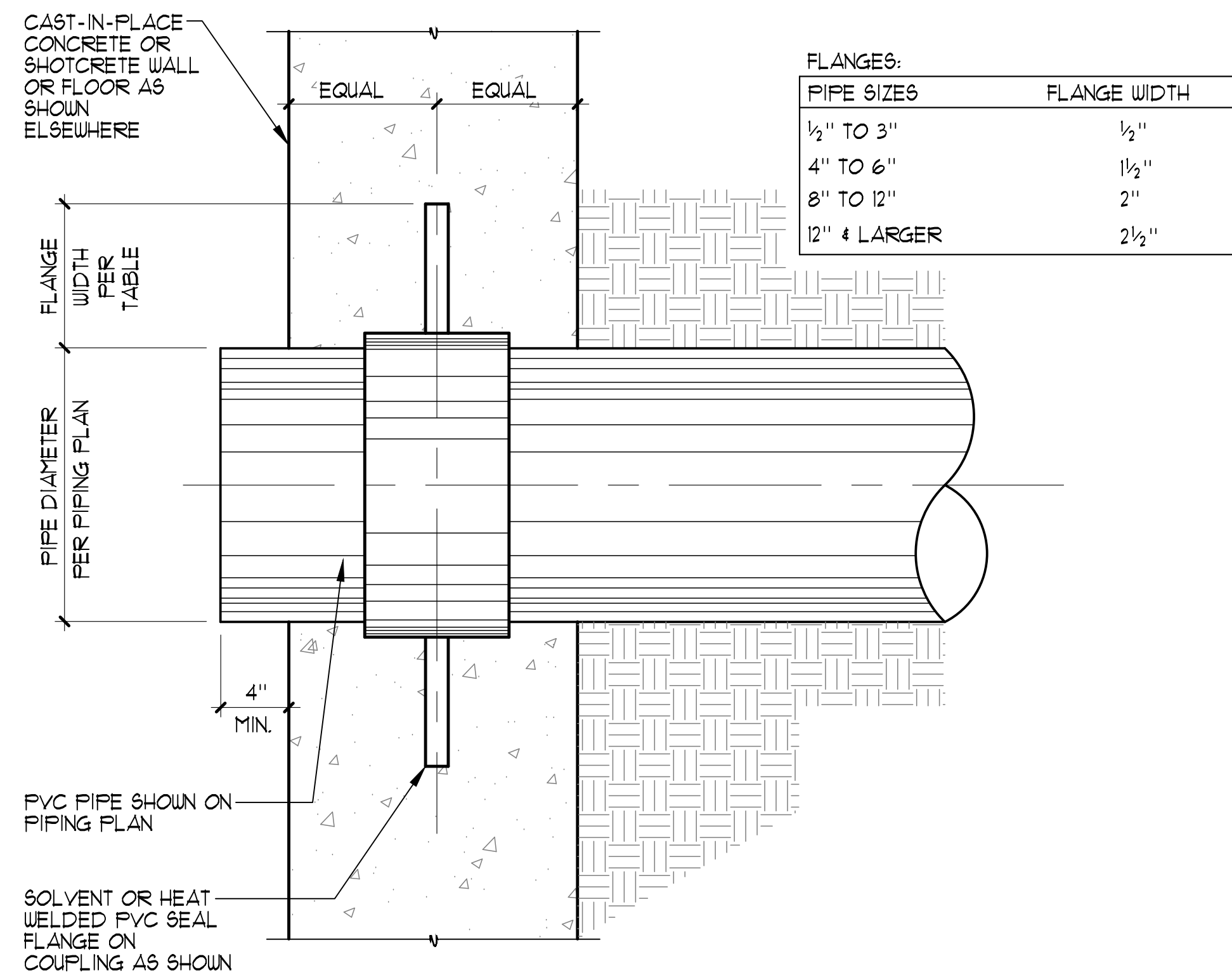
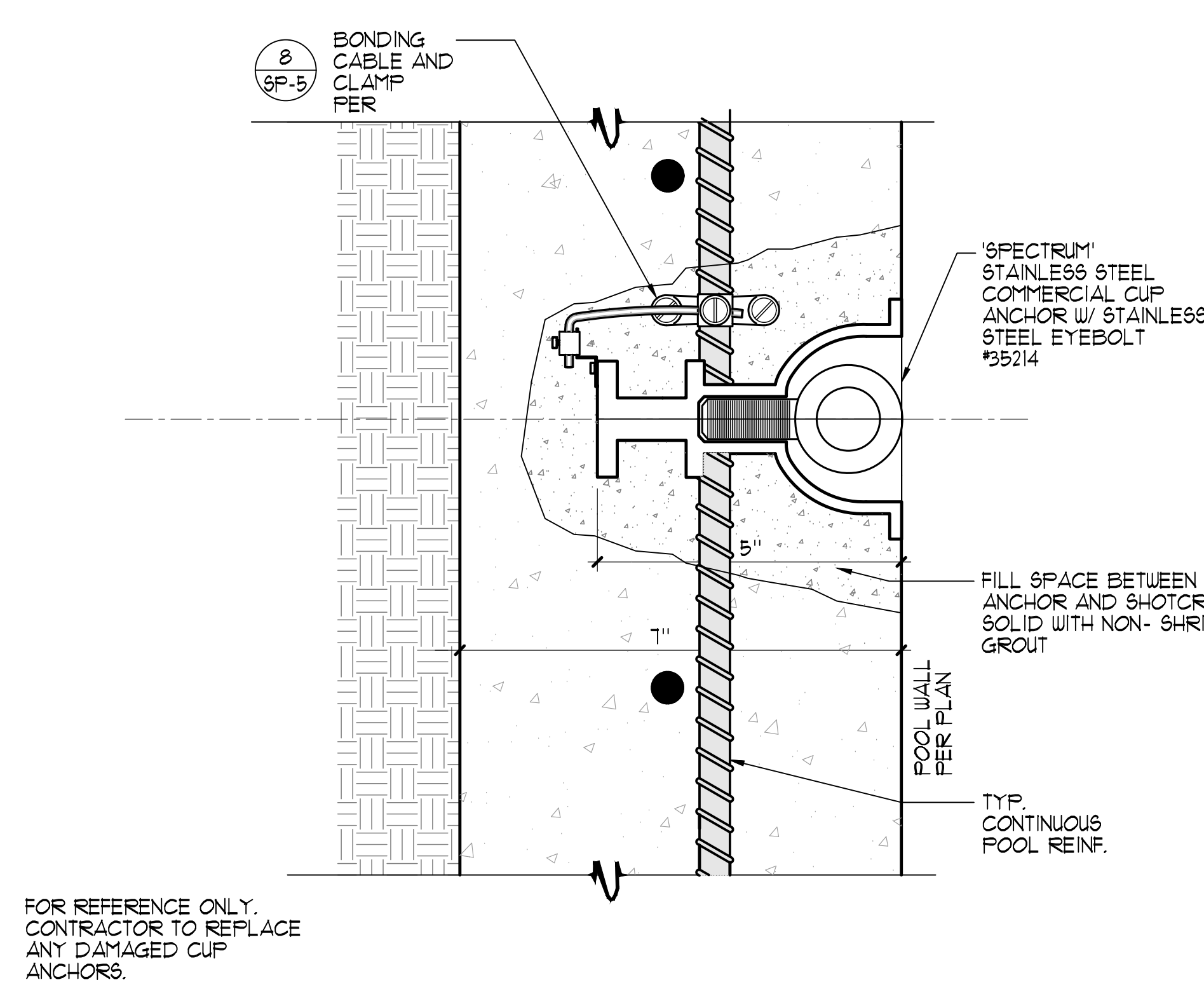
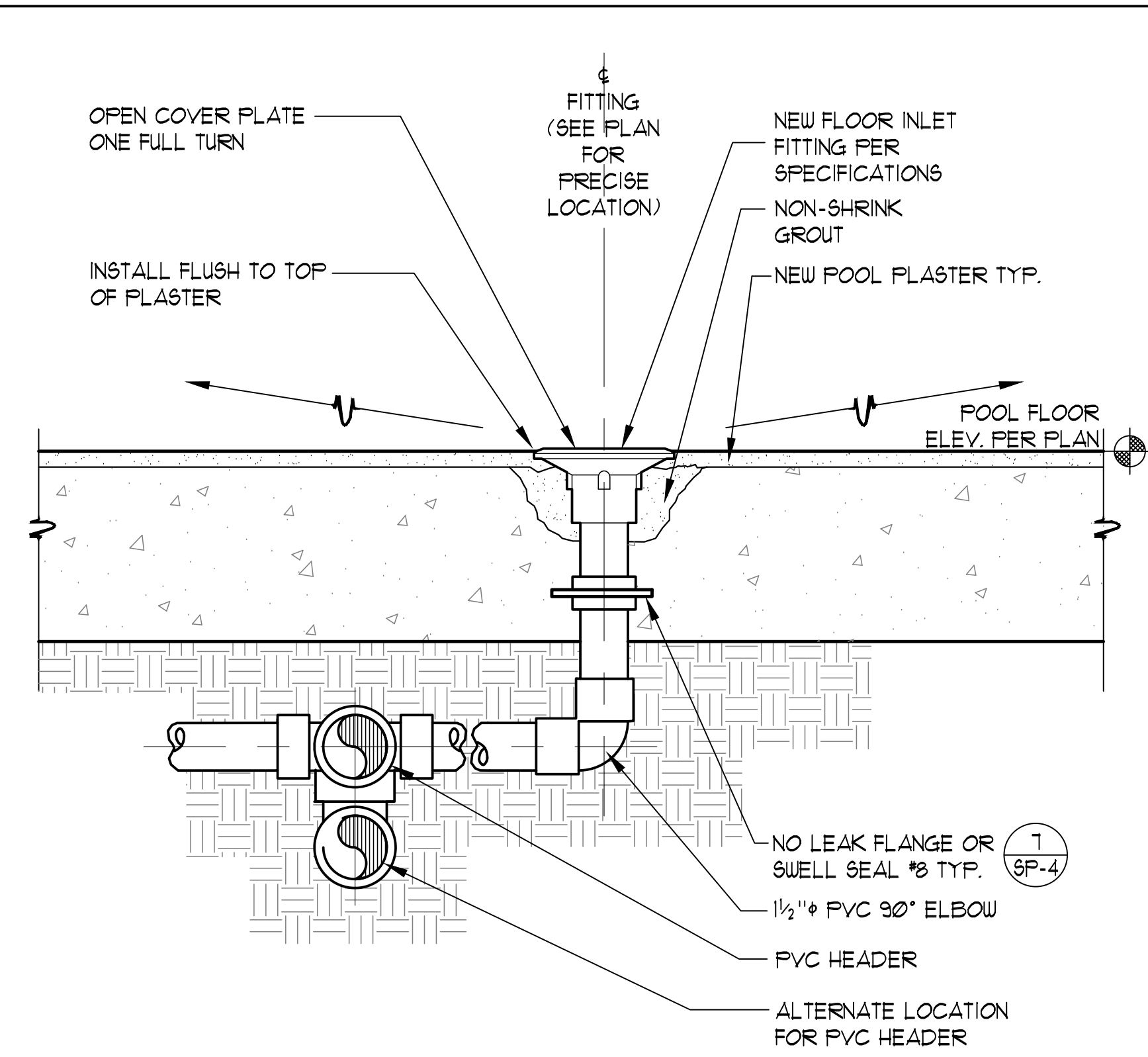
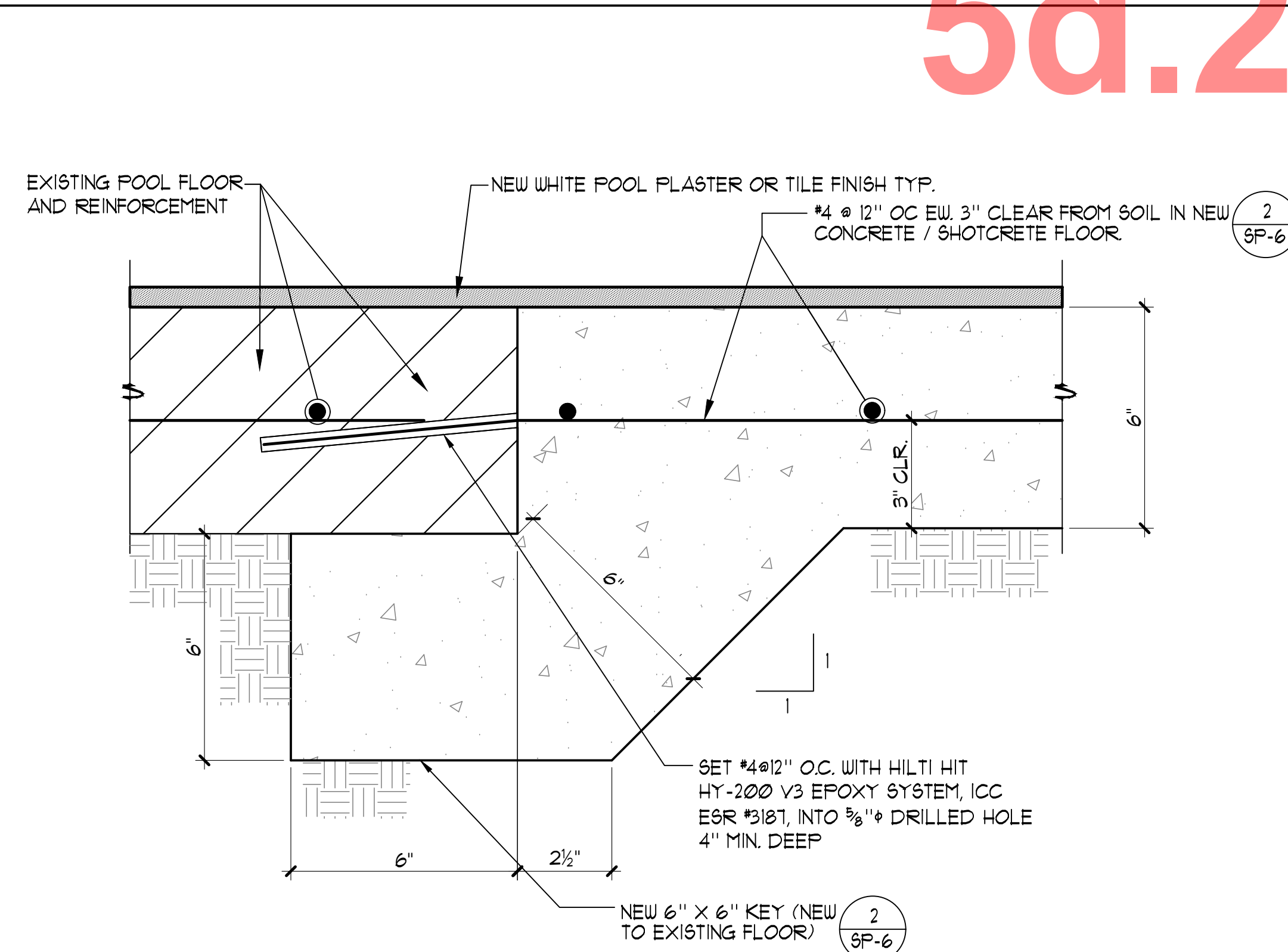
