

GRANT AGREEMENT FOR THE USE OF
AMERICAN RESCUE PLAN ACT (ARPA) FUNDS

This GRANT AGREEMENT FOR THE USE OF AMERICAN RESCUE PLAN ACT FUNDS (“Agreement”) by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”) and CITY OF CORONA, a general law city (“GRANTEE”). The COUNTY and GRANTEE may be individually referred to herein as a “Party” and collectively as the “Parties”. This Agreement, for the use of U.S. Department of the Treasury (“U.S. Treasury”) Coronavirus State and Local Fiscal Recovery Funds (“SLFRF”) under the American Rescue Plan Act of 2021 (Pub. L. 117-2), amending Title VI of the Social Security Act (42 U.S.C. 801 et seq.), hereinafter “ARPA” or the “Act”, is made and entered into as of the Effective Date (defined herein).

RECITALS

WHEREAS, on March 11, 2021, to address the negative economic impacts of the COVID-19 pandemic, President Joseph R. Biden signed into law the Act, and on January 6, 2022, the U.S. Treasury adopted a Final Rule implementing the “SLFRF”; and

WHEREAS, state, territorial, local and tribal governments must comply with the Final Rule by April 1, 2022 when the Final Rule takes effect; and

WHEREAS, the Act, the regulations promulgated in 31 CFR Part 35, and the Final Rule (collectively, the “ARPA Rules”) provide that SLFRF may be used to cover costs that are necessary expenditures incurred due to the public health emergency of the COVID-19 pandemic; and

WHEREAS, on October 19, 2021, via Minute Order 3.5, the Board of Supervisors of the County of Riverside approved allocating \$50,000,000 in ARPA funds to increase shelter capacity, permanent supportive housing units and affordable housing to help address homelessness; and

WHEREAS, on October 4, 2022 (Minute Order 3.44), the Board approved the second installment allocation of APRA funds to focus on projects and/or programs that serve as a

1 pathway to create affordable housing with necessary supporting infrastructure to assist low-
2 income communities disproportionately affected by the COVID-19 pandemic; and

3 WHEREAS, GRANTEE is proposing to utilize SLFRF funds to pay a portion of the costs
4 to reimburse the City of Corona for the renovation work completed at the Harrison HOPE Center
5 (“Project”). The City of Corona invested \$3 million in Phase I and Phase II renovations. The
6 renovations were recently completed in May 2023 with the Center opening in June 2023. The
7 County will reimburse the City of Corona for \$1 million of the \$3 million costs for the renovation
8 of the Harrison Hope Center. The \$1 million grant will be used to fund the operation of the
9 Harrison Hope Center System of Services. The scope of the project resulted in the replacement
10 and/or addition of new roof shingles and sheathing, addition of new facility components including
11 but not limited to an onsite clinic in the west wing of the building, a dog run shelter, security
12 system enhancements, mandated Americans with Disabilities ACT (ADA) improvements in
13 bathrooms, showers, kitchen and other places in the facility and replacement of all 4 exterior ADA
14 access ramps, interior and exterior paint, new floor coverings, fencing, landscaping, storage
15 lockers, parking lot slurry seal, interior murals, new appliances for the kitchen and laundry room,
16 new countertops in the bathrooms, new HVAC systems, commercial generator installation,
17 enhanced fire safety and protection system and other renovations that transformed the functionality
18 and life of the facility. The newly renovated Harrison HOPE Center is a 40-bed low-barrier
19 emergency shelter/navigation center that has an onsite Federally Qualified Health Center (FQHC)
20 clinic providing medical, behavioral health, and oral care services as well as a success center for
21 computer learning, job development and other services, plus many other amenities including
22 accommodations for pets, client storage, and a full-service kitchen for meals. The City of Corona
23 developed the Harrison HOPE Center as part of an overall Homeless System of Services that
24 includes: Permanent supportive housing, tenant based rental assistance, post hospital recuperative
25 care, and a transportation/meal program that provides day services to non-shelter guests, all which
26 make up this comprehensive system of services. The Project is located at 420 West Harrison
27 Street, Corona CA, more specifically known as Assessor’s Parcel Number 119-290-049
28

1 (“Property”), and as more specifically described in the legal description attached hereto and
2 incorporated herein as **Exhibit A**; and

3 WHEREAS, the purpose of this Agreement is for COUNTY to provide financial assistance
4 to GRANTEE in the maximum amount of One Million Dollars (\$1,000,000) consisting of SLFRF
5 funds, to reimburse a portion of the City of Corona Harrison HOPE Center renovation costs that
6 were completed on the Property, as more fully described herein; and consisting of SLFRF funds,
7 to fund the City of Corona Harrison HOPE Center renovation costs to the Property, as more fully
8 described herein.

9 WHEREAS, the 2023 Budget Act, Section 19.561 (a) (5) states that designated state entity
10 administering an allocation may provide the allocation as an advance lump sum payment, and the
11 allocation may be used to pay for costs incurred prior to the effective date of 2023 Budget Act;

12 WHEREAS, pursuant to 31 CFR Part 35.6, one of the Eligible Uses (as defined under
13 ARPA Rules) of the SLFRF funds is to respond to the public health emergency or its negative
14 economic impacts for the purpose of assisting low-income households and individuals
15 disproportionately impacted by the COVID-19 pandemic through the development, repair and
16 operation of affordable housing and services or programs to increase long-term housing security;

17 WHEREAS, the ARPA-assisted activities described herein comply with the Eligible Uses
18 under ARPA Rules in that they are necessary to assist populations experiencing food and housing
19 insecurity as a result of impacts due do to the COVID-19 public health emergency.

20 NOW, THEREFORE, based upon the foregoing Recitals and for good and valuable
21 consideration, the receipt and sufficiency of which is acknowledged by all Parties, the COUNTY
22 and GRANTEE hereby agree as follows:

23 1. PURPOSE. The aforementioned Recitals are true and correct and incorporated
24 herein by this reference. COUNTY has agreed provide a grant in the maximum total of One
25 Million Dollars (\$1,000,000) in ARPA funds (“ARPA Grant”) to GRANTEE upon the
26 satisfaction of the terms and conditions set forth herein, including but not limited to the
27 conditions precedent to distribution of the ARPA Grant set forth in **Section 11** below. Subject
28

1 also to **Sections 48** below, GRANTEE shall undertake and complete the ARPA activities
2 required herein and as set forth in **Exhibits A, B and C**, and shall utilize the ARPA Grant, as
3 required herein and pursuant to the ARPA Rules. GRANTEE shall serve people that are
4 experiencing homelessness or are chronically homeless as defined in Title 24 CFR Part 578.3
5 (“Qualified Population(s)”).

6 2. GRANTEE’S OBLIGATIONS. Upon the commencement of the Effective Date
7 (defined in **Section 55** below), GRANTEE hereby agrees to undertake and complete the
8 following activities within the time period(s) set forth herein and in **Exhibit B**:

- 9 a. Satisfy the conditions precedent to distribution of the ARPA Grant set forth in
10 **Section 11** below.
- 11 b. Fund the Project in accordance with the timeline set forth in **Exhibit B and C**.
- 12 c. Operate the Project in such a manner so that it will remain available to the
13 Qualified Population for the Affordability Period as defined in **Section 14**
14 below.
- 15 d. Maintain the Project in compliance with applicable local, state, federal laws,
16 codes and regulations, including but not limited to the ARPA rules, as further
17 described in **Section 17** below until the expiration of the Term of this
18 Agreement set forth in **Section 6** below, and the Affordability Period set forth
19 in **Section 14** below.
- 20 e. The ARPA Grant funds shall be used for only Eligible Uses under the ARPA
21 Rules and GRANTEE shall expend the ARPA Grant funds by December 31,
22 2026. GRANTEE shall demonstrate to the COUNTY, in the COUNTY’s sole
23 and absolute discretion, that the ARPA Grant funds are deemed fully expended
24 in compliance with the ARPA Rules.

25 3. RESERVED.

26 4. ARPA GRANT. Subject to GRANTEE’s satisfaction of the conditions precedent
27 to disbursement of the ARPA Grant set forth in **Section 11** below, COUNTY shall distribute the
28

1 ARPA Grant to GRANTEE.

2 5. PRIOR COUNTY APPROVAL.

3 a. Except as otherwise expressly provided in this Agreement, approvals required
4 of the COUNTY shall be deemed granted by the written approval of the
5 Director of Housing and Workforce Solutions (“HWS”), or designee.
6 Notwithstanding the foregoing, the Director may, in their sole discretion, refer
7 to the governing body of the COUNTY any item requiring COUNTY
8 approval; otherwise, “COUNTY approval” means and refers to approval by
9 the Director of HWS, or designee.

10 b. The Director of HWS, or designee, shall have the right to make changes to the
11 attachments to this Agreement in order to ensure that all such attachments are
12 consistent with the terms and provisions of this Agreement.

13 6. TERM OF AGREEMENT. This Agreement shall become effective upon the
14 Effective Date, as defined in **Section 55** below, and unless terminated earlier pursuant to the
15 terms hereof, shall continue in full force and effect until the later to occur of (i) December 1,
16 2038 or (ii) fifteen (15) years from April 9, 2024, which is the date of the recordation of the
17 notice of completion for Phase II of the construction work on the Project in the Official Records
18 (“Term of Agreement”).

19 7. GRANTEE’S REPRESENTATIONS. GRANTEE represents and warrants to
20 COUNTY as follows:

21 a. Authority. GRANTEE has full right, power, and lawful authority to enter into
22 this Agreement and accept the ARPA Grant and undertake all obligations as
23 provided herein. The execution, performance, and delivery of this Agreement
24 by GRANTEE have been fully authorized by all requisite actions on the part
25 of GRANTEE.

26 b. No Conflict. To the best of GRANTEE’s knowledge, GRANTEE’s execution,
27 delivery and performance of its obligations under this Agreement will not
28

1 constitute a default or a breach under contract, agreement or order to which
2 GRANTEE is a party or by which it is bound.

- 3 c. No Bankruptcy. GRANTEE is not the subject of a bankruptcy proceeding.
- 4 d. Prior to Effective Date. GRANTEE shall, during the term of this agreement,
5 upon learning of any fact or condition which would cause any of the warranties
6 and representations in this **Section 7** not to be true as of the Effective Date of
7 this Agreement, immediately give written notice of such fact or condition to
8 COUNTY. Such exception(s) to a representation shall not be deemed a breach
9 by GRANTEE hereunder but shall constitute an exception which COUNTY
10 shall have the right to approve or disapprove if such exception would have an
11 effect on the value and/or operation of the Project.
- 12 e. Prior to Closing. GRANTEE shall, upon learning of any fact or condition
13 which would cause any of the warranties and representations in this **Section 7**
14 not to be true as of close of escrow, immediately give written notice of such
15 fact or condition to COUNTY. Such exception(s) to a representation shall not
16 be deemed a breach by GRANTEE hereunder but shall constitute an exception
17 which COUNTY shall have the right to approve or disapprove if such
18 exception would have an effect on the value and/or operation of the Project.

19 8. COMPLETION SCHEDULE. GRANTEE shall proceed consistent with the
20 Schedule of Performance set forth in **Exhibit B**, as such schedule may be amended, in
21 COUNTY's sole and absolute discretion, pursuant to **Section 10**, and subject to Force Majeure
22 Delays as defined in **Section 9**.

23 9. FORCE MAJEURE DELAYS. "Force Majeure" means event(s) beyond the
24 reasonable control of GRANTEE, and which could not have been reasonably anticipated, which
25 prevent(s) GRANTEE from complying with any of its obligations under this Agreement,
26 including, but not limited to: acts of God, acts of war, acts or threats of terrorism, civil disorders,
27 strikes, labor disputes, flood, fire, explosion, earthquake or other similar acts.

1 “Force Majeure Delay” is delay due to Force Majeure that, in each case, (i)
2 materially adversely affects the performance by GRANTEE of its obligations hereunder, (ii) is
3 not reasonably foreseeable and is beyond GRANTEE's reasonable control, (iii) despite the
4 exercise of reasonable diligence, cannot be prevented, avoided or removed by GRANTEE and
5 is not attributable to the negligence, willful misconduct or bad faith of GRANTEE, and (iv) is
6 not the result of the failure of GRANTEE to perform any of its obligations under this Agreement.
7 Notwithstanding the foregoing, a Force Majeure Delay shall not be deemed to have occurred
8 unless GRANTEE has notified COUNTY in writing of such occurrence within fifteen (15) days
9 after such occurrence, and has provided COUNTY with the details of such event and the length
10 of the anticipated delay within an additional fifteen (15) days thereafter. GRANTEE shall
11 diligently attempt to remove, resolve, or otherwise eliminate such event, keep COUNTY advised
12 with respect thereto, and shall commence performance of its obligations hereunder immediately
13 upon such removal, resolution or elimination. During the occurrence and continuance of a Force
14 Majeure Delay, GRANTEE shall be excused from performance of its obligations under this
15 Agreement to the extent the Force Majeure prevents GRANTEE from performing such
16 obligations.

17 10. EXTENSION OF TIME. Subject to **Section 2(e)** above, COUNTY may, in its
18 sole and absolute discretion and subject to ARPA Rules, grant an extension to the
19 Implementation Schedule set forth in **Exhibit B** for the purpose of completing GRANTEE's
20 activities which cannot be completed as outlined in **Exhibit B**. GRANTEE shall request said
21 extension in writing, stating the reasons therefore, which extension must be first approved in
22 writing by the COUNTY in its sole and absolute discretion. The Director of HWS, or designee,
23 may extend all pending deadlines in the Implementation Schedule on two (2) or fewer occasions,
24 so long as the aggregate duration of such administrative time extensions is no greater than three
25 hundred sixty five (365) days and complies with all ARPA Rules. Every term, condition,
26 covenant, and requirement of this Agreement shall continue in full force and effect during the
27 period of any such extension.
28

1 11. CONDITIONS PRECEDENT TO DISTRIBUTION OF ARPA GRANT FUNDS.

2 COUNTY, through its Department of HWS, shall disburse the ARPA Grant funds directly to
3 GRANTEE, subject to the conditions precedent set forth below. COUNTY shall not disburse
4 any ARPA Grant funds pursuant to this Agreement until the following conditions precedent have
5 been satisfied:

- 6 a. GRANTEE executes this Agreement and delivers to COUNTY;
- 7 b. GRANTEE provides COUNTY with evidence of insurance as required herein;
- 8 c. GRANTEE provides evidence it has obtain the necessary building permits to
9 develop improvements to the property that are being proposed as outlined in
10 **Exhibit B**;
- 11 d. GRANTEE executes the Covenant Agreement, substantially conforming in
12 form and substance to the Covenant Agreement attached hereto and
13 incorporated herein as **Exhibit J**, and delivers to the County of Riverside;
- 14 e. RESERVED;
- 15 f. RESERVED;
- 16 g. GRANTEE is not in default under the terms of this Agreement or any other
17 agreement related to the financing of the Project;
- 18 h. If Davis Bacon and/or prevailing wages are required to be paid, GRANTEE
19 shall demonstrate that it hired a qualified professional firm to review and
20 monitor Davis Bacon and/or prevailing wage compliance for all submissions
21 of contractors certified payrolls to COUNTY. In the event that the Project
22 required prevailing wages, GRANTEE shall demonstrate that it complied with,
23 and required its contractors and subcontractors performing work on the
24 Project, to pay prevailing wages, use a skilled and trained workforce, and
25 adhere to any applicable labor regulations and all State laws in connection with
26 the construction of the Project, including but not limited to Article 1
27 (commencing with Section 1720) of Part 7 of Division 2 of the Labor Code,
28

1 and Chapter 2.9 (commencing with Section 2600) of Part 1 of Division 2 of
 2 the Public Contract Code. GRANTEE agrees and acknowledges that it is the
 3 responsibility of GRANTEE to obtain a legal determination, at GRANTEE's
 4 sole cost and expense, as to whether prevailing wages must be paid during the
 5 construction of the Project. If the Project was subject to prevailing wages, then
 6 GRANTEE shall be solely responsible to pay its contractors and
 7 subcontractors the required prevailing wage rates. GRANTEE agrees to
 8 indemnify, defend, and hold COUNTY harmless from and against any and all
 9 liability arising out of and related to GRANTEE's failure to comply with any
 10 and all applicable Davis Bacon and/or prevailing wage requirements;

- 11 i. GRANTEE represents that GRANTEE, and its principals, or any/all persons,
 12 contractors, consultants, businesses, etc. are conducting business with, are not
 13 presently debarred, proposed for debarment, suspended, declared ineligible, or
 14 voluntarily excluded from participation or from receiving federal contracts or
 15 federally approved subcontracts or from certain types of federal financial and
 16 nonfinancial assistance and benefits with the Excluded Parties Listing System
 17 ("EPLS"). EPLS records are located at www.sam.gov; and
 18 j. GRANTEE shall provide documentation demonstrating that a competitive bid
 19 process was used to select the qualified contractors that completed Phase I and
 20 Phase II construction work on the Project.

21 GRANTEE agrees to submit the following documentation to COUNTY, 180 days from
 22 execution of this Agreement:

23 The fully executed Professional Services and Funding Agreement between the
 24 City and Mercy House Living Centers, which outlines the Harrison Hope
 25 Center service plan, the Harrison Hope Center Shelter operations plan and the
 26 funding sources that were used to complete Phase I and Phase II construction
 27 work for the Project.

- 28 12. REALLOCATION OF FUNDS. If GRANTEE fails to accept the funds by

1 December 31, 2024, then GRANTEE will not be eligible for reimbursement for construction
2 renovation work already completed on the Project, unless a written extension is granted by
3 County pursuant to section 13. If GRANTEE fails to meet the acceptance deadline, the
4 COUNTY will reallocate the ARPA Grant Funds. Upon such reallocation of ARPA Grant funds,
5 this Agreement shall be terminated and be of no further force and effect and GRANTEE shall be
6 released and discharged from any obligations hereunder, except as to those obligations which by
7 their terms survive termination of this Agreement.

8 13. DISTRIBUTION OF FUNDS. COUNTY'S Board of Supervisors shall determine
9 the final disbursement and distribution of all ARPA Grant funds received by COUNTY under
10 ARPA. Disbursement of ARPA Grant shall occur upon the satisfaction of conditions set forth
11 in **Section 11**. COUNTY shall pay GRANTEE in the form of funding draw requests with
12 supporting documents which specifically state how such ARPA Grant funds will be expended.
13 COUNTY shall promptly review the funding draw request and supporting documentation, but in
14 no event later than thirty (30) days. COUNTY may require additional information from
15 GRANTEE as may be necessary and appropriate for COUNTY to make its determination as to
16 allowable costs. COUNTY shall deposit the sum specified in the funding draw requests into
17 GRANTEE'S bank account upon receipt of wire instructions.

18 14. TERMS OF AFFORDABILITY. The City of Corona Harrison HOPE Center shall
19 remain occupied and available to Qualified Populations, pursuant to **Section 18** below, **Exhibit**
20 **A**, and the Covenant Agreement attached hereto as **Exhibit J**, until the later of (i) fifteen (15)
21 years from the recordation of the Notice of Completion in the Official Records for which when
22 construction was completed for the Project, or (ii) December 1, 2038 ("Affordability Period").

23 15. INSURANCE. Without limiting or diminishing GRANTEE'S obligation to
24 indemnify or hold COUNTY harmless, GRANTEE represents and acknowledges that it required
25 the general contractor for the Project ("General Contractor") to procure and maintain, at its sole
26 cost and expense, the following insurance coverages during the course of renovation work that
27 was completed on the Project.
28

- 1 a. Builder's All Risk (Course of Construction) Insurance. GRANTEE required
2 General Contractor to provide a policy of Builder's All Risk (Course of
3 Construction) insurance. Such policy was written on an all risk basis and a
4 completed value form. Such policy covered the full insurable value. Such
5 policy also provided coverage for temporary structures (on-site offices, etc.),
6 fixtures, machinery and equipment being installed as part of the work. Upon
7 request by COUNTY, GRANTEE shall declare all terms, conditions,
8 coverages and limits of such policy.
- 9 b. Workers' Compensation Insurance. GRANTEE required to maintain statutory
10 Workers' Compensation Insurance (Coverage A) as prescribed by the laws of
11 the State of California. Policy shall include Employers' Liability (Coverage B)
12 including Occupational Disease with limits not less than \$1,000,000 per person
13 per accident.
- 14 c. Commercial General Liability Insurance. GRANTEE required General
15 Contractor to maintain Commercial General Liability insurance coverage,
16 including but not limited to, premises liability, unmodified contractual
17 liability, products and completed operations liability, personal and advertising
18 injury, and cross liability coverage, covering claims which may arise from or
19 out of CONTRACTOR'S performance of its obligations hereunder. Policy's
20 limit of liability were not be less than \$2,000,000 per occurrence combined
21 single limit. If such insurance contained a general aggregate limit, it applied
22 separately or was no less than two (2) times the occurrence limit.
- 23 d. Vehicle Liability Insurance. GRANTEE required General Contractor to
24 maintain liability insurance for all owned, non-owned or hired vehicles so used
25 in an amount not less than \$1,000,000 per occurrence combined single limit.
26 If such insurance contains a general aggregate limit, it applied separately or
27 was no less than two (2) times the occurrence limit.
28

1 e. General Insurance Provisions – All Lines.

2 (i) GRANTEE’S General Contractor used an insurance carrier with an A
3 M BEST rating of not less than A: VII (A:7).

4 (ii) Project work is already completed; therefore, GRANTEE, or
5 GRANTEE on behalf of General Contractor, does not need to declare
6 its insurance self-insured retentions.

7 (iii)GRANTEE shall furnish the County of Riverside with copies of the
8 Certificate(s) of Insurance and Endorsements confirming coverage was
9 in effect during construction thus effecting coverage as required herein.

10 (iv)It is understood and agreed to by the parties hereto that GRANTEE’S
11 insurance shall be construed as primary insurance, and COUNTY's
12 insurance and/or deductibles and/or self-insured retentions or self-
13 insured programs shall not be construed as contributory.

14 (v) GRANTEE agrees to notify COUNTY of any claim by a third party or
15 any incident or event that may give rise to a claim arising from the
16 performance of this Agreement.

17 16. FINANCIAL AND PROJECT RECORDS. GRANTEE shall maintain financial,
18 programmatic, statistical, and other supporting records of its operations and financial activities
19 sufficient to establish compliance with subsection 601(d) of the Social Security Act, as amended,
20 (42 U.S.C. 801(d)), in accordance with the requirements of the ARPA Rules, which records shall
21 be open to inspection and audit by authorized representatives of COUNTY, the California
22 Department of Finance, and the United States Department of the Treasury Office of Inspector
23 General, during regular working hours. COUNTY, state, and federal representatives have the
24 right of access, with at least forty-eight (48) hours prior notice, to any pertinent books, documents,
25 papers, or other records of GRANTEE, in order to make audits, examinations, excerpts, and
26 transcripts. Said records shall be retained for such time as may be required by the ARPA Rules,
27 but in no event no less than five (5) years after the Project completion date as evidenced by
28

1 recordation of the Notice of Completion, or after final payment is made, whichever is later, to
2 support reported expenditures and to participate in COUNTY, state, and federal audits; except
3 that records of individual income verifications, project rents, and project inspections must be
4 retained for the most recent five (5) year period, until five (5) years after the Affordability Period
5 terminates. If any litigation, claim, negotiation, audit, or other action has been started before the
6 expiration of the regular period specified, the records must be retained until completion of the
7 action and resolution of all issues which arise from it, or until the end of the regular period,
8 whichever is later.

9 17. COMPLIANCE WITH LAWS AND REGULATIONS. By executing this
10 Agreement, GRANTEE hereby certifies that it will adhere to and comply with all federal, state
11 and local laws, regulations and ordinances. In particular, GRANTEE shall comply with the
12 ARPA Rules and the following as they may be applicable to GRANTEE in connection with the
13 ARPA Grant:

- 14 a. Compliance with Executive Order 11246 of September 24, 1965, entitled
15 "Equal Employment Opportunity", as amended by Executive Order 11375 of
16 October 13, 1967, and as supplemented in Department of Labor Regulations
17 (41 CFR Part 60).The GRANTEE will not discriminate against any employee
18 or applicant for employment because of race, color, religion, sex, or national
19 origin. GRANTEE shall ensure that all qualified applicants will receive
20 consideration for employment without regard to race, color, religion, sex or
21 national origin. The GRANTEE will take affirmative action to ensure that
22 applicants are employed and the employees are treated during employment,
23 without regard to their race color, religion, sex, or national origin. Such actions
24 shall include, but are not limited to, the following: employment, up-grading,
25 demotion, or transfer; recruitment or recruitment advertising; rates of pay or
26 other forms of compensation; and selection for training, including
27 apprenticeship. The GRANTEE agrees to post in a conspicuous place, available
28

1 to employees and applicants for employment, notices to be provided by the
2 County setting forth the provisions of this non-discrimination clause;

3 b. Executive Order 11063, as amended by Executive Order 12259, and
4 implementing regulations at 24 CFR Part 107;

5 c. Section 504 of the Rehabilitation Act of 1973 (Pub. L. 93-112), as amended,
6 and implementing regulations;

7 d. The Age Discrimination Act of 1975 (Pub. L.94-135), as amended, and
8 implementing regulations;

9 e. The regulations, policies, guidelines and requirements of the Uniform
10 Administrative Requirements, Cost Principles, and Audit Requirements for
11 Federal Awards(2 CFR Part 200) as they relate to the acceptance and use of
12 federal funds under the federally-assigned program;

13 f. Title VI of the Civil Rights Act of 1964 (Pub. L. 88-352) and implementing
14 regulations issued at 24 CFR Part 1;

15 g. Title VIII of the Civil Rights Act of 1968 (Pub. L. 90-284) as amended;

16 h. *Rights to Data and Copyrights*: Contractors and consultants of GRANTEE
17 providing services or work under this Agreement agree to comply with all
18 applicable provisions pertaining to the use of data and copyrights pursuant to
19 48 CFR Part 27.404-3, Federal Acquisition Regulations (FAR).

20 i. *Air Pollution Prevention and Control* (formally known as the *Clean Air Act*)
21 *(42 U.S.C. 7401 et seq.) and the Federal Water Pollution Control Act (33*
22 *U.S.C. Section 1251 et seq.)*, as amended: Contracts and subgrants of amounts
23 in excess of \$100,000 shall contain a provision that requires the recipient to
24 agree to comply with all applicable standards, orders or regulations issued
25 pursuant to the *Clean Air Act* (42 U.S.C. 7401 et seq.) and the *Federal Water*
26 *Pollution Control Act* as amended (33 U.S.C. Section 1251 et seq.). Violations
27
28

1 shall be reported to the Federal awarding agency and the Regional Office of the
2 Environmental Protection Agency (EPA).

- 3 j. *Anti-Lobbying Certification (31 U.S.C. 1352)*: The language of the certification
4 set forth below shall be required in all contracts or subcontracts entered into in
5 connection with this grant activity and all GRANTEES shall certify and
6 disclose accordingly. This certification is a material representation of fact upon
7 which reliance was placed when this transaction was made or entered into.
8 Submission of this certification is a prerequisite for making or entering into this
9 transaction imposed by. Section 1352, Title 31, U.S. Code. Any person who
10 fails to file the required certification shall be subject to a civil penalty of not
11 less than \$10,000 and no more than \$100,000 for such failure.

12 “The undersigned certifies, to the best of his or her knowledge or belief, that:
13 No Federal appropriated funds have been paid or will be paid, by or on behalf
14 of it, to any person for influencing or attempting to influence an officer or
15 employee of any agency, a Member of Congress, an officer or employee of
16 Congress, or an employee of a Member of Congress in connection with the
17 awarding of any Federal contract, the making of any Federal grant, the making
18 of any Federal loan, the entering into of any cooperative agreement, and the
19 extension, continuation, renewal, amendment, or modification of any Federal
20 contract, grant, loan, or cooperative agreement;

21 If any funds other than Federal appropriated funds have been paid or will be
22 paid to any person for influencing or attempting to influence an officer or
23 employee of any agency, a Member of Congress, an officer or employee of
24 Congress, or an employee of a Member of Congress in connection with this
25 Federal contract, grant loan or cooperative agreement, he/she will complete and
26 submit Standard Form – LLL, “Disclosure Form to Report Lobbying,” in
27 accordance with its instructions.”
28

- 1 k. *Debarment and Suspension (Executive Orders (E.O.) 12549 and 12689)*: No
2 contract award shall be made to parties listed on the government wide
3 exclusions in the System for Award Management (SAM), in accordance with
4 OMB guidelines at 2 CFR 180 that implement Executive Orders (E.O.s) 12549
5 and 12689, “Debarment and Suspension.” SAM Exclusions contains the names
6 of parties debarred, suspended, or otherwise excluded by agencies, as well as
7 parties declared ineligible under statutory or regulatory authority other than
8 E.O. 12549. Contractors with awards that exceed the small purchase threshold
9 shall provide the required certification regarding its exclusion status and that of
10 its principal employees.
- 11 l. *Drug-Free Workplace Requirements*: The Anti-Drug Abuse Act of 1988 (Pub.
12 L. 100-690) requires grantees (including individuals) of federal agencies, as a
13 prior condition of being awarded a grant, to certify that they will provide drug-
14 free workplaces. Each potential recipient must certify that it will comply with
15 drug-free workplace requirements.
- 16 m. *Access to Records and Records Retention*: The GRANTEE, and/or any sub-
17 consultants or sub-contractors, shall allow all duly authorized Federal, State,
18 and/or County officials or authorized representatives access to the work area,
19 as well as all books, documents, materials, papers, and records of the
20 GRANTEE, and any sub-consultants or sub-contractors, that are directly
21 pertinent to a specific program for the purpose of making audits, examinations,
22 excerpts, and transcriptions. The GRANTEE or any sub-consultants or sub-
23 contractors, further agree to maintain and keep such books, documents,
24 materials, papers, and records, on a current basis, recording all transactions
25 pertaining to this Agreement in a form in accordance with generally acceptable
26 accounting principles. All such books and records shall be retained for such
27 periods of time as required by law, provided, however, notwithstanding any
28

1 shorter periods of retention, all books, records, and supporting detail shall be
2 retained for a period of at least five (5) years after the expiration of the term of
3 this Agreement, or final payment is made, whichever is later.

4 n. *Federal Employee Benefit Clause*: No member of or delegate to the Congress
5 of the United States, and no Resident Commissioner shall be admitted to any
6 share or part of this Agreement or to any benefit to arise from the same.

7 o. *Energy Efficiency*: Mandatory standards and policies relating to energy
8 efficiency which are contained in the State energy conservation plan issued in
9 compliance with the Energy Policy and Conservation Act (Pub. L. 94 - 163,
10 Dec. 22, 1975; 42 U.S.C. Section 6201, et. seq., 89 Stat.871).

11 p. *Procurement of Recovered Materials (2 CFR 200.322.)*: A non-Federal entity
12 that is a state agency or agency of a political subdivision of a state and its
13 contractors must comply with 42 U.S.C. Section 6002 of the Solid Waste
14 Disposal Act, as amended by the Resource Conservation and Recovery Act.
15 The requirements of Section 6002 include procuring only items designated in
16 guidelines of the Environmental Protection Agency (EPA) at 40 CFR Part 247
17 that contain the highest percentage of recovered materials practicable,
18 consistent with maintaining a satisfactory level of competition, where the
19 purchase price of the item exceeds \$10,000 or the value of the quantity acquired
20 by the preceding fiscal year exceeded \$10,000; procuring solid waste
21 management services in a manner that maximizes energy and resource
22 recovery; and establishing an affirmative procurement program for
23 procurement of recovered materials identified in the EPA guidelines. The
24 requirements of 2 CFR 200.322, as amended effective November 12, 2020, are
25 hereby included in this Agreement as appropriate and to the extent consistent
26 with law.

- 1 q. *Contract Work Hours and Safety Standards Act (CWHSA) (30 U.S.C. 3701-*
2 *3708)*: GRANTEE shall comply with all applicable provisions of the CWHSA.
- 3 r. *Displacement, relocation, and acquisition.* The relocation requirements of
4 Title II and the acquisition requirements of Title III of the Uniform Relocation
5 Assistance and Real Property Acquisition Policies Act of 1970, and the
6 implementing regulations at 24 CFR Part 42. GRANTEE must ensure that it
7 has taken all reasonable steps to minimize the displacement of persons as a
8 result of this Project.
- 9 s. *Lead-based paint.* The ARPA-Assisted Units, as defined in the Covenant
10 Agreement, are subject to the lead-based paint requirements of 24 CFR Part 35
11 issued pursuant to the Lead-Based Paint Poisoning Prevention Act (42 U.S.C.
12 4821, *et seq.*). The lead-based paint provisions of 24 CFR 982.401 (j), except
13 24 CFR 982.401 (j)(1)(i), also apply, irrespective of the applicable property
14 standard under §92.251.
- 15 t. *Labor.* GRANTEE represents that it complied with any applicable labor
16 regulations and all other State and Federal laws in connection with the
17 construction of the improvements which comprise the Project, including if
18 applicable, requirements relating to Davis Bacon. GRANTEE agrees and
19 acknowledges that it is the responsibility of GRANTEE to obtain a legal
20 determination, at GRANTEE'S sole cost and expenses as to whether Davis
21 Bacon wages must be paid for during the construction of the Project.
22 GRANTEE agrees to indemnify, defend, and hold COUNTY harmless from
23 and against any and all liability arising out of a related to GRANTEE'S failure
24 to comply with any and applicable prevailing wage requirements.
- 25 u. *Model Energy Code* published by the Council of American Building Officials.
26
27
28

- 1 v. *Consultant Activities*. No person providing consultant services in an employer-
2 employee type relationship shall receive more than a reasonable rate of
3 compensation for personal services paid with ARPA funds.
- 4 w. *Uniform Administrative Requirements* of 2 CFR Part 200 as now in effect and
5 as may be amended from time to time. Federal awards expended as a recipient
6 or a subrecipient, as defined therein, would be subject to single audit. The
7 payments received for goods or services provided as a vendor would not be
8 considered Federal awards.
- 9 x. GRANTEE shall include written agreements that include all provisions of
10 **Section 17** if GRANTEE provides ARPA Grant funds to for-profit owners or
11 developers, non-profit owners or developers, sub-recipients, homeowners,
12 homebuyers, tenants receiving tenant-based rental assistance, or contractors.
- 13 y. *Immigration requirements of Federal Register*, Vol. 62, No. 221, Department
14 of Justice Interim Guidance on Verification of Citizenship, Qualified Alien
15 Status and Eligibility Under Title IV of the Personal Responsibility and Work
16 Opportunity Reconciliation Act of 1996 (“PRWORA”). Final Attorney
17 General’s Order issued pursuant to PRWORA is specified under Federal
18 Register Vol. 66, No. 10, Department of Justice Final Specification of
19 Community Programs Necessary for Protection of Life or Safety Under Welfare
20 Reform Legislation.
- 21 z. Build America, Buy America (BABA) Act: The Grantee must comply with the
22 requirements of the Build America, Buy America (BABA) Act, 41 USC 8301
23 note, and all applicable rules and notices, as may be amended, if applicable to
24 the Grantee’s infrastructure project. Pursuant to HUD’s Notice, “Public Interest
25 Phased Implementation Waiver for FY 2022 and 2023 of Build America, Buy
26 America Provisions as Applied to Recipients of HUD Federal Financial
27 Assistance” (88 FR 17001), any funds obligated by HUD on or after the
28

1 applicable listed effective dates, are subject to BABA requirements, unless
2 excepted by a waiver.

