



## **CITIZENS' OVERSIGHT COMMITTEE MEETING**

### **NOTICE AND AGENDA**

**June 23, 2021, 6:30 PM**

**Teleconference call only due to  
COVID-19 Stay at Home Restrictions**

**To join the meeting:**

**By phone dial + 1 401-285-4893 PIN: 643 214 714#**

**From your computer, on your calendar invite click on**

**Join with Google Meet**

**From your computer, type in your browser: [meet.google.com/xcg-avum-cup](https://meet.google.com/xcg-avum-cup)**

- I. Call to Order**
- II. Public comment**
- III. Approval of the May 2021 Meeting Minutes**
- IV. Review of Measure TT and Measure O related Board Reports**
- V. Board of Education COC Liaison Report**
- VI. Facilities Reports**
  - Dr. Leslie Barnes, Chief Business Officer**
    - SafeWork – Master Plan Update**
  - Consolidated Budget Status by Funds**
  - Construction Status Report**
  - Pictures of Facilities Department Active MTT Projects**
- VII. DSA Closure Status – Update for Measure TT**
- VIII. Next meeting date: July 28, 2021**



Pasadena Unified School District (PUSD)  
CITIZENS' OVERSIGHT COMMITTEE (COC) MEETING  
**Minutes of Meeting held on May 25, 2021**

Meeting was held remotely with Google Meet

- I. Meeting called to order 6:35pm
  - a. Present: John Robinson, Amelia Bradford, Eliza Jane Whitman, Miguel Perez, Leonard Hernandez, Dr. Leslie Barnes, Kim Kenne & Tendaji Jamal
- II. Public comments
  - a. none
- III. Approval of April 2021 meeting minutes
  - a. Approved unanimously
- IV. Review of Measure TT and Measure O related Board Reports
  - a. No board reports provided in advance of the meeting.
  - b. Three Measure O Technology board reports are going to the board for approval on Thursday.
    - i. 105-B: Approval of Contract with Dell for Server Infrastructure Upgrade. Server refresh as part of the server consolidation: migrating 31 site servers and 37 physical servers are being consolidated to 4 at the district office and 4 at one additional location as a backup. The lifespan of a server is 5-6 years. This purchase includes a 5-year service agreement for the servers. Cost \$1,152,046 that will be paid for out of Measure O.
    - ii. 112-B: Approval contract with STS Education for the Refurbishment of Used Dell Chromebooks. Chrome book model 3139 agreement has ended. They will be collected at the end of the year and to be used as back up. 17,000 Chromebooks will need to be sanitized and cleared so a 3<sup>rd</sup> party will be able to provide maintenance. Surplus devices will be used for other School District services. Not to exceed purchase order \$340,000.
    - iii. 113-B Contract with NIC partners for the installation and configuration of Data Center Switches. Two different switches are being purchased to support the server clusters at the District Office and one backup location. The service agreement matches the servers for 5 years, but the lifespan of the switches is longer than the servers. Cost of the contract is \$281,744.



- c. 1519 – PJHM Architects for the needs assessment and master planning for instructional programs is being paid by Measure Y and developer fees to evaluate Wilson Middle School.
- V. Board of Education COC Liaison Report – Kim Kenne representing
  - a. Safeworks contract will be presented at the June board meeting.
  - b. Staff is bringing a request of \$20M for construction. The board increased the amount to \$40M which will increase the taxpayer contribution on the property tax bill distributed in the fall.
  - c. Altadena school site solar panels are being removed and will be installed by the street and fence. The portables will be moved to where the solar panels are now. An architect and Engineer have been hired to assess the cost for the movement of the portables. During the preliminary review it was determined that a fire hydrant would be needed.
  - d. Amigo de los Rios non-profit has been working with Jackson and Willard to provide a grant for drainage and outdoor classrooms to promote learning about nature. The grant is for \$800,000. \$675,000 will be used for Jackson. The other school is in preliminary stages with the remaining funds.
  - e. Diversity, Equity and Inclusion discussion is being a lens, not a program. Summer programs are starting early June and there is a brochure online. The governor's new budget includes funding for concentration funds for summer school and intervention programs. Also looking to make transitional kindergarten an additional grade. Currently kindergarten is not a requirement in California.
  - f. Measure TT active litigation question follow up from prior meeting: Sierra Madre and McKinley no litigations. G2K is pursuing litigation for Washington. The allegation is that the district poorly managed the project. The District's point of view is that G2K poorly managed construction. \$37,500 is the current retention for G2K contract. G2K has a new attorney and the district has requested the amount G2K is seeking.
- VI. Facilities Reports
  - a. COC Application process – on website and advertised in the newspaper. Dr. Barnes is waiting to hear from one current member. One new application has been received. The committee members' applications will be presented on June 17<sup>th</sup> prior to the next COC meeting.
  - b. District Master Plan will be reviewed at the next meeting
  - c. Consolidated Budget Status by Funds – no questions or concerns raised during the meeting
  - d. Construction Status Report
    - i. Project is moving along as scheduled.
  - e. Pictures of Facilities Dept Active MTT Projects – provided in meeting materials and reviewed independently.
- VII. DSA Closure Status
  - a. Next update will be provided in June meeting
- VIII. Next Meeting date: June 23<sup>rd</sup> 6:30 PM
- IX. Adjournment 7:25 pm

**BOARD OF EDUCATION  
PASADENA UNIFIED SCHOOL DISTRICT  
PASADENA, CALIFORNIA**

**Topic:** APPROVAL OF PROJECT MANAGER CONSULTANT AGREEMENT WITH SARKIS MAISSIAN, DBA UNIVERSAL CONSTRUCTION

**RECOMMENDATION:** The Governing Board of the Pasadena Unified School District approves to renew the Project Manager Consultant Agreement with Sarkis Maissian dba Universal Construction, Inc.

**Anticipated Effect on Student Outcomes:** Provides improvements to school facilities in support of 21<sup>st</sup> Century learning environments.

**I. BACKGROUND:**

Sarkis Maissian has been providing project management services for the Pasadena Unified School District since 2018 per board approved BR1311-F.

**II. STAFF ANALYSIS:**

District staff recommends approval on the Project Manager Consulting Services agreement with Sarkis Maissian. Mr. Maissian will assist the district with the following projects: Chiller replacement and floor restoration in room T102 at Pasadena High School, Gymnasium floor at Marshall School site gym floor, restore the elevator in the A building at Blair High School, relocating and disposing of portables districtwide, and as needed projects as assigned by the Chief Finance and Operations. The term of the agreement shall commence on July 1, 2021 and shall terminate on September 30, 2021.

**Attachment:** Project Manager Consultant Service's agreement with Sam Maissian, dba Universal Construction Inc.

**III. FISCAL IMPACT:**

Funds in an amount not to exceed \$48,008.00 are available in the District Service Center Facilities Administration account for Fiscal Year 21-22.

**Pasadena Unified School District**

**Board of Education Agenda:**

June 24, 2021

**Submitted by:** Leslie Barnes  
Leslie Barnes, Ed.D., Chief Finance and Operations Officer

**Funding title / code:**

**Title:** District Service Center Facilities Administration

**Code:** 21.1-95000.0-00000-85000-6265-0000710

Approved:

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Brian O. McDonald, Ed.D.  
Superintendent

Originator: Leonard Hernandez, Jr. Director of Facilities, Maintenance, Operations & Transportation

**PROJECT MANAGER  
CONSULTANT SERVICES AGREEMENT**

This AGREEMENT is made and entered into this 1<sup>st</sup> day of July in the year 2021 between PASADENA UNIFIED SCHOOL DISTRICT, ("DISTRICT"), and **Sam Maissian, dba Universal Construction Inc.**, an individual, ("CONSULTANT"). The DISTRICT and the CONSULTANT are sometimes referred to herein as a "PARTY" and collectively as the "PARTIES."

**WHEREAS**, the DISTRICT requires specialized services as an PROJECT MANAGER for Facilities Master Plan projects for ("PROJECT"); and

**WHEREAS**, the certain specialized services and advice needed for the PROJECT ("SERVICES") are not available to the DISTRICT without cost either internally or from other public agencies; and

**WHEREAS**, CONSULTANT is specially experienced and competent to provide the SERVICES to the DISTRICT; and

**WHEREAS**, the SERVICES are not available within the DISTRICT and cannot be performed satisfactorily by DISTRICT employees, or are of such highly specialized or technical nature that the necessary knowledge, training, experience and ability are not available through the DISTRICT at this time; and

**WHEREAS**, CONSULTANT has indicated its willingness and commitment to provide the SERVICES to the DISTRICT on the terms hereafter set forth in this AGREEMENT.

**NOW, THEREFORE**, the PARTIES hereto agree as follows:

**ARTICLE I  
SCOPE OF SERVICES TO BE PROVIDED BY CONSULTANT**

1. SERVICES TO BE PROVIDED BY CONSULTANT. CONSULTANT shall provide to the DISTRICT on the terms herein set forth all of the SERVICES as further articulated in **ATTACHMENT "A"** to this AGREEMENT ("CONSULTANT's Work Plan"). The PARTIES agree that the terms of this AGREEMENT shall be controlling in the event any of the terms hereof shall be in conflict with any of the terms of the CONSULTANT's Work Plan.

2. PERIOD OF PERFORMANCE. This AGREEMENT shall commence on July 1<sup>st</sup>, 2021 and shall terminate on September 30<sup>th</sup>, 2021 unless extended based on a satisfactory evaluation of the first three months of service ("Period of Performance"). CONSULTANT shall complete all SERVICES for the PROJECT within the Period of Performance.

3. COMPENSATION TO CONSULTANT. DISTRICT agrees to pay CONSULTANT for the SERVICES in accordance with the rates set forth at the rate of \$84.00 per hour for a total not to exceed \$48,008.00 (Forty-Eight thousand Eight dollars). No

reimbursement will be made for any expenses above the total compensation amount. For the term commencing July 1<sup>st</sup>, 2021 through September 30<sup>th</sup>, 2021. Invoices shall be submitted on a bi-monthly basis and submitted in a form acceptable to the DISTRICT. Invoices shall include a breakdown of activities by date, time spent for each task, identification of the individual performing the service, and a description of the service provided during that time period.

## **ARTICLE II**

### **CONSULTANT'S SERVICES AND RESPONSIBILITIES**

1. CONSULTANT's CERTIFICATIONS, REPRESENTATIONS AND WARRANTIES. CONSULTANT makes the following certifications, representations, and warranties for the benefit of the DISTRICT and CONSULTANT acknowledges and agrees that the DISTRICT, in deciding to engage CONSULTANT pursuant to this AGREEMENT, is relying upon the truth and validity of the following certifications, representations and warranties and their effectiveness throughout the term of this AGREEMENT and the course of CONSULTANT's engagement hereunder:

a. CONSULTANT is qualified in all respects to provide to the DISTRICT all of the services contemplated by this AGREEMENT and, to the extent required by any applicable laws, CONSULTANT has all such licenses and/or governmental approvals as would be required to carry out and perform for the benefit of the DISTRICT, such services as are called for hereunder.

b. CONSULTANT, in providing the services and in otherwise carrying out its obligations to the DISTRICT under this AGREEMENT, shall, at all times, comply with all applicable federal, state, and local laws, rules, regulations, and ordinances, including worker's compensation and equal protection and non-discrimination laws.

c. CONSULTANT, in providing the services and in otherwise carrying out its obligations to the DISTRICT under this AGREEMENT, shall not use for the personal benefit of CONSULTANT, or disclose or communicate in any manner any information that is proprietary to the DISTRICT or protected from disclosure by law, including but not limited to student records.

## **ARTICLE III**

### **TERMINATION**

1. This AGREEMENT may be terminated by either PARTY upon fourteen (14) days written notice to the other PARTY in the event of a substantial failure of performance by such other PARTY, including insolvency of CONSULTANT; or if the DISTRICT should decide to abandon or indefinitely postpone the PROJECT.

2. In the event of a termination based upon abandonment or postponement by DISTRICT, the DISTRICT shall pay to the CONSULTANT for all services performed and all expenses incurred under this AGREEMENT supported by documentary evidence, including payroll records, and expense reports up until the date of the abandonment or postponement plus any sums due the CONSULTANT for DISTRICT approved extra services. In ascertaining the

services actually rendered hereunder up to the date of termination of this AGREEMENT, consideration shall be given to both completed work and work in process of completion and to complete and incomplete drawings and other documents whether delivered to the DISTRICT or in the possession of the CONSULTANT.

3. This AGREEMENT may be terminated without cause by DISTRICT upon fourteen (14) days written notice to CONSULTANT. In the event of a termination without cause, the DISTRICT shall pay CONSULTANT for all services performed and all expenses incurred under this AGREEMENT supported by documentary evidence, including payroll records, and expense reports up until the date of notice of termination plus any sums due the CONSULTANT for Board approved extra services.

4. In the event of a dispute between the PARTIES as to performance of the SERVICES or the interpretation of this AGREEMENT, or payment or nonpayment for work performed or not performed pursuant to this AGREEMENT, the PARTIES shall attempt to resolve the dispute. Pending resolution of this dispute, CONSULTANT agrees to continue the SERVICES diligently to completion. If the dispute is not resolved, CONSULTANT agrees it will neither rescind the AGREEMENT nor stop the progress of the work, but CONSULTANT's sole remedy shall be to submit such controversy to determination by a court having competent jurisdiction of the dispute, after the PROJECT has been completed, and not before.

#### **ARTICLE IV** **CONSULTANT'S DRAWINGS, SPECIFICATIONS, AND REPORTS**

1. The drawings, specifications, reports, copyrightable works, ideas, discoveries, inventions, patents, products, or other information or documents (collectively, the Work Product") prepared by or developed in whole or in part by the CONSULTANT or CONSULTANT's consultants pursuant to this AGREEMENT shall be and remain the property of the DISTRICT pursuant to Education Code Section 17316.

#### **ARTICLE V** **ACCOUNTING RECORDS OF THE CONSULTANT**

1. Records of the CONSULTANT's direct personnel and expense pertaining to any extra services pursuant to this AGREEMENT and records of accounts between the DISTRICT and CONSULTANT shall be kept on a generally recognized accounting basis and shall be available to the DISTRICT or DISTRICT's authorized representative at mutually convenient times.

#### **ARTICLE VI** **ADDITIONAL CONSULTANT SERVICES**

1. CONSULTANT shall notify the DISTRICT in writing of the need for additional services required due to circumstances beyond the CONSULTANT's control. CONSULTANT shall obtain written authorization from the DISTRICT before rendering such services. The DISTRICT may require CONSULTANT to perform additional services which are, in the

DISTRICT's discretion, necessary. Compensation for such services shall be negotiated and approved in writing by the DISTRICT. Such services may include:

a. Making material revisions in reports or other documents when such revisions are required by the enactment or revision of laws, rules or regulations subsequent to preparation and completion of such documents.

b. Preparing reports and other documentation and supporting data, and providing other services in connection with modifications to the PROJECT required by causes beyond the control of the CONSULTANT which are not the result of the direct or indirect negligence, errors or omissions on the part of CONSULTANT.

c. Providing any other services not otherwise included in this AGREEMENT or not customarily furnished in accordance with the generally accepted practice in the CONSULTANT's industry.

#### INDEMNITY AND INSURANCE

1. INDEMNITY. To the fullest extent permitted by law, CONSULTANT agrees to indemnify, reimburse for the cost of defense and hold DISTRICT entirely harmless from all liability arising out of:

a. Worker Compensation and Employer Liability: Any and all claims under Workers' Compensation acts and other employee benefit acts with respect to CONSULTANT's employees or CONSULTANT's subcontractor's employees arising out of CONSULTANT's work under this AGREEMENT; and

b. General Liability: Liability for damages for (1) death or bodily injury to person; (2) injury to, loss or theft of property; (3) any failure or alleged failure to comply with any provision of law or (4) any other loss, damage or expense arising under either (1), (2), or (3) above, sustained by the CONSULTANT or the DISTRICT, or any person, firm or corporation employed by the CONSULTANT, either directly or by independent contract, upon or in connection with the PROJECT, except for liability resulting from the negligence, or willful misconduct of the DISTRICT, its officers, employees, agents or independent consultants who are directly employed by the DISTRICT, and

c. Not Used

d. Not Used

2. INSURANCE. CONSULTANT shall purchase and maintain policies of insurance with an insurer or insurers, qualified to do business in the State of California and acceptable to DISTRICT which will protect CONSULTANT and DISTRICT from claims which may arise out of or result from CONSULTANT's actions or inactions relating to the AGREEMENT, whether such actions or inactions be by themselves or by any subcontractor or

by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable. The aforementioned insurance shall include coverage for:

a. The CONSULTANT shall carry Workers' Compensation and Employers Liability Insurance in accordance with the laws of the State of California.

b. Comprehensive general insurance with limits of not less than Two Million Dollars (\$2,000,000) and auto liability insurance with limits of not less than One Million Dollars (\$1,000,000) combined single limit respectively, bodily injury and property damage liability per occurrence, including:

- (1) Owned, non-owned and hired vehicles at cash value;
- (2) Blanket contractual;
- (3) Broad form property damage;
- (4) Products/completed operations; and
- (5) Personal and Advertising Injury.

c. NOT USED

d. NOT USED

e. Each policy of insurance required in (b) above shall by separate endorsement name DISTRICT and its officers, agents and employees as additional insureds; shall state that, with respect to the operations of CONSULTANT hereunder, such policy is primary and any insurance carried by DISTRICT is excess and non-contributory with such primary insurance; shall state that not less than thirty (30) days' written notice shall be given to DISTRICT prior to cancellation; and, shall waive all rights of subrogation. CONSULTANT shall notify DISTRICT in the event of failure to renew, each policy. Prior to commencing work, CONSULTANT shall deliver to DISTRICT certificates of insurance as evidence of compliance with the requirements herein. In the event CONSULTANT fails to secure or maintain any policy of insurance required hereby, DISTRICT may, at its sole discretion, secure such policy of insurance in the name of and for the account of CONSULTANT, and in such event CONSULTANT shall reimburse DISTRICT upon demand for the cost thereof.

## **ARTICLE VII**

### **MISCELLANEOUS**

1. LEGAL STATUS. CONSULTANT, in the performance of this AGREEMENT, shall be and act as an independent contractor. CONSULTANT understands and agrees that CONSULTANT and all of CONSULTANT's employees shall not be considered officers, employees or agents of the DISTRICT, and are not entitled to benefits of any kind or nature normally provided employees of the DISTRICT and/or to which DISTRICT's employees are normally entitled, including, but not limited to, State Unemployment Compensation or Worker's Compensation. CONSULTANT assumes the full responsibility for the acts and/or omissions of CONSULTANT's employees or agents as they relate to the services to be provided under this AGREEMENT. CONSULTANT shall assume full responsibility for payment of all federal,



state and local taxes or contributions, including unemployment insurance, social security and income taxes for the respective CONSULTANT's employees.