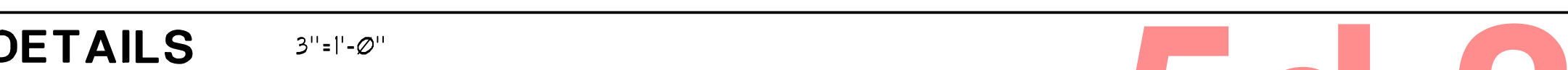
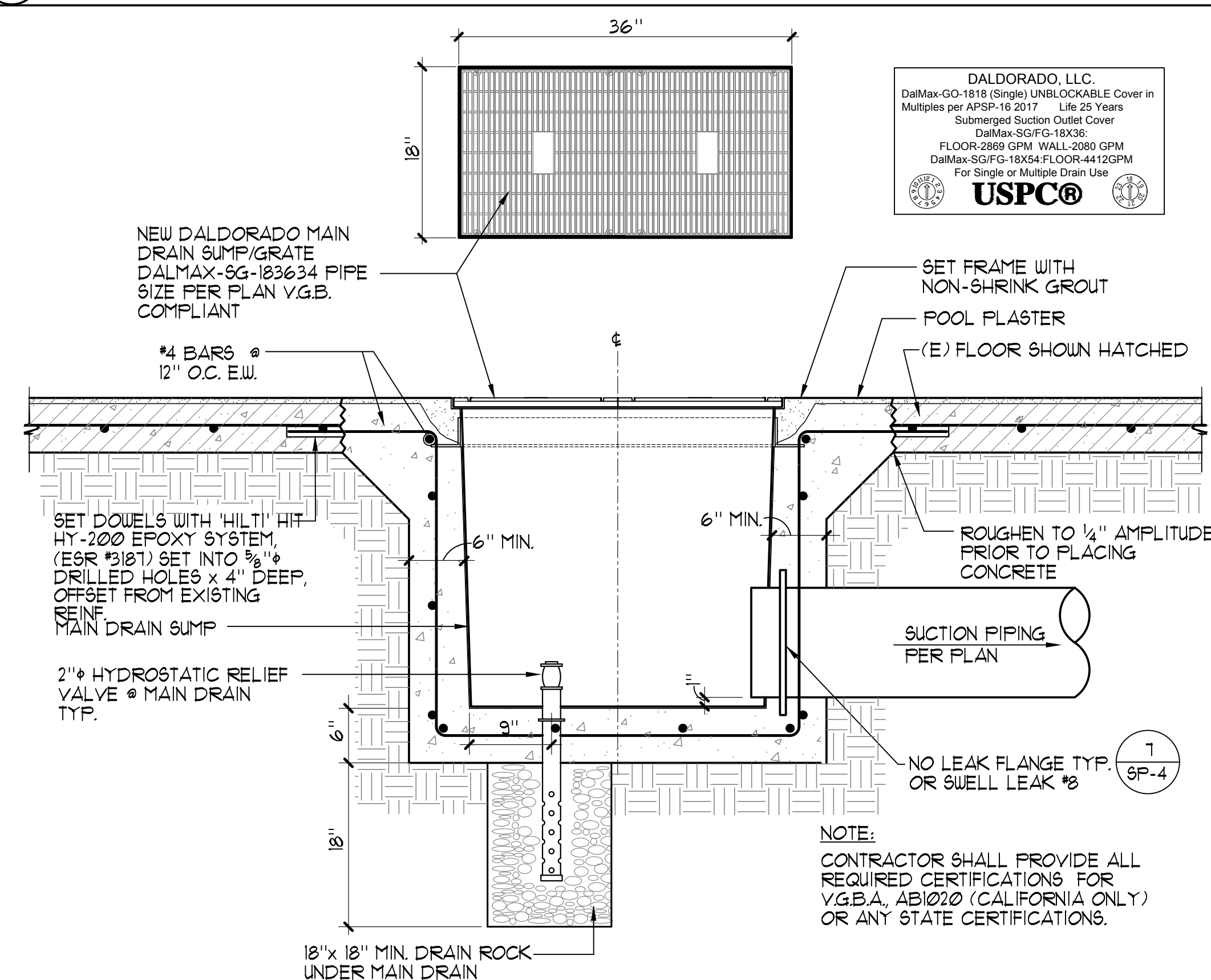
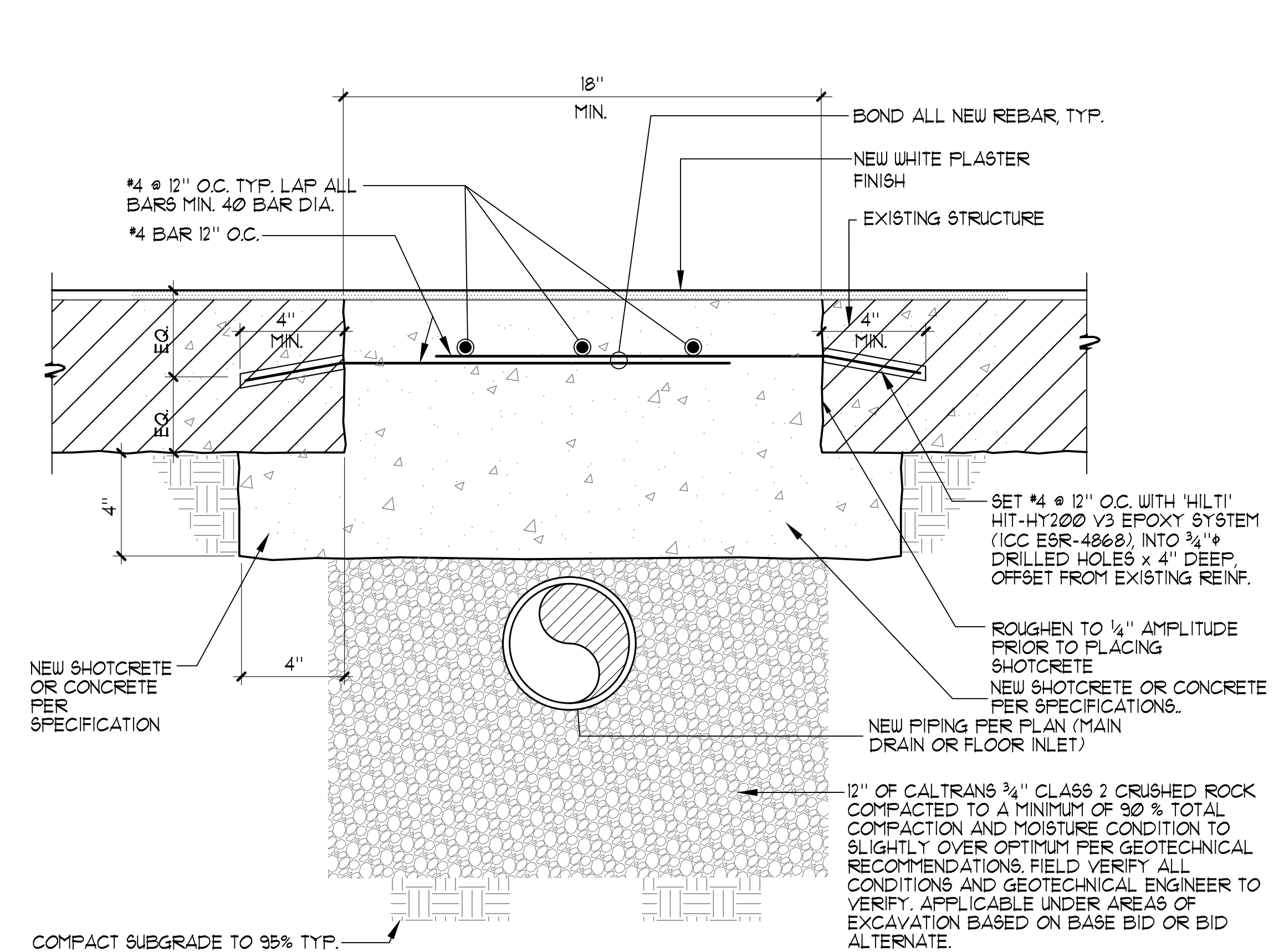