3 aa. Violence Against Women Act (VAWA): VAWA provides housing protections
4 for survivors of domestic and dating violence, sexual assault and stalking
5 (“domestic violence”). VAWA 2022 reauthorizes, amends, and strengthens the
6 VAWA of 1994, as amended (Pub. L. 103-322, tit. IV, sec. 40001-40703; 34
7 U.S.C. 12291 et seq.) HUD’s implementing regulations for VAWA’S
8 protections, rights, and responsibilities are codified in 24 CFR part 5, subpart
9 L, and related provisions in HUD’s program regulations (HUD’s VAWA
10 regulations). VAWA 2022 amendments took effect on October 1, 2022 and
11 2022 VAWA’s reauthorization includes new implementation requirements.
12 Grantees, subrecipients and developers shall ensure compliance with all
13 requirements of VAWA including but not limited to: (a) Assure domestic
14 violence survivors are not denied assistance as an applicant, or evicted, or have
15 assistance terminated as a tenant because applicant or tenant is or has been a
16 victim of domestic violence; (b) Implement an emergency transfer plan
17 allowing domestic violence survivor to move to another safe and available unit;
18 (c) Provide protections against denial, terminations, and evictions that directly
19 result from being a victim of domestic violence; (d) Implement a low barrier
20 certification process and allow self-certification of domestic violence

21 bb. GRANTEE shall comply with all applicable local, state and federal laws in
22 addition to the above-mentioned laws.

23 18. PROJECT TARGETING REQUIREMENTS. GRANTEE shall make the Project
24 available to people that are experiencing homelessness, at risk of homelessness, or experiencing
25 housing insecurity (“Qualified Population”). If GRANTEE intends to use the Project for a use
26 other than to provide shelter and services to the Qualified Populations, GRANTEE shall utilize
27 the Property for another ARPA-Eligible Activity. GRANTEE shall provide COUNTY with sixty
28

1 (60) days notice of conversion for another ARPA-Eligible Activity. The approval of the alternate
2 ARPA-Eligible Activity shall not be unreasonably withheld by COUNTY and must comply with
3 ARPA Rules. If the Project is not used to provide shelter and services to the Qualified Populations
4 and GRANTEE does not intend to use the Property for another ARPA-Eligible Activity, then
5 COUNTY and GRANTEE mutually agree that this Agreement will self-terminate and any ARPA
6 Grant funds drawn shall be returned within thirty (30) calendar days. Upon such termination, this
7 Agreement shall become null and void. COUNTY and GRANTEE shall be released and
8 discharged respectively from their obligations under this Agreement. All cost incurred by each
9 party on the Project will be assumed respectively.

10 19. ENVIRONMENTAL CLEARANCES. GRANTEE shall be responsible for
11 obtaining any and all permit approvals, environmental clearances in connection with the Project
12 funded with ARPA Grant funds, in compliance with the California Environmental Quality Act,
13 and including but not limited to, any and all applicable federal and state environmental laws and
14 regulations.

15 20. RESERVED.

16 21. FEDERAL REQUIREMENTS. GRANTEE shall comply with the provisions of
17 the ARPA Rules, and all applicable federal regulations and guidelines now or hereafter enacted
18 pursuant to the Act in addition to the federal provisions set forth in **Section 17** and in this
19 Agreement.

20 22. SALE, ASSIGNMENT OR OTHER TRANSFER OF THE PROJECT.
21 GRANTEE hereby covenants and agrees not to sell, assign, transfer or otherwise dispose of the
22 Project or any portion thereof, without obtaining the prior written consent of the COUNTY, which
23 consent shall be conditioned upon receipt by the COUNTY of reasonable evidence satisfactory
24 to the COUNTY in its sole discretion, that transferee has assumed in writing and in full, and is
25 reasonably capable of performing and complying with the GRANTEE's duties and obligations
26 under this Agreement, provided, however Grantee shall not be released of all obligations
27 hereunder which accrue from and after the date of such sale.
28

1 23. INDEPENDENT CONTRACTOR. GRANTEE and its agents, servants and
2 employees shall act at all times in an independent capacity during the term of this Agreement,
3 and shall not act as, shall not be, nor shall they in any manner be construed to be agents, officers,
4 or employees of COUNTY.

5 24. NONDISCRIMINATION. Grantee shall not discriminate, exclude from
6 participation or deny benefits on the basis of race, color, national origin, religion, or sex with
7 respect to any program or activity receiving Federal financial assistance made available pursuant
8 to the SLFRF. In addition, GRANTEE shall not discriminate on the basis of race, gender,
9 religion, national origin, ethnicity, sexual orientation, age or disability in the solicitation,
10 selection, hiring or treatment of any contractors or consultants, to participate in
11 subcontracting/subconsulting opportunities. GRANTEE understands and agrees that violation of
12 this clause shall be considered a material breach of this Agreement and may result in termination,
13 debarment or other sanctions. This language shall be incorporated into all contracts between
14 GRANTEE and any contractor, consultant, subcontractor, subconsultants, vendors and suppliers.
15 GRANTEE shall comply with the provisions of the California Fair Employment and Housing Act
16 (Government Code Sections 12900 et seq.), the Federal Civil Rights Act of 1964 (P.L. 88-352),
17 as amended, and all Administrative Rules and Regulations issued pursuant to said Acts and Orders
18 with respect to its use of the Property.

19 GRANTEE herein covenants by and for itself, its successors and assigns, and all persons
20 claiming under or through them, that this Covenant is made and accepted upon and subject to the
21 following conditions: There shall be no discrimination against or segregation of any person or
22 group of persons, on account of any basis listed in subdivision (a) or (d) of Section 12955 of the
23 Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and
24 paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code,
25 in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the Property, nor shall
26 the transferee itself or any person claiming under or through him or her, establish or permit any
27
28

1 such practice or practices of discrimination or segregation with reference to the selection, location,
2 number, use, or occupancy, of tenants, lessees, sublessees, subtenants, or vendees of the Property.

3 GRANTEE, its successors and assigns, shall refrain from restricting the rental, sale, or
4 lease of the Property or any portion thereof, on the basis of race, color, creed, religion, sex, sexual
5 orientation, marital status, national origin, or ancestry of any person. Every deed, lease, and
6 contract entered into with respect to the Project and the Property, or any portion thereof, after the
7 date of this Agreement shall contain or be subject to substantially the following nondiscrimination
8 or nonsegregation clauses:

9 a. In deeds: “The grantee herein covenants by and for himself or herself, his or her
10 heirs, executors, administrators, and assigns, and all persons claiming under or
11 through them, that there shall be no discrimination against or segregation of,
12 any person or group of persons on account of any basis listed in subdivision (a)
13 or (d) of Section 12955 of the Government Code, as those bases are defined in
14 Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p)
15 of Section 12955, and Section 12955.2 of the Government Code, in the sale,
16 lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises
17 herein conveyed, nor shall the grantee or any person claiming under or through
18 him or her, establish or permit any practice or practices of discrimination or
19 segregation with reference to the selection, location, number, use or occupancy
20 of tenants, lessees, subtenants, sublessees, or vendees in the premises herein
21 conveyed. The foregoing covenants shall run with the land.”

22 b. In leases: “The lessee herein covenants by and for himself or herself, his or her
23 heirs, executors, administrators, and assigns, and all persons claiming under or
24 through him or her, and this lease is made and accepted upon and subject to the
25 following conditions: That there shall be no discrimination against or
26 segregation of any person or group of persons, on account of any basis listed in
27 subdivision (a) or (d) of Section 12955 of the Government Code, as those bases
28

1 are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of
2 subdivision (p) of Section 12955, and Section 12955.2 of the Government
3 Code, in the leasing, subleasing, transferring, use, occupancy, tenure, or
4 enjoyment of the premises herein leased nor shall the lessee himself or herself,
5 or any person claiming under or through him or her, establish or permit any
6 such practice or practices of discrimination or segregation with reference to the
7 selection, location, number, use, or occupancy, of tenants, lessees, sublessees,
8 subtenants, or vendees in the premises herein leased.”

- 9 c. In contracts: “There shall be no discrimination against or segregation of any
10 person or group of persons, on account of any basis listed in subdivision (a) or
11 (d) of Section 12955 of the Government Code, as those bases are defined in
12 Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p)
13 of Section 12955, and Section 12955.2 of the Government Code, in the sale,
14 lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the land, nor
15 shall the transferee itself or any person claiming under or through him or her,
16 establish or permit any such practice or practices of discrimination or
17 segregation with reference to the selection, location, number, use, or
18 occupancy, of tenants, lessees, sublessees, subtenants, or vendees of the land.”

19 In addition to the obligations and duties of GRANTEE set forth herein, GRANTEE shall,
20 upon notice from COUNTY, promptly pay to COUNTY all fees and costs, including
21 administrative and attorneys’ fees, incurred by COUNTY in connection with responding to or
22 defending any discrimination claim brought by any third party and/or local, state or federal
23 government entity, arising out of or in connection with this Agreement or the Covenant Agreement
24 attached hereto.

25 25. PROHIBITION AGAINST CONFLICTS OF INTEREST:

- 26 a. GRANTEE and its assigns, employees, agents, consultants, officers and elected
27 and appointed officials shall become familiar with and shall comply with the
28

1 conflict of interest provisions of the COUNTY, attached hereto and
2 incorporated herein by this reference as **Exhibit H**, those provisions contained
3 in the ARPA Rules, and any applicable regulations promulgated by the
4 Treasury Department related to conflict of interest, attached hereto as **Exhibit**
5 **H**.

6 b. Reserved.

7 c. Prior to any funding under this Agreement, GRANTEE shall provide COUNTY
8 with a list of all employees, agents, consultants, officers and elected and
9 appointed officials who are in a position to participate in a decision-making
10 process, exercise any functions or responsibilities, or gain inside information
11 with respect to the ARPA activities funded under this Agreement. GRANTEE
12 shall also promptly disclose to COUNTY any potential conflict, including even
13 the appearance of conflict that may arise with respect to the ARPA activities
14 funded under this Agreement.

15 d. Any violation of this section shall be deemed a material breach of this
16 Agreement, and the Agreement shall be immediately terminated by COUNTY.

17 26. RESERVED.

18 27. PROJECT MONITORING AND EVALUATION.

19 a. Inspections. During the Affordability Period, COUNTY will perform on-site
20 inspections of the Project to determine compliance with the property standards
21 and to verify the information submitted by the owners in accordance with
22 requirements. The on-site inspections must occur within 12 months after
23 Covenant Agreement and at least once every 3 years thereafter during the
24 Affordability Period. If there are observed deficiencies for any of the
25 inspectable items in the property standards established by COUNTY, a follow-
26 up on-site inspection to verify that deficiencies are corrected must occur within
27 12 months. COUNTY may establish a list of non-hazardous deficiencies for
28

1 which correction can be verified by third party documentation (e.g., paid
2 invoice for work order) rather than re-inspection. Health and safety deficiencies
3 must be corrected immediately. COUNTY must adopt a more frequent
4 inspection schedule for properties that have been found to have health and
5 safety deficiencies.

6 28. MONITORING FEE. GRANTEE shall not be required to pay an annual
7 compliance monitoring fee to the COUNTY.

8 29. ACCESS TO PROJECT SITE. COUNTY, state and/or federal awarding agencies
9 shall have the right to access the Project site and the Property at all reasonable times, and upon
10 completion of the Project upon reasonable written notice to GRANTEE, to review the operation
11 of the Project in accordance with this Agreement.

12 30. EVENTS OF DEFAULT. The occurrence of any of the following events shall
13 constitute an "Event of Default" under this Agreement:

14 a. Monetary Default. (1) GRANTEE's failure to pay when due any sums payable
15 under this Agreement or the Covenant Agreement; (2) GRANTEE's or any
16 agent of GRANTEE's use of ARPA Grant funds for costs other than those costs
17 permitted under this Agreement or for uses inconsistent with terms and
18 restrictions set forth in this Agreement and the ARPA Rules; (3) GRANTEE's
19 or any agent of GRANTEE's failure to make any other payment of any
20 assessment or tax due under this Agreement, and /or (4) default under the terms
21 of any senior loan documents or any other instrument or document secured
22 against the Property or the Project;

23 b. Non-Monetary Default. (1) Discrimination by GRANTEE or GRANTEE's
24 agent(s) on the basis of characteristics prohibited by this Agreement or
25 applicable law; (2) the imposition of any encumbrances or liens on the Project
26 without COUNTY's prior written approval that are prohibited under this
27 Agreement (3) GRANTEE's failure to obtain and maintain the insurance
28

1 coverage required under this Agreement;(4) any material default under this
2 Agreement, the Covenant Agreement, the ARPA Rules, or any document
3 executed by the County in connection with this Agreement, and /or (5) a default
4 under the terms of any senior loan documents or any other instrument or
5 document secured against the Property or the Project;

6 c. General Performance of Obligations. Any substantial or continuous or repeated
7 breach by GRANTEE or GRANTEE's agents of any material obligations of
8 GRANTEE under this Agreement;

9 d. General Performance of Other Obligations. Any substantial or continuous or
10 repeated breach by GRANTEE or GRANTEE's agents of any material
11 obligations of GRANTEE related to the Project imposed by any other
12 agreement with respect to the financing, development, or operation of the
13 Project; whether or not COUNTY is a party to such agreement; but only
14 following any applicable notice and cure periods with respect to any such
15 obligation;

16 e. Representations and Warranties. A determination by COUNTY that any of
17 GRANTEE's representations or warranties made in this Agreement, any
18 statements made to COUNTY by GRANTEE, or any certificates, documents,
19 or schedules supplied to COUNTY by GRANTEE were false in any material
20 respect when made, or that GRANTEE concealed or failed to disclose a material
21 fact to COUNTY.

22 f. Damage to Project. In the event that the Project is materially damaged or
23 destroyed by fire or other casualty, and GRANTEE receives an award or
24 insurance proceeds sufficient for the repair or reconstruction of the Project, and
25 GRANTEE does not use such award or proceeds to repair or reconstruct the
26 Project.

1 g. Bankruptcy, Dissolution and Insolvency. GRANTEE's or general partner and
2 co-general partner of GRANTEE's (1) filing for bankruptcy, dissolution, or
3 reorganization, or failure to obtain a full dismissal of any such involuntary filing
4 brought by another party before the earlier of final relief or ninety (90) days
5 after such filing; (2) making a general assignment for the benefit of creditors;
6 (3) applying for the appointment of a receiver, trustee, custodian, or liquidator,
7 or failure to obtain a full dismissal of any such involuntary application brought
8 by another party before the earlier of final relief or ninety (90) days after such
9 filing; (4) insolvency; or (5) failure, inability or admission in writing of its
10 inability to pay its debts as they become due.

11 31. NOTICE OF DEFAULT AND OPPORTUNITY TO CURE. Formal notices,
12 demands and communications between the COUNTY and the GRANTEE shall be sufficiently
13 given if dispatched by registered or certified mail, postage prepaid, return receipt requested, to
14 the principal offices of the COUNTY and the GRANTEE, as designated in **Section 53**, below.
15 Such written notices, demands and communications may be sent in the same manner to such
16 other addresses as either party may from time to time designate by mail as provided in this
17 **Section 31**. Any notice that is transmitted by electronic facsimile transmission followed by
18 delivery of a "hard" copy, shall be deemed delivered upon its transmission; any notice that is
19 personally delivered (including by means of professional messenger service, courier service
20 such as United Parcel Service or Federal Express, or by U.S. Postal Service), shall be deemed
21 received on the documented date of receipt by the recipient; and any notice that is sent by
22 registered or certified mail, postage prepaid, return receipt required shall be deemed received
23 on the date of delivery thereof.

24 a. Subject to the Force Majeure Delay, as provided in **Section 9**, failure or delay
25 by GRANTEE to perform any term or provision of this Agreement constitutes
26 a default under this Agreement. GRANTEE must immediately commence to
27
28

1 cure, correct or remedy such failure or delay and shall complete such cure,
2 correction or remedy with reasonable diligence.

3 b. COUNTY shall give written notice of default to GRANTEE, specifying the
4 default complained of by COUNTY. Failure or delay in giving such notice
5 shall not constitute a waiver of any default, nor shall it change the time of
6 default. Except as otherwise expressly provided in this Agreement, any failures
7 or delays by COUNTY in asserting any of its rights and remedies as to any
8 default shall not operate as a waiver of any default or of any such rights or
9 remedies. Delays by COUNTY in asserting any of its rights and remedies shall
10 not deprive COUNTY of its right to institute and maintain any actions or
11 proceedings which it may deem necessary to protect, assert or enforce any such
12 rights or remedies.

13 c. If a monetary event of default occurs, prior to exercising any remedies
14 hereunder, COUNTY shall give GRANTEE written notice of such default.
15 GRANTEE shall have a period of ten (10) days after such notice is given within
16 which to cure the default prior to exercise of remedies by COUNTY.

17 d. If a non-monetary event of default occurs, prior to exercising any remedies
18 hereunder, COUNTY shall give GRANTEE written notice of such default. If
19 the default is reasonably capable of being cured within thirty (30) days,
20 GRANTEE shall have such period to effect a cure prior to exercise of remedies
21 by COUNTY. If the default is such that it is not reasonably capable of being
22 cured within thirty (30) days, and GRANTEE (i) initiates corrective action
23 within said period, and (ii) diligently, continually, and in good faith works to
24 effect a cure as soon as possible, then GRANTEE shall have such additional
25 time as is reasonably necessary to cure the default prior to exercise of any
26 remedies by the injured party, but in no event no more than sixty (60) days from
27 the date of the notice of default. In no event shall COUNTY be precluded from
28

1 exercising remedies if its security becomes or is about to become materially
 2 jeopardized by any failure to cure a default or the default is not cured within
 3 sixty (60) days after the first notice of default is given.

4 e. Any cure tendered by GRANTEE'S Affiliate shall be accepted or rejected on
 5 the same basis as if tendered by GRANTEE.

6 32. COUNTY REMEDIES. Upon the occurrence of an Event of Default, after notice
 7 and opportunity to cure, COUNTY's obligation to disburse ARPA Grant funds shall terminate,
 8 and COUNTY shall also have the rights and remedies permitted by this Agreement or applicable
 9 law, proceed with any or all of the following remedies in any order or combination COUNTY
 10 may choose in its sole discretion:

11 a. Terminate this Agreement, in which event the entire ARPA Grant amount as
 12 well as any other monies advanced to GRANTEE by COUNTY under this
 13 Agreement including administrative costs, shall immediately become due and
 14 payable to COUNTY at the option of COUNTY.

15 b. Bring an action in equitable relief (1) seeking the specific performance by
 16 GRANTEE of the terms and conditions of this Agreement, and/or (2)
 17 enjoining, abating, or preventing any violation of said terms and conditions,
 18 and/or (3) seeking declaratory relief.

19 c. Enter the Project and take any remedial actions necessary in its judgment with
 20 respect to hazardous materials that COUNTY deems necessary to comply with
 21 hazardous materials laws or to render the Project suitable for occupancy, which
 22 costs shall be due and payable by GRANTEE to COUNTY.

23 c. Pursue any and all other remedies allowed at law or in equity.

24 33. RESERVED.

25 34. GRANTEE'S WARRANTIES. GRANTEE represents and warrants (1) that it has
 26 access to professional advice and support to the extent necessary to enable GRANTEE to fully
 27 comply with the terms of this Agreement, and to otherwise carry out the Project, (2) that it is duly
 28

1 organized, validly existing and in good standing under the laws of the State of California, (3) that
2 it has the full power and authority to undertake the Project and to execute this Agreement, (4) that
3 the persons executing and delivering this Agreement are authorized to execute and deliver such
4 documents on behalf of GRANTEE and (5) that neither GRANTEE nor any of its principals is
5 presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily
6 excluded from participation in connection with the transaction contemplated by this Agreement.

7 35. GRANTEE'S CERTIFICATION. GRANTEE certifies, to the best of its
8 knowledge and belief, that:

- 9 a. No federally appropriated funds have been paid or will be paid, by or on behalf
10 of the undersigned, to any person for influencing or attempting to influence an
11 officer or employee of any agency, a member of Congress, an officer or
12 employee of Congress, or an employee of a member of Congress in connection
13 with the awarding of any federal contract, the making of any federal grant, the
14 making of any federal loan, the entering into of any cooperative agreement, and
15 the extension, continuation, review, amendment, or modification of any federal
16 contract, grant, loan, or cooperative agreement.
- 17 b. If any funds other than federally appropriated funds have been paid or will be
18 paid to any person for influencing or attempting to influence an officer or
19 employee of any agency, a member of Congress, an officer or employee of
20 Congress, or an employee of a member of Congress in connection with this
21 federal contract, grant, loan, or cooperative agreement, the undersigned shall
22 complete and submit Standard Form-LLL, "Disclosure Form to Report
23 Lobbying," in accordance with its instructions.
- 24 c. The undersigned shall require that the language of this certification be included
25 in the award documents for all sub-awards at all tiers (including subcontracts,
26 sub-grants, and contracts under grants, loans, and cooperative agreements) and
27 that GRANTEE shall certify and disclose accordingly. This certification is a
28

1 material representation of fact upon which reliance was placed when this
2 transaction was made or entered into.

3 36. HOLD HARMLESS AND INDEMNIFICATION. GRANTEE shall indemnify
4 and hold harmless the County of Riverside, its Agencies, Boards, Districts, Special Districts and
5 Departments, their respective directors, officers, Board of Supervisors, elected and appointed
6 officials, employees, agents and representatives (collectively the "Indemnified Parties") from any
7 liability whatsoever, based or asserted upon any services of GRANTEE, its officers, employees,
8 subcontractors, agents or representatives arising out of their performance under this Agreement,
9 including but not limited to property damage, bodily injury, or death or any other element of any
10 kind or nature whatsoever arising from the performance of GRANTEE, its officers, agents,
11 employees, subcontractors, agents or representatives under this Agreement. GRANTEE shall
12 defend, at its sole expense, all costs and fees including, but not limited, to attorney fees, cost of
13 investigation, defense and settlements or awards, the County of Riverside, its Agencies, Districts,
14 Special Districts and Departments, their respective directors, officers, Board of Supervisors,
15 elected and appointed officials, employees, agents and representatives in any claim or action
16 based upon such alleged acts or omissions.

17 With respect to any action or claim subject to indemnification herein by GRANTEE,
18 GRANTEE shall, at their sole cost, have the right to use counsel of their own choice and shall have
19 the right to adjust, settle, or compromise any such action or claim without the prior consent of
20 COUNTY; provided, however, that any such adjustment, settlement or compromise in no manner
21 whatsoever limits or circumscribes GRANTEE'S indemnification to COUNTY as set forth herein.

22 GRANTEE'S obligation hereunder shall be satisfied when GRANTEE has provided to
23 COUNTY the appropriate form of dismissal relieving COUNTY from any liability for the action
24 or claim involved.

25 The specified insurance limits required in this Agreement shall in no way limit or
26 circumscribe GRANTEE'S obligations to indemnify and hold harmless COUNTY herein from
27 third party claims.

1 In the event there is conflict between this clause and California Civil Code Section 2782,
2 this clause shall be interpreted to comply with Civil Code 2782. Such interpretation shall not
3 relieve GRANTEE from indemnifying COUNTY to the fullest extent allowed by law.

4 GRANTEE's obligations set forth in this **Section 36** shall survive the expiration or earlier
5 termination of this Agreement.

6 37. TERMINATION.

7 a. GRANTEE. GRANTEE may terminate this Agreement prior to disbursement
8 of any ARPA Grant funds by COUNTY in accordance with the applicable
9 ARPA Rules.

10 b. COUNTY. Notwithstanding the provisions of **Section 37(a)**, COUNTY may
11 suspend or terminate this Agreement upon written notice to GRANTEE of the
12 action being taken and the reason for such action in the event one of the
13 following events occur:

14 (i) In the event GRANTEE fails to perform the covenants herein contained
15 at such times and in such manner as provided in this Agreement after
16 the applicable notice and cure provision hereof; or

17 (ii) In the event there is a conflict with any federal, state or local law,
18 ordinance, regulation or rule rendering any material provision, in the
19 judgment of COUNTY of this Agreement invalid or untenable; or

20 (iii) In the event the ARPA funding identified in **Section 1** above is
21 terminated or otherwise becomes unavailable.

22 c. This Agreement may be terminated or funding suspended in whole or in part
23 for cause. Cause shall be based on the failure of GRANTEE to materially
24 comply with either the terms or conditions of this Agreement after the
25 expiration of all applicable notice and cure provisions hereof. Upon suspension
26 of ARPA Grant funding, GRANTEE agrees not to incur any costs related
27
28

1 thereto, or connected with, any area of conflict from which COUNTY has
2 determined that suspension of ARPA Grant funds is necessary.

- 3 d. Upon expiration or earlier termination of this Agreement, GRANTEE shall
4 transfer to COUNTY any unexpended ARPA Grant funds in its possession at
5 the time of expiration of the Agreement as well as any accounts receivable held
6 by GRANTEE which are attributable to the use of ARPA Grant funds awarded
7 pursuant to this Agreement.

8 38. AFFORDABILITY RESTRICTIONS. COUNTY and GRANTEE, on behalf of its
9 successors and assigns, hereby declare their express intent that the restrictions set forth in this
10 Agreement shall continue in full force and effect for the duration of the Affordability Period (as
11 defined in **Section 14** above). Each and every contract, deed or other instrument hereafter
12 executed covering and conveying the Property or any portion thereof shall be held conclusively
13 to have been executed, delivered and accepted subject to such restrictions, regardless of whether
14 such restrictions are set forth in such contract, deed or other instrument. GRANTEE shall execute
15 and record as a lien against the Property, a Covenant Agreement, substantially conforming in
16 form and substance to the Covenant Agreement attached hereto as **Exhibit J** and incorporated
17 herein by this reference, setting forth the use restriction required in this Agreement.

18 39. MECHANICS LIENS AND STOP NOTICES. If any claim of mechanics lien is
19 filed against the Project or a stop notice affecting the ARPA Grant is served on COUNTY,
20 GRANTEE must, within twenty (20) calendar days of such filing or notification of service, either
21 pay and fully discharge the lien or stop notice, obtain a release of the lien or stop notice by
22 delivering to COUNTY a surety bond in sufficient form and amount, or provide COUNTY with
23 other assurance reasonably satisfactory to COUNTY that the lien or stop notice will be paid or
24 discharged.

25 40. ENTIRE AGREEMENT. It is expressly agreed that this Agreement embodies the
26 entire agreement of the parties in relation to the subject matter hereof, and that no other agreement
27
28

1 or understanding, verbal or otherwise, relative to this subject matter, exists between the parties at
2 the time of execution.

3 41. AUTHORITY TO EXECUTE. The persons executing this Agreement or exhibits
4 attached hereto on behalf of the parties to this Agreement hereby warrant and represent that they
5 have the authority to execute this Agreement and warrant and represent that they have the
6 authority to bind the respective parties to this Agreement to the performance of its obligations
7 hereunder.

8 42. WAIVER. Failure by a party to insist upon the strict performance of any of the
9 provisions of this Agreement by the other party, or the failure by a party to exercise its rights upon
10 the default of the other party, shall not constitute a waiver of such party's rights to insist and
11 demand strict compliance by the other party with the terms of this Agreement thereafter.

12 43. INTERPRETATION AND GOVERNING LAW. This Agreement and any
13 dispute arising hereunder shall be governed by and interpreted in accordance with the laws of the
14 State of California. This Agreement shall be construed as a whole according to its fair language
15 and common meaning to achieve the objectives and purposes of the parties hereto, and the rule of
16 construction to the effect that ambiguities are to be resolved against the drafting party shall not
17 be employed in interpreting this Agreement, all parties having been represented by counsel in the
18 negotiation and preparation hereof.

19 44. JURISDICTION AND VENUE. Any action at law or in equity arising under this
20 Agreement or brought by a party hereto for the purpose of enforcing, construing or determining
21 the validity of any provision of this Agreement shall be filed in the Superior Court of Riverside
22 County, State of California, and the parties hereto waive all provisions of law providing for the
23 filing, removal or change of venue to any other court or jurisdiction.

24 45. SEVERABILITY. Each paragraph and provision of this Agreement is severable
25 from each other provision, and if any provision or part thereof is declared invalid, the remaining
26 provisions shall nevertheless remain in full force and effect.

1 46. MINISTERIAL ACTS. COUNTY's Director of HWS, or designee, is authorized
2 to take such ministerial actions as may be necessary or appropriate to implement the terms,
3 provisions, and conditions of this Agreement as it may be amended from time to time by both
4 parties.

5 47. MODIFICATION OF AGREEMENT. COUNTY or GRANTEE may consider it
6 in its best interest to change, modify or extend a term or condition of this Agreement, provided
7 such change, modification or extension is agreed to in writing by the other party. Any such
8 change, extension or modification, which is mutually agreed upon by COUNTY and GRANTEE
9 shall be incorporated in written amendments to this Agreement. Such amendments shall not
10 invalidate this Agreement, nor relieve or release COUNTY or GRANTEE from any obligations
11 under this Agreement, except for those parts thereby amended. No amendment to this Agreement
12 shall be effective and binding upon the parties, unless it expressly makes reference to this
13 Agreement, is in writing, is signed and acknowledged by duly authorized representatives of all
14 parties, and approved by the COUNTY.

15 48. CONDITIONAL COMMITMENT.

16 a. GRANTEE Expenditure Deadline. The construction work on the Project has
17 already been completed. Accordingly, the ARPA Grant funds will be used to
18 reimburse the City for a portion of the construction cost for the Project and,
19 thus, the ARPA Grant funds will be expended no later than December 31, 2024.

20 49. RESERVED.

21 50. RESERVED.

22 51. EXHIBITS AND ATTACHMENTS. Each of the attachments and exhibits
23 attached hereto is incorporated herein by this reference.

24 52. MEDIA RELEASES. GRANTEE agrees to allow COUNTY to provide input
25 regarding all media releases regarding the Project. Any publicity generated by GRANTEE for the
26 Project must make reference to the contribution of COUNTY in making the Project possible.
27 COUNTY's name shall be prominently displayed in all pieces of publicity generated by
28

1 GRANTEE, including flyers, press releases, posters, signs, brochures, and public service
 2 announcements. GRANTEE agrees to cooperate with COUNTY in any COUNTY-generated
 3 publicity or promotional activities with respect to the Project.

4 53. NOTICES. All notices, requests, demands and other communication required or
 5 desired to be served by either party upon the other shall be addressed to the respective parties as
 6 set forth below or the such other addresses as from time to time shall be designated by the
 7 respective parties and shall be sufficient if sent by United States first class, certified mail, postage
 8 prepaid, or express delivery service with a receipt showing the date of delivery.

9	<u>COUNTY</u>	<u>GRANTEE</u>
10	Director HWS	Homeless Solutions Manager
11	County of Riverside	City of Corona
12	3403 10 th Street, Suite 300	400 S. Vicentia Avenue
13	Riverside, CA 92501	Corona, CA 92882

14 54. COUNTERPARTS. This Agreement may be signed by the different parties hereto
 15 in counterparts, each of which shall be an original but all of which together shall constitute one
 16 and the same agreement.

17 55. EFFECTIVE DATE. The effective date of this Agreement is the date the parties
 18 execute the Agreement (“Effective Date”). If the parties execute the Agreement on more than one
 19 date, then the last date the Agreement is executed by a party shall be the Effective Date.

20 56. FURTHER ASSURANCES. GRANTEE shall execute any further documents
 21 consistent with the terms of this Agreement, including documents in recordable form, as the
 22 COUNTY may from time to time find necessary or appropriate to effectuate its purposes in
 23 entering into this Agreement.

24 57. NONLIABILITY OF COUNTY OFFICIALS AND EMPLOYEES. No member,
 25 official, employee or consultant of the COUNTY shall be personally liable to the GRANTEE, or
 26 any successor in interest, in the event of any default or breach by the COUNTY or for any amount
 27 which may become due to the GRANTEE or to its successor, or on any obligations under the
 28 terms of this Agreement.

1 58. CONSTRUCTION AND INTERPRETATION OF AGREEMENT.

2 a. The language in all parts of this Agreement shall in all cases be construed
3 simply, as a whole and in accordance with its fair meaning and not strictly for
4 or against any party. The parties hereto acknowledge and agree that this
5 Agreement has been prepared jointly by the parties and has been the subject of
6 arm's length and careful negotiation over a considerable period of time, that
7 each party has been given the opportunity to independently review this
8 Agreement with legal counsel, and that each party has the requisite experience
9 and sophistication to understand, interpret, and agree to the particular language
10 of the provisions hereof. Accordingly, in the event of an ambiguity in or dispute
11 regarding the interpretation of this Agreement, this Agreement shall not be
12 interpreted or construed against the party preparing it, and instead other rules
13 of interpretation and construction shall be utilized.

14 b. If any term or provision of this Agreement, the deletion of which would not
15 adversely affect the receipt of any material benefit by any party hereunder, shall
16 be held by a court of competent jurisdiction to be invalid or unenforceable, the
17 remainder of this Agreement shall not be affected thereby and each other term
18 and provision of this Agreement shall be valid and enforceable to the fullest
19 extent permitted by law. It is the intention of the parties hereto that in lieu of
20 each clause or provision of this Agreement that is illegal, invalid, or
21 unenforceable, there be added as a part of this Agreement an enforceable clause
22 or provision as similar in terms to such illegal, invalid, or unenforceable clause
23 or provision as may be possible.

24 c. The captions of the articles, sections, and subsections herein are inserted solely
25 for convenience and under no circumstances are they or any of them to be
26 treated or construed as part of this instrument.

27 d. References in this instrument to this Agreement mean, refer to and include this
28

1 instrument as well as any riders, exhibits, addenda and attachments hereto
2 (which are hereby incorporated herein by this reference) or other documents
3 expressly incorporated by reference in this instrument. Any references to any
4 covenant, condition, obligation, and/or undertaking “herein,” “hereunder,” or
5 “pursuant hereto” (or language of like import) means, refer to, and include the
6 covenants, obligations, and undertakings existing pursuant to this instrument
7 and any riders, exhibits, addenda, and attachments or other documents affixed
8 to or expressly incorporated by reference in this instrument.

- 9 e. As used in this Agreement, and as the context may require, the singular includes
10 the plural and vice versa, and the masculine gender includes the feminine and
11 vice versa.

12 59. TIME OF ESSENCE. Time is of the essence with respect to the performance of
13 each of the covenants and agreements contained in this Agreement.

14 60. BINDING EFFECT. This Agreement, and the terms, provisions, promises,
15 covenants and conditions hereof, shall be binding upon and shall inure to the benefit of the parties
16 hereto and their respective heirs, legal representatives, successors and assigns.

17 61. NO THIRD-PARTY BENEFICIARIES. The Parties to this Agreement
18 acknowledge and agree that the provisions of this Agreement are for the sole benefit of COUNTY
19 and GRANTEE, and not for the benefit, directly or indirectly, of any other person or entity, except
20 as otherwise expressly provided herein.

21 62. RESERVED.

22 63. ENTIRE AGREEMENT, WAIVERS AND AMENDMENTS.

- 23 a. This Agreement shall be executed in three duplicate originals each of which is
24 deemed to be an original. This Agreement, including all attachments hereto
25 and exhibits appended to such attachments shall constitute the entire
26 understanding and agreement of the parties.

- 27 b. This Agreement integrates all of the terms and conditions mentioned herein or
28

1 incidental hereto and supersedes all negotiations or previous agreements
2 between the parties with respect to all or any part of the Property.

- 3 c. All waivers of the provisions of this Agreement must be in writing and signed
4 by the appropriate authorities of the COUNTY or the GRANTEE, and all
5 amendments hereto must be in writing and signed by the appropriate authorities
6 of the COUNTY and the GRANTEE. This Agreement and any provisions
7 hereof may be amended by mutual written agreement by the GRANTEE and
8 the COUNTY.

9
10 (SIGNATURES ON THE NEXT PAGE)
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

IN WITNESS WHEREOF, COUNTY and GRANTEE have executed this Agreement as of the dates written below.