2. NOTICE. All notices required to be delivered under this AGREEMENT to the other PARTY must be in writing and shall be effective (i) when personally delivered by the other PARTY or messenger or courier thereof; (ii) three (3) business days after deposit in the United States mail, registered or certified; (iii) twenty-four (24) hours after deposit before the daily deadline time with a reputable overnight courier or service; or (iv) upon receipt of a telecopy or fax transmission, provided a hard copy of such transmission shall be thereafter delivered in one of the methods described in the foregoing (i) through (iii); in each case postage fully prepaid and addressed to the respective PARTY as set forth below or to such other persons as the PARTIES may hereafter designate by written notice to the other PARTY hereto:

TO THE DISTRICT:

PASADENA UNIFIED SCHOOL DISTRICT  
740 W. Woodbury Road  
Pasadena, CA 91103  
Phone: (626) 396-5850 x 89185  
Attention: Leslie Barnes, Ed.D.  
Chief Finance and Operations Officer  
Sarkis "Sam" Maissian, Project Manager  
11941 Dunncliffe Ct,  
Porter Ranch, CA. 91326  
Phone: (818) 652-6665

TO CONSULTANT:

3. FINGERPRINTING REQUIREMENTS. Education Code Section 45125.1 states that if employees of any consultant providing services at a school site might have any contact with any underage pupils (younger than 18 years of age); those employees shall be fingerprinted by the Department of Justice (DOJ) before entering to determine that they have not been convicted of a serious or violent felony. If the DISTRICT determines that more than limited contact with students will occur during the performance of these SERVICES by CONSULTANT, CONSULTANT will not perform SERVICES until all employees providing SERVICES have been fingerprinted by the DOJ and DOJ fingerprinting clearance certification has been provided to DISTRICT.

4. CONFLICTS OF INTEREST. No director, officer, official, representative, agent or employee of the CONSULTANT shall have any financial interest, direct or indirect, in this Agreement.

5. PROVISIONS REQUIRED BY LAW DEEMED INSERTED. Each and every provision of law and clause required by law to be inserted in this Agreement shall be deemed to be inserted herein and the Agreement shall be read and enforced as though it were included herein, and if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon application of either PARTY the Agreement shall forthwith be physically amended to make such insertion or correction.

6. Nothing contained in this AGREEMENT shall create a contractual relationship with or a cause of action in favor of any third party against either the DISTRICT or CONSULTANT.

7. The DISTRICT and CONSULTANT, respectively, bind themselves, their partners, officers, successors, assigns and legal representatives to the other PARTY to this AGREEMENT with respect to the terms of this AGREEMENT. CONSULTANT shall not assign this AGREEMENT.

8. This AGREEMENT shall be governed by the laws of the State of California.

9. This AGREEMENT represents the entire AGREEMENT between the DISTRICT and CONSULTANT and supersedes all prior negotiations, representations or agreements, either written or oral. This AGREEMENT may be amended or modified only by an agreement in writing signed by both the DISTRICT and the CONSULTANT.

10. Time is of the essence with respect to all provisions of this AGREEMENT.

11. All exhibits referenced herein and attached hereto shall be deemed incorporated into and made a part of this AGREEMENT by each reference as though fully set forth in each instance in the text hereof.

12. In interpreting this AGREEMENT, it shall be deemed to have been prepared by the PARTIES jointly, and no ambiguity shall be resolved against the DISTRICT on the premise that it or its attorneys were responsible for drafting this AGREEMENT or any provision hereof. The captions or headings set forth in this AGREEMENT are for convenience only and in no way define, limit, or describe the scope or intent of any Sections or other provisions of this AGREEMENT. Any reference in this AGREEMENT to a Section, unless specified otherwise, shall be a reference to a Section of this AGREEMENT.

13. Each PARTY warrants that the individuals who have signed this AGREEMENT have the legal power, right, and authority to make this AGREEMENT and bind each respective PARTY.

14. If any portion of this AGREEMENT shall be held to be invalid or unenforceable for any reason, the remaining provisions shall remain valid and enforceable. If the court finds that any provision in this AGREEMENT is invalid or unenforceable, but that by limiting such provisions would become valid and enforceable, then such provision(s) should be deemed to be written, construed and enforced as so limited.

The PARTIES, through their authorized representatives, have executed this AGREEMENT as of the day and year first written above.

CONSULTANT:

By: \_\_\_\_\_  
Sarkis "Sam" Maissian

DISTRICT:

Pasadena Unified School District  
By: \_\_\_\_\_  
Leslie Barnes, Ed.D., Chief Finance and  
Operations Officer

## **Attachment A**

The PROJECT MANAGER will be expected to support construction activities in a public works environment including project oversight as liaison for the District to District Staff, architects, construction service providers, construction firms, representatives of the Division of State Architect, California Department of Education, Office of Public School Construction, representatives of the three communities served by the District, the County of Los Angeles, other regional agencies, the Board of Education, and members of the public. The successful candidate will be expected to manage all parts of the construction process including the preparation of construction documents, specifically front end documents, specifications, bid packages, bid advertisements, develop project estimates, budgets and timelines, provide assistance with project design development, track costs, participate in value engineering reviews and constructability reviews, conduct bid walks and bid openings, perform project management, complete project punch lists and supervise process leading to project completion and be responsible for project closeout. This individual will also assist in the application for funds from all sources and will support the information process required by those agencies involved in public works funding and/or regulation. The Project Manager is aware of the District's Resolution 2021 Local Hire and Small Business Policy, its goals, and shall support the District in achieving these goals by informing all contractors and potential contractors of Resolution 2021.

The scope of services set forth in this section represents an outline of the services which the District anticipates the successful individual to perform. The precise scope of services will be directed by the Chief Finance Officer on an ongoing basis. The individual may suggest changes to the scope of services in order to achieve the District's objectives.

**BOARD OF EDUCATION  
PASADENA UNIFIED SCHOOL DISTRICT  
PASADENA, CALIFORNIA**

**Topic:** APPROVAL OF PROJECT MANAGER CONSULTANT AGREEMENT WITH NED KHACHIKIAN, DBA NED K. CONSTRUCTION SERVICES

**RECOMMENDATION:** The Governing Board of the Pasadena Unified School District approves to renew the Project Manager Consultant Agreement with Ned Khachikian dba Ned K. Construction Services, Inc.

**Anticipated Effect on Student Outcomes:** Provides improvements to school facilities in support of 21<sup>st</sup> Century learning environments.

**I. BACKGROUND:**

Ned Khachikian dba Ned K. Construction Services, Inc. has been providing project management services for the Pasadena Unified School District since 2018 per board approved BR 1310-F as project management services DSA Project Inspector Class I.

**II. STAFF ANALYSIS:**

District staff recommends approval on the Project Manager consulting services agreement as a DSA Project Inspector – Class 1 in an amount not to exceed \$48,008.00 at an hourly rate of \$84.00 per hour. The term of the agreement shall commence on July 1, 2021 and shall terminate on September 30, 2021. See list of open projects that require certification.

**Attachment:** Project Manager Consultant Services agreement Ned Khachikian dba Ned K. Construction Services, Inc.

**III. FISCAL IMPACT:**

Funds in an amount not to exceed \$48,008.00 are available in the District Service Center Facilities Administration account for Fiscal Year 21-22.

**Pasadena Unified School District**

**Board of Education Agenda:**

June 24, 2021

**Submitted by:**

Leslie Barnes  
Leslie Barnes, Ed.D., Chief Finance and Operations Officer

**Funding title / code:**

**Title:** District Service Center Facilities Administration

**Code:** 21.1-95000.0-00000-85000-6265-0000710

Approved:

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Brian O. McDonald, Ed.D.  
Superintendent

Originator: Leonard Hernandez, Jr. Director of Facilities, Maintenance, Operations & Transportation

June 24, 2021

**PROJECT MANAGER  
CONSULTANT SERVICES AGREEMENT**

This AGREEMENT is made and entered into this 1<sup>st</sup> day of July in the year 2021 between PASADENA UNIFIED SCHOOL DISTRICT, ("DISTRICT"), and **Ned Khachikian dba Ned K. Construction Services, Inc.**, a corporation, ("CONSULTANT"). The DISTRICT and the CONSULTANT are sometimes referred to herein as a "PARTY" and collectively as the "PARTIES."

**WHEREAS**, the DISTRICT requires specialized services as an PROJECT MANAGER INSPECTOR AND MANAGER for Facilities Master Plan projects for ("PROJECT"); and

**WHEREAS**, the certain specialized services and advice needed for the PROJECT ("SERVICES") are not available to the DISTRICT without cost either internally or from other public agencies; and

**WHEREAS**, CONSULTANT is specially experienced and competent to provide the SERVICES to the DISTRICT; and

**WHEREAS**, the SERVICES are not available within the DISTRICT and cannot be performed satisfactorily by DISTRICT employees, or are of such highly specialized or technical nature that the necessary knowledge, training, experience and ability are not available through the DISTRICT at this time; and

**WHEREAS**, CONSULTANT has indicated its willingness and commitment to provide the SERVICES to the DISTRICT on the terms hereafter set forth in this AGREEMENT.

**NOW, THEREFORE**, the PARTIES hereto agree as follows:

**ARTICLE I  
SCOPE OF SERVICES TO BE PROVIDED BY CONSULTANT**

1. SERVICES TO BE PROVIDED BY CONSULTANT. CONSULTANT shall provide to the DISTRICT on the terms herein set forth all of the SERVICES as further articulated in **ATTACHMENT "A"** to this AGREEMENT ("CONSULTANT's Work Plan"). The PARTIES agree that the terms of this AGREEMENT shall be controlling in the event any of the terms hereof shall be in conflict with any of the terms of the CONSULTANT's Work Plan.

2. PERIOD OF PERFORMANCE. This AGREEMENT shall commence on July 1<sup>st</sup>, 2021 and shall terminate on September 30, 2021, unless extended based on a satisfactory evaluation of the first three months of service ("Period of Performance"). CONSULTANT shall complete all SERVICES for the PROJECT within the Period of Performance.

3. COMPENSATION TO CONSULTANT. DISTRICT agrees to pay CONSULTANT for the SERVICES in accordance with the rates set forth at the rate of \$84.00 per hour for a total not to exceed \$48,008.00 (Forty-Eight thousand Eight dollars). No

reimbursement will be made for any expenses above this total compensation amount. For the term commencing July 1<sup>st</sup>, 2021 through September 30<sup>th</sup>, 2021. Invoices shall be submitted on a bi-monthly basis and submitted in a form acceptable to the DISTRICT. Invoices shall include a breakdown of activities by date, time spent for each task, identification of the individual performing the service, and a description of the service provided during that time period.

## **ARTICLE II**

### **CONSULTANT'S SERVICES AND RESPONSIBILITIES**

1. CONSULTANT's CERTIFICATIONS, REPRESENTATIONS AND WARRANTIES. CONSULTANT makes the following certifications, representations, and warranties for the benefit of the DISTRICT and CONSULTANT acknowledges and agrees that the DISTRICT, in deciding to engage CONSULTANT pursuant to this AGREEMENT, is relying upon the truth and validity of the following certifications, representations and warranties and their effectiveness throughout the term of this AGREEMENT and the course of CONSULTANT's engagement hereunder:

a. CONSULTANT is qualified in all respects to provide to the DISTRICT all of the services contemplated by this AGREEMENT and, to the extent required by any applicable laws, CONSULTANT has all such licenses and/or governmental approvals as would be required to carry out and perform for the benefit of the DISTRICT, such services as are called for hereunder.

b. CONSULTANT, in providing the services and in otherwise carrying out its obligations to the DISTRICT under this AGREEMENT, shall, at all times, comply with all applicable federal, state, and local laws, rules, regulations, and ordinances, including worker's compensation and equal protection and non-discrimination laws.

c. CONSULTANT, in providing the services and in otherwise carrying out its obligations to the DISTRICT under this AGREEMENT, shall not use for the personal benefit of CONSULTANT, or disclose or communicate in any manner any information that is proprietary to the DISTRICT or protected from disclosure by law, including but not limited to student records.

## **ARTICLE III**

### **TERMINATION**

1. This AGREEMENT may be terminated by either PARTY upon fourteen (14) days written notice to the other PARTY in the event of a substantial failure of performance by such other PARTY, including insolvency of CONSULTANT; or if the DISTRICT should decide to abandon or indefinitely postpone the PROJECT.

2. In the event of a termination based upon abandonment or postponement by DISTRICT, the DISTRICT shall pay to the CONSULTANT for all services performed and all expenses incurred under this AGREEMENT supported by documentary evidence, including payroll records, and expense reports up until the date of the abandonment or postponement plus any sums due the CONSULTANT for DISTRICT approved extra services. In ascertaining the



services actually rendered hereunder up to the date of termination of this AGREEMENT, consideration shall be given to both completed work and work in process of completion and to complete and incomplete drawings and other documents whether delivered to the DISTRICT or in the possession of the CONSULTANT.

3. This AGREEMENT may be terminated without cause by DISTRICT upon fourteen (14) days written notice to CONSULTANT. In the event of a termination without cause, the DISTRICT shall pay CONSULTANT for all services performed and all expenses incurred under this AGREEMENT supported by documentary evidence, including payroll records, and expense reports up until the date of notice of termination plus any sums due the CONSULTANT for Board approved extra services.

4. In the event of a dispute between the PARTIES as to performance of the SERVICES or the interpretation of this AGREEMENT, or payment or nonpayment for work performed or not performed pursuant to this AGREEMENT, the PARTIES shall attempt to resolve the dispute. Pending resolution of this dispute, CONSULTANT agrees to continue the SERVICES diligently to completion. If the dispute is not resolved, CONSULTANT agrees it will neither rescind the AGREEMENT nor stop the progress of the work, but CONSULTANT's sole remedy shall be to submit such controversy to determination by a court having competent jurisdiction of the dispute, after the PROJECT has been completed, and not before.

#### **ARTICLE IV** **CONSULTANT'S DRAWINGS, SPECIFICATIONS, AND REPORTS**

1. The drawings, specifications, reports, copyrightable works, ideas, discoveries, inventions, patents, products, or other information or documents (collectively, the Work Product") prepared by or developed in whole or in part by the CONSULTANT or CONSULTANT's consultants pursuant to this AGREEMENT shall be and remain the property of the DISTRICT pursuant to Education Code Section 17316.

#### **ARTICLE V** **ACCOUNTING RECORDS OF THE CONSULTANT**

1. Records of the CONSULTANT's direct personnel and expense pertaining to any extra services pursuant to this AGREEMENT and records of accounts between the DISTRICT and CONSULTANT shall be kept on a generally recognized accounting basis and shall be available to the DISTRICT or DISTRICT's authorized representative at mutually convenient times.

#### **ARTICLE VI** **ADDITIONAL CONSULTANT SERVICES**

1. CONSULTANT shall notify the DISTRICT in writing of the need for additional services required due to circumstances beyond the CONSULTANT's control. CONSULTANT shall obtain written authorization from the DISTRICT before rendering such services. The DISTRICT may require CONSULTANT to perform additional services which are, in the

DISTRICT's discretion, necessary. Compensation for such services shall be negotiated and approved in writing by the DISTRICT. Such services may include:

a. Making material revisions in reports or other documents when such revisions are required by the enactment or revision of laws, rules or regulations subsequent to preparation and completion of such documents.

b. Preparing reports and other documentation and supporting data, and providing other services in connection with modifications to the PROJECT required by causes beyond the control of the CONSULTANT which are not the result of the direct or indirect negligence, errors or omissions on the part of CONSULTANT.

c. Providing any other services not otherwise included in this AGREEMENT or not customarily furnished in accordance with the generally accepted practice in the CONSULTANT's industry.

#### INDEMNITY AND INSURANCE

1. INDEMNITY. To the fullest extent permitted by law, CONSULTANT agrees to indemnify, reimburse for the cost of defense and hold DISTRICT entirely harmless from all liability arising out of:

a. Worker Compensation and Employer Liability: Any and all claims under Workers' Compensation acts and other employee benefit acts with respect to CONSULTANT's employees or CONSULTANT's subcontractor's employees arising out of CONSULTANT's work under this AGREEMENT; and

b. General Liability: Liability for damages for (1) death or bodily injury to person; (2) injury to, loss or theft of property; (3) any failure or alleged failure to comply with any provision of law or (4) any other loss, damage or expense arising under either (1), (2), or (3) above, sustained by the CONSULTANT or the DISTRICT, or any person, firm or corporation employed by the CONSULTANT, either directly or by independent contract, upon or in connection with the PROJECT, except for liability resulting from the negligence, or willful misconduct of the DISTRICT, its officers, employees, agents or independent consultants who are directly employed by the DISTRICT, and

c. Not Used

d. Not Used

2. INSURANCE. CONSULTANT shall purchase and maintain policies of insurance with an insurer or insurers, qualified to do business in the State of California and acceptable to DISTRICT which will protect CONSULTANT and DISTRICT from claims which may arise out of or result from CONSULTANT's actions or inactions relating to the AGREEMENT, whether such actions or inactions be by themselves or by any subcontractor or

by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable. The aforementioned insurance shall include coverage for:

a. The CONSULTANT shall carry Workers' Compensation and Employers Liability Insurance in accordance with the laws of the State of California.

b. Comprehensive general insurance with limits of not less than Two Million Dollars (\$2,000,000) and auto liability insurance with limits of not less than One Million Dollars (\$1,000,000) combined single limit respectively, bodily injury and property damage liability per occurrence, including:

- (1) Owned, non-owned and hired vehicles at cash value;
- (2) Blanket contractual;
- (3) Broad form property damage;
- (4) Products/completed operations; and
- (5) Personal and Advertising Injury.

c. NOT USED

d. NOT USED

e. Each policy of insurance required in (b) above shall by separate endorsement name DISTRICT and its officers, agents and employees as additional insured; shall state that, with respect to the operations of CONSULTANT hereunder, such policy is primary and any insurance carried by DISTRICT is excess and non-contributory with such primary insurance; shall state that not less than thirty (30) days' written notice shall be given to DISTRICT prior to cancellation; and, shall waive all rights of subrogation. CONSULTANT shall notify DISTRICT in the event of failure to renew, each policy. Prior to commencing work, CONSULTANT shall deliver to DISTRICT certificates of insurance as evidence of compliance with the requirements herein. In the event CONSULTANT fails to secure or maintain any policy of insurance required hereby, DISTRICT may, at its sole discretion, secure such policy of insurance in the name of and for the account of CONSULTANT, and in such event CONSULTANT shall reimburse DISTRICT upon demand for the cost thereof.

