

**Exhibit (1): Deffered Maintenance Projects**

Project Type	PROJECT NAME	DESCRIPTION	Estimated Budget Need
Buildings	City Facilities Upgrades	Replacement of City Hall Emergency Water Tank, Repair Elevator Components, Replace Electrical Wires at Community Center, Replace Battery Backup for	\$790,000
Buildings	Community Center Coiling Wall & Seismic Analysis	Repair coiling wall at Community Center Main Hall - Seismic Analysis,	\$1,500,000
Buildings	Carpet Replacement	Carpet Replacement at City Hall	\$250,000
Buildings	Community Center Upgrades - Halls and Kitchen	Upgrades to facility kitchen and halls at community center	\$1,800,000
Buildings	Athletic field lighting	Upgrade athletic field lights to central control lighting system (Musco)	\$180,000
Buildings	Refurbishment of City Hall and Community Center	Repair all bricks and planters at entrance of City Hall \$350	\$1,850,000
Buildings	Community Center Upgrades	Upgrade community center restrooms	\$605,000
Buildings	County Sanitation Districts of Los Angeles County Agreement for Carriage Crest Park Project	Carson Stormwater & Runoff Project at Carriage Crest Park Construction, Management, O&M. Safe Clean Water Compliance Requirements	\$1,400,000
Buildings	Carson pool shade structure	Create outside seating area for the patrons to watch kids and playground area	\$2,500,000
Buildings	Foisia Pool Remodel	Complete pool renovation	\$50,000
Buildings	Pool Building Shelter Cover	Provide covering over open slots in the locker rooms to prevent debries and water from entering (Carson & Foisia pool)	\$250,000
Buildings	Pool Deck Repair at Dominguez and Hemingway Park	Repair Pool Decks at Dominguez and Hemingway	\$100,000
Buildings	Pool Slides Replacement at Dominguez and Hemingway	Replace and install new pool slides for dominguez and hemingway	\$450,000
Buildings	Wading Pool Demo	Replace spray feature in wading pool and demolition (Anderson, Calas, Veterans)	\$50,000
Buildings	City Entry Signs	Wayfinding and Concrete Entry Signs to City and City Facilities	\$100,000
Buildings	ADA Upgrades to Facilities	Upgrade existing facilities to comply with ada standards (study) Study to evaluate all citywide facilities. Includes ADA for building and parking lots.	\$100,000
Buildings	City Utilities Master Plan	1. Sewer & Storm Drain Line Evaluation throughout the City to determine capacity	\$225,000
Energy	All Sport Field Lights - LED	Convert the existing lights with led lights	
Energy	Carson Microgrid and Net Zero Community	On-site renewable energy generation, battery energy storage, and Energy Efficiency Measures	
Energy	Electric Vehicle Charging Infrastructure	Install EV Charger infrastructure and charging equipment. SCE Charge	\$100,000
Energy	Natural Habitat and Bridge Construction to Connect Class 1 Bike Path	Fund the construction of a bike path and bridge along the top of the Dominguez Channel Levee and improve a ravine by installing native landscaping to abate erosion, treat runoff, and create beauty and place to enjoy the nature	\$75,000
Energy	Sustainability Study	Review program & develop a plan to have the City be a sustainable City. Create a roadmap & potential funding.	\$75,000
Information Technology	SmartCity Projects	Fiber Optic Backbone	\$2,000,000
Infrastructure	Carriage Crest Park Storm Drain	Compliance Project place stormwater chambers under baseball field to divert stormwater into County Sanitatin District of LA	\$135,000
Infrastructure	Replace Light Poles - Citywide	Replace fallen light poles. Install new light poles and fixtures	\$100,000

Infrastructure	Protection Hard Shell Cover w/ Sides	Protection Hard Shell Cover w/ Sides at Corporate Yard	\$50,000
Infrastructure	Park ADA Enhancements	Install ADA compliant path of travel throughout the all parks (APK first)	\$92,000
Infrastructure	Security Cameras	Install security cameras at parks	\$200,000
Infrastructure	Regional Stormwater Improvement Project	Clean-up the channel, correct the hydraulic inefficiencies, plant trees	\$7,500,000
Infrastructure	Carson Stormwater & Runoff Project at Carriage Crest	Operation & maintenance. Safe clean water program requirements	\$370,000
Infrastructure	Lomita Boulevard Improvements - Wilmington to Alameda	Street reconstruction of Lomita Blvd (Carson side)	\$5,000,000
Infrastructure	Lomita Boulevard Road Construction	Design and construction of a substandard roadway used for goods movement (including LA side and right of way acquisition)	\$100,000,000
Infrastructure	Traffic Signal Installation (Central & Aspen Hill)	Traffic Signal Installation as part of Brandywine Development	\$385,000
Infrastructure	Traffic Signal Synchronization Project (TSSP) Avalon -	Traffic signal synchronization at intersection (Total of 21 TSSP)	\$1,000,000
Infrastructure	Walnut St Rehab (Avalon to Central)	Walnut St Rehab (Avalon to Central)	
Infrastructure	City of Carson Stormwater Green street Engineering, Design &	Compliance to the RWQCB stormwater management approach will be addressed.	\$1,246,000
Infrastructure	Phase 1 -Stormwater Program	Phase 1 -Stormwater Program	\$2,400,000
Infrastructure	Phase 2 -Stormwater Program	Phase 2 -Stormwater Program	\$2,400,000
Infrastructure	Phase 3 -Stormwater Program	Phase 3 -Stormwater Program	\$2,400,000
Infrastructure	Phase 4 -Stormwater Program	Phase 4 -Stormwater Program	\$2,400,000
Infrastructure	Stormwater Facilities & Implementation Study	Review of City's SW & SD systems. Review of EWMP projects & costs. Projection of	\$1,200,000
Landscape	Bridge Maint Repair - Various Locations	Maintenance repair on pedestrian bridge (10 @ \$75k) Maintenance Repair per state requirement per Safety	\$750,000
Landscape	Irrigation for Medians	Revamp/Convert Landscape Irrigation to Drip System in center medians (Valves and Backflow)	\$800,000
Landscape	Relandscape Center Medians	Replace and install all new landscape at the center medians located through out the city with drought tolerant plants.	\$700,000
Noise	Dominguez Revitalization and Sound Wall Project	Design and construction of a sound wall, landscaping, Land acquisition/ easement, and air quality improvements/filters for residential households and local schools	\$1,000,000
Parks	Carriage Crest Park - Refurbishment	Refurbish entire facility, parking lot, playground, and development of 10 acres	\$1,000,000