COUNTY:

GRANTEE:

COUNTY OF RIVERSIDE, a political subdivision of the State of California

City of Corona, a General Law City

By: _____
Heidi Marshall, Director HWS

By: _____
Jacob Ellis, City Manager

Date: _____

Date: _____

(Above signatures need to be notarized)

APPROVED AS TO FORM:

MINH C. TRAN, County Counsel

By: _____
Paula S. Salcido
Deputy County Counsel

EXHIBITS

EXHIBIT	“A”	SCOPE OF WORK
EXHIBIT	“B”	SCHEDULE OF PERFORMANCE
EXHIBIT	“C”	LINE ITEM BUDGET
EXHIBIT	“D”	FLOOR PLANS
EXHIBIT	“E”	ASSURANCE OF COMPLIANCE
EXHIBIT	“F”	SUBRECIPIENT PAYMENT REQUEST – 2076A
EXHIBIT	“G”	SUPPORTING DOCUMENTATION REQUIREMENT
EXHIBIT	“H”	PROHIBITION AGAINST CONFLICTS OF INTEREST
EXHIBIT	“I”	CONTRACTOR DEBARMENT CERTIFICATION FORM
EXHIBIT	“J”	COVENANT AGREEMENT

EXHIBIT “A”

SCOPE OF WORK

Grantee: City of Corona Homeless Solutions
Address: 420 W. Harrison Street, Corona CA, 92878
Project Title: Harrison HOPE Center Renovation
Location: City of Corona Harrison HOPE Center; APN 119-290-049

A.1 APPLICATION

- A. GRANTEE has submitted to the County of Riverside Continuum of Care (“CoC”) an application in response to ARPA 2nd Allocation – Emergency Shelter/Resilience Project Application for ARPA funds (“Application”) to provide critical assistance to individuals experiencing homelessness. COUNTY is entering into this Agreement based on, and in substantial reliance upon, GRANTEE’s facts, information, assertions and representations contained in that Application, and in any subsequent modifications or additions thereto approved by CoC.
- B. GRANTEE warrants that all information, facts, assertions, and representations contained in the Application and approved modifications and additions thereto are true, correct, and complete to the best of GRANTEE’s knowledge. In the event that any part of the Application and any approved modification and addition thereto is untrue, incorrect, incomplete, or misleading in such a manner that would substantially affect COUNTY’s approval, disbursement, or monitoring of the funding and the grants or activities governed by this Agreement, then COUNTY may declare a breach hereof and take such action or pursue such remedies as are provided for a breach hereof. In the event that there is a conflict between the Application and this Agreement, this Agreement shall govern.

A.2 BACKGROUND

- A. Project Description
Harrison Hope Center Scope of Services

GRANTEE is proposing to utilize SLFRF funds to pay a portion of the costs to reimburse the City of Corona for the renovation of the Harrison HOPE Center. The City of Corona invested \$3 million in Phase I and Phase II renovations. The renovations were recently completed in May 2023 with the Center opening in June 2023. The County will reimburse the City of Corona for \$1 million of the \$3 million costs for the renovation of the Harrison Hope Center. The \$1 million grant will be used to fund the operation of the Harrison Hope Center System of Services.

The scope of the project resulted in the replacement and/or addition of new roof shingles and sheathing, addition of new facility components including but not limited to an onsite clinic in the west wing of the building, a dog run shelter, security system enhancements, mandated Americans with Disabilities ACT (ADA) improvements in bathrooms, showers, kitchen and other places in the facility and replacement of all 4 exterior ADA access ramps, interior and exterior paint, new floor coverings, fencing,

landscaping, storage lockers, parking lot slurry seal, interior murals, new appliances for the kitchen and laundry room, new countertops in the bathrooms, new HVAC systems, commercial generator installation, enhanced fire safety and protection system and other renovations that transformed the functionality and life of the facility.

The newly renovated Harrison HOPE Center is a 40-bed low-barrier emergency shelter/navigation center that has an onsite Federally Qualified Health Center (FQHC) clinic providing medical, behavioral health, post hospital recuperative care, and oral care services as well as a success center for computer learning, job development and other services, plus many other amenities including accommodations for pets, client storage, and a full-service kitchen for meals. The City of Corona developed the Harrison HOPE Center as part of an overall Homeless System of Services that includes: Permanent supportive housing, tenant based rental assistance, post hospital recuperative care, and a transportation/meal program that provides day services to non-shelter guests and other services that make up this comprehensive system of service. The Project is located at 420 West Harrison Street, Corona CA, more specifically known as Assessor’s Parcel Number 119-290-049 (“Property”), and as more specifically described in the legal description attached hereto and incorporated herein as Exhibit A; and

B. Scope of Renovations

Building and APN	Existing	Completed Construction
City of Corona: Harrison HOPE Center 420 W. Harrison Street Corona CA, 92878 APN: 119-290-049	Harrison HOPE Center	<ul style="list-style-type: none"> • New Roof and replacement of sheathing • New HVAC Units and enclosures • Interior/Exterior Paint • Decorative window Awnings • ADA improvements in bathrooms, showers, kitchen and other places in the facility and replacement of all 4 exterior ADA access ramps • Reconstruction of the west wing into a medical clinic • Dog Run Shelter • Installation of extra-large exterior storage lockers for clients with concrete pads • Commercial back-up generator and pad

		<ul style="list-style-type: none"> • Access Control and Video Surveillance Security System for interior and exterior of facility • New flooring/coving and baseboards • New countertops, fixtures, and lights in kitchen and bathrooms • Murals (new one in success center and repair of one in dining hall) • Landscaping improvements • Electrical and lighting work • Enhanced Fire Safety and Protection System • New appliances for kitchen and laundry room • New lighting • Two Patio Covers with fans and heaters • New exterior fencing • New driveway gate with electronic opener • Replacement of windows • New Water heater • Parking lot slurry • Other miscellaneous rehab work
--	--	---

C. Project Detail

Project Component Type:	Capital
Funding Costs for:	Renovation
Population Focus:	Low-barrier emergency shelter/navigation center
# of Beds:	40
Project Location	Harrison HOPE Center 420 W. Harrison St Corona CA, 92878

A.3 LEGAL DESCRIPTION OF PROPERTY

ADDRESS: 420 W. Harrison Street, Corona CA, 92878
ASSESSOR'S PARCEL NUMBER: 119-290-049

420 W. HARRISON STREET 119-290-049

A.4 CORE COMPONENTS OF HOUSING FIRST

SUBRECIPIENT shall ensure that any housing-related activities funded with ARPA funds, including, but not limited to, emergency shelter, rapid re-housing, Rental Assistance, and permanent supportive housing must be in compliance or otherwise aligned with the Core Components of Housing First as set forth in Welfare and Institutions Code Section 8255(b).

A.5 HOMELESS MANAGEMENT INFORMATION SYSTEM

A. SUBRECIPIENT agrees to participate in the Homeless Management Information System (HMIS).

1. Participation is defined by HMIS training attendance, complying with Riverside County HMIS security policies and procedures, data collection, and entering required client data on a regular and timely basis.
2. COUNTY retains the rights to the HMIS and case management software application used in the operations of this property. COUNTY will grant SUBRECIPIENT access to use the HMIS software for the term of this Agreement.
3. SUBRECIPIENT shall ensure that employees using HMIS for client intake capture all required data fields, as set forth in the County of Riverside Continuum of Care HMIS Charter, which is located on the County of Riverside CoC website: https://rivcohhpws.org/sites/g/files/aldnop131/files/2023-05/county-of-riverside-coc-hmis-charter-rev-12-07-22_0.pdf

4. SUBRECIPIENT must maintain a valid HMIS End User Agreement on file with COUNTY, which is located on the County of Riverside CoC website:
[https://rivcohhpws.org/sites/g/files/aldnop131/files/cocdocumnets/HMIS/County%20of%20Riverside%20CoC%20HMIS%20Participating%20Agency%20Agreement%20%20Revised%209-10-2020%20\(1\).pdf](https://rivcohhpws.org/sites/g/files/aldnop131/files/cocdocumnets/HMIS/County%20of%20Riverside%20CoC%20HMIS%20Participating%20Agency%20Agreement%20%20Revised%209-10-2020%20(1).pdf)
5. SUBRECIPIENT agrees to provide U.S. Department of the Treasury (“U.S. Treasury”) access to HMIS data collected and entered into the SUBRECIPIENT’S HMIS, upon request, and to participate in any statewide data initiative as directed by the U.S. Treasury, including, but not limited to, a statewide data integration environment.
6. SUBRECIPIENT will require its contracted operator, Mercy House, to input data in compliance with HMIS standards.

A.6 COORDINATED ENTRY SYSTEM

1. Participation is defined by CES training attendance, complying with Riverside County CES Policies and Procedures, data collection, valid user agreements, and entering required client data on a regular and timely basis. The Riverside County CES Policies and Procedures may be located on the following website:
https://rivcohhpws.org/sites/g/files/aldnop131/files/cocdocumnets/CES%20Policies%20and%20Procedures%20Amended%205_20_2021.pdf
2. Subject to SUBRECIPIENT’S policy requiring ties to the City of Corona, SUBRECIPIENT shall work with the CES Lead Agency to ensure that screening, assessment and referral of program participants are consistent with the CES Charter, Policies and Procedures which is located on the County of Riverside CoC website: https://rivcohhpws.org/sites/g/files/aldnop131/files/cocdocumnets/CES%20Policies%20and%20Procedures%20Amended%205_20_2021.pdf
3. SUBRECIPIENT agrees to work with the CES Lead Agency and coordinate delivery of services (e.g. street outreach, housing navigation, case management, landlord incentive programs, and all other supportive services and housing assistance) to support inquiries received through the CES HomeConnect Hotline and by name list.
4. SUBRECIPIENT agrees to participate in the CES HomeConnect Navigation Council Review Meetings facilitated by the CES Lead Agency.
5. SUBRECIPIENT shall utilize the Vulnerability Index – Service Prioritization Decision Assistance Tool (VI-SPDAT) to screen individuals with high barriers to help them gain access to housing services through the CES.
6. SUBRECIPIENT agrees to provide the U.S. Treasury access to CES data collected and entered into the SUBRECIPIENT’S HMIS, upon request, and to participate in any statewide data initiative as directed by the U.S. Treasury, including, but not limited to, a statewide data integration environment.

7. SUBRECIPIENT will require its contracted operator, Mercy House, to input data in compliance with CES standards.

A. 7 REPORTING REQUIREMENTS

- A. SUBRECIPIENT shall follow all HMIS requirements to ensure that complete and accurate data are in HMIS on an ongoing basis unless exempted for special population such as victims of domestic violence and, upon request from HWS CoC staff, submit information on time to HWS CoC to ensure that HWS CoC staff has complete and accurate information to conduct any kind of reporting including annual reports to the U.S. Treasury.
- B. Information needed for reporting purposes include but are not limited to the followings. Subrecipient is required to have such information on HMIS and, as needed, establish internal mechanism(s) to ensure that information listed below is tracked on an ongoing basis and available at all times during the contract term and record retention period.
 1. An ongoing tracking of the specific uses and expenditures of any program funds broken out by eligible uses listed, including the current status of those funds.
 2. The unduplicated number of homeless individuals served by the program funds in that year, and a total number served in all years of the program, as well as the homeless population served.
 3. The type of housing assistance provided, broken out by the number of individuals.
 4. Outcome data for individual served through program funds, including the type of housing that an individual exited to, the percent of successful housing exits, and exit types for unsuccessful housing exits.
 5. Number of Instances of Service.
 6. Increases in capacity for new and existing programs.
 7. The number of unsheltered homeless individuals becoming sheltered.
 8. The number of homeless persons entering permanent housing.
- C. Breakdowns will be expected for each activity (i.e. services, capital improvements, Rental Assistance, etc.) and program type (i.e. Emergency Shelter, rapid re-housing, outreach, etc.) for the supplemental reporting requirements listed above, when applicable. The same information will also be requested specifically for the following subpopulations, based on priorities identified by the U.S. Department of Housing and Urban Development (HUD):
 1. Chronically Homeless
 2. Homeless veterans

3. Unaccompanied Homeless Youth
4. Homeless persons in families with children

D. SUBRECIPIENT will also be asked to comment on the following:

1. Progress made toward local homelessness goals.
2. The alignment between ARPA funding priorities and “Housing First” principles adopted by the Homeless Coordinating and Financing Council.
3. Any other effects from ARPA funding that the CoC would like to share (optional).

EXHIBIT “B”

SCHEDULE OF PERFORMANCE

Any deviation from the timeline below during the construction phase must be reported to the COUNTY.

Activity	Completion Dates
BUILDING RENOVATION	
Harrison HOPE Center Renovation	
Pre-Construction – Contract signed, file for permits. SUBRECIPIENT shall obtain and pay for all necessary permits and licenses relative to the project and be prepared to present said documents to the COUNTY, upon request.	No later than May 2023
RENOVATION	
Rehabilitate existing rooms	No later than May 2023
Reconfigure and design layout	No later than May 2023
Repair and paint exterior/interior surfaces	No later than May 2023
Install new roof and replacement of sheathing	No later than <u>May 2023</u>
Reconstruct in the west wing of the building to add onsite clinic	No later than May 2023
Add dog run shelter	No later than <u>May 2023</u>
Include ADA improvements in bathrooms, showers, kitchen and other places in the facility and replacement of all 4 exterior ADA access ramps	No later than <u>May 2023</u>
Other miscellaneous rehab work	No later than May 2023
SITE IMPROVEMENTS	
Install new flooring/coving and baseboards	No later than <u>May 2023</u>
Install decorative window awnings	No later than <u>May 2023</u>
Install landscaping improvements	No later than May 2023
Install new driveway gate with electronic opener	No later than May 2023
Repave and pour parking lot slurry	No later than May 2023

Install new countertops, fixtures, and lights in kitchen and bathrooms	No later than May 2023
Install extra-large exterior storage lockers for clients with concrete pads	No later than May 2023
Install new exterior fencing	No later than May 2023
Install two (2) new patio covers with fans and heaters	No later than May 2023
Paint murals (new one in success center and repair of one in dining hall)	No later than May 2023
MECHANICAL/PLUMBING	
Upgrade existing mechanical equipment with new appliances for kitchen and laundry room	No later than May 2023
Upgrade existing plumbing equipment with new water heater	No later than May 2023
ELECTRICAL	
Add commercial emergency back-up generator and pad	No later than April 2024
Add new HVAC Units and enclosures	No later than May 2023
Install Access Control and Video Surveillance Security System for interior and exterior of facility	No later than May 2023
Install all electrical and lighting work necessary, including light fixtures, electrical outlets in rooms and common areas	No later than May 2023
Install enhanced fire safety and protection system to include smoke and carbon monoxide detectors where required	No later than May 2023
Submit actual final project cost and completion report documenting a minimum of \$1,000,000 of the \$3,000,000 in construction renovation costs expended.	No later than December 2024
Submit supportive service plan	No later than December 2024
Receive occupancy	No later than June 2023

EXHIBIT "C"

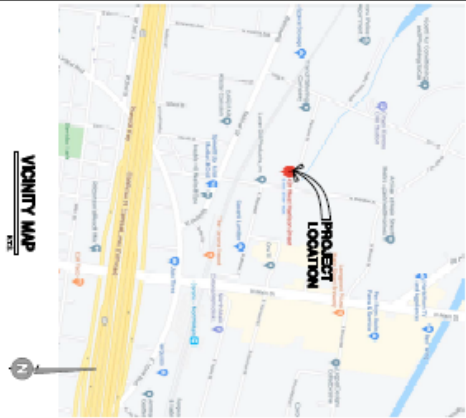
LINE ITEM BUDGET

CITY OF CORONA – Harrison HOPE Center		
Description	Cost	
PHASE 1 DESCRIPTION		
JA Urban Contract	\$1,001,817	ARPA Funding Not To Exceed \$1,000,000 Costs for all construction activities listed in Exhibit "A" - Scope of Work and Exhibit "B" - Schedule of Performance, including architectural/engineering costs and infrastructure improvement
Pettit Engineers & Architects Design	\$100,000	
Construction Management	\$25,000	
20% Contingency	\$200,364	
Total Phase 1 Costs	\$1,327,181	
PHASE 2 DESCRIPTION		
Security System Contract with ADT	\$251,700	
Security System Contract 20% Contingency	\$50,340	
Operations/Infrastructure Costs for Internet Service, Network Cabling, Firewall, and Wireless Access Points	\$46,896	
Design Costs	\$101,843	
Outstanding ADA Compliance Work from CASP Report	\$18,157	
Construction Management	\$45,000	
Project Management	\$20,000	
Golden Gate Steel Prime Contract	\$972,329	
20% Contingency	\$194,466	
Total Phase 2 Costs	\$1,700,731	
Total Development Cost	\$3,027,912	\$3,027,912 Grantee to submit invoice with back-up documentation for
Total ARPA Grant Funding		

		<p>\$1,000,000 of the \$3,000,000 in construction renovation work completed.</p> <p>\$1,000,000</p>
--	--	--

EXHIBIT "D"

FLOOR PLAN



OWNER:
CITY OF CORONA
400 E. Woodbine Ave.
Corona, CA 92880
Telephone (951) 758-4400

HARRISON EMERGENCY SHELTER-PH 2

Located at
420 W. Harrison St.
Corona, CA 92880

ARCHITECT/ENGINEER:
PETTIT
1787 POMONA ROAD, SUITE D
CORONA, CALIFORNIA 92880
PHONE (951) 758-8181
FAX (951) 758-8182



SITE DATA

APN: 118-391-401
ZONE: 404 - 100' MINIMUM FRONT YARD SETBACKS
GENERAL: 420 W HARRISON ST
LAND USE: 4 - 1 (OFFICE BUILDING)
SITE AREA: 28,072.51 SQ. FT. (0.64 ACRES)
ADJACENT: 420 W HARRISON ST
PROJECT DESIGN: 15'-0" WIDE SIDE DRIVEWAY
PROJECT SETBACK: 15'-0" WIDE SIDE DRIVEWAY
REAR YARD: 15'-0" WIDE SIDE DRIVEWAY

LEGAL DESCRIPTION

SECTION 20.00 / 1/4 SEC 16 1/4

PARKING TABULATION

INDICATES A CATEGORY NUMBER
1 - 15 MINUTE PARKING
2 - 30 MINUTE PARKING
3 - 60 MINUTE PARKING
4 - 90 MINUTE PARKING
5 - 120 MINUTE PARKING
6 - 150 MINUTE PARKING
7 - 180 MINUTE PARKING
8 - 210 MINUTE PARKING
9 - 240 MINUTE PARKING
10 - 270 MINUTE PARKING
11 - 300 MINUTE PARKING
12 - 330 MINUTE PARKING
13 - 360 MINUTE PARKING
14 - 390 MINUTE PARKING
15 - 420 MINUTE PARKING

ALL INFORMATION ON THIS SHEET IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT/ENGINEER.

CODE ANALYSIS - 2008 CBC

ALL INFORMATION SHALL MEET 2008 CBC, CFC, CEC, CEA & CITY ORDINANCES.
MINIMUM FRONT YARD SETBACKS: 10'-0" (MINIMUM)
MINIMUM SIDE YARD SETBACKS: 5'-0" (MINIMUM)
MINIMUM REAR YARD SETBACKS: 5'-0" (MINIMUM)
MINIMUM FRONT SETBACKS: 15'-0" (MINIMUM)
MINIMUM SIDE SETBACKS: 15'-0" (MINIMUM)
MINIMUM REAR SETBACKS: 15'-0" (MINIMUM)
MINIMUM FRONT SETBACKS: 15'-0" (MINIMUM)
MINIMUM SIDE SETBACKS: 15'-0" (MINIMUM)
MINIMUM REAR SETBACKS: 15'-0" (MINIMUM)

REVISIONS

1. PER CITY OF CORONA REQUIREMENTS FOR 2008 CBC, CFC, CEA & CITY ORDINANCES.
2. PER CITY OF CORONA REQUIREMENTS FOR 2008 CBC, CFC, CEA & CITY ORDINANCES.
3. PER CITY OF CORONA REQUIREMENTS FOR 2008 CBC, CFC, CEA & CITY ORDINANCES.
4. PER CITY OF CORONA REQUIREMENTS FOR 2008 CBC, CFC, CEA & CITY ORDINANCES.

SHEET INDEX

1. THE CITY OF CORONA REQUIREMENTS FOR 2008 CBC, CFC, CEA & CITY ORDINANCES.
2. THE CITY OF CORONA REQUIREMENTS FOR 2008 CBC, CFC, CEA & CITY ORDINANCES.
3. THE CITY OF CORONA REQUIREMENTS FOR 2008 CBC, CFC, CEA & CITY ORDINANCES.
4. THE CITY OF CORONA REQUIREMENTS FOR 2008 CBC, CFC, CEA & CITY ORDINANCES.

REVISIONS

1. PER CITY OF CORONA REQUIREMENTS FOR 2008 CBC, CFC, CEA & CITY ORDINANCES.
2. PER CITY OF CORONA REQUIREMENTS FOR 2008 CBC, CFC, CEA & CITY ORDINANCES.
3. PER CITY OF CORONA REQUIREMENTS FOR 2008 CBC, CFC, CEA & CITY ORDINANCES.
4. PER CITY OF CORONA REQUIREMENTS FOR 2008 CBC, CFC, CEA & CITY ORDINANCES.

NO.	DATE	DESCRIPTION
1	08/15/11	ISSUED FOR PERMITS
2	08/15/11	ISSUED FOR PERMITS
3	08/15/11	ISSUED FOR PERMITS
4	08/15/11	ISSUED FOR PERMITS
5	08/15/11	ISSUED FOR PERMITS
6	08/15/11	ISSUED FOR PERMITS
7	08/15/11	ISSUED FOR PERMITS
8	08/15/11	ISSUED FOR PERMITS
9	08/15/11	ISSUED FOR PERMITS
10	08/15/11	ISSUED FOR PERMITS

PETTIT
ARCHITECTURE • CONSTRUCTION • INTERIOR
1787 POMONA ROAD, SUITE D
CORONA, CALIFORNIA 92880
PHONE (951) 758-8181
FAX (951) 758-8182

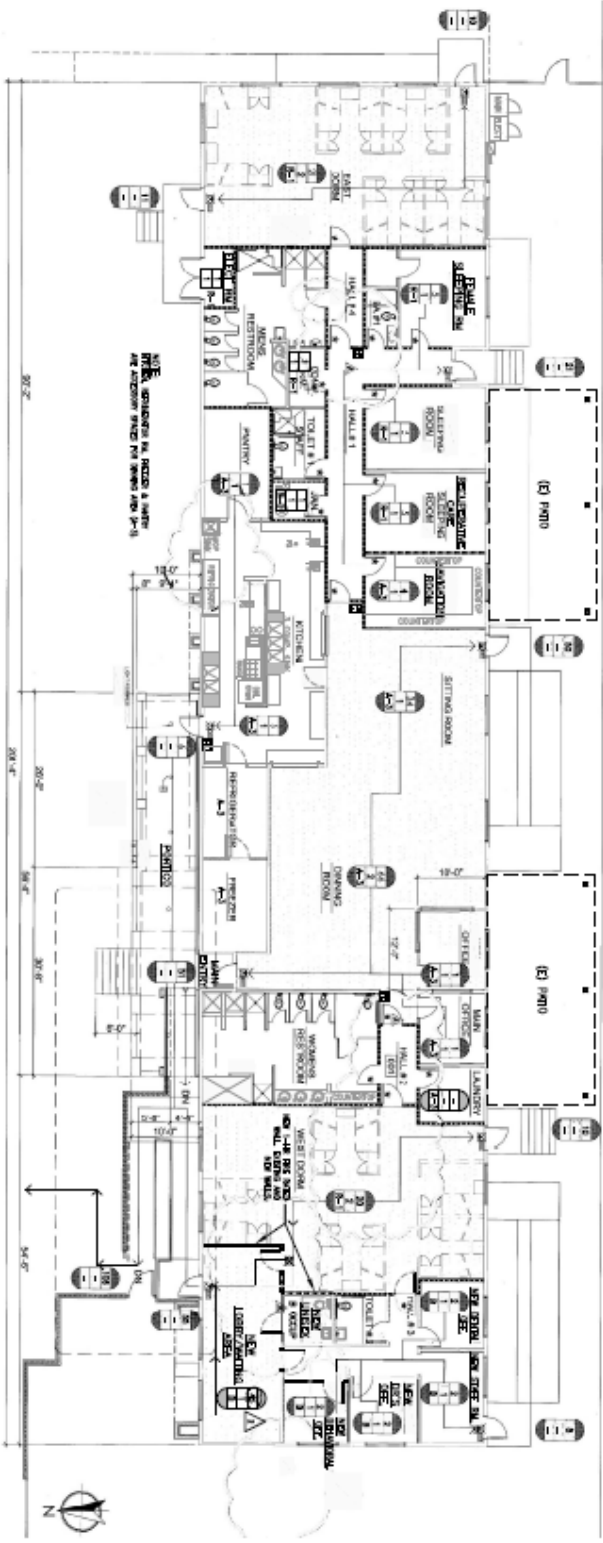


APPROVED BY:
[Signature]
DATE: 08/15/11

DESIGNED BY:
[Signature]
DATE: 08/15/11

CHECKED BY:
[Signature]
DATE: 08/15/11

DATE: 08/15/11
SHEET: 04



EATING PLAN
1/16/17

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

LEGEND:

- ROOM TO BE REMOVED BY THE OWNER

ROOM PLAN SYMBOLS

- BRICK/CONCRETE EXTERIOR WALL
- BRICK/CONCRETE INTERIOR WALL
- GLASS PARTITION
- GLASS PARTITION

EXIT CALCULATION SYMBOL

GENERAL NOTES:

1. VERIFY ALL CONDITIONS OF EXISTING CONDITIONS.
2. VERIFY ALL CONDITIONS OF EXISTING CONDITIONS.
3. VERIFY ALL CONDITIONS OF EXISTING CONDITIONS.
4. VERIFY ALL CONDITIONS OF EXISTING CONDITIONS.
5. VERIFY ALL CONDITIONS OF EXISTING CONDITIONS.
6. VERIFY ALL CONDITIONS OF EXISTING CONDITIONS.
7. VERIFY ALL CONDITIONS OF EXISTING CONDITIONS.
8. VERIFY ALL CONDITIONS OF EXISTING CONDITIONS.
9. VERIFY ALL CONDITIONS OF EXISTING CONDITIONS.
10. VERIFY ALL CONDITIONS OF EXISTING CONDITIONS.

PERMITS:

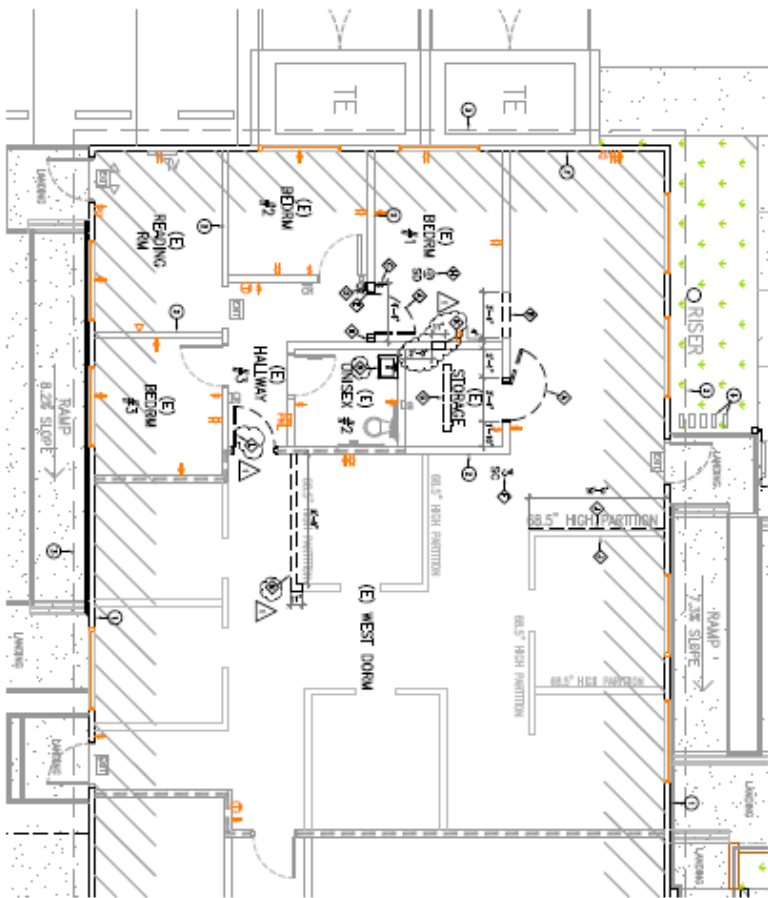
THIS PROJECT IS SUBJECT TO THE CITY OF CORONA PERMITS DEPARTMENT. ALL PERMITS MUST BE OBTAINED PRIOR TO COMMENCEMENT OF WORK.

CONTRACTOR:

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL CITY AND STATE REGULATIONS.

DATE: 1/16/17

<p>PETTIT ENGINEERING • ARCHITECTURE • CONSTRUCTION MANAGEMENT</p> <p>1787 POWERS ROAD, SUITE D CORONA, CALIFORNIA 92626 PHONE (951) 736-8161 FAX (951) 736-8876</p>	<p>APPROVED BY:</p> <p>DATE: 1/16/17</p>	<p>PROJECT TITLE:</p> <p>CLIENT:</p>	<p>DATE:</p> <p>SCALE:</p>	<p>PROJECT NO.:</p> <p>DATE:</p>	<p>DATE:</p> <p>SCALE:</p>	<p>PROJECT NO.:</p> <p>DATE:</p>	<p>DATE:</p> <p>SCALE:</p>
---	--	--------------------------------------	----------------------------	----------------------------------	----------------------------	----------------------------------	----------------------------



DEMOLITION PLAN
1/21/17



- LEGEND**
- CUT TO DOWN
 - - - - CUT TO BE REMOVED
 - CUT TO REMAIN FOR USE
 - CUT TO REMAIN FOR USE
 - CUT TO REMAIN FOR USE
 - CUT TO REMAIN FOR USE
 - CUT TO REMAIN FOR USE
 - CUT TO REMAIN FOR USE
 - CUT TO REMAIN FOR USE

- KEY NOTES**
- 1 - SEE EXISTING PLAN
 - 2 - SEE EXISTING PLAN
 - 3 - SEE EXISTING PLAN
 - 4 - SEE EXISTING PLAN
 - 5 - SEE EXISTING PLAN
 - 6 - SEE EXISTING PLAN
 - 7 - SEE EXISTING PLAN
 - 8 - SEE EXISTING PLAN
 - 9 - SEE EXISTING PLAN
 - 10 - SEE EXISTING PLAN
 - 11 - SEE EXISTING PLAN
 - 12 - SEE EXISTING PLAN
 - 13 - SEE EXISTING PLAN
 - 14 - SEE EXISTING PLAN

- DEMOLITION NOTES**
1. DEMOLITION SHALL BE ACCORDING TO THE CITY OF LOS ANGELES AND CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS AND CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS REGULATIONS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES FROM THE CITY OF LOS ANGELES AND CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND ADJACENT STRUCTURES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT STRUCTURES AND UTILITIES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT STRUCTURES AND UTILITIES.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT STRUCTURES AND UTILITIES.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT STRUCTURES AND UTILITIES.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT STRUCTURES AND UTILITIES.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT STRUCTURES AND UTILITIES.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT STRUCTURES AND UTILITIES.
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT STRUCTURES AND UTILITIES.
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT STRUCTURES AND UTILITIES.
 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT STRUCTURES AND UTILITIES.
 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT STRUCTURES AND UTILITIES.
 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT STRUCTURES AND UTILITIES.
 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT STRUCTURES AND UTILITIES.
 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT STRUCTURES AND UTILITIES.
 18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT STRUCTURES AND UTILITIES.
 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT STRUCTURES AND UTILITIES.
 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT STRUCTURES AND UTILITIES.

- GENERAL NOTES**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT STRUCTURES AND UTILITIES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT STRUCTURES AND UTILITIES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT STRUCTURES AND UTILITIES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT STRUCTURES AND UTILITIES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT STRUCTURES AND UTILITIES.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT STRUCTURES AND UTILITIES.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT STRUCTURES AND UTILITIES.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT STRUCTURES AND UTILITIES.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT STRUCTURES AND UTILITIES.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT STRUCTURES AND UTILITIES.
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT STRUCTURES AND UTILITIES.
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT STRUCTURES AND UTILITIES.
 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT STRUCTURES AND UTILITIES.
 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT STRUCTURES AND UTILITIES.
 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT STRUCTURES AND UTILITIES.
 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT STRUCTURES AND UTILITIES.
 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT STRUCTURES AND UTILITIES.
 18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT STRUCTURES AND UTILITIES.
 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT STRUCTURES AND UTILITIES.
 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT STRUCTURES AND UTILITIES.

