



## **CITIZENS' OVERSIGHT COMMITTEE MEETING**

### **NOTICE AND AGENDA**

**January 24, 2024**

**6:30 PM**

#### **HYBRID**

**Join Webex Meeting**

**ID: 26337279983 Password: X3veAys5Dp7  
(US) +1 415-655-0001 (toll)**

**Access code: 2633 727 9983**

#### **IN PERSON:**

**351 S. HUDSON AVENUE, ROOM 236, PASADENA, CA 91106**

**COC Member attending via teleconference from location:**

**515 SOUTH FLOWER STREET, LOS ANGELES, CA 90071**

- I. Call to Order**
- II. Public Comment**
- III. Approval of the December 13, 2023 Meeting Minutes**
- IV. COC Chair and Vice Chair Nominations and Selection**
- V. Board of Education COC Liaison Report**
- VI. Review of Measure TT and Measure O related Board Reports**
  - 1692-F – Approval of award for RFQ/P #13-23/24 to Orlach Huff & Henderson, LLP.
  - 1693-F – Approval of the Notice of Completion for the Odyssey South Playground Project.
  - 1694-F – Approval confirmation of Measure O Citizen's Oversight Committee (COC) current members remaining terms.
  - 1695-F – Approval to proceed with a Change Order for additional funds for the Phase I Roofing Project for unforeseen repairs of HVAC Systems.
  - 1696-F – Approval to proceed with the Marshall Fundamental School Walkway Project.
  - 1697-F – Approval to proceed with the Pasadena High School Pool Project and Restrooms and Utility Upgrade Project.
  - 1698-F – Approval to proceed with the Don Benito Elementary School Building C HVAC Replacement and Kitchen Renovation Project.

- 1699-F – Approval to proceed with the Webster Elementary School Modernization Project.
- 1700-F – Approval to proceed with the San Rafael Elementary School Modernization Project.
- 1701-F – Approval to proceed with the Marshall Fundamental School Athletic Field and Track, Restroom and Utility Project.
- 1702-F – Authorization of Allocation of Budget for Annual Program Operations and Support for Fiscal Years 2025, 2026, 2027, 2028 and 2029.
- 1703-F – Authorization of Allocation of Budget for the Program Contingency.
- 1704-F – Approval of Award for Interactive Displays for Student Classroom Project.
- 1705-F – Approval and Acceptance of the Notice of Substantial Completion and Notice of Completion for Summer 2023 HVAC Replacement Projects at Don Benito ES, Norma Coombs ES, Webster ES, Loma Alta ES, and Pasadena High School.
- 1706-F – Approval to proceed with the Longfellow Elementary School Swing Space Project.
- 1707-F – Approval to proceed with the Madison Elementary School Swing Space Project.

## **VII. Facilities and Capital Projects Committee Meeting Update F**

## **VIII. Facilities Reports**

### **• Consolidated Budget Status by Funds**

- MTT Projects
- Measure O Projects
  1. Capital
  2. Ed Tech

### **• Construction Status Report**

- MTT Projects
- Measure O Projects
  1. Capital
  2. Ed Tech

## **IX. Future Agenda Items**

## **X. Next meeting date: February 21, 2024**

## Understanding COC Financial Report by Project

This report contains all Program Financial Data for the Measure O Program. There are separate reports for the Fund Source: Education Technology or Facilities Capital. The report by project provides financial information at the summary level for each project. It is sorted by School Type, School, and Project. It shows the following information:

### Summary Table at top of report:

**Total Bond Funding:** Total amount of Funds approved by Voters for Capital or Education Technology.

**Current Budget Amount:** Total amount of Funds Authorized by the BOE

**Current Contracts Committed:** Total amount of Funds that have been issued as contracts.

**Payables Invoiced:** Total amount of funds that have been authorized to be paid

**Unallocated Funds:** Total amount of funds that have not been authorized by the BOE. "Total Bond Funding" minus "Current Budget Amount".

### Report Data:

**School Type:** provides information by the following:

- 01 Elementary Schools
- 02 Middle Schools
- 03 High schools
- 04 Charter Schools
- 05 Private Schools
- 06 Educational Technology (Districtwide Projects in Capital for Technology)
- 07 Facilities (Districtwide support for facilities)

**School Name:** Name of School

**Project Name:** The name of the project

**Project Budget:** The overall budget or allocation of funds for the project. This amount is approved by the BOE by authorization of a project.

**Original Contract:** Amount awarded to the contractor including allowances and Contingencies. Also known as "Commitments". In the "By Project" report this a summary of all contracts for that project.

**Approved Changes:** Change Orders that have been authorized. In the "By Project" report this a summary of all contracts for that project.

**Current Contract Amount:** Total of original contract and authorized change orders. Also known as "Commitments". In the "By Project" report this a summary of all contracts for that project.

**Budget Delta:** Difference between the budget and current contract amount. In the "By Project" report this a summary of all contracts for that project.

**Invoiced to date:** Includes all Pay applications or invoices that are authorized to be paid. In the "By Project" report this a summary of all contracts for that project.

**Commitment Remaining:** Balance of contract amount that has not be invoiced and authorized. In the "By Project" report this a summary of all contracts for that project.

## Understanding COC Financial Report by Project and Contract Detail

This report contains all Program Financial Data for the Measure O Program. There are separate reports for Fund Source: Education Technology or Facilities Capital. The report by "Contract" provides financial information for each project with contract details. It is sorted by School Type, School, and Project. It shows the following information:

### Summary Table at top of report:

**Total Bond Funding:** Total amount of Funds approved by Voters for Capital or Education Technology.

**Current Budget Amount:** Total amount of Funds Authorized by the BOE

**Current Contracts Committed:** Total amount of Funds that have been issued as contracts.

**Payables Invoiced:** Total amount of funds that have been authorized to be paid

**Unallocated Funds:** Total amount of funds that have not been authorized by the BOE. "Total Bond Funding" minus "Current Budget Amount".

### Report Data:

**School Type:** provides information by the following:

01 Elementary Schools

02 Middle Schools

03 High schools

04 Charter Schools

05 Private Schools

06 Educational Technology (Districtwide Projects in Capital for Technology)

07 Facilities (Districtwide support for facilities)

**School Name:** Name of School

**Project Name:** The name of the project

**Contract Name:** The Contractor or Vendor for that Contract

**Contract Date:** Date contract was issued or awarded.

**Object Code:** Accounting cost codes that was assigned to that contract to follow PUSD accounting and used in the LACOE Best system.

**Project Budget:** The overall budget or allocation of funds for the project. This amount is approved by the BOE by authorization of a project.

**Original Contract:** Amount awarded to the contractor including allowances and Contingencies. Also known as "Commitments".

**Approved Changes:** Change Orders that have been authorized.

**Current Contract Amount:** Total of original contract and authorized change orders. Also known as "Commitments"

**Budget Delta:** Difference between the budget and current contract amount.

**Invoiced to date:** Includes all Pay applications or invoices that are authorized to be paid.

**Commitment Remaining:** Balance of contract amount that has not be invoiced and authorized.



## Understanding Project Status Report by School

This report provides the current status of the project. There are separate reports for the Fund Source, for Measure O, Education Technology and Facilities Capital, Measure TT, ESSER, or Developer Funds. It is sorted by School Type, School, and Project. Only current projects are shown, closed projects are not reported. It shows the following information:

### Summary Table at top of report:

**Total Projects:** Current projects in work. Does not include completed projects.

**Closeout:** Total number of Projects in this phase.

**Construction:** Total number of Projects in this phase.

**Design:** Total number of Projects in this phase.

**Investigation:** Total number of Projects in this phase.

**Procurement:** Total number of Projects in this phase.

(Note that if there are no projects in a phase it is not included in the table)

### Report Data:

**School Type:** provides information by the following:

01 Elementary Schools

02 Middle Schools

03 High schools

04 Charter Schools

05 Private Schools

06 Educational Technology (Districtwide Projects in Capital for Technology)

07 Facilities (Districtwide support for facilities)

**School Name:** Name of School

**Project Name:** The name of the project

**Phase of the Project:** Current Phase:

Close-out

Construction

Design

Hold

Investigation

Potential

Procurement

**NTP Date:** Notice to Proceed, date contractor can start construction of project and the schedule has started.

**Substantial Completion:** Date that the contractor is scheduled to be complete except for punch lists and closeout items.

**Percent Complete:** Percentage to represent progress of the project. Only applies to the Design and Construction Phase. It is provided as an estimate by the Project Manager. It is updated weekly.

**DSA Req'd:** Yes or No, is it a DSA Project

**Update Status:** Brief Description of important or critical information about the project provided by the Project Manager. It is updated weekly.

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

**Topic:** APPROVAL OF THE AWARD OF REQUEST FOR QUOTES/PROPOSALS #13-23/24 TO ORBACH HUFF & HENDERSON LLP TO PROVIDE LEGAL SERVICES RELATED TO REAL PROPERTY ASSETS

**RECOMMENDATION:** The Governing Board of the Pasadena Unified School District approve the award for RFQ/P #13-23/24 to Orbach Huff & Henderson LLP, to provide legal services related to real estate property assets.

**Anticipated Effect on Student Outcomes:** The proposed recommendation is consistent with the District's strategic goal to ensure quality management, fiscal integrity, meaningful accountability and an effective technology and communication infrastructure.

**I. BACKGROUND:**

The Facilities Department provides oversight for the District's physical facilities and real property by providing services required to ensure safe buildings, appropriate care, and use of property. The department oversees facility use permits, short-term, and long-term leases, and charter school leases. Periodically and at times of inquiry, the department may need to seek strategies/alternatives for facilities asset management related to the District's revenue generation goals. The District's Joint City Agreements for use of facilities, facility use agreements, and other property asset uses should be reviewed periodically to ensure the District is effectively receiving the appropriate and optimum revenue to support school operations. When needed, the department may rely on consultants/firms to provide asset management, real property, and legal services.

It was the goal of the Facilities Department to seek a firm with extensive years of legal experience representing California (CA) K-12 public school districts possessing substantial knowledge and experience in the interpretation of state, federal, and local laws and codes as they relate to CA K-12 school districts; demonstrated knowledge of building development, leasing/brokerage, lease agreements, and property management; and ultimately would provide guidance through the legal perimeters ensuring the District's due diligence in various areas of physical facilities and real property matters.

In seeking legal services related to the District's real property assets, a Request for Qualifications/Proposals (RFQ/P) was issued RFQ/P#13-23/24.

RFQ/P #13-23/24 was issued on 11/21/23, and Bid Submittals were due 11/30/23. There were two (2) respondents meeting the 11/30/23 2:00 PM submittal deadline: Dannis Woliver Kelley (Long Beach, CA.) and Orbach Huff & Henderson LLP (Los Angeles, CA.).

**II. STAFF ANALYSIS:**

After review of the RFQ/P submissions, staff determined that Orbach Huff & Henderson LLP, is the firm that would best meet the District's Legal Services Related to Real Property Assets needs.

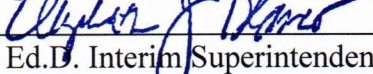
**Attachments:** RFQ/P#13-23/24 Document, Orbach Huff & Henderson LLP response document, Recap-RFQ/P #13-23/24 includes Rate Sheet breakdown

**III. FISCAL IMPACT:**

Funds in the amount not to exceed \$250,000.00 are available in the funding strings listed.

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

January 25, 2024

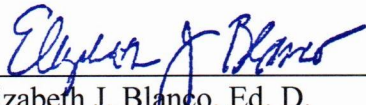
**Submitted by:**   
Elizabeth Blanco, Ed.D. Interim Superintendent

**Funding title/code:**

**Title:** Civic Center Permits

**Code:** 01.0-90500.0-00000-75100-5820-0000105

Approved:

  
Elizabeth J. Blanco, Ed. D.  
Interim Superintendent

Originated by: Manuel Carrasco, Director of Facilities, Maintenance, Operations and Transportation

## RECAP - RFQ/P #13-23/24

**REQUEST FOR QUALIFICATIONS/PROPOSAL FOR  
LEGAL SERVICES  
RELATED TO REAL PROPERTY ASSETS**

**RESPONSES DUE: DATE AND TIME - 11/30/23 2:00 PM**[illegible]





**ORBACH HUFF & HENDERSON LLP'S**

**RESPONSE TO**

**PASADENA UNIFIED SCHOOL DISTRICT'S  
REQUEST FOR QUALIFICATIONS/PROPOSAL FOR  
LEGAL SERVICES RELATED TO REAL PROPERTY ASSETS  
RFP #13-23/24**



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### **ATTACHMENTS:**

**ATTACHMENT A – BID FORM A – COMPANY/CONTACT INFORMATION**

**ATTACHMENT B – BID FORM B – REFERENCES**

**ATTACHMENT B-1 – OHH REFERENCES**

**ATTACHMENT C – ATTORNEY BIOS/RESUMES**

**ATTACHMENT D – OHH PROOF OF INSURANCE**

**ATTACHMENT E – CLIENT LIST**



**Attorneys at Law**  
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Los Angeles, CA 90067

■ 6200 Stoneridge Mall Road, Suite 225  
Pleasanton, CA 94588

■ 2877 Historic Decatur Road, Suite 200  
San Diego, CA 92106

● 13181 Crossroads Parkway N., Suite 170  
City of Industry, CA 91745

■ 667 Lighthouse Avenue, Suite 202  
Pacific Grove, CA 93950

■ 333 City Blvd. West, Suite 1700  
Orange, CA 92868

November 28, 2023

**VIA EMAIL**

Teresa Castaneda, Consultant, Procurement & Contracts  
Pasadena Unified School District  
351 S. Hudson Avenue  
Pasadena, CA 91109  
spo-castanedat@pusd.us  
RFP#13-23/24

Re: Response to Request for Qualifications/Proposal for Legal Services Related to Property Assets

Dear Ms. Castaneda:

We are grateful to have the opportunity to submit this proposal to provide legal services to Pasadena Unified School District ("District"). As you will note from the enclosed materials, Orbach Huff & Henderson ("Firm") is uniquely qualified to provide our exceptional legal services to your District. We are a full-service law firm with 39 attorneys throughout the state, delivering effective, timely and service-oriented solutions to both routine and complex legal issues facing California school districts and other public agencies.

Since the Firm's establishment over twenty-five years ago, we have recognized that representation of public agencies is a specialty that requires unique expertise and experience, especially given the nuanced defenses and immunities afforded public entities.

It is our understanding that the District is requesting legal advice and services, including litigation support, in the area of real property, including the drafting, negotiation and structuring of leases and agreements. We are pleased to confirm that our firm has substantial experience in these areas.

The sale of District owned real property is often not the most desirable method to realize value for the District owned properties, since the District loses ownership of the property/asset. Long-term leases, are often a more advantageous outcome both short and long term for the District generating long-term income and serving as collateral for other financing arrangements. One recent example of a long-term lease we negotiated that will generate substantial and long-term income for the District is the development of a 23-acre parcel owned by Inglewood Unified School District for market-rate residential housing. This project will create much needed housing for families and is expected to generate hundreds of millions of dollars in revenue over the life of the lease. This is only one of many successful



Teresa Castaneda, Consultant, Procurement & Contracts  
Pasadena Unified School District  
November 28, 2023  
Page 2

developments we have been involved with throughout the state for our school district clients, and which are further described in our proposal.

In addition to our experience in real estate, daily we provide counseling and litigation services to public agencies throughout the state on public works matters ranging from advising on land use and entitlements and the California Environmental Quality Act (CEQA), procurement processes, contract administration, project labor matters, the construction claims process and, if necessary, litigation of claims. We are also leaders in charter school law, human resources and student services and special education, and are relied upon to provide conscientious legal representation in such matters.

Thank you for accepting our response to the District's Request for Proposals ("RFP") and for the opportunity to provide our services. We are willing to perform the work outlined in the RFP and to enter into a formal contract with the District based on our proposal. In addition, we very much appreciate the succinctness and organization of your RFP and have tried to respond in kind by including your RFP's headings in our proposal.

Please feel free to contact me directly at [sabrahamian@ohhlegal.com](mailto:sabrahamian@ohhlegal.com) or 818-640-5660 should you have any questions or require additional information.

Very truly yours,  
**ORBACH HUFF & HENDERSON LLP**

A handwritten signature in blue ink, appearing to read "Sarine A. Abrahamian", is written over the firm name.

Sarine A. Abrahamian

SA:me



## **2. PROJECT APPROACH AND RELEVANT QUALIFICATIONS**

Orbach Huff & Henderson (“OHH” or “Firm”) was founded on the principle of providing the highest quality legal services to public entities throughout the state. Established in 1997, our Firm prides itself on fostering longstanding relationships, while advising and counseling on complex and ever-changing laws. Ultimately, this allows clients to stay focused on what matters most – the success of their students and of the communities they serve. Since its humble beginnings over twenty-five years ago, OHH has expanded to six offices throughout the state. The experience of our attorneys and our command of municipal law enable us to efficiently cut to the core of our clients’ issues.

Unlike most other firms, OHH has dedicated its entire Firm and resources to representing public entities. We serve as legal counsel to hundreds of public entities, consisting of school districts, community colleges, the University of California Regents, the Judicial Council of California, and other special districts, counties, cities and towns throughout the state who provide an array of public services. Our client list is included as Attachment E. To consistently deliver superior and invaluable service, our attorneys regularly provide telephone consultation, table negotiations, written opinion letters, meetings at client sites and virtually, attendance at board meetings and other public meetings (in person, virtually or by phone), and legal services and training in a wide variety of areas. In doing so, we always understand the need for flexibility and access and meet that need by assuring our availability seven days a week, day or night. In short, the Firm operates as would in-house counsel, with lawyers immediately responsive to client needs and fully informed about the client’s operations.

With virtual meetings and appearances becoming the new normal, we can easily and cost-effectively represent the District in Los Angeles County as we do our other Los Angeles County clients. All attorneys can be in Pasadena or to any other location to represent the District as needed. Our dedication to representing public entities also assures us that our budgets – whether for advisory or litigation matters – are consistently kept in check.

### **REAL ESTATE**

We provide full representation on property and entitlement matters for public agencies. We have assisted our public entity clients acquire over 250 pieces of property from individuals, corporations and other public entities. Additionally, we are property counsel to a client that has approximately 500 buildings and other properties throughout the state and over 400 active property leases. We assist this client on all matters related to those properties, including, but not limited to lease negotiations and drafting, unlawful detainer matters, third party uses, disposition and acquisitions.

More often our clients do not wish to sell their property, but instead wish to more fully utilize or repurpose property, with the goal of generating substantial long-term revenues to supplement State and local funding/bonds. We have successfully assisted clients in a multitude of such projects, including long-term ground leases with developers for industrial, residential or mixed-use developments, and for the installation of billboards and cell towers. We advise on and prepare joint use lease agreements, joint occupancy agreements, and agreements under the fee generating statutes of the Government Code and public-private project structures in general.

We are at the forefront of developing workforce and affordable housing projects. With the ever-increasing cost of housing, we have been working aggressively with our public entity clients to investigate the development of property to provide affordable housing to staff.

We also have extensive experience with easements, exchange agreements, community recreation agreements, Civic Center Act use permits as well as other permitted methods California public agencies can utilize their real property.

### **CEQA/NEPA**

We have assisted our public agency clients navigate the complexities of CEQA compliance as well as provide expert representation in CEQA litigation. Our CEQA services involve environmental regulation advice from the beginning of project to its end. Our Firm routinely reviews environmental documents for site acquisition, new construction, modernization, and project changes from preparation of environmental procedures through Environmental Impact Reports (EIR). We have successfully challenged and defended CEQA EIRs and Negative Declarations, as well as NEPA Environmental Impact Statements.

We have substantial experience with CEQA-related environmental issues including the following:

- Review of projects related to CEQA/NEPA documents and/or other agency projects, proposed developments, policies, etc.;
- Review of CEQA, NEPA and/or other environmental policy documents including, but not limited to, Notices of Exemptions, Negative Declarations, Mitigated Negative Declarations, EIRs, policies, permits, ordinances, etc.;
- Draft and/or assist in the preparation of appropriate comment letters and/or written responses; and
- Defense of clients in CEQA lawsuits that include preliminary and permanent injunctions.

More specifically, our services involve the development of CEQA documents for projects and comments on other jurisdiction projects. Our experience lends to our ability to quickly determine the necessity of a particular CEQA document and identify the deficiencies in CEQA and NEPA documents generated by others. We draft agenda items and resolutions for project(s) environmental clearance(s) and approval(s). Further, we facilitate the preparation of responses to comments, findings, statements of overriding considerations (if any) and mitigation measure monitoring and reporting programs. Given our wide-ranging services in this practice area, we often streamline a client's CEQA review by developing standardized thresholds of significance tailored for a specific project.

In addition to the transactional efforts, when necessary, we defend challenges to entitlements and CEQA documents. As just one example, we successfully defended a challenge to the coastal development and conditional use permits for the Malibu Middle and High School Athletic Field Lighting Project. The Court of Appeal upheld the trial court's decision denying petitioners' petition for writ of mandate alleging conflicts of interest and procedural deficiencies in the City of Malibu's approvals and alleged failure of the city to conduct a proper environmental review of the permit applications.

### **Land Use**

We frequently assist our public entity clients in identifying, planning, and obtaining entitlements and overcoming development obstacles for their facilities master plans, construction projects, joint-use developments, and real estate revenues. For example, we have represented Los Angeles Community College District and Santa Monica-Malibu Unified School District in developing master plan updates for their campuses. We worked closely with these districts' staff and consultants to prepare comprehensive analyses, graphics, presentations, as well as governing body reports and resolutions, to provide complete and understandable master plans and well-reasoned EIRs. We help our clients from the beginning with

conceptual drawings of the long-range plans, developing the plan description, and preparation of entitlement applications, and then throughout the writing and presenting of reports to the governing body on the long-range plans and CEQA documentation. Our team has substantial experience presenting before, planning commissions, city councils, county boards of supervisors, coastal commission, and other regulatory agencies.

### **Hazardous Materials**

To properly manage hazardous substances and waste, we oversee consultants' preparation and implementation of Phase I, II, and III Environmental Site Assessments, Preliminary Endangerment Assessments, Remedial Investigation/Feasibility Studies, Health Risk Assessments, Remediation Action Plans, and Removal Action Plans. The following describes a representative sample of the environmental representation that we provide:

- Advise clients on compliance with environmental site and risk assessments, hazardous substance remediation, hazardous waste characterization, hazardous waste storage, hazardous waste shipping, and hazardous waste disposal;
- Prepare environmental consultant contracts;
- Coordinate environmental consultants' work;
- Analyze environmental consultants' reports for regulatory compliance;
- Negotiate no-further-action determinations and site certifications with the Department of Toxic Substances Control;
- Negotiate NPDES permits and WDRs with Water Quality Control Boards; and
- Represent clients in enforcement actions by DTSC and Water Quality Control Boards.

### **GENERAL COUNSEL**

As part of our superior and invaluable service, our attorneys regularly provide telephone consultation, table negotiations, written opinion letters, meetings at client sites or via video conference, attendance (in person or by video or phone) at board meetings and other public meetings, as necessary. We also provide personalized training in a wide variety of areas. In short, the Firm operates as would in-house counsel, with lawyers immediately responsive to client needs and fully informed about the client's operations.

The attorneys selected to represent the District all have specific experience advising the governing boards/bodies of public entities and regularly rendering opinions for, and routinely appear before, the governing bodies of our clients. We frequently engage in discussions with other stakeholders and parties to represent our clients before state and federal agencies and in interactions with contractors, vendors, and opposing counsel. Our practice runs the gamut of applicable law, and we can provide timely, accurate advice to the District and its governing board.

OHH attorneys have spent decades representing California public education institutions. Our attorneys have extensive experience handling a variety of issues confronting governing bodies, including addressing questions regarding the open meeting requirements under the Ralph M. Brown Act, the conduct of meetings of governing bodies, the Fair Political Practices Act, the Public Records Act, the Education Code, the Government Code, conflicts of interest and meeting procedures. This experience includes litigating disputes over alleged violations of the Ralph M. Brown Act and whether certain records are exempt from disclosure under the Public Records Act.

- As part of OHH's daily practice, our attorneys appear at clients' governing body meetings, in closed and open session, providing advice on particular matters.
- OHH attorneys have become experts at understanding the parameters of, preparing responses to, and producing documents in response to Public Records Act requests. One of our recent presentations for our clients is, *"Responding to California Public Records Act Requests and to Certified Payroll Records Requests."*
- OHH has a deep understanding of conflict-of-interest issues and can advise the City's Council accordingly. Two recent presentations we have made include *"Conflict of Interest and Your Form 700"* and *"Local Bond Campaign Financing – Legal Issues."*
- OHH often reviews and revises our clients' governing body Policies and Administrative Regulations.

We often handle the review and preparation of responses to claims under the Government Code "Tort Claims Act."

## LITIGATION AND APPELLATE SERVICES

We represent over 130 public agencies in California in all types of litigation. The breadth and depth of our litigation practice enables us to devise sound strategies for resolving disputes expediently and cost-effectively. Our litigation attorneys advise and represent clients in areas of law directly impacting the business and operations of public agencies, including:

- |                      |                                     |
|----------------------|-------------------------------------|
| • Construction       | • Civil rights                      |
| • Public contracting | • Charter schools                   |
| • Breach of contract | • Employee Dismissal and Discipline |
| • CEQA               | • Labor and Employment law          |
| • Eminent Domain     | • Wage and Hour                     |

## 3. RELEVANT PROJECT EXPERIENCE AND REFERENCES

### Some of our Exemplar Projects

**Development and Leasing Projects (in addition to the Inglewood Unified project we described in our cover letter)**

- **Compton Unified School District.** We represent Compton Unified School District with a public-private development to redevelop the district's warehouse site to a Class A warehouse for a major tenant under a 66-year term. We assisted in the RFP/procurement process, including drafting and issuance of the RFP, overseeing marketing efforts, reviewing proposals, negotiating term sheets and assisting with obtaining district Governing Board approvals for the project. We further assisted in seeking and securing State Board of Education approval for the development, as required under the prior provisions of the Education Code for joint occupancy lease structures. We are currently seeking entitlements from the City, including a zoning amendment, general plan amendment, and conditional use permit. Previously, we represented the district in the 99-year lease of what is now the Greenleaf warehouse property – a financial transaction that has funded more than one capital improvement project through COPs and will continue to fund initiatives of the district for decades to come.

- **Mountain View Whisman School District.** We represent Mountain View Whisman School District that approved a \$56 million development agreement with a private developer that is constructing a 716-unit housing project where 144 of those units will be for district employees. We handled (and continue to handle) all aspects of the negotiations with the developers, the City, and the financing groups for both the developer and the district. This particular development agreement includes design provisions so the project can get off the ground. It also incorporates a separate ground lease, CC&Rs, a construction agreement, an operations and maintenance agreement and other required features.
- **Compton Unified School District.** We are assisting with a public-private development with the County of Los Angeles to redevelop an 11-acre former elementary school site into a mixed-use development. We have assisted the district and County in the RFP process, including the preparation of a joint district/County RFP, and obtaining district Governing Board approvals for the project. We have negotiated the Exclusive Negotiating Agreement with the developer and are assisting as needed in due diligence and entitlement phases of the project. We are currently negotiating the ground lease that will carry a lease term of at least 50 years.
- **Downey Unified School District.** We negotiated long-term joint use ground lease agreements for the development of facilities for the lessee's and district's joint use, including a soccer complex and pool facilities. We assisted with the fair market rent valuations for the properties and negotiating term sheets for the ground lease.

