



**PUBLIC WORKS DEPARTMENT - ENGINEERING DIVISION**

**REQUEST FOR PROPOSAL (RFP) TO PROVIDE**

**PROJECT MANAGEMENT AND ENVIRONMENTAL CONSULTING SERVICES FOR THE:**

**AREA Y ENVIRONMENTAL CLEAN-UP PROJECT  
(a Public-Private Partnership Project)**

**APRIL 29, 2021**

<b>IMPORTANT DATES</b>	
RFP ISSUED	April 29, 2021
REQUEST FOR INFORMATION DEADLINE: 5:00 PM	May 6, 2021
RELEASE OF INFORMATION REQUESTED	May 11, 2021
PROPOSAL DUE DATE/SUBMISSION DEADLINE: 5:00 PM	May 17, 2021
ANTICIPATED AWARD DATE	July 6, 2021

**REQUEST FOR PROPOSAL (RFP) TO PROVIDE  
PROJECT MANAGEMENT AND ENVIRONMENTAL CONSULTING SERVICES FOR THE:**

**AREA Y ENVIRONMENTAL CLEAN-UP PROJECT**

(10819 Valley Boulevard, 3637 El Monte Avenue and 3704, 3705, 3713 and 3721 Monterey Avenue)

**CIP 021** (Park Relocation);  
and **CIP 845** (Area Y)

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## 1.0 BACKGROUND

The City of El Monte (the “City”), a hub of the San Gabriel Valley, is located approximately 12 miles east of downtown Los Angeles. The City is the ninth largest city in Los Angeles County with a population of approximately 115,800 residents. The City is mostly residential, but also includes a historic downtown area, auto district, commercial corridors and industrial areas.. The City was incorporated in 1912 as a General Law City and operates under the Council/Manager form of government. The City is governed by a Mayor who is part of a five-member City Council and is administered by the City Manager.

The City of El Monte is Requesting Proposals (the “Proposal”) and a sealed Proposal fee with an hourly rate fee schedule to provide **PROJECT MANAGEMENT AND ENVIRONMENTAL CONSULTING SERVICES FOR AREA Y** (an area roughly bounded by Valley Boulevard to the south, El Monte Avenue to the east, the Railroad to the north and the Santa Fe Trail Plaza to the west (the “Subject Property,” also see Exhibit A); **CIP 021** (to Relocate a Park to Area Y) **and CIP 845** (for Area Y) for Environmental Remediation and Mitigation Cleanup.

The preparation of the Proposal will be at the total expense of the Consultant. There is no expressed or implied obligation for the City to reimburse responding Consultants for any expense incurred in the preparation of Proposal in response to this request. All Proposal submitted to the City shall become properties of the City and will not be returned. If any information in your Proposal is confidential and/or proprietary, please further submit a separate, redacted copy for servicing public records requests.

The City reserves the right to reject any or all Proposals, in whole or part, to waive any informality in any Proposal, and to accept the Proposal which, in its discretion, is in the best interest of the City. Any Consultant may withdraw its Proposal, without obligation, at any time prior to the scheduled closing time for receipt of the Proposal. A withdrawal will not be effective unless written notice is received prior to the closing date. Proposals shall later be referred to the City Council for appropriate action.

## 2.0 PROJECT DESCRIPTION

The “Area Y” Project is a cleanup site of various former commercial and industrial businesses. It is currently owned by the Successor Agency to the Former El Monte Community Redevelopment Agency Successor Agency (the “Successor Agency”). The Subject Property consists of approximately 15 parcels and vacated street areas, totaling approximately 4.6 acres in size. Addresses associated with the Subject Property include 10819 Valley Boulevard, 3637 El Monte Avenue and 3704, 3705, 3713 and 3721 Monterey Avenue (note, the residential property at 3709 Monterey Avenue is not part of the Subject Property). The Subject Property is currently unoccupied and vacant.

The Successor Agency to the Former El Monte Community Redevelopment Agency is a party to two (2) separate agreements regarding the disposition of Area Y (collectively, the “Agreements”). The first agreement approved the sale of an approximate 0.76-acre portion of Area Y to the City for public

park purposes. The second agreement approved the sale of an approximate 3.38-acre portion of Area Y to UTH Holdings I, LLC (the “Developer”), to construct, in phases, both for sale and for rent housing. The City is a party to the second agreement as the City is obligated to effectuate and finance the cost of the cleanup of Area Y prior to the close of escrow for the Area Y housing project. The City would be reimbursed through the land sale proceeds of the housing portion of Area Y. In order to effectuate the development and construction of the housing and park, the contaminant hazardous materials present must be remediated per local, state and federal requirements.