REV.	DATE	DESCRIPTION	BY	CHKD.
01		D-1		

PETTIT

ENGINEERING ARCHITECTURE CONSTRUCTION MANAGEMENT

1787 POWERS ROAD, SUITE D
CERRITOS, CALIFORNIA 94528
PHONE (925) 756-1200
FAX (925) 756-0270

APPROVED BY: _____

DATE: _____

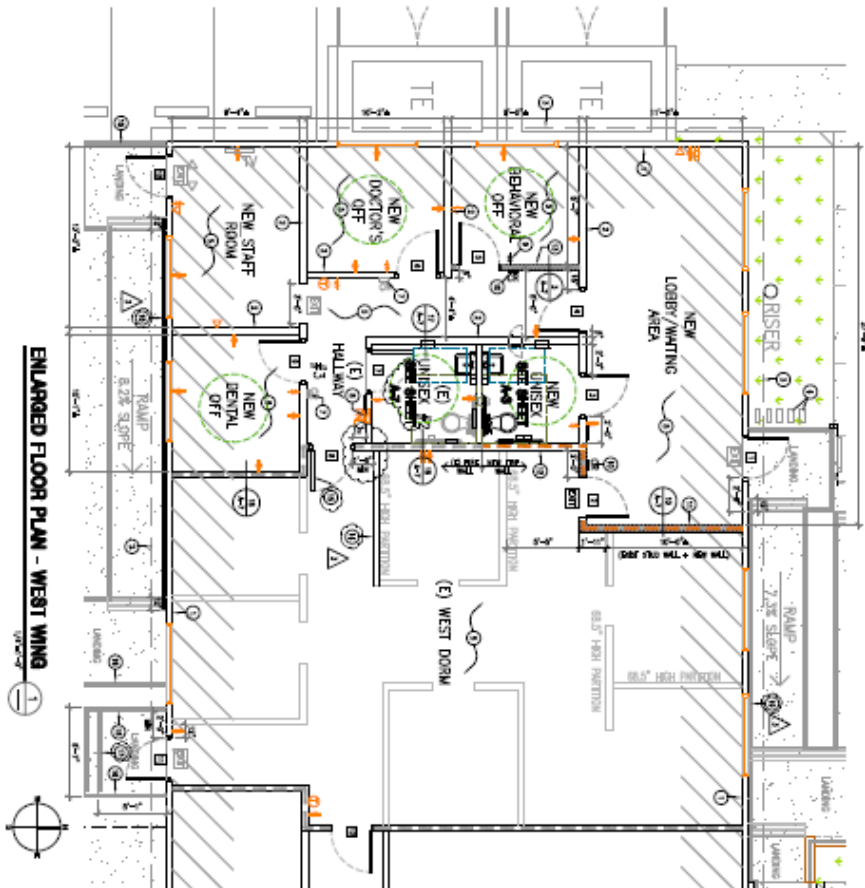
PROJECT: _____

CONTRACT NO.: _____

OWNER: _____

LOCATION: _____

DATE OF ISSUE: _____



ENLARGED FLOOR PLAN - WEST WING
1/4" = 1'-0"

NO.	TYPE	DATE	ORIGINAL		REVISED		REVISION		DETAILS		APPROVED	DATE
			BY	DATE	BY	DATE	DESCRIPTION	BY	DATE			
1	W	3-27-83	W	3-27-83	W	3-27-83	W	3-27-83	W	3-27-83	W	3-27-83
2	W	3-27-83	W	3-27-83	W	3-27-83	W	3-27-83	W	3-27-83	W	3-27-83
3	W	3-27-83	W	3-27-83	W	3-27-83	W	3-27-83	W	3-27-83	W	3-27-83
4	W	3-27-83	W	3-27-83	W	3-27-83	W	3-27-83	W	3-27-83	W	3-27-83
5	W	3-27-83	W	3-27-83	W	3-27-83	W	3-27-83	W	3-27-83	W	3-27-83
6	W	3-27-83	W	3-27-83	W	3-27-83	W	3-27-83	W	3-27-83	W	3-27-83
7	W	3-27-83	W	3-27-83	W	3-27-83	W	3-27-83	W	3-27-83	W	3-27-83

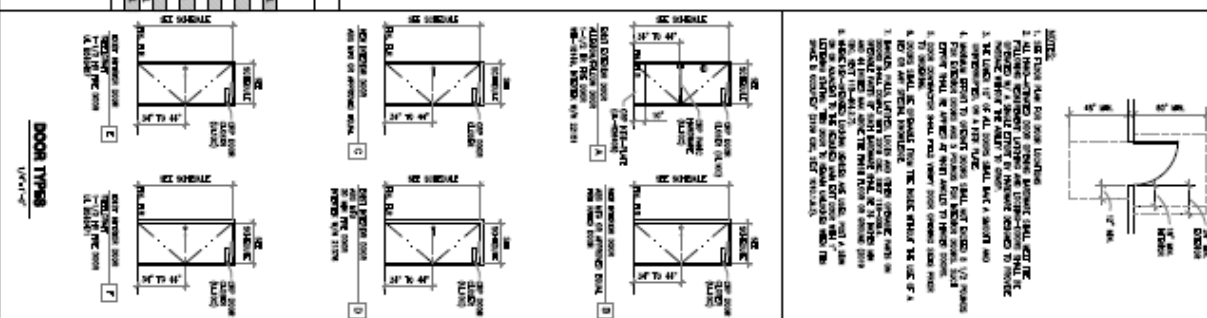
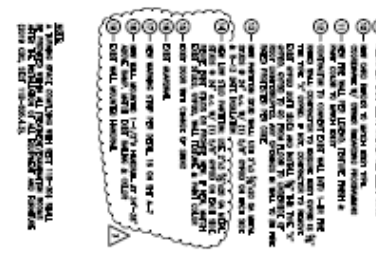
- GENERAL NOTES**
- 1. ALL NEW WORK TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE U.S. NATIONAL ARCHITECTURAL CODE (NAC) AND THE U.S. NATIONAL ELECTRICAL CODE (NEC).
 - 2. ALL MATERIALS TO BE USED SHALL BE OF THE HIGHEST QUALITY AND SHALL BE APPROVED BY THE ARCHITECT.
 - 3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 - 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 - 5. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
 - 6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND SERVICES.
 - 7. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT AT ALL STAGES.

LEGEND:

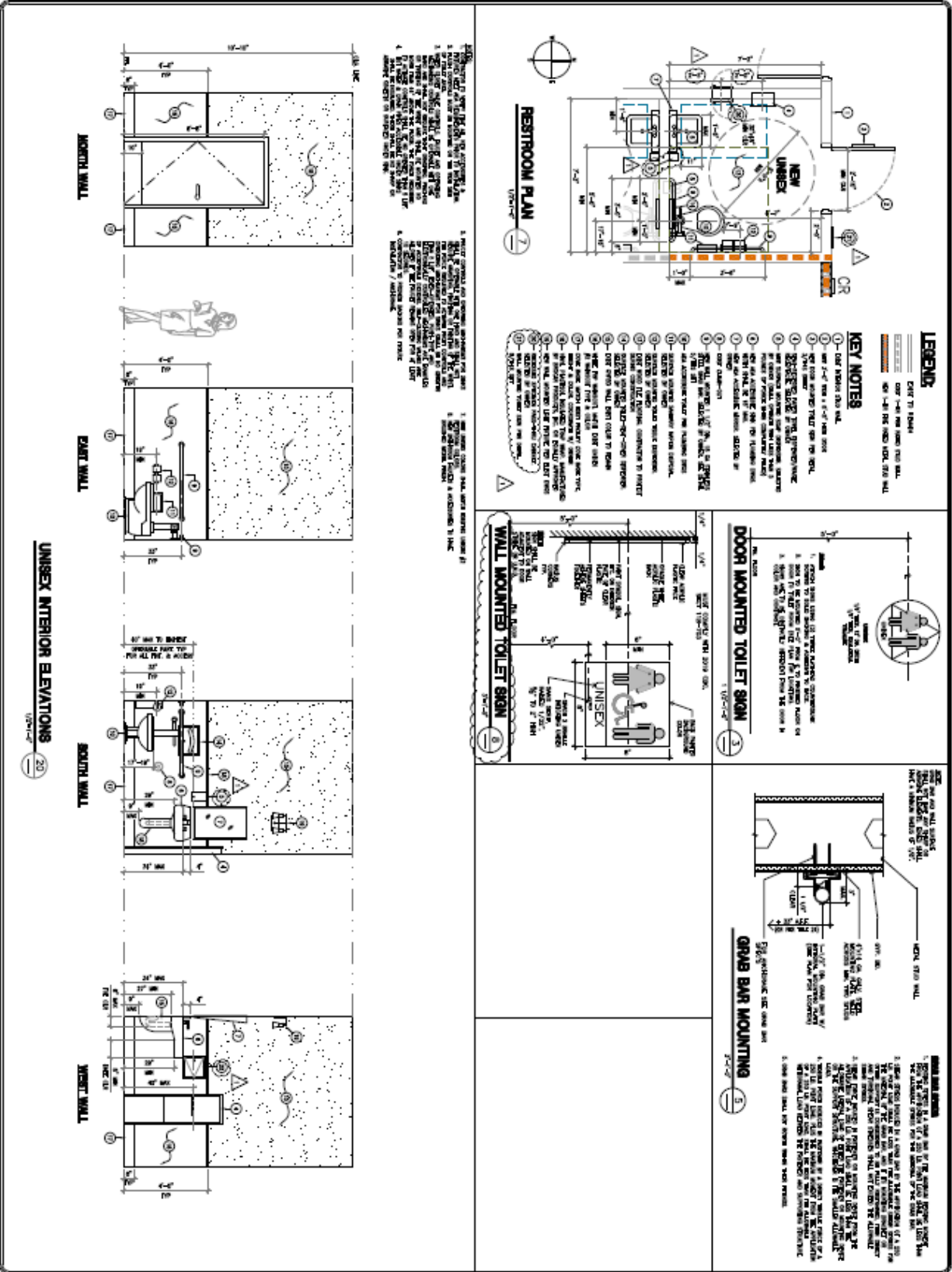
- 1. NEW DOOR
- 2. NEW WINDOW
- 3. NEW STAIR
- 4. NEW ELEVATOR
- 5. NEW RAMP
- 6. NEW HALLWAY
- 7. NEW OFFICE
- 8. NEW LABORATORY
- 9. NEW WAITING AREA
- 10. NEW STORAGE
- 11. NEW RESTROOM
- 12. NEW JANETRY
- 13. NEW MECHANICAL
- 14. NEW ELECTRICAL
- 15. NEW PLUMBING
- 16. NEW PAINT
- 17. NEW FLOORING
- 18. NEW CEILING
- 19. NEW LIGHTING
- 20. NEW VENTILATION
- 21. NEW SOUND
- 22. NEW SECURITY
- 23. NEW ACCESSIBILITY
- 24. NEW SIGNAGE
- 25. NEW FURNITURE
- 26. NEW EQUIPMENT
- 27. NEW INFRASTRUCTURE
- 28. NEW EXTERIOR
- 29. NEW LANDSCAPE
- 30. NEW SITEWORK

KEY NOTES

- 1. ALL NEW WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE U.S. NATIONAL ARCHITECTURAL CODE (NAC) AND THE U.S. NATIONAL ELECTRICAL CODE (NEC).
- 2. ALL MATERIALS TO BE USED SHALL BE OF THE HIGHEST QUALITY AND SHALL BE APPROVED BY THE ARCHITECT.
- 3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
- 5. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
- 6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND SERVICES.
- 7. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT AT ALL STAGES.



<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>3-27-83</td> <td>ISSUE FOR PERMITTING</td> </tr> <tr> <td>2</td> <td>3-27-83</td> <td>ISSUE FOR CONSTRUCTION</td> </tr> <tr> <td>3</td> <td>3-27-83</td> <td>ISSUE FOR OCCUPANCY</td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	1	3-27-83	ISSUE FOR PERMITTING	2	3-27-83	ISSUE FOR CONSTRUCTION	3	3-27-83	ISSUE FOR OCCUPANCY	<p>PROJECT TITLE</p> <p>WEST WING RENOVATION 1234 MAIN STREET CITY, STATE, ZIP</p>	<p>ARCHITECT</p> <p>JOHN A. SMITH 1234 MAIN STREET CITY, STATE, ZIP</p>	<p>ENGINEER</p> <p>JOHN A. SMITH 1234 MAIN STREET CITY, STATE, ZIP</p>	<p>DATE</p> <p>3-27-83</p>	<p>SCALE</p> <p>1/4" = 1'-0"</p>	<p>PROJECT NO.</p> <p>123456</p>	<p>DATE</p> <p>3-27-83</p>
NO.	DATE	DESCRIPTION																	
1	3-27-83	ISSUE FOR PERMITTING																	
2	3-27-83	ISSUE FOR CONSTRUCTION																	
3	3-27-83	ISSUE FOR OCCUPANCY																	



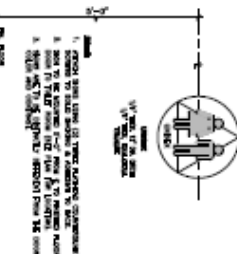
LEGEND

- ① DOOR TO TOILET
- ② DOOR TO NEW RESTROOM WALL
- ③ DOOR TO NEW RESTROOM WALL
- ④ DOOR TO NEW RESTROOM WALL

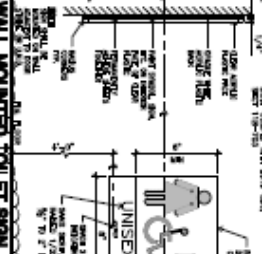
KEY NOTES

1. DOOR TO NEW RESTROOM WALL
2. DOOR TO NEW RESTROOM WALL
3. DOOR TO NEW RESTROOM WALL
4. DOOR TO NEW RESTROOM WALL
5. DOOR TO NEW RESTROOM WALL
6. DOOR TO NEW RESTROOM WALL
7. DOOR TO NEW RESTROOM WALL
8. DOOR TO NEW RESTROOM WALL
9. DOOR TO NEW RESTROOM WALL
10. DOOR TO NEW RESTROOM WALL
11. DOOR TO NEW RESTROOM WALL
12. DOOR TO NEW RESTROOM WALL
13. DOOR TO NEW RESTROOM WALL
14. DOOR TO NEW RESTROOM WALL

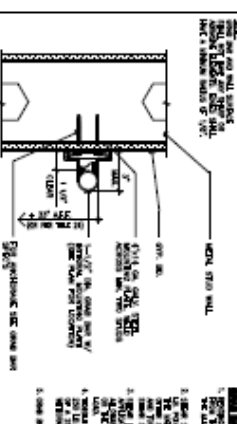
DOOR MOUNTED TOILET SIGN



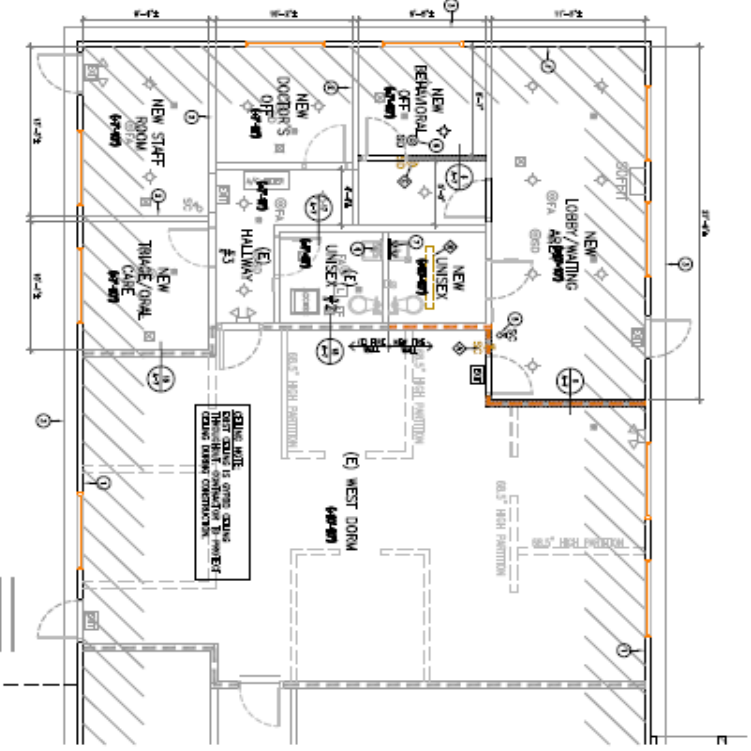
WALL MOUNTED TOILET SIGN



GRAB BAR MOUNTING



<p>DATE: 01/01/2011</p> <p>PROJECT: A-9</p> <p>01</p>	<p>PROJECT TITLE:</p> <p>UNISEX RESTROOM</p>	<p>ARCHITECT:</p> <p>ARCHITECTURAL FIRM</p>	<p>OWNER:</p> <p>UNIVERSITY OF CALIFORNIA</p>		<p>PETTIT</p> <p>ENGINEERING ARCHITECTURE CONSTRUCTION MANAGEMENT</p> <p>1787 POWERS ROAD, SUITE D CORONA, CALIFORNIA 92706 PHONE: (951) 736-8181 FAX: (951) 736-8876</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION									
NO.	DATE	DESCRIPTION																



ENLARGED CEILING PLAN - WEST WING



LEGEND

- CEILING TO REMAIN
- - - - - CEILING TO BE DEMOLISHED
- CEILING TO BE RECONSTRUCTED TO PROVIDE CLEARANCE FOR NEW CONSTRUCTION
- CEILING TO BE RECONSTRUCTED TO PROVIDE CLEARANCE FOR NEW CONSTRUCTION
- CEILING TO BE RECONSTRUCTED TO PROVIDE CLEARANCE FOR NEW CONSTRUCTION
- CEILING TO BE RECONSTRUCTED TO PROVIDE CLEARANCE FOR NEW CONSTRUCTION
- CEILING TO BE RECONSTRUCTED TO PROVIDE CLEARANCE FOR NEW CONSTRUCTION

- CEILING TO BE RECONSTRUCTED TO PROVIDE CLEARANCE FOR NEW CONSTRUCTION
- CEILING TO BE RECONSTRUCTED TO PROVIDE CLEARANCE FOR NEW CONSTRUCTION
- CEILING TO BE RECONSTRUCTED TO PROVIDE CLEARANCE FOR NEW CONSTRUCTION
- CEILING TO BE RECONSTRUCTED TO PROVIDE CLEARANCE FOR NEW CONSTRUCTION
- CEILING TO BE RECONSTRUCTED TO PROVIDE CLEARANCE FOR NEW CONSTRUCTION
- CEILING TO BE RECONSTRUCTED TO PROVIDE CLEARANCE FOR NEW CONSTRUCTION
- CEILING TO BE RECONSTRUCTED TO PROVIDE CLEARANCE FOR NEW CONSTRUCTION

- CEILING TO BE RECONSTRUCTED TO PROVIDE CLEARANCE FOR NEW CONSTRUCTION
- CEILING TO BE RECONSTRUCTED TO PROVIDE CLEARANCE FOR NEW CONSTRUCTION
- CEILING TO BE RECONSTRUCTED TO PROVIDE CLEARANCE FOR NEW CONSTRUCTION
- CEILING TO BE RECONSTRUCTED TO PROVIDE CLEARANCE FOR NEW CONSTRUCTION
- CEILING TO BE RECONSTRUCTED TO PROVIDE CLEARANCE FOR NEW CONSTRUCTION
- CEILING TO BE RECONSTRUCTED TO PROVIDE CLEARANCE FOR NEW CONSTRUCTION
- CEILING TO BE RECONSTRUCTED TO PROVIDE CLEARANCE FOR NEW CONSTRUCTION

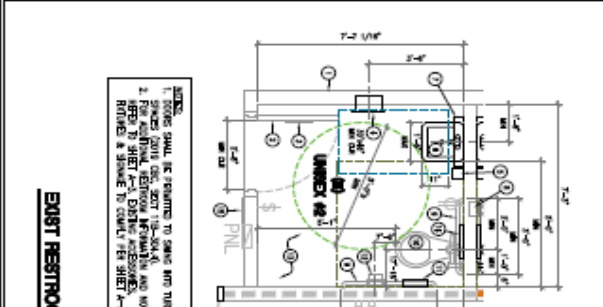
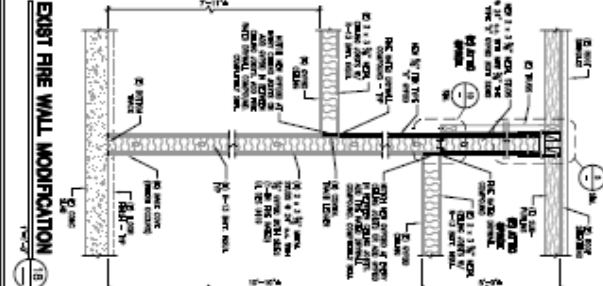
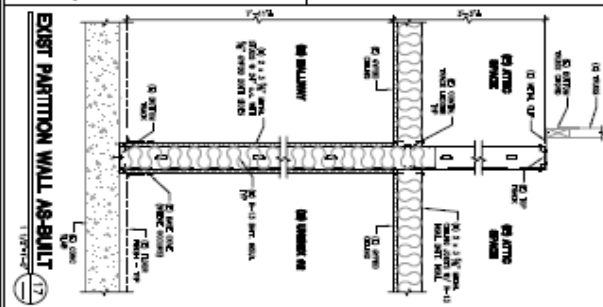
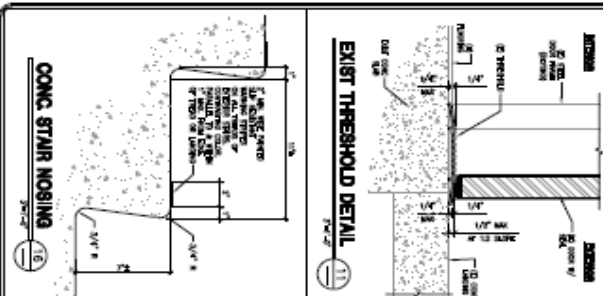
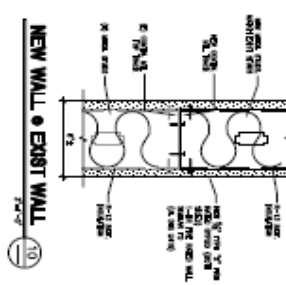
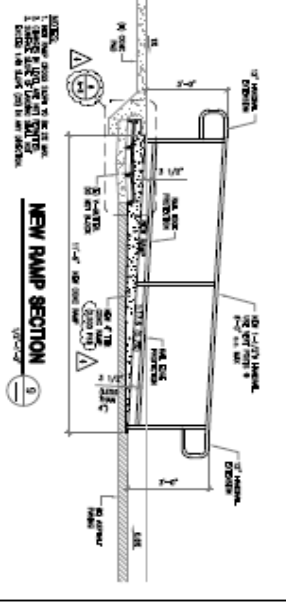
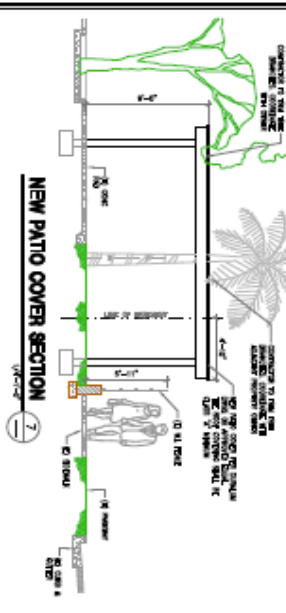
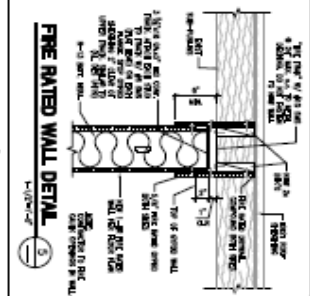
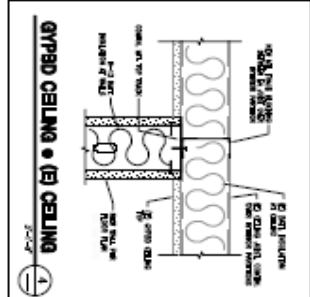
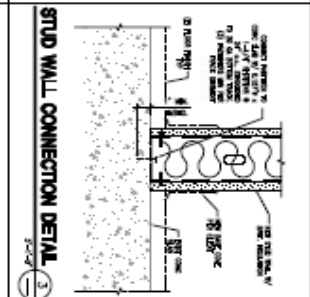
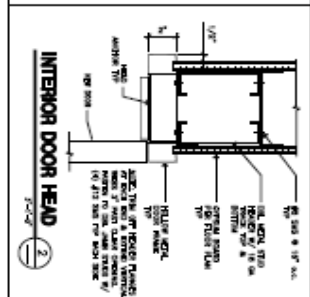
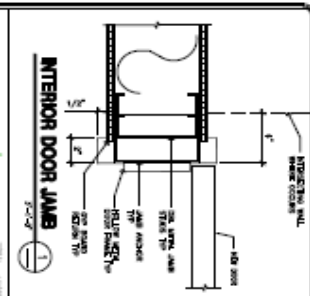
- CEILING TO BE RECONSTRUCTED TO PROVIDE CLEARANCE FOR NEW CONSTRUCTION
- CEILING TO BE RECONSTRUCTED TO PROVIDE CLEARANCE FOR NEW CONSTRUCTION
- CEILING TO BE RECONSTRUCTED TO PROVIDE CLEARANCE FOR NEW CONSTRUCTION
- CEILING TO BE RECONSTRUCTED TO PROVIDE CLEARANCE FOR NEW CONSTRUCTION
- CEILING TO BE RECONSTRUCTED TO PROVIDE CLEARANCE FOR NEW CONSTRUCTION
- CEILING TO BE RECONSTRUCTED TO PROVIDE CLEARANCE FOR NEW CONSTRUCTION
- CEILING TO BE RECONSTRUCTED TO PROVIDE CLEARANCE FOR NEW CONSTRUCTION

- CEILING TO BE RECONSTRUCTED TO PROVIDE CLEARANCE FOR NEW CONSTRUCTION
- CEILING TO BE RECONSTRUCTED TO PROVIDE CLEARANCE FOR NEW CONSTRUCTION
- CEILING TO BE RECONSTRUCTED TO PROVIDE CLEARANCE FOR NEW CONSTRUCTION
- CEILING TO BE RECONSTRUCTED TO PROVIDE CLEARANCE FOR NEW CONSTRUCTION
- CEILING TO BE RECONSTRUCTED TO PROVIDE CLEARANCE FOR NEW CONSTRUCTION
- CEILING TO BE RECONSTRUCTED TO PROVIDE CLEARANCE FOR NEW CONSTRUCTION
- CEILING TO BE RECONSTRUCTED TO PROVIDE CLEARANCE FOR NEW CONSTRUCTION

- CEILING TO BE RECONSTRUCTED TO PROVIDE CLEARANCE FOR NEW CONSTRUCTION
- CEILING TO BE RECONSTRUCTED TO PROVIDE CLEARANCE FOR NEW CONSTRUCTION
- CEILING TO BE RECONSTRUCTED TO PROVIDE CLEARANCE FOR NEW CONSTRUCTION
- CEILING TO BE RECONSTRUCTED TO PROVIDE CLEARANCE FOR NEW CONSTRUCTION
- CEILING TO BE RECONSTRUCTED TO PROVIDE CLEARANCE FOR NEW CONSTRUCTION
- CEILING TO BE RECONSTRUCTED TO PROVIDE CLEARANCE FOR NEW CONSTRUCTION
- CEILING TO BE RECONSTRUCTED TO PROVIDE CLEARANCE FOR NEW CONSTRUCTION



PROFESSIONAL SEAL  ARCHITECTURE & CONSTRUCTION MANAGEMENT 1787 POWERS ROAD, SUITE D DALLAS, TEXAS 75241 PHONE (214) 736-3161 FAX (214) 736-6165	APPROVED BY: _____ DATE: _____	DESIGNED BY: _____ DATE: _____ CHECKED BY: _____ DATE: _____	PROJECT TITLE: _____ CLIENT: _____	DATE: _____ SCALE: _____ REVISIONS: _____
---	---	---	---	---



PETTIT
 ENGINEERING ARCHITECTURE CONSTRUCTION MANAGEMENT
 1787 POWERS ROAD, SUITE D
 COSTA MESA, CALIFORNIA 92626
 PHONE (949) 756-8181
 FAX (949) 756-8878

DATE	DESCRIPTION
11/21/17	ISSUED FOR PERMITS
11/21/17	ISSUED FOR PERMITS
11/21/17	ISSUED FOR PERMITS
11/21/17	ISSUED FOR PERMITS
11/21/17	ISSUED FOR PERMITS
11/21/17	ISSUED FOR PERMITS

APPROVED BY: [Signature]

DATE: 11/21/17

SCALE: AS SHOWN

SHEET TITLE: RESTROOM

PROJECT TITLE: [Project Name]

CLIENT: [Client Name]

PROJECT LOCATION: [Address]

CITY: [City]

STATE: [State]

ZIP: [Zip]

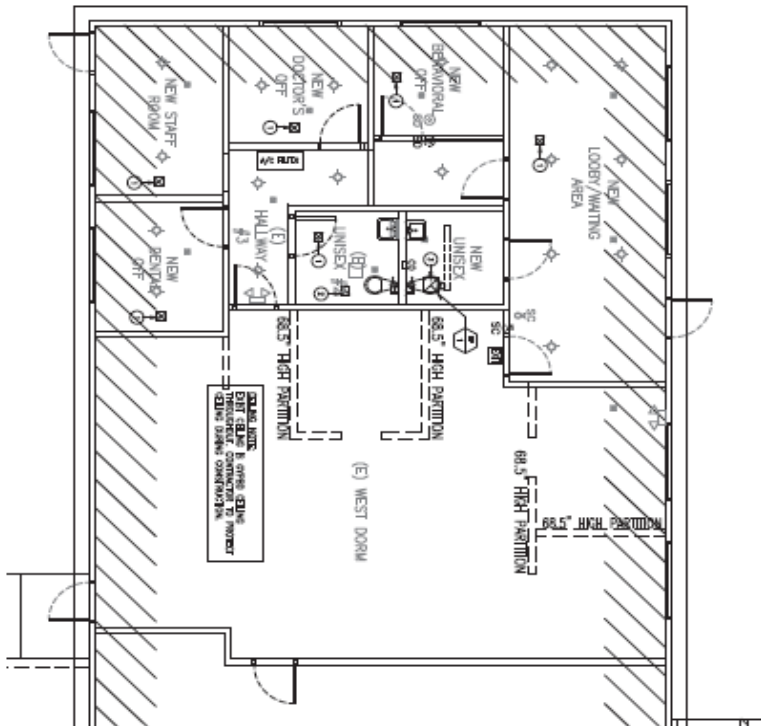
PROJECT NO: [Project Number]

DRAWING NO: [Drawing Number]

NEW CEILING MOUNTED EXHAUST FAN SCHEDULE

FAN LOCATION	MAKE	MODEL	CFM	SP	RPM	SPEEDS	TYPE	ELECTRICAL		REMARKS	
								V	AMP		
(E) CHANG ROOM	120	0.2	800	-			EXHAUST FAN	120	1	20 AMP	NEW EXHAUST FAN TO BE INSTALLED IN CHANG ROOM TO EXHAUST AIR.

ENLARGED MECHANICAL CEILING PLAN - WEST WING



LEGEND:

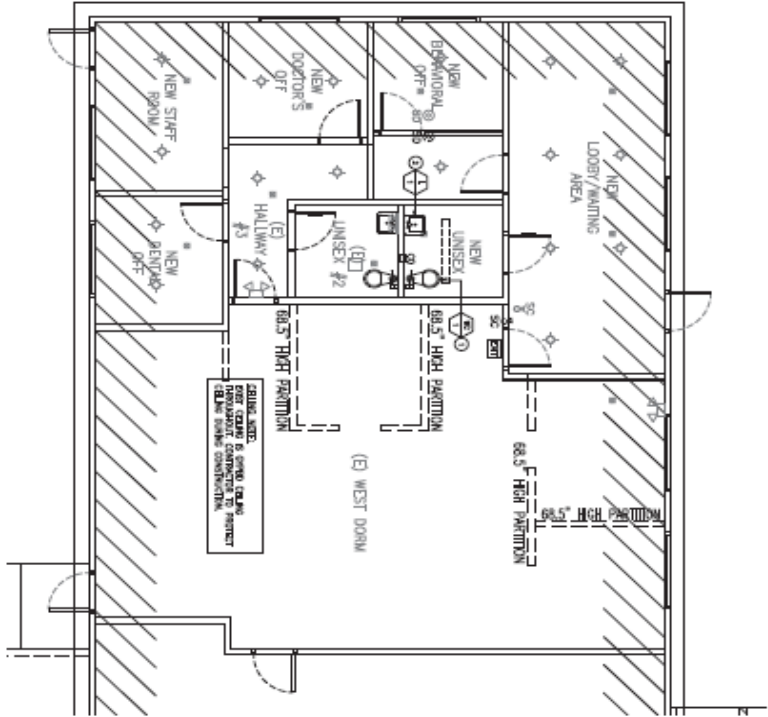
- ⊠ EXHAUST FAN
- ⊠ EXHAUST FAN
- ⊠ EXHAUST FAN

KEY NOTES

- 1- EXHAUST FAN TO BE INSTALLED IN CHANG ROOM TO EXHAUST AIR.
- 2- EXHAUST FAN TO BE INSTALLED IN CHANG ROOM TO EXHAUST AIR.
- 3- EXHAUST FAN TO BE INSTALLED IN CHANG ROOM TO EXHAUST AIR.

	<p>PETTIT ENGINEERING • ARCHITECTURE • CONSTRUCTION MANAGEMENT</p> <p>1700 FARMERS ROAD, SUITE 200 CORONA, CALIFORNIA 92626 PHONE (951) 741-0101 FAX (951) 741-0102</p>	<p>PROJECT TITLE HARRISON EXHAUST FAN 401 S. VENTURA ST CORONA, CA 92626</p>	<p>DATE M-1 REV. 00</p>	
--	--	--	---------------------------------	--

ENLARGED PLUMBING FLOOR PLAN — WEST WING



PIPE MATERIAL SCHEDULE

ITEM	WASTE	TRAMP	VENT	GW	HW	DESCRIPTION
1	4"	NR.	2"	1"	-	WASTE PLUMB. RUSH WASTE TYPE (1.39 OPI), WASTES C/W
2	2"	-	-	-	-	AMERICAN OPERATING WASTE "C/WAST", NEW CHANGE OVER
3	2"	-	1-1/2"	1/2"	1/2"	NEW RADIANT LOOPING IN 4' DIA. TYP. WASTES C/W
4	2"	-	-	-	-	AMERICAN OPERATING WASTE "C/WAST", NEW CHANGE OVER

SERVICE	SCHEDULE		MATERIAL
	TYPE	SIZE	
WASTE	4"	1.39 OPI	NEW RADIANT LOOPING IN 4' DIA. TYP. WASTES C/W
TRAMP	2"	-	AMERICAN OPERATING WASTE "C/WAST", NEW CHANGE OVER
VENT	1"	-	-
GW	1/2"	-	-
HW	1/2"	-	-
OTHER			

KEY NOTES

- ① - SEE THE NOTES ON THE OTHER SHEETS OF THIS SET.
- ② - SEE THE NOTES ON THE OTHER SHEETS OF THIS SET.
- ③ - SEE THE NOTES ON THE OTHER SHEETS OF THIS SET.
- ④ - SEE THE NOTES ON THE OTHER SHEETS OF THIS SET.

DATE: _____

SCALE: _____

DESIGNER: _____

DRAWING NO. P-400

PETTIT

ENGINEERING • ARCHITECTURE • CONSTRUCTION MANAGEMENT

1787 POMONA ROAD, SUITE D
CERRITOS, CALIFORNIA 94710
PHONE (925) 721-3111
FAX (925) 721-3078

PROJECT TITLE: _____

CLIENT: _____

DESIGNED BY: _____

DRAWN BY: _____

CHECKED BY: _____

DATE: _____

APPROVED BY: _____

SCALE: _____

DATE: _____

REVISIONS

NO.	DESCRIPTION

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AND STATE AUTHORITIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND STRUCTURES AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.
7. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AND STATE AUTHORITIES.
8. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND STRUCTURES AT ALL TIMES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
10. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.
12. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AND STATE AUTHORITIES.
13. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND STRUCTURES AT ALL TIMES.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
15. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AND STATE AUTHORITIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND STRUCTURES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.

ELECTRICAL SYMBOL LIST

- 100V AC SINGLE PHASE
- 200V AC SINGLE PHASE
- 208V AC THREE PHASE
- 480V AC THREE PHASE
- 120V AC SINGLE PHASE
- 240V AC SINGLE PHASE
- 480V AC THREE PHASE
- 120V AC SINGLE PHASE
- 240V AC SINGLE PHASE
- 480V AC THREE PHASE
- 120V AC SINGLE PHASE
- 240V AC SINGLE PHASE
- 480V AC THREE PHASE
- 120V AC SINGLE PHASE
- 240V AC SINGLE PHASE
- 480V AC THREE PHASE

LIGHTING FIXTURE SCHEDULE

NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	RECESSED DOWN LIGHT	20	EA	120V AC SINGLE PHASE
2	RECESSED DOWN LIGHT	40	EA	240V AC SINGLE PHASE
3	RECESSED DOWN LIGHT	40	EA	480V AC THREE PHASE
4	RECESSED DOWN LIGHT	20	EA	120V AC SINGLE PHASE
5	RECESSED DOWN LIGHT	20	EA	240V AC SINGLE PHASE
6	RECESSED DOWN LIGHT	20	EA	480V AC THREE PHASE

SYNTEC CARE SPACE SHALL COMPLY WITH CALIFORNIA GREEN BUILDING STANDARDS FOR HEALTHY AND HIGH PERFORMANCE PATIENT CARE SPACES

LOAD SCHEDULE

NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	RECESSED DOWN LIGHT	20	EA	120V AC SINGLE PHASE
2	RECESSED DOWN LIGHT	40	EA	240V AC SINGLE PHASE
3	RECESSED DOWN LIGHT	40	EA	480V AC THREE PHASE
4	RECESSED DOWN LIGHT	20	EA	120V AC SINGLE PHASE
5	RECESSED DOWN LIGHT	20	EA	240V AC SINGLE PHASE
6	RECESSED DOWN LIGHT	20	EA	480V AC THREE PHASE

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.