#### **Acquisition and Dispositions**

- **Compton Unified School District.** In 2018, we began laying the groundwork to acquire ten properties adjacent to Compton High School ("CHS") for the Compton High School Expansion Project by first evaluating CHS for expansion feasibility, then conducting a cost acquisition analysis for the district. During the investigation stage of the acquisition we reviewed preliminary title reports and corresponding backup documents, plotted easement maps, and appraisals to make Government Code offers to the property owners. The properties include multi-residential buildings, a single-family residence, a church, and a car wash. We successfully negotiated acquisitions for most of the properties, then filed eminent domain actions for the remaining two parcels, and settled shortly after litigation was initiated. We have obtained final orders of condemnation. Our Firm also advised the district on its relocation obligations and successfully relocated over twenty tenants according to California Code of Regulations, Title 25, including tenants receiving Section 8 benefits.
- **Val Verde Unified School District.** Over the past few years we have successfully acquired three parcels for Val Verde Unified School District through a negotiated acquisition to expand its administrative offices.
- **Manteca Unified School District.** We negotiated for the purchase of a parcel adjacent to Manteca High School to accommodate a potential high school expansion.

## Disposition of Property

- **Compton Unified School District.** Sale of a 14,000 square foot surplus property located in Los Angeles County to the City of Compton. Assisted the district in all aspects of the surplus property process, including seeking and securing a State Board of Education waiver of the bid requirements for the sale. We closed escrow on the site within thirty days with minimal issues.
- **Long Beach Unified School District.** Continue to assist the district in reviewing eight non-educational sites for potential surplus including in all aspects of 7-11 Committee process, including drafting bylaws, assist staff in preparing meeting agendas and minutes and attend meetings to present property information and to provide guidance on Brown Act compliance. The Committee provided its recommendations and report to the district's Governing Board. The district is assessing its next steps in which properties to surplus.

In addition, we advise districts on school closure/consolidation and attendance area/boundary realignment. From tailoring school closure plans based on the needs of the district, to assisting districts in forming board appointed committees to advise and make recommendations regarding closure options. We also assist districts in developing strategies for effectively and transparently communicating with the community and stakeholders and seeking their input.

These are complex and challenging times with constant public scrutiny. We offer a level of support and reassurance that only attorneys with our background succeeding in high-stakes, high-profile matters can offer. For all of the above exemplar projects, and in our daily work, we advise on effective community outreach and messaging to build support for District projects within the district community and with approving agencies. Our attorneys have been called upon in some of the most significant matters throughout the state, including representing and advising our clients through troubled bond programs, advising on the development and construction of high-profile public projects costing hundreds of millions of dollars, and defending highly publicized personnel, student and civil rights matters.

OHH keeps abreast of any court decisions or legislative changes affecting our clients. When OHH becomes aware of any such change, OHH will notify the District with any update in the law. This practice was especially helpful during COVID-19, when we routinely provided updates to clients on a variety of topics, from CARES Act funding to any applicable changes in local Stay at Home Orders, and impacts to clients' programs and operations.

OHH monitors daily all proposed changes in the law which may impact public works. When a new statute or regulation or an amendment is proposed, we alert our colleagues about the proposed change and always remain willing to discuss our view on the legislated impact if enacted. Members of our Firm, both partners and associates, routinely not only attend, but also serve as lecturers at association conferences designed to promote continuing education in the public works field, including CASH, CSBA, CASBO, and CCFC.

We are pleased to offer workshops on a wide variety of topics to our clients and have done so on a multiple occasion. We do not charge for the time we spend preparing for them, as we believe this should be part of our overhead expense maintaining our expertise in this industry. We currently employ email, informal meetings and other communications to provide news of legal developments to the District, however we have found that on-site/virtual training is one of the most valuable services our Firm can offer. The

interpersonal interaction promotes a working relationship between the attorneys and District staff and maximizes the effectiveness of the communication of key issues, policies and protocols. Likewise, it also provides valuable feedback to the attorneys on issues or tensions that exist which could impact the advice and direction given by our office.

#### 4. FEES

- a) OHH offers discounted rates for our public agency clients. For this proposed engagement, we offer the following rates, billed **at 1/10-hour increments**:

Partners	\$355 per hour
Senior Counsel	\$325 per hour
Associates	\$305 per hour
Paralegals	\$200 per hour

- b) Describe adjustments to the fees for subsequent years of the contract.

To keep pace with inflation, we will increase our rates annually by three percent per year.

- c) Describe, in detail, charges for telephone calls/consultation, e-mail correspondence, fax transmission/receiving, travel time, attendance of evening Board meetings, court litigation and administrative proceedings, and any other expenses to be separately billed.

We will not charge for office support services, including telephone calls, word processing and facsimile charges. We propose to charge the costs of mileage, photocopying, postage, and any third-party expenses, such as expert witness fees, deposition and court reporter fees, and electronic legal research.

Mileage	At IRS rates/No Mark Up
Photocopy	\$0.10 per page
Postage	USPS rates/No Mark Up
Third-Party Expenses	Actual Costs/No Mark Up

- d) Identify billing increments (i.e., 1/10 hour, 1/4 hour, etc.).

Please refer to response 4. a).

**ATTACHMENT A**

**BID FORM A  
COMPANY/CONTACT INFORMATION**



**BID FORM A**  
**Company/Contact Information**

**This form is required to be signed and submitted with your Proposal**

**TO: PASADENA UNIFIED SCHOOL DISTRICT**, a California Unified School District, acting by and through its Governing Board ("District"), 351 South Hudson Ave., Pasadena, CA 91109

**FROM:**

Orbach Huff & Henderson LLP, 1901 Avenue of the Stars, Suite 575  
Name of Company Address

Los Angeles, California 90067

City, State, Zip Code

(310) 788-9200

Phone

sabrahamian@ohhlegal.com

Email



Sarine A. Abrahamian

Authorized Signature and Print Name

Sarine A. Abrahamian, Partner

Name(s) of Bidder's Authorized Representative(s) & Title

Date: November 28, 2023

**ATTACHMENT B**

**BID FORM B  
REFERENCES**

## Bid Form B

### REFERENCES

FIRM NAME: \_\_Orbach Huff & Henderson LLP\_\_\_\_\_

PLEASE SEE ATTACHEMENT B-1 FOR A LIST OF OHH REFERENCES

Provide no less than five (5) California K-14 district references where your firm provided legal services related to real property assets.

1. District Name \_\_\_\_\_

Address \_\_\_\_\_

Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

Contact Name \_\_\_\_\_ E-Mail \_\_\_\_\_

2. District Name \_\_\_\_\_

Address \_\_\_\_\_

Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

Contact Name \_\_\_\_\_ E-Mail \_\_\_\_\_

3. District Name \_\_\_\_\_

Address \_\_\_\_\_

Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

Contact Name \_\_\_\_\_ E-Mail \_\_\_\_\_

**Bid Form B**  
(Continued)

**REFERENCES**

4. District Name \_\_\_\_\_

Address \_\_\_\_\_

Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

Contact Name \_\_\_\_\_ E-Mail \_\_\_\_\_

5. District Name \_\_\_\_\_

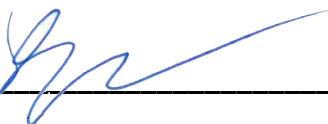
Address \_\_\_\_\_

Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

Contact Name \_\_\_\_\_ E-Mail \_\_\_\_\_

=====

**Proposer/Firm Name: \_\_Orbach Huff & Henderson LLP\_\_ Date: November 28, 2023\_\_**

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

## **ATTACHMENT B-1**

### **OHH REFERENCES**

We have over six dozen active school district clients on any given month. Below are just a few districts whose legal needs may be comparable to the District's and that in closer proximity to the District.

Please feel free to contact any of the following references to discuss the quality of our services:

Name of Entity: Inglewood Unified School District  
Contact Person: James Morris Ed. D.  
Address: 401 South Inglewood Avenue  
Inglewood, CA 90301  
Phone No.: (310) 419-2700  
Fax No.: (310) 680-5144  
Email: james.morris@inglewoodusd.com  
Service Provided: We serve as IUSD's lead real property and facilities counsel.

Name of Entity: Los Angeles Unified School District  
Contact Person: Mark A. Miller, Chief Facilities Counsel  
Office of General Counsel  
Address: 333 S. Beaudry Avenue, 23rd Floor  
Los Angeles, CA 90017  
Phone No.: (213) 241-4706  
Fax No.: (213) 241-8386  
Email: mark.a.miller@lausd.net  
Service Provided: We serve as LAUSD's lead outside construction counsel and have been assigned over 1,000 matters by this one public agency alone. We also serve as LAUSD's lead Charter Schools counsel on Proposition 39 facilities matters.

Name of Entity: Long Beach Unified School District  
Contact Person: Alan Reising, Business Services Administrator  
Address: 2425 Webster Avenue  
Long Beach, CA 90810  
Phone No.: (562) 997-7570  
Email: areising@lbschools.net  
Service Provided: We serve as LBUSD's Facilities counsel

Name of Entity: Downey Unified School District  
Contact Person: Christina Aragon, Assistant Superintendent, Business Services  
Address: 11627 Brookshire Avenue  
Downey, CA 90241  
Phone No.: (562) 469-6500  
Email: caragon@dusd.net  
Service Provided: We serve as DUSD's Facilities counsel

Name of Entity: Compton Unified School District  
Contact Person: Darin Brawley, Superintendent  
Address: 501 S. Santa Fe Avenue  
Compton, CA 90221  
Phone No.: (310) 639-4321  
Email: dbrawley@compton.k12.ca.us  
Service Provided: We serve as CUSD's General, Facilities, Human Resources and Charter Schools counsel and have been privileged to have continuously represented this District since 1997.

Name of Entity: Santa Monica-Malibu Unified School District  
Contact Person: Carey Upton, Chief Operations Officer  
Address: 2828 4th Street  
Santa Monica, CA 90405  
Phone No.: (310) 450-8338 ext. 79383  
Email: cupton@smmusd.org  
Service Provided: We serve as SMMUSD's Facilities counsel

Name of Entity: Charter Oak Unified School District  
Contact Person: Jeffrey D. Jordan, Superintendent  
Address: 20240 E. Cienega Avenue  
Covina, CA 91724  
Phone No.: (626) 966-8331  
Email: jjordan@cousd.net  
Service Provided: We serve as the COUSD's Facilities counsel

Name of Entity: Rowland Unified School District  
Contact Person: Alex Flores, Deputy Superintendent  
Address: 1830 Nogales Street  
Rowland Heights, CA 91745  
Phone No.: (626) 965-2541  
Email: aflores@rowlandschools.org  
Service Provided: We serve as the RUSD's Facilities counsel

Name of Entity: Walnut Valley Unified School District  
Contact Person: Matt A. Torres, Assistant Superintendent of Business Services  
Address: 880 S. Lemon Avenue  
Walnut, CA 91789  
Phone No.: (909) 595-1261  
Email: matorres@wvusd.org  
Service Provided: We serve as the WVUSD's Facilities counsel

Name of Entity: Duarte Unified School District  
Contact Person: Gordon Amerson, Superintendent  
Address: 1620 Huntington Drive  
Duarte, CA 91010  
Phone No.: (626) 599-5036  
Email: gamerson@duarteusd.org  
Service Provided: We serve as the DUSD's Facilities counsel

Name of Entity: Bassett Unified School District  
Contact Person: Alejandro Alvarez, Superintendent  
Address: 904 Willow Ave, La Puente, CA 91746  
La Puente, CA 91746  
Phone No.: (626) 931-3000  
Fax No.: (626) 931-3020  
Email: aalvarez@bassettusd.org  
Service Provided: We serve as BUSD's Facilities counsel.

**ATTACHMENT C**

**ATTORNEY BIOS/RESUMES**



**Sarine Abrahamian · Partner**
[sabrahamian@ohhlegal.com](mailto:sabrahamian@ohhlegal.com)

 1901 Avenue of the Stars, Suite 575  
 Los Angeles, CA 90067 T: 310-788-9200

 6200 Stoneridge Mall Road, Suite 225  
 Pleasanton, CA 94588 T: 510-999-7908

- **Practice Groups**

 Real Estate/Eminent Domain,  
 Land Use, Business Services &  
 Facilities Matters, Construction

- **California Bar Number**  
221947

- **Bar Admission**  
Loyola Law School, JD, 2002  
Practicing Since 2002

**Sarine Abrahamian · Partner · Orbach Huff & Henderson LLP**

Sarine Abrahamian has over 15 years of experience representing and counseling school districts in condemnation, real estate, land use, site acquisition/eminant domain, governance/Brown Act, energy and construction claims. She has handled all aspects of acquisition including site evaluation, site selection, due diligence for California Environmental Quality Act and environmental/California Department of Education clearance, and obtaining permits to enter property to conduct appraisals and testing. She has been successful in acquiring property for school districts through negotiation without the need for protracted litigation. She has collaborated with valuation experts on property values, assisted district with Board of Education presentations, drafted and negotiated purchase and sale agreements, reviewed, analyzed and monitored escrow, title insurance and various entitlement procedures required for the close of escrow, and assisted districts with obtaining project approvals.

Sarine has further successfully prepared and obtained approval for resolutions of necessity and has been 100% successful in seeking and obtaining motions for prejudgment possession. She has also guided, overseen and implemented district's relocation of property owners.

Sarine's practice includes extensive experience with real estate transactions, including joint use and joint occupancy leases/ground leases, Civic Center Act and Community Recreation Act use agreements, and public-public and public-private developments of district property. Sarine has second chaired a jury trial which involved the acquisition of 168 properties on 8 lots for the construction of administrative buildings and resulted in a unanimous jury verdict for a school district.

Throughout her tenure with the firm, she has achieved outstanding results without the need for protracted litigation and at a cost-savings to the client. She has authored and co-authored various eminent domain materials, including, "The ABCs of Eminent Domain and Inverse Condemnation" and "Date of Value Issues in Eminent Domain Law." She has also presented at CASBO on eminent domain procedure: "California School Districts: Acquisition of Real Property" and has been a workshop presenter at CASH, CASBO, CABSE and LAUSD on property disposition and repurposing options for districts.



**David M. Huff · Partner**

[dhuff@ohhlegal.com](mailto:dhuff@ohhlegal.com)

667 Lighthouse Avenue, Suite 202  
Pacific Grove, CA 943950

1901 Avenue of the Stars, Suite 575  
Los Angeles, CA 90067 T: 310-788-9200

**Practice Groups**

Real Estate, Environmental  
Construction, Appellate & Writ  
Practice

**California Bar Number**  
161607

**Bar Admission**  
Loyola Law School, JD, 1992

Practicing Since 1992

**David M. Huff · Partner · Orbach Huff Suarez & Henderson LLP**

David M. Huff is an experienced advocate and litigator in real estate, construction, condemnation and charter school litigation. He is highly regarded in the representation of public entities in contract, construction, labor and environmental matters from transactions to claims resolution. David has successfully defended over \$500M in claims for one public agency alone and represented others in trial and arbitration involving substantially complex issues of fact and law. He has also handled general administrative and regulatory hearings and trials before various agencies, including successfully pursuing dozens of prevailing wage enforcement matters and has experience with drafting, negotiating, and administering project labor agreements. David advises public school districts throughout the state on all matters related to charter schools, petition review, Proposition 39 compliance, facilities use agreements and dispute resolution. David is also a leading appellate lawyer in the state, having prevailed in twelve appellate matters related to construction law, charter law or governmental law matters, including having successfully represented a school district before the California Supreme Court. In addition to his public agency practice, David also represents several select private entity developers and REITs providing a range of private development services including procurement transactions, environmental and regulatory matters, and project claims resolution.

David was literally born and raised in the construction industry as his father and grandfathers ran small general contracting businesses in Illinois. Moving west with his family, he attended the University of California at Santa Barbara on a Regents Scholarship, completing majors in both philosophy and religious studies. David graduated from Loyola Law School in Los Angeles in 1992. He currently counsels Southern California's largest public institutions and was profiled in the Los Angeles Daily Journal for his litigation and negotiation skills in an article aptly titled 'Persistence Pays' (April 30, 1999). David actively coaches in youth sports leagues as well as works hard at photography, sometimes with success.



**Philip J. Henderson · Partner**

[phenderson@ohhlegal.com](mailto:phenderson@ohhlegal.com)

6200 Stoneridge Mall Road, Suite 225  
Pleasanton, CA 94588 T: 510-999-7908

1901 Avenue of the Stars, Suite 575  
Los Angeles, CA 90067 T: 310-788-9200

● **Practice Groups**

Real Estate, Construction,  
Business Services & Facilities  
Matters

■ **California Bar Number**  
197222

■ **Bar Admission**

University of San Francisco  
School of Law, JD, 1998

Practicing Since 1998

**Philip J. Henderson · Partner · Orbach Huff & Henderson LLP**

Philip J. Henderson has twenty years of experience, the majority of which has been dedicated to public entity representation as an expert on construction and property law. Phil's work includes all aspects of construction matters, including document and contract preparation, training, dispute resolution, and litigation.

Phil is an expert in all matters relating to daily governance of a public entity including, Ralph M. Brown Act, the conduct of meetings of governing bodies, the Fair Political Practices Act, the Public Records Act, the Education Code, the Government Code, conflicts of interest and meeting procedures. Phil regularly renders opinions with respect to conflicts of interest, and routinely attends meetings of public entities governing bodies in both closed and open session where he provides legal advice.

In the real property area, Phil drafts and negotiates leases, licenses, use agreements, and other property-use documents. He also assists many clients through the CEQA process and other environmental processes. Phil also represents public entities in trade union matters related to construction.

Phil received his B.A. from San Francisco State University and his J.D. from the University of San Francisco Law School. Phil is admitted to practice law in California.

**David M. Orbach · Partner**[dorbach@ohhlegal.com](mailto:dorbach@ohhlegal.com)

2877 Historic Decatur Road, Suite 200  
San Diego, CA 92106, T: 858- 988-4188

1901 Avenue of the Stars, Suite 575  
Los Angeles, CA 90067, T: 310-788-9200

**Practice Groups**

Construction, Business Services,  
Environmental

**California Bar Number**  
109782

**Bar Admission**  
Loyola Law School, JD, 1983

Practicing Since 1983

**David M. Orbach · Partner · Orbach Huff & Henderson LLP**

David M. Orbach has practiced exclusively in the field of construction litigation since 1984. During his more than twenty years of practice, he has tried numerous construction cases to judges, juries and arbitrators. From 1984 until 1997, he focused his practice on the representation of general contractors and developers in private and public construction disputes ranging from hotels, prisons, industrial projects, multi-unit residential projects, treatment plants and high-end residential projects. Beginning in 1997, David refocused his practice to the representation of public institutions and private owners in all phases of construction from acquisition to post-completion litigation. During this last decade, he has become known as one of the most experienced litigators in the area of public construction, primarily representing K-12 school districts and community colleges. He has resolved, whether by direct negotiation or litigation, hundreds of disputes concerning every aspect of school construction including t-bar grid systems, playgrounds and athletic facilities, ADA accessibility, roofing and waterproofing, Title 24 compliance, structural system integrity, and high and low voltage electrical issues.

When he is not litigating, David writes and lectures extensively in the area of construction from the practical and legal aspects. He provides training for his clients and the industry in public construction law, serves as counsel in administrative hearings, leads bidding and procurement workshops and provides day to day counsel to clients in every aspect of construction law. David is a graduate of University of California, Berkeley and Loyola Law School.



**Stan M. Barankiewicz II · Partner**

[sbarankiewicz@ohhlegal.com](mailto:sbarankiewicz@ohhlegal.com)

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Los Angeles, CA 90067 T: 310-788-9200

6200 Stoneridge Mall Road, Suite 225  
Pleasanton, CA 94588 T: 510-999-7908

**Practice Groups**

Environmental, Construction,  
Land Use, Business Formation,  
and OSHA Matters

**California Bar Number**  
204513

**Bar Admission**  
Loyola Law School, JD, 1999  
Practicing Since 1999

**Stan M. Barankiewicz II · Partner · Orbach Huff & Henderson LLP**

Stan M. Barankiewicz II represents government agencies, developers, business owners, and manufacturers in all areas of California and federal environmental law; including the California Environmental Quality Act (CEQA); National Environmental Policy Act (NEPA); Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA – commonly known as Superfund); Resource Conservation and Recovery Act (RCRA); Carpenter-Presley-Tanner Hazardous Waste Substances Account Act (HWSAA); Porter-Cologne Water Quality Control Act; Clean Water Act (CWA); Clean Air Act (CAA); Prop. 65; and Underground Storage Tank (UST) statutes and regulations. Stan advises clients on the legal aspects of CEQA/NEPA compliance; environmental investigation and remediation; handling, shipping, and disposal of hazardous materials and wastes; and regulatory agency site closure. He also represents both public and private entities in the areas of land use and entitlement, construction, oil and gas, eminent domain, inverse condemnation, real property transactions, Occupational Safety and Health Administration (OSHA) compliance, and business formation.

Stan draws much of his technical expertise from his experience as an environmental professional working for both public and private entities prior becoming an attorney in 1999. His last environmental professional position was an Environmental Manager for the Metropolitan Transportation Authority (Metro). There, he managed all aspects of environmental compliance for the multi-billion dollar rail and bus construction program; designed environmental investigations and remediations; generated contract specifications; presented board reports for environmental contracts; ensured proper permitting and disposal of hazardous wastes; negotiated with regulatory agencies; developed MTA's environmental policies; prepared environmental investigation reports, waste handling plans, and construction contract documents; evaluated toxicology of construction materials and wastes; approved water/soil/air treatment designs, permits, investigation plans and remediation plans; performed in-field compliance audits of environmental contractors' work; and disposed of hazardous wastes. Stan has performed environmental services from as far north as Alaska to as far south as Antarctica. He was a State of California Registered Environmental Assessor I, REA I-06570 and has been extensively trained in hazardous materials safety.

**Stan M. Barankiewicz II · Partner · Orbach Huff Suarez & Henderson LLP**

**[continued – page two]**

In addition to his full environmental services, Stan has litigated architect and engineer liability and construction claims and recovery of tax increment revenues from redevelopment agencies for his educational clients. He also has assisted them with resolving issues concerning justification and collection of developer fees and resisting developer fee refunds, responding to charter school facility requests, surplusizing school properties, leasing of education properties, and conducting State Allocation Board appeals. Stan has negotiated numerous solar photovoltaic contracts and power purchase agreements for school districts. He also has litigated aviation matters concerning aircraft noise and airspace obstructions. When not championing his clients' causes, Stan enjoys being a commercial helicopter pilot providing photographers and sightseers with unparalleled views of the Los Angeles area.

**Tempestt L. Garland · Senior Counsel**
[tgarland@ohhlegal.com](mailto:tgarland@ohhlegal.com)

 1901 Avenue of the Stars, Suite 575  
 Los Angeles, CA 90067 T: 310-788-9200

 6200 Stoneridge Mall Road, Suite 225  
 Pleasanton, CA 94588 T: 510-999-7908

**Practice Groups**

 Environmental, Construction,  
 Land Use, Real Estate Services,  
 Eminent Domain

**California Bar Number**  
 292790

**Bar Admission**  
 Pepperdine Univ SOL, JD, 2013

Practicing Since 2013

**Tempestt L. Garland · Senior Counsel · Orbach Huff & Henderson LLP**

Tempestt L. Garland represents government agencies, developers, and business owners in areas of California environmental laws, including the California Environmental Quality Act (CEQA) and Department of Toxic Substances Control regulations, land use and zoning, and real estate and eminent domain. Tempestt advises clients on CEQA issues, the legal adequacy of CEQA documentation including EIRs, Negative Declarations, exemption determinations, adequate administrative records, etc. Her CEQA experience also includes defending public agencies' CEQA decisions to construct facilities in its Facilities Master Plan and remediating sites for the construction of public facilities; preparing Oppositions to Temporary Restraining Orders and Preliminary Injunctions regarding Facilities Master Plan construction for a public agency, and defending public agencies' adoption of Negative Declarations for controversial projects. Tempestt's land use and zoning experience includes, conducting zoning analysis for public agencies, analyzing the feasibility of obtaining entitlements for development projects, processing entitlement applications and drafting findings of support, and representing client's interest at public hearings.

In addition to her environmental and land use experience, Tempestt has robust real estate and eminent domain experience that includes drafting complex real estate documents such as purchase and sale agreements, joint venture agreements, operating agreements, development agreements and proposals, easement agreements, and lease agreements. She consistently advises clients on property acquisitions and dispositions, and eminent domain analysis and costs.

Tempestt is a graduate of Riverside University and Pepperdine University School of Law.





**Jaqueline Orozco · Associate**

[jorozco@ohhlegal.com](mailto:jorozco@ohhlegal.com)

1901 Avenue of the Stars, Suite 575  
Los Angeles, CA 90067 T: 310-788-9200

6200 Stoneridge Mall Road, Suite 225  
Pleasanton, CA 94588 T: 510-999-7908

● **Practice Groups**

Litigation specializing in **Labor**  
and **Employment & Civil Rights**

■ **California Bar Number**  
275688

■ **Bar Admission**

University of Iowa Law School, JD,  
2011

Practicing Since 2011

**Jaqueline Orozco · Senior Counsel · Orbach Huff & Henderson LLP**

Jaqueline Orozco practices in the area of labor compliance for public works projects, stop notice actions and employment related matters.

Jaqueline attended the University of Iowa College of Law, where she served on the editorial board of the Journal of Gender, Race & Justice. As a law student, she was selected as a clerk for the California Department of Justice in the Employment, Regulation and Administration Section where she worked on employment discrimination cases. Jaqueline also served as a law clerk for the City of Los Angeles – Office of the City Attorney.

Prior to pursuing a legal career, she worked for LAUSD School Board President Jose Huizar where she managed school and community relations surrounding education reform policies and new school construction projects. Jaqueline also worked at Ford Motor Company where she coordinated philanthropic contributions and public relations.

Jaqueline is a native of Los Angeles who grew up in Watts and graduated from David Starr Jordan High. She completed her undergraduate studies at Yale University. Jaqueline took part in the Southern California Leadership Network – New American Leadership Fellowship class of 2014 and the Empowerment Congress Leadership Institute Class of 2015.

Jaqueline sits on the Board of Directors for Watts Village Theater Company and is a Commissioner on the City of Los Angeles, South Los Angeles Area Planning Commission.