The goal of the Project is to facilitate the clean-up, as it plays a key role to redevelop the Subject Property. The Phase I Environmental Site Assessment Report was prepared in October 2019 and a Limited Phase II Environmental Site Assessment Report was prepared in April 2020 (see Exhibit B). The reports have identified the presence of hazardous substances in target areas of the Subject Property. These reports are made available in Appendix A and Appendix B.

The prospective consultant should have significant experience, expertise, and familiarity in working with public agencies to provide the service(s) requested in the RFP. In addition to specific services identified in this RFP, it is the intent of the City that the selected consultant maybe requested additional related support, as needed, based on an approved schedule of hourly rates or prior negotiated project specific fees.

The Scope of Work, as may be modified through negotiation and/or by written addendum issued by the City, will be made a part of the Agreement. The selected consultant will be expected to furnish all personnel, materials, equipment and incidentals, to provide the services as generally described below.

### **3.0 SCOPE OF SERVICES**

The Consultant’s scope of work under this RFP generally includes, but is not limited to, the following services and deliverables:

- 1. Project Management** - Oversee all environmental/remediation clean-up site responsibilities as well as Project Coordination and Management for hazardous waste site remediation. The Consultant will coordinate and manage activities with the City, contractor, developer, stakeholders, and regulatory agencies regulating the environmental cleanup. This includes responding to correspondences, coordination and leading meetings, preparing meeting minutes, preparation and submittal of any permits required, project management activities, preparation of technical specifications for remediation clean-up, manage contractor’s procurement and clean-up process.
  - a. Coordinate, manage, and oversee compliance of all regulatory agencies requirements including preparation of written comments and revising the Remediation Action Plan (RAP), or similar document, to the satisfaction of any relevant regulatory agency and post-remediation requirements and receiving approvals/certifications of the cleanup;
  - b. Oversee and manage clean-up work done by an approved and licensed contractor;

- c. Coordinate and conduct periodic site inspections;
- d. Coordinate bi-monthly progress meetings with the City of El Monte and/or others involved with the project;
- e. Oversee investigation and remediation of the sites;
- f. Review technical documents, as needed;
- g. Advise and update City personnel on investigation and cleanup activities;
- h. Review environmental site assessment reports;
- i. Assist preparation of City Council staff reports and conduct presentations, as needed;
- j. Advise the City of all risks, liability and future costs associated with cleanup sites;
- k. Preparation of reports as requested; and
- l. Project coordination and administration.

**2. Level of Experience** – The Project Manager shall have a minimum of eight (8) years of experience with similar type of remediation cleanup projects. Consultant shall use professional judgment to ensure the proposed remediation action plan will be prepared based on the consultants experience with regulatory agencies on similar projects.

**3. Prepare a Remediation Action Plan (RAP)** - RAP shall include details of a plan of action that illustrates recommended remedies with various alternative options to be used to permanently remediate environmental soil contamination and achieve the cleanup goals. The RAP shall include a plan of implementation and how its effectiveness will be measured. Consultant shall be in communication with the City and developer to provide the consultant’s recommendations for the regulatory agency’s approval. The RAP shall be prepared pursuant to the requirements of the regulatory agency. Final RAP shall be approved by the regulatory agency. RAP shall include, but is not limited to, the following:

- a. Remediation technical approach;
- b. Quality of site;
- c. Remedial Action Objective and general response actions;
- d. Annual and maintenance operation activities, if necessary;
- e. Risk assessment evaluation to human health and environmental;
- f. Discuss feasibility to implement alternatives given the site conditions, location, and time frame;
- g. Discussion of effectiveness of the treatment on the material in question;
- h. Discuss feasible alternative methods that can be effective to the maintenance and operation. Include risks health and environment, cost-effectiveness, potential impacts;
- i. The RAP shall include solid waste management and disposal plan for soils and Hazardous Substances off-site disposal, as required;
- j. Review and/or prepare environmental/laboratory reports and/or other documents submitted to the City for federal, state and local compliance as required;
- k. Identify regulatory oversight agency, if applicable;
- l. Cost estimate of the remediation; and
- m. Submit Draft and Final RAP in digital format.