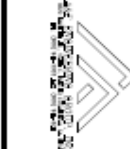


PETTIT
ENGINEERING • ARCHITECTURE • CONSTRUCTION SERVICES

1000 PONDVIEW DRIVE, SUITE 100
DUBLIN, CA 94568
TEL: 925.835.1100
WWW.PETTIT-INC.COM

DATE: 10/15/18
PROJECT: PATIENT CARE SPACE
SHEET: E-01 OF 00

	<p>PETTIT ENGINEERS ARCHITECTS CONSULTANTS</p>	<p>DATE: 10/12/12</p>	<p>PROJECT: BRIDGE REPAIR AND OVERLAY</p>	<p>NO. 10</p>
--	---	------------------------------	--	----------------------



Project Information

PROJECT TITLE: **BRIDGE REPAIR AND OVERLAY**

PROJECT NO.: **10**

DATE: **10/12/12**

DESIGNER: **PETTIT ENGINEERS ARCHITECTS CONSULTANTS**

CONTRACT NO.: **10**

CITY: **CHICAGO**

STATE: **IL**

COUNTY: **DEKALB**

SECTION: **10**

SCALE: **AS SHOWN**

DATE OF PLOTTING: **10/12/12**

PLotted by: **10**

Checkered by: **10**

Reviewed by: **10**

DATE OF REVIEW: **10/12/12**

PROJECT LOCATION: **CHICAGO, ILLINOIS**

CONTRACT DESCRIPTION: **BRIDGE REPAIR AND OVERLAY**

DESIGN DESCRIPTION: **BRIDGE REPAIR AND OVERLAY**

DESIGN BASIS: **BRIDGE REPAIR AND OVERLAY**

DESIGN ASSUMPTIONS: **BRIDGE REPAIR AND OVERLAY**

DESIGN LIMITATIONS: **BRIDGE REPAIR AND OVERLAY**

DESIGN NOTES: **BRIDGE REPAIR AND OVERLAY**

Project Information

PROJECT TITLE: **BRIDGE REPAIR AND OVERLAY**

PROJECT NO.: **10**

DATE: **10/12/12**

DESIGNER: **PETTIT ENGINEERS ARCHITECTS CONSULTANTS**

CONTRACT NO.: **10**

CITY: **CHICAGO**

STATE: **IL**

COUNTY: **DEKALB**

SECTION: **10**

SCALE: **AS SHOWN**

DATE OF PLOTTING: **10/12/12**

PLotted by: **10**

Checkered by: **10**

Reviewed by: **10**

DATE OF REVIEW: **10/12/12**

PROJECT LOCATION: **CHICAGO, ILLINOIS**

CONTRACT DESCRIPTION: **BRIDGE REPAIR AND OVERLAY**

DESIGN DESCRIPTION: **BRIDGE REPAIR AND OVERLAY**

DESIGN BASIS: **BRIDGE REPAIR AND OVERLAY**

DESIGN ASSUMPTIONS: **BRIDGE REPAIR AND OVERLAY**

DESIGN LIMITATIONS: **BRIDGE REPAIR AND OVERLAY**

DESIGN NOTES: **BRIDGE REPAIR AND OVERLAY**

Project Information

PROJECT TITLE: **BRIDGE REPAIR AND OVERLAY**

PROJECT NO.: **10**

DATE: **10/12/12**

DESIGNER: **PETTIT ENGINEERS ARCHITECTS CONSULTANTS**

CONTRACT NO.: **10**

CITY: **CHICAGO**

STATE: **IL**

COUNTY: **DEKALB**

SECTION: **10**

SCALE: **AS SHOWN**

DATE OF PLOTTING: **10/12/12**

PLotted by: **10**

Checkered by: **10**

Reviewed by: **10**

DATE OF REVIEW: **10/12/12**

PROJECT LOCATION: **CHICAGO, ILLINOIS**

CONTRACT DESCRIPTION: **BRIDGE REPAIR AND OVERLAY**

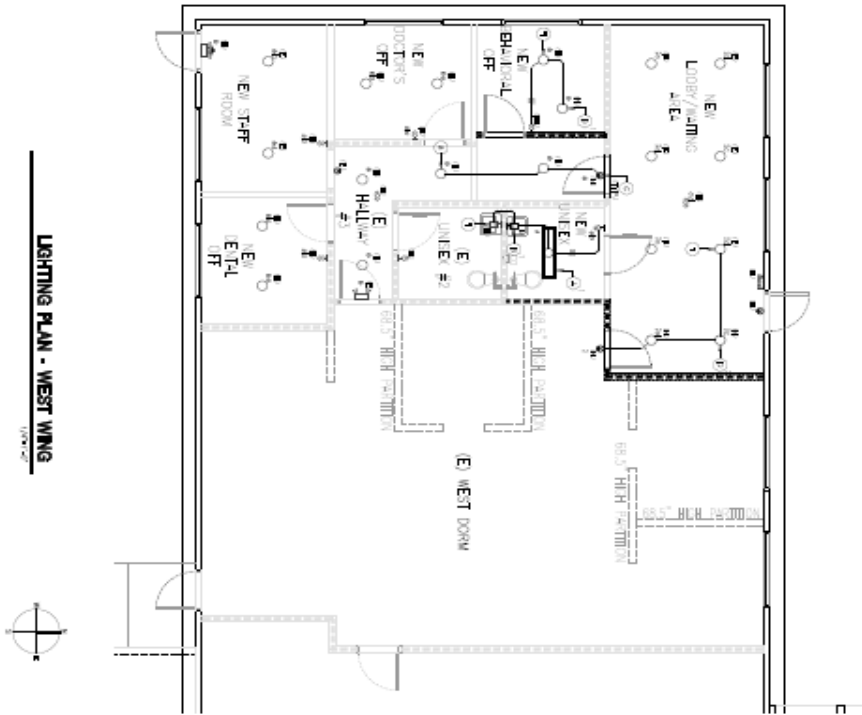
DESIGN DESCRIPTION: **BRIDGE REPAIR AND OVERLAY**

DESIGN BASIS: **BRIDGE REPAIR AND OVERLAY**

DESIGN ASSUMPTIONS: **BRIDGE REPAIR AND OVERLAY**

DESIGN LIMITATIONS: **BRIDGE REPAIR AND OVERLAY**

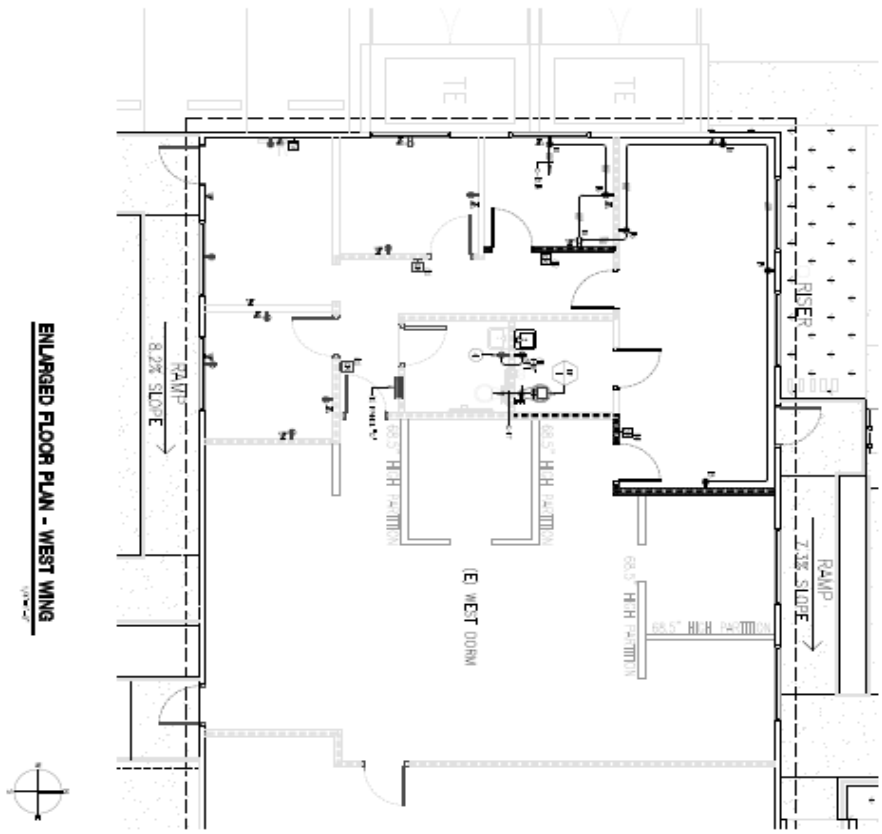
DESIGN NOTES: **BRIDGE REPAIR AND OVERLAY**



- REVISIONS**
- 1. REVISION TO CORRECT THE LIGHTING FIXTURE PLACEMENT IN THE LOBBY/READING LEVEL.
 - 2. REVISION TO CORRECT THE LIGHTING FIXTURE PLACEMENT IN THE NEW DOCTORS OFFICE.
 - 3. REVISION TO CORRECT THE LIGHTING FIXTURE PLACEMENT IN THE NEW STAFF ROOM.
 - 4. REVISION TO CORRECT THE LIGHTING FIXTURE PLACEMENT IN THE HALLWAY #1.
 - 5. REVISION TO CORRECT THE LIGHTING FIXTURE PLACEMENT IN THE HALLWAY #2.
 - 6. REVISION TO CORRECT THE LIGHTING FIXTURE PLACEMENT IN THE DINING AREA.
 - 7. REVISION TO CORRECT THE LIGHTING FIXTURE PLACEMENT IN THE RESTAURANT AREA.
 - 8. REVISION TO CORRECT THE LIGHTING FIXTURE PLACEMENT IN THE EAST HALL RESTROOM.
 - 9. REVISION TO CORRECT THE LIGHTING FIXTURE PLACEMENT IN THE EAST HALL ELEVATOR.
 - 10. REVISION TO CORRECT THE LIGHTING FIXTURE PLACEMENT IN THE (E) WEST DOWN AREA.



<p>DATE: 08/11/11</p> <p>BY: J. B. P.</p> <p>SCALE: AS SHOWN</p> <p>PROJECT: UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL</p> <p>NO. 00</p>	<p>PROJECT: UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL</p> <p>DATE: 08/11/11</p> <p>BY: J. B. P.</p> <p>SCALE: AS SHOWN</p>	<p>PROJECT: UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL</p> <p>DATE: 08/11/11</p> <p>BY: J. B. P.</p> <p>SCALE: AS SHOWN</p>	<p>PROJECT: UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL</p> <p>DATE: 08/11/11</p> <p>BY: J. B. P.</p> <p>SCALE: AS SHOWN</p>	<p>PROJECT: UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL</p> <p>DATE: 08/11/11</p> <p>BY: J. B. P.</p> <p>SCALE: AS SHOWN</p>	<p>PROJECT: UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL</p> <p>DATE: 08/11/11</p> <p>BY: J. B. P.</p> <p>SCALE: AS SHOWN</p>	<p>PROJECT: UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL</p> <p>DATE: 08/11/11</p> <p>BY: J. B. P.</p> <p>SCALE: AS SHOWN</p>	<p>PROJECT: UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL</p> <p>DATE: 08/11/11</p> <p>BY: J. B. P.</p> <p>SCALE: AS SHOWN</p>
--	--	--	--	--	--	--	--



ENLARGED FLOOR PLAN - WEST WING

- REVISIONS**
1. REVISION TO WEST WING FLOOR PLAN - WEST WING
 2. REVISION TO WEST WING FLOOR PLAN - WEST WING
 3. REVISION TO WEST WING FLOOR PLAN - WEST WING
 4. REVISION TO WEST WING FLOOR PLAN - WEST WING
 5. REVISION TO WEST WING FLOOR PLAN - WEST WING



<p>PETTIT ENGINEERING • ARCHITECTURE • CONSTRUCTION MANAGEMENT</p> <p>1707 PONDURA ROAD, SUITE 10 CORONA, CALIFORNIA 92714 PHONE (951) 735-2121 FAX (951) 735-2079</p>	<p>PROJECT NO. 1707 PONDURA ROAD, SUITE 10 CORONA, CALIFORNIA 92714 PHONE (951) 735-2121 FAX (951) 735-2079</p>	<p>DATE: 10/15/14</p>	<p>SCALE: AS SHOWN</p>	<p>PROJECT: 1707 PONDURA ROAD, SUITE 10 CORONA, CALIFORNIA 92714 PHONE (951) 735-2121 FAX (951) 735-2079</p>	<p>DATE: 10/15/14</p>	<p>SCALE: AS SHOWN</p>	<p>PROJECT: 1707 PONDURA ROAD, SUITE 10 CORONA, CALIFORNIA 92714 PHONE (951) 735-2121 FAX (951) 735-2079</p>	<p>DATE: 10/15/14</p>	<p>SCALE: AS SHOWN</p>	<p>PROJECT: 1707 PONDURA ROAD, SUITE 10 CORONA, CALIFORNIA 92714 PHONE (951) 735-2121 FAX (951) 735-2079</p>
---	---	-----------------------	------------------------	--	-----------------------	------------------------	--	-----------------------	------------------------	--

PATIO COVER SYSTEM AS MFG. BY: DURALUM PRODUCTS, INC.

POINT OF CONTACTS



USTEL ENGINEERING
 2465 S.W. 80th St.
 Coral Gables, FL 33134
 Phone: (305) 441-1100
 Fax: (305) 441-1100
 Email: info@ustel.com
 Website: www.ustel.com

DESIGN PARAMETERS

GENERAL NOTES: ALL DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.

1. THE PATIO COVER SHALL BE DESIGNED TO WITHSTAND THE FOLLOWING LOADS:

- 1. DEAD LOAD
- 2. LIVE LOAD
- 3. WIND LOAD
- 4. SNOW LOAD
- 5. SEISMIC LOAD

LOAD TYPE	UNITS	VALUE
DEAD LOAD	PSF	10
LIVE LOAD	PSF	20
WIND LOAD	PSF	15
SNOW LOAD	PSF	0
SEISMIC LOAD	PSF	0

6. THE PATIO COVER SHALL BE DESIGNED TO WITHSTAND THE FOLLOWING WIND SPEEDS:

- 1. 100 MPH
- 2. 110 MPH
- 3. 120 MPH
- 4. 130 MPH
- 5. 140 MPH
- 6. 150 MPH
- 7. 160 MPH
- 8. 170 MPH
- 9. 180 MPH
- 10. 190 MPH
- 11. 200 MPH

7. THE PATIO COVER SHALL BE DESIGNED TO WITHSTAND THE FOLLOWING SEISMIC LOADS:

- 1. 0.1g
- 2. 0.2g
- 3. 0.3g
- 4. 0.4g
- 5. 0.5g
- 6. 0.6g
- 7. 0.7g
- 8. 0.8g
- 9. 0.9g
- 10. 1.0g

8. THE PATIO COVER SHALL BE DESIGNED TO WITHSTAND THE FOLLOWING SNOW LOADS:

- 1. 0
- 2. 10
- 3. 20
- 4. 30
- 5. 40
- 6. 50
- 7. 60
- 8. 70
- 9. 80
- 10. 90
- 11. 100

9. THE PATIO COVER SHALL BE DESIGNED TO WITHSTAND THE FOLLOWING SEISMIC LOADS:

- 1. 0
- 2. 10
- 3. 20
- 4. 30
- 5. 40
- 6. 50
- 7. 60
- 8. 70
- 9. 80
- 10. 90
- 11. 100

10. THE PATIO COVER SHALL BE DESIGNED TO WITHSTAND THE FOLLOWING SNOW LOADS:

- 1. 0
- 2. 10
- 3. 20
- 4. 30
- 5. 40
- 6. 50
- 7. 60
- 8. 70
- 9. 80
- 10. 90
- 11. 100

11. THE PATIO COVER SHALL BE DESIGNED TO WITHSTAND THE FOLLOWING SEISMIC LOADS:

- 1. 0
- 2. 10
- 3. 20
- 4. 30
- 5. 40
- 6. 50
- 7. 60
- 8. 70
- 9. 80
- 10. 90
- 11. 100

GENERAL NOTES

GENERAL NOTES:

1. THE PATIO COVER SHALL BE DESIGNED TO WITHSTAND THE FOLLOWING LOADS:
2. THE PATIO COVER SHALL BE DESIGNED TO WITHSTAND THE FOLLOWING WIND SPEEDS:
3. THE PATIO COVER SHALL BE DESIGNED TO WITHSTAND THE FOLLOWING SEISMIC LOADS:
4. THE PATIO COVER SHALL BE DESIGNED TO WITHSTAND THE FOLLOWING SNOW LOADS:
5. THE PATIO COVER SHALL BE DESIGNED TO WITHSTAND THE FOLLOWING SEISMIC LOADS:
6. THE PATIO COVER SHALL BE DESIGNED TO WITHSTAND THE FOLLOWING SNOW LOADS:
7. THE PATIO COVER SHALL BE DESIGNED TO WITHSTAND THE FOLLOWING SEISMIC LOADS:
8. THE PATIO COVER SHALL BE DESIGNED TO WITHSTAND THE FOLLOWING SNOW LOADS:
9. THE PATIO COVER SHALL BE DESIGNED TO WITHSTAND THE FOLLOWING SEISMIC LOADS:
10. THE PATIO COVER SHALL BE DESIGNED TO WITHSTAND THE FOLLOWING SNOW LOADS:
11. THE PATIO COVER SHALL BE DESIGNED TO WITHSTAND THE FOLLOWING SEISMIC LOADS:

NOTES TO LOCAL AUTHORITY HAVING JURISDICTION AND ENTRY SUBMITTING DRAWINGS FOR APPROVAL

1. ALL DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.
2. THE PATIO COVER SHALL BE DESIGNED TO WITHSTAND THE FOLLOWING LOADS:
3. THE PATIO COVER SHALL BE DESIGNED TO WITHSTAND THE FOLLOWING WIND SPEEDS:
4. THE PATIO COVER SHALL BE DESIGNED TO WITHSTAND THE FOLLOWING SEISMIC LOADS:
5. THE PATIO COVER SHALL BE DESIGNED TO WITHSTAND THE FOLLOWING SNOW LOADS:
6. THE PATIO COVER SHALL BE DESIGNED TO WITHSTAND THE FOLLOWING SEISMIC LOADS:
7. THE PATIO COVER SHALL BE DESIGNED TO WITHSTAND THE FOLLOWING SNOW LOADS:
8. THE PATIO COVER SHALL BE DESIGNED TO WITHSTAND THE FOLLOWING SEISMIC LOADS:
9. THE PATIO COVER SHALL BE DESIGNED TO WITHSTAND THE FOLLOWING SNOW LOADS:
10. THE PATIO COVER SHALL BE DESIGNED TO WITHSTAND THE FOLLOWING SEISMIC LOADS:
11. THE PATIO COVER SHALL BE DESIGNED TO WITHSTAND THE FOLLOWING SNOW LOADS:



2465 S.W. 80th St.
Coral Gables, FL 33134
Phone: (305) 441-1100
Fax: (305) 441-1100



DATE SUBMITTED: DECEMBER 17, 2019



2465 S.W. 80th St.
Coral Gables, FL 33134
Phone: (305) 441-1100
Fax: (305) 441-1100



ISSUED DATE: 12/17/19

DESIGNED BY: JAVIER N. 2022

PROJECT NO: 195

CLIENT: [REDACTED]

DATE: 08/11/19

BY: [REDACTED]

CHECKED: [REDACTED]

APPROVED: [REDACTED]

DATE: 08/11/19

BY: [REDACTED]

CHECKED: [REDACTED]

APPROVED: [REDACTED]

DATE: 08/11/19

BY: [REDACTED]

CHECKED: [REDACTED]

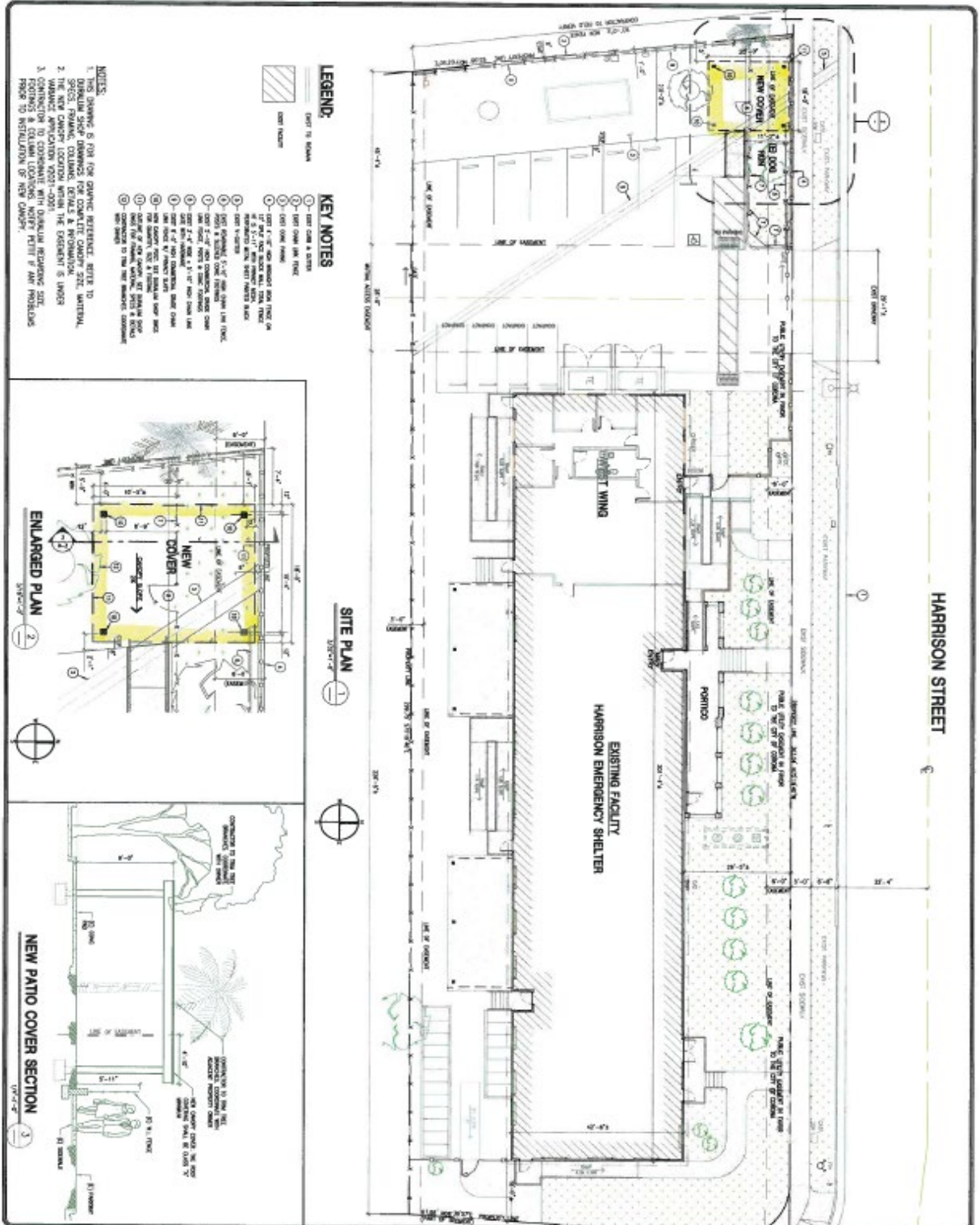
APPROVED: [REDACTED]

DATE: 08/11/19

BY: [REDACTED]

CHECKED: [REDACTED]

GO.1



- NOTES:**
- THIS DRAWING IS FOR DRAWING REFERENCE. REFER TO ORIGINAL SHOP DRAWINGS FOR COMPLETE COVER SIZE, MATERIAL, TYPE, COLOR, LOCATION, DETAIL & PROVISIONS.
 - THIS DRAWING IS THE PROPERTY OF PETTIT ARCHITECTURE, ARCHITECTS AND WILL NOT BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF PETTIT ARCHITECTURE, ARCHITECTS.
 - CONTRACTOR TO COORDINATE WITH DRAINAGE RESOURCES SIZE FROM TO & EXISTING COVERING. MAKE SURE FLOOR IS AIR PROTECTED FROM WATER INFECTION BY NEW COVER.

- LEGEND:**
- EXIST TO REMAIN
- NEW COVER
- EXIST COVER
- KEY NOTES:**
- EXIST COVER A-DIM.
 - EXIST COVER B-DIM.
 - EXIST COVER C-DIM.
 - EXIST COVER D-DIM.
 - EXIST COVER E-DIM.
 - EXIST COVER F-DIM.
 - EXIST COVER G-DIM.
 - EXIST COVER H-DIM.
 - EXIST COVER I-DIM.
 - EXIST COVER J-DIM.
 - EXIST COVER K-DIM.
 - EXIST COVER L-DIM.
 - EXIST COVER M-DIM.
 - EXIST COVER N-DIM.
 - EXIST COVER O-DIM.
 - EXIST COVER P-DIM.
 - EXIST COVER Q-DIM.
 - EXIST COVER R-DIM.
 - EXIST COVER S-DIM.
 - EXIST COVER T-DIM.
 - EXIST COVER U-DIM.
 - EXIST COVER V-DIM.
 - EXIST COVER W-DIM.
 - EXIST COVER X-DIM.
 - EXIST COVER Y-DIM.
 - EXIST COVER Z-DIM.

SITE PLAN
SHEET 1 OF 1

ENLARGED PLAN
SHEET 2 OF 1

NEW PATIO COVER SECTION
SHEET 3 OF 1

<p>APPROVED BY: DAVID HANNAH, P.E. CITY ENGINEER ALL IN ACCORDANCE WITH THE CITY OF SAN ANTONIO</p>			<p>PETTIT ENGINEERING • ARCHITECTURE • CONSTRUCTION MANAGEMENT 1787 PONSON ROAD, SUITE D CORONA, CALIFORNIA 92616 PHONE (951) 736-6100 FAX (951) 736-9226</p>	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>		NO.	DATE	DESCRIPTION																												
NO.	DATE			DESCRIPTION																																
<p>DESIGNED BY: CITY OF SAN ANTONIO ENGINEERING & DESIGN CIVIL & STRENGTH CIVIL ENGINEERING</p>		<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>		NO.	DATE	DESCRIPTION																														
NO.	DATE	DESCRIPTION																																		

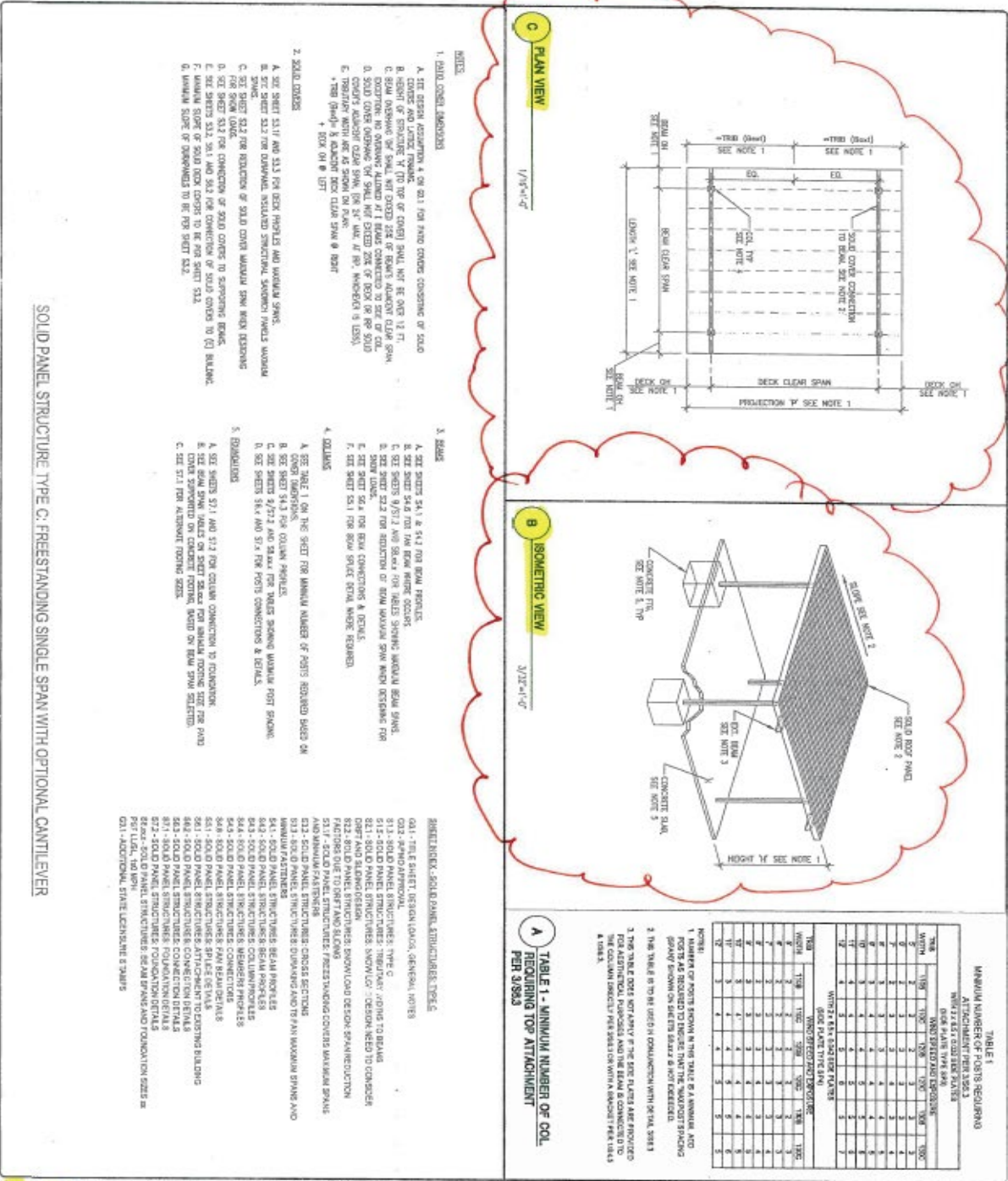


TABLE 1 - MINIMUM NUMBER OF JOISTS REQUIRED FOR FREESTANDING SINGLE SPAN WITH OPTIONAL CANTILEVER

SPAN TYPE	10'0" (3.05m)		12'0" (3.66m)		14'0" (4.27m)		16'0" (4.88m)		18'0" (5.49m)		20'0" (6.10m)	
	10'	12'	10'	12'	10'	12'	10'	12'	10'	12'	10'	12'
1	1	1	1	1	1	1	1	1	1	1	1	1
2	1	1	1	1	1	1	1	1	1	1	1	1
3	1	1	1	1	1	1	1	1	1	1	1	1
4	1	1	1	1	1	1	1	1	1	1	1	1
5	1	1	1	1	1	1	1	1	1	1	1	1
6	1	1	1	1	1	1	1	1	1	1	1	1
7	1	1	1	1	1	1	1	1	1	1	1	1
8	1	1	1	1	1	1	1	1	1	1	1	1
9	1	1	1	1	1	1	1	1	1	1	1	1
10	1	1	1	1	1	1	1	1	1	1	1	1
11	1	1	1	1	1	1	1	1	1	1	1	1
12	1	1	1	1	1	1	1	1	1	1	1	1
13	1	1	1	1	1	1	1	1	1	1	1	1
14	1	1	1	1	1	1	1	1	1	1	1	1
15	1	1	1	1	1	1	1	1	1	1	1	1
16	1	1	1	1	1	1	1	1	1	1	1	1
17	1	1	1	1	1	1	1	1	1	1	1	1
18	1	1	1	1	1	1	1	1	1	1	1	1
19	1	1	1	1	1	1	1	1	1	1	1	1
20	1	1	1	1	1	1	1	1	1	1	1	1

NOTES:
 1. NUMBER OF JOISTS SHOWN IN THIS TABLE IS A MINIMUM AND SHOULD BE CHECKED AGAINST THE DESIGNER'S REQUIREMENTS.
 2. THIS TABLE IS TO BE USED IN CONJUNCTION WITH SECTION 1.1.1.
 3. THIS TABLE DOES NOT APPLY IF THE JOIST FLATS ARE PROVIDED FOR ALTERNATE PURPOSES AND THE BEAM IS CONNECTED TO THE COLUMN JOISTED PER SECTION WITH A JOISTED PER SECTION 1.1.1.4.

REGISTERED PROFESSIONAL ENGINEER
 DUSTIN K. ROBERTS
 S 5985
 STATE OF CALIFORNIA

DATE SIGNED: DECEMBER 11, 2019

ASTER ENGINEERING
 2800 ABERN, SUITE 200
 HUNTSVILLE, AL 35891
 858.262.1190 FAX 858.262.1400

EXPIRES ON: JUNE 30, 2022

IAPMO
 ES

REVISIONS:

NO.	DATE	DESCRIPTION
1	08/01	
2	08/01	
3	08/01	

APPROVED: JAPMO 195 V.3.1.2
 CHECKED: JAPMO 195 V.3.1.2

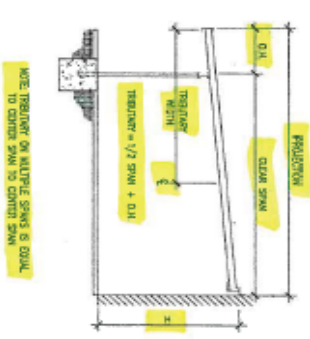
SOLID PANEL STRUCTURES:
 TYPE C

S1.3

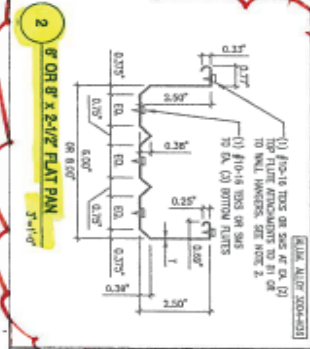
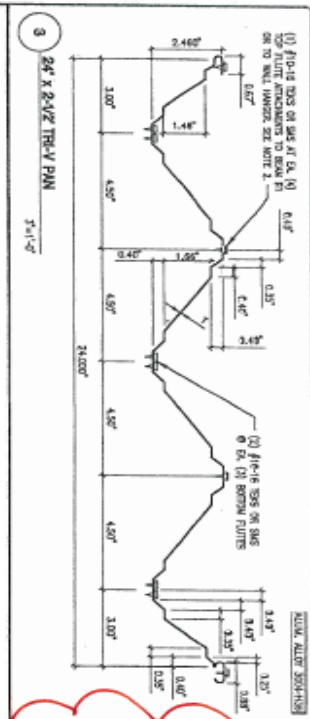
TRUSS RIGID-TIE TABLE

OH	7	8	9	10	11	12	14	16	17	18	19	20	21	22	24	26
0	3.0	3.5	4.0	4.5	5.0	5.5	6.0	6.5	7.0	8.0	8.5	9.0	9.5	10.0	10.5	11.0
1	4.0	4.5	5.0	5.5	6.0	6.5	7.0	7.5	8.0	8.5	9.0	10.0	10.5	11.0	11.5	12.0
2	5.0	5.5	6.0	6.5	7.0	7.5	8.0	8.5	9.0	10.0	10.5	11.0	11.5	12.0	12.5	13.0
3	6.0	6.5	7.0	7.5	8.0	8.5	9.0	9.5	10.0	10.5	11.0	11.5	12.0	12.5	13.0	13.5
4	7.0	7.5	8.0	8.5	9.0	9.5	10.0	10.5	11.0	11.5	12.0	12.5	13.0	13.5	14.0	14.5
5	8.0	8.5	9.0	9.5	10.0	10.5	11.0	11.5	12.0	12.5	13.0	13.5	14.0	14.5	15.0	15.5

NOTE: DIMENSIONS - WITH PERIODS - DIMENSIONS IN INCHES.
ROUND UP TRUSS RIGID-TIE IS REQUIRED TO USE DESIGN TABLE.