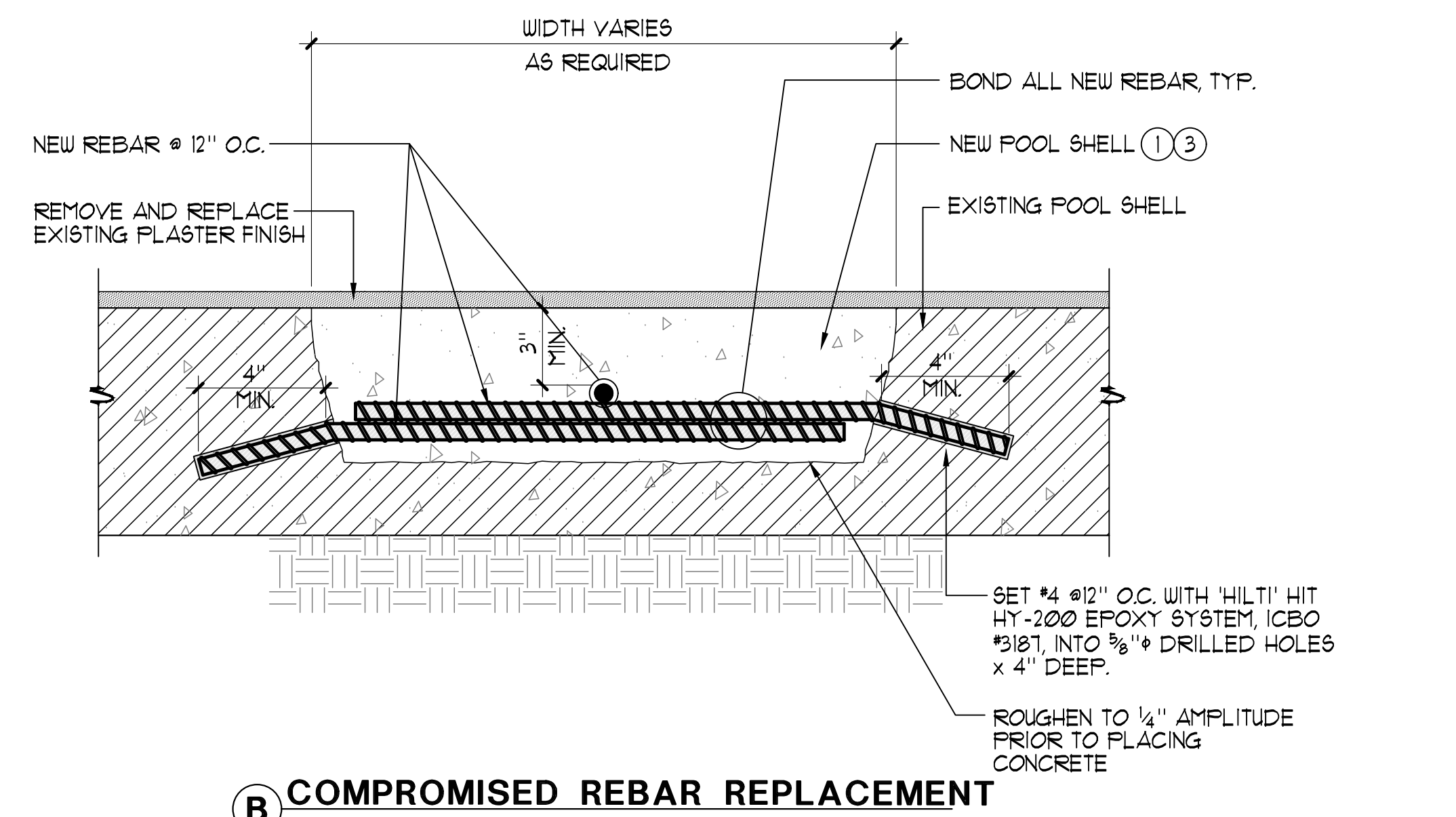
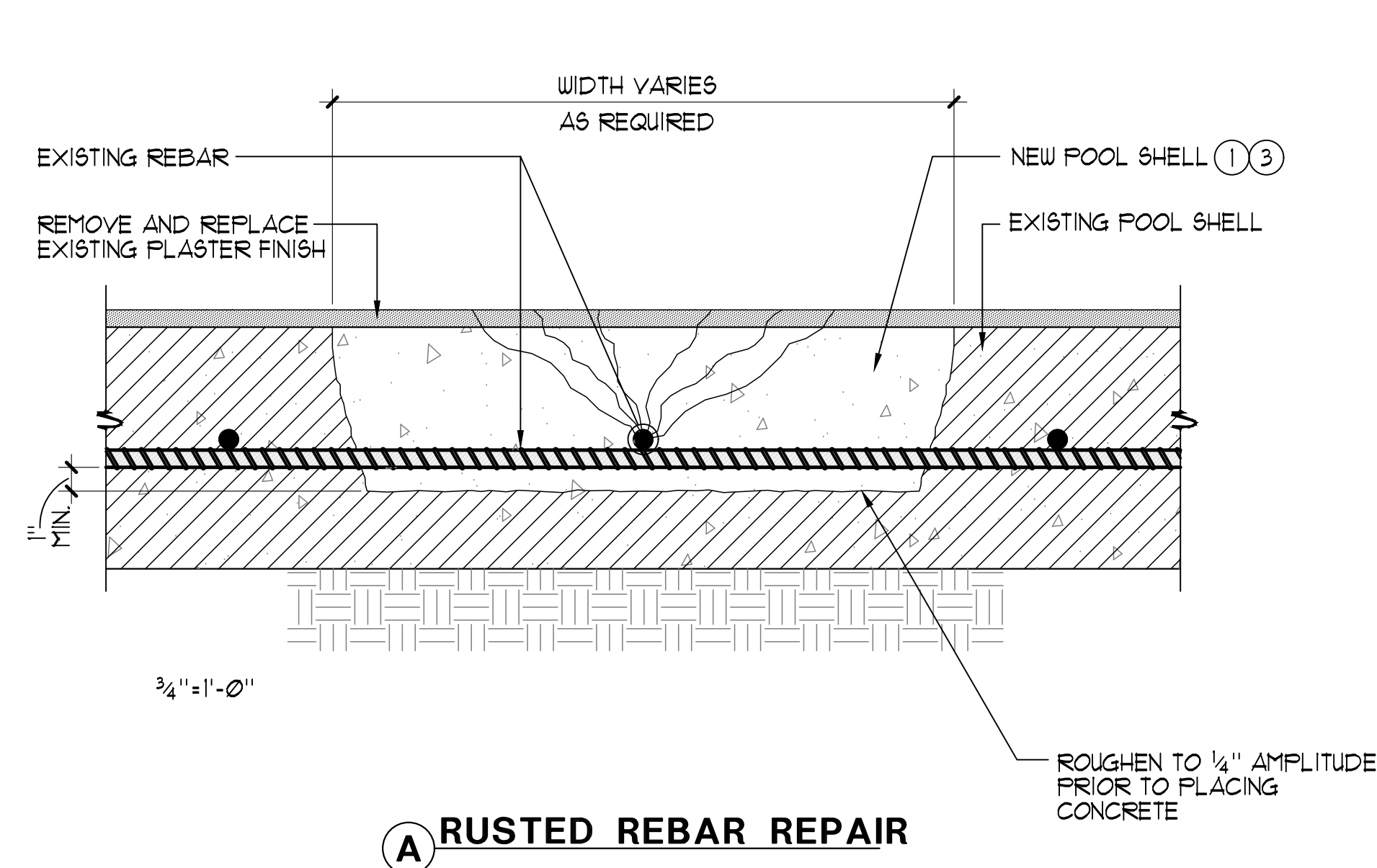
LONG COURSE-50M: (ALLOWS FOR TOUCH PADS AT BOTH ENDS) 164'-1 1/8" MIN.; 164'-1 11/16" MAX.