## **ARTICLE VII**

### **MISCELLANEOUS**

1. LEGAL STATUS. CONSULTANT, in the performance of this AGREEMENT, shall be and act as an independent contractor. CONSULTANT understands and agrees that CONSULTANT and all of CONSULTANT's employees shall not be considered officers, employees or agents of the DISTRICT, and are not entitled to benefits of any kind or nature normally provided employees of the DISTRICT and/or to which DISTRICT's employees are normally entitled, including, but not limited to, State Unemployment Compensation or Worker's Compensation. CONSULTANT assumes the full responsibility for the acts and/or omissions of CONSULTANT's employees or agents as they relate to the services to be provided under this AGREEMENT. CONSULTANT shall assume full responsibility for payment of all federal,

state and local taxes or contributions, including unemployment insurance, social security and income taxes for the respective CONSULTANT's employees.

2. NOTICE. All notices required to be delivered under this AGREEMENT to the other PARTY must be in writing and shall be effective (i) when personally delivered by the other PARTY or messenger or courier thereof; (ii) three (3) business days after deposit in the United States mail, registered or certified; (iii) twenty-four (24) hours after deposit before the daily deadline time with a reputable overnight courier or service; or (iv) upon receipt of a telecopy or fax transmission, provided a hard copy of such transmission shall be thereafter delivered in one of the methods described in the foregoing (i) through (iii); in each case postage fully prepaid and addressed to the respective PARTY as set forth below or to such other persons as the PARTIES may hereafter designate by written notice to the other PARTY hereto:

TO THE DISTRICT:

PASADENA UNIFIED SCHOOL DISTRICT  
740 W. Woodbury Road  
Pasadena, CA 91103  
Phone: (626) 396-5850 x 89199  
Attention: Leslie Barnes, Ed.D.  
Chief Finance and Operations Officer  
Ned K. Construction Service Inc.  
2827 Orange Avenue  
La Crescenta, CA 91214  
Phone: (818) 268-9116

TO CONSULTANT:

3. FINGERPRINTING REQUIREMENTS. Education Code Section 45125.1 states that if employees of any consultant providing services at a school site might have any contact with any under ageunderage pupils (younger than 18 years of age); those employees shall be fingerprinted by the Department of Justice (DOJ) before entering to determine that they have not been convicted of a serious or violent felony. If the DISTRICT determines that more than limited contact with students will occur during the performance of these SERVICES by CONSULTANT, CONSULTANT will not perform SERVICES until all employees providing SERVICES have been fingerprinted by the DOJ and DOJ fingerprinting clearance certification has been provided to DISTRICT.

4. CONFLICTS OF INTEREST. No director, officer, official, representative, agent or employee of the CONSULTANT shall have any financial interest, direct or indirect, in this Agreement.

5. PROVISIONS REQUIRED BY LAW DEEMED INSERTED. Each and every provision of law and clause required by law to be inserted in this Agreement shall be deemed to be inserted herein and the Agreement shall be read and enforced as though it were included herein, and if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon application of either PARTY the Agreement shall forthwith be physically amended to make such insertion or correction.

6. Nothing contained in this AGREEMENT shall create a contractual relationship with or a cause of action in favor of any third party against either the DISTRICT or CONSULTANT.

7. The DISTRICT and CONSULTANT, respectively, bind themselves, their partners, officers, successors, assigns and legal representatives to the other PARTY to this AGREEMENT with respect to the terms of this AGREEMENT. CONSULTANT shall not assign this AGREEMENT.

8. This AGREEMENT shall be governed by the laws of the State of California.

9. This AGREEMENT represents the entire AGREEMENT between the DISTRICT and CONSULTANT and supersedes all prior negotiations, representations or agreements, either written or oral. This AGREEMENT may be amended or modified only by an agreement in writing signed by both the DISTRICT and the CONSULTANT.

10. Time is of the essence with respect to all provisions of this AGREEMENT.

11. All exhibits referenced herein and attached hereto shall be deemed incorporated into and made a part of this AGREEMENT by each reference as though fully set forth in each instance in the text hereof.

12. In interpreting this AGREEMENT, it shall be deemed to have been prepared by the PARTIES jointly, and no ambiguity shall be resolved against the DISTRICT on the premise that it or its attorneys were responsible for drafting this AGREEMENT or any provision hereof. The captions or headings set forth in this AGREEMENT are for convenience only and in no way define, limit, or describe the scope or intent of any Sections or other provisions of this AGREEMENT. Any reference in this AGREEMENT to a Section, unless specified otherwise, shall be a reference to a Section of this AGREEMENT.

13. Each PARTY warrants that the individuals who have signed this AGREEMENT have the legal power, right, and authority to make this AGREEMENT and bind each respective PARTY.

14. If any portion of this AGREEMENT shall be held to be invalid or unenforceable for any reason, the remaining provisions shall remain valid and enforceable. If the court finds that any provision in this AGREEMENT is invalid or unenforceable, but that by limiting such provisions would become valid and enforceable, then such provision(s) should be deemed to be written, construed and enforced as so limited.

The PARTIES, through their authorized representatives, have executed this AGREEMENT as of the day and year first written above.

CONSULTANT:

By: \_\_\_\_\_  
Ned Khachian

DISTRICT: Pasadena Unified School District

By: \_\_\_\_\_  
Leslie Barnes, Ed.D., Chief Finance and  
Operations Officer

## **Attachment A**

The PROJECT INSPECTOR/MANAGER will be trained by the district and expected to support monitor and support construction activities in a public works environment including project oversight as liaison for the District to District Staff, architects, construction service providers, construction firms, representatives of the Division of State Architect, California Department of Education, Office of Public School Construction, representatives of the three communities served by the District, the County of Los Angeles, other regional agencies, the Board of Education, and members of the public. Additional training will be provided by the district so that the successful candidate will be expected to manage all parts of the construction process including the preparation of construction documents, specifically front end documents, specifications, bid packages, bid advertisements, develop project estimates, budgets and timelines, provide assistance with project design development, track costs, participate in value engineering reviews and constructability reviews, conduct bid walks and bid openings, perform project management, complete project punch lists and supervise process leading to project completion and be responsible for project closeout. This individual will also assist in the application for funds from all sources and will support the information process required by those agencies involved in public works funding and/or regulation. The Project Inspector/Manager is aware of the District's Resolution 2021 Local Hire and Small Business Policy, its goals, and shall support the District in achieving these goals by informing all contractors and potential contractors of Resolution 2021. The district will provide the Resolution 2021 and all other pertinent information for review to the consultant to review at the commencement of this contract agreement.

The scope of services set forth in this section represents an outline of the services which the District anticipates the successful individual to perform. The precise scope of services will be directed by the Chief Finance Officer on an ongoing basis. The individual may suggest changes to the scope of services in order to achieve the District's objectives.

Ongoing DSA projects at PUSD

6/14/21

DSA PI Ned Khachikian

|           |  | Project Start Date            |
|-----------|--|-------------------------------|
| 03-120418 | John Muir HS - Solar Project   | DSA 152 - 12/20/2019; ongoing |
| 03-120519 | Jackson STEM Academy - Solar Project   | DSA 152 - 06/05/2019; ongoing |
| 03-120572 | Webster ES - Solar Project   | DSA 152 - 06/05/2019; ongoing |
| 03-120573 | Pasadena HS - Solar Project  | DSA 152 - 07/13/2020; ongoing |
| 03-120585 | Sierra Madre ES - Solar Project  | DSA 152 - 07/01/2020; ongoing |
| 03-120626 | Eliot Arts Magnet Academy - Solar Project  | DSA 152 - 07/01/2020; ongoing |
| 03-120628 | Willard ES - Solar Project   | DSA 152 - 07/01/2020; ongoing |
| 03-120865 | PASADENA HIGH SCHOOL; Alterations to 1-Building U and Equipment Yard (A-19244, A03-103739, A03-115817) Chiller Plant | DSA 152 - 01/28/2021; ongoing |

Estimated completion of above projects, as per contractor's schedule, is sometimes in August or September of 2021.

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Side projects and responsibilities:

DSA Certification project: the list of the closed and certified projects with State/DSA, see attached.

Created and managing the district DSA projects log.

Created and managing the district buildings and relocatable/temporary buildings log.

Managing the district construction documents archive

Plan checker, constructability review, and code compliance service for district projects.

Providing code and access compliance advise to facilities.

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nedk



**BOARD OF EDUCATION  
PASADENA UNIFIED SCHOOL DISTRICT  
PASADENA, CALIFORNIA**

**Topic:** APPROVAL OF CONTRACT WITH SAFEWORK, INC.

**RECOMMENDATION: The Governing Board of the Pasadena Unified School District approves the contract with Safework, Inc.**

**Anticipated Effect on Student Outcomes:** The project provides improvements to school facilities in support of 21st Century learning environments.

**I. BACKGROUND:**

On April 29, 2021 the Governing Board of the Pasadena Unified School District approved to award RFQ/P #02-20/21 to Safework, Inc. to provide Program and Construction Management services for the Measure O Bond program.

**II. STAFF ANALYSIS:**

District staff recommends approval of the contract with Safework, Inc. The contract provides a core team of 5 individuals who will work daily at the District Service Center on behalf of the District. The positions are:

- Program Manager: (Rafael Quezon)
- Procurement, Planning, Design Manager (Kiyana Bella)
- Program Controls Manager (TBD)
- Project Engineer (Kelsey Gormley)
- Construction Manager (Dustin Padua)

The contract also provides for allowances for as needed support services. The consists of two years with the option to renew for three additional years. The 5-year average PM/CM cost is \$2.4 million per year. The blended hourly rate for Safework, Inc. staff is \$172 per hour in comparison with the LA Metropolitan PM/CM blended average per hour rate of \$173.

**Attachment:** Safework, Inc. Contract.

**III. FISCAL IMPACT:**

Funds in the amount not to exceed \$2.4 million per year are available in the Measure O account.

**Pasadena Unified School District  
Board of Education Agenda:**

June 24, 2021

**Submitted by:** \_\_\_\_\_

Leslie Barnes, Ed.D., Chief Finance and Operations Officer

**Funding title / code:**

**Title:** Measure O

**Codes:** 21.3-90500.0-00000-XXXXX-XXXX-0000710

Approved:

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Brian O. McDonald, Ed.D.  
Superintendent

Originated by: Leonard Hernandez, Jr., Director of Facilities, Maintenance, Operations and Transportation



June 24, 2021

**Pasadena Unified School District**  
**Professional Services Agreement for Program and Construction Management**  
**Services - Measure O Bond Program**

**I. PARTIES**

This Agreement for Program and Construction Management Services (the "Agreement") is made this eighteenth day 17th of June, 2021 between the Pasadena Unified School District (hereinafter referred to as "District") and Safework, Inc. hereinafter referred to as "Contractor"). District hereby engages Contractor to render described services under the terms and conditions of this agreement.

**II. PERFORMANCE OF SERVICES**

Contractor agrees to perform the services described on Section "III" of RFQ/P document (RFQ/P#02-20/21) issued 2/18/2021 for PROGRAM AND CONSTRUCTION MANAGEMENT SERVICES CAPITAL IMPROVEMENT PROGRAM as well as that described in Attachment 1 hereto (hereinafter "Services") as an independent contractor. Contractor will determine the means, manner, method, and details of performing the Services. Contractor shall be responsible for performing the scope necessary for the performance of the services. Section **III from the RFQ/RFP** is referenced heretosoely for the purpose of defining the scope of services to be provided by Contractor and is not intended to, and shall not be construed so as to, modify or expand the terms, conditions or provisions contained in this Agreement. In the event of any conflict between the terms in Section D and the Agreement, the terms of this Agreement shall control and prevail. The parties agree that any term contained in Section **III from the RFQ/P** that adds to, varies or conflicts with the terms of this Agreement is null and void.

**III. COMPENSATION**

The District hereby agrees to pay Contractor for the performance of services on a per project basis. In no event shall Contractor's compensation exceed two million four hundred thousand Dollars and no cents (\$2,400,000.00). Contractor shall be responsible for all expenses incurred in association with the performance of the Services unless otherwise permitted. Contractor shall invoice costs monthly for the services provided pursuant to this Agreement from the time the Contractor begins work on the Project. All costs must be supported by an invoice, receipt, or other acceptable documentation.

**IV. TERMS AND CONDITIONS**

The term of this Agreement shall be for two (2) years, commencing 7/1/2021, through 6/30/2023. For the period July 1, 2020 through June 30, 2023, the District hereby agree to pay the Contractor in connection with the above referenced services as authorized at the rates described on Bid Form D. Contractor shall bill the District as services are provided subject to the terms and conditions set forth in Article III above.

This Agreement may be renewed, at the option of the District, for up to three (3) additional years upon mutual agreement.





# **Pasadena Unified School District**

## **Professional Services Agreement for Program and Construction Management Services - Measure O Bond Program**

### **V. DOCUMENTATION; RETENTION OF MATERIALS**

Contractor shall maintain adequate documentation to substantiate all charges.

- a. Contractor shall keep and maintain full and complete documentation and accounting records concerning all extra or special services performed by it that are compensable by other than an hourly or flat rate and shall make such documents and records available to authorized representatives of District for inspection at any reasonable time.
- b. Contractor shall maintain the records or any other records related to the performance of this Agreement and shall allow District access to such records during the performance of this Agreement and for a period of four (4) years after completion of all services hereunder.

### **VI. INDEMNITY**

To the fullest extent permitted by law, Contractor agrees to indemnify, and hold District entirely harmless from all liability arising out of:

- a. Workers Compensation and Employers Liability: Any and all claims under Workers' Compensation acts and other employee benefit acts with respect to Contractor's employees or Contractor's subcontractor's employees arising directly and solely out of Contractor's negligent work or willful misconduct under this Agreement; and
- b. General Liability: Liability for damages for (1) death or bodily injury to person; (2) injury to, loss or theft of property; (3) any failure or alleged failure to comply with any provision of law or (4) any other loss, damage or expense arising under either (1), (2), or (3) above, sustained by the Contractor or the District, or any person, firm or corporation employed by the Contractor or the District directly and solely out of Contractor's negligent work or willful misconduct, with no liability resulting from the negligence, or willful misconduct of the District, its officers, employees, agents or independent Architects who are directly employed by the District;
- c. Professional Liability: Any loss, injury to or death of persons or damage to property caused by any negligent act or willful misconduct of the Contractor, or any person, firm or corporation employed by the Contractor, either directly or by independent contract, including all damages due to loss or theft, sustained by any person, firm or corporation including the District, including injury or damage either on or off District property; but not for any loss, injury, death or damages caused by the sole or active negligence, or willful misconduct of the District.

### **VII. INSURANCE**

Contractor shall procure and maintain from the Start Date until final payment is



## **Pasadena Unified School District**

### **Professional Services Agreement for Program and Construction Management Services - Measure O Bond Program**

made to the Contractor, and shall require all subcontractors to so procure and maintain for all periods during which such subcontractors are performing any portion of the Work, the insurance described below in the coverage amounts described below.

*Lack of insurance coverage does not negate the Contractor's obligations under this contract.*

- a. Minimum insurance coverage amounts:
  1. General Liability Insurance with a combined single limit of no less than \$1,000,000 per occurrence/\$2,000,000 aggregate for bodily injury, personal injury and property damage.  
*\*Pasadena USD, its employees and officers, must be named as an additional insured.*
  2. Automobile Liability Insurance for owned, scheduled, non-owned, or hired automobiles, with a combined single limit of no less than \$1,000,000 per accident.  
*\*Pasadena USD, its employees and officers, must be named as an additional insured.*
  3. Errors & Omissions Insurance, with limits of \$1,000,000 per claim/\$2,000,000 aggregate.
  4. Workers Compensation - Statutory Limits, waiver of subrogation required.
  5. Cyber Liability Insurance, with limits of \$1,000,000 per claim/\$1,000,000 aggregate.  
*\*Pasadena USD, its employees and officers, must be named as an additional insured*
- b. If Contractor, for any reason, fails to maintain insurance coverage which is required pursuant to the Agreement, the same shall be deemed a material breach of contract. The District, at its sole option, may terminate this Agreement and obtain damages from the Contractor resulting from said breach. Alternatively, the District may purchase such coverage (but has no special obligation to do so), and without further notice to the Contractor, District may deduct from sums due to the Contractor any premium costs advanced by the District for such insurance.
- c. Acceptability of Insurers, insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:7 unless otherwise approved by the District.
- d. Verification of Coverage, Contractor shall furnish the District with original certificates and amendatory endorsements effecting coverage required by this section. The certificates and endorsements for each policy are to be signed by a person authorized by the insurer to bind coverage on its behalf. The certificates and endorsements should be on forms that conform to the requirements. All certificates and endorsements are to be received and approved by the District before work commences.
- e. The District reserves the right to require complete, certified copies of all required insurance policies, including endorsements affecting the coverage required by these specifications at any time with confidential information redacted.





# **Pasadena Unified School District**

## **Professional Services Agreement for Program and Construction Management Services - Measure O Bond Program**

### **VIII. ASSIGNMENT**

Contractor shall not assign any rights or duties under this Agreement to a third party without the express prior written consent of District, in District's sole and absolute discretion. Contractor agrees that the District shall have the right to approve any and all subcontractors to be used by Contractor in the performance of this Agreement before Contractor contracts with or otherwise engages any such subcontractors.

### **IX. TERMINATION**

- a. Termination Without Cause. This Agreement may be terminated by District without cause upon ten (10) days written notice to Contractor. If this Agreement is so terminated, Contractor shall be paid for all services satisfactorily rendered and expenses incurred to the date of receipt of notice of termination.

Upon such termination, Contractor shall submit to District an itemized statement of services performed as of the date of termination. These services may include both completed work and work in progress at the time of termination. District shall pay Contractor for any services for which compensation is owed; provided, however, District shall not in any manner be liable for lost profits that might have been made by Contractor had the Agreement not been terminated or had Contractor completed the services required by this Agreement. Any cancellation, restocking, demobilization and separation costs that can be substantiated by Contractor shall be compensated by District. Contractor shall promptly deliver to District all documents related to the performance of this Agreement in its possession or control. All such documents shall be the property of District without additional compensation to Contractor.