**Kelly Houle-Sandoval · Senior Counsel**[khoulé-sandoval@ohhlegal.com](mailto:khoulé-sandoval@ohhlegal.com)1901 Avenue of the Stars, Suite 575  
Los Angeles, CA 90067 T: 310-788-92006200 Stoneridge Mall Road, Suite 225  
Pleasanton, CA 94588 T: 510-999-7908**Practice Groups**Construction, Charter School,  
Business Services**California Bar Number**  
141442**Bar Admission**

UCLA School of Law, JD, 1988

Practicing Since 1989

**Kelly Houle-Sandoval · Senior Counsel · Orbach Huff & Henderson LLP**

Kelly Houle-Sandoval graduated from UC Santa Barbara in 2006 with Honors, where she double-majored in Political Science and Law & Society. After graduating from UCLA Law in 2009, she was admitted to the California Bar in December 2009. She has externed with the Honorable Yvonne Sanchez of the LA Superior Court, and was a congressional intern for Congressman Adam Schiff. Prior to joining the firm, she practiced entertainment and business litigation, including litigating cases involving idea theft and copyright infringement.

## SARINE A. ABRAHAMIAN

Email:

[sabrahamian@ohhlegal.com](mailto:sabrahamian@ohhlegal.com)

### **EXPERIENCE**

**Orbach Huff & Henderson LLP**, Los Angeles, California

2004-Present

**Partner.** Specializes in representing and counseling educational institutions in real estate/surplus property, land use, site acquisition/eminent domain, CEQA/DTSC/environmental compliance, governance/Brown Act, energy and construction matters. Substantial trial and arbitration experience resulting in a unanimous jury verdict for a school district in an eminent domain action, and a substantial amount of liquidated damages for a community college district in a construction claims arbitration. Experience also includes document drafting [that includes provisions for CEQA and environmental responsibility and liability](#) in joint use and joint occupancy leases/ground leases, purchase and sale agreements, Civic Center Act and Community Recreation Act use agreements, procurement RFPs and agreements and energy contracts; and in [environmental and other](#) regulatory compliance matters.

**Sullivan, Workman & Dee, LLP** Los Angeles, California

2002-2004

**Associate.** Areas of practice included eminent domain law, general real estate litigation, employment discrimination, landlord-tenant disputes and personal injury matters. Involved in all aspects of litigation including initial case evaluation, all discovery, preparation for trial, oppositions to motions for summary judgment, legal research, law and motion practice, taking and defending depositions; and appearing in court for various hearings.

**United States District Court**, Los Angeles, California

2001

***Externship with the Honorable Carlos R. Moreno.***

Drafted various orders and researched issues relating to summary judgment motions, motions to continue, motions regarding lack of subject matter jurisdiction, and habeas corpus motions.

**Los Angeles Superior Court**, Los Angeles, California

2000

***Externship with the Honorable Harvey A. Schneider.***

Assisted Judge Schneider in researching various topics, such as sanctions and criminal procedure, for cases pending in both Superior Court and the Court of Appeal. Drafted tentative rulings pertaining to discovery issues.

### **SPEAKING ENGAGEMENTS AND WRITINGS**

Presenter LAUSD MCLE: 2 presentations: On Billboard and Employee Housing Projects

Presenter LACOE: "School District Greening Projects: Overview and Process"

Presenter CASH Workshops: "Realizing Revenues from Your Real Estate" and "Creative Ways to Generate Revenue Streams from Your Real Property"

Presenter CASBO-CBO Symposium "California School Districts: Disposition of Real Property, Acquisition of Real Property"

Presented CABSE "Creative Ways to Generate Revenue Streams from your Real Property"

Presenter MCLE conference "Understanding the Construction Bidding Process"

Presenter International Right of Way Association Annual Meeting "Date of Value Issues in Eminent Domain Law"

Authored "Determining the Date of Valuation" for International Right of Way.

Authored "Proper Care and Handling of Stop Notices" for an MCLE presentation.

Co-authored "The ABCs of Eminent Domain and Inverse Condemnation" for a presentation before the International Right of Way Association.

### **MEMBERSHIPS AND AFFILIATIONS**

State Bar of California, Armenian Bar Association, Los Angeles County Bar Association

**EDUCATION**

**Loyola Law School, Los Angeles**

J.D. Spring 2002

Moot Court Participant; Phi Alpha Delta – Member; Armenian Law Students’ Association – Member

**University of California, San Diego**

B.A. in Political Theory 1998

Provost’s Honor List (4 years), Golden Key Honors Society

**DAVID M. HUFF**  
Email: [dhuff@ohhlegal.com](mailto:dhuff@ohhlegal.com)

**EXPERIENCE:**

**Orbach Huff & Henderson LLP**, Los Angeles, California 1997-Present  
*Partner.* Co-founder of the firm. Specializes in representing school districts, public agencies, public and private universities, and private developers regarding all aspects of construction projects, from site selection and acquisition, to environmental matters, to preparing construction transaction documents, to resolving bidding disputes and claims during construction, to litigating construction delay, entitlement and defect claims through trial. Mr. Huff is also a leader in the field of charter school law and has substantial appellate practice experience.

**Maguire & Orbach Law Corporation**, Westwood, California 1994-1997  
*Associate.* Successfully litigated construction claims as well as disputes arising out of the World Cup held in Los Angeles in 1994.

**Dickson, Carlson & Campillo**, Santa Monica, California 1992-1994  
*Associate.* Handled all aspects of construction litigation related matters as well as product liability claims.

**EDUCATION:**

**Loyola Law School, Los Angeles**, Los Angeles, California 1992  
*Juris Doctor*

**University of California at Santa Barbara**, Santa Barbara, California 1989  
*Bachelor of Arts*, Philosophy and Religious Studies (with honors)  
*Honors:* Regents Scholar  
*Activities:* Fencing Team

**DECISIONS, PUBLICATIONS AND LECTURES:**

*California Charter Schools Assn. v. Los Angeles Unified School District* (2015) 60 Cal.4th 1221  
*California Charter Schools Assn. v. Los Angeles Unified School District* (2013) 212 Cal.App.4th 689 (rev. granted and op. sup.)  
*Compton Unified School District v. Hassan* 2012 WL 5448402  
*New West Charter Middle School v. Los Angeles Unified School District* 2012 WL 1436456  
*FEI Enterprises, Inc. v. Department of Indus. Relations* 2011 WL 3131444  
*Compton Unified School District v. Davis* 2009 WL 3069689  
*MBA Associates, Inc. v. Los Angeles Unified School District* 2008 WL 4615946  
*State ex rel. Dockstader v. S.J. Amoroso Construction Co., Inc., et al.* 2008 WL 3906556  
*The State of California ex rel. Dennis Dockstader v. Beth Hamby, et al.* (2008) 162 Cal.App.4th 480  
*Titan Electric Corporation v. Los Angeles Unified School District* (2008) 160 Cal.App.4th 188  
*Pinner Construction Company, Inc. v. Los Angeles Unified School District* 2008 WL 518806  
*City of Stockton v. Superior Court* (2007) 42 Cal.4th 730  
*Pinner Construction Co., Inc. v. Los Angeles Unified School District* 2005 WL 3386757

“AIA Contractual Duties of Architects to Owners,” University of Oregon School of Architecture and Environment, ARCH 4/517 (February, 2020); “Changes in Charter School Law,” CSBA Annual Conference (Dec. 2019); “Hot Topics with Charter Schools Today,” CSBA Annual Conference (Nov. 2018); “Construction 201,” C.A.S.H. Annual Conference (Spring, 2009); “Change Order Limits: Is it 10% per Change Order or 10% Over the Total Project?,” C.A.S.H. Annual Conference (Spring, 2007); “Construction 201,” C.A.S.H. Annual Conference (Spring, 2005); “Cost Escalation Claims, Legal Analysis and Alternative Strategies,” California Community Colleges Facilities Conference (Winter 2004) and C.A.S.H. Annual Conference (Spring, 2004); “The Future of California’s New Residential Construction: The Land of Aas or Safely Built Homes?,” California Real Property Journal, Vol. 17, No. 4 (Fall 1999); “Abolition of Substantial Compliance with the Contractor’s License Requirement,” Construction Management Association Newsletter (May 1990).

**PHILIP J. HENDERSON**  
Email: [phenderson@ohhlegal.com](mailto:phenderson@ohhlegal.com)

**EXPERIENCE**

**Orbach Huff & Henderson LLP**, Oakland, California 2009 - Present  
*Partner.* Specializes in representing educational institutions in all facets of real estate, energy and construction matters, including site acquisition, environmental matters, document drafting and negotiation, organization of bond programs, preparation of construction documents, resolving claims during construction, and litigating construction delay and defect claims.

**Miller Brown & Dannis**, San Francisco, California 2000 - 2009  
*Partner.* Handled all aspects of construction and property matters. Specialized in structuring and organizing school district and CCD bond programs in close coordination with District staff and consultants. During construction, consulted and worked with clients regarding contractor performance, delays, close-out, DSA approval, and claim evaluation, resolution, and, when required, litigation through mediation, arbitration, or trial.

**Aherne, Leonidou & Rosin**, San Mateo, California 1999 – 2000  
*Attorney.* Represented contractors, subcontractors, and suppliers in construction matters.

**Barry & Associates**, San Francisco, California 1998 – 1999  
*Attorney.* Represented contractors in bid protests, mechanics liens, and bond claims.

**PROFESSIONAL MEMBERSHIPS**

**Coalition for Adequate School Housing (CASH):** Legislative Advisory Committee; Legal Advisory Committee; Labor Compliance Best Practices Handbook Subcommittee; Labor Compliance Committee; Annual Conference Planning Committee Co-Chair, Construction Strand Subcommittee  
**Community College Facility Coalition (CCFC)**  
**California Association for School Business Officials (CASBO)**

**EDUCATION**

**JD, University of San Francisco School of Law, San Francisco, California** 1998

**BA, San Jose State University, San Jose, California** 1985

**PUBLICATIONS**

Moderator/Panelist for many workshops and roundtables for CASH, CCFC, CASBO and other trade associates including:

- Construction 101 / 201 workshop
- Energy Efficiency Contracts / Power Purchase Agreements
- Managing Your New Construction and Modernization Projects – Legal Issues
- Remedies for Contractor Failures
- Building Without Bidding
- Dealing with Grand Juries and Oversight Committees

Co-author, CASH “Labor Compliance Recommended Practices Handbook”

## **EDUCATION**

**Tulane Law School**, New Orleans, Louisiana 1991  
LL.M. in Admiralty

**Brooklyn Law School**, New York 1988  
Juris Doctor  
Honors: Patricia Roberts Harris Fellowship; Brooklyn Law School Merit Scholarship

**Fordham University**, Bronx, New York 1985  
B.A. History

## **REPRESENTATIVE CASES**

*FTR International, Inc. v. Board of Trustees of the Los Angeles Community College District* (April 7, 2015, B242220) [nonpub. opn.]

*Beraze v. Wilshire Landmark, LLC* (February 26, 2014, B243782) 2014 WL 729216

*Sullivan v. Centinela Valley Union High School District* (2011) 194 Cal. App. 4th 69

*Johnson v. Board of Education of the Bakersfield City School District* (March 29, 2011, F059702) 2011 Cal. App. Unpub. LEXIS 2357

*Johnson v. Board of Ed Bakersfield City School Dist.* (Aug. 18, 2010, F05887) 2010 WL 3246112

*Kolter v. Commission on Prof. Competence of the Los Angeles USDt* (2009) 170 Cal. App. 4th 1348

*Los Angeles USD v. Superior Court (City of Long Beach)* (2007) 151 Cal. App. 4th 759

*Bonita Viguez v. Long Beach Unified School District* (2005) 127 Cal.App.4th 406

*El Monte Union High School Dist. v. Tran* (June 16, 2003, B163862) 2003 WL 21381083

*Houston General Insurance Company v. T.A.C.X.* (9th Cir. 1995) 70 F.3d 1278

*Todd Pacific Shipyards Corp. v. Director, Office of Workers Compensation Programs (Parvizi)* (9th Cir. 1993) 999 F.2d 544

*Perez v. Los Angeles Community College District* (2014) PERB Decision No. 2404

## **LANGUAGE SKILLS**

Fluent in Spanish

**DAVID M. ORBACH**  
Email: [dorbach@ohhlegal.com](mailto:dorbach@ohhlegal.com)

**EXPERIENCE:**

**Orbach Huff & Henderson LLP**, Los Angeles, California 1997 - Present  
**Partner.** Co-founder of the firm. A recognized expert in the field of public construction law and litigation. Has lectured and written extensively on construction and contract issues. Has tried dozens of construction disputes to judges and juries during thirty years of practice.

**Maguire & Orbach Law Corporation**, Westwood, California 1984 - 1997  
**Partner.**

**EDUCATION:**

**Loyola Law School, Los Angeles, Los Angeles, California** 1983  
Juris Doctor

**University of California at Berkeley, Berkeley, California** 1980  
Bachelor of Arts, English

**DECISIONS, PUBLICATIONS AND LECTURES:**

*Gordon v. Superior Court of Los Angeles County* (1984) 161 Cal.App.3d 157; *Frank Annino & Sons Construction v. McArthur Restaurants* (1989) 215 Cal.App.3d 353.

“Avoiding Arbitration in Construction Disputes”, Coauthor, *Construction Management Association Newsletter* (March 1990); “Abolition of Substantial Compliance With the Contractor’s License Requirement”, Coauthor, *Construction Management Association Newsletter* (May 1990); “Should a Construction Manager Hold a Contractor’s License?”, *Construction Management Association Newsletter* (May 1990); “Notice of Non-Responsibility”, Coauthor, *Construction Management Association Newsletter* (July 1990); “Legislative Update,” author, *Construction Management Association Newsletter*, continuing; “Recovery of Payments to Unlicensed Contractors — The Shape of Things to Come?”, author, *Shepard’s California Construction Law*, Vol. 2, No. 9, October 1992; “Undisclosed Rebates Between Contractors”, author, *Shepard’s California Construction Law*, Vol. 2, No. 10, November 1992; “Strict Compliance Damages: Beyond Cost to Repair/Diminution in Value”, author, *Shepard’s California Construction Law*, Vol. 3, No. 7, August 1993; “A Day in the Life of the Legislative Process”, author, *Shepard’s California Construction Law*, Vol. 3, No. 12, January 1994; “A Survival Guide to a Client’s Home Construction Project”, author, *Shepard’s California Construction Law*, Vol. 4, No. 5, June 1994; Standard Contract - Roofing Consultant’s Institute; Guest Lecturer, Construction Business Graduate Course, California State University, Pomona, May 1991; Guest Speaker, National Association of Women in Construction, Greater Los Angeles Chapter, January 1992; Legislative Testimony, July 1, 1992, California State Senate, Corporations, Insurance and Claims Committee; Executive Seminar, Shepard’s Machinery, City of Industry, 1992; Executive Seminar, Downey Savings & Loan Association, Newport Beach, March 1993; Speaker, “Surviving the 90’s . . . How to Be Lien and Mean”, Pro Build Conference, Anaheim Convention Center, April 1993; Speaker, “Recent Developments in Construction Law”, California Association of Realtors, April 1993; Guest Speaker and Moderator, Roofing Consultants Institute Regional Conference, September 1993; Guest Speaker, Roofing Consultants Institute National Conference, April 1994; Guest Speaker, Associated General Contractor’s Legal Advisory Committee, “Contractual Limitation of Damages Recent Trends” March 1995; Guest Speaker, Association of Interior Designers, November 1997; Guest Speaker, Roof Consultants Institute National Convention, Dallas, Texas, April 1998; Guest Speaker, Roof Consultants Institute National Conference, Charlotte, N.C., March 1999; Guest Speaker, American Society of Interior Designers, Los Angeles Chapter, April 1999; Panelist, American Bar Association, Real Estate and Construction National Conference, Washington, D.C., May 1999. Numerous lectures to trade groups including Coalition for Adequate School Housing (CASH) and Conference of Associated School Business Officials (CASBO) from 1998 to present.

**STAN M. BARANKIEWICZ II**  
Email: [sbarankiewicz@ohhlegal.com](mailto:sbarankiewicz@ohhlegal.com)

## **EXPERIENCE**

**Orbach Huff Suarez & Henderson LLP**, Los Angeles, California 2005–Present  
*Partner.* Represent public and private entities in all facets of environmental law, land including CEQA, NEPA, CERCLA, RCRA, CWA, CAA, California Coastal Act, land use, construction claims and litigation; work closely with consultants in development of comprehensive EIRs and MNDs and provide guidance on CEQA compliance; assisted number school districts and community college district is obtaining CEQA clearance through categorical exemptions; authored numerous comment letters opposing CEQA documents; assist school districts and community college districts is recovering underpaid redevelopment payments from successor agencies and county-auditor controllers; currently representing Santa Monica-Malibu Unified School District in environmental clearances under its Measure BB bond program, Montebello Unified School District in obtaining mitigation from the city's development projects; defended Mt. San Antonio Community College District against challenges to its master plan EIR and zoning exemption; represented Los Angeles Unified School District on developing two MND's for two schools; represented Metro Gold Line Foothill Extension Construction Authority on developing its EIR for the Foothill extension and to obtain federal funding and prosecuted an eminent domain action for a partial take of a parking lot.

**Demetriou, Del Guercio, Springer & Francis LLP**, Los Angeles, California 2001- 2005  
*Senior Associate.* Represented both public and private parties in environmental compliance and litigation concerning CERCLA, CEQA, NEPA, RCRA, CWA, CAA, and other State environmental statutes and causes of action; negotiated with regulatory agencies for permits, reduction in fines, site closure; advised private clients on Proposition 65 compliance; mediated environmental liability; negotiated settlement agreements and expert witness contracts; pursued insurance coverage for pollution and toxic mold damage; advise public clients on zoning compliance; represented both public and private clients in real property transactions; practiced in land use and oil and gas law; represented public and private clients in eminent domain proceedings and inverse condemnation; prosecuted a civil rights action for a private client.

**Metropolitan Transportation Authority**, Los Angeles, California 1998–2000  
*Environmental Services Manager.* Managed all aspects of environmental needs for multibillion dollar rail and bus construction program; designed environmental investigation and remediation plans; determined appropriate remediation treatment technologies; provided technical expertise for environmental litigation; interpreted relevant statutes and regulations; generated contract specifications; ensured proper permitting and disposal of hazardous wastes; negotiated with regulatory agencies; and developed agency's environmental policies.

**Environmental Specialist III** 1992–1998  
Prepared environmental investigation reports, waste handling plans, and construction contract documents; evaluated toxicology of construction materials; critiqued contractors' asbestos assessment and abatement plans for regulatory compliance; approved water/soil/air remediation treatment designs, permits, investigation plans, and remediation plans; drafted and negotiated environmental contracts; performed in-field compliance audits of environmental contractors' work; prepared and presented board reports and legislative analyses; and disposed hazardous wastes.

**Northwest Enviroservice, Inc.** Anchorage, Alaska 1990-1992  
*Program Manager.* Turn-key responsibility for operating the Household Hazardous Waste Program for the Municipality of Anchorage; classified hazardous wastes; ensured hazardous waste was properly profiled and transported to a Treatment, Storage, Disposal Facility; provided technical assistance to company's staff; tested and identified unknown hazardous wastes; and assisted in preparing bids for environmental remediation projects.



**Environmental Field Manager**, Irvine, California 1991-1992  
Ensured all hazardous waste activities were compliant with environmental laws; inspected, classified, profiled, and manifested hazardous waste shipments; determined toxicity, corrosiveness, reactivity, and ignitability of hazardous wastes; and collaborated with military agencies and commercial disposal facilities on proper classification and disposal of hazardous wastes.

**Health & Safety Officer, Acting**, Irvine, California 1991-1992  
Managed employee training and physical evaluations in adherence with the OSHA.

**Chemical Consultant**, Anchorage, Alaska 1990-1991  
Provided technical assistance both to customers and company staff regarding hazardous wastes; characterized unknown hazardous wastes from both private and government sources; evaluated efficacy of environmental investigations; inspected hazardous waste shipments; and assisted in planning and implementation of remediation project.

**Environmental Field Chemist** - Pt. Hieden, Alaska 1990  
Performed site assessments; prepared remediation designs; performed Environmental Protection Agency's SW 846 methods on samples; managed laboratory samples; and tracked, classified, profiled, manifested, and shipped remediation waste inventory from an adverse and remote location.

**Haas & Associates**, Anchorage, Alaska 1989  
**Soils Technician**. Independently operated a field soils laboratory using ASTM methods; performed soil compaction, soil classification, hydrometer, concrete entrained air, concrete slump, and concrete shear strength testing for an Air Force Hanger and a Prime Beef Center; developed and executed sampling plans; prepared reports; and organized work schedule and testing program.

## **PROFESSIONAL MEMBERSHIP**

The State Bar of California 1999

## **EDUCATION**

**Loyola Law School**, Los Angeles, California, 1999  
Juris Doctor  
American Jurisprudence Awards: Trial Advocacy and Ethical Lawyering

**University Of Alaska Anchorage** 1990  
Bachelor of Science - Chemistry, Biochemistry Emphasis  
Bachelor of Science - Mathematics and Natural Sciences  
Honors 89-90, 88-89, 87-88, 85-86

## TEMPESTT GARLAND

Email: [tgarland@ohhlegal.com](mailto:tgarland@ohhlegal.com)

### EXPERIENCE

**Orbach Huff & Henderson LLP**, Los Angeles, California

July 2016-Present

**Senior Counsel.** Research and draft analysis regarding various CEQA issues for public agencies. Review and analyze the legal adequacy of CEQA documentation including EIRs, Negative Declarations, Administrative Records, etc. Defend CEQA review of public agency's decisions to construct facilities in its Facilities Master Plan. Prepare Opposition to Temporary Restraining Order and Preliminary Injunction regarding Facilities Master Plan construction for a public agency. Defend public agencies' adoption of Negative Declarations for controversial projects. Conduct zoning analysis for public agencies and determine the feasibility of entitlements being issued for development projects. Process entitlement applications and draft findings of support. Advise public agencies regarding government contracting matters, compliance with the Brown Act, and Public Records Act Requests. Advise public agencies regarding property acquisitions and disposals, and eminent domain analysis and costs. Interpret and draft real estate contracts, MOUs, RFPs, etc. for public agencies.

**Gresham, Savage, Nolan & Tilden**, Riverside, California

2013-2016

**Associate. Summer Associate.** Researched and drafted analysis regarding various CEQA issues for a Fortune 100 Company. Advised both public and private clients regarding government contracting matters, bids and bid protests, compliance with the Brown Act, Subdivision Map Act, Americans with Disabilities Act, and local and state zoning and development laws. Advocated for client's development projects at public hearings. Processed local and state entitlements for development projects and alcohol licensing. Conducted multi-city and multi-state research and advised a Fortune 100 Company regarding liability issues. Interpreted and drafted business and real estate documents including leases, easements, contracts, development agreements, proposals, joint venture agreements, and operating agreements. Researched and drafted analysis regarding contractual matters, business disputes, commercial real estate disputes, corporate fraud, and commercial foreclosure statutes.

**LKP Global Law**, Century City, California

Spring 2012

**Law Clerk.** Researched and drafted analysis regarding corporate fraud, contract and business disputes, and investment fraud. Analyzed expert witnesses for medical malpractice cases and investment fraud cases. Reviewed and summarized depositions.

### PROFESSIONAL MEMBERSHIP

State Bar of California

2013

### EDUCATION

**Pepperdine University School of Law**, Malibu, CA

2013

**Juris Doctor**

*Transfer:* From Thomas Cooley School of Law; Top 3%;

Shane Joseph Johnson Memorial Recipient; Honors Scholarship Recipient

**Honors:** Dean's List; Honor Roll; Honors Scholarship Recipient

Alternative Dispute Resolution Certificate

**Journal:** *Pepperdine Dispute Resolution Law Journal*

**Activities:** Moot Court

**University of California, Riverside**, Riverside, CA

2008

*Bachelor of Arts, Sociology*

## JAQUELINE OROZCO

Email: [jorozco@ohhlegal.com](mailto:jorozco@ohhlegal.com)

### EXPERIENCE

**Orbach Huff & Henderson LLP**, Los Angeles, California 2011-Present

**Senior Counsel.** Represents public agencies in labor compliance matters concerning public works projects, including the assessment of prevailing wage violations and compliance with Labor Codes and Regulations. Prepares labor compliance matters for appeal hearings before the Department of Industrial Relations. Conducts legal research in prevailing wage laws and draft pleadings. Assist with preparation for mediation, arbitration and trial. Project and document management for cases involving labor and construction project documents involving multiple party litigation/administrative matters. Represents public agencies in employee disciplinary actions; draft statement of charges, discovery and briefings, prepare matters for appeal hearing before Office of Administrative Hearings.

**City of Los Angeles, South Los Angeles Area Planning Commission** 2014-Present

**Commissioner.** Evaluate findings and recommendations in relation to appeals of conditional use permits and zone variances for community development projects.

**Law Offices of Edward de la Loza**, Los Angeles, California 2010-2011

**Associate.** Performed case evaluations; research and analysis of the Labor Code pertaining to workers' compensation; attended hearings and settlement negotiations; and conducted depositions and trial preparation.

**California Department of Justice – Employment, Regulation and Administration Section** 2008

**Summer Law Clerk.** Performed research, analyzed statutes, and drafted motions. Worked on employment discrimination cases, specifically drafted motions regarding continuing violations doctrine and failure to promote theory. Drafted motion to oppose judicial notice of a government report. Analyzed legislative history of Police Officer's Bill of Rights Act. Drafted and argued Pitchess motions before the Los Angeles Superior Court. Filed judgment lien and earnings withholding order.

**Los Angeles City Attorney's Office – Civil Litigation Division** 2007

**Summer Law Clerk.** Performed research and drafted motions. Conducted trial preparation. Drafted a motion in limine to exclude prior acts and character evidence. Drafted motion for summary judgment in a defamation claim.

**Ford Motor Company Fund**, Dearborn, Michigan 2006-2007

**Contributions Programs Analyst.** Managed funding initiatives in the areas of art, women, American Indian and Latino/a communities. Monitored legislation pertaining to philanthropy. Developed legislative report for Board of Trustees. Supported public relations with customers, interest groups and media outlets regarding funding partnerships within diverse communities

**Los Angeles County Children's Planning Council**, Los Angeles, California 2005-2006

**Organizing Coordinator, Service Planning Area 6 (SPA 6).** Guided SPA 6 Council through development of by laws and work plan that were required for re-certification into LA County system of Service Planning Areas. Led implementation of work plan and monitored budget allocations.

**Los Angeles Unified School District, Board President, José Huizar** Los Angeles, California 2003-2005

**Field Representative.** Maintained school and community relations. Coordinated school visits. Planned special events in partnership with community organizations. Tracked progress of school construction and repair projects.

### EDUCATION

**University of Iowa College of Law**

Juris Doctorate

2010

Honors: Legal Opportunity Fellow; Editorial Board for the Journal of Gender, Race & Justice

**Yale University**

Bachelor of Arts, Sociology and Political Science

2002

Honors: Amy Rossborough Fellowship; Henry S. McNeil Fellowship

## KELLY HOULE-SANDOVAL

Email: [khoulé-sandoval@ohhlegal.com](mailto:khoule-sandoval@ohhlegal.com)

### EXPERIENCE

**Orbach Huff & Henderson LLP**, Los Angeles, California 2012-Present  
*Senior Counsel*. Drafted pleadings, motions, discovery response, and appellate briefs involving public agencies. Reviewed and analyzed issues and matters involving labor compliance.