Parks	New Veterans Park-Electronic Marquee	Install a new electronic marquee	\$75,000
Parks	Calas Park & Foisia Park Roof Repair	Repair and replace roofing material at Calas and Foisia park	\$492,495
Parks	Sidewalk Repair for ADA in City Parks	Repair walkways for ADA in city parks (All)	\$1,200,000
Parks	Dugout Cover Installation at 9 Parks	Repair and or replace dugout roof material (calas, carriage crest, del amo, dolphin, dominguez, foisia, hemingway, stevenson, veterans) 26 total	\$75,000
Parks	Foisia Park Grant - Grant not awarded.	Design - Various upgrades to park facility	\$23,600
Parks	Anderson Park Electrical Panel	Replace and upgrade main electrical switch gear and lighting control panel.	\$75,000
Parks	Dominguez Park Re-plaster Pool	Repair and refurbish the interior of the pool	\$160,000
Parks	Dominguez Pool Heater	Replace the heater system for the pool	\$200,000
Parks	Mills Park Install Outside Access to Restroom	Construct 2 new unisex restrooms (pre fabrication) for public use	\$175,000
Parks	Mills Park Shade Cover	Install new shade structure over picnic shelters	\$300,000
Parks	Veterans Park Meeting Room & Kitchen Refurbishment	Replace counters, counter tops, cabinets and plumbing fixtures, flooring in Activity	
Parks	Replace Park Rubberized Play Surface and Playground Structures	Replace the entire rubberized play surface and play structures at Parks and Mini Parks (Stevenson North)	\$864,000
Parks	Carriage Crest Park Expansion - Prop 68	Grant writing phase for carriage crest park expansion	\$50,000
Parks	Park Facility HVAC Installation	\$750k per Gymnasium and Facility	\$500,000
Parks	Park Facility Restroom Remodel	\$350k per restroom remodel	\$200,000
Parks	Dolphin Park Electrical Panel Upgrade	Replace and upgrade electrical panels and lighting control for field lights	\$100,000
Parks	Stevenson Park - North End	Removal of bungalo "North End"	\$500,000
Parks	Stevenson Park - North End	Installation of New Picnic Shelters	\$1,200,000
Parks	Veterans Park Gym Lighting	Replace gym lighting to led fixtures. Both gyms	\$100,000
Parks	Veterans Park Office	Replace flooring in Park Office	\$250,000
Parks	Exterior Court Resurfacing in Parks	Resurfacing, repair, and maintenace to indoor and outdoor courts - Year 2	\$750,000
Roadways	Annual Concrete Program-4	Annual concrete program- Year 4	\$500,000
Roadways	Annual Slurry Seal (Preventative Maintenance)	Annual preventative maintenace- Year 4	\$900,000

Roadways	Annual Slurry Seal (Preventative Maintenance)	Annual preventative maintenace- Year 5	
Roadways	Anderson Park Slurry Seal Parking Lot	Preventative maintenance for parking lot	\$85,000
Roadways	Rehab Martin Luther King Jr St Between Avalon & Main	Annual roadway repairs/maintenance to asphalt	\$50,000
Roadways	MLK Blvd Improvements	Reconstruction of Martin Luther King Blvd.	\$4,500,000
Roadways	Traffic Signal Installation-East Entrance (Main)	Traffic signal installation at intersection - East Entrance (Main)	\$300,000
Roadways	Traffic Signal Upgrades (M312.41 and M312.46)	Traffic signal upgrades	\$4,100,000
Roadways	Upgrade existing traffic signal (Avalon and Gardena)	Addition of left turn phase on north and south bound direction	\$250,000
Roadways	Glenn Curtis Street Rehab	Glenn Curtis Street Rehab - Central to Wilmington	\$692,110
Roadways	Charles Willard Street Rehab	Charles Willard Street Rehab - Central to Wilmington	\$345,390
Transportation	Bus Shelter Replacement	Replace old bus shelters and benches throughout the City @ \$12k each 57 Total	\$684,000
Transportation	Construction of Bike Facility and Active Transportation Improvements	Plans 100% complete. Supplement the construction cost for more than 30 miles of bike facilities and active transportation improvements	\$100,000
Transportation	Design and Construct Bike improvements	Design and construct the balance of the improvements described in the bike master plan which is approximately 58 miles of bike	\$150,000
			<b>\$ 165,524,595</b>