4. **Geotechnical Investigation/Testing** - Conduct a Geotechnical Investigation and/or Testing, as required by the regulatory agency.
5. **Remedial Action Completion Report (RACR)** - Prepare a Remedial Action Completion Report (RACR) to the satisfaction of the regulatory agency, as necessary.
6. **Project Schedule** - Time is of the essence on this remediation cleanup. The Consultant will need to immediately become available to expeditiously work in the cleanup site requirements. The Subject Site will need to be remediated on or before December 31, 2021. Prepare a project schedule and provide monthly updates. Include the phasing and sequencing of the proposed schedule, if necessary. Include review and oversight by the regulatory agency and its scope of the regulatory agency's Work Plan.
7. **Cost Estimate** - Prepare a detailed probable cost estimate with estimated quantities and unit costs for the removal of contaminated materials. Prepare cost estimates for the alternatives optional remediation environmental cleanup. Prepare and submit preliminary and final quantity and cost estimates.
8. **Preparation of Bid Specification** - Develop and prepare Project Specifications, and/or construction documents as required for the removal of the contaminated hazardous materials:
  - a. Respond to all request for information during bid advertisement; and
  - b. Assist in the procurement process to select contractor.

Submit one (1) hard copy print out of final specifications to the City on 8.5 inches by 11 inch paper. In addition, provide a digital copy in Microsoft Word.

9. **Construction Oversight and Material Testing** - Provide inspections and oversight, and quality assurance/ quality control of work performed:
  - a. Provide on-site monitoring/sampling services during hazardous materials work as required by the regulatory agency. This activity may also include taking any necessary post-abatement samples for work clearance, close-out, and providing the City with appropriate records; and
  - b. Provide risk assessments, best management practices and other environmental related services as requested by the regulatory agency.
10. **Other Environmental Services** - Provide other environmental services related to the remediation clean-up and that is not listed will be required.

If Consultant is relying on subcontractors to perform any of the services included in Consultant's proposal, the Consultant must submit a listing of those subcontractors and a description of the services that the subcontractor will be providing. Requested services may vary on a task-by-task basis

and, depending on the circumstances, may also be extremely time critical and require the Consultant to respond immediately.

The Consultant is expected to use this Scope of Services as a guide only. The Consultant shall review all the tasks listed herein as minimum requirement for these services to remediate environmental contamination of the project and use a basis to develop their cost Proposal. The Consultant shall bear all liability, including financial, to correct any errors or omissions in their services including during site cleanup and removal.

#### **4.0 PROPOSAL FORMAT**

All consultants shall include the following information and comply with the associated page limit restrictions to a maximum of twenty five (25) pages total. Note that one (1) page includes the front side of an 8.5 inch by 11 inch sheet of paper and the cover does not constitute a page. ***However, Table of Content, Appendices, Exhibits, Resumes, Title pages and blank pages will ALL COUNT toward your 25 page limit. If you exceed the specified page limit points will be taken away from your proposals accordingly.***

- 1. Cover Letter** - A **maximum 1-page cover letter** signed by an officer of the consultant, binding the consultant to all of the commitments made in the submittal. The letter shall include name, address and phone number of the person authorized to represent the consultant and shall include the following Statement:
  - a. I HAVE READ UNDERSTOOD, AND AGREED TO ALL STATEMENTS IN THIS REQUEST FOR PROPOSAL AND ACKNOWLEDGE RECEIPT OF ALL ADDENDUMS/AMENDMENTS AS WELL AS TO THE TERMS, CONDITIONS, AND ATTACHMENTS REFERENCED.
- 2. Consultant Background** - **Maximum two (2) page** background on the consultant and its area(s) of professional expertise relevant to this RFP. An additional one (1) page may be included to highlight the background of each proposed sub-consultant to be used by the consultant and the specific task(s) or functions the sub-consultant will perform.
- 3. Qualifications and Experience of Consultant's Personnel** - Summary of the relevant experience and **at least five (5) projects with similar scope of work** in past five (5) years. Include work history, training, education and special certifications of the consultant's personnel who will be performing the professional services contemplated under this RFP on the consultant's behalf. Discuss the consultant team's proposal, qualifications and experience with Project Management and Environmental Consulting Services projects of a similar magnitude and nature. Consultants shall provide identical information for all sub-consultants' performing any of the tasks or services contemplated under this RFP on the consultant's behalf. Show how your experience relates to the demands of the services to be provided. Professional licenses and certification in the consultant's specific discipline relative to the discipline the Proposal(s) being submitted is required.