**Lowe Law, P.C.** Los Angeles, California 2009-2012  
*Associate*. Drafted all manner of pleadings, discovery, motions and discovery responses involving entertainment and general business litigation, including performing appellate work

**Lowe Law, P.C.** Los Angeles, California 2008-2009  
*Law Clerk*. Attended court hearings and argued motions Interacted directly with both potential and existing clients Second chaired a trial which resulted in a verdict for the firm's clients

**Fox Television Studios**, Century City, California 2008  
*Business & Legal Affairs Intern*. Drafted standards & practices guidelines for scripted television shows Reviewed scripts for potential copyright infringement issues Compiled errors and omissions folders

**Los Angeles Superior Court**, Norwalk, California 2007  
*Judicial Extern*. Analyzed Writs of Habeas Corpus and made recommendations to judges Researched numerous issues involving criminal, civil and family law. Reviewed motions and drafted tentative orders.

**Congressman Adam Schiff**, Washington, DC. 2005  
*Congressional Intern*. Researched constituent concerns and drafted responses. Attended and wrote summaries of committee hearings. Conducted interviews and performed research for a paper on recognition of the Armenian Genocide

### PROFESSIONAL MEMBERSHIP

Admitted to practice in the State of California, United States District Court for the Central District of California, and the United States Court of Appeals for the Ninth Circuit.

### EDUCATION

**University of California, Los Angeles School of Law** 2009  
Juris Doctor

**University of California, Santa Barbara** 2006  
Bachelors of Arts  
Double Major: Political Science; Law & Society  
Cumulative GPA: 3.61, *Honors*  
Activities: College of Letters & Science Honors Program, UCDC

**ATTACHMENT D**

**OHH PROOF OF INSURANCE**



ORBAC-1

OP ID: BG

## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/25/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Ahern Insurance Brokerage 1615 Murray Canyon Rd Ste 1050 San Diego, CA 92108 Randy T. Gust		<b>858-571-9030</b>		<b>CONTACT NAME:</b> Randy T. Gust <b>PHONE (A/C, No, Ext):</b> 858-571-9030 <b>FAX (A/C, No):</b> 858-571-9010 <b>E-MAIL ADDRESS:</b> info@aherninsurance.com	
<b>INSURED</b> Orbach Huff & Henderson LLP 1901 Ave of the Stars, Ste 575 Los Angeles, CA 90067				<b>INSURER(S) AFFORDING COVERAGE</b>	
				<b>INSURER A:</b> Sentinel Insurance Company	
				<b>INSURER B:</b> Chubb National Insurance Co.	
				<b>INSURER C:</b> CNA/Continental Casualty Co.	
				<b>INSURER D:</b>	
				<b>INSURER E:</b>	
				<b>INSURER F:</b>	

## COVERAGES

## CERTIFICATE NUMBER:

## REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Business Owners GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:			72SBABC9205	11/01/2023	11/01/2024	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000
A	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			72SBABC9205	11/01/2023	11/01/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$			72SBABC9205	11/01/2023	11/01/2024	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000
B	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N If yes, describe under DESCRIPTION OF OPERATIONS below		N / A	71796874	06/01/2023	06/01/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	<b>Lawyer's Prof. Liability</b>			652131823	07/23/2023	07/23/2024	Per Claim \$ 3,000,000 Aggregate \$ 3,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

## CERTIFICATE HOLDER

## CANCELLATION

PROOF OF INSURANCE

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

**ATTACHMENT E**

**CLIENT LIST**

List of all public clients the firm currently provides legal services:

ABC Unified School District  
Acalanes Union High School District  
Alameda Unified School District  
Anaheim Union High School District  
Alvord Unified School District  
Antioch Unified School District  
Baldwin Park Unified School District  
Bassett Unified School District  
Bear Valley Unified School District  
Beaumont Unified School District  
Bret Harte Union School District  
California Fairs Finance Authority  
Capistrano Unified School District  
Cayucos Elementary School District  
Centinela Valley Union High School  
Chabot Las Positas Community College District  
Charter Oak Unified School District  
Chico Unified School District  
Chula Vista Elementary School District  
City of Berkeley  
City of Fairfield  
City of Los Angeles  
City of Petaluma  
City of Pinole  
City of Richmond  
City of Delano  
City of Clovis  
Coachella Valley Unified School District  
Compton Creek Mosquito Abatement District  
Compton Unified School District  
Cotati-Rohnert Park Unified School District  
County of Alameda  
County of Sonoma  
Cupertino Union School District  
Downey Unified School District  
Duarte Unified School District  
Dublin Unified School District  
El Camino Community College District  
El Centro Elementary District  
El Monte Union High School District  
El Segundo Unified School District  
Fairfield Suisun Unified School District  
Fremont Union High School District  
Fresno Unified School District  
Fullerton Joint Union High School District  
Garden Grove Unified School District

Gateway Unified School District  
Glendale Unified School District  
Greenfield Union School District  
Grossmont Union High School District  
Hacienda La Puente Unified School District  
Hayward Area Recreation and Park District  
Hayward Unified School District  
Healdsburg Unified School District  
Hemet Unified School District  
Hughson Unified School District  
Inglewood Unified School District  
Irvine Unified School District  
John Swett Unified School District  
Judicial Council of California  
La Mesa-Spring Valley School District  
Larkspur Corte Madera Unified School District  
Livermore Valley Joint Unified School District  
Long Beach Unified School District  
Los Alamitos Unified School District  
Los Angeles Community College District  
Los Angeles Unified School District  
Los Angeles World Airports  
Los Gatos Union School District  
Los Gatos-Saratoga Joint Union High School  
Lynwood Unified School District  
Magnolia School District  
Mammoth Unified School District  
Manteca Unified School District  
Martinez Unified School District  
Mendocino Unified School District  
Menlo Park City School  
Metro Gold Line Foothill Extension  
Metropolitan Education District  
Milpitas Unified School District  
Monrovia Unified School District  
Montebello Unified School District  
Morgan Hill Unified School District  
Moss Landing Harbor District  
Mountain View Los Altos High School District  
Mt. Diablo Unified School District  
Mt. View Whisman School District  
Napa Valley Unified School District  
Natomas Unified School District  
Oakland Unified School District

Ontario-Montclair School District  
Orcutt Union School District  
Palm Springs Unified School District  
Perris Elementary School District  
Peralta Community College District  
Petaluma City Schools  
Piedmont Unified School District  
Placentia Yorba Linda Unified School District  
Portola Valley School District  
Rancho Santiago Community College District  
Redondo Beach Unified School District  
Riverside Unified School District  
Rowland Unified School District  
San Carlos School District  
San Diego Unified School District  
San Dieguito Union High School District  
San Francisco Unified School District  
San Gabriel Unified School District  
San Jose Unified School District  
San Leandro Unified School District  
San Mateo-Foster City School  
Santa Ana Unified School District  
Santa Monica-Malibu Unified School District  
Santa Rita Union School District  
Saugus Union School District  
Sausalito Marin City School District  
Solano County Office of Education  
Somis Union School District  
Sonoma Valley Unified School District  
Stockton Unified School District  
Temecula Valley Unified School District  
Tustin Unified School District  
Twin Rivers Unified School District  
The Regents of the University of California  
Ukiah Unified School District  
University of Oregon  
Val Verde Unified School District  
Vallecitos School District  
Walnut Valley Unified School District  
West Contra Costa Unified School District  
West Sonoma County Union HS District  
William S. Hart Union High School District



**PASADENA UNIFIED SCHOOL DISTRICT**  
**RFQ/P #13-23/24 LEGAL SERVICES RELATED TO REAL PROPERTY ASSETS**

**VENDOR NAME:**

EVALUATOR NAME: \_\_\_\_\_

**EVALUATION CRITERIA & POINT ALLOCATION**

	MAX Points Possible		POINTS AWARDED
<b>EXPERIENCE</b>	<b>40</b>		
<b>SECTION TOTAL (6 Components)</b>			
Property Valuation, potential use options	8		
Working with local communities & public agencies	8		
Property planning for school districts	8		
Building public-private partnerships to leverage funding opportunities for development	8		
Handling community engagement	4		
Experience in working with District 7-11 or Property Asset Committees.	4		
<b>REFERENCES-Client references/firm's professional reputation of past work</b>	<b>15</b>		
<b>RESPONSIVENESS OF PROPOSAL (Quality &amp; comprehensiveness of the response.)</b>	<b>15</b>		
<b>PRICING</b>	<b>30</b>		

**EVALUATOR SIGNATURE:**

\_\_\_\_\_

DATE: \_\_\_\_\_

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

**Topic:** APPROVAL OF THE NOTICE OF COMPLETION FOR THE ODYSSEY SOUTH PLAYGROUND PROJECT

**RECOMMENDATION: The Governing Board of the Pasadena Unified School District approve the Notice of Completion for the Odyssey South Playground Project.**

**Anticipated Effect on Student Outcomes:** Implementation of Measure TT Projects to ensure a modern, safe, and orderly environment that supports and inspires student learning.

**I. BACKGROUND:**

On May 26, 2022, BR 121-B was approved to lease Edison Elementary to Odyssey Charter School. On December 15, 2022, BR 84-B was approved to amend the lease. The lease required certain renovations to be performed. One of the requirements was the replacement of playground equipment for Odyssey South Charter School at Edison Elementary School. The District has completed the replacement of the playground equipment.

**II. STAFF ANALYSIS:**

Staff confirms that the Odyssey South Playground Project was performed and completed by Sun Country Playgrounds, Inc. The Board is requested to approve the Notice of Completion. This NOC is not required to be filed with the County of LA.

Original Project Budget	\$259,510.10
Base Contract Value:	\$259,510.10
Change Order 1 Existing Playground Demolition	\$3,000.00
Change order 2 Fee for Performance and Payment Bonds	\$5,800.00
Final Project Cost is	\$268,310.10

**Attachments:** Notice of Completion, BR 84-B, BR 121-B

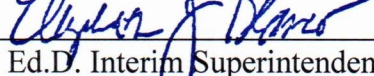
**III. FISCAL IMPACT:**

There is no additional fiscal impact.

**Pasadena Unified School District**

**Board of Education Agenda**

January 25, 2024

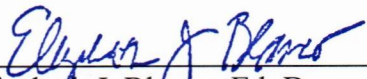
**Submitted by:**   
Elizabeth Blanco, Ed.D. Interim Superintendent

**Funding title/code:**

**Title:** Odyssey Charter South Playground Project

**Code:** 21.1-97122.0-00000-85000-6270-1040000

Approved:

  
\_\_\_\_\_  
Elizabeth J. Blanco, Ed. D.  
Interim Superintendent

Originated by: Manuel Carrasco, Director of Facilities, Maintenance, Operations and Transportation



RECORDING REQUESTED BY  
Pasadena Unified School District  
AND WHEN RECORDED MAIL TO:

Name Pasadena USD  
Street Address 740 W. Woodbury Rd.  
City & State Altadena, CA 91001

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

## NOTICE OF COMPLETION

Notice is hereby given that:

1. The undersigned is owner or corporate officer of the owner of the interest or estate stated below in the property hereinafter described:
2. The full name of the owner is Pasadena Unified School District
3. The full address of the owner is 740 W. Woodbury Rd. Altadena, CA 91001

4. The nature of the interest or estate of the owner is in fee.

(If other than fee, strike "in Fee" and insert, for example, "purchaser under contract of purchase," or "lessee")

5. The full names and full addresses of all persons, if any, who hold title with the undersigned as joint tenants or as tenants in common are:

NAMES

ADDRESSES

6. A work of improvement on the property hereinafter described was completed on 01/25/2024. The work done was:  
Roofing Replacements

7. The name of the contractor, if any, for such work of improvement was Sun Country Playgrounds

(If no contractor for work of improvement as a whole, insert "none")

(Date of Contract)

8. The property on which said work of improvement was completed is in the city of Altadena,  
County of Los Angeles, State of California, and is described as follows: Odyssey Charter School

9. The street address of said property is 3126 Glenrose Ave. Altadena, CA 91001

(If no street address has been officially assigned, insert "none")

Dated: 01/25/2024

Signature of owner or corporate officer of owner  
named in paragraph 2 or his agent

## VERIFICATION

I, the undersigned, say: I am the Interim Superintendent the declarant of the foregoing

("President of," "Manager of," "A partner of," "Owner of," etc.)

notice of completion; I have read said notice of completion and know the contents thereof; the same is true of my own knowledge.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on January 25, 20 24, at Pasadena, California.

(Date of signature)

(City where signed)

(Personal signature of the individual who is swearing that the contents of the notice of completion are true)

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

**Topic:** RATIFICATION - APPROVAL OF CONTRACT RC1012:22:23 FOR THE FINAL FACILITIES PROPOSAL FOR ODYSSEY-SOUTH CHARTER SCHOOL

**RECOMMENDATION: The Governing Board of the Pasadena Unified School District approve contract RC1012:22:23 for the Final Facilities Proposal for Odyssey-South Charter School for school years 2022-2023, 2023-24 and 2024-25**

**Anticipated Effect on Student Outcomes:** Accountability: Collaborative planning process at the district level to align services, human resources, and financial resources to support achievement and instruction goals.

**I. BACKGROUND:**

This item was originally approved by the Board of Education at their May 26, 2022 meeting. However, there is a need to clarify the square footage, since the approved agreement stated, "Subject to Final Verification".

**II. STAFF ANALYSIS:**

The square footage has been verified and remains at 105,094. The term of the agreement is July 15, 2022 through June 30, 2025. The Pro-Rata charge for the 2022-23 school year is \$0.82 per square foot. Each subsequent year of the lease PUSD will provide Odyssey South with the pro-rata charge to be calculated according to the legal requirements of Prop 39 by April 1<sup>st</sup>. Failure to do so by April 1st, will allow the pro-rata share to remain at \$0.82 for the subsequent year, unless the pro-rata share is calculated to be less than that value.

**Attachment:** Final Facilities Use and Lease Agreement 2022-2025.

**III. FISCAL IMPACT:**

The District is entitled to charge Odyssey South a pro-rata share of the District's facilities cost paid from unrestricted general fund revenues with regard to the percentage of the campus used by in-district students as compared with the total school population. Required space to house in-district students will be charged a "pro-rata share" of \$0.82 per square foot. This results in a pro-rated yearly income to PUSD of \$82,586.37 for the 2022-23 fiscal year, less any agreed upon off-sets to rent for facilities upgrades provided by Odyssey on behalf of the District. The rent for the subsequent fiscal years will be based on the District's calculated pro-rata share multiplied by the square footage being used by Odyssey. Any alterations will be paid out of Developer Fees and reimbursement for modifications will be paid out of LCFF base.

The Facilities Lease and Use of Agreement will cover the period beginning on July 15, 2022 and ending on June 30, 2025.

**APPROVED by the Board of  
Education of the Pasadena  
Unified School District on  
the above mentioned date.**

Board Report No. 84-B

Date: December 15, 2022

**Pasadena Unified School District**

**Board of Education Agenda:**

September 15, 2022

**Submitted by:**

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

**Funding title/code:**

**Title:** N/A

**Code:** N/A

Approved:



Brian O. McDonald, Ed. D.  
Superintendent

Originator: Dr. Leslie Barnes, Chief Finance and Operations Officer

APPROVED by the Board of  
Education of the Pasadena  
Unified School District on  
the above mentioned date.

**FACILITIES USE AND LEASE AGREEMENT**  
**2022-2025**

This Facilities Use and Lease Agreement (herein referred to as "Agreement") is effective as of July 15, 2022 (the "Effective Date"), between PASADENA UNIFIED SCHOOL DISTRICT (herein referred to as "LESSOR" or "District"), and ODYSSEY CHARTER SCHOOL, a California nonprofit public benefit corporation operating OCS-South ("Charter School"), organized and existing under the laws of the State of California (herein referred to as "LESSEE").

**RECITALS**

A. LESSOR owns real property located at 119 West Palm Street in Altadena, California, 91001, which currently houses Alma Fuerte Public School (hereinafter "PROPERTY").

B. In accordance with Proposition 39 ("Prop 39") as codified at Education Code Section 47614 and the implementing regulations (5 CCR 11969.1 -11969.9, as may be amended from time to time by the State Board of Education) ("Regulations"), LESSEE made a timely request to LESSOR for facilities for the 2022-2023 school year.

C. The purpose of this Agreement is to memorialize the terms and conditions of LESSEE'S use of the PREMISES, as defined below, during the 2022-2025 school years only.

For the reasons above stated, and in consideration of the covenants contained herein, the parties agree as follows:

1. **LEASE/USE OF PROPERTY TERM.** LESSOR hereby leases to LESSEE and LESSEE leases from LESSOR the PREMISES (as defined below) for a three (3) year term commencing on July 15, 2022 (the "Commencement Date") and terminating on June 30, 2025 ("Term").

2. **PERMITTED USE.** LESSOR agrees to allow LESSEE use of the PREMISES leased herein, for the sole purpose of operating the Charter School and its related educational programs in accordance with the LESSEE'S charter and the Education Code.

3. **PREMISES.**

a. **Description of the Premises.** The PREMISES include areas of the PROPERTY described and depicted on Exhibit A hereto (the "PREMISES"). The LESSEE shall have use of the entire PREMISES for the Term.

b. **Furniture and Equipment.** The PREMISES shall include reasonably



equivalent furnishings and equipment from existing LESSOR inventory based upon LESSEE'S In-District projected average daily attendance of (i) 287.85 for school year 2022-2023 and reasonable projections accepted by the LESSOR for school years 2023-2024 and 2024-2025, in accordance with Education Code Section 47614. LESSEE shall submit its In-District projected average daily attendance to LESSOR no earlier than November 1, but no longer than February 1 of the previous school year. No later than October 1, 2022, LESSEE shall provide LESSOR with a complete inventory of all furnishings and equipment provided by LESSOR at the PREMISES ("Inventory List"). Any corrections or additions to the Inventory List shall be made by LESSOR within thirty (30) days of LESSOR'S receipt of the Inventory List. LESSOR will retain ownership of all furniture and equipment provided to LESSEE by LESSOR and will expect all furniture and equipment to be returned to the District at the end of the tenancy in the same condition as received, reasonable wear and tear excepted. All furnishings, fixtures, and equipment not specifically listed on the Inventory List shall be deemed property of the LESSEE. Other than replacement of existing furniture and equipment consistent with the District's standard furniture and equipment policies, no additional furniture and equipment will be provided to LESSEE during the Term.

c. **Civic Center Act.** Use of the PREMISES and PROPERTY are subject to the Civic Center Act (Education Code Section 38131 et seq.) and District Policies and Regulations for making use of the facilities accessible to members of the community. LESSOR shall be in charge of accepting, reviewing and assigning use permits for use of facilities on the PREMISES; provided, however, that all such permits shall be coordinated with LESSEE so as not to disrupt LESSEE's use and occupancy of the Premises, including LESSEE's program.

d. **Parking.** LESSEE shall be entitled to use all designated vehicle parking spaces on the PROPERTY. LESSEE shall require its employees to park in designated parking lots rather than on surrounding streets, and shall post signs directing vendors, parents or other invitees to park in designated parking lots, rather than on the streets surrounding the school.

4. **Bond.** During the Term, should LESSOR decide to propose a local school facilities construction/improvement bond measure to be presented to the voters, LESSOR must (i) give LESSEE prior written notice of such proposal and (ii) meet and confer with LESSEE in good faith to discuss LESSEE's capital needs. LESSOR shall, at all times during the Term, maintain the condition of the PREMISES in a condition reasonably equivalent to other similar campuses in the District. LESSOR shall treat the improvement and modernization needs of the PREMISES no differently than LESSOR'S other campuses when planning and prioritizing District-wide needs. Under no circumstances shall LESSOR be compelled to provide bond funds to LESSEE for independent expenditures. In addition, Measure O allows for the District to issue bonds in an amount not to exceed \$516,300,000 (the "Measure O Funds") for the purposes of upgrading school campuses in the District. In connection with the preparation and finalizing the Facilities Master Plan and issuance of the bonds in accordance with Measure O, the District must (i) allocate the Measure O Funds for upgrades and improvements to the PROPERTY proportionately as to other facilities in the District; (ii) implement the upgrades and improvements related to the Measure O Funds to the PROPERTY on timelines reasonably equivalent to other similar campuses in the District; and (iii) use similar quality and finishes as the upgrades and improvements made to similar campuses in the District.

a       **Condition of PREMISES.** LESSOR shall deliver the PREMISES to LESSEE vacant, clean and free of debris on the Commencement Date of this Agreement. Prior to delivery of PREMISES, LESSOR and LESSEE shall conduct a walkthrough of the facilities with both Charter School and District personnel present to inspect and notate the condition of the facilities at the time of turnover.

5.       **POSSESSION: EXISTING LEASE.**

a       **Confirmation of Possession.** LESSOR must deliver written confirmation to LESSEE on or before June 20, 2022 of LESSOR's ability or inability to deliver the PREMISES to LESSEE pursuant to and in accordance with the terms of this Agreement on the Commencement Date (the "Confirmation Notice").

6.       **PRO-RATA CHARGE.** For use of the PREMISES, LESSEE shall pay LESSOR the pro-rata charge to be calculated based on the square footage allotted at a pro rata share rate of \$0.82 per square foot. The charge will be paid in monthly installments on the 1st day of each month, commencing on the Commencement Date. For subsequent years of this Agreement, LESSOR shall provide LESSEE the pro rata charge to be calculated according to the legal requirements of Prop 39 by April 1 of each year (5 CCR 11969.7). If LESSOR does not provide an updated pro rata share by the April 1 deadline, the pro rata share shall remain at \$0.82 per square foot, unless the actual pro rata share is lower. The LESSOR will provide the LESSEE with an updated version of Exhibit A's total square footage prior to executing this Agreement.

7.       **WARRANTIES OF TITLE AND QUIET POSSESSION.** LESSOR covenants that LESSOR is seized of the PREMISES in fee simple and has full right to make this Agreement, and that LESSEE shall have quiet and peaceable possession of the PREMISES during the Term hereof for all purposes contemplated by this Agreement.

8.       **LESSOR'S RIGHT OF ENTRY.** LESSEE shall permit LESSOR or LESSOR'S agents, representatives or employees to enter said PREMISES at all reasonable times and with reasonable advance notice (with no obligation to provide notice in the event of emergency or imminent threat to health or safety of occupants) for the purpose of inspecting said PREMISES to determine whether LESSEE is complying with the terms of this Agreement and for the purpose of doing other lawful acts that may be reasonably necessary to protect LESSOR'S interest in said PREMISES, subject to in all events LESSEE's rights under this Agreement. LESSEE shall be

responsible for ensuring compliance with all applicable fingerprinting and criminal background investigation requirements described in Education Code Section 45125.1. In addition, LESSOR shall be responsible for complying with all criminal background check laws for all employees or vendors that it directs to the PREMISES.

9. **SUBLETTING AND ASSIGNMENT.** Under no circumstances shall LESSEE voluntarily or by operation of law, assign, transfer, mortgage, sublet or otherwise transfer any interest in the PREMISES. This provision, however, shall not operate to prevent LESSEE from contracting with a third-party licensed day care provider to provide before and after-school day care to students. This Section shall not be interpreted to prevent LESSEE to operate any before or after school child care program at the PREMISES in accordance with the requirements of Section 101158 of Title 22 of the California Code of Regulations.

10. **ALTERATIONS BY LESSEE.** For any proposed improvements or additions ("Alterations") (an alteration is defined as any change that is a "fixture" as defined in Civil Code 660), LESSEE shall submit to LESSOR a written description of the scope of the proposed Alterations ("Project Scope"). The Project Scope shall contain a detailed description of the scope and nature of the proposed Alterations, the estimated timeline of construction, the intended use of the Alterations, and the estimated total cost of the Alterations. LESSOR shall review the Project Scope within thirty (30) days upon receipt of the Project Scope and either approve the Project Scope, request clarification, revisions or conditions, or disapprove the Project Scope, provided however, LESSOR may not unreasonably withhold, condition or delay its approval. LESSEE may not construct any Alterations on the PREMISES without LESSOR'S prior written consent, including, without limitation, the placement of additional portable buildings on the PREMISES.

Contractors retained by LESSEE for the construction or installation of Alterations shall be fully licensed and bonded as required by law and must maintain levels of casualty, liability and workers' compensation insurance and performance and payment bonds consistent with LESSOR construction requirements. The construction or installation of Alterations shall be performed in a sound and workmanlike manner, in compliance with all applicable public works construction and procurement laws, including approval by the California Department of General Services, Division of State Architect.

LESSEE shall deliver to LESSOR, promptly after LESSEE's receipt copies of any and all of the following instruments and documents pertaining to any testing, construction, repair or replacement of improvements on the PREMISES: (a) plans a specifications for the Alterations, (b) test results, physical condition and environmental reports and assessments, inspections, and other due diligence materials related to the Alterations, (c) permits, licenses, certificates of occupancy, and any and all other governmental approvals issues in connection with the Alterations, (d) agreements and contracts with architects, engineers and other design professionals executed with respect to the design of the Alterations, (e) construction contracts and other agreements with consultants, construction managers, general and other contractors, and equipment suppliers pertaining to the construction, repair or replacement of the Alterations, and (f) all guaranties and warranties pertaining to the construction, repair or replacement of the Alterations.

Unless the Parties enter into an agreement otherwise, LESSEE retains ownership of any furniture,

fixtures and equipment (“Improvements”) added to the PREMISES by the LESSEE at LESSEE’s expense. LESSEE is allowed to remove any Improvements at any time during the Term or at the termination of this Agreement.

Alterations that are permanent construction, including upgrades or replacements of service systems shall become part of the PROPERTY and remain at the conclusion of the Term.

11. **APPROVED ALTERATIONS.** LESSOR has approved and agreed to complete the following Alterations (“Approved Alterations”), which Approved Alterations must be completed by LESSOR within one year after the Commencement Date.

a. **Playground.** Remove existing playground equipment and install new playground equipment, of similar quality as new playground equipment installed in similar campuses in the District;

b. **Building C-1 and C-2.** Convert Building C-1 and C-2 into classrooms and install bathrooms; each of similar quality and finishes as provided in similar campuses in the District.

c. **Building A.** Convert the current three (3) office spaces into classrooms, with such classrooms of similar quality and finishes as provided in similar campuses in the District.

LESSOR shall (i) complete the Approved Alterations in a manner and quality that is consistent with other projects to campuses similar to the PROPERTY within the District; and (ii) not materially disrupt, interfere, or affect LESSEE’s use of the PREMISES or operation of its charter school.

If LESSOR has not completed the above-noted Approved Alterations within the first year of the Term, LESSEE may at its election, but will not be obligated to, either (i) complete the Approved Alterations, in consultation with LESSOR and subject to LESSOR approval, which approval shall not be unreasonably withheld, and all sums reasonably disbursed, deposited or incurred by LESSEE in connection with such work shall be due and payable by LESSOR to LESSEE on demand by LESSEE; or (ii) terminate this Agreement.