- b. Cause Termination for Default or Breach. A default or breach may be declared with or without termination. A reasonable opportunity to cure any alleged or actual breach or default shall be afforded. This Agreement may be terminated immediately by either party upon written notice of default or breach to the other party as follows:
  - i. If Contractor fails to provide or satisfactorily perform any of the conditions, work, deliverables, goods, or services called for by this Agreement within the time requirements specified in this Agreement or within any granted extension of those time requirements; or
  - ii. If any state, county, city or federal license, authorization, waiver, permit, qualification or certification required by statute, ordinance, law, or regulation to be held by Contractor to provide the goods or services required by this Agreement is for any reason denied, revoked, debarred, excluded, terminated, suspended, lapsed, or not renewed; or
  - iii. If Contractor becomes insolvent, subject to receivership, or becomes



## **Pasadena Unified School District**

### **Professional Services Agreement for Program and Construction Management Services - Measure O Bond Program**

voluntarily or involuntarily subject to the jurisdiction of the bankruptcy court; or

- iv. If District materially breaches any material duty under this Agreement and any such breach impairs Contractor's ability to perform; or
  - v. If it is found by District that any quid pro quo or gratuities in the form of money, services, entertainment, gifts, or otherwise were offered or given by Contractor, or any agent or representative of Contractor, to any officer or employee of the District with a view toward securing a contract or securing favorable treatment with respect to awarding, extending, amending, or making any determination with respect to the performing of such contract.
- c. Opportunity to Cure. Termination upon a declared default or breach may be exercised only after service of formal written notice as specified above, and the subsequent failure of the defaulting party within 15 calendar days of receipt of that notice to provide evidence, satisfactory to the aggrieved party, showing that the declared default or breach has been corrected.
- d. Winding Up Affairs Upon Termination. In the event of termination of this Agreement for any reason, the parties agree that the provisions of this paragraph survive termination:
- i. The parties shall account for and properly present to each other all claims for fees and expenses and pay those which are undisputed and otherwise not subject to set off under this Agreement. Neither party may withhold performance of winding up provisions solely based on nonpayment of fees or expenses accrued up to the time of termination;
  - ii. Contractor shall satisfactorily complete work in progress at the agreed rate
  - iii. (or a pro rata basis if necessary) if so requested by District;
  - iv. Contractor shall execute any documents and take any actions necessary to effectuate an assignment of this Agreement if so requested by District;
  - v. Contractor shall promptly deliver to District possession all proprietary information.

#### **X. NOTICES**

Except as otherwise provided in this Agreement, any notice, submittal or communication required or permitted to be served on a party, shall be in writing and may be served by personal delivery to the person or the office of the person identified below. Service may also be made by mail, by placing first-class postage, and addressed as indicated below, and depositing in the United States mail. The





**Pasadena Unified School District**  
**Professional Services Agreement for Program and Construction Management**  
**Services - Measure O Bond Program**

foregoing addresses may be changed by written notice to the other party as provided herein.

**To the CONTRACTOR:**

|                    |                                 |             |  |
|--------------------|---------------------------------|-------------|--|
| <b>Name:</b>       | Mr. Domingo Camarano, President |             |  |
| <b>Company:</b>    | Safework, Inc.                  |             |  |
| <b>Address:</b>    | 1 Jenner, Suite 230             |             |  |
|                    | Irvine, CA 92618                |             |  |
| <b>Telephone :</b> | 949-339-3930                    | <b>Fax:</b> |  |

**To the DISTRICT:**

|                    |   |  |  |
|--------------------|---|--|--|
| <b>Name:</b>       | Ilene Mehrez, Supervisor, Procurement & Contracts |  |  |
|                    | Pasadena Unified School District                  |  |  |
| <b>Address:</b>    | 351 S. Hudson Ave., Room 102                      |  |  |
|                    | Pasadena, CA 91109                                |  |  |
| <b>Telephone :</b> | 626-396-3600, X: 88503                            |  |  |

**XI. INDEPENDENT CONTRACTOR**

- a. It is understood and agreed that Contractor (including Contractor's employees) is an independent contractor and that no relationship of employer-employee exists between the parties hereto for any purpose whatsoever. Neither Contractor nor Contractor's assigned personnel shall be entitled to any benefits payable to employees of District. District is not required to make any deductions or withholdings from the compensation payable to Contractor under the provisions of this Agreement, and Contractor shall be issued a Form 1099 for its services hereunder. As an independent contractor, Contractor hereby agrees to indemnify and hold District harmless from any and all claims that may be made against District based upon any contention by any of Contractor's employees or by any third party, including but not limited to any state or federal agency, that an employer-employee relationship or a substitute therefor exists for any purpose whatsoever by reason of this Agreement or by reason of the nature and/or performance of any services under this Agreement.
- b. It is further understood and agreed by the parties hereto that Contractor, in the performance of Contractor's obligations hereunder, is subject to the control and direction of District as to the designation of tasks to be performed and the results to be accomplished under this Agreement, but not as to the means, methods, or sequence used by Contractor for accomplishing such results. To the extent that Contractor obtains permission to, and does, use District facilities, space, equipment or support services in the performance of this Agreement, this use shall be at the Contractor's sole discretion based on the Contractor's determination that such use will promote Contractor's efficiency and effectiveness. Except as may be specifically provided elsewhere in this Agreement, the District does





## **Pasadena Unified School District**

### **Professional Services Agreement for Program and Construction Management Services - Measure O Bond Program**

not require that Contractor use District facilities, equipment or support services or work in District locations in the performance of this Agreement.

- c. If, in the performance of this Agreement, any third persons are employed by Contractor, such persons shall be entirely and exclusively under the direction, supervision, and control of Contractor. Except as may be specifically provided elsewhere in this Agreement, all terms of employment, including hours, wages, working conditions, discipline, hiring, and discharging, or any other terms of employment or requirements of law, shall be determined by Contractor. It is further understood and agreed that Contractor shall issue W-2 or 1099 Forms for income and employment tax purposes, for all of Contractor's assigned personnel and subcontractors.
- d. Nothing in this Agreement shall be construed to create an exclusive relationship between District and Contractor. Contractor may represent, perform services for, or be employed by such additional persons or companies as Contractor sees fit.

#### **XII. ADDITIONAL SERVICES**

Changes to the Scope of Services shall be by written amendment to this Agreement and shall be paid at the rates set forth in Section D, or paid as otherwise agreed upon by the parties in writing prior to the provision of any such additional services.

#### **XIII. SUCCESSORS AND ASSIGNS**

District and Contractor each binds itself, its partners, successors, legal representatives and assigns to the other party to this Agreement and to the partners, successors, legal representatives and assigns of such other party in respect of all promises and agreements contained herein.

#### **XIV. TIME OF PERFORMANCE**

Contractor shall complete all the required services and tasks and complete and tender all deliverables to the reasonable satisfaction of District.



**Pasadena Unified School District**  
**Professional Services Agreement for Program and Construction Management**  
**Services - Measure O Bond Program**

**IN WITNESS WHEREOF**, this General Contract has been duly executed by the above named parties, on the day and year first above written.

**DISTRICT:**  
**PASADENA UNIFIED SCHOOL DISTRICT**

\_\_\_\_\_  
**Signature**  
**PUSD Designee or Authorized Signature**

\_\_\_\_\_  
**Date**

**CONTRACTOR:**  
**Safework, Inc.**

**DOMINGO CAMARANO**  
\_\_\_\_\_  
**Printed Name**

**PRESIDENT**  
\_\_\_\_\_  
**Title**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**

Authorized Officers or Agents(CORPORATE SEAL)



# **Pasadena Unified School District**

## **Professional Services Agreement for Program and Construction Management Services - Measure O Bond Program**

### **ATTACHMENT 1 – SCOPE OF WORK**

#### **A. PROGRAM AND PROJECT MANAGEMENT SERVICES**

The Program and Project Management Services to be provided pursuant to this RFQ shall include, but not be limited to, the tasks described below:

- Assist the District in prioritizing construction projects;
- Assist District staff in the development and maintenance of reporting systems for the scoping, sequencing, scheduling, budgeting and communication for all projects (for the overall bond program);
- Assist the District in the development of a project communication plan that includes project participants, District and Site administration, parent stakeholders and Facilities personnel, and community representatives;
- Assist the District in the selection of the most appropriate construction delivery method for each project (design-bid-build, design-build, lease-leaseback, CM Multi-prime, etc.);
- Provide recommendation for District- wide safety compliance program. Review and validate feasibility of Owners Controlled Insurance Program (OCIP).
- Develop and implement a District – wide safety program that promotes a zero-incident goal. • Assist in preparation of and verification of project budgets and cost estimates throughout the project process (for inception through construction and financial close);
- Identify and coordinate obtaining necessary consultant proposals for projects, as well as coordinate with District to ensure agreements are in place for the project work;
- Assist the District in the development of the overall project and construction project delivery schedule, and proactively communicate discrepancies or other relevant information;
- Assist the District in archiving and organizing as-builts into a retrievable system.
- Coordinate the work of consultants as needed, such as CEQA, Architects, Engineering, etc.;
- Provide preliminary design-phase review services of project documents (reports, drawings, specifications, etc.) in conjunction with all consultant firms awarded work by the District;
- Advise on an ongoing basis the status of submittal and approval of projects by various local and State agencies including, but not limited to, DSA, local Fire Marshals, City or County divisions, etc.





## **Pasadena Unified School District**

### **Professional Services Agreement for Program and Construction Management Services - Measure O Bond Program**

- Assist the District in developing a comprehensive outreach plan including establishment of goals and metrics for regular reporting.
- Assist the District in the selection of the Inspector of Record, A/E, Special Inspection Firm, etc.; and
- Manage complete project closeout process (financial, regulatory, etc.).

#### **B. Preconstruction Services**

Contractor shall provide services that relate to the organization and development of the project prior to the start of construction including, but not limited to, the following:

- **Constructability Review:** Perform a constructability review of the 90% DSA Submittal Documents and provide a detailed report to the District and Architect. Coordinate with the Architect the correction or update to the items outlined in the constructability review report.
- **Value Engineering:** If the project is identified to be over budget, then provide a detailed analysis of all major project systems with an emphasis on possible value engineering items.
- **Master Budgeting:** Provide an estimate of construction costs broken down by bid package based off the 90% CD's submitted to DSA. Update the 90% CD budget as necessary to incorporate changes (resulting from code requirements, District directed, or value engineering de-scoping) in the documents up until the award of the construction prime contracts.
- **Master Construction Schedule:** Provide detailed construction CPM schedule in most current version of Primavera to be incorporated into the project documents including identification of the project critical path.
- **Prequalification of Contractors:**
  - a. CM to assist with the prequalification of Contractors for the District's Prequalification Process that will serve to prequalify Contractors with the District as needed.
  - b. CM to perform all services necessary, as needed, to administer a project specific prequalification of Contractors to supplement the District annual prequalification process. This will be administered as a combination bid and prequalification advertisement utilizing the District's Board approved Prequalification Questionnaire and Evaluation. Include creation of the Advertisement, generation of interest, evaluation including reference checks, and a summary log of scores using the District's template.
- **Bid Document Preparation:** Assist preparing all Front-End Construction Documents and transmit the Bid Documents to electronic plan rooms. Prepare Front End "Bid Packet" and Supplemental General Conditions including Contractor "Scopes of Work."
- **Bidding Procedures:** Administer and expedite the construction contract bid and award process utilizing the District's document distribution process and



## **Pasadena Unified School District**

### **Professional Services Agreement for Program and Construction Management Services - Measure O Bond Program**

procedures. CM to coordinate with District staff to directly upload and distribute of all bid documents.

- **Generate Bidder Interest:** Maintain contact with potential bidders on a regular basis throughout the bid period. Provide the District with a report broken down by sub-contractors and General Contractors who have verbally committed to provide a bid a minimum of (2) weeks before the bid due date.
- **Pre-Bid Job Walks and Conference(s):** Coordinate, manage, and document pre- bid job walk and conference(s) as required.
- **Coordination and Inquiries:** Coordinate communications related to bidder inquiries and seek resolution for the appropriate party. Include the management of all pre-bid RFI's, substitution requests, and the creation of the pre-bid Addendum with distributions.
- **Addenda Review:** Review each addendum during the bid phase for the cost, or constructability impact, and make appropriate comments or recommendations. Coordinate with the Architect the creation and distribution of the Addenda.
- **Bid Day:** Coordinate and manage the Bid Opening process. Provide support and administration to District staff to receive bids and open and read all bids to the public.
- **Bid Evaluation:** Open bids and evaluate bids for completeness, full responsiveness, and price, including alternate prices and unit prices. \Bid Review and Recommendations to Award: Conduct post-bid conference(s) as required. Review all bid documents, verify all information, and provide a complete bid result summary with recommendations for award to the District.
- **PMIS - Project Document Control, Accounting and Management Systems:** In concert with District staff, develop a district – wide document control, accounting and budget management system for bond and non-bond projects.
- **Notice of Award:** Prepare the Notice of Award document utilizing the District's form and issue to the Contractor.
- **Agreement Documents:** Administer the collection and verification of the Agreement with supporting documents and transmit to the District for execution. All documents are to be verified to be correct, packaged per District requirements in an organized manner, and transmitted to the District. District to issue the Notice to Proceed document to the Contractors.

#### **C. Construction Services:**

Firm shall provide services that relate to the organization, management, and supervision of the construction including, but not limited to, the following:

- **Construction Management:** Manage and supervise the construction of the improvements including coordination with all District Consultants, Public Agencies, and Contractors.





## **Pasadena Unified School District**

### **Professional Services Agreement for Program and Construction Management Services - Measure O Bond Program**

- **Construction Schedule:** Create a base line construction schedule to be utilized in the bid process, perform monthly updates to the master schedule, and create and distribute a (3) week look ahead schedule to the Contractors on a weekly basis.
- **OAC Meetings:** Facilitate a weekly Owner and Architect Coordination meeting, maintain meeting minutes, and provide current RFI's, Submittals, Allowance Usage, Change Orders, and schedule.
- **Document Control:** Provide document control and maintain consistent communication between all team members using district preferred software. Issue all Construction Documents to all Contractors and project stakeholders.
- **Digital Plan Room:** Create and maintain digital plan rooms hyperlinking all construction documents for accurate as-builts using district preferred software.
- **Contractor Change Orders:** Prepare, evaluate, provide opinion to the District on entitlement and amount, and facilitate the execution of all Change Order Requests and Contract Change Orders.
- **Logistics:** Ensure site logistics are modeled to keep safety, order, and a good working environment.
- **Material Tracking:** Maintain a material tracking log for all long lead time items with a lead time of more than (3) weeks.
- **Construction Safety:** Attend project progress meetings at least monthly to provide construction safety input and recommendations. Conduct safety assessments and audits of project job-sites; document observations; monitor job-sites to verify contractors' follow-up and corrective action as needed. Perform monthly safety metrics tracking, and reporting.
- **SWPPP:** Oversee and manage the SWPPP process and coordinate the District provided monitoring.
- **Record Set:** Maintain a current set of electronic documents. The plans are to be hyperlinked and updated with all addendum, RFI's, and Architect plan modifications. The set is to be current on a weekly basis, and access to the plans via district preferred software.

#### **D. Construction Project Closeout:**

Firm shall provide services to ensure that all closeout items identified in the Contract Documents are completed by Contractors. Manage the completion of each Contract and ensure that all DSA forms are submitted for Contractors and District Consultants including, but not limited to, the following:

- **Contractor Closeout:** Close out and recommend to the District a Notice of Completion be filed for each Contractor.



## **Pasadena Unified School District**

### **Professional Services Agreement for Program and Construction Management Services - Measure O Bond Program**

- O&M Manuals: Manage the collection and assembly of all Maintenance and Operation Manuals including manufacturer equipment and material warranties. Manuals should be hyperlinked to submittals and the As-Built documents.
- Trainings: Facilitate the completion of all required trainings.
- Attic Stock: Manage the turnover of all attic stock items.
- As-Built Documents: Provide accurate As-Built documents in digital and paper copy to the District.
- State/Local Closeout: Actively manage and oversee the filing and record keeping of all related State/Local required documents for project closeout.
- Punch List: Facilitate, document, and manage the Contractor punch list of items identified to not be in conformance with the minimum requirements of the Contract Documents.
- Submittals: Turn over all submittal copies with a log organized by CSI specification numbers.



## Consolidated Budget Status by Fund

Budget status summary by Fund (thru 06/16/2021)