 <p>DURHAM 2481 BURNING ST. COLUMBIA, CA 95060 503.336.0000</p>	 <p>REGISTERED PROFESSIONAL ENGINEER DUSTIN K. ROSEMAR S 5885 STATE OF CALIFORNIA LICENSED MANUFACTURER OF VALVES</p>	 <p>3800 ACEBO, SUITE 300 MISSION VIEJO, CA 92691 P40.345.1150 FAX 949.585.1400</p>	 <p>EXPIRES ON: JUNE 30, 2022</p>	<p>ISSUED:</p> <p>DATE: _____</p> <p>DESCRIPTION: _____</p>
				<p>DATE: _____</p> <p>BY: _____</p> <p>FOR: _____</p>
<p>SOLID PANEL STRUCTURES TRIBUTARY WIDTH TO BEAMS</p> <p>IAPMO 195 V 3.12</p>		<p>S1.5</p>		



1 NOT USED
MS

TABLE 1A - FREE-STANDING COVERS
MAXIMUM SPAN FOR 24' TRU-V PAN

WINDSPEED	10 MPH	15 MPH	20 MPH	25 MPH	30 MPH	35 MPH	40 MPH
10	10.00	10.00	10.00	10.00	10.00	10.00	10.00
20	10.00	10.00	10.00	10.00	10.00	10.00	10.00
30	10.00	10.00	10.00	10.00	10.00	10.00	10.00
40	10.00	10.00	10.00	10.00	10.00	10.00	10.00
50	10.00	10.00	10.00	10.00	10.00	10.00	10.00
60	10.00	10.00	10.00	10.00	10.00	10.00	10.00
70	10.00	10.00	10.00	10.00	10.00	10.00	10.00
80	10.00	10.00	10.00	10.00	10.00	10.00	10.00
90	10.00	10.00	10.00	10.00	10.00	10.00	10.00
100	10.00	10.00	10.00	10.00	10.00	10.00	10.00

TABLE 1B - FREE-STANDING COVERS
MAXIMUM SPAN FOR 8' x 2-1/2" FLAT PAN

WINDSPEED	10 MPH	15 MPH	20 MPH	25 MPH	30 MPH	35 MPH	40 MPH
10	10.00	10.00	10.00	10.00	10.00	10.00	10.00
20	10.00	10.00	10.00	10.00	10.00	10.00	10.00
30	10.00	10.00	10.00	10.00	10.00	10.00	10.00
40	10.00	10.00	10.00	10.00	10.00	10.00	10.00
50	10.00	10.00	10.00	10.00	10.00	10.00	10.00
60	10.00	10.00	10.00	10.00	10.00	10.00	10.00
70	10.00	10.00	10.00	10.00	10.00	10.00	10.00
80	10.00	10.00	10.00	10.00	10.00	10.00	10.00
90	10.00	10.00	10.00	10.00	10.00	10.00	10.00
100	10.00	10.00	10.00	10.00	10.00	10.00	10.00

TABLE 1C - FREE-STANDING COVERS
MAXIMUM SPAN FOR 8' x 2-1/2" FLAT PAN

WINDSPEED	10 MPH	15 MPH	20 MPH	25 MPH	30 MPH	35 MPH	40 MPH
10	10.00	10.00	10.00	10.00	10.00	10.00	10.00
20	10.00	10.00	10.00	10.00	10.00	10.00	10.00
30	10.00	10.00	10.00	10.00	10.00	10.00	10.00
40	10.00	10.00	10.00	10.00	10.00	10.00	10.00
50	10.00	10.00	10.00	10.00	10.00	10.00	10.00
60	10.00	10.00	10.00	10.00	10.00	10.00	10.00
70	10.00	10.00	10.00	10.00	10.00	10.00	10.00
80	10.00	10.00	10.00	10.00	10.00	10.00	10.00
90	10.00	10.00	10.00	10.00	10.00	10.00	10.00
100	10.00	10.00	10.00	10.00	10.00	10.00	10.00

TABLE 2 - WALL SPAN REDUCTION FACTORS

ROOF PANEL	10	20	30	40	50
10	0.85	0.80	0.75	0.70	0.65
20	0.85	0.80	0.75	0.70	0.65
30	0.85	0.80	0.75	0.70	0.65
40	0.85	0.80	0.75	0.70	0.65
50	0.85	0.80	0.75	0.70	0.65

TABLE 2 - WALL SPAN REDUCTION FACTORS

ROOF PANEL	10	20	30	40	50
10	0.85	0.80	0.75	0.70	0.65
20	0.85	0.80	0.75	0.70	0.65
30	0.85	0.80	0.75	0.70	0.65
40	0.85	0.80	0.75	0.70	0.65
50	0.85	0.80	0.75	0.70	0.65

NOTES FOR USE: ATTACHMENT TO SUPPORTING BEAMS AND WALL MEMBERS:
 1 - MINIMUM ATTACHMENT OF RING TO BEAMS (EXCEPT FROM PROFILE) SHALL BE MADE WITH (1) OR (2) #10 BARS ON THE SIDE AT EACH BOTTOM FLUTE, AS SHOWN IN DECK PROFILE ABOVE.
 2 - MINIMUM ATTACHMENT OF RING TO BEAM PROFILE SHALL BE MADE WITH (1) OR (2) #10 BARS ON THE SIDE AT EACH BOTTOM FLUTE AND (1) #10 BAR ON THE SIDE AT EACH TOP FLUTE, AS SHOWN IN DECK PROFILE ABOVE.
 3 - MINIMUM ATTACHMENT OF RING TO WALL MEMBERS SHALL BE MADE WITH (1) OR (2) #10 BARS ON THE SIDE AT EACH BOTTOM FLUTE AND (1) #10 BAR ON THE SIDE AT EACH TOP FLUTE, AS SHOWN IN DECK PROFILE ABOVE.
 4 - BEAM ATTACHMENT REQUIREMENTS ABOVE DO NOT APPLY TO OUTERS OR COVERED BEAM COUPLER PLATES THAT ARE NOT USED AS BEAMS. NON-STRUCTURAL MEMBERS NOT CONNECTED TO COLUMNS AND INSTALLED AT THE SHIP-ON COVER OR PARALLEL TO THE DIRECTION OF THE BEAM.
 5 - MINIMUM ATTACHMENT OF RING TO WALL MEMBERS SHALL BE MADE TO EITHER MEMBER OF THE BEAM, BUT SHALL BE BROADLY SPACED BETWEEN THE 2 MEMBERS.

NOTES FOR USE: ATTACHMENT TO SUPPORTING BEAMS AND WALL MEMBERS:
 1 - MINIMUM ATTACHMENT OF RING TO BEAMS (EXCEPT FROM PROFILE) SHALL BE MADE WITH (1) OR (2) #10 BARS ON THE SIDE AT EACH BOTTOM FLUTE, AS SHOWN IN DECK PROFILE ABOVE.
 2 - MINIMUM ATTACHMENT OF RING TO BEAM PROFILE SHALL BE MADE WITH (1) OR (2) #10 BARS ON THE SIDE AT EACH BOTTOM FLUTE AND (1) #10 BAR ON THE SIDE AT EACH TOP FLUTE, AS SHOWN IN DECK PROFILE ABOVE.
 3 - MINIMUM ATTACHMENT OF RING TO WALL MEMBERS SHALL BE MADE WITH (1) OR (2) #10 BARS ON THE SIDE AT EACH BOTTOM FLUTE AND (1) #10 BAR ON THE SIDE AT EACH TOP FLUTE, AS SHOWN IN DECK PROFILE ABOVE.
 4 - BEAM ATTACHMENT REQUIREMENTS ABOVE DO NOT APPLY TO OUTERS OR COVERED BEAM COUPLER PLATES THAT ARE NOT USED AS BEAMS. NON-STRUCTURAL MEMBERS NOT CONNECTED TO COLUMNS AND INSTALLED AT THE SHIP-ON COVER OR PARALLEL TO THE DIRECTION OF THE BEAM.
 5 - MINIMUM ATTACHMENT OF RING TO WALL MEMBERS SHALL BE MADE TO EITHER MEMBER OF THE BEAM, BUT SHALL BE BROADLY SPACED BETWEEN THE 2 MEMBERS.

2465 BALLROAD ST.
CORONA, CA 92620
811.734.4300

REGISTERED PROFESSIONAL ENGINEER
DUSTIN K. ROSS
S 5885
STATE OF CALIFORNIA

2620 AERON, SUITE 200
MISSION VIEJO, CA 92691
949.235.1100 FAX 949.382.1420

ES
IAPMO 195 V.3.1.2
SOLID PANEL STRUCTURES:
FREE-STANDING COVERS
MAXIMUM SPANS AND
MINIMUM FASTENERS

DATE SIGNED: DECEMBER 11, 2020

ENGINEER: _____

DATE: _____

PROJECT: _____

OWNER: _____

DESIGNER: _____

NO. _____

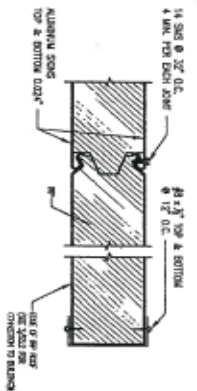
S3.1F

TABLE 1 - SOLID PANEL STRUCTURES FASTENER SPACING SCHEDULE
SEE NOTES 1 AND 2

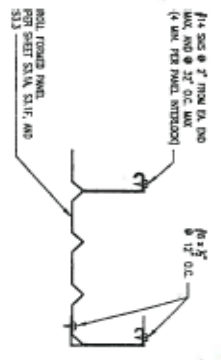
SPACING	WIND SPEED AND EXPOSURE	
	115 MPH	120 MPH
3" - 0.020"	A	A
3" - 0.020"	A	B
3" - 0.020"	A	C
3" - 0.020"	A	D
3" - 0.020"	A	E
3" - 0.020"	A	F
3" - 0.020"	A	G
3" - 0.020"	A	H
3" - 0.020"	A	I
3" - 0.020"	A	J
3" - 0.020"	A	K
3" - 0.020"	A	L
3" - 0.020"	A	M
3" - 0.020"	A	N
3" - 0.020"	A	O
3" - 0.020"	A	P
3" - 0.020"	A	Q
3" - 0.020"	A	R
3" - 0.020"	A	S
3" - 0.020"	A	T
3" - 0.020"	A	U
3" - 0.020"	A	V
3" - 0.020"	A	W
3" - 0.020"	A	X
3" - 0.020"	A	Y
3" - 0.020"	A	Z

3 FASTENER SPACING SCHEDULE
M.T.S.

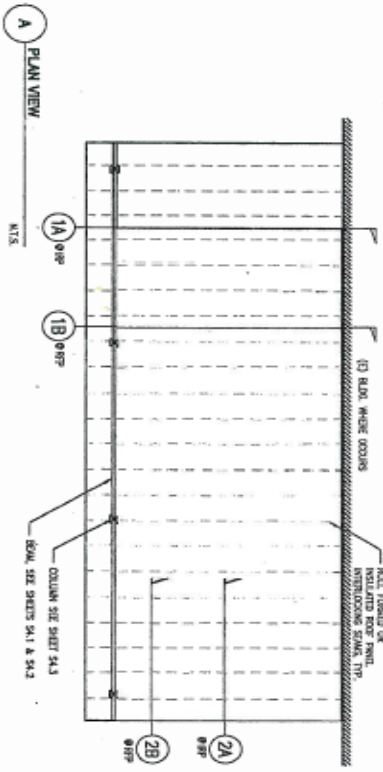
NOTE:
1) 3" O.C. TOP CONNECTION TO BEAMS
2) 12" O.C. TOP CONNECTION TO RAFTERS
3) 4" O.C. TOP CONNECTION TO RAFTERS
4) 6" O.C. TOP CONNECTION TO RAFTERS



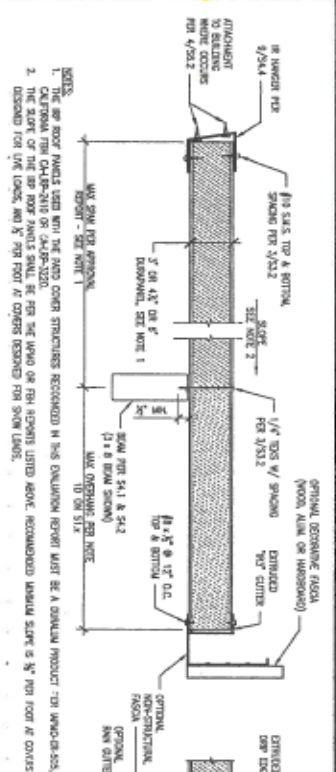
2A INSULATED ROOF PANEL (IRP) INTERLOCKING JOINT
M.T.S.



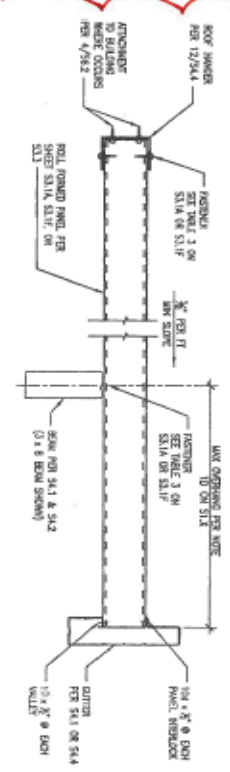
2B ROLL FORMED PANEL (RFP) INTERLOCKING JOINT
M.T.S.



A PLAN VIEW
M.T.S.



1A INSULATED ROOF PANEL (IRP)
M.T.S.



B ROLL FORMED PANEL (RFP) TO HEADER BEAM CONNECTION
M.T.S.



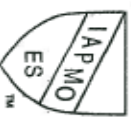
2400 HARRIS ST.
CORONA, CA 92626
951.732.8500



DATE ISSUED: DECEMBER 17, 2019



2600 ALBERTA, SUITE 200
MISSION VIEJO, CA 92691
949.362.1190 | FAX 949.362.1400



EXPIRES ON: JUNE 30, 2022

NO.	DATE	DESCRIPTION
1	08/09/19	ISSUED
2	08/09/19	REVISION
3	08/09/19	REVISION
4	08/09/19	REVISION
5	08/09/19	REVISION
6	08/09/19	REVISION
7	08/09/19	REVISION
8	08/09/19	REVISION
9	08/09/19	REVISION
10	08/09/19	REVISION

APMO 195 V 3.1.2

SOLID PANEL STRUCTURES CROSS SECTIONS

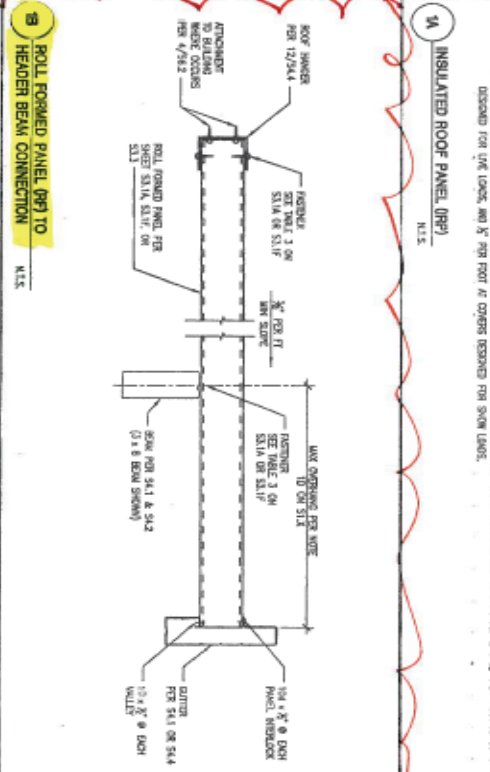
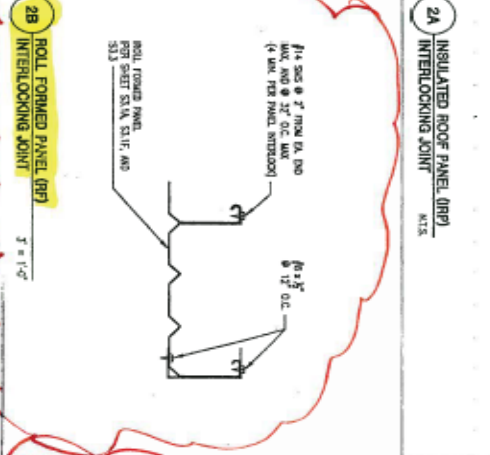
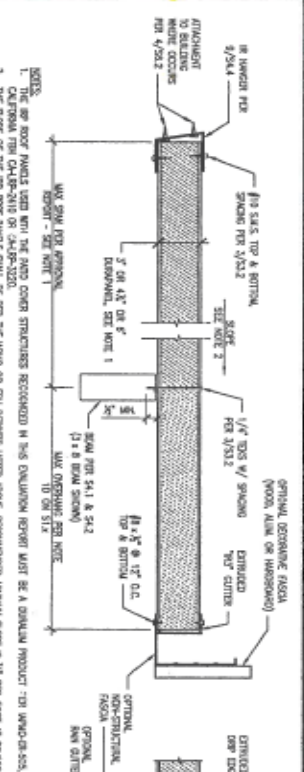
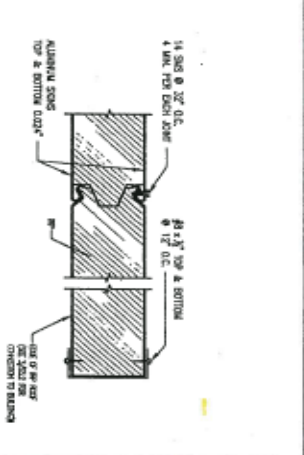
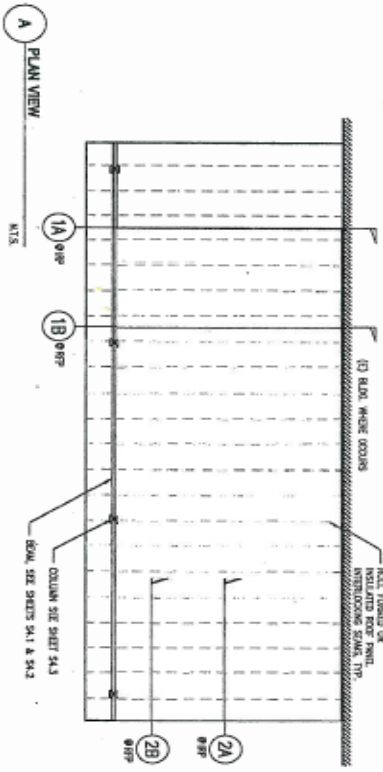
S3.2

TABLE 1 - SOLID PANEL STRUCTURES FASTENER SPACING SCHEDULE
SEE NOTES 1 AND 2

SPACING AND FASTENER	WIND SPEED AND EXPOSURE			
	115 MPH	120 MPH	130 MPH	140 MPH
3" - 0.024"	A	A	A	A
3" - 0.024"	B	B	B	B
4.25" - 0.024"	A	A	A	A
4.25" - 0.024"	B	B	B	B
4.25" - 0.024"	A	B	B	B
4.25" - 0.024"	B	B	B	B

- NOTES:**
- 1) 4" O.C. TOP CONNECTION TO BEAMS
 - 2) 12" O.C. TOP CONNECTION IN RAFTERS
 - 3) 4" O.C. TOP CONNECTION IN WALLS
 - 4) 12" O.C. TOP CONNECTION IN RAFTERS

3 FASTENER SPACING SCHEDULE
M.T.S.



REGISTERED PROFESSIONAL ENGINEER
DUSTIN K. ROBERTSON
S 59815
STATE OF CALIFORNIA

DATE ISSUED: DECEMBER 17, 2019

2605 ALBERTA SUITE 200
MISSION VIEJO, CA 92691
949.362.1750 / FAX 949.362.1402

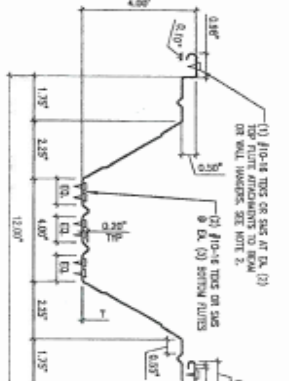
EXPIRES ON: JUNE 30, 2022

NO.	DATE	DESCRIPTION
1	02/08/19	ISSUED
2	09/08/19	CHANGED
3	09/08/19	CHANGED

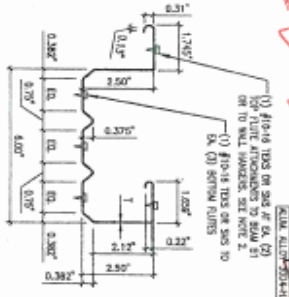
APMO 195 V 3.1.2

SOLID PANEL STRUCTURES CROSS SECTIONS

S3.2



2 2' x 4' DURPANK PAN 5'-x-1'-0"



1 6' x 8'-1/2' FLAT PAN 5'-x-1'-0"

TABLE 2 - ATTACHED AND FREE STANDING COVERS
MAXIMUM SPAN FOR DURPANK PANEL

WIND SPEED (MPH)	WIND SPEED (M/S)	WIND SPEED (M/S)	WIND SPEED (M/S)	WIND SPEED (M/S)	WIND SPEED (M/S)	WIND SPEED (M/S)	WIND SPEED (M/S)	WIND SPEED (M/S)	WIND SPEED (M/S)
10	15.24	15.24	15.24	15.24	15.24	15.24	15.24	15.24	15.24
20	30.48	30.48	30.48	30.48	30.48	30.48	30.48	30.48	30.48
30	45.72	45.72	45.72	45.72	45.72	45.72	45.72	45.72	45.72
40	60.96	60.96	60.96	60.96	60.96	60.96	60.96	60.96	60.96
50	76.20	76.20	76.20	76.20	76.20	76.20	76.20	76.20	76.20
60	91.44	91.44	91.44	91.44	91.44	91.44	91.44	91.44	91.44
70	106.68	106.68	106.68	106.68	106.68	106.68	106.68	106.68	106.68
80	121.92	121.92	121.92	121.92	121.92	121.92	121.92	121.92	121.92
90	137.16	137.16	137.16	137.16	137.16	137.16	137.16	137.16	137.16
100	152.40	152.40	152.40	152.40	152.40	152.40	152.40	152.40	152.40
110	167.64	167.64	167.64	167.64	167.64	167.64	167.64	167.64	167.64
120	182.88	182.88	182.88	182.88	182.88	182.88	182.88	182.88	182.88
130	198.12	198.12	198.12	198.12	198.12	198.12	198.12	198.12	198.12
140	213.36	213.36	213.36	213.36	213.36	213.36	213.36	213.36	213.36
150	228.60	228.60	228.60	228.60	228.60	228.60	228.60	228.60	228.60
160	243.84	243.84	243.84	243.84	243.84	243.84	243.84	243.84	243.84
170	259.08	259.08	259.08	259.08	259.08	259.08	259.08	259.08	259.08
180	274.32	274.32	274.32	274.32	274.32	274.32	274.32	274.32	274.32
190	289.56	289.56	289.56	289.56	289.56	289.56	289.56	289.56	289.56
200	304.80	304.80	304.80	304.80	304.80	304.80	304.80	304.80	304.80

TABLE 1 - ATTACHED AND FREE STANDING COVERS
MAXIMUM SPAN FOR FB PANEL

WIND SPEED (MPH)	WIND SPEED (M/S)	WIND SPEED (M/S)	WIND SPEED (M/S)	WIND SPEED (M/S)	WIND SPEED (M/S)	WIND SPEED (M/S)	WIND SPEED (M/S)	WIND SPEED (M/S)	WIND SPEED (M/S)
10	15.24	15.24	15.24	15.24	15.24	15.24	15.24	15.24	15.24
20	30.48	30.48	30.48	30.48	30.48	30.48	30.48	30.48	30.48
30	45.72	45.72	45.72	45.72	45.72	45.72	45.72	45.72	45.72
40	60.96	60.96	60.96	60.96	60.96	60.96	60.96	60.96	60.96
50	76.20	76.20	76.20	76.20	76.20	76.20	76.20	76.20	76.20
60	91.44	91.44	91.44	91.44	91.44	91.44	91.44	91.44	91.44
70	106.68	106.68	106.68	106.68	106.68	106.68	106.68	106.68	106.68
80	121.92	121.92	121.92	121.92	121.92	121.92	121.92	121.92	121.92
90	137.16	137.16	137.16	137.16	137.16	137.16	137.16	137.16	137.16
100	152.40	152.40	152.40	152.40	152.40	152.40	152.40	152.40	152.40
110	167.64	167.64	167.64	167.64	167.64	167.64	167.64	167.64	167.64
120	182.88	182.88	182.88	182.88	182.88	182.88	182.88	182.88	182.88
130	198.12	198.12	198.12	198.12	198.12	198.12	198.12	198.12	198.12
140	213.36	213.36	213.36	213.36	213.36	213.36	213.36	213.36	213.36
150	228.60	228.60	228.60	228.60	228.60	228.60	228.60	228.60	228.60
160	243.84	243.84	243.84	243.84	243.84	243.84	243.84	243.84	243.84
170	259.08	259.08	259.08	259.08	259.08	259.08	259.08	259.08	259.08
180	274.32	274.32	274.32	274.32	274.32	274.32	274.32	274.32	274.32
190	289.56	289.56	289.56	289.56	289.56	289.56	289.56	289.56	289.56
200	304.80	304.80	304.80	304.80	304.80	304.80	304.80	304.80	304.80

NOTE: SEE CROSS ATTACHED TO SUBMITTALS REGARDING WALL HANGERS.
 1 - MINIMUM ATTACHMENT TO BE MADE TO SUBSTRATE (CONCRETE, STEEL OR MASONRY) AS SHOWN.
 2 - MINIMUM ATTACHMENT TO BE MADE TO SUBSTRATE (CONCRETE, STEEL OR MASONRY) AS SHOWN.
 3 - MINIMUM ATTACHMENT TO BE MADE TO SUBSTRATE (CONCRETE, STEEL OR MASONRY) AS SHOWN.
 4 - MINIMUM ATTACHMENT TO BE MADE TO SUBSTRATE (CONCRETE, STEEL OR MASONRY) AS SHOWN.
 5 - MINIMUM ATTACHMENT TO BE MADE TO SUBSTRATE (CONCRETE, STEEL OR MASONRY) AS SHOWN.

DURALUM
 2485 RAILROAD ST.
 CORONA, CA 92680
 951-756-8600

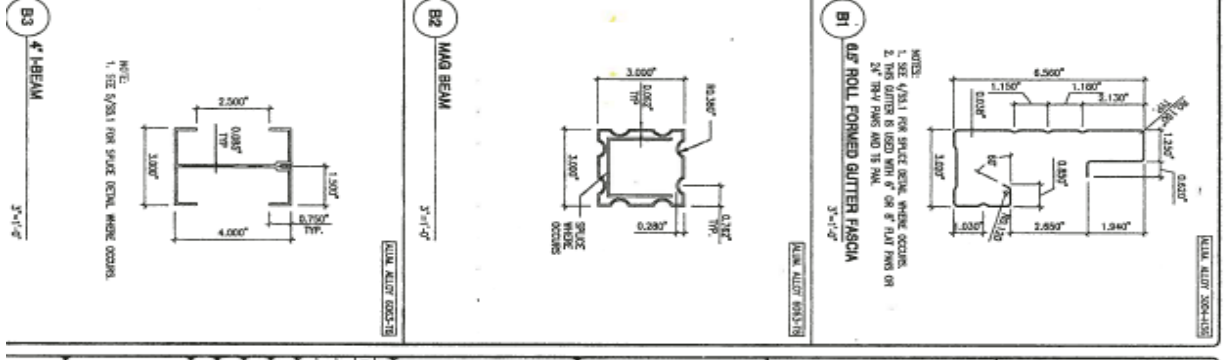
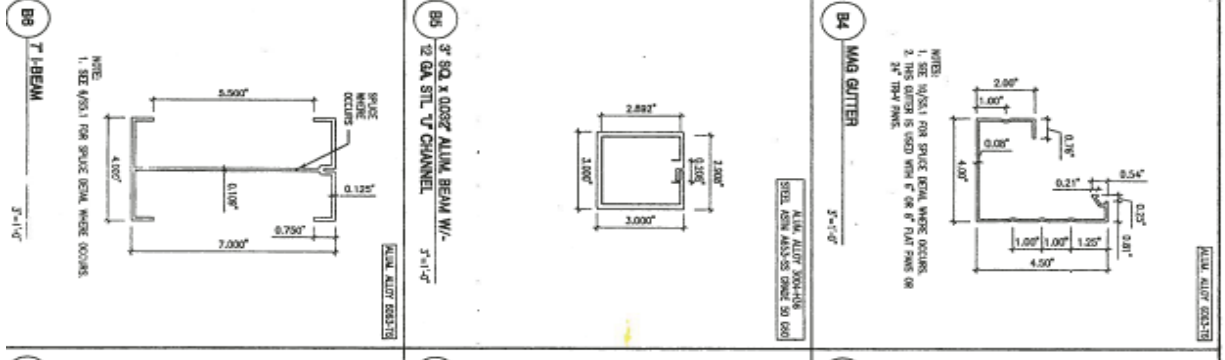
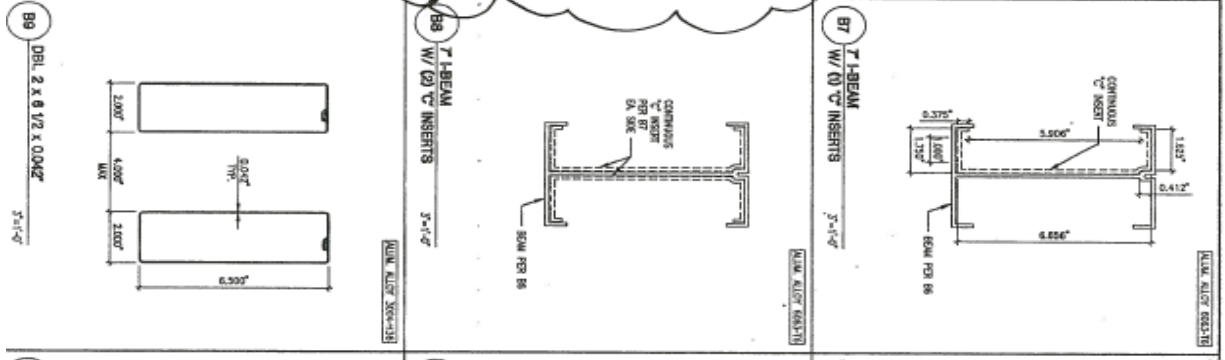
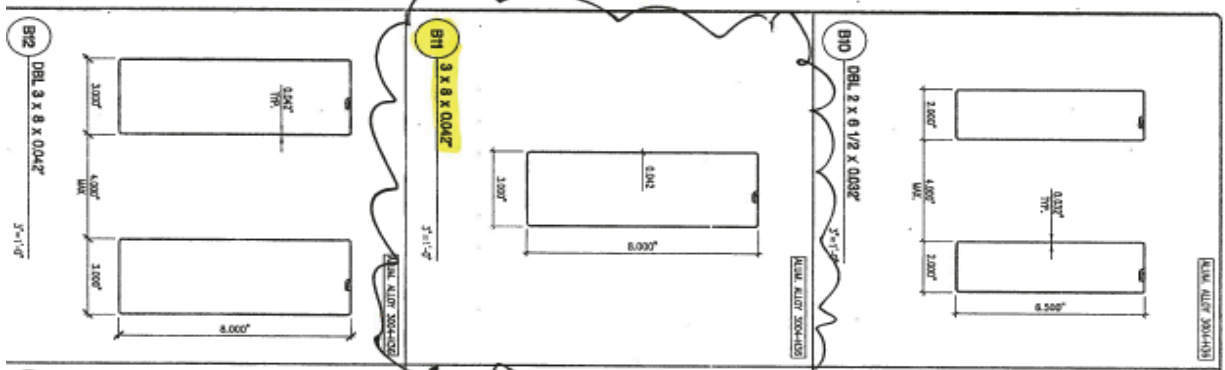
REGISTERED PROFESSIONAL ENGINEER
 DISTIN K. ROBERTSON
 S 59815
 CIVIL ENGINEER
 STATE OF CALIFORNIA
 LICENSE NO. 64131

ASTEC
 DESIGN/ENGINEERING
 2600 MISSION BLVD SUITE 200
 MISSION VILLO CA 92681
 949-235-1350 / FAX 949-235-1000

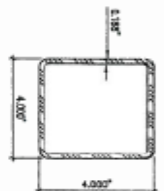
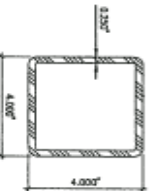
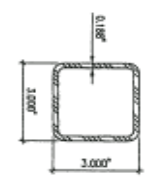
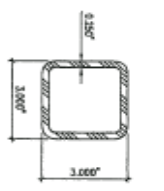
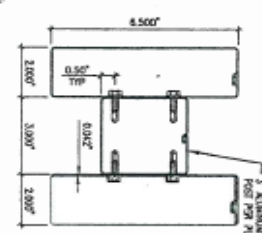
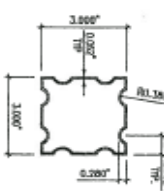
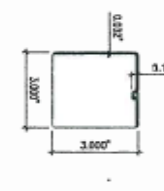

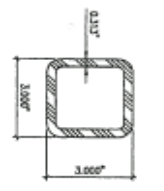
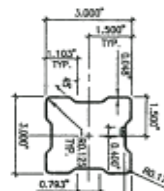
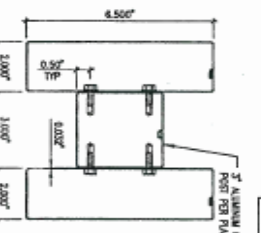
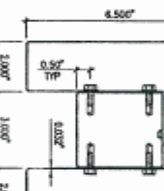
EXPRES ON: JUNE 20, 2022

NAME:	
DATE:	
DESCRIPTION:	
SCALE:	
REVISED:	
SHEET NO.:	46
TOTAL SHEETS:	48
PROJECT:	
CLIENT:	
DATE:	
BY:	
CHECKED:	