12. **SIGNS.** With LESSOR’S approval, which will not be unreasonably withheld, conditioned or delayed, LESSEE may erect and maintain on the PREMISES at LESSEE’S sole cost a sign advertising LESSEE’S Charter School program. Any installation of signs or graphics on or about the PREMISES shall be subject to any applicable governmental laws. Any sign or label placed on the PREMISES, shall be removed by LESSEE at the expiration of the Term, and the cost of repairs for any damage to the PREMISES caused by the removal or installation of the sign shall be paid by LESSEE.

13. **MAINTENANCE.** Facilities and furnishings and equipment provided to LESSEE by the LESSOR shall remain the property of LESSOR. Routine maintenance (as defined below) of the PREMISES, of LESSEE’S pro-rata portion of the shared use space on the PROPERTY and furnishings and equipment in the PREMISES are the responsibility of LESSEE. LESSOR shall be solely responsible for any and all major maintenance (as defined below) to the PREMISES and/or PROPERTY, deferred maintenance (as defined below) to the PREMISES and/or PROPERTY and

the replacement of furnishings and equipment supplied by the LESSOR, to be performed in accordance with LESSOR schedules and practices. For purposes of this Section, "major maintenance" includes the major repair or replacement of plumbing, heating, ventilation, air conditioning, electrical, roofing, and floor systems, exterior and interior painting, and any other items considered deferred maintenance under Education Code Section 17582. With the permission of LESSOR, LESSEE may perform major maintenance and offset the cost of such maintenance against future payments of rent or pro- rata share. LESSEE may purchase operations and maintenance services from LESSOR as provided in a separate written agreement. In no event shall LESSOR perform routine and ongoing maintenance for LESSEE without a written agreement that provides for full reimbursement of costs, plus a 20% administrative overhead charge. The definition of "routine maintenance" and "deferred maintenance" is attached to this Agreement as Exhibit B. LESSEE and LESSOR shall jointly prepare a schedule of deferred maintenance and routine maintenance activities ("Maintenance Schedule") within ninety (90) days of the Commencement Date. Failure of LESSEE or LESSOR to comply with the tasks described on the Maintenance Schedule shall constitute grounds for termination of this Agreement. If LESSOR does not comply with its obligations under this Section after receiving written notice from LESSEE and thirty (30) days to cure, then LESSEE shall be entitled to perform on LESSOR's behalf and LESSEE shall be entitled to be reimbursed for all reasonable costs incurred pursuant to its performance. In addition, should LESSEE's failure to maintain the PREMISES in accordance with Exhibit B cause the necessity for major maintenance by LESSOR that otherwise would not have been required, LESSEE shall reimburse LESSOR for the additional reasonable cost of the major maintenance.

14. **UTILITIES.** LESSEE shall promptly and fully pay for all water, gas, heat, light, power, telephone service, and other public utilities of every kind consumed by LESSEE and furnished to the PREMISES throughout the Term.

15. **LESSEE'S DUTY TO KEEP PREMISES FREE OF LIENS.** LESSEE shall keep all of the PREMISES and every part thereof and all buildings and other improvements at any time located thereon free and clear of any and all mechanics', material and other liens for or arising out of or in connection with LESSEE directed work or labor done, services performed, or materials or appliances used or furnished for or in connection with any operations of LESSEE.

16. **NEIGHBORHOOD ISSUES.**

a. It shall be the responsibility of LESSEE to maintain control and supervision of its students, staff, parent volunteers and other invitees at all times, and to develop and implement rules of conduct for students, staff, parent volunteers and other invitees while on campus and in the neighborhood immediately surrounding the campus. LESSEE shall ensure that its students are adequately supervised at all times during the school day, and during after school hours or weekends when school-related activities are being conducted. LESSEE shall ensure that the PREMISES are adequately locked and secured when the PREMISES are unattended by LESSEE. LESSEE is only responsible for locking/securing the PREMISES following LESSEE'S use, and co-located program must be responsible for locking/securing the PREMISES following the co-located program's use. LESSEE agrees to report to LESSOR any problems related to student conduct, discipline, safety and behavior where such problems may have an impact on the neighborhood

surrounding the PREMISES.

b. Only activities related to the school program may be conducted on the PREMISES, and LESSEE shall not permit any non-program related group or organization to use the PREMISES for any purpose without permission of LESSOR. Pursuant to Section 2 hereof, LESSOR shall handle requested uses of the PROPERTY and PREMISES by other organizations under Civic Center Act rules and regulations. Use of the PREMISES by LESSEE after 6 pm or on weekends must meet all LESSOR rules and regulations for use of school property. LESSEE may not use the public address system on the PREMISES outside of school hours (7:45 am to 4:00 pm, Monday through Friday). Amplified or instrumental music or conduct of music classes shall not be permitted outside at any time, including before, during or after the school day or on weekends; provided, however, that music may be played outdoors for occasional special events consistent with typical practice at LESSOR's regular elementary schools.

c. So as to minimize the impact of the LESSEE's operations on the surrounding neighborhood, LESSEE agrees to take all reasonable steps necessary to ensure that LESSEE'S staff, students and all visitors (including parents) park in designated parking spaces located on the PREMISES. LESSEE also agrees to take all reasonable steps necessary to ensure that student drop-off and pick-up occurs solely in designated areas located on the PREMISES.

d. Copies of all written complaints received by LESSEE from neighbors of the PROPERTY shall be forwarded to LESSOR within three (3) business days of receipt. LESSEE shall timely respond to all complaints, and shall provide copies of responses to complaints to LESSOR within three (3) business days of response.

e. LESSEE agrees to cooperate with the District in responding to any concerns of the neighborhood residents.

f. Failure of LESSEE to observe any of the foregoing requirements shall be considered a default of LESSEE's obligations under this Agreement pursuant to Section 20(b) hereof; provided, however, that in advance of LESSOR's issuance of a written notice of default based on violation or default under this Section 14, the parties shall first meet and confer regarding any pending or unaddressed complaints or violations that serve as the basis for the written notice of default. Violations of the law committed by LESSEE with respect to its use and occupation of the PREMISES shall also be subject to action pursuant to Education Code Section 47607(c).

17. **TAXES AND ASSESSMENTS**. To the extent and in the event that this Agreement causes the PREMISES to be assessed by a taxing authority, LESSEE shall be wholly responsible for the payment of any such assessment as it applies to the non Prop 39 space and shall pay the assessment within thirty (30) days of receipt of written documentation of assessment and demand by LESSOR.

18. **INDEMNIFICATION**. LESSEE shall, to the fullest extent permitted by law, indemnify, defend, and hold harmless LESSOR, its officers, directors, and employees, attorneys, agents, representatives, volunteers, successors and assigns (collectively hereinafter LESSOR and LESSOR Personnel) from and against any and all actions, suits, claims, demands, losses, costs,

penalties, obligations, errors, omissions, or liabilities, including legal costs, attorney's fees, and expert witness fees, whether or not suit is actually filed, and/or any judgment rendered against LESSOR and/or LESSOR Personnel, that may be asserted or claimed by any person, firm or entity arising out of LESSEE'S use or maintenance of the PROPERTY or from the conduct of its business or from any activity, work, or other things done, permitted or suffered by LESSEE in or about the PROPERTY after LESSOR delivers possession of the PREMISES to LESSEE. This indemnity and hold harmless provision shall exclude actions brought by third persons against LESSOR arising out of the negligence or intentional acts, errors or omissions of LESSOR and/or LESSOR Personnel.

LESSOR shall to the fullest extent permitted by law indemnify, hold harmless, and defend LESSEE, its officers, directors, and employees, attorneys, agents, representatives, volunteers, successors and assigns (collectively hereinafter LESSEE and LESSEE Personnel) from and against any and all actions, suits, claims, demands, losses, costs, penalties, obligations, errors, omissions, or liabilities, including legal costs, attorney's fees, and expert witness fees, whether or not suit is actually filed, and/or any judgment rendered against LESSEE and/or LESSEE Personnel, that may be asserted or claimed by any person, firm or entity, arising out of LESSOR'S prior or current use or maintenance of the PROPERTY or from any activity, work, or other things done, permitted or suffered by the LESSOR or LESSOR Personnel in or about the PROPERTY. This indemnity and hold harmless provision shall exclude actions brought by third persons against LESSEE arising out of the negligence or intentional acts, errors or omissions of LESSEE and/or LESSEE Personnel.

The provisions of this Section 16 shall survive the termination or expiration of this Lease.

19. **ATTORNEYS' FEES.** If any action at law or in equity shall be brought in court to recover any rent under this Agreement, or for or on account of any breach of, or to enforce or interpret any of the covenants, terms, or conditions of this Agreement, or for the recovery of the possession of the PREMISES, the prevailing party shall be entitled to recover from the other party as part of the prevailing party's costs, reasonable attorneys' fees, the amount of which shall be fixed by the Court and shall be made a part of any judgment or decree rendered.

20. **DISPUTE RESOLUTION.** Disputes between LESSEE and LESSOR regarding this Agreement, including the alleged violation, misinterpretation, or misapplication of this Agreement, Proposition 39, or State implementing regulations shall be resolved using the dispute resolution process identified below.

The party initiating the dispute resolution process shall prepare and send to the other party a notice of dispute that shall include the following information: (1) the name, addresses and phone numbers of designated representatives of the party. The designated representatives must be an employee(s) of LESSEE or LESSOR; (2) a statement of the facts of the dispute, including information regarding the parties attempts to resolve the dispute; (3) the specific sections of the Agreement that are in dispute; and (4) the specific resolution sought by the party. Within five business days from receipt of the notice of dispute the representatives from LESSEE shall meet with representatives of LESSOR in an informal setting to try to resolve the dispute.

If the informal meeting fails to resolve the dispute the party initiating the dispute resolution

process shall notify the other party (the responding party) in writing that it intends to proceed to mediation of the dispute and shall request the State Mediation and Conciliation Service to appoint a mediator within seven business days to assist the parties in resolving the dispute (if the State Mediation and Conciliation Service is unable or refuses to provide a mediator the parties shall mutually agree upon a mediator). The initiating party shall request appointment of a mediator who is available to meet as soon as possible but not later than thirty (30) calendar days after receipt of the request for appointment. The party initiating the dispute shall forward a copy of the notice of the dispute to the appointed mediator. The responding party shall file a written response with the mediator and serve a copy on the initiating party within seven business days of the first scheduled mediation. The mediation procedure shall be entirely informal in nature; however, copies of exhibits upon which either party bases its case shall be shared with the other party in advance of the mediation. The relevant facts should be elicited in a narrative fashion to the extent possible, rather than through examination and cross examination of witnesses. The rules of evidence will not apply and no record of the proceedings will be made. If an agreement is reached, the agreement shall be reduced to writing and shall be signed by LESSOR and LESSEE.

Either party may seek equitable or injunctive relief prior to the mediation to preserve the status quo or prevent irreparable injury pending the completion of that process. Except for such an action to obtain equitable relief, neither party may commence a civil action with respect to the matters submitted to mediation until after the completion of the initial mediation session, or 45 calendar days after the date of filing the written request for mediation, whichever occurs first. Mediation may continue after the commencement of a civil action, if the parties so desire.

21. **INSURANCE.**

a. **Worker Compensation Insurance.** LESSEE shall maintain workers' compensation insurance as required by the laws of the state of California.

b. **Commercial General Liability Insurance.** LESSEE shall maintain Commercial General Liability Insurance covering the insured against claims of bodily injury, personal injury and property damage arising out of the ownership, use, occupancy or maintenance of the PREMISES and all areas appurtenant thereto. Such insurance shall be on an occurrence basis providing single limit coverage in an amount not less than \$1,000,000 per occurrence with an annual aggregate of not less than \$2,000,000. Such policy shall name LESSOR as an additional insured and shall specifically cover the liability assumed by LESSEE under this Agreement.

The insurance policies procured in accordance with this Section shall include the following: (1) a clause stating: "This policy shall not be canceled or reduced in required limits of liability or amounts of insurance until notice has been mailed to LESSOR stating date of cancellation or reduction. Date of cancellation or reduction may not be less than thirty (30) calendar days after date of mailing notice;" (2) language stating in particular those insured, extent of insurance, locations and operations to which insurance applies, expiration date, to whom cancellation and reduction notice will be sent, and length of notice period; and (3) a statement that LESSOR and its officers, employees and agents are named as additional insured under this policy described and that such insurance policy shall be primary to any insurance or self-insurance maintained by LESSOR with the exception that for any loss caused by LESSOR, its officers, employees and/or agents, or by any third party, LESSOR'S insurance would be primary and LESSEE'S policy would be excess.



c. **Property Insurance.** LESSOR, at its own cost and expense, shall keep and maintain commercially reasonable Property Insurance insuring all portions of the physical structures on the PREMISES, including without limitation the school buildings and LESSOR property used solely or jointly between LESSOR and LESSEE (LESSOR property). Such insurance shall be primary with the exception of that property owned solely by LESSEE. LESSEE, at its own cost and expense, shall keep and maintain property insurance insuring all property owned by the LESSEE on the PREMISES (LESSEE property).

22. **DEFAULT.** The occurrence of any of the following shall constitute a default ("Default") by LESSEE under this Agreement:

a. The failure by LESSEE to pay rent and/or the pro rata share or any amount of money due and owing to LESSOR hereunder when and as the same becomes due and the continuation of such failure for a period of thirty (30) days after receipt of written notice from LESSOR to LESSEE specifying the nature of such failure.

b. Failure by LESSEE to observe or perform any of the non-monetary covenants or provisions of this Agreement to be observed or performed by LESSEE, where such failure has continued for a period of thirty (30) days, after receipt of written notice thereof from LESSOR to LESSEE, provided that if such default is of a nature that more than thirty (30) days are reasonably required for its cure, then LESSEE shall not be deemed to be in default if LESSEE shall commence such cure within said thirty (30) day period and thereafter diligently prosecute such cure to completion.

LESSOR shall be in default and in material breach of this Agreement if LESSOR fails to perform any obligation required by this Agreement within a reasonable time, but in no event later than forty-five (45) days after receipt of written notice by LESSEE to LESSOR specifying wherein LESSOR has failed to perform such obligation; provided, however, that if the nature of LESSOR'S obligation is such that more than forty-five (45) days are required for performance, then LESSOR shall not be in default if LESSOR commences performance within such forty-five (45) day period and thereafter diligently pursues the same to completion.

23. **REMEDIES IN THE EVENT OF DEFAULT.**

a. **LESSEE'S Default.** In the event of a default by LESSEE (as defined above), LESSOR, in addition to the other rights or remedies it may have, shall have the immediate right to re-entry and may remove all persons and property from the PREMISES; such property may be removed and stored in a public warehouse or elsewhere at the cost of, and for the account of LESSEE. Should LESSOR elect to re-enter, as herein provided, or should it take possession pursuant to legal proceedings or pursuant to any notice provided for by law, LESSOR may either terminate this Agreement or it may from time to time, without terminating this Agreement, relet the PREMISES or any part thereof for such term or terms (which may be for a term extending beyond the Term of this Agreement) and at such rent or rents and on such other terms and conditions as LESSOR in its sole discretion may deem advisable, with the right to make alterations and repairs to the PREMISES.

Notwithstanding any such re-letting without termination, LESSOR may at any time thereafter elect to terminate this Agreement for such previous default. Should LESSOR at any time terminate this Agreement for any default, in addition to any other remedy it may have, LESSOR may recover:

- (i) The worth at the time of award of any unpaid rent for the remainder of the Term of the Agreement plus any reasonable expense to restore the PREMISES to the layout or configuration of the PREMISES at the time of initial delivery of the PREMISES to LESSEE.
- (ii) The worth at the time of award of the amount by which the unpaid rent which would have been earned after termination until the time of award exceeds the amount of such rental loss that LESSOR could have reasonably avoided; plus
- (iii) Any other amount necessary to compensate LESSOR for all detriment proximately caused by LESSEE'S failure to perform its obligations under this Agreement.

b. **LESSOR'S Default:** If LESSOR commits any such default, then LESSEE may, at any time thereafter without limiting LESSEE in the exercise of any right or remedy at law or in equity which LESSEE may have by reason of such default: (a) terminate the Agreement with no further obligation to LESSOR; or (b) maintain the Agreement with LESSOR and pursue damages or other equitable relief in a court of law. Neither party may claim default of the Agreement nor pursue any of the remedies outlined herein, until the parties have completed the dispute resolution provisions of Section 18.

## 24. **DAMAGE OR DESTRUCTION.**

### a. **Definitions.**

"Premises Partial Damage" shall mean if the PREMISES are damaged or destroyed to the extent that the cost of repair is less than fifty (50) percent of the then replacement cost of the PREMISES. "Premises Total Destruction" shall mean if the PREMISES are damaged or destroyed to the extent that the cost of repair is fifty (50) percent or more of the then replacement cost of the PREMISES. "Insured Loss" shall mean damage or destruction which was caused by an event required to be covered by the insurance described in Section 20(c). The fact that an Insured Loss has a deductible amount shall not make the loss an uninsured loss.

"Replacement Cost" shall mean the amount of money necessary to be spent in order to repair or rebuild the damaged area to the condition that existed immediately prior to the damage occurring excluding all Improvements made by LESSEE.

### b. **Premises Partial Damage.**

(i) Insured Loss: If at any time during the Term of this Agreement there is damage to the PREMISES which is an Insured Loss and which falls into the classification of Premises Partial Damage, then LESSOR shall, at LESSOR'S expense, repair such damage to the PREMISES, but not LESSEE'S fixtures, equipment or Improvements, as soon as reasonably possible and this Agreement shall continue in full force and effect. In the foregoing event, LESSEE shall be entitled to a proportionate reduction in the rent and pro rata share, based upon the extent to which LESSEE's use of the PREMISES is affected by the restoration efforts.

Where the repairs cannot reasonably be completed within one hundred twenty (120) days of the date of the damage or where the repairs needed are so extensive that LESSEE will be denied use of the PREMISES during the repair period, LESSOR may elect to terminate this Agreement by notifying LESSEE in writing of such termination within thirty (30) days of the occurrence of the damage to the PREMISES; provided, however, that LESSOR will use best efforts to keep the Agreement in force where LESSEE can demonstrate to LESSOR's satisfaction its ability to operate safely on the damaged PREMISES or as the PREMISES are being repaired by LESSOR. In the event of termination, LESSOR shall provide LESSEE with alternative housing as soon thereafter as reasonably possible, for the balance of the school year, at another school site or other LESSOR-owned property that best meets LESSEE's needs and the requirements of Education Code Section 47614, considering the availability of alternative properties at the time the loss arises. LESSOR shall use best efforts to provide alternative housing for LESSEE's entire student population if possible. In no event shall LESSOR be required to provide LESSEE with facilities that are not owned by the LESSOR or to compensate LESSEE for funds expended by LESSEE seeking private, alternative housing.

(ii) Uninsured Loss: If at any time during the Term of this Agreement there is damage to the PREMISES which is not an Insured Loss and which falls within the classification of Premises Partial Damage which damage prevents LESSEE from using the PREMISES, LESSOR may at LESSOR'S option either (i) repair such damage as soon as reasonably possible at LESSOR'S expense (but not LESSEE's, fixtures, equipment or Improvements), in which event this Agreement shall continue in full force and effect, or (ii) give written notice to LESSEE within thirty (30) days after the date of the occurrence of such damage of LESSOR'S intention to cancel and terminate this Agreement as of the date of the occurrence of such damage; provided, however, that LESSOR will use best efforts to keep the Agreement in force where LESSEE can demonstrate to LESSOR's satisfaction its ability to operate safely on the damaged PREMISES or while the PREMISES are being repaired by LESSOR. In the event LESSOR elects to give such notice of LESSOR'S intention to cancel and terminate this Agreement, this Agreement shall be cancelled and terminated as of the date of the occurrence of such damage; provided, however, that LESSOR shall provide LESSEE with alternative housing as soon thereafter as reasonably possible, for the balance of the school year, at another school site or LESSOR-owned property that best meets LESSEE's needs and the requirements of Education Code Section 47614, considering the availability of alternative properties at the time the loss arises. LESSOR shall use best efforts to provide alternative housing for LESSEE's entire student population, if possible. In no event shall LESSOR be required to provide LESSEE with facilities that are not owned by the LESSOR or to compensate LESSEE for funds expended by LESSEE seeking private, alternative housing.

c. **Premises Total Destruction.**

If at any time during the Term of this Agreement there is damage to the PREMISES, whether or not it is an Insured Loss, and which falls into the classifications of Premises Total Destruction, then LESSOR may at LESSOR'S option either (i) repair such damage or destruction (but not LESSEE'S fixtures, equipment or Improvements) as soon as reasonably possible at LESSOR'S expense, and this Lease shall continue in full force and effect, or (ii) give written notice to LESSEE within thirty (30) days after the date of occurrence of such damage of LESSOR'S intention to cancel and terminate this Agreement, in which case this Agreement shall be cancelled and terminated as of the date of the occurrence of such damage; provided, however, that in the event of cancellation of this Agreement, LESSOR shall provide LESSEE with alternative housing as soon thereafter as reasonably possible, for the balance of the school year, at another school site or LESSOR-owned property that best meets LESSEE's needs and the requirements of Education Code Section 47614, considering the availability of alternative properties at the time the total destruction arises. LESSOR shall use best efforts to provide alternative housing for LESSEE's entire student population, if possible. In no event shall LESSOR be required to provide LESSEE with facilities that are not owned by LESSOR or to compensate LESSEE for funds expended by LESSEE seeking private, alternative housing.

25. **HAZARDOUS SUBSTANCES.** LESSEE shall use and operate the PREMISES, at all times during the Term hereof, under and in compliance with the laws of the State of California and in compliance with all applicable environmental legal requirements. For any contamination to PREMISES due to LESSEE'S use, LESSEE assumes full responsibility for the clean-up of such toxic hazardous or undesirable materials as required by current and further federal, state and local laws and regulations. LESSEE acknowledges that toxic wastes, hazardous materials and undesirable substances problems can be extremely costly to correct and LESSEE relieves LESSOR from all liability related thereto due to LESSEE'S use. LESSEE therefore agrees that LESSEE shall indemnify and defend and hold LESSOR harmless from any claim, liability, damage, cost or expense, including but not limited to court costs and attorney's fees, arising out of or in any way related to toxic waste, hazardous material and/or undesirable substance affecting the PREMISES caused by LESSEE. LESSOR is not aware of any condition on the PREMISES that would render the facility unsuitable for the intended purpose by LESSEE.

26. **COMPLIANCE WITH LAWS.** LESSEE shall not use the PREMISES, or permit anything to be done in or about the PREMISES, that will in any way conflict with any applicable law, statute, applicable ordinance or governmental rule or regulation now in force or which may hereafter be enacted or promulgated. LESSOR and the LESSEE shall each do all acts required to comply with all applicable laws, applicable ordinances, regulations and rules of any authority relating to their respective maintenance obligations as set forth herein. LESSOR is fully responsible for full compliance with Environmental Laws (defined below) and the California Environmental Quality Act (CEQA) related to the PREMISES except as otherwise stated herein.

LESSEE'S use of the PREMISES shall comply in all material respects with all applicable Environmental Laws relating to industrial hygiene and environmental conditions on, under or about the PREMISES, including but not limited to, air, soil and ground water conditions. LESSEE shall not use hazardous materials on, under or about the PREMISES; provided, however, that LESSEE may use normal and customary cleaning solutions and office supplies so long as the use

of such solutions and supplies are in quantities and in a manner wholly consistent with all applicable Environmental Laws; and further provided that LESSEE may use normal and customary chemicals for classroom use so long as the use of such chemicals are in quantities and in a manner wholly consistent with all applicable school standards. Without limiting the generality of the foregoing, LESSEE shall not, nor shall LESSEE allow any party to, transport, use, store, maintain, generate, manufacture, handle, dispose, release or discharge any hazardous material upon or about the PREMISES in violation of Environmental Laws, nor permit any subtenant, employee, agent, invitees or contractor to engage in such activities in violation of Environmental Laws upon or about the PREMISES, during the Term of this Agreement.

“Environmental Laws” means and refers to all applicable federal, state and local laws, ordinances, court orders and administrative directives, rules and regulations now or hereafter in force, as amended from time to time, in any way relating to or regulating human health or safety, or industrial hygiene or environmental conditions, or protection of the environment, or pollution or contamination of the air, soil, surface water or groundwater, and includes, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. §§ 9601, et seq. (“CERCLA”); the Resource Conservation and Recovery Act, 42 U.S.C. §§ 6901, et seq.; the Clean Water Act, 33 U.S.C. §§ 1251, et seq.; the Hazardous Substance Account Act, California Health & Safety Code §§ 25300, et seq.; the Hazardous Waste Control Law, California Health & Safety Code §§ 25100, et seq.; the Medical Waste Management Act, California Health & Safety Code §§ 15015, et seq.; the Porter-Cologne Water Quality Control Act, California Water Code §§ 13000, et seq.; and California Education Code §§ 17210, et seq., and California Code of Regulations, Title 5, §§ 14010, et seq.

LESSOR certifies that it has maintained the PREMISES in compliance with all Environmental Laws, including lead and asbestos abatement and containment. Should LESSEE perform work that disturbs these materials, it is LESSEE’S responsibility to handle and dispose of this material in accordance with the regulations. LESSOR agrees to immediately remediate any environmental hazard that is present in the PREMISES that is not the result of the LESSEE’S modification or improvement of the PREMISES.

LESSEE, at its expense, shall comply with all applicable laws, regulations, rules and orders with respect to its use and occupancy of the PREMISES, including, without limitation, those relating to health, safety, noise, environmental protection, waste disposal, and water and air quality, directly triggered by its use of the PREMISES. The LESSEE shall not be responsible for any and all legal compliance or environmental conditions that existed prior to the LESSEE’S occupancy of the PREMISES. LESSOR shall remain responsible for all legal compliance with, for example, the ADA, FEHA, environmental laws, and other applicable building code standards, for any existing compliance issue prior to the date of the LESSEE’S occupancy of the PREMISES and through the Term of this Agreement. LESSEE shall only assume responsibility for legal compliance to the extent that they are triggered by any modifications or improvement made by LESSEE.

27. **REDELIVERY OF PREMISES**. LESSEE shall pay the rent, pro rata share and

all other sums required to be paid by LESSEE hereunder in the amounts, at the times, and in the

manner herein provided, and shall keep and perform all the terms and conditions hereof on its part to be kept and performed, and at the expiration or sooner termination of this Agreement, LESSEE shall peaceably and quietly quit and surrender the PREMISES to LESSOR in good order and condition, ordinary wear and tear excepted, subject to the other provisions of this Agreement.

28. **WAIVER.** The waiver by LESSOR or LESSEE of, or the failure of LESSOR or LESSEE to take action with respect to, any breach of any term, covenant or condition herein contained shall not be deemed to be a waiver of such term, covenant, or condition, or subsequent breach of the same, or any other term, covenant, or condition herein contained. The subsequent acceptance of rent hereunder by LESSOR shall not be deemed to be a waiver of any preceding breach by LESSEE of any term, covenant, or condition of this Agreement, other than the failure of LESSEE to pay the particular rental so accepted, regardless of LESSOR'S knowledge of such preceding breach at the time of acceptance of such rent.

29. **REMEDIES CUMULATIVE.** All remedies hereinabove conferred on LESSOR shall be deemed cumulative and not one exclusive of any other, or any other remedy conferred by law.