## Budget vs. Commitments and Expenditures by Fund

Reconciliation Always in Progress

| School Name - Project Name/Cost Group/Object<br>Code/Contract Name                         | 21.1 - GOB (Measure TT Series A) |                      |                   | Fund 21.1 Analysis       |                |                                  |
|--|----------------------------------|----------------------|-------------------|--------------------------|----------------|----------------------------------|
|  | Budget                           | Commitments          | Expenditures      | Remaining<br>Commitments | Retention Held | UnCommitted<br>Available Balance |
| <b>Altadena Elementary School - COMPLETE: Addition of 3 Shade Structures (95022.0)</b>     | <b>90,187</b>                    | <b>90,187</b>        | <b>90,187</b>     | -                        |                | -                                |
| <b>Altadena Elementary School - COMPLETE: Measure T E-Rate (95180.0)</b>                   | <b>88,088</b>                    | <b>88,088</b>        | <b>88,088</b>     | -                        |                | -                                |
| <b>Altadena Elementary School - Modernization Project (95068.0) (2)</b>                    | <b>10,342,013</b>                | <b>10,341,872</b>    | <b>10,341,872</b> | -                        |                | 141                              |
| <b>ALTADENA ELEM. TOTAL</b>  | <b>10,520,287</b>                | <b>10,520,146</b>    | <b>10,520,146</b> | -                        | -              | 141                              |
| <b>Aveson Charter School (Noyes) - COMPLETE: Portable N Demolition Project (95029.0)</b>   | <b>30,654</b>                    | <b>30,654</b>        | <b>30,654</b>     | -                        |                | -                                |
| <b>AVESON (NOYES) TOTAL</b>  | <b>30,654</b>                    | <b>30,654</b>        | <b>30,654</b>     | -                        | -              | -                                |
| <b>Blair High School - 04A Modernization of Main Building (95056.0) (2)</b>                | <b>30,161,756</b>                | <b>30,046,712</b>    | <b>30,011,991</b> | <b>34,721</b>            |                | <b>115,044</b>                   |
| <b>Blair High School - 04b Track and Field (95005.0) (2)</b>                               | <b>135,031</b>                   | <b>82,877</b>        | <b>82,877</b>     | -                        |                | <b>52,154</b>                    |
| <b>Blair High School - COMPLETE: Blair Middle School Campus (95001.0) (1) (2)</b>          | <b>14,538,936</b>                | <b>14,538,936</b>    | <b>14,538,936</b> | -                        |                | -                                |
| <b>Blair High School - COMPLETE: Measure T E-Rate (95180.0)</b>                            | <b>428,677</b>                   | <b>428,677</b>       | <b>428,677</b>    | -                        |                | -                                |
| <b>Blair High School - COMPLETE: PROJECT CNLD - New 9th Grade Classroom (2)</b>            | <b>1,146,779</b>                 | <b>1,146,779</b>     | <b>1,146,779</b>  | -                        |                | -                                |
| <b>BLAIR HS - Blair HS Site Access Improvement (ADA) (95056.1) (2)</b>                     | <b>120,713</b>                   | <b>120,713</b>       | <b>51,285</b>     | <b>69,428</b>            |                | -                                |
| <b>BLAIR TOTAL</b>   | <b>46,531,893</b>                | <b>46,364,695</b>    | <b>46,260,546</b> | <b>104,149</b>           | -              | <b>167,198</b>                   |
| <b>Burbank Elementary School - COMPLETE: Electrical Panel Upgrade (95064.0) (2)</b>        | <b>87,603</b>                    | <b>87,603</b>        | <b>87,603</b>     | -                        |                | -                                |
| <b>Burbank Elementary School - COMPLETE: Renovation of Hodges (old 95140.0 merged) (2)</b> | <b>253,584</b>                   | <b>253,584</b>       | <b>253,584</b>    | -                        |                | -                                |
| <b>Burbank Elementary School - Lunch Shelter/Renovation (95131.0) (2)</b>                  | <b>951,426</b>                   | <b>910,463</b>       | <b>910,463</b>    | -                        |                | <b>40,963</b>                    |
| <b>BURBANK TOTAL</b>   | <b>1,292,613</b>                 | <b>1,251,650</b>     | <b>1,251,650</b>  | -                        | -              | <b>40,963</b>                    |
| <b>Career Technical - Career Technical Education Projects (95145.0)</b>                    | <b>2,683,000</b>                 | <b>2,683,000</b>     | <b>2,683,000</b>  | -                        |                | -                                |
| <b>Career Technical - COMPLETE: CTE KLRN TV (95145.0)</b>                                  | <b>100,507</b>                   | <b>100,507</b>       | <b>100,507</b>    | -                        |                | -                                |
| <b>CAREER TECHNICAL TOTAL</b>  | <b>2,783,507</b>                 | <b>2,783,507</b>     | <b>2,783,507</b>  | -                        | -              | -                                |
| <b>Central Kitchen - COMPLETE: Culinary Academy/Kitchen Construction (9)</b>               | <b>1,238,928</b>                 | <b>1,238,928</b>     | <b>1,238,928</b>  | -                        |                | -                                |
| <b>CENTRAL KITCHEN TOTAL</b>   | <b>1,238,928</b>                 | <b>1,238,928</b>     | <b>1,238,928</b>  | -                        | -              | -                                |
| <b>Cleveland Elementary School - COMPLETE: Measure T E-Rate (95180.0)</b>                  | <b>113,292</b>                   | <b>113,292</b>       | <b>113,292</b>    | -                        |                | -                                |
| <b>Cleveland Elementary School - COMPLETE: New Classroom Wing (95031.0) (2)</b>            | <b>4,594,037</b>                 | <b>4,594,037</b>     | <b>4,594,037</b>  | -                        |                | -                                |
| <b>Cleveland Elementary School - Modernize Kitchen (95121.0) (2)</b>                       | <b>108,495</b>                   | <b>108,495</b>       | <b>108,495</b>    | -                        |                | -                                |
| <b>Cleveland Elementary School - Student Safety Wall &amp; Flooring Padding (2)</b>        | <b>8,506</b>                     | <b>8,506</b>         | <b>8,506</b>      | -                        |                | -                                |
| <b>CLEVELAND ELEM. TOTAL</b>   | <b>4,824,330</b>                 | <b>4,824,330</b>     | <b>4,824,330</b>  | -                        | -              | -                                |
| <b>District Service Center - Facilities Administration (95000.0) (1) (2) (3)</b>           | <b>17,004,855.53</b>             | <b>16,116,251.61</b> | <b>15,783,824</b> | <b>332,428</b>           |                | <b>888,604</b>                   |
| <b>DSC FACILITIES ADMIN TOTAL</b>  | <b>17,004,856</b>                | <b>16,116,252</b>    | <b>15,783,824</b> | <b>332,428</b>           | -              | <b>888,604</b>                   |
|  |                                  | <b>121,877</b>       | <b>(121,877)</b>  |                          |                | <b>1,010,481</b>                 |
| <b>District-Wide - COMPLETE: Bogen Clock Speaker System (95032.0)</b>                      | <b>1,436,405</b>                 | <b>1,436,405</b>     | <b>1,436,405</b>  | -                        |                | -                                |
| <b>District-Wide - COMPLETE: Energy Conservation Measures (95019.0) (2)</b>                | <b>5,029,386</b>                 | <b>5,029,386</b>     | <b>5,029,386</b>  | -                        |                | -                                |
| <b>District-Wide - COMPLETE: Exterior Improvements (95036.0)</b>                           | <b>42,112</b>                    | <b>42,112</b>        | <b>42,112</b>     | -                        |                | -                                |
| <b>District-Wide - COMPLETE: Technology Modifications (95144.0)</b>                        | <b>3,071,556</b>                 | <b>3,071,556</b>     | <b>3,071,556</b>  | -                        |                | -                                |
| <b>District-Wide - District-Wide I.T. Wireless Access Upgrade</b>                          | <b>3,000,000</b>                 | <b>3,000,000</b>     | <b>3,000,000</b>  | -                        |                | -                                |
| <b>District-Wide - DW - PRI 0 - Roofing (95135.0)</b>                                      |                                  |                      |                   |                          |                |                                  |





## Consolidated Budget Status by Fund

Budget status summary by Fund (thru 06/16/2021)

## Budget vs. Commitments and Expenditures by Fund

Reconciliation Always in Progress

|  | 21.1 - GOB (Measure TT Series A) |            |            | Fund 21.1 Analysis |         |        |
|--|----------------------------------|------------|------------|--------------------|---------|--------|
|  | 391,831                          | 391,831    | 391,831    | -                  | -       | -      |
| District-Wide - DW - PRI 0 - Windows (95136.0)                                 |                                  |            |            |                    |         |        |
|  | 101,736                          | 101,736    | 101,736    | -                  | -       | -      |
| <b>DISTRICT WIDE ROJECTS</b>   | 13,073,026                       | 13,073,026 | 13,073,026 | -                  | 109,813 | -      |
| Don Benito Elementary School - 11 HVAC and Kitchen (95146.0) (2)               |                                  |            |            |                    |         |        |
|  | 296,509                          | 296,509    | 263,398    | 33,111             | -       | -      |
| Don Benito Elementary School - COMPLETE: Measure T E-Rate (95180.0)            |                                  |            |            |                    |         |        |
|  | 147,679                          | 147,679    | 147,679    | -                  | -       | -      |
| Don Benito Elementary School - COMPLETE: Playground Structures (95043.0)       |                                  |            |            |                    |         |        |
|  | 173,442                          | 173,442    | 173,442    | -                  | -       | -      |
| Don Benito Elementary School - Interim Housing (95181.0) (2)                   |                                  |            |            |                    |         |        |
|  | 397,779                          | 397,779    | 397,779    | -                  | -       | -      |
| Don Benito Elementary School - New Admin Bldg (95097.0) (2)                    |                                  |            |            |                    |         |        |
|  | 790,568                          | 790,568    | 790,568    | -                  | -       | -      |
| <b>DON BENITO ELEM. TOTAL</b>  | 1,805,976                        | 1,805,976  | 1,772,865  | 33,111             | -       | -      |
| Edison Elementary School - Edison ADA Upgrades (95143.0)                       |                                  |            |            |                    |         |        |
|  | 43,940                           | 43,940     | 43,940     | -                  | -       | -      |
| <b>EDISON ELEMENTARY TOTAL</b>   | 43,940                           | 43,940     | 43,940     | -                  | -       | -      |
| Eliot Middle School - 08 HVAC Upgrades (95146.0) (2)                           |                                  |            |            |                    |         |        |
|  | 828,427                          | 828,427    | 828,427    | -                  | -       | -      |
| Eliot Middle School - Auditorium/Cafe Modernization (95015.0) (2)              |                                  |            |            |                    |         |        |
|  | 7,772,795                        | 7,749,399  | 7,749,399  | -                  | 23,396  | -      |
| Eliot Middle School - COMPLETE: Career Technical Education (95145.0) (2)       |                                  |            |            |                    |         |        |
|  | 29,261                           | 29,261     | 29,261     | -                  | -       | -      |
| Eliot Middle School - COMPLETE: Field Bleacher Replacement & ADA Upgrade (2)   |                                  |            |            |                    |         |        |
|  | 92,835                           | 92,835     | 92,835     | -                  | -       | -      |
| Eliot Middle School - COMPLETE: Kitchen Modernization (95147.0) (2)            |                                  |            |            |                    |         |        |
|  | 6,000                            | 6,000      | 6,000      | -                  | -       | -      |
| Eliot Middle School - COMPLETE: Lunch Shelter (95034.0) (2)                    |                                  |            |            |                    |         |        |
|  | 616,602                          | 616,602    | 616,602    | -                  | -       | -      |
| Eliot Middle School - COMPLETE: Measure T E-Rate (95180.0)                     |                                  |            |            |                    |         |        |
|  | 255,192                          | 255,192    | 255,192    | -                  | -       | -      |
| ELIOT MS CHILLED WATER PIPING CORR (95146.1) - ELIOT MS CHILLED WATER PIPING C |                                  |            |            |                    |         |        |
|  | 89,230                           | 89,230     | 89,230     | -                  | -       | -      |
| <b>ELIOT MIDDLE SCHOOL</b>   | 9,690,341                        | 9,666,945  | 9,666,945  | -                  | -       | 23,396 |
| Field Elementary School - COMPLETE: Measure T E-Rate (95180.0)                 |                                  |            |            |                    |         |        |
|  | 113,292                          | 113,292    | 113,292    | -                  | -       | -      |
| Field Elementary School - COMPLETE: Water Meter Separation (95106.0)           |                                  |            |            |                    |         |        |
|  | 39,013                           | 39,013     | 39,013     | -                  | -       | -      |
| Field Elementary School - FIELD - Playground (95069.1)                         |                                  |            |            |                    |         |        |
|  | 354,042                          | 336,473    | 336,473    | -                  | 17,569  | -      |
| Field Elementary School - Modernization (95069.0) (2)                          |                                  |            |            |                    |         |        |
|  | 3,529,598                        | 3,529,597  | 3,529,597  | -                  | 0       | -      |
| <b>FIELD ELEMENTARY SCHOOL</b>   | 4,035,945                        | 4,018,375  | 4,018,375  | -                  | -       | 17,569 |
| Franklin Elementary School - COMPLETE: Measure T E-Rate (95180.0)              |                                  |            |            |                    |         |        |
|  | 172,886                          | 172,886    | 172,886    | -                  | -       | -      |
| Franklin Elementary School - COMPLETE: New Library/Shade Structure (95035.0)   |                                  |            |            |                    |         |        |
|  | 593,078                          | 593,078    | 593,078    | -                  | -       | -      |
| Franklin Elementary School - Modernize Cafe/MPR/Windows (95066.0)              |                                  |            |            |                    |         |        |
|  | 2,156,637                        | 2,156,637  | 2,156,637  | -                  | -       | -      |
| <b>FRANKLIN ELEM. TOTAL</b>  | 2,922,600                        | 2,922,600  | 2,922,600  | -                  | -       | -      |
| Hamilton Elementary School - COMPLETE: Measure T E-Rate (95180.0)              |                                  |            |            |                    |         |        |
|  | 138,499                          | 138,499    | 138,499    | -                  | -       | -      |
| Hamilton Elementary School - COMPLETE: Water Meter Separation (95149.0)        |                                  |            |            |                    |         |        |
|  | 56,828                           | 56,828     | 56,828     | -                  | -       | -      |
| Hamilton Elementary School - Modernization MPR/Café (95071.0)                  |                                  |            |            |                    |         |        |
|  | 4,481,508                        | 4,472,235  | 4,472,235  | -                  | 9,273   | -      |
| <b>HAMILTON ELEM. TOTAL</b>  | 4,676,835                        | 4,667,562  | 4,667,562  | -                  | -       | 9,273  |
| Jackson Elementary School - 13 Modernization / Parking Lot (95052.0)           |                                  |            |            |                    |         |        |
|  | 4,661,384                        | 4,661,384  | 4,661,384  | -                  | -       | -      |
| Jackson Elementary School - COMPLETE: Measure T E-Rate (95180.0)               |                                  |            |            |                    |         |        |
|  | 130,487                          | 130,487    | 130,487    | -                  | -       | -      |
| Jackson Elementary School - COMPLETE: Phase I Completed Projects (95020.0 / 95 |                                  |            |            |                    |         |        |



## Consolidated Budget Status by Fund

Budget status summary by Fund (thru 06/16/2021)

## Budget vs. Commitments and Expenditures by Fund

Reconciliation Always in Progress

|  | 21.1 - GOB (Measure TT Series A) |                   |                   | Fund 21.1 Analysis |               |                |
|--|----------------------------------|-------------------|-------------------|--------------------|---------------|----------------|
|  | 192,368                          | 192,368           | 192,368           | -                  | -             | -              |
| <b>JACKSON ELEM. TOTAL</b>   | <b>4,984,238</b>                 | <b>4,984,238</b>  | <b>4,984,238</b>  | -                  | -             | -              |
| Jefferson Elementary School - COMPLETE: Measure T E-Rate (95180.0)                     | 156,861                          | 156,861           | 156,861           | -                  | -             | -              |
| Jefferson Elementary School - Modernization (95079.0)                                  | 911,596                          | 911,596           | 911,596           | -                  | -             | -              |
| Jefferson Elementary School - New Child Care Center (95073.0)                          | 332,171                          | 332,171           | 332,171           | -                  | -             | -              |
| <b>JEFFERSON ELEM. TOTAL</b>   | <b>1,400,627</b>                 | <b>1,400,627</b>  | <b>1,400,627</b>  | -                  | -             | -              |
| John Muir High School - 03a Modernization, Abatement & Kitchen (95051.0)               | 30,737,308                       | 30,662,255        | 30,631,230        | 31,025             | 25,000        | 75,053         |
| John Muir High School - 03b Black Box Theater Project (95183.0)                        | 3,724,988                        | 3,724,986         | 3,724,986         | -                  | -             | 2              |
| John Muir High School - 03c Bldg D Accessibility (95812.0) (2)                         | 353,547                          | 349,165           | 349,165           | -                  | -             | 4,383          |
| John Muir High School - COMPLETE: Artificial Surface Field & Track (95004.0)           | 1,518,980                        | 1,518,980         | 1,518,980         | -                  | -             | -              |
| John Muir High School - COMPLETE: Building G & L Window Replacement (95125.0)          | 404,282                          | 404,282           | 404,282           | -                  | -             | -              |
| John Muir High School - COMPLETE: Career Technical Education (95145.0)                 | 90,596                           | 90,596            | 90,596            | -                  | -             | -              |
| John Muir High School - COMPLETE: Kitchen Modernization (95154.0)                      | 6,000                            | 6,000             | 6,000             | -                  | -             | -              |
| John Muir High School - COMPLETE: Measure T E-Rate (95180.0)                           | 555,842                          | 555,842           | 555,842           | -                  | -             | -              |
| John Muir High School - COMPLETE: Security System (95132.0)                            | 159,785                          | 159,785           | 159,785           | -                  | -             | -              |
| John Muir High School - Culinary Arts Project (95184.0)                                | 20,766                           | 20,766            | 20,766            | -                  | -             | -              |
| John Muir High School - Track and Field 95005.0 (2)                                    | 779,195                          | 739,195           | -                 | 739,195            | -             | 40,000 *       |
| <b>JOHN MUIR HIGH TOTAL</b>  | <b>38,351,289</b>                | <b>38,231,852</b> | <b>37,461,632</b> | <b>770,220</b>     | <b>25,000</b> | <b>119,438</b> |
| Linda Vista Elementary School - COMPLETE: Interior Structural Cleanup (95014.0)        | 39,580                           | 39,580            | 39,580            | -                  | -             | -              |
| Linda Vista Elementary School - Modernization (95188.0)                                | 137,250                          | 137,250           | 137,250           | -                  | -             | -              |
| <b>LINDA VISTAL ELEM. TOTAL</b>  | <b>176,830</b>                   | <b>176,830</b>    | <b>176,830</b>    | -                  | -             | -              |
| Loma Alta Elementary School - COMPLETE: Measure T E-Rate (95180.0) (2)                 | 63,647                           | 63,647            | 63,647            | -                  | -             | -              |
| Loma Alta Elementary School - COMPLETE: Modernization Project (95033.0)                | 171,002                          | 171,002           | 171,002           | -                  | -             | -              |
| Loma Alta Elementary School - COMPLETE: Pre K conversion & Fire sprinkler enclos       | 181,497                          | 181,497           | 181,497           | -                  | -             | -              |
| Loma Alta Elementary School - COMPLETE: Retaining Wall & Street Improvements (95005.0) | 1,013,583                        | 1,013,583         | 1,013,583         | -                  | -             | -              |
| Loma Alta Elementary School - COMPLETE: Water Meter Separation (95101.0)               | 27,355                           | 27,355            | 27,355            | -                  | -             | -              |
| <b>LOMA ALTA ELEM. TOTAL</b>   | <b>1,457,084</b>                 | <b>1,457,084</b>  | <b>1,457,084</b>  | -                  | -             | -              |
| Longfellow Elementary School - 10 HVAC Upgrades (95146.0)                              | 2,320,756                        | 2,320,756         | 2,320,756         | -                  | -             | -              |
| Longfellow Elementary School - COMPLETE: Child Care Center (95061.0)                   | 300,503                          | 300,503           | 300,503           | -                  | -             | -              |
| Longfellow Elementary School - COMPLETE: Measure T E-Rate (95180.0) (2)                | 130,358                          | 130,358           | 130,358           | -                  | -             | -              |
| Longfellow Elementary School - New Kitchen Bldg/Lunch Shelter/Auditorium (95050.0)     | 1,342,058                        | 1,340,458         | 1,340,458         | -                  | -             | 1,600          |
| <b>LONGFELLOW ELEM. TOTAL</b>  | <b>4,093,674</b>                 | <b>4,092,074</b>  | <b>4,092,074</b>  | -                  | -             | <b>1,600</b>   |
| Madison Elementary School - Bldg A & Auditorium Renovation (95010.0)                   | 596,259                          | 596,259           | 596,259           | -                  | -             | -              |
| Madison Elementary School - COMPLETE: Measure T E-Rate (95180.0)                       | 96,100                           | 96,100            | 96,100            | -                  | -             | -              |
| Madison Elementary School - COMPLETE: Window Replacement (95084.0)                     | 858,784                          | 858,784           | 858,784           | -                  | -             | -              |



# Consolidated Budget Status by Fund

Budget status summary by Fund (thru 06/16/2021)