4. **Proposed Personnel** - summary of staff that will perform the majority of the work on this contract. Resumes for the project manager and for each of the other key personnel **shall not exceed one page**, including sub-consultants, which will be performing the majority of the work on this contract. Resumes for corporate leadership should not be included unless said individuals will be performing substantial work on this program. The designated Project Manager shall be the primary contact with the City during the contract period and shall function in that capacity while employed by the consultant. In addition, the City must approve changes of personnel.
5. **Project Approach.** Summary of the proposed approach to providing professional Project Management and Environmental Consulting Services for this project. The consultant shall explain the way in which the consultant will timely complete all of the tasks called for under the RFP. Include a brief overview of the Consultant's understanding of the program. Firm's method for maintaining Project Cost and Schedule Controls. The content will reflect the particular viewpoint of the Consultant. The content will reflect the particular viewpoint of the Consultant.
6. **Quality Assurance/Quality Control Procedures.** Brief description of the consultant's approach to implementing a Program-specific Quality Control approach. The consultant shall describe the consultant's policies and procedures for assuring high quality work, including monitoring of any proposed sub-contracts. Identify the QA/QC manager and his/her qualifications.
7. **Schedule of Control.** Time is of essence. It is critical the consultant describe methods that can be used to keep the project on schedule. Ability to illustrate methods used to assist in meeting the proposed scheduled deadlines. Discuss previous projects where the consultant was able to avert potential delays using project management techniques and methodologies.
8. **Claims for Money or Damage History.** Provide a list of all claims for money or damages filed against the Proposer, and any proposed Principal/Project Manager, related to the performance of a professional services agreement or participation on a project; provide the date of the claim; provide the name of the claimant; describe the nature of the claim; provide the amount asserted; provide the project name; describe the role of the Proposer and any proposed Principal/Project Manager in the project; provide status of the claim; and provide a summary of the dispute resolution and/or outcome (including current status for any unresolved claims)
9. **Litigation/Adverse Judgement History.** Provide a list of all litigation (including all complaints or responses to complaints) filed against the Proposer, and any proposed Principal/Project Manager, related to performance of a professional services agreement or participation on a project; provide the date that the complaint was filed; provide the name of the plaintiff(s); describe the nature of the litigation and list the causes of action set forth in the complaint; provide the amount of damages and relief asserted; provide the project name; describe the role of the Proposer and any proposed Principal/Project Manager in the project; provide the names of the parties involved; provide status of the case; and provide a summary of the dispute resolution and/or outcome (including current status for any unresolved litigation) (e.g.,

trial/judgement, arbitration/mediation, settlement, etc.)

**10. References** - of references, with at least five (5) public agency references going back no more than five (5) years in which the consultant was engaged to perform tasks similar to those requested under this RFP. References should place an emphasis on past or current projects as it relates to the professional services being requested in which proposed personnel was/is/are used by consultant. The references should include the name, title and contact information of the public agency officer or employee responsible for overseeing the consultant's work with contact information.

**11. Proposed Fee/Rate Schedule** - A detailed fee proposal with an all-inclusive schedule of rates for each proposed personnel that may be tasked to complete the Project. The Task-specific cost shall clearly identify an hourly rate schedule for the proposed staff members and their number hours proposed. The rate schedule shall also include costs and expenses related to photocopying, postage, travel, etc. (i.e. reimbursement expenses). No addition reimbursement will be provided beyond what is identified in the rate schedule. To the extent that a prime consultant contemplates the use of sub-consultants to perform above described services on the consultant's behalf, the consultant shall include the name and resume of the sub-consultant(s) identifying all sub-consultants and state the fee for each sub-consultant in the Fee Schedule.

- a. The Fee/Rate Schedule shall be delivered in a separate PDF file which is clearly named "**PROJECT MANAGEMENT AND ENVIRONMENTAL CONSULTING SERVICES FEE SCHEDULE**". The cover letter shall contain the name and address of the consultant.
- b. Submit one hard copy of Fee/Rate Schedule via mail in a sealed envelope with the copies of the Proposal per the instruction stated below and electronic files (PDF and MS Excel) saved in a flash drive. Please ensure sealed envelope shall contain the name, address of the consultant, and clearly marked "**PROJECT MANAGEMENT AND ENVIRONMENTAL CONSULTING SERVICES FEE SCHEDULE**".
- c. Format of the Fee/Rate schedule shall consist of name of personnel, position/title, license(s)/certifications(s), and hourly rates (not subject to change) for personnel proposed for the services provided only. **Do not submit your entire company's fee schedule.**

The City reserves the right to delete specific task(s).