30. **NOTICES.** All notices, demands, or other writings in this Agreement provided to be given or made or sent, or which may be given or made or sent, by either party hereto to the other, shall be made in writing and shall be deemed to have been fully given or made or sent upon actual delivery or 72 hours after deposited in the United States mail, registered and postage prepaid, and addressed as follows:

TO LESSOR:           Chief Academic Officer  
                          Chief Business and  
                          Operations Officer  
                          Director of Special Projects, State and Federal Programs  
                          Pasadena Unified School District  
                          351 S. Hudson Avenue  
                          Pasadena, CA. 91109

TO LESSEE:           OCS-South  
                          Executive Director, Lauren O'Neill  
                          725 W. Altadena Dr.  
                          Altadena, CA 91001

The address to which any notice, demand or other writing may be given or made or sent to any party as above provided may be changed by written notice given by such party as above provided.

31. **EFFECT OF LESSEE'S HOLDING OVER.** Any holding over after the expiration of the Term of this Agreement, with consent of LESSOR, shall be construed to be a tenancy from day to day, at the same rent as required to be paid by LESSEE for the period immediately prior to the expiration of the Term hereof, and shall otherwise be on the terms and conditions herein specified, so far as applicable.

32. **PARTIES BOUND.** The covenants and conditions herein contained shall, subject to the provisions as to assignment, transfer and subletting, apply to and bind the heirs, legal representatives, successors, and assigns of all the parties hereof; and all of the parties hereto shall be jointly and severally liable hereunder.

33. **TIME OF THE ESSENCE.** Time is of the essence of this Agreement, and each and every covenant, term, condition, and provision hereof.

34. **LATE CHARGES.** LESSEE acknowledges that late payment of sums due under this Agreement will cause LESSOR to incur costs not contemplated by this Agreement, the exact amount of which will be extremely difficult to ascertain. Therefore, if any sum due from LESSEE is not received by LESSOR when due, then without any requirement for notice to LESSEE, LESSEE shall pay to LESSOR a late charge equal to five percent (5%) calculated annually of the overdue sum. The parties agree that the late charge represents a fair and reasonable estimate of the costs LESSOR will incur because of late payment by LESSEE. Acceptance of the late charge by LESSOR shall not constitute a waiver of LESSEE'S default for the overdue sum, nor prevent LESSOR from exercising any of the other rights and remedies in this Agreement.

35. **SEVERABILITY.** If any provision of this Agreement is held by a court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this Agreement shall remain in effect, unimpaired by the holding.

36. **AUTHORITY.** Any person executing this Agreement on behalf of LESSOR or LESSEE covenants and warrants that the LESSOR or LESSEE is a duly authorized and existing public entity and/or corporation, that it is qualified to do business in California, that the corporation has full right and authority to enter into this Agreement and that this Agreement has been duly authorized by LESSOR'S and LESSEE'S governing board or body.

37. **TERMS OF FUTURE AGREEMENTS.** Subject to compliance with Proposition 39 and the implementing law and regulations, the terms of this Agreement shall not be precedent setting and shall have no effect upon LESSEE'S entitlement to LESSOR'S facilities during future fiscal years.

38. **MISCELLANEOUS.**

a. This Agreement may be executed in counterparts, each of which shall constitute an original and all of which shall be construed together and shall constitute a single lease.

b. Nothing contained in this Agreement shall be construed to create the relationship of principal and agent, partnership, joint venture and any other relationship between the parties hereto other than the relationship of landlord and tenant.

c. The Section headings herein are for convenience of reference only and shall in no way define, increase, limit or describe in scope or intent of any provision of this Agreement.

d. This Agreement shall in all respects be governed by the laws of the State of

California.

e. This Agreement contains the entire agreement of the parties hereto with respect to the subject matter hereof and supersedes any previous negotiations.

f. This Agreement may not be modified except by a written document executed by the parties hereto indicating an intent to modify this Agreement.

g. Each of the exhibits attached hereto is incorporated herein by this reference as if set forth in full in the body of this Agreement.

[Signatures on Following Page.]



The parties have executed this Agreement as of the date first set forth above.

ODYSSEY CHARTER SCHOOL

By: \_\_\_\_\_

  
Lauren O'Neill, Director

PASADENA UNIFIED SCHOOL DISTRICT

By: \_\_\_\_\_

  
Brian McDonald, Ed.D., Superintendent

Approved and/or ratified this 15 of December, 2022 by the Board of Education of the Pasadena Unified School District by the following vote:

AYES:

NOES:

Abstentions:

  
Secretary to the Board of Education

Approved this 31 day of January 2022 by the OCS-South.

Lauren O'Neill  
Name

Executive Director  
Title

## **EXHIBIT A**

### **Odyssey South Space Allocation**

Odyssey South Space Allocation OCS EXHIBIT A OCS- South 2022-2025 Use space at Edison campus		
<b>EXCLUSIVE TEACHING SPACE</b>		
Room Number	Sq. Ft.	Notes, 100 % of use by OCS
A-102	767	
A-103	767	
A-104	767	
A-105	767	
A-106	767	
A-107	932	
A-108	719	
A-120	976	
B-105	876	
B-106	868	
B-108	878	
B-109	869	
B-123	867	
B-118	782	
B-211	960	
B-212	945	
B-200	896	
B-201	940	
B-202	917	
B-203	893	
B-204	928	
B-205	915	
K Portable 1	960	
Classroom C-1	948	
Classroom C-2	908	
<b>TOTAL</b>	<b>21,812</b>	
<b>SPECIALIZED CLASSROOMS</b>		
Library	1475	Library
A-100	767	Computer Lab

B-119	396	Flex Space
B-122	472	Flex Space
B-126	412	Flex Space
B-209	448	Flex Space
B-210	349	Flex Space
B-107	2253	Multipurpose Room
<b>TOTAL</b>	<b>6572</b>	
<b>NON-CLASSROOM SPACE</b>		
A-101	767	Front Office
A-109	73	Staff Men's Restroom
A-110	119	Custodian's Room
A-111	668	Teacher's Workroom
A-115	161	Counseling Room
A-118	147	RSP Room
A-119	310	Girl's Restroom
A-120	366	Boy's Restroom
A-122	78	Staff Women's Restroom
A-123	51	Custodian's Room
B-209	408	Office
B-219	121	Conference Room
Upper Parking Lot	24255	Blgd A/C Parking Lot
Upper Playground	18270	Blgd A/C Playground
Staff Lounge	449	Room B-117
Student Restroom	1092	Room B-120/121
Reception Area, Desk and File Room	227	Room B 125/127
Conference Room	144	Room B-219
Dressing Room	125	Room B-111
South Lobby	670	Room B-113
Second Floor Lobby	1138	Room B-208
Playground (Grass area & Equipment)	54600	2nd Level
Lobby	371	Room B100
Restroom	221	Room B101
Restroom	263	Room B102
<b>TOTAL</b>	<b>105,094</b>	

## **EXHIBIT B**

### **MAINTENANCE OF THE PREMISES**

#### **Definitions:**

**Deferred Maintenance** is that *major* work that is required to replace or renew existing building systems that are necessary components of a facility in one of twelve categories as defined by Education Code Section 17582:

ASBESTOS  
CLASSROOM LIGHTING  
ELECTRICAL  
FLOOR COVERING  
HVAC  
LEAD  
PAINTING  
PAVING  
PLUMBING  
ROOFING  
UNDERGROUND TANKS  
WALL SYSTEMS

Characteristically, these projects represent a significant investment with an expenditure criterion not unlike that required for capitalizing an expenditure as a capital asset. While various Districts may have differing minimum expenditure levels for capitalizing an expenditure, it is rare to find a District with a limit below \$1,000, and not uncommon to see a \$5,000 minimum. Deferred maintenance projects usually involve systems or significant components of systems such as an HVAC compressor.

**Routine Maintenance** is that recurring maintenance to properly maintain a system or asset during its useful life, generally of a less costly nature, and not involving a replacement of an entire system due to an age-related failure. Examples are replacing filters on HVAC units, replacing light bulbs or ballasts, replacing irrigation components, replacing windows, door locks, breakers, or individual parts of any systems not involving a major component that it is determined needs to be replaced due to age related failure or impending failure.

Where a difference of opinion exists as to the nature of the expense both parties will use best efforts to resolve. Absent an agreement, both parties will agree upon an independent expert to determine the proper expense allocation.

The parties have executed this Agreement as of the date first set forth above.

ODYSSEY CHARTER SCHOOL

By: 

Lauren O'Neill, Director

PASADENA UNIFIED SCHOOL DISTRICT

By: 

Brian McDonald, Ed.D., Superintendent

Approved and/or ratified this 15 of December, 2022 by the Board of Education of the Pasadena Unified School District by the following vote:

AYES:

NOES:

Abstentions:

  
Secretary to the Board of Education

Approved this 31 day of January 2022 by the OCS-South.



Name



Title

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

**Topic:** RATIFICATION - APPROVAL OF CONTRACT RC1012:22:23 FOR THE FINAL FACILITIES PROPOSAL FOR ODYSSEY-SOUTH CHARTER SCHOOL

**RECOMMENDATION: The Governing Board of the Pasadena Unified School District approve contract RC1012:22:23 for the Final Facilities Proposal for Odyssey-South Charter School for school year 2022-2023.**

**Anticipated Effect on Student Outcomes:** Accountability: Collaborative planning process at the district level to align services, human resources and financial resources to support achievement and instruction goals.

**I. BACKGROUND:**

Education Code section 47614, together with the implementing regulations Cal. Code Regs., tit 5 §11969 et seq. [Regulations], is commonly referred to as Proposition 39 and establishes certain requirements related to the provision of school district facilities for use by charter schools (collectively, “Proposition 39”). The Regulations provide the timeline for submittal of and response to a request for facilities under Education Code section 47614.

By April 1, 2022, the school district shall prepare in writing a Final proposal regarding the space to be allocated to the charter school and/or to which the charter school is to be provided access. At a minimum, the Final proposal shall include (1) the projections of in-district classroom ADA on which the proposal is based, (2) the specific location or locations of the space, (3) all conditions pertaining to the space, including a draft of any proposed agreement pertaining to the charter school’s use of the space, and (4) the projected pro rata share amount and a description of the methodology used to determine that amount, and a description if any of the differences between the Final proposal and the charter school’s facilities request.

By April 1, 2022, having reviewed any concerns and/or counter proposals made by the charter school, the school district shall submit in writing a Final notification of the space offered to the charter school. The notification shall include a response to the charter school’s concerns and or/counter proposals (if any).

By May 1, 2022, the charter school must notify the school district in writing whether or not it intends to occupy the offered space. (Cal. Code Regs., tit 5 § 11969.9 (c) – (i).

Pursuant to Education Code 47614 and its interpreting regulations (“Proposition 39”), the District received a timely request for Proposition 39 facilities for the 2022-23 school year from Odyssey-South Charter School (Odyssey South). The request was based on a projected average daily classroom attendance of 287.85 in-district students, with a

**APPROVED by the Board of  
Education of the Pasadena  
Unified School District on  
the above mentioned date.**



combined total projected classroom ADA of 3823.8 both in-district and out-of-district students.

## II. STAFF ANALYSIS:

The District bases its Final Proposal on a projection of 287.85 in-district ADA, comprising grades TK/K through 12th. The District reviewed Odyssey South's facilities request, dated October 29, 2021, which projected a total ADA of 383.8 and in-district ADA of 287.85 for the school year 2022-23. The District evaluated this projection in accordance with California Code of Regulations, title 5, section 11969.9 (c) and (d). Odyssey South Charter School is currently housed at Cleveland Elementary School, 1520 N. Raymond Ave. The District intends to move Odyssey South Charter School from its current location to the Edison Elementary School Campus, 119 W. Palm Street for the 2022-2023 school year.

**Attachment:** Final Facilities Use and Lease Agreement 2022-2023.

## III. FISCAL IMPACT:

The District is entitled to charge Odyssey South a pro-rata share of the District's facilities cost paid from unrestricted general fund revenues with regard to the percentage of the campus used by in-district students as compared with the total school population. Required space to house in-district students will be charged a "pro-rata share" of \$0.82 per square foot. Space that is provided to house students in excess of legal requirements will be charged a fair market value rate of \$0.82 per square foot.

The Facilities Lease and Use of Agreement would cover the period beginning on July 1, 2022 and ending on June 30, 2023.

### Pasadena Unified School District

#### Board of Education Agenda:

May 26, 2022

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

#### Funding title/code:

Title: N/A

Code: N/A

Approved:



Brian O. McDonald, Ed. D.  
Superintendent

Originator: Dr. Leslie Barnes, Chief Finance and Operations Officer

APPROVED by the Board of  
Education of the Pasadena  
Unified School District on  
the above mentioned date.

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

**Topic:** APPROVAL OF CONFIRMATION OF MEASURE O CITIZENS OVERSIGHT COMMITTEE (COC) CURRENT MEMBERS REMAINING TERMS

**RECOMMENDATION:** The Governing Board of The Pasadena Unified School District approve the confirmation of Measure O Citizens Oversight Committee Current Members Remaining Terms.

**Anticipated Effect on Student Outcomes:** Implementation of Measure O Projects to ensure a modern, safe, and orderly environment that supports and inspires student learning.

**I. BACKGROUND:**

The Citizens Oversight Committee members' terms of service are described by the COC bylaws. Staff were requested to provide information on the remaining terms of the current members for confirmation.

**II. STAFF ANALYSIS:**

Staff recommends the approval confirmation of the remaining terms for the current COC members on the Measure O Citizens Oversight Committee as described in the attached table of COC member terms.

**Attachments:** Table of COC Member Terms

**III. FISCAL IMPACT:**

There is no fiscal impact.

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

January 25, 2024

**Submitted by:**

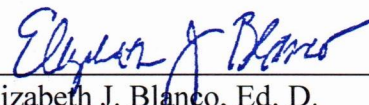
  
Elizabeth J. Blanco, Ed.D. Interim Superintendent

**Funding title/code:**

**Title:** N/A

**Code:** N/A

Approved:

  
Elizabeth J. Blanco, Ed. D.  
Interim Superintendent



**Citizens' Oversight Committee members – January 2024**

Per the COC Bylaws:

4.4 Term Except as otherwise provided herein, each member shall serve a term of two (2) years, commencing as of the date of appointment by the Board. No member may serve more than three (3) consecutive terms.

<b>Name</b>	<b>Representation</b>	<b>1<sup>st</sup> Term</b>	<b>2<sup>nd</sup> Term</b>	<b>3<sup>rd</sup> Term</b>	<b>End Term</b>
Aquino, Stephen	Community At- Large	03/01/18 – 02/28/20	03/01/20 to 06/30/21 *	07/01/21 – 02/29/24	02/29/24
Hammack, Wayne	PUSD Parent	07/01/21 – 06/30/23	07/01/23 to 06/30/25		06/30/25
McNamara, Dennis	Senior Citizens' Organization	11/15/23-11/15/25			11/15/25
Nerenberg, Paul	PUSD Parent	07/01/21 – 06/30/23	07/01/23 to 06/30/25		06/30/25
Sierra, Teo	Community Member	11/15/23-11/15/25			11/15/25
Robinson, John	Business Community; Community At-Large	02/1/19 – 01/31/21	07/01/21 – 06/30/23	07/01/23-01/31/25	01/31/25
Uriu, Angela	PUSD Parent; PTA	01/1/21 – 06/30/23	07/01/23 to 06/30/25		6/30/25
Whitman, Eliza Jane	Bona Fide Taxpayer's Assoc	02/1/19 – 01/31/21	07/1/21 – 06/30/23	07/01/23-01/31/25	01/31/25

\*15 month term rather than two years

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

**Topic:** APPROVAL TO PROCEED WITH A CHANGE ORDER FOR ADDITIONAL FUNDS TO THE PHASE 1 ROOFING PROJECT FOR UNFORESEEN REPAIRS OF HEATING, VENTILATION, AND AIR CONDITIONING (HVAC) SYSTEMS

**RECOMMENDATION:** The Governing Board of the Pasadena Unified School District approve a change order for additional funds for the Phase 1 Roofing Project to accomplish unforeseen repairs of HVAC Systems.

**District Priority/Strategy:** Implementation of Measure O Bond Capital Projects

**I. BACKGROUND:**

Board Report No. 1550-F approved the replacement of roofs in conditions beyond repair. To facilitate the roof work, HVAC systems had to be disconnected, removed, reinstalled, and reconnected. During the accomplishment of the HVAC work, unforeseen conditions requiring repair work were identified and after approval by District Staff, were completed. The Change Order request is to increase the Best Contract Roofing Phase 1 Project to accommodate the costs to accomplish the unforeseen HVAC disconnect/reconnect work.

**II. STAFF ANALYSIS**

The Board is requested to approve the Change Order for the additional HVAC work required and authorized by District staff. The attached Roofing COR 3 is for authorization of the additional funds required.

**Attachment:** Roofing COR 3 - Unforeseen HVAC Work

**III. FISCAL IMPACT:**

The Phase One Roofing Project had unforeseen additional expenses. The additional expense is \$45,235.50 and is available in the Measure O Capital Projects Fund. The revised total cost of this project is \$10,339,382.96.

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

January 25, 2024

**Submitted by:**

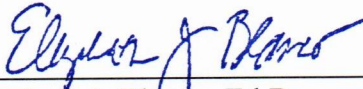
  
Elizabeth J. Blanco, Ed.D. Interim Superintendent

**Funding title/code:**

**Title:** Measure O Capital Projects Fund

**Code:** 21.3-97094.0-00000-85000-6270-XXXXXXX

Approved:

A handwritten signature in blue ink, appearing to read "Elizabeth J. Blanco", is written over a horizontal line.

Elizabeth J. Blanco, Ed.D.  
Interim Superintendent

Originated by: Manual Carrasco, Director of Facilities, Maintenance, Operations and Transportation



# SAFEWORK CM CHANGE ORDER



PASADENA UNIFIED SCHOOL DISTRICT  
Our Children. Learning Today. Leading Tomorrow.

TO CONTRACTOR:  
BEST CONTRACTING  
WESTERN STATES

**CHANGE ORDER NUMBER:**

CHANGE ORDER DATE: 12/13/2023

CONTRACT NUMBER: BR-1550-F

DATE: 12/13/2023

BID NO./ PROJECT NAME Roofing Project 22 23 24

**THE CONTRACT IS CHANGED AS FOLLOWS:**

No.	School	Account Strings	Add or Deduct
<b>BEST PHASE 1</b>		<b>PO 23*0371</b>	
1	Muir High School	21.3-97094.0-00000-850000-6270-0820000	\$ 16,397.00
2	Marshall Fundamental	21.3-97094.0-00000-850000-6270-0950000	-
3	DSC	21.3-97094.0-00000-850000-6270-0000710	\$ 20,883.50
4	Pasadena High School	21.3-97094.0-00000-850000-6270-0840000	\$ 7,955.00
		Best Phase 1:	\$ 45,235.50
		Total Change:	\$ 45,235.50

**SIGNATURES**

Project Manager, SWCM	<i>DONALD E CRISTOBAL</i> Representative: <i>[Signature]</i>	Date: 12/13/23
Program Manager, SWCM	<i>MICHAEL DOBROTN</i> Representative: <i>[Signature]</i>	Date: 12/13/23
District Director, PUSD	<i>MANUEL CARRASCO</i> Representative: <i>[Signature]</i>	Date: 12/14/23



## Pasadena Unified School District

### ALLOWANCE DISBURSEMENT AUTHORIZATION

School Name: Multiple Campus Sites  
Project Name: Roofing Program - Phase 1

Date: December 8, 2023  
Allowance Disbursement No.: 5

Description of Item to be changed to Contract allowance is as follows:

Contract Allowance - Per District direction the following ALW's have been billed against the Project Allowance will henceforth be classified as Disbursement #05.

31. District Service Center - M&O Office new ductwork and electrical due to asbestos removal	\$ 20,883.50
32. John Muirs HS - Bldg D Electrical correction to AC rooftop units	\$ 12,822.00
33. Marshall Fund - Bldg D MDF room and Coahcs office HVAC Repair	\$ 7,955.00
34. John Muir HS - Bldg A - Penetrations elevated to 8" per roofing manufacturer requirement	\$ 3,575.00
<b>TOTAL:</b>	<b>\$ 45,235.50</b>

#### Account String - Phase I Best Roofing

Facilities 21.3-97094.0-00000-850000-6270-0000710  
Marshall Fundamental 21.3-97094.0-00000-850000-6270-0950000  
John Muir HS 21.3-97094.0-00000-850000-6270-0820000  
Pasadena HS 21.3-97094.0-00000-850000-6270-0840000

A. Phase I Contract Allowance	<u>PENDING CO</u>
B. Total Allowance Disbursement Previously Authorized	<u>\$ 1,537,448.42</u>
C. Charges to Phase I Contract Allowance as a result of this authorization	<u>\$ 45,235.50</u>
D. Total Phase I Contract Allowance Disbursement to date (B+C)	<u>\$ 1,582,683.92</u>
E. Current Total Phase I Contract Allowance Balance Remaining (A-D)	<u>PENDING CO</u>

District Signature

Name (Printed)

Michael Penning  
Pasadena Unified School District

Date

12-12-23

Contractor Signature

Name (Printed)

KIANHAN FATEMI - EVP  
~~Western States~~ BEST

Date

12/12/2023

Program Signature

Name (Printed)

DONALD E CRISTOBAL

SafeworkCM

Date

12/08/23

SWCM Project Manager (Name)

# California Industrial

## Refrigeration/Machines Sales • Service • Installations

Contractor's License Number 908471

### Change Order

Date October 4, 2022

Terms

To: BEST CONTRACTING SERVICES INC.  
19027 S. HAMILTON AVE  
Gardena, CA 90248

Ship Date: - UPON APPROVAL

Change Order Number **22-6289**

Phone # (626) 798-8901

Fax # (626) 798-1875

**Attention** GREGORY DAVIS & MARCELLO NAVARRO

Item	Description	Amount
	<b>SUB: DSC M&amp;O OFFICE NEW DUCTWORK AND ELECTRICAL - ASBESTOS</b>  <i>NOTE: PER DISTRICT REQUEST, CHANGE ORDER FOR ADDITIONAL WORK AND DUCT REPLACEMENT DUE TO ASBESTOS DISCOVERY. DISTRICT DISCOVERED ASBESTOS ON ROOF ON MAIN TRANSITION DUCT WHICH WAS TO BE USED AGAIN. AS PER DISTRICT REQUEST, DISCONNECT FROM POINT OF CONNECTION ON THE ROOF. DISTRICT DECIDED TO REMOVE TRANSITIONS BEFORE ROOFING.</i>  <i>NOTE: BEFORE ROOFING, TRANSITIONS AND ELECTRICAL WERE SCRAPED AND HAULED AWAY AND DISPOSED BY ASBESTOS COMPANY.</i>  <i>NOTE: ADDITIONAL NEW DUCT NEEDS TO BE FABRICATED.</i>  <i>NOTE: DIR PREVAILING WAGE LABOR REQUIRED.</i>  <b><u>SCOPE OF WORK:</u></b>  1. SCHEDULE WITH DISTRICT FOR ACCESS TO M&O OFFICE. MEET WITH DISTRICT ASBESTOS COMPANY AND INSPECTOR  2. IDENTIFY AND MARK MAIN DUCT TRANSITION WHICH HAD ASBESTOS  <b>CONTINUED...</b>	
<b>Notes:</b> ABOVE PRICE DOES NOT INCLUDE PLANS, PERMITS, PERMIT FEES, OSHPD, SALES TAX ON PARTS, FREIGHT, ARCHITECT & ENGINEERING FEES, & TITLE 24; UNLESS OTHERWISE STATED.		

Accepted:

Company: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_ Date: \_\_\_\_\_

By: \_\_\_\_\_  
Manager \_\_\_\_\_ Date: 10/4/22

**3197 Cornerstone Drive, • Eastvale, CA 91752  
(800) 626-9799 • (951) 361-0040 • (951) 361-0070 FAX**

# California Industrial

## Refrigeration/Machines Sales • Service • Installations

Contractor's License Number 908471

### Change Order

Date October 4, 2022

Terms

To: BEST CONTRACTING SERVICES INC.  
19027 S. HAMILTON AVE  
Gardena, CA 90248

Ship Date: - UPON APPROVAL

Change Order Number **22-6289**

Phone # (626) 798-8901

Fax # (626) 798-1875

**Attention** GREGORY DAVIS & MARCELLO NAVARRO

Item	Description	Amount
	<i>NOTE: INSPECTOR CLAIMED DUCTWORK ON ROOF INCLUDING TRANSITIONS TO THE M&amp;O OFFICE AS WELL AS EXISTING ELECTRICAL HAD ASBESTOS AND NEEDED TO BE REMOVED. ASBESTOS CONTRACTOR DISPOSED OF ELECTRICAL DUCTWORK, AND TRANSITIONS.</i>	
3.	CUSTOM FABRICATE NEW INSULATED DUCTWORK WITH NEW SUPPLY DUCT TRANSITIONS, ADAPTORS, DUCT TRIM, AND HARDWARE	
4.	CUSTOM FABRICATE NEW SUPPORT BRACKETS AND SECURE TO DURA-BLOCKS	
5.	INSTALL ADDITIONAL DUCT DIFFUSERS IN OFFICE PER DISTRICT REQUEST	
6.	INSTALL NEW ELECTRICAL EMT AND WIRE FROM PANEL TO UNIT ON ROOF	
7.	INSTALL NEW SUPPORTS FOR EMT WITH DURA-BLOCKS	
8.	MAKE CONNECTIONS TO THE ELECTRICAL PANEL	
	<b>BUDGETARY ESTIMATED COST:</b> <i>INCLUDES: NEW SUPPLY DUCT, TRANSITIONS, TRIMS, SUPPORTS, SEALANTS, PLENUMS, INSULATION, DIFFUSERS, FLEX, PARTS, SUPPLIES, MATERIALS, NEW ELECTRICAL RUN, DIR PREVAILING WAGE LABOR</i>	<b>\$18,985.00</b>
<b>Notes:</b> ABOVE PRICE DOES NOT INCLUDE PLANS, PERMITS, PERMIT FEES, OSHPD, SALES TAX ON PARTS, FREIGHT, ARCHITECT & ENGINEERING FEES, & TITLE 24; UNLESS OTHERWISE STATED.		