## Budget vs. Commitments and Expenditures by Fund

Reconciliation Always in Progress

| 21.1 - GOB (Measure TT Series A)  |                   |                   |                   | Fund 21.1 Analysis |        |                |
|---|-------------------|-------------------|-------------------|--------------------|--------|----------------|
| Madison Elementary School - Kitchen Modernization (95048.0)   |                   |                   |                   |                    |        |                |
|   | 309,396           | 309,396           | 309,396           | -                  |        | -              |
| Madison Elementary School - Modernization (95063.0) (2)   |                   |                   |                   |                    |        |                |
|   | 4,109,419         | 4,109,419         | 4,109,419         | -                  |        | -              |
| <b>MADISON ELEM. TOTAL</b>  | <b>5,969,957</b>  | <b>5,969,957</b>  | <b>5,969,957</b>  | -                  | -      | -              |
| Marshall Fundamental Secondary School - 09 HVAC Upgrades (95146.0)                                    |                   |                   |                   |                    |        |                |
|   | 982,595           | 982,595           | 982,595           | -                  |        | -              |
| Marshall Fundamental Secondary School - COMPLETE: Career Technical Education (95145.0)                |                   |                   |                   |                    |        |                |
|   | 850               | 850               | 850               | -                  |        | -              |
| Marshall Fundamental Secondary School - COMPLETE: Electrical Upgrades (95091.0)                       |                   |                   |                   |                    |        |                |
|   | 352,698           | 352,698           | 352,698           | -                  |        | -              |
| Marshall Fundamental Secondary School - COMPLETE: Library Modernization & Site Improvements (95146.0) |                   |                   |                   |                    |        |                |
|   | 1,760,215         | 1,760,215         | 1,760,215         | -                  |        | -              |
| Marshall Fundamental Secondary School - COMPLETE: Measure T E-Rate (95180.0)                          |                   |                   |                   |                    |        |                |
|   | 428,192           | 428,192           | 428,192           | -                  |        | -              |
| Marshall Fundamental Secondary School - COMPLETE: Water Meter Separation (95103.0)                    |                   |                   |                   |                    |        |                |
|   | 21,090            | 21,090            | 21,090            | -                  |        | -              |
| Marshall Fundamental Secondary School - COMPLETE: Window Replacement (95094.0) (2)                    |                   |                   |                   |                    |        |                |
|   | 1,767,862         | 1,767,862         | 1,767,862         | -                  |        | -              |
| Marshall Fundamental Secondary School - Old Gym Renovation Project (95185.0)                          |                   |                   |                   |                    |        |                |
|   | 1,333,706         | 1,333,706         | 1,333,706         | -                  |        | -              |
| Marshall Fundamental Secondary School - Sports Complex (95049.0)                                      |                   |                   |                   |                    |        |                |
|   | 12,709,227        | 12,702,031        | 12,702,031        | -                  |        | 7,196          |
| <b>MARSHALL FUNDAMENTAL TOTAL</b>   | <b>19,356,436</b> | <b>19,349,240</b> | <b>19,349,240</b> | -                  | -      | <b>7,196</b>   |
| McKinley Elementary School - COMPLETE: Career Technical Education (95145.0)                           |                   |                   |                   |                    |        |                |
|   | 51,619            | 51,619            | 51,619            | -                  |        | -              |
| McKinley Elementary School - COMPLETE: Measure T E-Rate (95180.0)                                     |                   |                   |                   |                    |        |                |
|   | 188,409           | 188,409           | 188,409           | -                  |        | -              |
| McKinley Elementary School - COMPLETE: Water Meter Separation (95159.0)                               |                   |                   |                   |                    |        |                |
|   | 112,485           | 112,485           | 112,485           | -                  |        | -              |
| McKinley Elementary School - Phase I New Construction (95046.0)                                       |                   |                   |                   |                    |        |                |
|   | 20,006,670        | 20,006,670        | 20,006,670        | -                  |        | -              |
| McKinley Elementary School - Phase II Modernization (95123.0)   |                   |                   |                   |                    |        |                |
|   | 1,103,591         | 868,396           | 868,396           | -                  |        | 235,196        |
| <b>MCKINLEY K-8 TOTAL</b>   | <b>21,462,774</b> | <b>21,227,578</b> | <b>21,227,578</b> | -                  | -      | <b>235,196</b> |
| Norma Coombs Elementary - 05a New CR Wing & Admin Bldg (95133.0)                                      |                   |                   |                   |                    |        |                |
|   | 10,434,301        | 10,434,301        | 10,434,301        | -                  |        | -              |
| Norma Coombs Elementary - 05b Central Plant Replacement (95146.0)                                     |                   |                   |                   |                    |        |                |
|   | 1,358,170         | 1,358,170         | 1,358,170         | -                  |        | -              |
| Norma Coombs Elementary - COMPLETE: Measure T E-Rate (95180.0)  |                   |                   |                   |                    |        |                |
|   | 146,511           | 146,511           | 146,511           | -                  |        | -              |
| Norma Coombs Elementary - COMPLETE: Shade Structures/Field Renovation (95021.0)                       |                   |                   |                   |                    |        |                |
|   | 75,715            | 75,715            | 75,715            | -                  |        | -              |
| Norma Coombs Elementary - COMPLETE: Water Meter Separation (95116.0) (2)                              |                   |                   |                   |                    |        |                |
|   | 21,400            | 21,400            | 21,400            | -                  |        | -              |
| <b>NORMA COOMBS ELEM. TOTAL</b>   | <b>12,036,097</b> | <b>12,036,097</b> | <b>12,036,097</b> | -                  | -      | -              |
| Pasadena High School - 02a Modernize Gymnasium Complex (95075.0) (2)                                  |                   |                   |                   |                    |        |                |
|   | 21,144,016        | 20,788,296        | 20,768,142        | 20,153             |        | 355,720        |
| Pasadena High School - 02c ADA Upgrade (DSA) (95074.0) (2)  |                   |                   |                   |                    |        |                |
|   | 570,736           | 570,735           | 553,333           | 17,402             |        | 0.33           |
| Pasadena High School - Central Chilled Water Plant Project (95146.0) (2)                              |                   |                   |                   |                    |        |                |
|   | 3,780,394         | 3,772,363         | 1,801,185         | 1,971,178          | 84,863 | 8,031          |
| Pasadena High School - COMPLETE: Artificial Track & Field (95005.0)                                   |                   |                   |                   |                    |        |                |
|   | 2,099,063         | 2,099,063         | 2,099,063         | -                  |        | -              |
| Pasadena High School - COMPLETE: Career Technical Education (95145.0)                                 |                   |                   |                   |                    |        |                |
|   | 116,593           | 116,593           | 116,593           | -                  |        | -              |
| Pasadena High School - COMPLETE: Drainage at Fields (95006.0)   |                   |                   |                   |                    |        |                |
|   | 700,902           | 700,902           | 700,902           | -                  |        | -              |
| Pasadena High School - COMPLETE: Fire Alarm Corrections (95161.0) (2)                                 |                   |                   |                   |                    |        |                |
|   | 36,005            | 36,005            | 36,005            | -                  |        | -              |
| Pasadena High School - COMPLETE: Measure T E-Rate (95180.0)   |                   |                   |                   |                    |        |                |
|   | 644,227           | 644,227           | 644,227           | -                  |        | -              |
| Pasadena High School - Kitchen Project (95139.0) (2)  |                   |                   |                   |                    |        |                |



## Consolidated Budget Status by Fund

Budget status summary by Fund (thru 06/16/2021)

## Budget vs. Commitments and Expenditures by Fund

Reconciliation Always in Progress

|   | 21.1 - GOB (Measure TT Series A) |                   |                   | Fund 21.1 Analysis |                 |                |
|---|----------------------------------|-------------------|-------------------|--------------------|-----------------|----------------|
|   | 287,321                          | 287,321           | 287,321           | -                  | -               | -              |
| Pasadena High School - Security System Upgrades (95117.0) (2)                       | 248,424                          | 248,424           | 248,424           | -                  | -               | -              |
| Pasadena High School - Track and Field (95005.1) (2)                                | 796,826                          | 756,826           | 608,312           | 148,514            | 30,416          | 40,000         |
| Pasadena High School (Phase 2) - 02d Campus Upgrds/Restrooms Upgrades (95119.0) (2) | 3,330,038                        | 3,049,499         | 2,906,656         | 142,843            | 38,010          | 280,539        |
| Pasadena High School (Phase 3) - 02b Campus Appearance/Identity (95080.0) (2)       | 220,591                          | 183,452           | 159,996           | 23,456             | -               | 37,139         |
| <b>PASADENA HIGH TOTAL</b>  | <b>33,975,136</b>                | <b>33,253,707</b> | <b>30,930,160</b> | <b>2,323,547</b>   | <b>153,288</b>  | <b>721,429</b> |
| Roosevelt Elementary School - 12 Multi-purpose Facility (95025.0) (2)               | 1,831,607                        | 1,831,607         | 1,831,607         | -                  | -               | -              |
| Roosevelt Elementary School - COMPLETE: Auto Door Openers (95062.0)                 | 98,844                           | 98,844            | 98,844            | -                  | -               | -              |
| Roosevelt Elementary School - COMPLETE: Measure T E-Rate (95180.0)                  | 96,100                           | 96,100            | 96,100            | -                  | -               | -              |
| <b>ROOSEVELT ELEM. TOTAL</b>  | <b>2,026,550</b>                 | <b>2,026,550</b>  | <b>2,026,550</b>  | -                  | -               | -              |
| Rose City High School - 07 Modification (95170.0) (2)                               | 454,659                          | 454,659           | 454,659           | -                  | 7,650.00        | -              |
| Rose City High School - COMPLETE: Career Technical Education (95145.0)              | 232,608                          | 232,608           | 232,608           | -                  | -               | -              |
| Rose City High School - COMPLETE: Measure T E-Rate (95180.0)                        | 134,493                          | 134,493           | 134,493           | -                  | -               | -              |
| <b>ROSE CITY HIGH TOTAL</b>   | <b>821,759</b>                   | <b>821,759</b>    | <b>821,759</b>    | -                  | <b>7,650.00</b> | -              |
| San Rafael Elementary School - COMPLETE: Measure T E-Rate (95180.0)                 | 94,930                           | 94,930            | 94,930            | -                  | -               | -              |
| San Rafael Elementary School - COMPLETE: Phase I (95011.0/17.0)                     | 169,380                          | 169,380           | 169,380           | -                  | -               | -              |
| San Rafael Elementary School - Modernization (95030.0) (2)                          | 1,949,676                        | 1,949,254         | 1,949,254         | -                  | -               | 422            |
| <b>SAN RAFAEL ELEM. TOTAL</b>   | <b>2,213,986</b>                 | <b>2,213,564</b>  | <b>2,213,564</b>  | -                  | -               | <b>422</b>     |
| Sierra Madre Elementary School - 06 Phase II Upgrades (95126.0)                     | 756,811                          | 756,811           | 756,811           | -                  | -               | -              |
| Sierra Madre Elementary School - COMPLETE: Phase I - New Permanent Classroom Buildi | 4,074,221                        | 4,074,221         | 4,074,221         | -                  | -               | -              |
| <b>SIERRRA MADRE ES TOTAL</b>   | <b>4,831,032</b>                 | <b>4,831,032</b>  | <b>4,831,032</b>  | -                  | -               | -              |
| Sierra Madre Middle School - COMPLETE: Career Technical Education (95145.0)         | 38,113                           | 38,113            | 38,113            | -                  | -               | -              |
| Sierra Madre Middle School - COMPLETE: Measure T E-Rate (95180.0)                   | 299,998                          | 299,998           | 299,998           | -                  | -               | -              |
| Sierra Madre Middle School - New MS Campus (95038.0) (2)                            | 38,355,219                       | 38,355,219        | 38,355,219        | -                  | -               | -              |
| <b>SIERRA MADRE MS TOTAL</b>  | <b>38,693,330</b>                | <b>38,693,330</b> | <b>38,693,330</b> | -                  | -               | -              |
| Washington Accelerated Elementary School - 01 New Classroom/MPR Bldg (95045.0) (2)  | 20,351,733                       | 20,290,536        | 20,290,536        | -                  | -               | 61,197         |
| Washington Accelerated Elementary School - Campus Improvements - Measure Y          | 5,631                            | 5,631             | 5,631             | -                  | -               | -              |
| Washington Accelerated Elementary School - COMPLETE: Measure T E-Rate (95180.0)     | 251,858                          | 251,858           | 251,858           | -                  | -               | -              |
| Washington Accelerated Elementary School - New Child Care Center (95067.0) (2)      | 118,747                          | 118,747           | 118,747           | -                  | -               | -              |
| <b>WASHINGTON ES TOTAL</b>  | <b>20,727,969</b>                | <b>20,666,772</b> | <b>20,666,772</b> | -                  | -               | <b>61,197</b>  |
| Washington Middle School - COMPLETE: Career Technical Education (95145.0)           | 34,572                           | 34,572            | 34,572            | -                  | -               | -              |
| Washington Middle School - COMPLETE: Measure T E-Rate 95180.0 (2)                   | 261,489                          | 261,489           | 261,489           | -                  | -               | -              |
| Washington Middle School - New Constr. & Mod. (95081.0) (2)                         | 16,289,596                       | 16,167,161        | 16,167,161        | -                  | -               | 122,434        |
| <b>WASHINGTON MS TOTAL</b>  | <b>16,585,657</b>                | <b>16,463,223</b> | <b>16,463,223</b> | -                  | -               | <b>122,434</b> |
| Webster Elementary School - Aud/AdminBldg/Kitchen/Playground (95047.0)              | 2,183,833                        | 2,181,333         | 2,181,333         | -                  | -               | 2,500          |
| Webster Elementary School - COMPLETE: Kitchen Modernization (95047.0) (2)           | 19,858                           | 19,858            | 19,858            | -                  | -               | -              |



# Consolidated Budget Status by Fund

Budget status summary by Fund (thru 06/16/2021)

## Budget vs. Commitments and Expenditures by Fund

Reconciliation Always in Progress

| 21.1 - GOB (Measure TT Series A)   |                    |                    |                    | Fund 21.1 Analysis |                |                  |
|--|--------------------|--------------------|--------------------|--------------------|----------------|------------------|
| Webster Elementary School - COMPLETE: Measure T E-Rate 95180.0                 |                    |                    |                    |                    |                |                  |
|  | 139,666            | 139,666            | 139,666            | -                  |                | -                |
| Webster Elementary School - COMPLETE: Preschool Shade Structure (95105.0)      |                    |                    |                    |                    |                |                  |
|  | 132,613            | 132,613            | 132,613            | -                  |                | -                |
| <b>WEBSTER ELEM. TOTAL</b>   | <b>2,475,971</b>   | <b>2,473,471</b>   | <b>2,473,471</b>   | -                  | -              | <b>2,500</b>     |
| Willard Elementary School - COMPLETE: Exterior Upgrade & Window Replacement (9 |                    |                    |                    |                    |                |                  |
|  | 711,113            | 711,113            | 711,113            | -                  |                | -                |
| Willard Elementary School - COMPLETE: Field Installation/Irrigation & Demo (95 |                    |                    |                    |                    |                |                  |
|  | 156,606            | 156,606            | 156,606            | -                  |                | -                |
| Willard Elementary School - COMPLETE: Multi-Use Room (95002.0)                 |                    |                    |                    |                    |                |                  |
|  | 428,811            | 428,811            | 428,811            | -                  |                | -                |
| Willard Elementary School - COMPLETE: Power & Fire Alarm Upgrade (95065.0)     |                    |                    |                    |                    |                |                  |
|  | 393,698            | 393,698            | 393,698            | -                  |                | -                |
| Willard Elementary School - COMPLETE: Water Meter Separation (95108.0)         |                    |                    |                    |                    |                |                  |
|  | 47,115             | 47,115             | 47,115             | -                  |                | -                |
| Willard Elementary School - HVAC Upgrades (95187.0)                            |                    |                    |                    |                    |                |                  |
|  | 297,217            | 297,217            | 297,217            | -                  |                | -                |
| Willard Elementary School - Kinder and Pre-K Complex (95115.0) (2)             |                    |                    |                    |                    |                |                  |
|  | 4,138,009          | 4,138,009          | 4,138,009          | -                  |                | -                |
| <b>WILLARD ELEM. TOTAL</b>   | <b>6,172,568</b>   | <b>6,172,568</b>   | <b>6,172,568</b>   | -                  | -              | -                |
| Wilson Middle School - COMPLETE: Classroom Demolition (95028.0)                |                    |                    |                    |                    |                |                  |
|  | 72,421             | 72,421             | 72,421             | -                  |                | -                |
| Wilson Middle School - COMPLETE: Painting & Window Replacement (95009.0)       |                    |                    |                    |                    |                |                  |
|  | 618,777            | 618,777            | 618,777            | -                  |                | -                |
| Wilson Middle School - COMPLETE: Water Meter Separation (95109.0)              |                    |                    |                    |                    |                |                  |
|  | 79,225             | 79,225             | 79,225             | -                  |                | -                |
| Wilson Middle School - Gym/Locker RM Courtyard Mod (95113.0)                   |                    |                    |                    |                    |                |                  |
|  | 5,036,321          | 5,036,321          | 5,036,321          | -                  |                | -                |
| Wilson Middle School - Interim Housing (95181.0)                               |                    |                    |                    |                    |                |                  |
|  | 7,400              | 7,400              | 7,400              | -                  |                | -                |
| <b>WILSON MS TOTA</b>  | <b>5,814,145</b>   | <b>5,814,145</b>   | <b>5,814,145</b>   | -                  | -              | -                |
| <b>Totals</b>  | <b>364,102,841</b> | <b>361,684,285</b> | <b>358,120,830</b> | <b>3,563,455</b>   | <b>295,752</b> | <b>2,418,556</b> |
| Solar Project Reimb.   |                    |                    | (121,877)          | -                  |                | 121,877          |