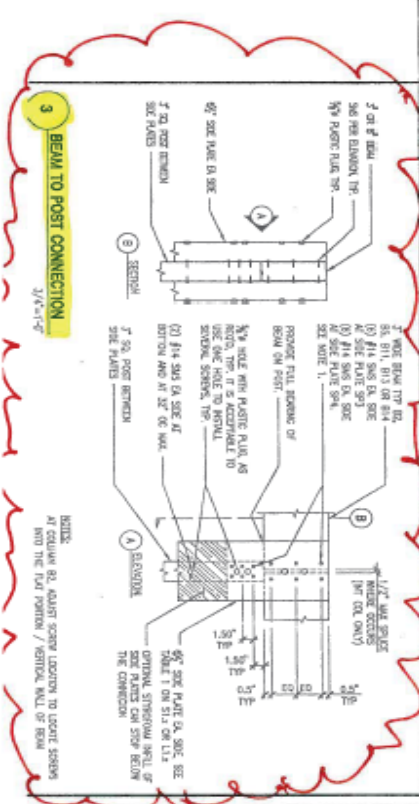
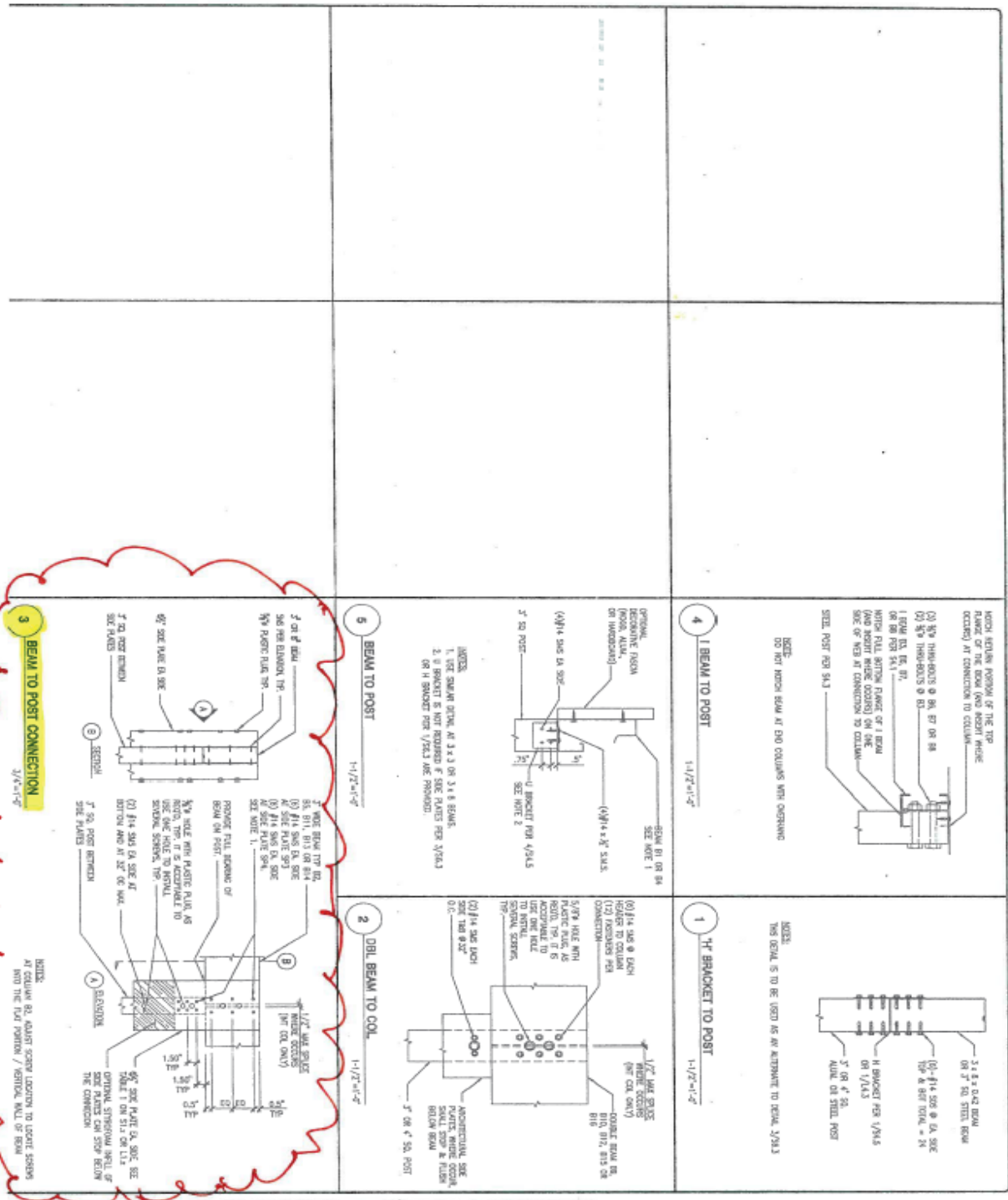
IAPMO 195 V 3.1.2
 DURPANK AND FB PANEL MAXIMUM SPANS AND MINIMUM FASTENERS
S3.3



<p>245 MILLWOOD ST. CONCORD, CA 94590 925.738.6300</p>		<p>REGISTERED PROFESSIONAL ENGINEER DUSTIN K. RESPINGO S 5885 STATE OF CALIFORNIA DATE EXPIRES: DECEMBER 11, 2019</p>							
<p>28000 ACERVA, SUITE 200 MISSION VIEJO, CA 92691 949.206.1150 FAX 949.206.4300</p>		<p>EXPIRES ON: JUNE 30, 2022</p>							
<p>REVISIONS</p> <table border="1"> <tr><th>NO.</th><th>DATE</th><th>DESCRIPTION</th></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	NO.	DATE	DESCRIPTION				<p>DESIGNED</p> <p>DRAWN</p> <p>CHECKED</p> <p>APPROVED</p>	<p>DATE</p> <p>SCALE</p> <p>PROJECT</p> <p>DESCRIPTION</p>	<p>PROJECT NO.</p> <p>DATE</p> <p>SCALE</p> <p>PROJECT</p> <p>DESCRIPTION</p>
NO.	DATE	DESCRIPTION							
<p>PROJECT: IAPMO 195 V.3.12</p> <p>PROJECT DESCRIPTION: SOLID PANEL STRUCTURES: BEAM PROFILES</p>									
<p>S4.1</p>									

<p>NOTE: ACCEPTABLE TO COVER THE COLUMN SECTION (FULL HEIGHT) WITH ALUMINUM BENT PLATES FOR CONNECTION PURPOSES. NO DIMENSIONS ARE REQUIRED. SLATE SHALL EXTEND FROM THE FOUNDATION TO THE UNDERSIDE OF THE BEAM/COLUMN CONNECTION.</p> <p>CND HSS 4 x 4 x 3/8 3'-11"^d</p> <p>FIG. 4000 (PAGE 8)</p> 	<p>NOTE: ACCEPTABLE TO COVER THE COLUMN SECTION (FULL HEIGHT) WITH ALUMINUM BENT PLATES FOR CONNECTION PURPOSES. NO DIMENSIONS ARE REQUIRED. SLATE SHALL EXTEND FROM THE FOUNDATION TO THE UNDERSIDE OF THE BEAM/COLUMN CONNECTION.</p> <p>CH HSS 4 x 4 x 1/4 3'-11"^d</p> <p>FIG. 4000 (PAGE 8)</p> 
<p>NOTE: ACCEPTABLE TO COVER THE COLUMN SECTION (FULL HEIGHT) BY SECTION C1 FOR CONNECTION PURPOSES. NO DIMENSIONS ARE REQUIRED. SLATE SHALL EXTEND FROM THE FOUNDATION TO THE UNDERSIDE OF THE BEAM/COLUMN CONNECTION.</p> <p>C7 HSS 3 x 3 x 3/8 3'-11"^d</p> <p>FIG. 4000 (PAGE 8)</p> 	<p>NOTE: ACCEPTABLE TO COVER THE COLUMN SECTION (FULL HEIGHT) BY SECTION C1 FOR CONNECTION PURPOSES. NO DIMENSIONS ARE REQUIRED. SLATE SHALL EXTEND FROM THE FOUNDATION TO THE UNDERSIDE OF THE BEAM/COLUMN CONNECTION.</p> <p>C8 HSS 3 x 3 x 1/4 3'-11"^d</p> <p>FIG. 4000 (PAGE 8)</p> 
<p>NOTE: SEE TABLE 1 ON S14 FOR APPLICATION OF THIS BEAM.</p> <p>SP4 0.002" SIDE PLATES 3'-11"^d</p> <p>ALUM. ALLOY 2024-H36</p> 	<p>NOTE: ACCEPTABLE TO COVER THE COLUMN SECTION (FULL HEIGHT) BY SECTION C1 FOR CONNECTION PURPOSES. NO DIMENSIONS ARE REQUIRED. SLATE SHALL EXTEND FROM THE FOUNDATION TO THE UNDERSIDE OF THE BEAM/COLUMN CONNECTION.</p> <p>C5 3" MAG POST 3'-11"^d</p> <p>STEEL 10033 (PAGE 9) (CNS)</p> 
<p>NOTE: SEE TABLE 1 ON S14 FOR APPLICATION OF THIS BEAM.</p> <p>C1 3" SQ. X 0.002" ALUM. POST 3'-11"^d</p> <p>ALUM. ALLOY 2024-H36</p> 	<p>NOTE: ACCEPTABLE TO COVER THE COLUMN SECTION (FULL HEIGHT) BY SECTION C1 FOR CONNECTION PURPOSES. NO DIMENSIONS ARE REQUIRED. SLATE SHALL EXTEND FROM THE FOUNDATION TO THE UNDERSIDE OF THE BEAM/COLUMN CONNECTION.</p> <p>C2 3" SQ. ALUM. POST 3'-11"^d</p> <p>ALUM. ALLOY 2024-H36</p> 
<p>NOTE: ACCEPTABLE TO COVER THE COLUMN SECTION (FULL HEIGHT) BY SECTION C1 FOR CONNECTION PURPOSES. NO DIMENSIONS ARE REQUIRED. SLATE SHALL EXTEND FROM THE FOUNDATION TO THE UNDERSIDE OF THE BEAM/COLUMN CONNECTION.</p> <p>C9 HSS 3 x 3 x 5/8 3'-11"^d</p> <p>FIG. 4000 (PAGE 8)</p> 	<p>NOTE: ACCEPTABLE TO COVER THE COLUMN SECTION (FULL HEIGHT) BY SECTION C1 FOR CONNECTION PURPOSES. NO DIMENSIONS ARE REQUIRED. SLATE SHALL EXTEND FROM THE FOUNDATION TO THE UNDERSIDE OF THE BEAM/COLUMN CONNECTION.</p> <p>C6 3" SQ. STEEL POST 3'-11"^d</p> <p>STEEL 10033 (PAGE 9) (CNS)</p> 
<p>NOTE: SEE TABLE 1 ON S14 FOR APPLICATION OF THIS BEAM.</p> <p>SP3 0.002" SIDE PLATES 3'-11"^d</p> <p>ALUM. ALLOY 2024-H36</p> 	<p>NOTE: ACCEPTABLE TO COVER THE COLUMN SECTION (FULL HEIGHT) BY SECTION C1 FOR CONNECTION PURPOSES. NO DIMENSIONS ARE REQUIRED. SLATE SHALL EXTEND FROM THE FOUNDATION TO THE UNDERSIDE OF THE BEAM/COLUMN CONNECTION.</p> <p>C3 3" SQ. ALUM. POST 3'-11"^d</p> <p>ALUM. ALLOY 2024-H36</p> 

 <p>2485 RIALTO RD. ST. CORONA, CA 92630 (951) 738-4200</p>	<p>REGISTERED PROFESSIONAL ENGINEER DUSTIN K. ROSENBERG S 53005 STATE OF CALIFORNIA</p>  <p>DATE SIGNED: DECEMBER 17, 2019</p>	 <p>3600 ACHON, SUITE 300 MIRANDA VILLAS, CA 92604 949.305.1150 FAX 949.305.1459</p>	 <p>EXPIRES ON: JUNE 30, 2022</p>	<table border="1"> <tr> <td>MAKE DATE</td> <td>DESCRIPTION</td> </tr> <tr> <td>4/28/2014</td> <td></td> </tr> <tr> <td>DATE</td> <td>OWNER</td> </tr> <tr> <td>DESIGNED BY</td> <td>NO.</td> </tr> <tr> <td>CHECKED</td> <td>NO.</td> </tr> <tr> <td colspan="2">IAPMO 195 V 3.1.2</td> </tr> <tr> <td colspan="2">SOLID PANEL STRUCTURES COLUMN PROFILES</td> </tr> <tr> <td colspan="2">S4.3</td> </tr> </table>	MAKE DATE	DESCRIPTION	4/28/2014		DATE	OWNER	DESIGNED BY	NO.	CHECKED	NO.	IAPMO 195 V 3.1.2		SOLID PANEL STRUCTURES COLUMN PROFILES		S4.3	
MAKE DATE	DESCRIPTION																			
4/28/2014																				
DATE	OWNER																			
DESIGNED BY	NO.																			
CHECKED	NO.																			
IAPMO 195 V 3.1.2																				
SOLID PANEL STRUCTURES COLUMN PROFILES																				
S4.3																				





2480 GARDNER ST.
 COLUMBIA, MISSOURI
 65115-2800



REGISTERED PROFESSIONAL ENGINEER
 DUSTIN K. ROSSMANN
 S 5985
 MISSOURI REGISTERED
 STATE OF CALIFORNIA

DATE SIGNED: DECEMBER 17, 2019



IAPMO
 ES

EXPIRES ON: JUNE 30, 2022



STEEL
 ENGINEERING

2940 N. HENRI, SUITE 200
 MISSOURI VALLEY COLLEGE
 465.323.1120 / FAX 660.382.4020

REVISIONS	
DATE	DESCRIPTION

IAPMO 195 V.3.1.2

S6.3

SOLID PANEL STRUCTURES CONNECTION DETAILS

REVISED 12/2019

TABLE 3 - MAX WIND SPEEDS: 130 MPH, 157 CT, 180 MPH
MAXIMUM POST SPACING WHEN PER TO COVER
IS INSTALLED ON SLAB ON GRADE

WIND SPEED CATEGORY	POST SPACING (MAX)	POST SPACING (MIN)
130 mph	12'-0"	4'-0"
157 mph	10'-0"	4'-0"
180 mph	8'-0"	4'-0"
200 mph	6'-0"	4'-0"
220 mph	4'-0"	4'-0"
240 mph	3'-0"	4'-0"
260 mph	2'-0"	4'-0"
280 mph	1'-6"	4'-0"
300 mph	1'-0"	4'-0"

TABLE 4 - MAX WIND SPEEDS: 130 MPH, 157 CT, 180 MPH
MAXIMUM POST SPACING WHEN PER TO COVER
IS INSTALLED ON SLAB ON GRADE

WIND SPEED CATEGORY	POST SPACING (MAX)	POST SPACING (MIN)
130 mph	12'-0"	4'-0"
157 mph	10'-0"	4'-0"
180 mph	8'-0"	4'-0"
200 mph	6'-0"	4'-0"
220 mph	4'-0"	4'-0"
240 mph	3'-0"	4'-0"
260 mph	2'-0"	4'-0"
280 mph	1'-6"	4'-0"
300 mph	1'-0"	4'-0"

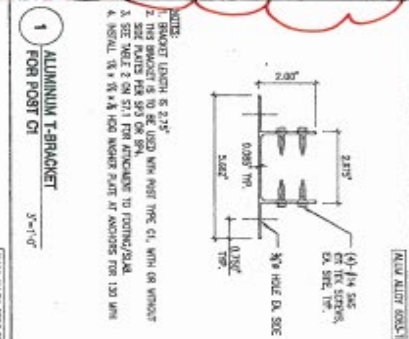
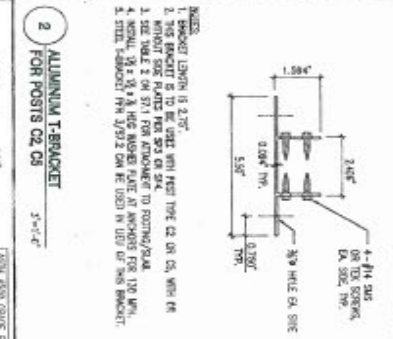
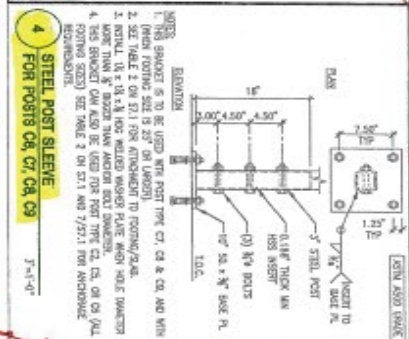
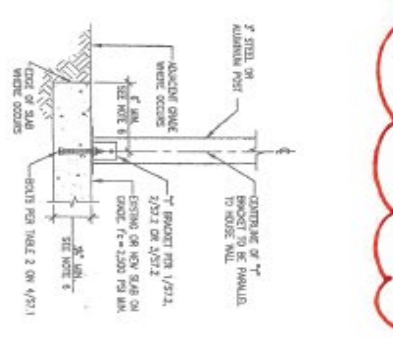
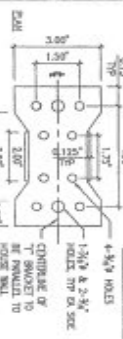


TABLE 5 - MAX WIND SPEEDS: 130 MPH, 157 CT, 180 MPH
MAXIMUM POST SPACING WHEN PER TO COVER
IS INSTALLED ON SLAB ON GRADE

WIND SPEED CATEGORY	POST SPACING (MAX)	POST SPACING (MIN)
130 mph	12'-0"	4'-0"
157 mph	10'-0"	4'-0"
180 mph	8'-0"	4'-0"
200 mph	6'-0"	4'-0"
220 mph	4'-0"	4'-0"
240 mph	3'-0"	4'-0"
260 mph	2'-0"	4'-0"
280 mph	1'-6"	4'-0"
300 mph	1'-0"	4'-0"



DURALUM

2415 BALDWIN ST.
 COLUMBIA, CA 92886
 951.796.4900

REGISTERED PROFESSIONAL ENGINEER
 DUSTIN K. ROSSMAN
 S 5885
 CIVIL ENGINEER
 STATE OF CALIFORNIA

DATE REVISION: DECEMBER 17, 2019

2800 ASTOR, SUITE 200
 MISSION VIEJO, CA 92691
 949.235.1191 | FAX 949.202.1400

EXPIRES ON: JUNE 30, 2021

REVISIONS:

DATE	DESCRIPTION

DESIGNED: IAPMO 195 V 3.12

SPAWNED: NO

MO: 602

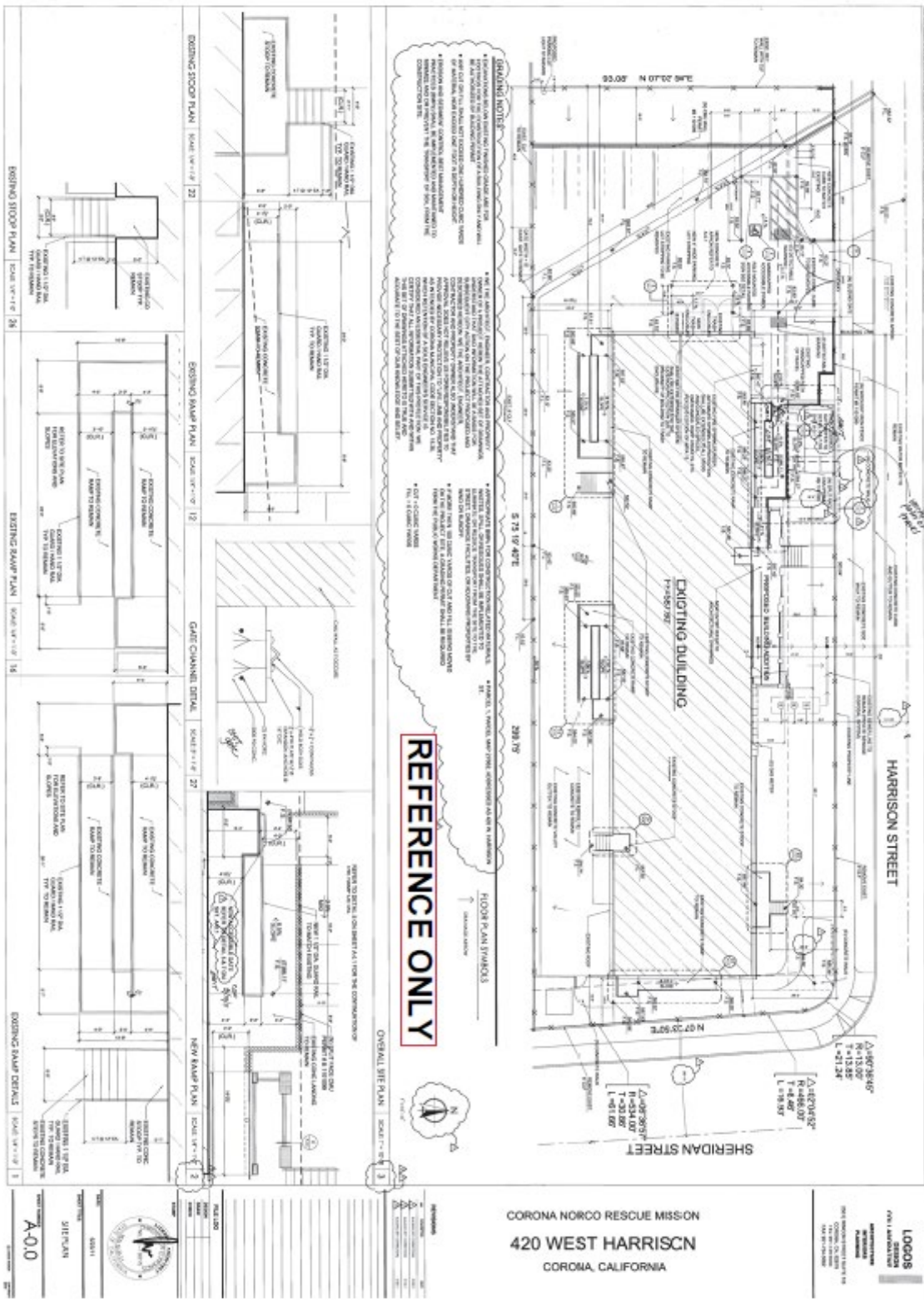
SOLID PANEL STRUCTURES:
FOUNDATION DETAILS

S7.2

8 T BRACKET CONNECTION
 1'-1'-0"

3 STEEL T-BRACKET FOR POST C1
 1'-1'-0"

3 STEEL T-BRACKET FOR POST C2
 1'-1'-0"



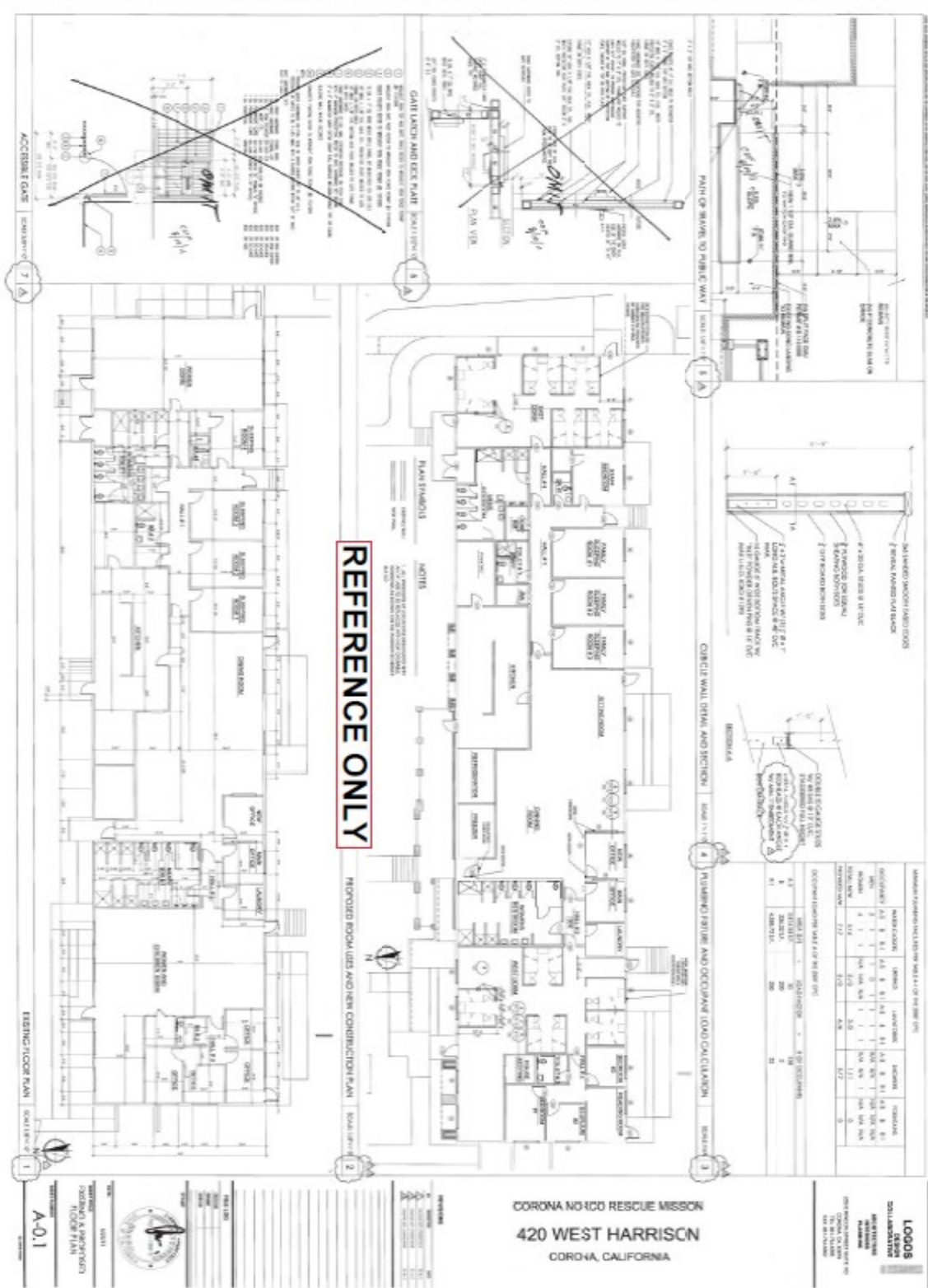
EXISTING NOTES

- EXISTING CONCRETE FOUNDATION SHALL REMAIN AND BE REINFORCED WITH #4 BARS AT 12\"/>
- EXISTING CONCRETE FLOOR SHALL REMAIN AND BE REINFORCED WITH #4 BARS AT 12\"/>
- EXISTING CONCRETE WALLS SHALL REMAIN AND BE REINFORCED WITH #4 BARS AT 12\"/>
- EXISTING CONCRETE ROOF SHALL REMAIN AND BE REINFORCED WITH #4 BARS AT 12\"/>
- EXISTING CONCRETE STAIRS SHALL REMAIN AND BE REINFORCED WITH #4 BARS AT 12\"/>
- EXISTING CONCRETE FOUNDATION SHALL REMAIN AND BE REINFORCED WITH #4 BARS AT 12\"/>
- EXISTING CONCRETE FLOOR SHALL REMAIN AND BE REINFORCED WITH #4 BARS AT 12\"/>
- EXISTING CONCRETE WALLS SHALL REMAIN AND BE REINFORCED WITH #4 BARS AT 12\"/>
- EXISTING CONCRETE ROOF SHALL REMAIN AND BE REINFORCED WITH #4 BARS AT 12\"/>
- EXISTING CONCRETE STAIRS SHALL REMAIN AND BE REINFORCED WITH #4 BARS AT 12\"/>

REFERENCE ONLY

CORONA NORCO RESCUE MISSION
 420 WEST HARRISON
 CORONA, CALIFORNIA

LOGS
 PLAN REVISIONS
 NO. DATE
 1 11/15/11
 2 11/15/11
 3 11/15/11
 4 11/15/11
 5 11/15/11
 6 11/15/11
 7 11/15/11
 8 11/15/11
 9 11/15/11
 10 11/15/11
 11 11/15/11
 12 11/15/11
 13 11/15/11
 14 11/15/11
 15 11/15/11
 16 11/15/11
 17 11/15/11
 18 11/15/11
 19 11/15/11
 20 11/15/11
 21 11/15/11
 22 11/15/11
 23 11/15/11
 24 11/15/11
 25 11/15/11
 26 11/15/11
 27 11/15/11
 28 11/15/11
 29 11/15/11
 30 11/15/11
 31 11/15/11
 32 11/15/11
 33 11/15/11
 34 11/15/11
 35 11/15/11
 36 11/15/11
 37 11/15/11
 38 11/15/11
 39 11/15/11
 40 11/15/11
 41 11/15/11
 42 11/15/11
 43 11/15/11
 44 11/15/11
 45 11/15/11
 46 11/15/11
 47 11/15/11
 48 11/15/11
 49 11/15/11
 50 11/15/11
 51 11/15/11
 52 11/15/11
 53 11/15/11
 54 11/15/11
 55 11/15/11
 56 11/15/11
 57 11/15/11
 58 11/15/11
 59 11/15/11
 60 11/15/11
 61 11/15/11
 62 11/15/11
 63 11/15/11
 64 11/15/11
 65 11/15/11
 66 11/15/11
 67 11/15/11
 68 11/15/11
 69 11/15/11
 70 11/15/11
 71 11/15/11
 72 11/15/11
 73 11/15/11
 74 11/15/11
 75 11/15/11
 76 11/15/11
 77 11/15/11
 78 11/15/11
 79 11/15/11
 80 11/15/11
 81 11/15/11
 82 11/15/11
 83 11/15/11
 84 11/15/11
 85 11/15/11
 86 11/15/11
 87 11/15/11
 88 11/15/11
 89 11/15/11
 90 11/15/11
 91 11/15/11
 92 11/15/11
 93 11/15/11
 94 11/15/11
 95 11/15/11
 96 11/15/11
 97 11/15/11
 98 11/15/11
 99 11/15/11
 100 11/15/11
 101 11/15/11
 102 11/15/11
 103 11/15/11
 104 11/15/11
 105 11/15/11
 106 11/15/11
 107 11/15/11
 108 11/15/11
 109 11/15/11
 110 11/15/11
 111 11/15/11
 112 11/15/11



REFERENCE ONLY

NUMBER OF PERSONS THAT CAN OCCUPY THE SPACE (SEE CODES)

ROOM CODE	AREA	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)
01	1	1	1	1	1	1	1	1	1
02	1	1	1	1	1	1	1	1	1
03	1	1	1	1	1	1	1	1	1
04	1	1	1	1	1	1	1	1	1
05	1	1	1	1	1	1	1	1	1
06	1	1	1	1	1	1	1	1	1
07	1	1	1	1	1	1	1	1	1
08	1	1	1	1	1	1	1	1	1
09	1	1	1	1	1	1	1	1	1
10	1	1	1	1	1	1	1	1	1
11	1	1	1	1	1	1	1	1	1
12	1	1	1	1	1	1	1	1	1
13	1	1	1	1	1	1	1	1	1
14	1	1	1	1	1	1	1	1	1
15	1	1	1	1	1	1	1	1	1
16	1	1	1	1	1	1	1	1	1
17	1	1	1	1	1	1	1	1	1
18	1	1	1	1	1	1	1	1	1
19	1	1	1	1	1	1	1	1	1
20	1	1	1	1	1	1	1	1	1
21	1	1	1	1	1	1	1	1	1
22	1	1	1	1	1	1	1	1	1
23	1	1	1	1	1	1	1	1	1
24	1	1	1	1	1	1	1	1	1
25	1	1	1	1	1	1	1	1	1
26	1	1	1	1	1	1	1	1	1
27	1	1	1	1	1	1	1	1	1
28	1	1	1	1	1	1	1	1	1
29	1	1	1	1	1	1	1	1	1
30	1	1	1	1	1	1	1	1	1
31	1	1	1	1	1	1	1	1	1
32	1	1	1	1	1	1	1	1	1
33	1	1	1	1	1	1	1	1	1
34	1	1	1	1	1	1	1	1	1
35	1	1	1	1	1	1	1	1	1
36	1	1	1	1	1	1	1	1	1
37	1	1	1	1	1	1	1	1	1
38	1	1	1	1	1	1	1	1	1
39	1	1	1	1	1	1	1	1	1
40	1	1	1	1	1	1	1	1	1
41	1	1	1	1	1	1	1	1	1
42	1	1	1	1	1	1	1	1	1
43	1	1	1	1	1	1	1	1	1
44	1	1	1	1	1	1	1	1	1
45	1	1	1	1	1	1	1	1	1
46	1	1	1	1	1	1	1	1	1
47	1	1	1	1	1	1	1	1	1
48	1	1	1	1	1	1	1	1	1
49	1	1	1	1	1	1	1	1	1
50	1	1	1	1	1	1	1	1	1
51	1	1	1	1	1	1	1	1	1
52	1	1	1	1	1	1	1	1	1
53	1	1	1	1	1	1	1	1	1
54	1	1	1	1	1	1	1	1	1
55	1	1	1	1	1	1	1	1	1
56	1	1	1	1	1	1	1	1	1
57	1	1	1	1	1	1	1	1	1
58	1	1	1	1	1	1	1	1	1
59	1	1	1	1	1	1	1	1	1
60	1	1	1	1	1	1	1	1	1
61	1	1	1	1	1	1	1	1	1
62	1	1	1	1	1	1	1	1	1
63	1	1	1	1	1	1	1	1	1
64	1	1	1	1	1	1	1	1	1
65	1	1	1	1	1	1	1	1	1
66	1	1	1	1	1	1	1	1	1
67	1	1	1	1	1	1	1	1	1
68	1	1	1	1	1	1	1	1	1
69	1	1	1	1	1	1	1	1	1
70	1	1	1	1	1	1	1	1	1
71	1	1	1	1	1	1	1	1	1
72	1	1	1	1	1	1	1	1	1
73	1	1	1	1	1	1	1	1	1
74	1	1	1	1	1	1	1	1	1
75	1	1	1	1	1	1	1	1	1
76	1	1	1	1	1	1	1	1	1
77	1	1	1	1	1	1	1	1	1
78	1	1	1	1	1	1	1	1	1
79	1	1	1	1	1	1	1	1	1
80	1	1	1	1	1	1	1	1	1
81	1	1	1	1	1	1	1	1	1
82	1	1	1	1	1	1	1	1	1
83	1	1	1	1	1	1	1	1	1
84	1	1	1	1	1	1	1	1	1
85	1	1	1	1	1	1	1	1	1
86	1	1	1	1	1	1	1	1	1
87	1	1	1	1	1	1	1	1	1
88	1	1	1	1	1	1	1	1	1
89	1	1	1	1	1	1	1	1	1
90	1	1	1	1	1	1	1	1	1
91	1	1	1	1	1	1	1	1	1
92	1	1	1	1	1	1	1	1	1
93	1	1	1	1	1	1	1	1	1
94	1	1	1	1	1	1	1	1	1
95	1	1	1	1	1	1	1	1	1
96	1	1	1	1	1	1	1	1	1
97	1	1	1	1	1	1	1	1	1
98	1	1	1	1	1	1	1	1	1
99	1	1	1	1	1	1	1	1	1
100	1	1	1	1	1	1	1	1	1

CORONA NO 400 RESCUE MISSION
 420 WEST HARRISON
 CORONA, CALIFORNIA

A-01

EXHIBIT “E”

ASSURANCE OF COMPLIANCE

ASSURANCE OF COMPLIANCE WITH THE RIVERSIDE COUNTY HOUSING AND WORKFORCE SOLUTIONS NONDISCRIMINATION IN STATE AND FEDERALLY ASSISTED PROGRAMS

City of Corona
ORGANIZATION

HEREBY AGREES THAT it will comply with Title VI and VII of the Civil Rights Act of 1964 as amended; Section 504 of the Rehabilitation Act of 1973 as amended; the Age Discrimination Act of 1975 as amended; the Food Stamp Act of 1977, as amended and in particular section 272.6; Title II of the Americans with Disabilities Act of 1990; California Civil Code Section 51 et seq., as amended; California Government Code section 11135-11139.5, as amended; California Government Code section 12940 I, (h) (1), (i), and (j); California Government Code section 4450; Title 22, California Code of Regulations section 98000 – 98413; Title 24 of the California Code of Regulations, Section 311(e); the Dymally-Alatorre Bilingual Services Act (California Government Code Section 7290-7299.8); Section 1808 of the Removal of Barriers to Interethnic Adoption Act of 1996; the Fair Employment and Housing Act (Government Code section 12990 (a-f) et seq.) and the applicable regulations promulgated thereunder (California Code Regulations, Title 2, section 7285 et seq.; the Fair Employment and Housing Commission regulations implementing Government Code section 12990 (a-f), set forth in Chapter 5 of Division 4 of Title 2 of the California Code of Regulations; and other applicable federal and state laws, as well as their implementing regulations [including 45 Code of Federal Regulations (CFR) Parts 80, 84, and 91, 7 CFR Part 15, and 28 CFR Part 42], by ensuring that employment practices and the administration of public assistance and social services programs are nondiscriminatory, to the effect that no person shall because of ethnic group identification, age (over 40), sex (gender), sexual orientation, gender identity, gender expression, race, color, ancestry, pregnancy, disability (mental or physical including HIV and AIDS), medical condition (cancer/genetic characteristics), national origin (including language use restrictions), marital status, military and veteran status, religion, religious creed or political belief be excluded from participation in or be denied the benefits of, or be otherwise subject to discrimination under any program or activity receiving federal or state financial assistance; and HEREBY GIVE ASSURANCE THAT it will immediately take any measures necessary to effectuate this AGREEMENT.