Accepted:

Company: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_ Date: \_\_\_\_\_

By: \_\_\_\_\_  
Manager \_\_\_\_\_ Date: 10/4/22

**3197 Cornerstone Drive, • Eastvale, CA 91752**  
**(800) 626-9799 • (951) 361-0040 • (951) 361-0070 FAX**



# REQUEST FOR ALLOWANCE

Project: Phase 1 Roofing

Allowance Request No.: 32

Contractor: BEST CONTRACTING

SWCM: Don Cristobal

Contract Allowance Amount : \$1,632,335.93

Date: 11/27/2023

DESCRIPTION: PASADENA PHASE I John Muir Building

22-6288 LG Double stack mini split for projection repairs at Building B

23-6338

Additional Electrical correction at Building A

Description	Unit Price	QTY	Subtotal
			\$0.00
			\$0.00
California Industrial CO 22-6288	\$3,495.00	1	\$3,495.00
California Industrial CO 23-6338	\$4,275.00	2	\$8,550.00
10% O&P	\$777.00	1	\$777.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
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			\$0.00
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			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00

Contract Allowance Amount	\$1,632,335.93
Previous Allowance Request Total	\$1,561,744.42
This Allowance Request	\$12,822.00
Total Allowance Request (incl'd this request)	\$1,574,566.42
Allowance Balance	\$57,769.51

BEST CONTRACTING

Contractor (Name)

PUSD Project Manager

SWCM Project Manager (Name)

# California Industrial

## Refrigeration/Machines Sales • Service • Installations

Contractor's License Number 908471

### Change Order

Date July 28, 2022

Terms

To: BEST CONTRACTING SERVICES INC.  
19027 S. HAMILTON AVE  
Gardena, CA 90248

Ship Date: - UPON APPROVAL

Change Order Number **22-6288**

Phone # (626) 798-7881

Fax # (626) -

Attention GREGORY DAVIS & MARCELLO NAVARRO

Item	Description	Amount
	<p><b>SUB: JOHN MUIR HIGH SCHOOL BUILDING B LG DOUBLE STACK MINI SPLIT FOR PROJECTION REPAIRS</b></p> <p><i>NOTE: PER CUSTOMER REQUEST, CHANGE ORDER FOR UPON STARTUP LG DOUBLE STACK MINI SPLIT UNIT FOR PROJECTION IS NOT WORKING AND NEEDS TO BE DIAGNOSED. FOUND BAD CONTROL BOARD AND BLOWER MOTOR NEED TO BE REPLACED IN ORDER TO STARTUP AND FURTHER DIAGNOSE UNIT.</i></p> <p><i>NOTE: DIR PREVAILING WAGE LABOR REQUIRED.</i></p> <p><b><u>SCOPE OF WORK:</u></b></p> <ol style="list-style-type: none"><li>SCHEDULE WITH FACILITY FOR ACCESS TO SITE.</li><li>SHUTDOWN UNIT PER MANUFACTURER'S PROCEDURES.</li><li>LOCK OUT TAG OUT ELECTRICAL.</li><li>REMOVE FAILED CONTROL BOARD.</li><li>INSTALL NEW CONTROL BOARD. MAKE ALL CONNECTIONS.</li></ol> <p><b>CONTINUED...</b></p>	
<p><b>Notes:</b> ABOVE PRICE DOES NOT INCLUDE PLANS, PERMITS, PERMIT FEES, OSHPD, SALES TAX ON PARTS, FREIGHT, ARCHITECT &amp; ENGINEERING FEES, &amp; TITLE 24; UNLESS OTHERWISE STATED.</p>		

Accepted:

Company: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_ Date: \_\_\_\_\_

By: \_\_\_\_\_  
Manager \_\_\_\_\_ Date: 7/28/22

3197 Cornerstone Drive, • Eastvale, CA 91752  
(800) 626-9799 • (951) 361-0040 • (951) 361-0070 FAX

# California Industrial

Refrigeration/Machines

Sales • Service • Installations

Contractor's License Number 908471

## Change Order

Date July 28, 2022

Terms

To: BEST CONTRACTING SERVICES INC.  
19027 S. HAMILTON AVE  
Gardena, CA 90248

Ship Date: - UPON APPROVAL

Change Order Number **22-6288**

Phone # (626) 798-7881

Fax # (626) -

**Attention** GREGORY DAVIS & MARCELLO NAVARRO

Item	Description	Amount
6.	REMOVE FAILED BLOWER MOTOR.	
7.	INSTALLED NEW BLOWER MOTOR.	
8.	MAKE ALL NECESSARY CONNECTIONS.	
9.	CONNECT TO EXISTING ELECTRICAL.	
10.	STARTUP UNIT AND VERIFY OPERATION.	
11.	RETURN UNIT TO SERVICE.	
	<b>BUDGETARY ESTIMATED COST:</b>	<b>\$3,495.00</b>
	<i>INCLUDES: PARTS, MATERIALS, SUPPLIES, DIR PREVAILING WAGE LABOR</i>	

**Notes:** ABOVE PRICE DOES NOT INCLUDE PLANS, PERMITS, PERMIT FEES, OSHPD, SALES TAX ON PARTS, FREIGHT, ARCHITECT & ENGINEERING FEES, & TITLE 24; UNLESS OTHERWISE STATED.

Accepted:

Company: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_ Date: \_\_\_\_\_

By: \_\_\_\_\_  
Manager \_\_\_\_\_ Date: 7/28/22

3197 Cornerstone Drive, • Eastvale, CA 91752  
(800) 626-9799 • (951) 361-0040 • (951) 361-0070 FAX

# California Industrial

## Refrigeration/Machines Sales • Service • Installations

Contractor's License Number 908471

### Change Order

Date January 3, 2023

Terms P.ORDER

Ship Date: - UPON APPROVAL

Change Order Number **23-6338**

Phone #

Fax #

To: BEST CONTRACTING SERVICES INC.  
19027 S. HAMILTON AVE  
Gardena, CA 90248

**Attention** GREGORY DAVIS & MARCELLO NAVARRO

Item	Description	Amount
	<b>SUB: ADDITIONAL ELECTRICAL CORRECTION TO JOHN MUIR BLDG A.</b>  <i>NOTE: PER DISTRICT REQUEST, CHANGE ORDER TO CORRECT EXISTING ELECTRICAL THAT SERVES THE FLOOD LIGHTS FOR BUILDING A. EXISTING ELECTRICAL IS IN POOR CONDITION WITH CONDUIT BROKEN IN MULTIPLE LOCATIONS. IN ADDITION, EXISTING CORDS TO LIGHTS EXPOSED AND NOT PROPERLY SECURED. CONDUIT WAS ALSO SITTING DIRECTLY ON ROOF WITH NO SUPPORTS. ELECTRICAL REQUIRES JUNCTION BOXES FOR POINTS OF CONNECTIONS.</i>  <i>NOTE: WORK WILL BE PERFORMED DURING REGULAR BUSINESS HOURS M-F 9-5</i>  <i>NOTE: DIR PREVAILING WAGE LABOR REQUIRED</i>  <u>SCOPE OF WORK:</u>  1. SCHEDULE WITH FACILITY FOR ACCESS TO SITE  2. IDENTIFY AND TRACE ELECTRICAL CIRCUIT SERVING FLOOD LIGHTS ON ROOF  3. LOCK OUT TAG OUT ELECTRICAL  <b>CONTINUED...</b>	
<b>Notes:</b> ABOVE PRICE DOES NOT INCLUDE PLANS, PERMITS, PERMIT FEES, OSHPD, SALES TAX ON PARTS, FREIGHT, ARCHITECT & ENGINEERING FEES, & TITLE 24; UNLESS OTHERWISE STATED.		

Accepted:

Company: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_ Date: \_\_\_\_\_

By: \_\_\_\_\_  
Manager \_\_\_\_\_ Date: 1/3/23

**3197 Cornerstone Drive, • Eastvale, CA 91752**  
**(800) 626-9799 • (951) 361-0040 • (951) 361-0070 FAX**

# California Industrial

## Refrigeration/Machines Sales • Service • Installations

Contractor's License Number 908471

### Change Order

Date January 3, 2023

Terms P.ORDER

Ship Date: - UPON APPROVAL

Change Order Number **23-6338**

Phone #

Fax #

To: BEST CONTRACTING SERVICES INC.  
19027 S. HAMILTON AVE  
Gardena, CA 90248

**Attention** GREGORY DAVIS & MARCELLO NAVARRO

Item	Description	Amount
4.	DISCONNECT EXISTING ELECTRICAL CORDS SERVING FLOOD LIGHT FIXTURES	
5.	DISCONNECT, REMOVE, HAUL AWAY, AND DISPOSE OF BROKEN CONDUIT, BOXES, AND ELECTRICAL WIRE AS NEEDED	
6.	INSTALL NEW OUTDOOR RATED JUNCTION BOXES, EMT, CONDUIT, CONNECTORS, CONDUIT SUPPORT DURA BLOCKS, AND CLAMPS AS NEEDED	
7.	PULL NEW ELECTRICAL CONDUCTORS THROUGH NEW EMT AND MAKE CONNECTIONS FOR IDENTIFIED FLOOD LIGHTS	
8.	SECURE NEW CONDUIT TO SUPPORT BLOCKS AS NEEDED	
9.	RESTORE ELECTRICAL AND CHECK CIRCUIT AS NEEDED	
10.	PLACE IN SERVICE	
	<b>BUDGETARY ESTIMATED COST:</b> <i>INCLUDES: PARTS, MATERIALS, SUPPLIES, SALES TAX, DIR PREVAILING WAGE LABOR</i>	<b>\$4,275.00</b>

**Notes:** ABOVE PRICE DOES NOT INCLUDE PLANS, PERMITS, PERMIT FEES, OSHPD, SALES TAX ON PARTS, FREIGHT, ARCHITECT & ENGINEERING FEES, & TITLE 24; UNLESS OTHERWISE STATED.

Accepted:

Company: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_ Date: \_\_\_\_\_

By: \_\_\_\_\_  
Manager \_\_\_\_\_ Date: 1/3/23

**3197 Cornerstone Drive, • Eastvale, CA 91752**  
**(800) 626-9799 • (951) 361-0040 • (951) 361-0070 FAX**

me)

# California Industrial

## Refrigeration/Machines Sales • Service • Installations

Contractor's License Number 908471

### Change Order

Date August 11, 2022

Terms

To: BEST CONTRACTING SERVICES INC.  
19027 S. HAMILTON AVE  
Gardena, CA 90248

Ship Date: - UPON APPROVAL

Change Order Number **22-6281**

Phone # (626) 798-8435

Fax # (626) -

Attention GREGORY DAVIS & MARCELLO NAVARRO

Item	Description	Amount
	<b>SUB: MARSHALL SCHOOL (2) A/C UNITS FOR MDF ROOM AND COACH'S ROOM</b>  <i>NOTE: PER CUSTOMER REQUEST, CHANGE ORDER FOR (2) A/C UNITS FOR THE MDF ROOM AND COACH'S ROOM. DISCOVERED UNITS LOW ON CHARGE AND NOT COOLING AT THIS TIME.</i>  <i>NOTE: DIR PREVAILING WAGE LABOR REQUIRED.</i>  <b><u>SCOPE OF WORK:</u></b>  1. SCHEDULE WITH FACILITY FOR ACCESS TO SITE.  2. SHUTDOWN UNITS PER MANUFACTURER'S PROCEDURES.  3. LOCK OUT TAG OUT ELECTRICAL.  4. PRESSURE LEAK TEST WITH DRY NITROGEN. NOTE ANY LEAKS.  5. VISUALLY CHECK AND INSPECT ALL ELECTRICAL AND COMPONENTS.  6. CHARGE REFRIGERANT PER MANUFACTURER'S REQUIREMENTS.  <b>CONTINUED...</b>	
<b>Notes:</b> ABOVE PRICE DOES NOT INCLUDE PLANS, PERMITS, PERMIT FEES, OSHPD, SALES TAX ON PARTS, FREIGHT, ARCHITECT & ENGINEERING FEES, & TITLE 24; UNLESS OTHERWISE STATED.		

Accepted:

Company: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_ Date: \_\_\_\_\_

By: \_\_\_\_\_  
Manager \_\_\_\_\_ Date: 8/11/22

**3197 Cornerstone Drive, • Eastvale, CA 91752**  
**(800) 626-9799 • (951) 361-0040 • (951) 361-0070 FAX**

# California Industrial

## Refrigeration/Machines

Sales • Service • Installations

Contractor's License Number 908471

### Change Order

Date August 11, 2022

Terms

To: BEST CONTRACTING SERVICES INC.  
19027 S. HAMILTON AVE  
Gardena, CA 90248

Ship Date: - UPON APPROVAL

Change Order Number **22-6281**

Phone # (626) 798-8435

Fax # (626) -

**Attention** GREGORY DAVIS & MARCELLO NAVARRO

Item	Description	Amount
7.	STARTUP UNITS AND VERIFY OPERATION.	
8.	RETURN UNITS TO SERVICE.	
	<b>BUDGETARY ESTIMATED COST: \$1,850.00 X (2) UNITS</b> <i>INCLUDES: PARTS, MATERIALS, SUPPLIES, REFRIGERANT, DIR PREVAILING WAGE LABOR</i>  <i>NOTE: IF ADDITIONAL PARTS OR SERVICE ARE REQUIRED, DISTRICT WILL BE INFORMED AND PROPOSAL WILL BE PROVIDED.</i>	<b>\$3,700.00</b>
<b>Notes:</b> ABOVE PRICE DOES NOT INCLUDE PLANS, PERMITS, PERMIT FEES, OSHPD, SALES TAX ON PARTS, FREIGHT, ARCHITECT & ENGINEERING FEES, & TITLE 24; UNLESS OTHERWISE STATED.		

Accepted:

Company: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_ Date: \_\_\_\_\_

By: \_\_\_\_\_  
Manager \_\_\_\_\_ Date: 8/11/22

**3197 Cornerstone Drive, • Eastvale, CA 91752**  
**(800) 626-9799 • (951) 361-0040 • (951) 361-0070 FAX**



**3197 Cornerstone Drive, • Eastvale, CA 91752**  
**(800) 626-9799 • (951) 361-0040 • (951) 361-0070 FAX**

# California Industrial

## Refrigeration/Machines Sales • Service • Installations

Contractor's License Number 908471

### Change Order

Date August 10, 2022

Terms

To: BEST CONTRACTING SERVICES INC.  
19027 S. HAMILTON AVE  
Gardena, CA 90248

Ship Date: - UPON APPROVAL

Change Order Number **22-6283**

Phone # (626) 798-8435

Fax # (626) -

**Attention** GREGORY DAVIS & MARCELLO NAVARRO

Item	Description	Amount
	<b>SUB: MARSHALL SCHOOL A/C UNITS BUILDING D DANCE HALL SOUTH</b>  <i>NOTE: PER CUSTOMER REQUEST, A/C UNITS FOR BUILDING D DANCE HALL SOUTH HAVING EMS ISSUES. FOUND EMS WAS NOT TRANSMITTING AND UNIT HAS AN INTERMITTENT TRANSFORMER THAT NEEDS TO BE REPLACED.</i>  <i>NOTE: DIR PREVAILING WAGE LABOR REQUIRED.</i>  <b><u>SCOPE OF WORK:</u></b>  1. SCHEDULE WITH FACILITY FOR ACCESS TO SITE.  2. SHUTDOWN UNIT PER MANUFACTURER'S PROCEDURES.  3. LOCK OUT TAG OUT ELECTRICAL.  4. REMOVE EXISTING FAILED TRANSFORMER.  5. INSTALL NEW TRANSFORMER.  6. CONNECT TO EXISTING ELECTRICAL.  <b>CONTINUED...</b>	
<b>Notes:</b> ABOVE PRICE DOES NOT INCLUDE PLANS, PERMITS, PERMIT FEES, OSHPD, SALES TAX ON PARTS, FREIGHT, ARCHITECT & ENGINEERING FEES, & TITLE 24; UNLESS OTHERWISE STATED.		

Accepted:

Company: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_ Date: \_\_\_\_\_

By: \_\_\_\_\_  
Manager \_\_\_\_\_ Date: 8/10/22

**3197 Cornerstone Drive, • Eastvale, CA 91752**  
**(800) 626-9799 • (951) 361-0040 • (951) 361-0070 FAX**

# California Industrial

## Refrigeration/Machines Sales • Service • Installations

Contractor's License Number 908471

### Change Order

Date August 10, 2022

Terms

To: BEST CONTRACTING SERVICES INC.  
19027 S. HAMILTON AVE  
Gardena, CA 90248

Ship Date: - UPON APPROVAL

Change Order Number **22-6283**

Phone # (626) 798-8435

Fax # (626) -

**Attention** GREGORY DAVIS & MARCELLO NAVARRO

Item	Description	Amount
7.	STARTUP UNIT AND VERIFY OPERATION.	
8.	RETURN UNIT TO SERVICE.	
	<b>BUDGETARY ESTIMATED COST:</b> <i>INCLUDES: PARTS, MATERIALS, SUPPLIES, DIR PREVAILING WAGE LABOR</i>  <i>NOTE: IF ADDITIONAL PARTS OR SERVICE ARE REQUIRED, DISTRICT WILL BE INFORMED AND PROPOSAL WILL BE PROVIDED.</i>	<b>\$1,850.00</b>
<b>Notes:</b> ABOVE PRICE DOES NOT INCLUDE PLANS, PERMITS, PERMIT FEES, OSHPD, SALES TAX ON PARTS, FREIGHT, ARCHITECT & ENGINEERING FEES, & TITLE 24; UNLESS OTHERWISE STATED.		

Accepted:

Company: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_ Date: \_\_\_\_\_

By: \_\_\_\_\_  
Manager \_\_\_\_\_ Date: 8/10/22

**3197 Cornerstone Drive, • Eastvale, CA 91752**  
**(800) 626-9799 • (951) 361-0040 • (951) 361-0070 FAX**



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

**Topic:** APPROVAL TO PROCEED WITH PREPARATION OF PLANNING, SCOPE DEVELOPMENT, BIDS, AND PROCUREMENT FOR THE MARSHALL FUNDAMENTAL SCHOOL WALKWAY PROJECT

**RECOMMENDATION:** The Governing Board of The Pasadena Unified School District approve to Proceed with Preparation of Planning, Scope Development, Bids, and Procurement for the Marshall Fundamental School Walkway Project.

**Anticipated Effect on Student Outcomes:** Implementation of projects to ensure a modern, safe, and orderly environment that supports and inspires student learning.

**I. BACKGROUND:**

It is necessary to provide a walkway for pedestrians to travel to a safe disbursement area at Marshall Fundamental School. The walkway will be inside the secure area of the school and meets ADA compliance. The project will require Design, DSA Certification, and Construction.

**II. STAFF ANALYSIS:**

Staff is seeking authorization to go ahead with the preparation of planning, scope development, bids, and procurement for the Marshall Fundamental School Walkway Project. The Project will include fencing, gates, concrete walkway, and modification to the irrigation and landscaping. The preliminary cost estimates for architectural services, DSA submittal, inspection and lab services, construction, and contingency, is \$250,000.

**Attachments:** Project Request, Picture

**III. FISCAL IMPACT:**

Funds in the amount of \$250,000 have been applied for in the ESSER Fund.

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

January 25, 2024

**Submitted by:**

  
Elizabeth J. Blanco, Ed.D. Interim Superintendent

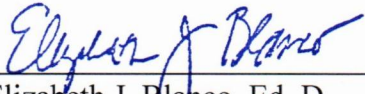
**Funding title/code:**

**Title:** ESSER Funds

**Codes:** 01.0-XXXXXX.0-00000-85000-6210-0950000  
01.0-XXXXXX.0-00000-85000-6270-0950000



Approved:

A handwritten signature in blue ink, reading "Elizabeth J. Blanco", written over a horizontal line.

Elizabeth J. Blanco, Ed. D.  
Interim Superintendent

Originated by: Manuel Carrasco, Director of Facilities, Maintenance, Operations and Transportation

# FACILITIES DEPARTMENT PROPOSED PROJECT REQUEST

Attachment: BR 1696-F  
January 25, 2024



PROPOSED PROJECT TITLE	PROPOSED SCHOOL SITE	PROJECT PROPOSED ON
Marshall Fundamental School Walkway Project.	Marshall Fundamental School	January 25, 2024

## PROJECT SUMMARY:

### BACKGROUND:

It is necessary to provide a walkway for pedestrian travel to a safe disbursement area at Marschall Fundamental School. The walkway will be inside the secure area of the school and meet ADA compliance. The project will require Design, DSA Certification and Construction. ESSER funds have been applied for to fund this project.

### PROJECT DESCRIPTION

Preparation of planning, scope development, bids, and procurement for the Marshall Fundamental School Walkway Project. The Project will include fencing, gates, concrete walkway, and modification to the irrigation and landscaping. Preliminary cost estimates for architectural services, DSA submittal, inspection and lab services, construction and contingency is \$250,000.

### NEXT STEPS

Board Approval  
Project Planning and Scoping, Contract Architect

### PROPOSED BUDGET SOURCE: MEASURE O

TARGET MILESTONES	PLANNED	PRELIMINARY ESTIMATED COSTS	
Board Approval	Jan 24, 2024	Design Services	\$15,000
Design Phase	Jan. 2024	Consultant Services	\$10,000
Obtain DSA Approval	Mar, 2024	Construction	\$200,000
Bid/Award Phase	Mar- April 2024	Contingency	\$25,000.
Board Approval to Award (for Contract)	May 2024		
Construction Phase	June 2024 Mar 2025	<b>TOTAL</b>	<b>\$250,000</b>

Michael Dobrotin  
Program Manager

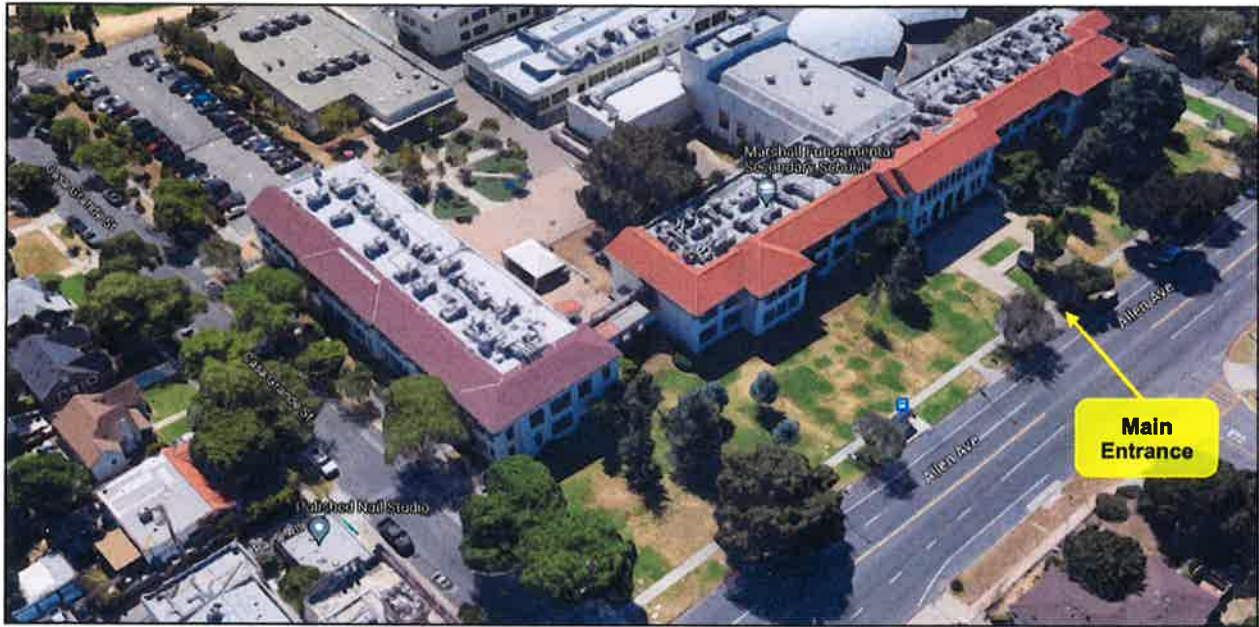
Date

Manuel Carrasco  
Director Facilities, Maintenance, Operations and Transportation

Date



## MARSHALL HIGH SCHOOL WALKWAY TO SAFE DISBURSEMENT AREA





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

**Topic:** APPROVAL TO PROCEED WITH PREPARATION OF PLANNING, SCOPE DEVELOPMENT, BIDS, AND PROCUREMENT FOR THE PASADENA HIGH SCHOOL POOL REPLACEMENT PROJECT AND RESTROOMS AND UTILITY UPGRADE PROJECT

**RECOMMENDATION:** The Governing Board of The Pasadena Unified School District to provide approval to Proceed with Preparation of Planning, Scope Development, Bids, and Procurement for the Pasadena High School Pool Project and Restrooms and Utility Upgrade Project.

**Anticipated Effect on Student Outcomes:** Implementation of Measure O Projects to ensure a modern, safe, and orderly environment that supports and inspires student learning.

**I. BACKGROUND:**

As part of Measure TT, a project was approved for the replacement of the Pasadena High School Pool. An architect was contracted to accomplish the Design and Department of State Architect (DSA) Submittal. The documents were submitted, reviewed, and approved by DSA in April of 2019. The project was to be accomplished as part of the gym modernization project, however due to the lack of available funds with Measure TT, the construction project was cancelled. The DSA approval of the design package has expired. The design package needs to be updated to current building codes and resubmitted to DSA for review and approval.

In addition, as a separate project, a Restrooms and Utility Upgrade Project will be accomplished in conjunction with the facilities master plan and in alignment with approved Board Report 1685-F on November 16, 2023.

**II. STAFF ANALYSIS:**

Staff is seeking authorization to proceed with preparation of planning, scope development, bids, and procurement for the Pasadena High School Pool Replacement Project. The project would include contacting the architect, to review the design, accomplishing the necessary updates, provide new cost estimates, and resubmit it to DSA. Upon DSA approval, the project will be ready for construction bidding. Pool Project details would include pool equipment and ticket/concession buildings, swimming pool and equipment, shade structures, light poles, scoreboard, timing and competition equipment, and site improvements.

Staff is additionally seeking authorization with preparation of planning, scope development, bids, and procurement for the Pasadena High School Restrooms and Utility Upgrade Project. Utilities will include water, sewer, storm drain and electrical service. The restrooms will be renovated as well. Preliminary cost estimates for architectural services, DSA submittal, inspection and lab services, construction and contingency is \$21,746,338.

**Attachments:** Project Request

**III. FISCAL IMPACT:**

Funds are estimated not to exceed \$21,746,338.00 and are available in the Measure O Capital Projects Fund.

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

February 1, 2024

**Submitted by:** \_\_\_\_\_  
Elizabeth J. Blanco, Ed.D. Interim Superintendent

**Funding title/code:**

**Title:** Measure O Capital Projects Fund

**Codes:** 21.3-97135.0-00000-85000-6210-0840000  
21.3-97135.0-00000-85000-6140-0840000  
21.3-97135.0-00000-85000-6270-0840000  
21.3-97135.0-00000-85000-6999-0840000

Approved:

\_\_\_\_\_  
Elizabeth J. Blanco, Ed. D.  
Interim Superintendent

Originated by: Manuel Carrasco, Director of Facilities, Maintenance, Operations and Transportation

# FACILITIES DEPARTMENT

## PROPOSED PROJECT REQUEST

Attachment: BR 1697-B  
February 1, 2024



PROPOSED PROJECT TITLE	PROPOSED SCHOOL SITE	PROJECT PROPOSED ON
Pasadena High School Pool Replacement Project Restrooms and Utility Upgrade Project.	PHS	February 1, 2024

### PROJECT SUMMARY:

#### BACKGROUND:

As part of Measure TT, a project was approved for the replacement of the Pasadena High School Pool. An Architect was contracted to accomplish the Design and DSA Submittal. The documents were submitted, reviewed, and approved by DSA in April of 2019. The project was to be accomplished as part of the gym modernization project. However, due to the lack of available funds with Measure TT, the construction project was cancelled. The DSA approval of the design package has expired.