SHORT COURSE-25YDS: (ALLOWS FOR TOUCH PADS AT ONE END) 75'-0 5/16" MIN; 75'-1 3/16" MAX.

TOLERANCE AGAINST LENGTH SHALL EXTEND IN A VERTICAL PLANE 0.3M (12") ABOVE AND 0.8M. (2'-7½") BELOW THE SURFACE OF THE WATER AT ALL POINTS OF BOTH END WALLS TYP. OF ALL COURSES.

**CONTRACTOR SHALL RETAIN A LICENSED ENGINEER TO CERTIFY THE MAIN DRAIN SYSTEMS AS V.G.B. COMPLIANT. CONTRACTOR SHALL UTILIZE MAIN DRAIN SUMP AND GRATE AS A SOFA RATED ASSEMBLY FROM MANUFACTURER.

 $\frac{1}{2}'' = 1' = 0'$



These drawings and specifications are the property and copyright of Aquatic Design Group, Inc. and shall not be used on any other work except by agreement with Aquatic Design Group, Inc. Written dimensions shall take preference over scaled dimensions and shall be verified on the job site. Any discrepancy shall be brought to the notice of Aquatic Design Group, Inc. prior to the commencement of any work.

PROJECT INFORMATION

ILIONS CENTER POOL
225 A STREET
BRAWLEY, CALIFORNIA 92227

[illegible]

ARCHITECT



DRAWING TITLE

DETAILS

PROJECT NO.	2025.033
DRAWN BY	CJM
CHECKED BY	GSF
DATE	08/28/20
DRAWING NO.	

SP-4

SWIMMING POOL DATA

SURFACE AREA	=	9283 SQ. FT.
PERIMETER	=	488 FT.
DEPTH	=	3'-6" TO 12'-0"
VOLUME	=	405230 GAL.
6 HR TURNOVER	=	1126 GPM

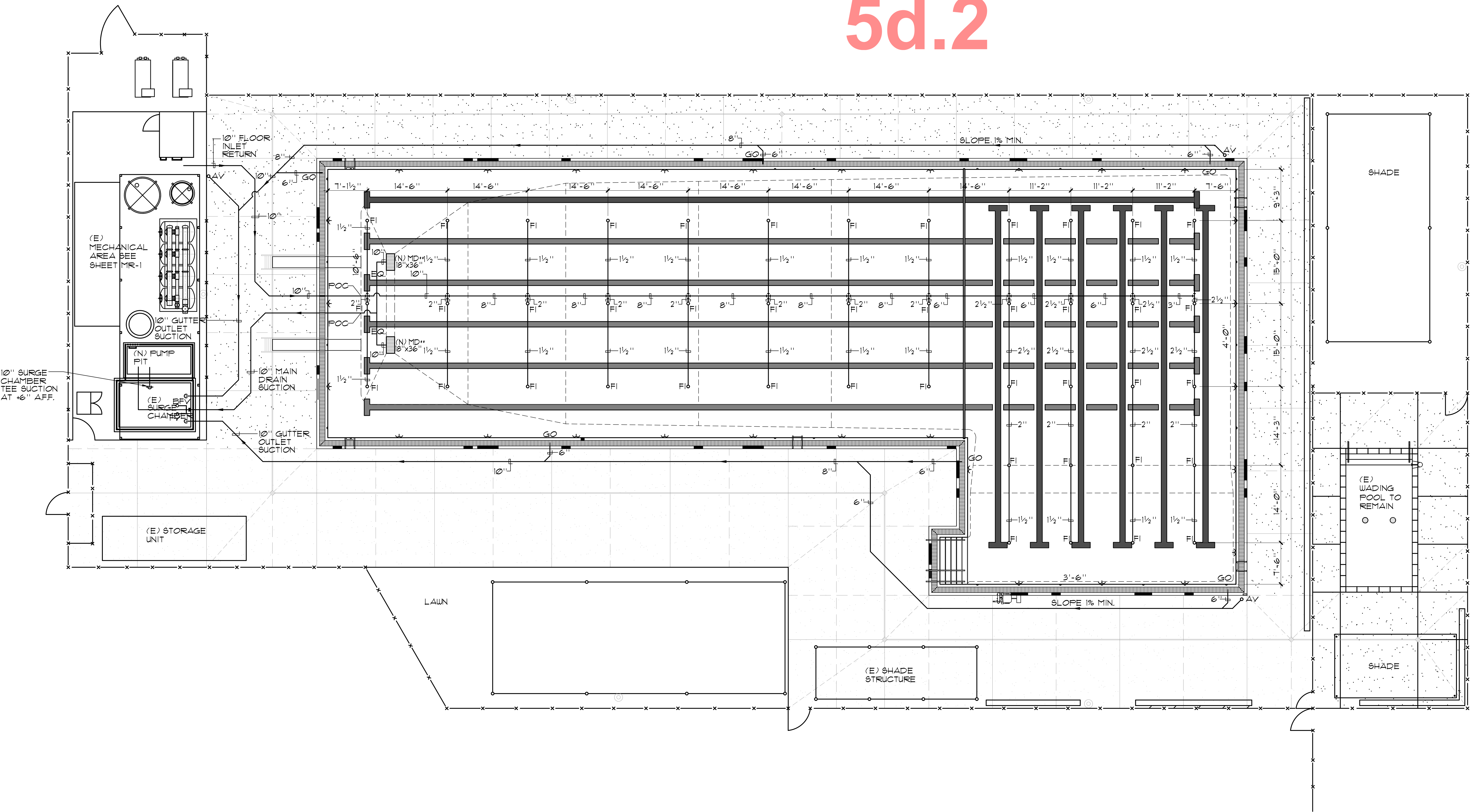
SURGE DATA

REQUIRED SURGE CAPACITY	=	9283 GAL.
SURGE IN PERIMETER GUTTER	=	4112 GAL.
SURGE IN GUTTER PIPING	=	1126 GAL.
SURGE IN SURGE CHAMBER	=	4673 GAL.
TOTAL SUPPLIED SURGE	=	9311 GAL.
∴ 9311 GAL. 9283 GAL. + 6% OK		

LEGEND

MD	=	MAIN DRAIN
FI	=	FLOOR INLET
GO	=	GUTTER OUTLET
AV	=	AIR VENT
EJ	=	EXPANSION JOINT
FV	=	FLOAT VALVE
BFV	=	BUTTERFLY VALVE
AFF.	=	ABOVE FINISHED FLOOR
POC	=	POINT OF CONNECTION
(E)	=	EXISTING
(N)	=	NEW

- NOTES:
1. PIPING ROUTES ARE SCHEMATIC IN NATURE AND SHOWN ON PLANS FOR CLARITY. CONTRACTOR SHALL ROUTE PIPING ACCORDINGLY TO MEET NOTED INVERT ELEVATIONS. REFER TO REFERENCED DETAIL FOR PIPE SPACING REQUIREMENTS.
 2. ALL BELOW GRADE POOL PIPING SHALL BE SCHEDULE 40 PVC AND ALL ABOVE GRADE POOL PIPING SHALL BE SCHEDULE 80 PVC.
 3. COORDINATE ALL PIPING WITH SITE AND BUILDING UTILITIES INCLUDING PIPING, CONDUITS / STRUCTURES AND THE LIKE. COORDINATE ROUTING OF PIPING THROUGH STRUCTURAL SLAB. ALL PIPING SHALL HAVE UNIFORM SLOPE IN ONE DIRECTION.
 4. SURGE CHAMBER TEE SUCTION SHALL BE SET AT +6" AFF. MAINTAIN MAXIMUM SEPARATION BETWEEN SUCTION AND INFLUENT PIPING WITHIN THE SURGE CHAMBER.
 5. EACH MAIN DRAIN SHALL BE EQUIPPED WITH HYDROSTATIC RELIEF VALVE PER RECOMMENDATIONS OF GEOTECHNICAL REPORT.
 6. ALL UNDER POOL PIPING AND FLOOR RETURNS SHALL BE REMOVED AND REPLACED.
 7. CONTRACTOR SHALL PRESSURE TEST EXTENT OF EXISTING PIPE FROM POINT OF CONNECTION TO MECHANICAL ROOM.