## PUSD - FACILITIES DEPARTMENT

### MTT Construction Status Report June 23, 2021

| School /Project Name<br>Funds Source   | Project's Scope of Work  | Progress/Issues June 2021  | Project Phase | Date in Phase    | Jun 2021 Report<br>Expected date<br>completion total<br>project | Expected date<br>completion total<br>project | % of compl.<br>June 2021 | Project Mgr.   | Architect                    | Contractor       | Inspector                                 |
|--|--|--|---------------|------------------|---|--|--------------------------|----------------|------------------------------|------------------|---|
| PHS Central Plant Chillers<br>95146.0.   | Design-Build Central<br>Chilled Water Plant                            | Structural steel has been installed and inspected.<br>Pipe supports completed. I beams for cooling<br>towers delivery and installation on 6/17/21.<br>Hydronic pipes have been delivered, painted and<br>awaiting cooling tower installation to proceed with<br>pipe installation. | Construction  | Early March 2020 | Before start of new<br>school year.                             | End of summer 2021                           | 58%                      | Sam Maissiam   | Design-Build<br>by Southland |                  | Ned Khachikian                            |
| Blair HS Elevator<br>Upgrade/Mod.<br>95056.0   | Modernization of 2,500lb,<br>in-line passenger elevator.               | All materials are on hand to complete project.<br>Project start date has been postponed to June 28,<br>2021 by school principal's request.   | Construction  | Nov. 2020        | End of July 2021  | April. 2021                                  | 0%                       | Sam Maissiam   | N/A                          | GMS<br>Elevators | State of California<br>Elevator Division. |
| J Muir Athletic Field<br>Upgrade<br>95005.0  | Remove Existing turf and<br>replace with new; Track<br>resurfacing cap | Turf installation completed, June 10, 2021; track<br>resurfacing started June 11, 2021, still in progress,<br>as of June 15, 2021  | Construction  | Mar 18, 2021     | Jun 30, 2021  | Jun 30, 2021                                 | 85%                      | Shirly Barrett | N/A                          | Astro Turf       | Shirly Barrett                            |
| PHS Athletic Field<br>Upgrade<br>95005.0   | Remove Existing turf and<br>replace with new; Track<br>resurfacing cap | Track surfacing completed, June 4, 2021; Track<br>striping began on June 14, 2021  | Construction  | Mar 18, 2021     | Jun 30, 2021  | Jun 30, 2021                                 | 90%                      | Shirly Barrett | N/A                          | Astro Turf       | Shirly Barrett                            |
| Previous Reports available at <a href="http://www.pusd.us/Page/6819">www.pusd.us/Page/6819</a> |  |  |               |                  |   |  |                          |                |                              |                  |   |
| Altadena Portables<br>No TT funds allocated yet  | Relocation of 2 portables from<br>Burbank to Altadena                  | Awaiting LA County Fire Marshall approval to<br>proceed with plans and submit to DSA   | Planning      | -                | End of 2021   | Jun 30, 2021                                 | 0%                       | Sam Maissiam   | Flewelling &<br>Moody        | TBD              | Ned Khachikian                            |



# Pasadena Unified School District

## Pictures of Facilities Department Active Projects

June 23, 2021



# Pasadena Unified School District

## Active Project List

[John Muir HS Athletic Field Restoration](#)

[Pasadena HS Athletic Field Restoration](#)

[Pasadena HS Central Plant - Chillers Replacement](#)

June 23, 2021



# John Muir HS

## Athletic Field Restoration

# Athletic Field Upgrade

## Placing field marks



June 23, 2021

[Return to projects list](#)



# Athletic Field Upgrade

## Placing field marks

June 23, 2021





# Athletic Field Upgrade

Placing field marks and Mustang's logo

June 23, 2021



[Return to projects list](#)



# Athletic Field Upgrade

Placing field marks  
and Mustang's  
logo



June 23, 2021

[Go to projects list](#)



# Athletic Field Upgrade

Field marks in place



June 23, 2021

[Return to projects list](#)



# Athletic Field Upgrade – Working on the side lines





# Athletic Field Upgrade



June 23, 2021

[Return to projects list](#)



# Athletic Field Upgrade



June 23, 2021

[Return to projects list](#)



# Athletic Field Upgrade -Sidelines complete





# Athletic Field Upgrade -Sidelines complete





# Athletic Field Upgrade

Field marks,  
Mustang's logo  
and sidelines  
complete



June 23, 2021



# Athletic Field Upgrade —View from field's East goal





# Athletic Field Upgrade – Aerial view





**PASADENA HIGH SCHOOL**  
*Home of the Bulldogs*

## Pasadena HS

# Athletic Field Restoration





**PASADENA HIGH SCHOOL**  
Home of the Bulldogs

# Athletic Field Upgrade

## Long Jump site prep work



June 23, 2021

[Return to projects list](#)





PASADENA HIGH SCHOOL  
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# Athletic Field Upgrade

Track area

Long Jump site preparation



June 23, 2021

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# Athletic Field Upgrade – Long Jump site area







# Athletic Field Upgrade – Long Jump site area







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# Athletic Field Upgrade – Long Jump site area



June 23, 2021

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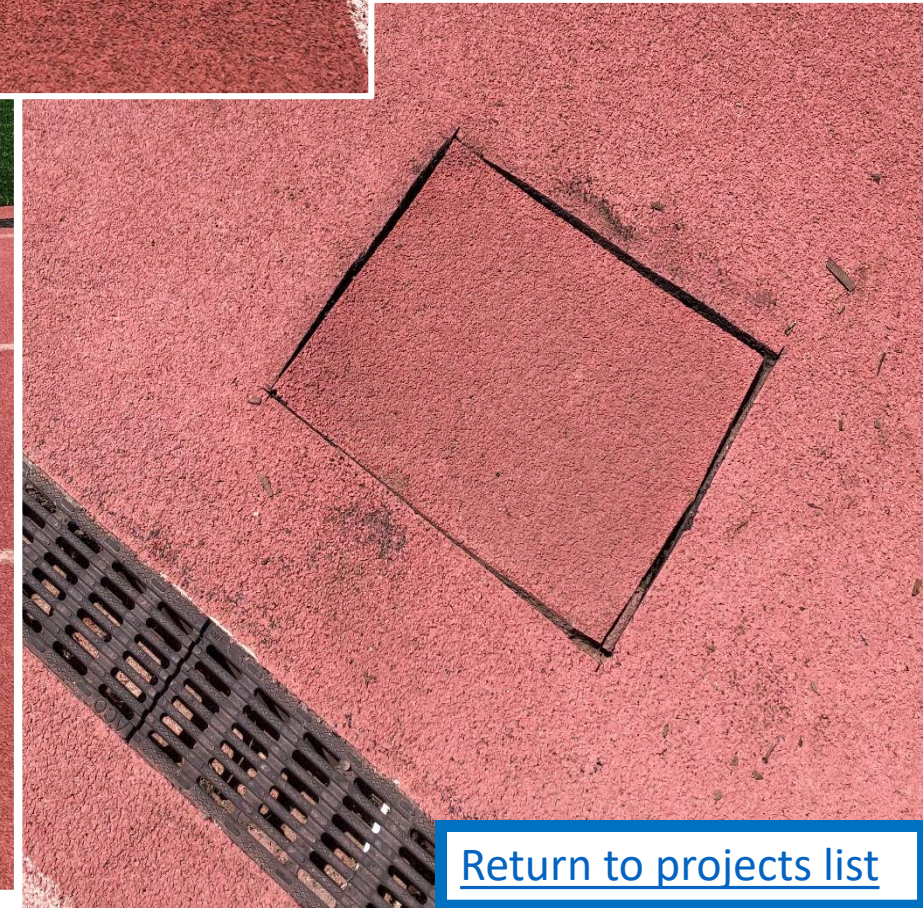
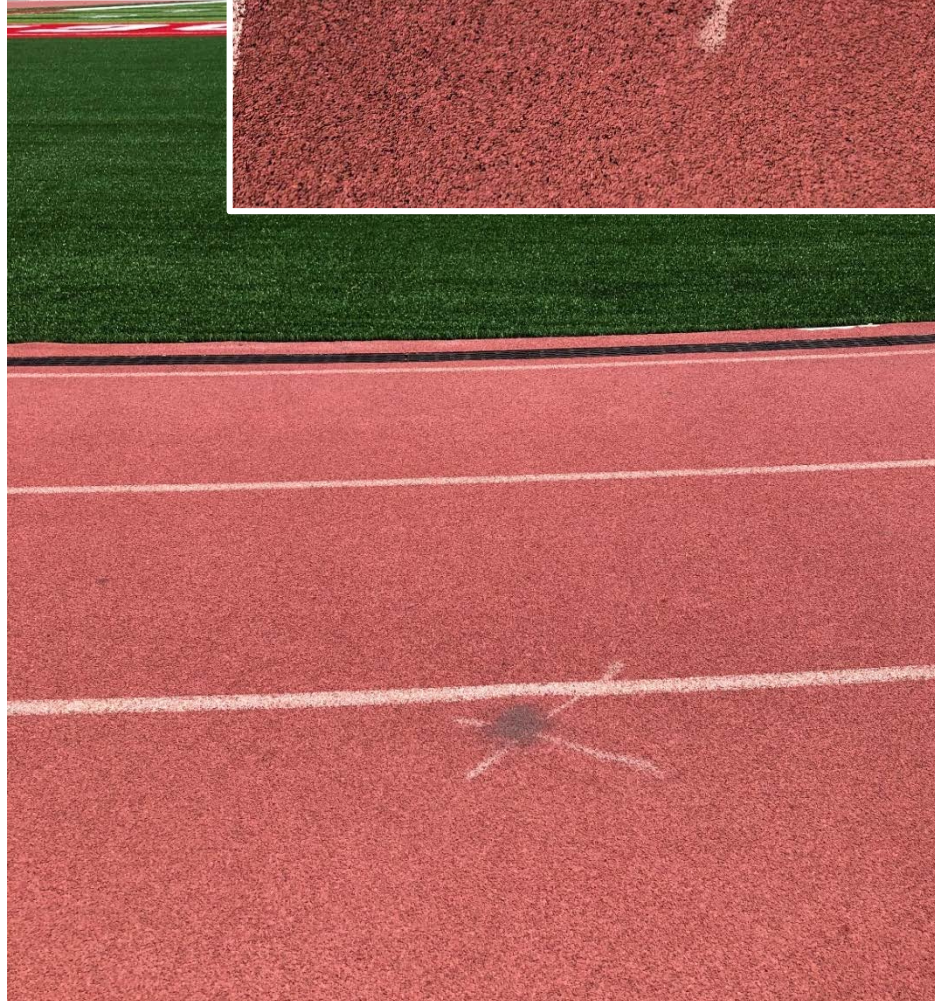
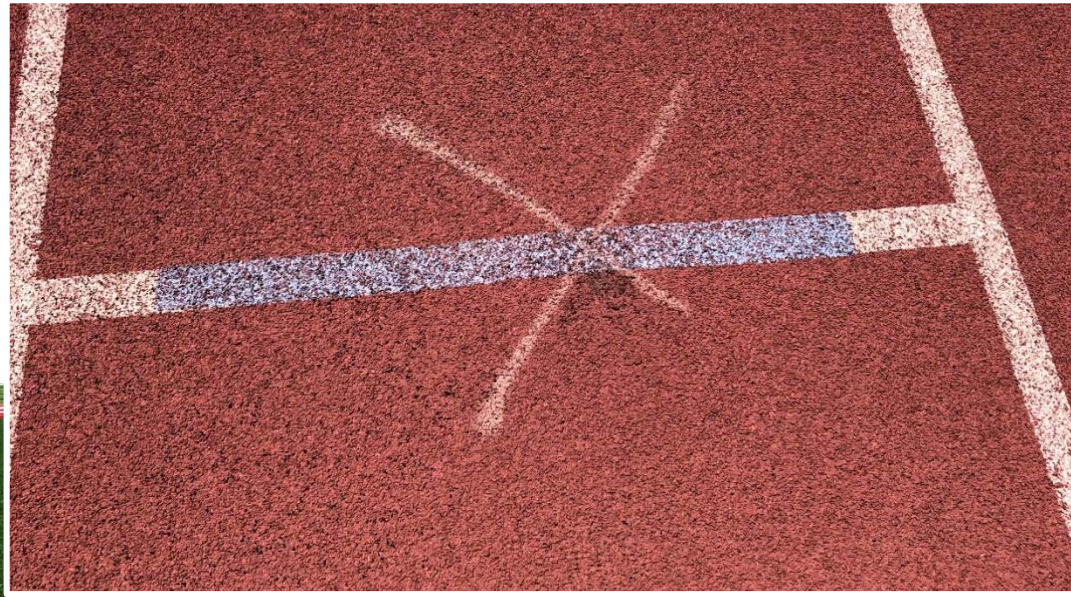




# Athletic Field Upgrade

Track area

Damaged areas identified



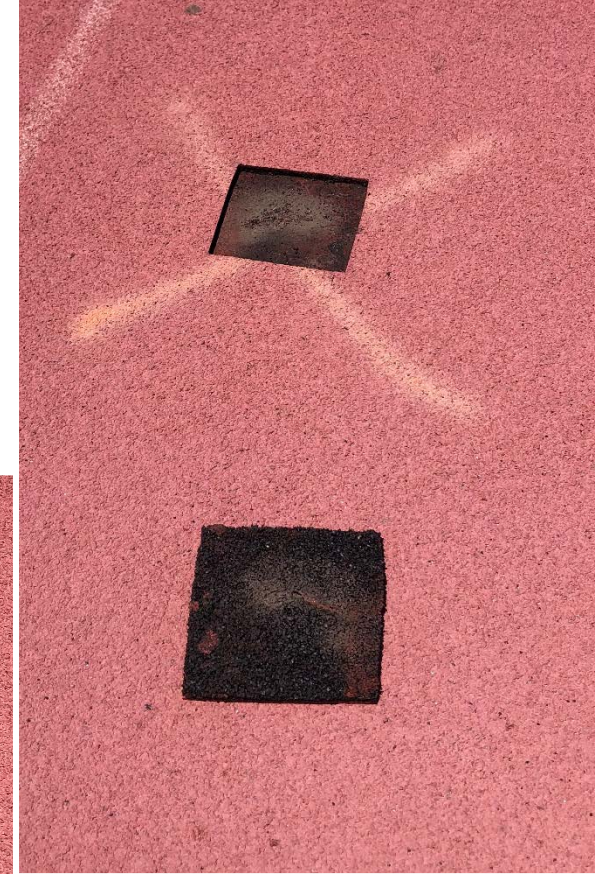
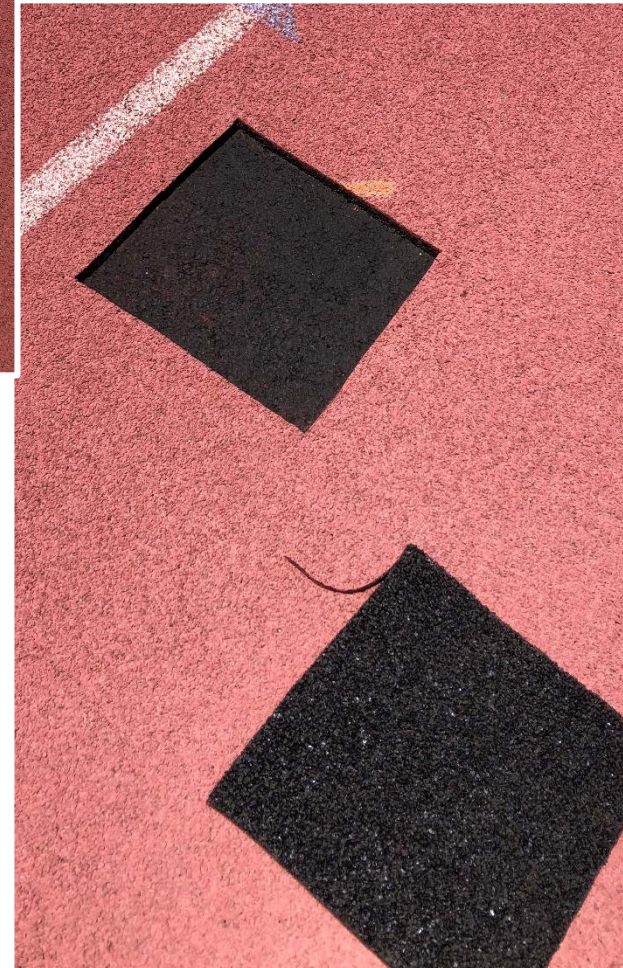
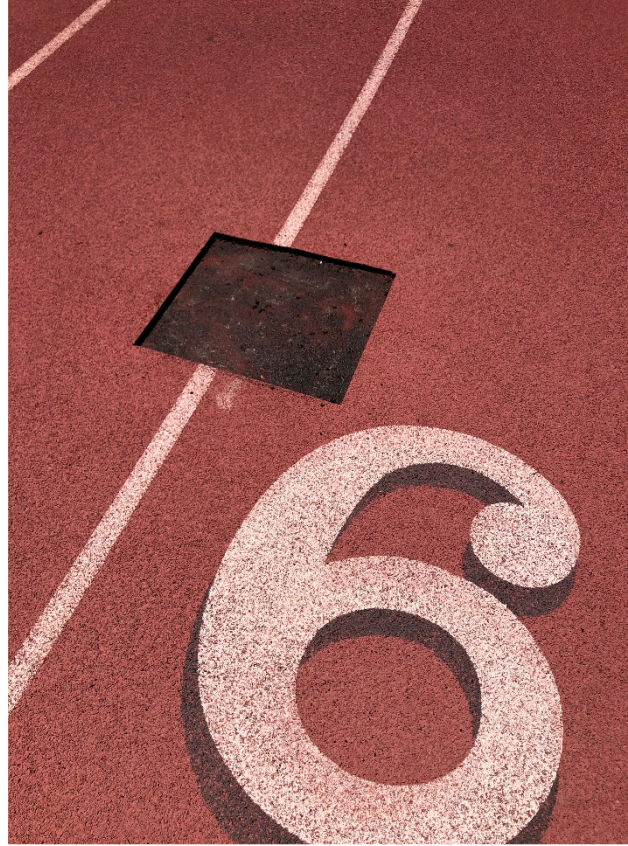




# Athletic Field Upgrade

Track area

Damaged areas identified and removed







# Athletic Field Upgrade – Track area







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# Athletic Field Upgrade – Track area



June 23, 2021

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# Athletic Field Upgrade – Track area