THIS ASSURANCE is given in consideration of and for the purpose of obtaining any and all federal and state assistance; and THE SUBRECIPIENT HEREBY GIVES ASSURANCE THAT administrative methods/ procedures which have the effect of subjecting individuals to discrimination or defeating the objectives of the use of U.S. Department of the Treasury (“U.S. Treasury”) Coronavirus State and Local Fiscal Recovery Funds (“SLRF”) under the American Rescue Plan Act of 2021 (Pub. L. 117-2), amending Title VI of the Social Security Act (42 U.S.C. 801 et seq.), hereinafter “ARPA” or the “Act” , will be prohibited.

BY ACCEPTING THIS ASSURANCE, the SUBRECIPIENT agrees to compile data, maintain records and submit reports as required, to permit effective enforcement of the aforementioned laws, rules and regulations and permit authorized COUNTY, U.S. Treasury and/or federal government personnel, during normal working hours, to review such records, books and accounts as needed to ascertain compliance. If there are any violations of this assurance, U.S. Treasury shall have the right to invoke fiscal sanctions or other legal remedies, or any other laws, or the issue may be referred to the appropriate federal agency for further compliance action and enforcement of this assurance.

THIS ASSURANCE is binding on the vendor/recipient directly or through contract, license, or other provider services, as long as it receives federal or state assistance.

Date

400 S. Vicentia Avenue
Corona CA, 92882

Address of Vendor/Recipient
(08/13/01)

Grantee’s Authorized Signature

CR50-Vendor Assurance of Compliance

EXHIBIT "F"

GRANTEE PAYMENT REQUEST FORM 2076A

COUNTY OF RIVERSIDE
HOUSING AND WORKFORCE SOLUTIONS - CONTINUUM OF CARE

CONTRACTOR PAYMENT REQUEST

To: County of Riverside
Continuum of Care
3403 Tenth St, Suite 310
Riverside, CA 92501

From: _____
Remit to Name _____
Remit to Address _____
City _____ State _____ Zip Code _____
Contract Number _____

Total amount requested: \$ _____ for the period of _____

Select Payment Type(s) Below:

Advance Payment \$ _____ (if allowed by Contract/Grant) Actual Payment \$ _____ (reimbursement of actual program costs)

Expense Category List each line item as outlined in Contract budget	Current Expenditures

\$0.00

Any questions regarding this request should be directed to: _____ Name _____ Phone Number _____

I hereby certify under penalty of perjury that to the best of my knowledge the above is true and correct

Authorized Signature Title Date

FOR COUNTY USE ONLY DO NOT WRITE BELOW THIS LINE

Purchase Order # (10) Invoice #

Amount Authorized
If amount authorized is different from amount request, please
see attached claim recap for adjustments.

Program Date

Fiscal Date

Grantee to submit invoice with back-up documentation for \$1,000,000 of the \$3,000,000 in construction renovation work completed.

EXHIBIT “G”

SUPPORTING DOCUMENTATION REQUIREMENTS

GENERAL GUIDELINES
❖ Claims must be submitted in an organized format.
❖ All required summary worksheets and backup documentation must be included, must match the amounts requested, and must be clear and legible.
❖ Do not include irrelevant documentation that is not from costs being claimed. For example, large phone bills should include only the relevant pages to document costs being claimed.
❖ Any claims difficult to review due to organization or backup documentation issues <u>will be rejected</u> .
❖ All claims must be in accordance with the terms and conditions of your contract.
FISCAL YEAR-END (JUNE 30)
❖ The County’s fiscal-year end is June 30 of each calendar year. The County’s ACO (Auditor-Controller’s Office) has an early cutoff to process invoices at year-end. To be processed and paid in the month of June, all claims must be received by <u>June 6</u> . *If June 6 falls on a weekend, the deadline is the prior Friday (June 4 or 5).
❖ Claims received <u>after June 6</u> will still be paid. However, payment will be delayed until <u>after June 30</u> .
❖ Claims at year-end must still follow the same general guidelines. *Estimates are not allowed unless specifically authorized by our fiscal team.
PERSONALLY IDENTIFIABLE INFORMATION (PII)
❖ All PII of program participants must be redacted, including:
❖ Name, Date of birth, Social Security Number, Driver’s License Number
❖ Instead of the client’s name, use their HMIS Client ID as their identifier on spreadsheets and documentation sent with claims.
FORMS / SUMMARY WORKSHEETS – Required with each claim.
Spreadsheets must be provided in Excel format.
❖ SIGNED/DATED Payment Request Form (<u>current version</u> of Form 3106 or Form 2076A, depending on the grant)
❖ Staffing Detail Worksheet
❖ Rental Assistance Summary Worksheet, if applicable
❖ Summary Worksheet for other expenses

LEASING / RENTAL ASSISTANCE – Required at time of client move-in and
❖ Lease agreement
❖ Rent reasonableness, if required by the grant
❖ Rent calculation, if required by the grant
LEASING / RENTAL ASSISTANCE – Required with each claim.
❖ Invoice or documentation of rent amount and due date
❖ Proof of payment (cancelled check or check stub)
STAFF / PAYROLL – Required with each claim.
❖ Time and Activity Report – Submit a separate time and activity report for each pay period with only the days from that pay period (not the entire month unless the employee is paid monthly).
❖ Include Pay Stub or Payroll Report
❖ All documentation must match with employee timesheet/timecard. *timesheet/timecard is not a substitute for the time and activity report
STAFF – INSURANCE (Workers Comp, Health/Dental, etc.) – Required if reimbursement or match is being requested for insurance.
❖ Copy of the policy with rate by employee – Required with first claim and with any changes.
❖ Invoice and proof of payment (cancelled check or check stub)
OTHER EXPENSES
❖ Invoice/receipt including date and explanation of expense explanation of
▪ Proof of payment of the credit card statement (cancelled check or check stub)
❖ Vehicle/mileage costs (including insurance) – Documentation must be provided that connects the vehicle or driver to the specific grant/contract.
PROOF OF PAYMENT - CREDIT CARD PAYMENTS
❖ Credit card statement with relevant charge(s) highlighted
▪ Proof of payment of the credit card statement (cancelled check or check stub)

EXHIBIT "H"

Prohibition Against Conflicts of Interest

Community Development Block Grant
Policy Manual, I.D. # A-11

TOPIC: CONFLICT OF INTEREST CODE
RIVERSIDE COUNTY
Housing & Workforce Solutions
DATE: MARCH 1999

This Conflict of Interest Code is written to comply with Federal Regulations 2 CFR Section 200.318(c) and 2 CFR Section 200.112. Grantee shall also comply with the conflict of interest provisions in the ARPA Rules.

- 1) No employee, officer, or agent of the grantee shall participate in the selection, in the award or in the administration of a contract supported by Federal Funds if a conflict of interest, real or apparent, would be involved.
- 2) Such a conflict will arise when:
 - i) The employee, officer or agent;
 - ii) Any member of the immediate family;
 - iii) His/Her partners; or
 - iv) An organization which employs, or is about to employ any of the above has a financial or other interest in the firm's selection for award.
- 3) The grantee's or sub-grantee's officers, employees or agents will neither solicit nor accept gratuities, favors or anything of monetary value from contractors or parties to sub-agreements except as noted in Section 4.
- 4) A grantee's or sub-grantee's officers, employees or agents will be presumed to have a financial interest in a business if their financial interest exceeds the following:
 - i) Any business entity in which the official has a direct or indirect investment worth one thousand dollars (\$1,000) or more.
 - ii) Any real property in which the official has a direct or indirect interest worth one thousand dollars (\$1,000) or more.
 - iii) Any source of income, other than gifts and other than loans by a commercial lending institution in the regular course of business on terms available to the public without regard to official status, aggregating two hundred fifty dollars (\$250) or more in value provided to, received by or promised to the official within 12 months prior to the time when the decision is made.
 - iv) Any business entity in which the official is a director, officer, partner, trustee, employee, or holds any position of management.
 - v) Any donor of, or any intermediary or agent for a donor of, a gift or gifts aggregating two hundred fifty dollars (\$250) or more in value provided to, received by, or promised to the official within 12 months prior to the time when the decision is made.
- 5) For purposes of **Section 4**, indirect investment or interest means any investment or interest owned by the spouse or dependent child of an official, by an agent on behalf of an official, or by a business entity or trust in which the official, the official's agents, spouse, and dependent children own directly, indirectly, or beneficially a 10-percent interest or more.

1 **EXHIBIT “I”**
2 **Sample**
3 **Contractor Debarment Certification Form**
4

5 **Excluded Parties Lists System (EPLS)**

6 The purpose of EPLS is to provide a single comprehensive list of individuals and firms excluded by Federal
7 government agencies from receiving federal contracts or federally approved subcontracts and from certain types of
8 federal financial and nonfinancial assistance and benefits.

9 The EPLS was established to ensure that agencies solicit offers from, award contracts, grants, or financial or non-
10 financial assistance and benefits to, and consent to subcontracts with responsible contractors/vendors only and not
11 allow a party to participate in any affected program if any Executive department or agency has debarred, suspended,
12 or otherwise excluded (to the extent specified in the exclusion action) that party from participation in an affected
13 program.

14 In July 2012, all records from CCR/FedReg, ORCA, and EPLS, active or expired, were moved to the System for
15 Award Management (SAM). SAM is a Federal Government owned and operated free web site that consolidates the
16 capabilities in CCR/FedReg, ORCA, and EPLS.

17 The County of Riverside requires that each contractor/vendor hold the required federal/state/local license for the
18 service provided.

19 Please complete the following verification process for each contractor/vendor:

20 STEP 1: Visit <https://www.sam.gov/portal/public/SAM/>

21 STEP 2: Under “Search Records”, enter the company name and press enter.

22 STEP 3: Click “Print” on the Search Results page.

23 STEP 4: Repeat steps 2 & 3 for variations of the name of contractor/vendor (individual last
24 name or firm).

25 STEP 5: Attach print out of search results to this certification as supporting documentation.

26 STEP 6: Attach to this certification as supporting documentation a copy of
27 contractor/vendor license for the service provided.

28 By signing below ARPA Recipient, developer name, has verified the contractor/vendor known as,
name of contractor/vendor, was not listed in the Excluded Parties Lists System and has the required
contractor/vendor license as of date of verification.

DEVELOPER SIGNATURE

1
2
3
4
5
6
7
8
9
10
11
12

**EXHIBIT “J”
COVENANT AGREEMENT**

NO FEE FOR RECORDING
PURSUANT TO GOVERNMENT CODE
SECTION 6103
RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:
County of Riverside
3403 10th Street, Suite 300
Riverside, CA 92501
Attn: Heidi Marshall

SPACE ABOVE THIS LINE FOR RE'ORDER'S USE

13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

A.P.N.: [119-290-049]

T.R.A. [004-003]

COVENANT AGREEMENT

This Covenant Agreement (“Covenant”) is made and entered into as of the day of April 9, 2024, the date of recordation of the notice of completion on the project, by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and City of Corona, a general law city (“OWNER”).

RECITALS

WHEREAS, OWNER has a fee simple interest in that certain real property located at 420 W. Harrison Street, Corona CA 92878 in the County of Riverside, also identified as Assessor’s Parcel Number 119-209-049 , and more specifically described in the legal description attached hereto as **Exhibit A** and incorporated herein by this reference (the “Property”);

WHEREAS, on April 9, 2024 COUNTY and OWNER entered into that certain Grant Agreement for the Use of ARPA Funds dated April 9, 2024 (the “ARPA Grant Agreement” or

1 “Agreement”) which provides for, among other things, the replacement and/or addition of new
2 roof shingles and sheathing, addition of new facility components including but not limited to an
3 onsite clinic in the west wing of the building, a dog run shelter, security system enhancements,
4 mandated Americans with Disabilities ACT (ADA) improvements in bathrooms, showers, kitchen
5 and other places in the facility and replacement of all 4 exterior ADA access ramps, interior and
6 exterior paint, new floor coverings, fencing, landscaping, storage lockers, parking lot slurry seal,
7 interior murals, new appliances for the kitchen and laundry room, new countertops in the
8 bathrooms, new HVAC systems, commercial generator installation, enhanced fire safety and
9 protection system and other renovations that transformed the functionality and life of the facility.
10 The renovation in the creation of a 40-bed low barrier emergency shelter/navigation center at 420
11 Harrison Street, Corona, CA. The required and mandated improvements (collectively, the
12 “Project”) increased the functionality and delivery of services at the facility.

13 WHEREAS, the beds at the Project will be reserved as ARPA-Assisted Units (“ARPA-
14 Assisted Units”) for individuals experiencing unsheltered homelessness with ties to the City of
15 Corona who are presumed eligible in accordance with HUD Regulations 24 CFR 570.208 (a) (2)
16 (i) (A). Capitalized terms not defined herein shall have the meaning ascribed to them in the ARPA
17 Grant Agreement;

18 WHEREAS, the County is providing funding under the American Rescue Plan Act of
19 2021 (Title VI of the Social Security Act Section 602 et seq.), herein after “ARPA,” for the
20 purposes of providing decent, safe, and sanitary permanent supportive housing to homeless and
21 chronically homeless households;

22 WHEREAS, pursuant to the ARPA Grant Agreement, COUNTY granted to OWNER One
23 Million Dollars (\$1,000,000) derived from SLFRF funds (“ARPA Grant”), to pay for a portion of
24 the renovation expenses of the Project, as more fully described in the ARPA Grant Agreement;

25 WHEREAS, COUNTY is providing funding under the American Rescue Plan Act of 2021
26 (Pub. L. 2117-2), amending Title VI of the Social Security Act (42 U.S.C. 801 et seq.), herein
27

1 after “ARPA,” for the purposes of providing decent, safe, and sanitary permanent supportive
2 housing to homeless and chronically homeless households;

3 WHEREAS, OWNER warrants that the use of the ARPA Grant funds complies with an
4 Eligible Use of ARPA under the ARPA Rules; and

5 WHEREAS, pursuant to the ARPA Grant Agreement, OWNER has agreed to complete the
6 Project on the Property and ensure the ARPA-Assisted Units are occupied by Qualified Individuals
7 consistent with the ARPA Rules (as defined in the ARPA Grant Agreement) and as set forth more
8 specifically below.

9 NOW, THEREFORE, in consideration of the mutual covenants and agreements, and for
10 other good and valuable consideration, the receipt and sufficiency of which are hereby
11 acknowledged, OWNER, on behalf of itself and its successors, assigns, and each successor in
12 interest to the Property or any part thereof, hereby declares as follows:

13 1) RESTRICTIONS. The recitals set forth above are true and correct and incorporated
14 herein. This Covenant shall continue in full force and effect for the later of (i) fifteen (15) years
15 from April 9, 2024, the date of this Covenant Agreement, or (ii) December 1, 2038 (“Term” or
16 “Affordability Period”). For the duration of the Term, the Property shall be held, sold, and
17 conveyed, subject to the following covenants, conditions, and restrictions:

18 i) All the beds at the Project shall be restricted as ARPA-Assisted Units provided
19 to homeless individuals or individuals at risk of homelessness, at the time of
20 initial occupancy.

21 ii) OWNER shall comply with ARPA Rules, the ARPA Grant Agreement, and this
22 Covenant and any other instrument secured against the Property.

23 2) RESERVED.

24 3) COMPLIANCE WITH LAWS AND REGULATIONS. During the Term of this
25 Covenant, OWNER, for itself and on behalf of its successors and assigns, shall adhere to and
26 comply with all federal, state and local laws, regulations and ordinances., including, but not limited
27

1 to the following:

2 a) The Coronavirus State and Local Fiscal Recover Funds (“SLFRF” or
3 “ARPA Funds”).

4 b) Other Federal requirements and nondiscrimination. As set forth in the
5 ARPA Rules and the ARPA Grant Agreement.

6 4) MAINTENANCE OF THE IMPROVEMENTS. OWNER, on behalf of itself and its
7 successors, assigns, and each successor in interest to the Property and Project or any part thereof
8 hereby covenants to and shall protect, maintain, and preserve the Property in compliance with all
9 applicable federal and state law and regulations and local ordinances. In addition, OWNER, its
10 successors and assigns, shall maintain the improvements on the Property in the same aesthetic and
11 sound condition (or better) as the condition of the Property at the time of execution of the Covenant
12 Agreement, reasonable wear and tear excepted. This standard for the quality of maintenance of
13 the Property shall be met whether or not a specific item of maintenance is listed below. However,
14 representative items of maintenance shall include frequent and regular inspection for graffiti or
15 damage or deterioration or failure, and immediate repainting or repair or replacement of all
16 surfaces, fencing, walls, equipment, etc., as necessary; emptying of trash receptacles and removal
17 of litter; sweeping of public sidewalks adjacent to the Property, on-site walks and paved areas and
18 washing-down as necessary to maintain clean surfaces; maintenance of all landscaping in a healthy
19 and attractive condition, including trimming, fertilizing and replacing vegetation as necessary;
20 cleaning windows on a regular basis; painting the buildings on a regular program and prior to the
21 deterioration of the painted surfaces; conducting a roof inspection on a regular basis and
22 maintaining the roof in a leak-free and weather-tight condition; maintaining security devices in
23 good working order. In the event OWNER, its successors or assigns fails to maintain the Property
24 in accordance with the standard for the quality of maintenance, the COUNTY or its designee shall
25 have the right but not the obligation to enter the Property upon reasonable notice to OWNER,
26
27
28

1 correct any violation, and hold OWNER, or such successors or assigns responsible for the cost
2 thereof, and such cost, until paid, shall constitute a lien on the Property.

3 5) NONDISCRIMINATION. OWNER shall not discriminate on the basis of race, gender,
4 religion, national origin, ethnicity, sexual orientation, age or disability in the solicitation, selection,
5 hiring or treatment of any contractors or consultants, to participate in subcontracting/subconsulting
6 opportunities. OWNER understands and agrees that violation of this clause shall be considered a
7 material breach of this Covenant and may result in termination, debarment or other sanctions. This
8 language shall be incorporated into all contracts between OWNER and any contractor, consultant,
9 subcontractor, subconsultants, vendors and suppliers. OWNER shall comply with the provisions
10 of the California Fair Employment and Housing Act (Government Code Sections 12900 et seq.),
11 the Federal Civil Rights Act of 1964 (P.L. 88-352), as amended, and all Administrative Rules and
12 Regulations issued pursuant to said Acts and Orders with respect to its use of the Property.

13 6) OWNER herein covenants by and for itself, its successors and assigns, and all persons
14 claiming under or through them, that this Covenant is made and accepted upon and subject to the
15 following conditions: There shall be no discrimination against or segregation of any person or
16 group of persons, on account of any basis listed in subdivision (a) or (d) of Section 12955 of the
17 Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and
18 paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code,
19 in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the Property, nor shall
20 the transferee itself or any person claiming under or through him or her, establish or permit any
21 such practice or practices of discrimination or segregation with reference to the selection, location,
22 number, use, or occupancy, of tenants, lessees, sublessees, subtenants, or vendees of the Property.

23 7) OWNER, its successors and assigns, shall refrain from restricting the rental, sale, or
24 lease of the Property or any portion thereof, on the basis of race, color, creed, religion, sex, sexual
25 orientation, marital status, national origin, or ancestry of any person. Every deed, lease, and
26 contract entered into with respect to the Property, or any portion thereof, after the date of this
27

1 Agreement shall contain or be subject to substantially the following nondiscrimination or
2 nonsegregation clauses:

3 a) In deeds: “The grantee herein covenants by and for himself or herself, his or her
4 heirs, executors, administrators, and assigns, and all persons claiming under or through them, that
5 there shall be no discrimination against or segregation of, any person or group of persons on
6 account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as
7 those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of
8 subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease,
9 sublease, transfer, use, occupancy, tenure, or enjoyment of the premises herein conveyed, nor shall
10 the grantee or any person claiming under or through him or her, establish or permit any practice or
11 practices of discrimination or segregation with reference to the selection, location, number, use or
12 occupancy of tenants, lessees, subtenants, sublessees, or vendees in the premises herein conveyed.
13 The foregoing covenants shall run with the land.”

14 b) In leases: “The lessee herein covenants by and for himself or herself, his or her
15 heirs, executors, administrators, and assigns, and all persons claiming under or through him or her,
16 and this lease is made and accepted upon and subject to the following conditions: That there shall
17 be no discrimination against or segregation of any person or group of persons, on account of any
18 basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are
19 defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of
20 Section 12955, and Section 12955.2 of the Government Code, in the leasing, subleasing,
21 transferring, use, occupancy, tenure, or enjoyment of the premises herein leased nor shall the lessee
22 himself or herself, or any person claiming under or through him or her, establish or permit any
23 such practice or practices of discrimination or segregation with reference to the selection, location,
24 number, use, or occupancy, of tenants, lessees, sublessees, subtenants, or vendees in the premises
25 herein leased.”

26 c) In contracts: “There shall be no discrimination against or segregation of any
27
28

1 person or group of persons, on account of any basis listed in subdivision (a) or (d) of Section 12955
2 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m)
3 and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government
4 Code, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the land, nor
5 shall the transferee itself or any person claiming under or through him or her, establish or permit
6 any such practice or practices of discrimination or segregation with reference to the selection,
7 location, number, use, or occupancy, of tenants, lessees, sublessees, subtenants, or vendees of the
8 land.”

9 In addition to the obligations and duties of OWNER set forth herein, OWNER shall,
10 upon notice from COUNTY, promptly pay to COUNTY all fees and costs, including
11 administrative and attorneys' fees, incurred by COUNTY in connection with responding to or
12 defending any discrimination claim brought by any third party and/or local, state or federal
13 government entity, arising out of or in connection with the Agreement or this Covenant.

14 8) INSURANCE. Without limiting or diminishing OWNER's obligation to indemnify or
15 hold COUNTY harmless, OWNER shall procure and maintain or cause to be maintained, at its
16 sole cost and expense, the following insurance coverage's during the term of this Covenant.

17 a) Worker's Compensation Insurance. If OWNER has employees as defined
18 by the State of California, OWNER shall maintain statutory Workers' Compensation Insurance
19 (Coverage A) as prescribed by the laws of the State of California. Policy shall include Employers'
20 Liability (Coverage B) including Occupational Disease with limits not less than \$1,000,000 per
21 person per accident. The policy shall be endorsed to waive subrogation in favor of the County of
22 Riverside, and, if applicable, to provide a Borrowed Servant/Alternate Employer Endorsement.

23 b) Commercial General Liability Insurance. Commercial General Liability
24 insurance coverage, including but not limited to, premises liability, contractual liability, products
25 and completed operations liability, personal and advertising injury, and cross liability coverage,
26 covering claims which may arise from or out of OWNER's performance of its obligations
27

1 hereunder. Policy shall name the County of Riverside, its Agencies, Districts, Special Districts,
2 and Departments, their respective directors, officers, Board of Supervisors, employees, elected or
3 appointed officials, agents or representatives as Additional Insured. Policy's limit of liability shall
4 not be less than \$1,000,000 per occurrence combined single limit. If such insurance contains a
5 general aggregate limit, it shall apply separately to this agreement or be no less than two (2) times
6 the occurrence limit.

7 c) Sexual Abuse or Molestation (SAM) Liability: If the work will include
8 contact with minors, and the Commercial General Liability policy is not endorsed to include
9 affirmative coverage for sexual abuse or molestation, Vendor/Contractor shall obtain and maintain
10 a policy covering Sexual Abuse and Molestation with a limit no less than \$2,000,000 per
11 occurrence or claim.

12 d) Vehicle Liability Insurance. If vehicles or mobile equipment are used in the
13 performance of the obligations under this Covenant, then OWNER shall maintain liability
14 insurance for all owned, non-owned or hired vehicles so used in an amount not less than
15 \$1,000,000 per occurrence combined single limit. If such insurance contains a general aggregate
16 limit, it shall apply separately to this agreement or be no less than two (2) times the occurrence
17 limit. Policy shall name the County of Riverside, its Agencies, Districts, Special Districts, and
18 Departments, their respective directors, officers, Board of Supervisors, employees, elected or
19 appointed officials, agents or representatives as Additional Insured or provide similar evidence of
20 coverage approved by County's Risk Manager ("Risk Manager").

21 e) General Insurance Provisions – All Lines.

22 (1) Any insurance carrier providing insurance coverage hereunder shall be
23 admitted to the State of California and have an A M BEST rating of not less than A: VIII (A:8)
24 unless such requirements are waived, in writing, by Risk Manager. If Risk Manager waives a
25 requirement for a particular insurer such waiver is only valid for that specific insurer and only for
26 one policy term.

1 (2) OWNER's insurance carrier(s) must declare its insurance self-insured
2 retentions. If such self-insured retentions exceed \$500,000 per occurrence such retentions shall
3 have the prior written consent of Risk Manager. Upon notification of self-insured retention
4 unacceptable to COUNTY, and at the election of Risk Manager, OWNER's carriers shall either:
5 (a) reduce or eliminate such self-insured retention, or (b) procure a bond which guarantees payment
6 of losses and related investigations, claims administration, and defense costs and expenses.

7 (3) OWNER shall cause OWNER's insurance carrier(s) to furnish the
8 County of Riverside with copies of the Certificate(s) of Insurance and Endorsements effecting
9 coverage as required herein, and 2) if requested to do so orally or in writing by Risk Manager,
10 provide copies of policies including all Endorsements and all attachments thereto, showing such
11 insurance is in full force and effect. Further, said Certificate(s) and policies of insurance shall
12 contain the covenant of the insurance carrier(s) that thirty (30) days written notice shall be given
13 to the County of Riverside prior to any material modification, cancellation, expiration or reduction
14 in coverage of such insurance. OWNER shall not continue operations until COUNTY has been
15 furnished Certificate(s) of Insurance and copies of endorsements and if requested, copies of
16 policies of insurance including all endorsements and any and all other attachments as required
17 herein. An individual authorized by the insurance carrier to do so, on its behalf, shall sign the
18 original endorsements for each policy and the Certificate of Insurance.

19 (4) It is understood and agreed to by the parties hereto that OWNER's
20 insurance shall be construed as primary insurance, and 'OUNTY's insurance and/or deductibles
21 and/or self-insured retentions or self-insured programs shall not be construed as contributory.

22 (5) If, during the term of this Covenant or any extension thereof, there is a
23 material change in the scope of services or there is a material change in the equipment to be used
24 in the performance of the scope of work which will add additional exposures (such as the use of
25 aircraft, watercraft, cranes, etc.), then COUNTY reserves the right to adjust the types of insurance
26 required under this Covenant and the monetary limits of liability for the insurance coverage's
27

1 currently required herein, if; in Risk Manager's reasonable judgment, the amount or type of
2 insurance carried by OWNER has become inadequate.

3 (6) OWNER shall pass down the insurance obligations contained herein to
4 all tiers of subcontractors.

5 (7) OWNER agrees to notify COUNTY in writing of any claim by a third
6 party or any incident or event that may give rise to a claim arising from the performance of the
7 Agreement.

8 9) HOLD HARMLESS/INDEMNIFICATION. OWNER shall indemnify and hold
9 harmless the County of Riverside, its Agencies, Districts, Special Districts and Departments, their
10 respective directors, officers, Board of Supervisors, elected and appointed officials, employees,
11 agents and representatives (individually and collectively hereinafter referred to as Indemnites)
12 from any liability whatsoever, based or asserted upon any services of OWNER, its officers,
13 employees, subcontractors, agents or representatives arising out of or in any way relating to this
14 Agreement, including but not limited to property damage, bodily injury, or death or any other
15 element of any kind or nature whatsoever arising from the performance of OWNER, its officers,
16 employees, subcontractors, agents or representatives Indemnitors from this Agreement. OWNER
17 shall defend, at its sole expense, all costs and fees including, but not limited, to attorney fees, cost
18 of investigation, defense and settlements or awards, the Indemnites in any claim or action based
19 upon such alleged acts or omissions. With respect to any action or claim subject to indemnification
20 herein by OWNER shall, at their sole cost, have the right to use counsel of their own choice and
21 shall have the right to adjust, settle, or compromise any such action or claim without the prior
22 consent of COUNTY; provided, however, that any such adjustment, settlement or compromise in
23 no manner whatsoever limits or circumscribes OWNER's indemnification to Indemnites as set
24 forth herein. OWNER's obligation hereunder shall be satisfied when OWNER has provided to
25 COUNTY the appropriate form of dismissal relieving COUNTY from any liability for the action
26 or claim involved. The specified insurance limits required in this Agreement shall in no way limit
27

1 or circumscribe OWNER's obligations to indemnify and hold harmless the Indemnitees herein
2 from third party claims. In the event there is conflict between this clause and California Civil Code
3 Section 2782, this clause shall be interpreted to comply with Civil Code 2782. Such interpretation
4 shall not relieve OWNER from indemnifying the Indemnitees to the fullest extent allowed by law.
5 The indemnification set forth in this **Section 9** shall survive the expiration and earlier termination
6 of this Covenant.

7 10) NOTICES. All Notices provided for in this Covenant shall be deemed received when
8 personally delivered, or two (2) days following mailing by certified mail, return receipt requested.
9 All mailing shall be addressed to the respective parties at their addresses set forth below, or at such
10 other address as each party may designate in writing and give to the other party:

11	<u>COUNTY</u>	<u>GRANTEE</u>
12	Director HWS	Homeless Solutions Manager
13	County of Riverside	Karen Roper
14	3403 10 th Street, Suite 300	400 S. Vicentia Avenue
15	Riverside, CA 92501	Corona, CA 92882

16 11) REMEDIES. COUNTY shall have the right, in the event of any breach of any such
17 agreement or covenant, to exercise all available rights and remedies, and to maintain any actions
18 at law or suit in equity or other proper proceedings to enforce the curing of such breach of
19 agreement or covenant.

20 12) TERM. Every covenant, condition and restriction contained in this Covenant shall
21 continue in full force and effect for the Term, as defined in **Section 1** of this Covenant.

22 13) NOTICE AND OPPORTUNITY CURE. Prior to exercising any remedies hereunder,
23 the COUNTY shall give OWNER notice of such default pursuant to **Section 10** above. Any
24 monetary default shall be cured within ten (10) days of delivery of written notice. Except as
25 otherwise set forth herein, if a non-monetary default is reasonably capable of being cured within
26 thirty (30) days of delivery of such notice of default, OWNER shall have such period to effect a
27 cure prior to exercise of remedies by COUNTY. If the non-monetary default is such that it is not
28 reasonably capable of being cured within thirty (30) days of delivery of such notice of default, and

1 OWNER (a) initiates corrective action within said period, and (b) diligently, continually, and in
2 good faith works to effect a cure as soon as possible, then OWNER shall have such additional time
3 as is reasonably necessary to cure the default prior to exercise of any remedies by the COUNTY;
4 but in no event no later than sixty (60) days from delivery of such notice of default, subject to force
5 majeure.

6 14) If a violation of any of the covenants or provisions of this Covenant remains uncured
7 after the respective time period set forth in **Section 13**, COUNTY and its successors and assigns,
8 without regard to whether COUNTY or its successors and assigns is an owner of any land or
9 interest therein to which these covenants relate, may institute and prosecute any proceedings at
10 law or in equity to abate, prevent or enjoin any such violation or attempted violation or to compel
11 specific performance by OWNER of its obligations hereunder. No delay in enforcing the
12 provisions hereof as to any breach or violation shall impair, damage or waive the right of any party
13 entitled to enforce the provisions hereof or to obtain relief against or recover for the continuation
14 or repetition of such breach or violations or any similar breach or violation hereof at any later time.

15 15) Any cure tendered by Owner's limited partner shall be accepted or rejected on the same
16 basis as if tendered by OWNER.

17 16) SALE, ASSIGNMENT OR TRANSFER OF THE PROJECT OR PROPERTY.

18 OWNER hereby covenants and agrees not to sell, transfer, assign or otherwise dispose of the
19 Project, the Property or any portion thereof, without obtaining the prior written consent of
20 COUNTY, in its sole discretion. Any sale, assignment, or transfer of the Project or Property, shall
21 be memorialized an assignment and assumption agreement the form and substance of which have
22 been first approved in writing by the COUNTY in its sole discretion. Such assignment and
23 assumption agreement shall, among other things, provide that the transferee has assumed in writing
24 and in full, and is reasonably capable of performing and complying with OWNER's duties and
25 obligations under the ARPA Grant Agreement and this Covenant, provided, however OWNER
26 shall not be released of all obligations under the ARPA Grant Agreement and this Covenant.

1 site inspections of ARPA-Assisted Units to determine compliance with the property standards.
2 The on-site inspections shall occur within 12 months after execution of the Covenant Agreement
3 and at least once every 3 years thereafter during the Affordability Period. If there are observed
4 deficiencies for any of the inspectable items in the property standards established by COUNTY,
5 a follow-up on-site inspection to verify that deficiencies are corrected must occur within 12
6 months. COUNTY may establish a list of non-hazardous deficiencies for which correction can be
7 verified by third party documentation (e.g., paid invoice for work order) rather than re-inspection.
8 Health and safety deficiencies must be corrected immediately. COUNTY must adopt a more
9 frequent inspection schedule for properties that have been found to have health and safety
10 deficiencies. The OWNER must annually certify to the COUNTY that each building and all
11 ARPA-Assisted Units in the project are suitable for occupancy, taking into account State and local
12 health, safety, and other applicable codes, ordinances, and requirements, and the ongoing property
13 standards established by the participating jurisdiction. Inspections must be based on a statistically
14 valid sample of units appropriate for the size of the COUNTY ARPA-Assisted Project, as set
15 forth by HUD through notice.

16 23) ACCESS TO PROJECT SITE. Representatives of the COUNTY and the Federal or
17 State awarding agencies shall have the right of access to the Property, upon 24 hours' written
18 notice to OWNER (except in the case of an emergency, in which case COUNTY and/or the Federal
19 or State awarding agency shall provide such notice as may be practical under the circumstances),
20 without charges or fees, during normal business hours to review the operation of the Project in
21 accordance with this Covenant and the ARPA Grant Agreement.

22 24) COUNTERPARTS. This Covenant may be signed by the different parties hereto in
23 counterparts, each of which shall be an original, but all of which together shall constitute one and
24 the same agreement.

25 25) Recitals. The Recitals set forth above are true and correct and incorporated herein by
26 this reference.

1 26) This Covenant and the ARPA Grant Agreement set forth and contain the entire
2 understanding and agreement of the parties hereto. There are no oral or written representations,
3 understandings, or ancillary covenants, undertakings or agreements, which are not contained or
4 expressly referred to within this Covenant, and the ARPA Grant Agreement, including all
5 amendments and modifications to the Agreement.

6
7 [Remainder of Page Intentionally Blank]

8
9
10 [SIGNATURES ON THE NEXT PAGE]

1 IN WITNESS WHEREOF, COUNTY and OWNER have executed this Covenant as of
2 the dates written below.

3 COUNTY:

GRANTEE:

4 COUNTY OF RIVERSIDE, a political
5 subdivision of the State of California

City of Corona, a General Law City

6
7 By: _____
8 Heidi Marshall, Director HWS

By: _____
Jacob Ellis, City Manager

9
10 Date: _____

Date: _____

11
12
13 **(Above signatures need to be notarized)**

14
15 APPROVED AS TO FORM:

16 MINH C. TRAN, COUNTY COUNSEL

17
18 By: _____
19 Paula S. Salcido
20 Deputy County Counsel

(COUNTY and OWNER signatures need to be notarized)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

< CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT >

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

ADDRESS: 420 W. Harrison Street
ASSESSOR'S PARCEL NUMBER: 119-29-049

420 W. HARRISON STREET 119-290-049

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28