NEW SWIMMING POOL PIPING PLAN

1/8" = 1'-0"

These drawings and specifications are the property and copyright of Aquatic Design Group, Inc. and shall not be used on any other work except by agreement with Aquatic Design Group, Inc. Written dimensions shall take preference over scaled dimensions and shall be verified on the job site. Any discrepancy shall be brought to the notice of Aquatic Design Group, Inc. prior to the commencement of any work.

PROJECT INFORMATION
LIONS CENTER POOL
225 A STREET
BRAWLEY, CALIFORNIA 92227

REVISIONS

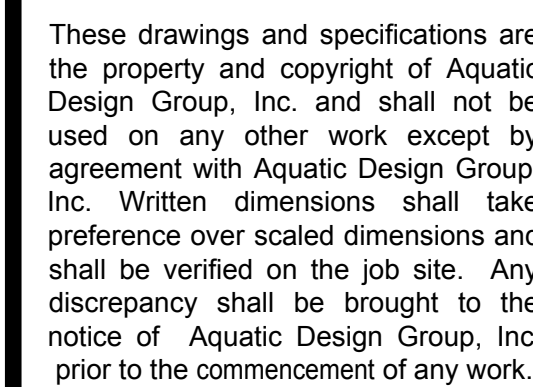
NO.	DATE	DESCRIPTION



DRAWING TITLE
NEW SWIMMING POOL PIPING PLAN

PROJECT NO.	2025.033
DRAWN BY	CJM
CHECKED BY	GSF
DATE	08/28/2025

DRAWING NO.
SP-2

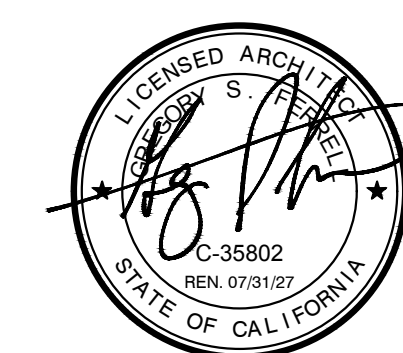


PROJECT INFORMATION

REVISIONS

[illegible]

ARCHITECT



DRAWING TITLE

EXISTING
SWIMMING POOL
UNDERWATER
LIGHT LAYOUT
PLAN

PROJECT NO.	2025.033
DRAWN BY	CJM
CHECKED BY	GSF
DATE	08/28/2025

DRAWING NO.

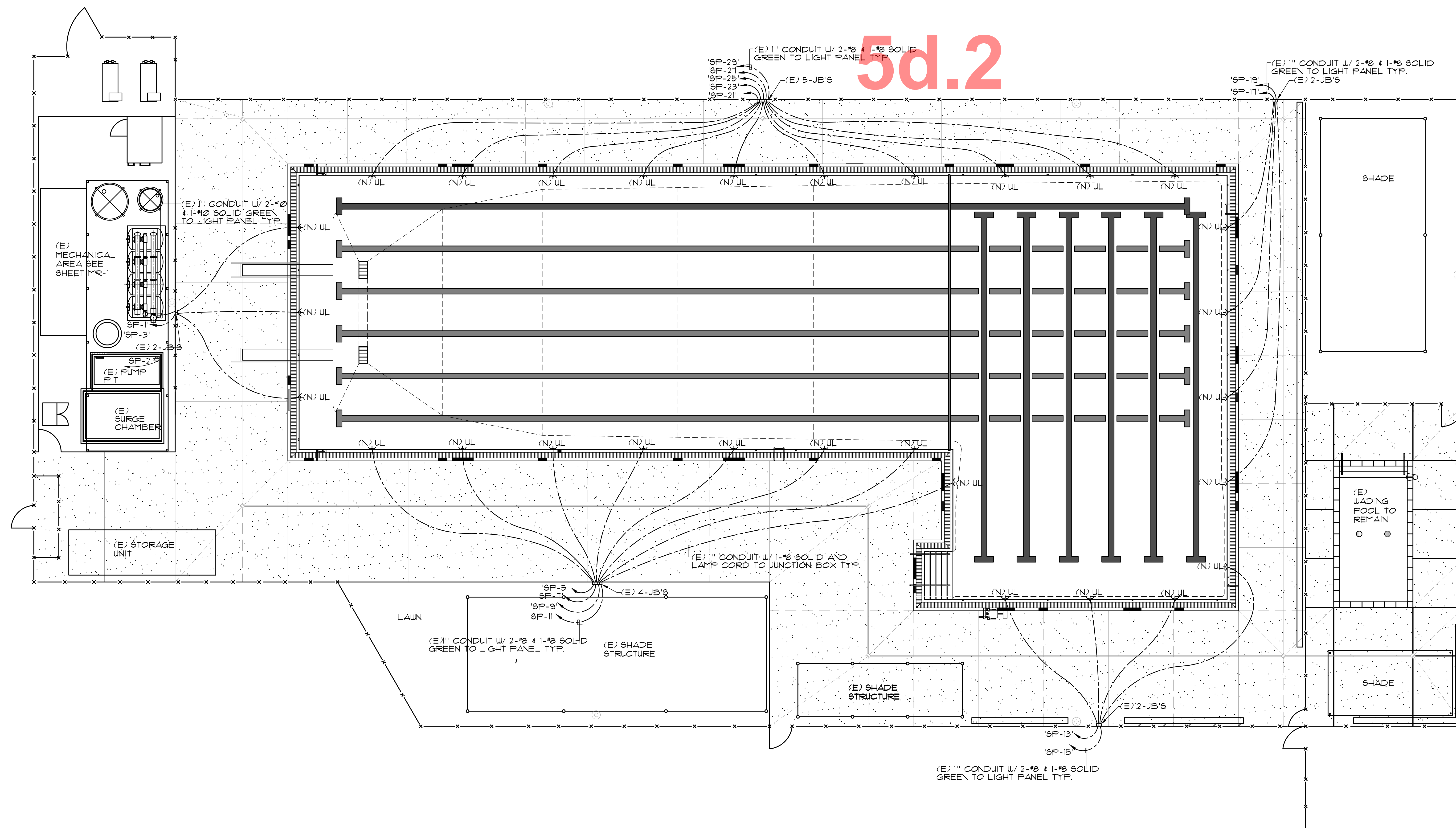
SP-3

NOTES:

1. CONTRACTOR TO PROVIDE ADDITIVE ALTERNATIVE BID TO REMOVE AND REPLACE THE EXISTING POOL UNDERWATER LIGHT FIXTURES WITH NEW LED LIGHTS. BEFORE ORDERING NEW POOL UNDERWATER LED LIGHTS, THE CONTRACTOR SHALL VISUALLY INSPECT THE POOL FIELD VERIFYING THE CONDITION OF EACH EXISTING POOL LIGHT NICHE TO ENSURE THEY ARE NOT DAMAGED AND HAVE BEEN INSTALLED IN ACCORDANCE WITH ARTICLE 680.1 OF THE CALIFORNIA ELECTRICAL CODE. THE CONTRACTOR SHALL DETERMINE THE CORRECT SIZE AND THE TYPE OF REPLACEMENT LED LIGHT FIXTURE THAT CAN BE PROPERLY USED TO FIT AND SECURE INTO THE EXISTING NICHE. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE CORRECT SIZE AND NICHE HOOK AT EACH EXISTING POOL LIGHT NICHE ARE NOT DAMAGED AND ARE COMPLETELY INTACT AND READY TO RECEIVE A NEW LED LIGHT FIXTURE. THE CONTRACTOR SHALL REMOVE AND APPROVE INSTALLATION PRIOR TO PLASTERING THE POOL.

LEGEND

UL = UNDERWATER LIGHT
JB = JUNCTION BOX
(E) = EXISTING
(N) = NEW



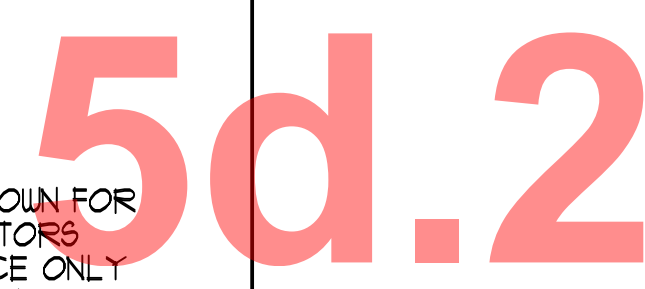
EXISTING SWIMMING POOL UNDERWATER LIGHT PLAN