## **5.0 EVALUATION CRITERIA**

City staff will review each Proposal for completeness and content. Each consultant shall be evaluated on the basis of the proposer's expertise, experience and training and the expertise of its key personnel along with prior contracting history, approach to the program, Fee Proposal/Rate Schedule and compliance with the RFP requirements including the terms of the attached PSA.

Each such factor shall be weighted by the City as follows

- 1) Expertise, Experience & Training Plus Prior Contracting History (35%)** – The expertise, experience and training of the proposer and its key personnel and previous experience with similar work in similar fields and proposals and depth of the staff that will perform the work on this project. This factor includes evaluation of the proposer’s prior contracting history, including the review of the proposer’s certifications relating to false claims, debarment and civil litigation.
- 2) Project Approach (35%)** – The proposer’s responsiveness in addressing the City’s specific needs. The consultant’s responsiveness in developing a comprehensive plan with an expediting schedule while meeting regulatory requirements and the City’s specific needs
- 3) Schedule Control (15%)** - The proposed schedule and methods to meet schedule deadlines.
- 4) Fee Proposal/Rate Schedule (10%)** – Ability to perform services at a fair and reasonable/competitive fee proposal. The proposed compensation structure (inclusive of hourly rates of compensation, pass through costs and sub-consultant costs) for the performance of the Scope of Service as outlined in in this RFP.
- 5) Compliance with RFP (5%)** – The ability of the proposer to comply with all instructions set forth under this RFP as well as the proposer’s ability to agree to all of the terms and conditions of the attached PSA without modification, particularly as relates to indemnification, insurance requirements and standards of care.

## **6.0 SELECTION PROCESS**

A selection committee, comprised of City staff will review the Proposal. Consultants will be ranked based on the evaluation criteria stated above and the selection committee may choose to interview several of the top ranked consultants. However, at its sole discretion the selection committee may dispense with interviews and select a consultant to perform the work.

## **7.0 PROPOSAL REQUIREMENTS**

The Proposal and Fee/Rate Schedule must be submitted electronically only via PlanetBids. No exceptions to this requirement will be considered. consultant will also be required to submit (3) hard copies via mail of the Proposal, Fee/Rate Schedule in a separate sealed envelope, and electronic files of the Proposal and Fee/Rate Schedule (PDF and MS Excel) on a flash drive attention to the following City staff listed below:

The Proposal shall be addressed to the following:

**ATTN: Leticia Ortiz**  
**Senior Project Manager**

**Department of Public Works-Engineering Division**  
**11333 Valley Boulevard**  
**El Monte, Ca 91731**  
[lortiz@elmonteca.gov](mailto:lortiz@elmonteca.gov)

**SUBJECT: PROPOSAL FOR PROJECT MANAGEMENT AND  
ENVIRONMENTAL CONSULTING SERVICES FOR AREA Y**

The Proposal must be received by or before the Submission Deadline to PlanetBids. Hard copies of the Proposals that are post marked after the Submission Deadline will not be considered by the City. Submitted Proposals shall be maintained as confidential records of the City up to the Submission Deadline. Consultants may withdraw, modify and/or resubmit a Proposal prior to the Submission Deadline but not after. Consultants shall be bound to the terms of the RFP and their Proposal following the Submission Deadline, however, the City, in its sole and absolute discretion, reserves the right to accept post deadline modifications if it is determined that such modifications is in the best interests of the City. The City also reserves the right to waive minor non-substantive informalities or allow the Consultants to correct them.

1. The Consultants shall be solely and exclusively responsible for all costs incurred in connection with the preparation and submission of the Proposal; demonstrations; interviews; preparation of responses to questions and requests for additional information; for contract discussions; or for anything in any way related to this RFP. The City is not liable for any costs incurred by a Consultant in response to this RFP. Whether or not a Consultant is awarded a contract pursuant to this RFP, no Consultant shall be entitled to reimbursement for any costs or expenses associated with the Consultant's participation in this RFP process.
2. Late Proposals will not be considered.
3. The City reserves the right to reject any and all Proposals received as a result of this RFP. The City's potential award of a contract will not be based on any single factor nor will it be based solely or exclusively on the Fee/Rate Schedule. If a contract is awarded, it will be awarded to the Consultant who, in the judgment of the City, has presented an optimal balance of relevant experience, technical expertise, quality of service, work history and other factors which the City may consider relevant and important in determining which Proposal is best for the City.
4. The City reserves the right to cancel or modify this RFP. There is no guarantee that the City will award contract.
5. The City reserves the right to investigate the qualifications of any consultant under consideration, including proposed subcontractors and parties otherwise related to the consultant and require confirmation of information furnished by a consultant, or require additional evidence of experience and qualifications to provide the services or otherwise discharge the obligations required by this RFP.