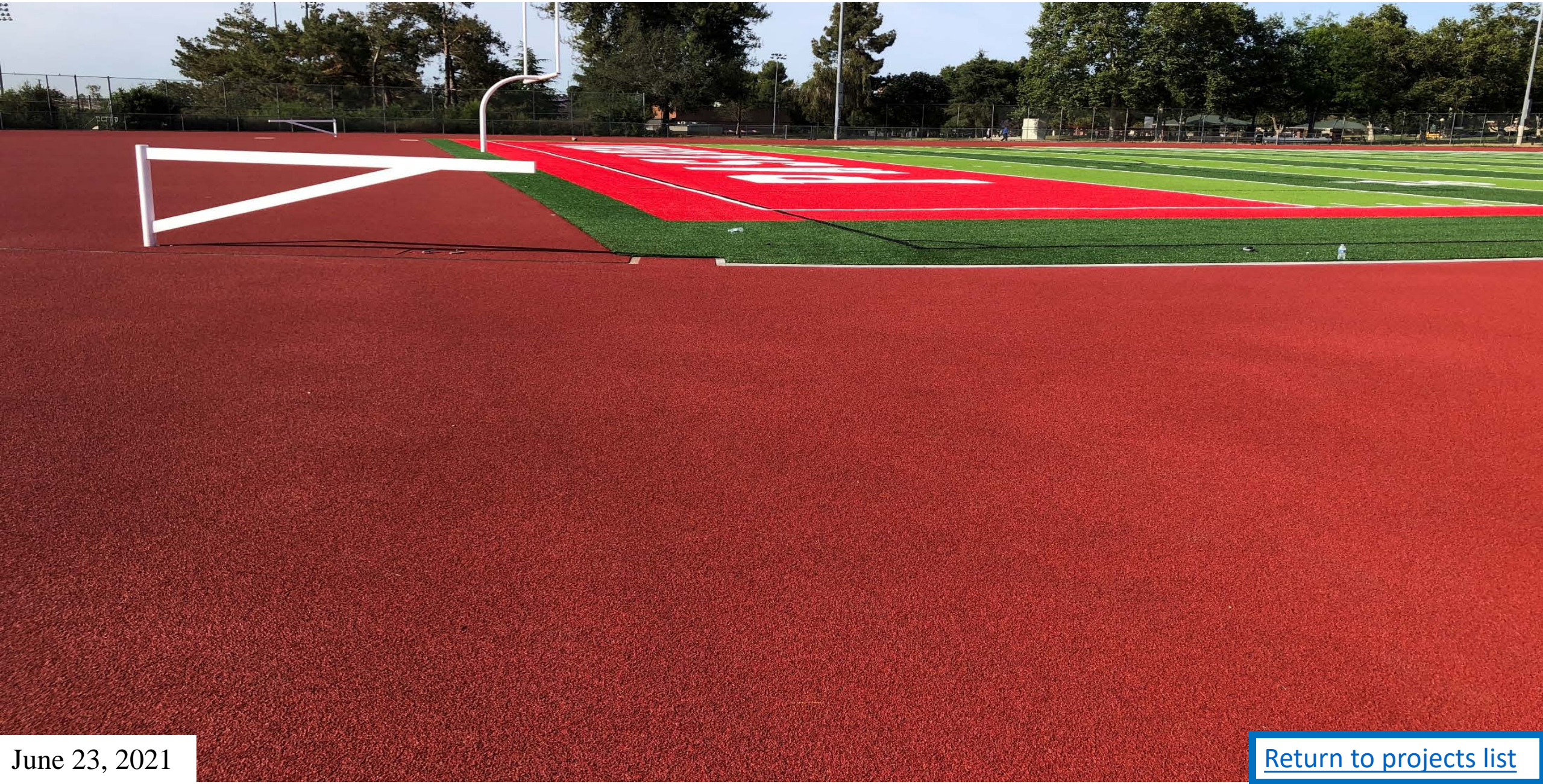
June 23, 2021

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# Athletic Field Upgrade – Track area

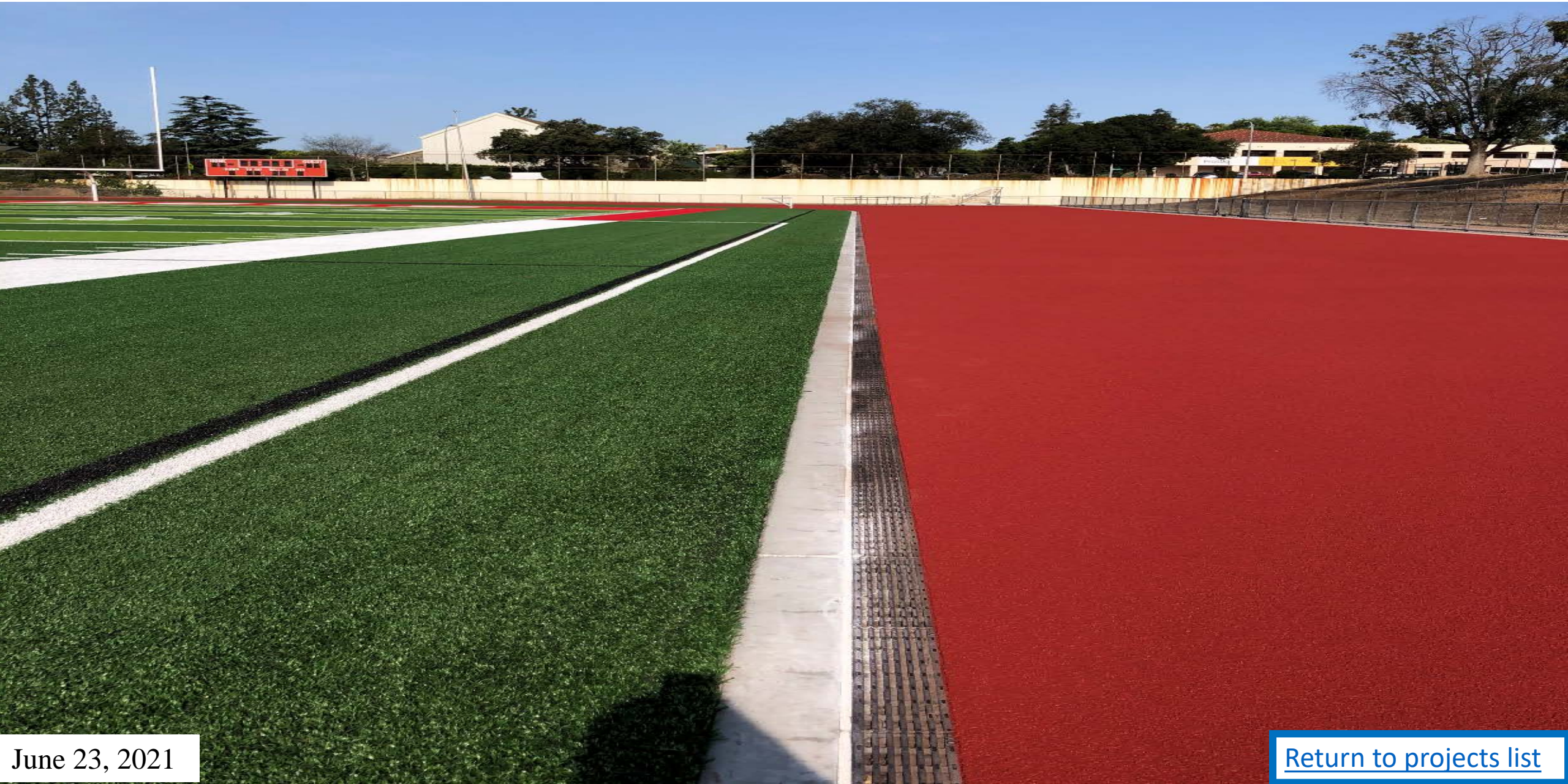






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Home of the Bulldogs

# Athletic Field Upgrade



June 23, 2021

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# Athletic Field Upgrade



June 23, 2021

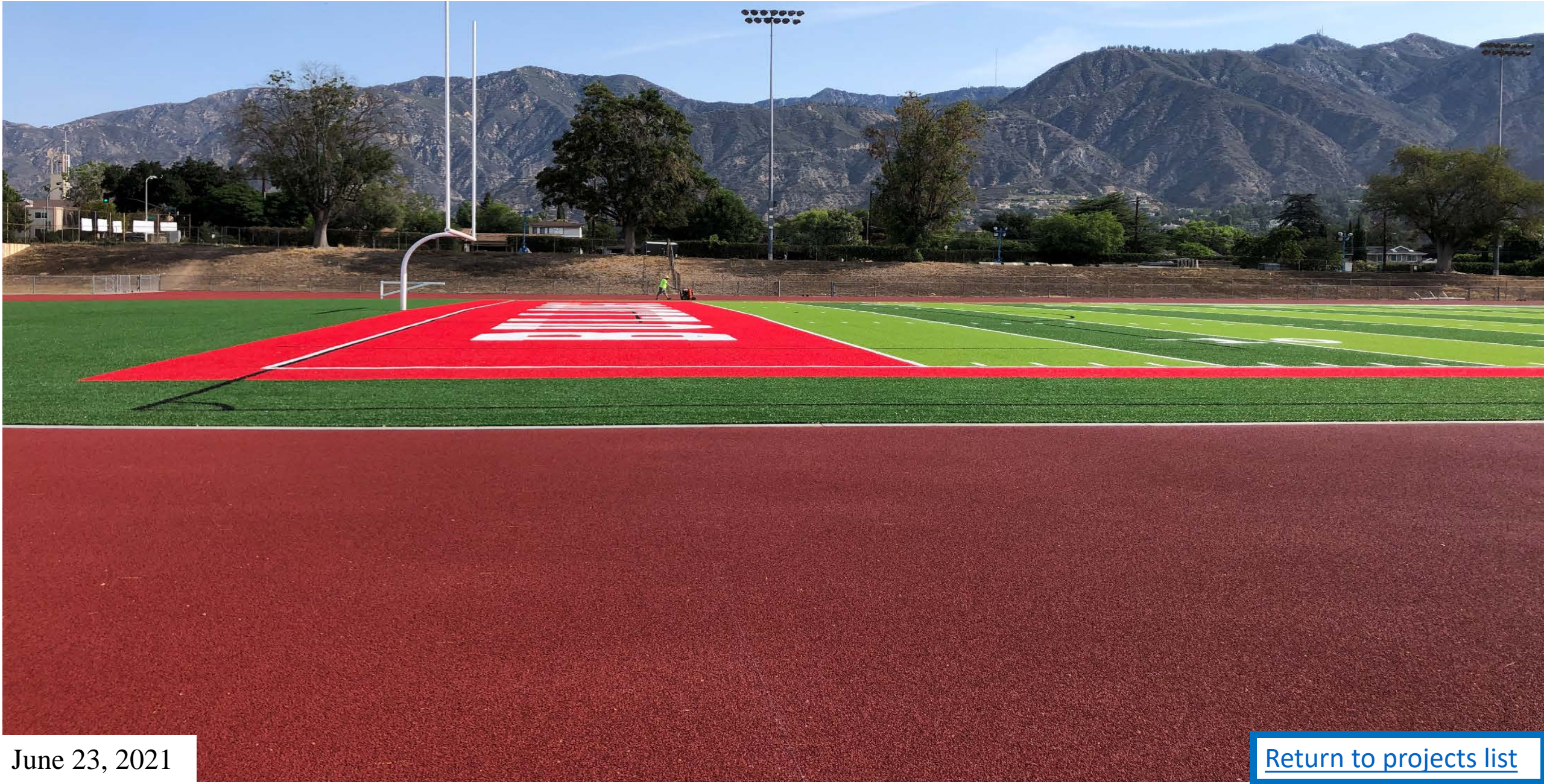
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**PASADENA HIGH SCHOOL**  
Home of the Bulldogs

# Athletic Field Upgrade



June 23, 2021

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# Athletic Field Upgrade

Track area

Track lanes complete





# Athletic Field Upgrade

Track area

Track lanes  
complete





## Pasadena HS

# New Central Plant Chillers Replacement



# New Central Plant Chillers Replacement

Preparation of new  
hydronic pipes







# New Central Plant Chillers Replacement

New hydronic pipes  
ready for installation







# New Central Plant Chillers Replacement

Preparation of new  
hydronic pipes







# New Central Plant Chillers Replacement

New pumps and  
accessories already on  
site







**PASADENA HIGH SCHOOL**  
*Home of the Bulldogs*

# New Central Plant Chillers Replacement

New pumps and  
accessories already on  
site



June 23, 2021





# New Central Plant Chillers Replacement

I Beams in place

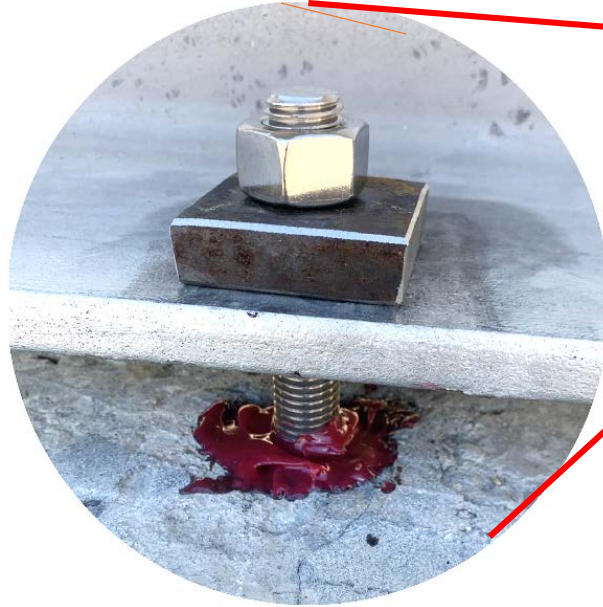






# New Central Plant Chillers Replacement

## Floor Beam installation







# New Central Plant Chillers Replacement

I beams in place and  
ready for chiller's  
installation







# New Central Plant Chillers Replacement

Columns already in  
place







# New Central Plant Chillers Replacement

Chillers arrival





PASADENA HIGH SCHOOL  
Home of the Bulldogs

# New Central Plant Chillers Replacement

## Chillers installation



June 23, 2021

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# New Central Plant Chillers Replacement

## Chillers installation



June 23, 2021

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PASADENA HIGH SCHOOL  
Home of the Bulldogs

# New Central Plant Chillers Replacement

## Chillers installation



June 23, 2021

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# New Central Plant Chillers Replacement

## Chillers installation





## Certification of Compliance

April 21, 2021

Brian McDonald  
Pasadena Unified School District  
351 South Hudson Avenue  
Pasadena, CA 91109

**Project:** Washington Accelerated Elementary  
**Application #:** 03-113658  
**File Id #:** 19-80  
**Scope:** Construction of 1-Classroom Building. (Bldg. C), 1-Multi-purpose Building. (Bldg. D); site work.  
  
**Portion of Scope not constructed:** Alterations to 1-Bldg. A is de-scoped per approved CCD #31; Construction of the parking lot and the playfield.

Dear Brian McDonald:

The Department of General Services' records indicate that the construction of the referenced project has been completed in accordance with design documents approved by the Department, and that all the Verified Reports covering the construction have been received. Therefore, the Department of General Services Certifies as follows:

This project is in compliance with California State regulations as to the safety of design and construction of public schools, and for the accommodation of persons with disabilities.

As stated in our letter approving the plans and specifications for this project, the Department does not review design documents or construction for compliance with the electrical, mechanical, or plumbing regulations. It is the responsibility of the professional consultants named on the application to verify compliance with appropriate parts of the California Building Code, and to submit Verified Reports documenting compliance.

Sincerely,

A handwritten signature in cursive script that reads "Atgonzalez for".

Ida A. Clair, AIA  
Acting State Architect  
Division of the State Architect  
IC: ag

cc: Architect/Engineer - Brandon De Arakal  
File



| PUSD DSA Open Permits<br>as of 6.21.2021 |                |                              |   |  |
|--|----------------|------------------------------|---|--|
| #  | Application Id | Project Name                 | Scope   | Comments   |
| 1  | 03-118268      | Don Benito ES                | Alterations to 1-Multi-purpose Building C (A# 11776, 03-103062) and Related SiteWork  | Project on hold  |
| 2  | 03-113254      | Longfellow Children's Center | <b>Access Compliance Only</b> - NOT K-12  | Completion filed with DSA  |
| 3  | 03-118465      | Longfellow ES                | Alterations to 1-Building A (A# 536, 03-103919): Auditorium Modernization;Construction of 1-Kitchen Building, Covered Walkway, and Associated Site Work   | Project on hold  |
| 4  | 03-115817      | Pasadena High School         | <b>Phase 1</b> ;4-Buildings: S (A-16319) R and T (A-19244), and U (A-19244) Fire Alarm - Additions to 1-Building S (A-16319) Entry Lobby - Phase 1, 3-Buildings: S (A-16319) R and T (A-19244) Modernization and Related Sitework - Phase 1<br><b>Phase 2</b> , Alterations to 3-Buildings: J, K, and L (A-16319) Toilet Room Accessibility Modernization<br><b>Phase 3</b> , 1-Site (A-16319): Campus Identity | <b>Phase 1 Completed</b><br><b>Phase 2 Completed</b><br><b>Phase 3</b> Descoped entirely<br><br><b>Completion filed with DSA</b> |
| 5  | 03-120865      | Pasadena High School         | Alterations to 1-Building U and Equipment Yard (A-19244, A03-103739, A03-115817) <b>Chiller Plant</b>   | On going Project   |
| 6  | 03-116337      | Pasadena High School         | Alterations to 7-Existing Buildings: Replacement of plumbing fixtures and partitions in two toilet rooms at each of five (E) Bldgs, A, C, J, K, L; and in one toilet room at each of two (E) Bldgs, N and P.  | <b>Access only</b><br><b>Completion filed with DSA</b>   |
| 7  | 03-118142      | Pasadena High School         | Construction of 2-Pool Equipment and Ticket/Concession Buildings, 1-Swimming Pool, 3-(20'x30') Shade Structures (PC 04-113245), 1-(20'x30') Shade Structure (PC 04-113723), 4-Light Poles, 1-Scoreboard, and Site Improvements  | Project on hold  |
| PUSD DSA Recently Closed Permits         |                |                              |   |  |
| 1  | 03-113658      | Washington ES                | Alterations to 1-Bldg. A, play field and site work.; Construction of 1-Classroom Building. (Bldg. C), 1-Multi-purpose Building. (Bldg. D)   | <b>Certification letter received</b>   |
| Solar Projects                           |                |                              |   |  |
| #  | Application Id | Project Name                 | Scope   | Comments   |
| 1  | A# 03-120922   | Altadena ES                  | Installation of Solar Arrays  | Working on punch list items  |
| 2  | A#03-120626    | Eliot MS                     | Installation of Solar Arrays  | Working on punch list items  |
| 3  | A# 03-120492   | Field ES                     | Installation of Solar Arrays  | Working on punch list items  |
| 4  | A#03-120366    | Hamilton ES                  | Installation of Solar Arrays  | Working on punch list items  |
| 5  | A# 03-120418   | J. Muir MS                   | Installation of Solar Arrays  | Working on punch list items  |
| 6  | A# 03-120519   | Jackson ES                   | Installation of Solar Arrays  | Working on punch list items  |
| 7  | A# 03-120491   | Madison ES                   | Installation of Solar Arrays  | Working on punch list items  |
| 8  | A# 03-120573   | Pasadena HS                  | Installation of Solar Arrays  | Working on punch list items  |
| 9  | A# 03-120585   | Sierra Madre ES              | Installation of Solar Arrays  | Working on punch list items  |
| 10                                       | A# 03-120520   | Sierra Madre MS              | Installation of Solar Arrays  | Working on punch list items  |
| 11                                       | A# 03-120572   | Webster ES                   | Installation of Solar Arrays  | Working on punch list items  |
| 12                                       | A# 03-120628   | Willard ES                   | Installation of Solar Arrays  | Working on punch list items  |