$$\frac{1}{8}'' = 1' - 0''$$



- ## 8 POOL BONDING DETAIL





- SHOTCRETE NOTES:**
- ① SHOTCRETE SHALL BE WET-MIX AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. SHOTCRETE MATERIAL SHALL HAVE A WATER/CEMENT RATIO OF 0.50. SHOTCRETE MATERIALS MIXTURE DESIGN PROPORTIONING, PLACEMENT, CURING, AND TESTING SHALL BE PER ACI 318.
 - ② CONTINUOUS INSPECTION BY A DSA APPROVED INSPECTOR IS REQUIRED OF ALL SHOTCRETE PLACEMENT PER ACI-318.
 - ③ ALL CEMENT USED SHALL CONFORM TO ASTM, C-150 TYPE II.
 - ④ FINE AND COARSE AGGREGATE SHALL CONFORM TO ASTM, C-33. MAXIMUM SIZE OF AGGREGATE TO BE $\frac{3}{8}$ ".
 - ⑤ SHOTCRETE SHALL BE TESTED AND INSPECTED PER CBC 1105.3 AND ACI 318.
 - ⑥ ANCHOR BOLTS, ANCHORS, DOUELS, INSERTS, ETC. SHALL BE SECURELY TIED IN PLACE PRIOR TO PLACING OF SHOTCRETE.
 - ⑦ ALL REINFORCEMENT WITHIN SHOTCRETE SHALL MAINTAIN THE LESSER OF 6 BAR DIA. AND $2\frac{1}{2}$ " CLEAR NON-CONTACT SPACES.
 - ⑧ THE FILM OF LANTHANE WHICH FORMS ON THE SURFACE OF THE SHOTCRETE SHALL BE REMOVED WITH APPROXIMATELY TWO HOURS AFTER APPLICATION BY BRUSHING WITH A STIFF BROOM. IF THIS IS NOT REMOVED WITHIN TWO HOURS, IT SHALL BE REMOVED BY THOROUGH WIRE BRUSHING OR SAND BLASTING. CONSTRUCTION JOINTS OVER EIGHT FEET OLD SHALL BE THOROUGHLY CLEANED WITH AIR AND WATER PRIOR TO RECEIVING SHOTCRETE.
 - ⑨ ALL REINFORCING SHALL BE ASTM A-615, GRADE 60, UNLESS OTHERWISE NOTED. LAP SPACES SHALL BE 64 BAR DIA. NON-CONTACT LAP SPACES SHALL HAVE CLEAR SPACING BETWEEN BARS THE GREATER OF 6 BAR DIA. AND $2\frac{1}{2}$ ". REINFORCING SHALL CONFORM TO ACI 318.

*NOTE: SHOWN FOR
CONTRACTORS
REFERENCE ONLY
AS REQUIRED

CONCRETE / SHOTCRETE NOTES

ARCHITECT

DRAWING NO.

SP-6



CALIFORNIA
commercial pools

5d.3

2255 Auto Centre Dr., Glendora, CA 91740

☎: 909.394.1280 Fax: 909.394.4579 Email: bids@calcommpools.com

CA LIC 415172 DIR 1000001406

AIA Billing	Job: Lions Park Pool City of Brawley
\$ 1,745,800.00	

Billing Item	Total
Submittals / Shop Drawings	\$ 25,000.00
Mobilization	\$ 35,000.00
Rec. Pool	
Demo	\$ 245,000.00
Expansion joint removal	\$ 110,550.00
Pebble removal	\$ 145,000.00
Overexcavation/gravel backfill	\$ 135,000.00
Rough Plumbing	\$ 150,000.00
Pressure Testing	\$ 45,000.00
Sounding Well	\$ 58,000.00
Reinforcing	\$ 200,000.00
Concrete/shotcrete	\$ 200,000.00
Concrete Deck Sections replacement 250-sqft.	\$ 20,250.00
Tile	\$ 152,000.00
Pebble Finish	\$ 175,000.00
Fill/Brush and start up	\$ 30,000.00
Close out / demobilize	\$ 20,000.00
Total:	\$ 1,745,800.00



CALIFORNIA
commercial pools

2255 Auto Centre Dr., Glendora, CA 91740

Phone: 909.394.1280 **Fax:** 909.394.4579 **Email:** bids@calcommpools.com

CA LIC 415172 **DIR** 1000001406

DATE: October 2, 2025
TO: Derek Downey
Legal Pools
RE: Lions Park Pool Renovation
FROM: Lafe Castro

We are pleased to submit a bid for the above referenced project. We have prepared the following scope of work to help clarify our bid intentions. We look forward to discussing the details of our scope of work with you.

TOTAL BID FOR:	\$1,745,800.00
ADD ALT:	
Remove and Replace pool deck 14,260 sq ft	\$ 606,050.00
Deck Coating entire deck 14,260 sq ft	\$142,600.00

Bond is not included in the pricing above. It is available at 1.25% of total.

Please feel free to call me with any questions you may have.

LIONS PARK POOL RENOVATION SCOPE OF WORK

California Commercial Pools has more than 38 years of experience building award-winning commercial projects. We are a current holder of a State of California "B" and "C-53" license. This proposal and scope of work shall be made an attachment to any subsequent contracts or other agreements. The following information will outline our

5d.4

proposed scope of work. All work shall be completed in accordance with the project plans using generally accepted construction methods and practices.

This bid is based on the Existing conditions and work performed in 2023/2024. Includes work associated with plan sheet DP-1, DP-2, SP-1, SP-2, SP-3, SP-4, SP-5, & SP-6 dated 7/1/25 "BLC Combined Set"

INCLUSIONS

- Sawcut, demo and remove existing pool floor
- Haul and dispose of materials
- Review subgrade – condition of existing subgrade is unknown. No soils report has been provided, so any work associated with a soils report is excluded from this proposal.
- Remove 12" of subgrade, compact subgrade after 12" removal to 90% compaction. Provide and install 12" ¾" drain rock at pool floor
- Provide and install new plumbing for return system in pool and main drains. Piping to be SCH 40 underground. Connection to existing homerun stubs at pool floor. Removal and replacement of gutter plumbing, main drain home run plumbing and home run return plumbing is EXCLUDED.
- Drill and dowel reinforcing into radius (which is to remain). Figured #4 rebar at 12" O.C.E.W. use of Hilti epoxy for the dowels into existing pool radius. Depth of dowel to be min. 4" embedment.
- Provide and install reinforcing for pool floor #4 rebar at 12" O.C.E.W.
- Remove existing expansion joints(2) – sawcut, remove, dispose of concrete, provide new wall sections based upon construction drawings indicated and shotcrete in new wall sections.
- Remove existing pebble material at pool walls and steps down to concrete/shotcrete structure
- Existing tile to be protected and remain in place. New tile at perimeter of pool from waterline to grating – back of gutter will be protected in place, removed expansion joint wall sections, new tile racing lane lines at pool floor and gutter repairs as required. Tile surrounds at pool floor inlet return fittings
- Pressure test plumbing – new and existing to confirm all plumbing is sound and true. Pressure testing shall be 25 psi for a period of 24 hours. Gutter plumbing may be less based upon existing conditions and connections.
- Set up, place and finish new concrete floor – 4,000 psi concrete with rough finish so Pebble will bond.
- Provide and install new sounding well at deep end expansion joint removal for ground water monitoring.
- Replace removed existing deck sections – 250 sq ft.
- New Pebble finish for pool interior complete – product to be white Pebble Fina.
- Fill and assist with start-up and balancing of the pool chemicals
- Scaffolding as required for tile installation.
- Brushing of pool surface for 10 days
- Pool Certification for length.
- Turnover and training as required.

EXCLUSIONS

- Inspection and testing fees
 - Permits and fees for permits (Health and Building Dept.)
 - Any items not specifically listed in above inclusions
 - Removal and replacement of pool deck and pool deck caulking
 - Cost of chemicals associated with balancing the pool
 - Tile work on gutter to remain in place – only repairs described above in inclusions will be performed on the gutter and targets.
 - Soils reports and recommendations
 - Mechanical equipment – existing will remain in place and be re-used
 - Deck Equipment – existing to remain in place and be re-used.
-
- PLA agreements or union requirements – we are non-union.
 - Swing shifts or overtime work – work will be performed during regular working hours.

Signature for Acceptance of Proposal

Date

Printed name

Title

City of Brawley

City Council
October 07, 2025
Agenda Item No 5e



STAFF REPORT

To: City Council
From: Rom Medina, Director of Public Works and Operations
Prepared by: Ana Gutierrez, Public Works Analyst
Subject: **Approval and Award of Design Services for the South Brawley Street Maintenance Project Phase II.**

RECOMMENDATION:

Award Agreement to The Holt Group, Inc. for the Design of the South Brawley Street Maintenance Project Phase II in an amount not to exceed \$58,955.00 and authorize the City Manager to execute all documentation concerning this project.

BACKGROUND INFORMATION:

On May 7, 2024, the City Council awarded The Holt Group a Professional Services Agreement to develop a Pavement Management System for the City of Brawley. This system was designed to evaluate the condition of City streets and recommend a phased program of maintenance and rehabilitation.

In August 2025, the City successfully completed the first phase of design and construction under this program. With Phase I completed, the Engineering staff is prepared to move forward with Phase II of the Pavement Management System, known as the South Brawley Street Maintenance Project Phase II.

The City has allocated funding for the pavement of various City streets, prioritized through the Pavement Management System developed by The Holt Group. To maintain consistency and ensure that the program is executed as originally designed, the staff recommends continuing with The Holt Group for the design of Phase II.

Under the proposed scope of work, The Holt Group will design the necessary pavement improvements, prepare construction cost estimates, and develop technical specifications to support bidding and construction.

Awarding this agreement will allow the City to maintain progress on its long-term pavement management strategy, ensuring the timely rehabilitation of prioritized streets in the South Brawley Street Maintenance Project Phase II.

Staff recommends that the City Council award the design services agreement for the South Brawley Street Maintenance Project Phase II to The Holt Group in an amount not to exceed \$58,955.00 to maintain continuity and progress in the City's pavement rehabilitation efforts.

FISCAL IMPACT:

Phase 2 of the South Improvements is budgeted under CIP Project 2024-02 in the FY 2025–26 Capital Improvement Program. Design and construction are fully funded (100%) by Measure D funds.

ALTERNATIVES:

Council may vote not to move forward with the project.