6. Following the Submission Deadline, the City, pursuant to the California Public Records Act (Govt. Code Section 6250 et seq.), reserves the right to make copies of all submitted RFPs available for inspection and copying by any interested member of the public, except to the limited extent the City determines that any information contained in a RFP is legally privileged under the California Public Records Act. By submission of a Proposal, consultants acknowledge and agree that their Proposal and any information contained therein may be disclosed by the City to interested members of the public, including other consultants.
7. The City reserves the right to approve or disapprove of particular subcontractors, joint venture partners, or other proposed team members.
8. The City reserves the right to evaluate responses in terms of the best interests of the City, applying criteria provided in this RFP and any other criteria the City, in its sole discretion, deems pertinent.
9. By the submission of a Proposal, each consultant accepts and agrees to execute a written Professional Services Agreement (PSA) in the form attached hereto as Exhibit C. By submission of a Proposal, each consultant agrees to execute a PSA with the City in the form attached hereto as Exhibit C, inclusive of all stated terms and conditions relating to indemnification, required insurance and standard of care requirements. The City shall be under no obligation to make modifications to the PSA after a contract has been awarded and consultants shall be deemed to have incorporated all costs associated with compliance with the PSA into their Proposal. A consultant's inability to comply with one or more provisions of the PSA shall be a factor that will be considered by the City in determining which Proposal will serve the best interest of the City when all other factors are taken into account.
10. All Proposals must remain valid for a minimum period of ninety (90) calendar days after the Submission Deadline. Responses may not be modified or withdrawn by the consultant during this period of time except in accordance with this Proposal and with written permission granted by the City.
11. **All questions or requests for clarification shall be submitted via email to Leticia Ortiz, Senior Project Manager at lortiz@elmonteca.gov by the REQUEST FOR INFORMATION DEADLINE. All questions received by this deadline will be addressed and posted on City website and sent to all consultants who received the RFP on RELEASE OF INFORMATION REQUESTED DATE.**
12. If it becomes necessary to revise any part of this RFP, an addendum will be posted on the City's website and sent to all Consultants who received the RFP. It shall be the sole responsibility of the Consultant to review any addendums to the RFP that may be issued by the City.
13. It is the responsibility of Consultant to be thoroughly familiar with the scope of services to be performed under this RFP.

14. Consultants may withdraw their Proposal prior to the Submission Deadline.

## **8.0 INSURANCE REQUIREMENTS**

The selected Consultant shall provide the following at the time of contract execution:

Insurance coverage must include naming the City of El Monte as additional insured (Form CG2010 or Equivalent), policy number, expiration date, and amounts (limits). *GENERAL LIABILITY CARRIER MUST HAVE A CURRENT A.M. BEST RATING OF "A VI" OR HIGHER. WORKERS' COMPENSATION CARRIER MUST HAVE A CURRENT A.M. BEST RATING OF "A-VII" OR HIGHER. CARRIERS MUST BE ADMITTED IN CALIFORNIA. MINIMUM ACCEPTABLE LIMITS: GENERAL LIABILITY; GENERAL AGGREGATE \$2,000,000 AND PRODUCTS-COMP/OP AGG \$2,000,000. WORKER'S COMPENSATION AND EMPLOYER'S LIABILITY: E.L. EACH ACCIDENT \$1,000,000 AND E.L. DISEASE-EA EMPLOYEE \$1,000,000 AND E.L. DISEASE – POLICY LIMIT \$1,000,000.* Sample is available upon request

# EXHIBIT A

## LOCATION MAP



## **EXHIBIT B**

### **PHASE I Environmental Site Assessment**

**See link below:**

[Phase I - Area Y - Environmental Assessment.pdf - Google Drive](#)

### **Limited Phase II – Environmental Site Assessment**

**See Link Below**

[Area Y - Limited Phase II Environmental Site Assessment - 10819 Valley Blvd.pdf - Google Drive](#)

**EXHIBIT C**  
**SAMPLE PROFESSIONAL SERVICES AGREEMENT**