ATTACHMENTS:

- 1. Proposal

REPORT COORDINATED WITH (other than person preparing the staff report):

Staff, Title or Consultant, Agency

, , ,

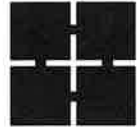
REPORT APPROVAL(S):

Staff, Title or Consultant, Agency
Rebecca Terrazas-Baxter, City Manager
Silvia Luna, Finance Director

Status – Date of Status
Approved - 10/3/2025
Approved - 10/3/2025

The Holt Group, Inc.

Engineering Department



Municipal Design ■ Infrastructure Engineering ■ Construction Management ■ Land Surveying

September 3, 2025

Mr. Rom Medina
Director of Public Works and Operations
City of Brawley
180 South Western Avenue
Brawley, California 92227

**Re: City of Brawley – South Brawley Street Maintenance Improvement Project –
Design and Bidding Assistance Proposal – THG Proposal Number 2025-045**

Dear Mr. Medina,

The Holt Group recently completed the City of Brawley – South Brawley Street System Assessment Report. The Holt Group recommended methods of improvement for the South Brawley Street System consist of crack sealing, slurry sealcoat placement and SS-1H fog sealing on 21.89 miles of the street system. Other work associated with the street maintenance improvement project includes identification and protection of utility covers, traffic control, pavement striping removal and pavement striping installation. Pavement striping includes the installation of stop bars, stop legends, crosswalks, centerline striping, bike lane striping, bike lane symbols, raised pavement marker installation, painting of curbs related to parking requirements and similar items. The Holt Group is proposing to provide design and bidding assistance for the 21.89 miles of streets to receive maintenance improvements. The Holt Group anticipates a 75-calendar day design period.

The Holt Group proposes providing the following design and bidding assistance services:

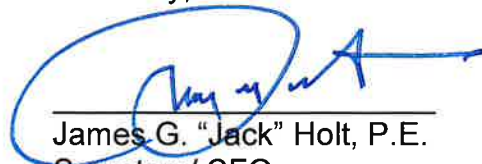
1. Conduct site visits and obtain existing field information (utility covers, striping, etc.) for preparation of the Improvement Plans and Charts.
2. Prepare the Improvement Plans (Title Sheet, Sheet Index, Street Maintenance Maps, Detail Sheets, Striping Plans, etc.).
3. Prepare the Improvement Charts illustrating the street section pavement areas and quantities of proposed improvements.
4. Prepare the Striping Improvement Charts illustrating the locations and quantities of the proposed striping improvements.

5. Prepare the Bid Form, General Conditions and Technical Conditions sections of the Project Specifications. Assist the City of Brawley with the preparation of the Contract Documents and "Front End" sections of the Project Specifications if required.
6. Prepare the Engineer's Opinion of Probable Quantity (EOOPQ) and Engineer's Opinion of Probable Cost (EOOPC).
7. Prepare the Schedule of Events for the project.
8. Coordinate with City of Brawley Public Works Department Representatives regarding the project design. Participate in design review meetings.
9. Assist the City of Brawley Public Works Department with the Legal Advertisement if required.
10. Contact various Contractors and Sub-Contractors regarding the bidding of the project.
11. Assist in preparation and updating the Plan Holder's List throughout the bidding process.
12. Assist with review of Review Request for Information (RFI's) for distribution by City of Brawley Public Works Department.
13. forward Addenda to the City of Brawley Public Works Department for issuance to Plan Holders if required.
14. Participate in the Bid Opening at the City of Brawley Public Works Department.
15. Assist the City of Brawley with the Bid Evaluation and recommendation of award if required.
16. Assist the City of Brawley with the processing of Contract Documents if required.

The Holt Group proposes to provide Design and Bidding Assistance Services for a not to exceed lump sum of \$58,955.00.

If questions arise, please contact me. Thank you for the opportunity to submit this proposal to the City of Brawley.

Sincerely,



James G. "Jack" Holt, P.E.
Secretary/ CFO
The Holt Group, Inc.

City of Brawley

City Council
October 07, 2025
Agenda Item No 5f



STAFF REPORT

To: City Council
From: John Tang, Interim Parks and Rec Manager
Prepared by: John Tang, Interim Parks and Rec Manager
Subject: **Approve MOU Between City of Brawley and Chamber of Commerce for Greater Brawley to Provide Sponsorship for the 2025 Cattle Call Festivities through Financial and In-Kind Contributions**

RECOMMENDATION:

It is recommended that the City Council approve and adopt the Memorandum of Understanding (MOU) between the City of Brawley and the Chamber of Commerce for Greater Brawley to provide sponsorship for the 2025 Cattle Call Festivities through Financial and In-Kind Contributions and approve \$10,000 budget adjustment to increase appropriations in Account 101-521.000-750.300.

BACKGROUND INFORMATION:

The City of Brawley has a distinguished tradition of promoting community engagement and cultural enrichment through various events and activities. One notable event is the annual Cattle Call Festivities, which bring together residents, visitors, and local businesses to celebrate Brawley's cultural heritage and communal spirit.

The Cattle Call Festivities represent more than just an annual celebration; they serve as a fundamental element that fosters community pride and cohesion. By endorsing this financial and in-kind support, the City is investing in an event that has evidenced substantial positive effects on local commerce, tourism, and the broader economic well-being of Brawley. The surge of visitors during the festivities results in increased revenue for local retailers, dining establishments, and service providers, thereby enhancing the local economy.

With the proposed financial support and in-kind donations, the City endeavors to elevate the overall experience of the Cattle Call Festivities. Improved infrastructure, enhanced logistical arrangements, and more comprehensive promotional activities will guarantee a more seamless and enjoyable experience for all participants. This support will also facilitate the introduction of new attractions and activities, thereby further enriching the event and attracting a broader audience.

Proposed contribution:

1. One-time sponsorship of \$10,000.00
2. Portable restrooms
3. Public safety personnel
4. Clean up support
5. City liaison support

6. Fee waivers (subject to council approval)

FISCAL IMPACT:

Approval of this item would authorize a one-time cash sponsorship of \$10,000 and in-kind City support for the Cattle Call Festivities. In-kind services include portable restrooms, public safety staffing, cleanup support, City liaison coordination, and fee waivers (subject to Council approval). This expense was not included in the FY 2025–26 Adopted Budget and therefore requires a budget adjustment to the Recreation Department: increase appropriations in Account 101-521.000-750.300 (Advertising & Promotion – Expense) by \$10,000.

ALTERNATIVES:

The council may elect not to approve.

ATTACHMENTS:

1. City of Brawley Cattle Call Sponsorship MOU

REPORT COORDINATED WITH (other than person preparing the staff report):

Staff, Title or Consultant, Agency

, , ,

REPORT APPROVAL(S):

Staff, Title or Consultant, Agency

Silvia Luna, Finance Director

Rebecca Terrazas-Baxter, City Manager

Status – Date of Status

Approved - 10/3/2025

Approved - 10/3/2025

City of Brawley & Brawley Chamber of Commerce
SECTION 1 - EVENT DESCRIPTION
2025 Cattle Call Parade



E V E N T	D A T E	T I M E
CATTLE CALL MEGA MIXER	NOVEMBER 3, 2025	6:00PM - 9:00PM
CHILI COOK-OFF	NOVEMBER 1, 2025	5:00PM - 10:00PM
MARIACHI NIGHT	NOVEMBER 5, 2025	5:00PM - 10:00PM
CATTLE CALL PARADE	NOVEMBER 8, 2025	9:00AM - 1:00PM

Welcome to the 69th annual Cattle Call Jamboree , proudly presented by
The Chamber of Commerce for Greater Brawley!

This exciting event celebrates the rich heritage of the Imperial Valley as the home of the renowned Brawley Cattle Call Rodeo. The week-long festivities are designed to bring the community together and provide a fantastic experience for families and friends alike, featuring a delightful blend of music, food, and entertainment. With over **35,000 participants**, the Cattle Call Jamboree has become a beloved tradition that showcases the vibrant spirit of Brawley.

Throughout the Cattle Call Jamboree, you can expect an array of other engaging activities, including live music performances, arts and crafts vendors, and much more. The event provides a fantastic opportunity for people of all ages to come together and create lasting memories in a warm and welcoming atmosphere. Come and experience the magic of the Cattle Call Jamboree in Brawley, where tradition, community, and Western culture converge to create an unforgettable celebration that will leave you longing for more. Join us as we honor our rich heritage and celebrate the spirit of Brawley's Cattle Call Rodeo in true grandeur and style.

PROMOTIONAL OPPORTUNITIES

2025 Media Campaign Opportunities include but are not limited to: Our entire media campaign will be at full force two weeks before the event.

- Television:** Canal 66 / Entravision / KYMA / KSWT
- Radio:** KXO and other stations as identified.
- Print:** The Desert Review / Imperial Valley Press / Posters / Flyers
- Online:** Community calendars from media partners and Chambers. Paid social Media campaigns on Facebook and Instagram.

City of Brawley & Brawley Chamber of Commerce

SECTION 2 - SPONSORSHIP BENEFITS

2025 Cattle Call Parade



KEEPING TRADITION ALIVE

The Brawley Cattle Call Parade has been a cornerstone of our community for generations, bringing together thousands of residents and visitors in celebration of our heritage and culture. With an estimated **15,000 attendees** lining the streets each year, the parade not only strengthens community spirit but also provides exceptional visibility for our sponsors.

By partnering with The Chamber of Commerce for Greater Brawley, the **City of Brawley** plays a vital role in preserving this tradition and ensuring that it continues to thrive for future generations.

EVENT OVERVIEW

Date: Saturday, November 8, 2025 **Location:** Downtown Brawley, CA **Estimated Attendance:** 15,000

The day begins at 5:00 AM with the **Chuckwagon Breakfast**, a beloved community fundraiser. At 9:45 AM, the streets come alive as our Grand Marshal leads a spectacular 1.5-mile procession filled with colorful floats, classic cars, marching bands, majestic horses, enthusiastic walkers, and riders. The Cattle Call Parade embodies pride, and tradition—creating unforgettable memories for families across the Imperial Valley.

SPONSORSHIP BENEFITS FOR THE CITY OF BRAWLEY

As a valued Division Sponsor of the Cattle Call Parade, the City of Brawley will receive the following recognition and benefits:

- Complementary **10' X 20' Event Booth Space** provided during each Cattle Call Jamboree Event: Chili Cook-Off, Mariachi Night, and the Parade.
 - *Note: The City must request booth space at the time of signing this agreement and comply with vendor contract requirements. Proof of insurance may be required.*
- **Logo Placement** Across Marketing Platforms
 - Chamber website with a direct hyperlink to your site.
 - Official Cattle Call Jamboree flyer.
 - All printed and digital marketing collateral.
- **Event Recognition:** Banner displayed along the parade route as a **Division Sponsor** (banner must be provided by sponsor no later than 10/25/25).
- Dedicated social media spotlight highlighting the City's sponsorship and commitment to the community.
- 150 Parade Bleacher Tickets in exclusive area.

Your sponsorship directly supports the continued success of the Cattle Call Parade, ensuring that the tradition remains strong, accessible, and meaningful to every generation. Together, we can celebrate our community pride while creating memories that last a lifetime.

Brawley Chamber of Commerce

Signature:

Date:

Ramiro Urias, CEO

I am authorized to enter into this agreement on behalf of the **City of Brawley**:

Name:

Date:

Signature:

City of Brawley & Brawley Chamber of Commerce

SECTION 3 - MEMORANDUM OF UNDERSTANDING

2025 Cattle Call Parade



MEMORANDUM OF UNDERSTANDING BY AND BETWEEN THE **CITY OF BRAWLEY** AND **THE CHAMBER OF COMMERCE FOR GREATER BRAWLEY** FOR THE 2025 CATTLE CALL FESTIVITIES

This Memorandum of Understanding ("MOU") is entered into this 30th day of September 2025, by and between the **Chamber of Commerce for Greater Brawley**, a California nonprofit corporation ("Chamber"), and the **City of Brawley**, a California municipal corporation ("City"), City and Chamber are each a "Party" and, collectively, the "Parties."

RECITALS

WHEREAS, the Parties share a public purpose in promoting community engagement, civic pride, cultural enrichment, and local economic vitality through the annual Cattle Call Festivities (the "Festivities"); and

WHEREAS, Chamber proposes to organize and manage the Festivities; and

WHEREAS, City desires to support the Festivities through limited sponsorship and defined in-kind services, consistent with law and adopted policies;

NOW, THEREFORE, the Parties mutually agree as follows:

1. Purpose; Public Benefit; Non-Donation

The Parties acknowledge the Festivities provide a clear public benefit to City residents and visitors. City's financial and in-kind support under this MOU constitutes consideration for services and is not a donation or gift of public funds.

2. Term; Events Covered

2.1 Term. Effective upon full execution and continuing through close-out of the last event.

2.2 Events covered:

- **Chili Cook-Off – November 1, 2025**
- **Chuckwagon Breakfast – November 8, 2025**
- **Mariachi Night – November 5, 2025**
- **Cattle Call Parade – November 8, 2025**

3. Chamber Responsibilities (Scope of Services)

Chamber shall serve as Event Producer and, for each Event, shall:

- Prepare and submit an Event Plan (Site/route, staging, timeline, vendor layout, volunteers) and a Safety/Operations Plan (crowd management, emergency access, communications, first aid) to City no later than sixty (60) days before the Event; if the Event occurs sooner due to timing of this MOU, within five (5) business days of execution.
- Obtain and comply with all permits/approvals required by law, including coordination with City Police, Fire, and Public Works, and applicable County/State agencies.
- Manage registrations, lineup, route logistics, vendors, and event communications.
- Conduct event marketing/outreach acknowledging City sponsorship per Section 11.
- Conduct Day-of operations and coordinate post-event litter control with City.
- Provide insurance certificates and endorsements per Section 9 no later than sixty (60) days before the Event; if timing is shorter, upon execution.
- Submit a Post-Event Report within 30 days after the Event (attendance estimate, budget reconciliation, issues/lessons learned, photos if available).

City of Brawley & Brawley Chamber of Commerce

SECTION 3 - MEMORANDUM OF UNDERSTANDING

2025 Cattle Call Parade



4. City Responsibilities (Support/In-Kind)

Subject to available resources and adopted policies, City will:

- a. Provide a one-time sponsorship of \$10,000 toward eligible Festivities costs (see Section 5).
- b. Provide portable restrooms (as needed), two (2) light towers, and street closure/traffic control support (barricades/signage) reasonably approved by Police/Public Works.
- c. Provide public safety presence as determined by Police/Fire;
- d. Provide pre-, during-, and post-event cleanup support coordinated with various City Departments.
- e. Designate a City liaison for coordination.
- f. Provide fee waivers for Festivities-related City fees only as approved by City Council.
- g. Events involving alcohol. Subject to City Council approval and compliance with City conditions, the City may authorize alcohol service/sales on City property. All required California ABC permits and compliance remain the organizer's responsibility.

5. Sponsorship; Invoicing; Use of Funds

- a. Sponsorship. City shall pay Chamber \$10,000 upon receipt of (i) a proper invoice; (ii) required insurance certificates/endorsements naming City per Section 9; and (iii) any other documentation reasonably required by City.
- b. Use of Funds. Chamber shall use City funds solely for Festivities-related costs consistent with this MOU.
- c. In-Kind Valuation. City may track estimated value of in-kind services for internal reporting.
- d. No Direct Vendor Payments. City will not pay Chamber's vendors directly unless expressly authorized in writing.

6. Compliance with Laws; Alcohol; ADA

Chamber shall comply with all applicable laws and permit conditions. Alcohol service/sales require California ABC authorization; City is not the approving authority for sales. Alcohol locations/hours shall be limited to those specified in Exhibit A and shall not commence earlier than [11:00 a.m.] unless otherwise approved in writing by City and permitted by ABC. Chamber shall ensure ADA compliance and reasonable accommodations.

7. Independent Contractor

Chamber is an independent contractor; no partnership, joint venture, or employment relationship is created.

8. Records; Audit; Public Records

Chamber shall maintain complete financial and performance records related to the Festivities for three (3) years after the last Event and make them available to City upon reasonable notice. Materials submitted to City may be subject to the California Public Records Act.

9. Insurance

Before the first Event (and throughout the Term), Chamber shall maintain, at its sole cost:

- Commercial General Liability (CGL): \$1,000,000 per occurrence / \$2,000,000 aggregate.
- Automobile Liability: \$1,000,000 CSL (owned/non-owned/hired).
- Workers' Compensation: statutory; Employers' Liability \$1,000,000.
- Liquor Liability (if alcohol present at any Event): \$1,000,000 per occurrence.
- Additional Insured & Primary/Non-Contributory. City, its officers, officials, employees, and agents shall be named as Additional Insureds on CGL (and Liquor, if applicable) via CG 20 10 and CG 20 37 (or equivalent). Coverage shall be primary and non-contributory. Waiver of Subrogation in favor of City for Workers' Comp where permitted.
- Certificates and endorsements are due sixty (60) days pre-Event; if timing is shorter, upon execution.

City of Brawley & Brawley Chamber of Commerce

SECTION 3 - MEMORANDUM OF UNDERSTANDING

2025 Cattle Call Parade



10. Indemnification

To the fullest extent permitted by law, Chamber shall defend (with counsel reasonably acceptable to City), indemnify, and hold harmless City and its officers, officials, employees, and agents from and against any and all claims, demands, losses, damages, liabilities, and expenses (including reasonable attorneys' fees) arising out of or related to the Festivities or Chamber's performance under this MOU, except to the extent caused by City's sole negligence or willful misconduct. City shall be responsible for claims to the extent caused by City's sole negligence or willful misconduct.

11. Branding; Publicity

Use of City's name/logo requires City's prior written approval and adherence to City brand guidelines. City sponsorship acknowledgment shall be presented in a mutually agreed manner.

13. Termination; Force Majeure

City may terminate for convenience upon thirty (30) days' written notice; City shall pay for accepted services actually and reasonably incurred through termination (subject to the \$10,000 sponsorship cap). Either Party may terminate for material breach after 10 days' notice and opportunity to cure. Neither Party is liable for delay/failure due to Force Majeure (e.g., severe weather, disaster).

14. Notices

Notices shall be in writing and delivered to:

City: City of Brawley

Attn: Rebecca Terrazas- Baxter, City Manager
Address: 383 Main Street, Brawley, CA 92227
Email: Rebecca.Terrazas-Baxter@brawley-ca.gov

Chamber: The Chamber of Commerce for Greater Brawley,

Attn: Ramiro Urias, Chief Executive Officer
Address: 204 S Imperial Ave, Brawley CA 92227
Email: Ramiro@brawleychamber.com

15. Miscellaneous

This MOU constitutes the entire agreement between the Parties and may be amended only in a writing signed by both Parties. Governing law is the State of California; venue lies in Imperial County. If any provision is held invalid, the remainder remains in effect.

IN WITNESS WHEREOF, the parties hereto have executed this agreement on this **30th day of September, 2025**.

CITY OF BRAWLEY

THE CHAMBER OF COMMERCE FOR
GREATER BRAWLEY

Signature

Signature

Gil Rebollar, Mayor

Ramiro Urias, CEO