The design package needs to be updated to current building codes and resubmitted to DSA for review and approval. In addition, as a separate project, a Restrooms and Utility Upgrade Project will be accomplished in conjunction with the facilities master plan and in alignment with the approved, by BOE Report 1685-F on November 16, 2023, 5-year plan.

#### PROJECT DESCRIPTION

Preparation of planning, scope development, bids, and procurement for the Pasadena High School Pool Replacement Project. The project would include contacting the architect, PJHM, to review the design, accomplish the necessary updates, provide new cost estimates, and resubmit it to DSA. Upon DSA approval, the project will be ready for construction bidding.

Project details would include Pool Equipment and Ticket/Concession Buildings, Swimming Pool and Equipment, Shade Structures, Light Poles, Scoreboard, Timing and Competition Equipment, and Site Improvements.

In addition, included in this project request will be preparation of planning, scope development, bids, and procurement for the Pasadena High School Restrooms and Utility Upgrade Project. Utilities will include Water, Sewer, Storm Drain and Electrical Service. Restrooms will be renovated as well. Preliminary cost estimates for architectural services, DSA submittal, inspection and lab services, construction and contingency is \$17,800,000.

#### NEXT STEPS

Board Approval  
Project Planning and Scoping, Contract Architect

#### PROPOSED BUDGET SOURCE: MEASURE O

TARGET MILESTONES	PLANNED	PRELIMINARY ESTIMATED COSTS	
Board Approval	Jan. 25, 2024	Design Services	\$1,000,000
Design Phase	Feb- Mar. 2024	Consultant Services	\$1,000,000
Obtain DSA Approval	May, 2024	Construction	\$16,746,338
Bid/Award Phase	TBD	Contingency	\$3,000,000.
Board Approval to Award (for Contract)	TBD		
Construction Phase	TBD	<b>TOTAL</b>	<b>\$21,746,338</b>

Michael Dobrotin  
Program Manager

Date

Manuel Carrasco  
Director Facilities, Maintenance, Operations and Transportation

Date

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

**Topic:** APPROVAL TO PROCEED WITH PREPARATION OF PLANNING, SCOPE DEVELOPMENT, BIDS, AND PROCUREMENT FOR DON BENITO ELEMENTARY SCHOOL BUILDING C HEATING, VENTILATION AND AIR CONDITIONING (HVAC) REPLACEMENT AND KITCHEN RENOVATION PROJECT

**RECOMMENDATION:** The Governing Board of The Pasadena Unified School District to provide approval to Proceed with Preparation of Planning, Scope Development, Bids and Procurement for the Don Benito Elementary School Building C HVAC Replacement and Kitchen Renovation Project.

**Anticipated Effect on Student Outcomes:** Implementation of Measure O Projects to ensure a modern, safe, and orderly environment that supports and inspires student learning.

**I. BACKGROUND:**

As part of Measure TT, a project was approved for the replacement of the Don Benito ES Building C HVAC Replacement and Kitchen Renovation. An Architect was contracted to accomplish the Design and DSA Submittal. The documents were submitted, reviewed, and approved by DSA in July of 2018. The project was ready to be accomplished, however, due to the lack of available funds with Measure TT, the construction project was cancelled. The DSA approval of the design package has expired. The design package needs to be updated to current building codes and resubmitted to DSA for review and approval.

**II. STAFF ANALYSIS:**

Staff is seeking authorization to proceed with preparation of planning, scope development, bids, and procurement for the Don Benito ES Building C HVAC Replacement and Kitchen Renovation Project. The project would include contacting the architect, PBWS, to review the design, accomplish the necessary updates, provide current cost estimates, and resubmit it to DSA. Upon DSA approval, the project will be ready for construction bidding.

Project details include accomplishment of hazmat abatement, selective demolition of the kitchen, food service equipment, existing HVAC equipment, removal of windows and site asphalt. New construction would provide new kitchen equipment and the exhaust hood. Also Included in the project is the replacement of all windows, lighting, and related site paving in the loading area.

Preliminary cost estimates for architectural services, DSA submittal, inspection and lab services, construction and contingency is \$6,800,000.

**Attachments:** Project Request

**III. FISCAL IMPACT:**

The required funds for this project are available in Measure O Funds

**Pasadena Unified School District**

**Board of Education Agenda**

February 1, 2024

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

Elizabeth J. Blanco, Ed.D. Interim Superintendent

**Funding title/code:**

**Title:** Measure O Capital Projects Fund

**Codes:** 21.3-XXXXXX-0-00000-85000-6210-0140000

21.3-XXXXXX-0-00000-85000-6140-0140000

21.3-XXXXXX-0-00000-85000-6270-0140000

21.3-XXXXXX-0-00000-85000-6999-0140000

Approved:

\_\_\_\_\_  
Elizabeth J. Blanco, Ed. D.  
Interim Superintendent

Originated by: Manuel Carrasco, Director of Facilities, Maintenance, Operations and Transportation

# FACILITIES DEPARTMENT

## PROPOSED PROJECT REQUEST

Attachment: BR 1698-F  
February 1, 2024



PROPOSED PROJECT TITLE	PROPOSED SCHOOL SITE	PROJECT PROPOSED ON
Don Benito ES Building C HVAC Replacement and Kitchen Renovation Project	Don Benito ES	February 1, 2024

PROJECT SUMMARY:

BACKGROUND:

As part of Measure TT, a project was approved for the replacement of the Don Benito ES Building C HVAC Replacement and Kitchen Renovation. An Architect was contracted to accomplish the Design and DSA Submittal. The documents were submitted, reviewed, and approved by DSA in July of 2018. The project was ready to be accomplished, however, due to the lack of available funds with Measure TT, the construction project was cancelled. The DSA approval of the design package has expired. The design package needs to be updated to current building codes and resubmitted to DSA for review and approval.

PROJECT DESCRIPTION

Preparation of planning, scope development, bids, and procurement for the Don Benito ES Building C HVAC Replacement and Kitchen Renovation Project. The project would include contacting the architect, PBWS, to review the design, accomplish the necessary updates, provide current cost estimates, and resubmit it to DSA. Upon DSA approval, the project will be ready for construction bidding.

Project details include accomplishment of hazmat abatement, selective demolition of the kitchen, food service equipment, existing HVAC equipment, removal of windows and site asphalt. New construction would provide new kitchen equipment and the exhaust hood. Also Included in the project is the replacement of all windows, lighting, and related site paving in the loading area.

Preliminary cost estimates for architectural services, DSA submittal, inspection and lab services, construction and contingency is \$6,800,000.

NEXT STEPS

- Board Approval
- Project Planning and Scoping, Contract Architect

PROPOSED BUDGET SOURCE: MEASURE O

TARGET MILESTONES	PLANNED	PRELIMINARY ESTIMATED COSTS	
Board Approval	Jan. 25, 2024	Design Services	\$500,000
Design Phase	Feb- May. 2024	Consultant Services	\$300,000
Obtain DSA Approval	Sept, 2024	Construction	\$5,000,000
Bid/Award Phase	TBD	Contingency	\$1,000,000.
Board Approval to Award (for Contract)	TBD		
Construction Phase	TBD	TOTAL	\$6,800,000

Michael Dobrotin  
Program Manager

Date

Manuel Carrasco  
Director Facilities, Maintenance, Operations and Transportation

Date

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

**Topic:** APPROVAL TO PROCEED WITH PREPARATION OF PLANNING, SCOPE DEVELOPMENT, BIDS, AND PROCUREMENT FOR THE WEBSTER ELEMENTARY SCHOOL MODERNIZATION PROJECT

**RECOMMENDATION: The Governing Board of the Pasadena Unified School District approves staff to proceed with preparation of Planning, Scope Development, Bids, and Procurement for the Webster Elementary School Modernization Project.**

**District Priority/Strategy:** Implementation of Measure O Projects to ensure a modern, safe, and orderly environment that supports and inspires student learning.

**I. BACKGROUND:**

This project is in conjunction with the facilities master plan and aligns with the approved five-year plan per Board Report 1685-F on November 16, 2023. This project is to encapsulate the modernization of Webster Elementary School. The project description is the modernization of the permanent facilities to include most or all the following items: abatement of hazmat, selective demolition, new interior finishes, replacement of electrical service and distribution, replacement of low voltage systems (fire alarm, clock, data, Wi-Fi, intercom), replacement of heating, ventilation, and air conditioning (HVAC) system, replacement of windows, new elevator and exterior stairs, replacement of site utilities (water, sewer, and storm drain), accessibility upgrades to site (path of travel), renovation of restrooms, patch, repair, and paint exterior. The project may include minor interior modifications to improve safety, circulation, and California Department of Education requirements and recommendations.

The process will begin in January 2024 with the selection of an architect to accomplish the design and DSA submittal by mid-year 2025. Anticipate accepting bids in April 2026 to prepare for the start of construction in June 2026. The project is scheduled to be completed by August 2027.

The current Webster Elementary School campus will be relocated to a yet to be determined available Elementary School Site, for the duration of the construction phase (approximately 1 year).

**II. STAFF ANALYSIS**

Staff is seeking authorization to proceed with preparation of planning, scope development, bids, and procurement for the Webster Elementary School Modernization Project. The project would include contracting an architect to provide an assessment, accomplish the design, provide cost estimates, and Division of State Architects (DSA) submittal. Upon DSA approval the project would be bid for construction and accomplished.

Preliminary cost estimates for architectural services, DSA submittal, inspection, lab services, construction, and contingency is \$29,941,071.

**Attachment:** Project Request

**III. FISCAL IMPACT:**

Funds required are estimated not to exceed \$29,941,071.00 and are available in the Measure O Capital Projects Fund.

**Pasadena Unified School District**

**Board of Education Agenda**

February 1, 2024

**Submitted by:** \_\_\_\_\_  
Elizabeth J. Blanco, Ed.D. Interim Superintendent

**Funding title/code:**

**Title:** Measure O Capital Projects Fund

**Codes:** 21.3-97137.0-00000-85000-6210-0560000  
21.3-97137.0-00000-85000-6140-0560000  
21.3-97137.0-00000-85000-6270-0560000  
21.3-97137.0-00000-85000-6999-0560000

Approved:

\_\_\_\_\_  
Elizabeth J. Blanco, Ed.D.  
Interim Superintendent

Originated by: Manuel Carrasco, Director of Facilities, Maintenance, Operations and Transportation



FACILITIES DEPARTMENT  
PROPOSED PROJECT REQUEST

Attachment: BR 1699-F  
February 1, 2024



PROPOSED PROJECT TITLE	PROPOSED SCHOOL SITE	PROJECT PROPOSED ON
Webster ES Modernization Project	Webster ES	February 1, 2024

PROJECT SUMMARY:

BACKGROUND:

This project is in conjunction with the facilities master plan and aligns with the approved, by BOE Report 1685-F on November 16, 2023, 5-year plan.

PROJECT DESCRIPTION

Preparation of planning, scope development, bids, and procurement for the Webster Elementary School Modernization Project. The project would include contracting an architect to provide an assessment, accomplish the design, provide cost estimates, and DSA submittal. Upon DSA approval the project would be bid for construction and accomplished.

Project details for the Modernization of the permanent facilities to include most or all the following items: abatement of hazmat, selective demolition, new interior finishes, replacement of electrical service and distribution, replacement of low voltage systems (fire alarm, clock, data, Wi-Fi, intercom), replacement of heating, ventilation, and air conditioning (HVAC) system, replacement of windows, new elevator and exterior stair, replacement of site utilities (water, sewer, storm drain), accessibility upgrades to site (path of travel), renovation of restrooms, and patch, repair, paint exterior. project may include minor interior modifications to improve safety, circulation, and California Department of Education requirements and recommendations.

Preliminary cost estimates for architectural services, DSA submittal, inspection, lab services, construction, and contingency is \$29,941,071.

NEXT STEPS

- Board Approval
- Project Planning and Scoping, Contract Architect

PROPOSED BUDGET SOURCE: MEASURE O

TARGET MILESTONES	PLANNED	PRELIMINARY ESTIMATED COSTS	
Board Approval	January 25, 2024	Design Services	\$2,500,000
Design Phase	Jan. 2024	Consultant Services	\$1,000,000
Obtain DSA Approval	Dec, 2025	Construction	\$22,941,071
Bid/Award Phase	Mar- April 2026	Contingency	\$3,500,000.
Board Approval to Award (for Contract)	May 2024		
Construction Phase	June 2026- Aug 2027	TOTAL	\$29,941,071

Michael Dobrotin  
Program Manager

Date

Manuel Carrasco  
Director Facilities, Maintenance, Operations and Transportation

Date

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

**Topic:** APPROVAL TO PROCEED WITH PREPARATION OF PLANNING, SCOPE DEVELOPMENT, BIDS, AND PROCUREMENT FOR THE SAN RAFAEL ELEMENTARY SCHOOL MODERNIZATION PROJECT

**RECOMMENDATION: The Governing Board of the Pasadena Unified School District approves staff to proceed with preparation of Planning, Scope Development, Bids, and Procurement for the San Rafael Elementary School Modernization Project.**

**District Priority/Strategy:** Implementation of Measure O Projects to ensure a modern, safe, and orderly environment that supports and inspires student learning.

**I. BACKGROUND:**

This project is in conjunction with the facilities master plan and aligns with the approved five-year plan per Board Report 1685-F on November 16, 2023. This project is to encapsulate the modernization of San Rafael Elementary School. The project description is the Modernization of the permanent facilities to include most or all the following items: abatement of hazmat, selective demolition, new interior finishes, replacement of electrical distribution, replacement of low voltage systems (fire alarm, clock, data, Wi-Fi, intercom), replacement of heating, ventilation, and air conditioning (HVAC) system, replacement of windows, new elevator and exterior stairs, replacement of site utilities (water, sewer, and storm drain), accessibility upgrades to site (path of travel), renovation of restrooms, and patch repair, paint exterior. The project may include minor interior modifications to improve safety, circulation, and California Department of Education requirements and recommendations. The Electrical Service upgrade was approved on September 28, 2023, on Board Report 1666-F.

The process will begin in January of 2024 with selection of an architect to accomplish the design and Division of State Architects (DSA) submittal by mid-year 2025. Anticipate accepting bids in April 2026 to prepare for the start of construction in June 2026. The project is scheduled to be completed by August 2027.

The current San Rafael Elementary School campus will be relocated to a yet to be determined available Elementary School Site for the duration of the construction phase (approximately one-year).

**II. STAFF ANALYSIS**

Staff is seeking authorization to proceed with preparation of planning, scope development, bids, and procurement for the San Rafael Elementary School Modernization Project. The project would include contracting an architect to provide an assessment, accomplish the design, provide cost estimates, and DSA submittal. Upon DSA approval the project would be bid for construction and accomplished.

Preliminary cost estimates for architectural services, DSA submittal, inspection, lab services, construction, and contingency is \$35,247,850.

**Attachment:** Project Request

**III. FISCAL IMPACT:**

Funds required are estimated not to exceed \$35,247,850.00 and are available in the Measure O Capital Projects Fund.

**Pasadena Unified School District**

**Board of Education Agenda**

February 1, 2024

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

Elizabeth J. Blanco, Ed.D. Interim Superintendent

**Funding title/code:**

**Title:** Measure O Capital Projects Fund

**Codes:** 21.3-97136.0-00000-85000-6210-0480000

21.3-97136.0-00000-85000-6140-0480000

21.3-97136.0-00000-85000-6270-0480000

21.3-97136.0-00000-85000-6999-0480000

Approved:

\_\_\_\_\_  
Elizabeth J. Blanco, Ed.D.  
Interim Superintendent

Originated by: Manuel Carrasco, Director of Facilities, Maintenance, Operations and Transportation

# FACILITIES DEPARTMENT PROPOSED PROJECT REQUEST

Attachment: BR 1700-F  
February 1, 2024



PROPOSED PROJECT TITLE	PROPOSED SCHOOL SITE	PROJECT PROPOSED ON
San Rafael ES Modernization Project	San Rafael ES	February 1, 2024

## PROJECT SUMMARY:

### BACKGROUND:

This project is in conjunction with the facilities master plan and aligns with the approved, by BOE Report 1685-F on November 16, 2023, 5-year plan.

### PROJECT DESCRIPTION

Preparation of planning, scope development, bids, and procurement for the San Rafael Elementary School Modernization Project. The project would include contracting an architect to provide an assessment, accomplish the design, provide cost estimates, and DSA submittal. Upon DSA approval the project would be bid for construction and accomplished.

Project details for the Modernization of the permanent facilities to include most or all the following items: abatement of hazmat, selective demolition, new interior finishes, replacement of electrical distribution, replacement of low voltage systems (fire alarm, clock, data, Wi-Fi, intercom), replacement of heating, ventilation, and air conditioning (HVAC) system, replacement of windows, new elevator and exterior stair, replacement of site utilities (water, sewer, storm drain), accessibility upgrades to site (path of travel), renovation of restrooms, and patch, repair, paint exterior. project may include minor interior modifications to improve safety, circulation, and California Department of Education requirements and recommendations.

Preliminary cost estimates for architectural services, DSA submittal, inspection, lab services, construction, and contingency is \$35,247,850.

### NEXT STEPS

Board Approval  
Project Planning and Scoping, Contract Architect

### PROPOSED BUDGET SOURCE: MEASURE O

TARGET MILESTONES	PLANNED	PRELIMINARY ESTIMATED COSTS	
Board Approval	January 25, 2024	Design Services	\$2,500,000
Design Phase	Jan. 2024	Consultant Services	\$1,000,000
Obtain DSA Approval	Dec, 2025	Construction	\$25,247,850
Bid/Award Phase	Mar- April 2026	Contingency	\$6,500,000.
Board Approval to Award (for Contract)	May 2024		
Construction Phase	June 2026- Aug 2027	<b>TOTAL</b>	<b>\$35,247,850</b>

Michael Dobrotin  
Program Manager

Date

Manuel Carrasco  
Director Facilities, Maintenance, Operations and Transportation

Date



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

**Topic:** APPROVAL TO PROCEED WITH PREPARATION OF PLANNING, SCOPE DEVELOPMENT, BIDS, AND PROCUREMENT FOR THE MARSHALL FUNDAMENTAL SCHOOL ATHLETIC FIELD AND TRACK, RESTROOM, AND UTILITY PROJECT

**RECOMMENDATION:** The Governing Board of the Pasadena Unified School District approve staff to proceed with preparation of Planning, Scope Development, Bids, and Procurement for the Marshall Fundamental School Athletic Field and Track, Restroom, and Utility Project.

**District Priority/Strategy:** Implementation of Measure O Projects to ensure a modern, safe, and orderly environment that supports and inspires student learning.

**I. BACKGROUND:**

This project is in conjunction with the Facilities Master Plan and aligns with the approved five-year plan per Board Report 1685-F on November 16, 2023. This project is to encapsulate the renovations and upgrades at Marshall Fundamental School. The project description is the replacement of the Athletic Field with artificial turf and Track Replacement with synthetic surface (this work will not provide a California Interscholastic Federation regulation Track and Field). In addition, the project includes renovation of restrooms and utility upgrades including water, sewer, storm drain, and electrical service.

The process will begin in January of 2024 with the selection of an architect to accomplish the design and Division of State Architects (DSA) submittal by mid-year 2024. Anticipate accepting bids in April 2025 to prepare for the start of construction in June 2025. The project is scheduled to be completed by August 2025.

**II. STAFF ANALYSIS**

Staff is seeking authorization to proceed with the preparation of planning, scope development, bids, and procurement for the Marshall Fundamental School Athletic Field and Track, Restroom, and Utility Project. The project would include contracting an architect to provide an assessment, accomplish the design, provide cost estimates, and DSA submittal. Upon DSA approval, the project would be bid for construction and accomplished.

Preliminary cost estimates for architectural services, DSA submittal, inspection, lab services, construction, and contingency is \$23,785,842.

**Attachment:** Project Request

**III. FISCAL IMPACT:**

Funds required are estimated not to exceed \$23,785,842 are available in the Measure O Capital Projects Fund.

**Pasadena Unified School District**

**Board of Education Agenda**

January 25, 2024

**Submitted by:**

Elizabeth J. Blanco, Ed.D. Interim Superintendent

**Funding title/code:**

**Title:** Measure O Capital Projects Fund

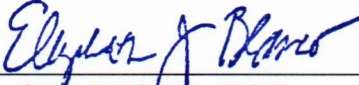
**Codes:** 21.3-97140.0-00000-85000-6210-0480000

21.3-97140.0-00000-85000-6140-0480000

21.3-97140.0-00000-85000-6270-0480000

21.3-97140.0-00000-85000-6999-0480000

Approved:

  
Elizabeth J. Blanco, Ed.D.  
Interim Superintendent

Originated by: Manuel Carrasco, Director of Facilities, Maintenance, Operations and Transportation

# FACILITIES DEPARTMENT

## PROPOSED PROJECT REQUEST

Attachment: BR 1701-F  
January 25, 2024



PROPOSED PROJECT TITLE	PROPOSED SCHOOL SITE	PROJECT PROPOSED ON
Marshall Fundamental Athletic Field and Track, Restroom and Utility Project	Marshall Fundamental School	January 25, 2024

PROJECT SUMMARY:

BACKGROUND:

This project is in conjunction with the facilities master plan and aligns with the approved, by BOE Report 1685-F on November 16, 2023, 5-year plan. This project is to encapsulate the renovations and upgrades at Marshall Fundamental School. Project.

PROJECT DESCRIPTION

Preparation of planning, scope development, bids, and procurement for the Marshall Fundamental School Athletic Field and Track, Restroom, and Utility Project. The project would include contracting an architect to provide an assessment, accomplish the design, provide cost estimates, and DSA submittal. Upon DSA approval the project would be bid for construction and accomplished.

Project Description is the replacement of the Athletic Field with artificial turf and Track Replacement with synthetic surface. (This work will not provide a CIF regulation Track and Field). In addition, the project includes Renovation of Restrooms, Utility Upgrades including Water, Sewer, Storm Drain and Electrical Service.

Preliminary cost estimates for architectural services, DSA submittal, inspection, lab services, construction, and contingency is \$23,785,842.

NEXT STEPS

- Board Approval
- Project Planning and Scoping, Contract Architect

PROPOSED BUDGET SOURCE: MEASURE O

TARGET MILESTONES	PLANNED	PRELIMINARY ESTIMATED COSTS	
Board Approval	Jan. 25, 2024	Design Services	\$1,500,000
Design Phase	Jan. 2024	Consultant Services	\$1,000,000
Obtain DSA Approval	Dec, 2024	Construction	\$16,785,842
Bid/Award Phase	Mar- April 2025	Contingency	\$4,500,000.
Board Approval to Award (for Contract)	May 2025		
Construction Phase	June 2025- Aug 2025	TOTAL	\$23,785,842

Michael Dobrotin  
Program Manager

Date

Manuel Carrasco  
Director Facilities, Maintenance, Operations and Transportation

Date



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

**Topic:** AUTHORIZATION OF ALLOCATION OF BUDGET FOR ANNUAL PROGRAM OPERATIONS AND SUPPORT FOR FISCAL YEARS 2025, 2026, 2027, 2028, AND 2029

**RECOMMENDATION:** The Governing Board of the Pasadena Unified School District Authorizes the Allocation of Budget for Annual Program Operations and Support for Fiscal Years 2025, 2026, 2027, 2028 and 2029.

**Anticipated Effect on Student Outcomes:** Implementation of Measure O Projects to ensure a modern, safe, and orderly environment that supports and inspires student learning.

**I. BACKGROUND:**

The Measure O Capital Projects Fund is supported by staff and vendors for yearly operations and support. This includes but is not limited to PUSD Staff Payroll and Benefits, Bond and Bank Charges, Document production, Supplies, Labor Compliance, Construction Management (CM) Services Program and Project Management, Legal Services, PlanetBids Proposal Management and advertising, Facility Master Planning and Demographics, and Financial and Construction Management Software. The yearly budget for these operations and support is \$5,000,000.

The CM Services has been previously had budget allocation for FY 2025 and 2026, (BOE Report 1627-F, Approved April 27, 2023). Therefore, the budget allocation request for FY 2025 and 2026 is \$2,500,000.

**II. STAFF ANALYSIS:**

Staff recommends the following Budget Allocations:

FY 2025 \$2,500,000  
FY 2026 \$2,500,000  
FY 2027 \$5,000,000  
FY 2028 \$5,000,000  
FY 2029 \$5,000,000

These funds are for allocation of budget only. All contracts will per, BOE policy, be submitted to the BOE for review and award approval prior to contract commitments.

**III. FISCAL IMPACT:**

Funds in the amount of \$20,000,000 are available in the Measure O Capital Fund.

**Pasadena Unified School District**

**Board of Education Agenda**

February 1, 2024

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

Elizabeth J. Blanco, Ed.D. Interim Superintendent

**Funding title/code:**

**Title:** Measure O Capital Fund

**Code:** 21.3-97092.0-00000-85000-6260-0000710

Approved:

\_\_\_\_\_  
Elizabeth J. Blanco, Ed. D.

Interim Superintendent

Originated by: Manuel Carrasco, Director of Facilities, Maintenance, Operations and Transportation

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

**Topic:** AUTHORIZATION OF ALLOCATION OF BUDGET FOR A PROGRAM CONTINGENCY

**RECOMMENDATION: The Governing Board of the Pasadena Unified School District Authorizes the Allocation of Budget for a Program Contingency.**

**Anticipated Effect on Student Outcomes:** Implementation of Measure O Projects to ensure a modern, safe, and orderly environment that supports and inspires student learning.

**I. BACKGROUND:**

The Measure O Capital Projects Fund is \$456 Million. It is prudent and good fiscal policy to have a Program Contingency. A Program Contingency is a percentage of total funds that have an approved budget allocation and are held in reserve. The purpose of these funds is to be able for the District to use these funds as unexpected items impact the Measure O Bond program. Unexpected items could include increased construction costs and escalation, unforeseen conditions during a project, District directed work additions, code changes or Division of State Architects (DSA) directed changes and other unplanned costs.

This Program Contingency will help the District avoid specific project scope reduction, cancellation of planned projects, and avoid having to use operational funds to finish the Measure O Program.

**II. STAFF ANALYSIS:**

Staff recommends approval of a Budget Allocation for a Program Contingency of \$45,000,000. This represents 10% of the total Measure O Capital Fund.

These funds are for allocation of budget only. All contracts will per, Board of Education (BOE) policy, be submitted to the BOE for review and award approval prior to contract commitments. This Program Contingency is controlled by the District and the BOE for use of approved program expenditures.

**III. FISCAL IMPACT:**

Funds in the amount of \$45,000,000 are available in the Measure O Capital Fund.

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

February 1, 2024

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

Elizabeth J. Blanco, Ed.D. Interim Superintendent

**Funding title/code:**

**Title:** Measure O Capital Fund

**Code:** 21.3-97092.0-00000-85000-6999-0000710

Approved:

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Elizabeth J. Blanco, Ed. D.  
Interim Superintendent

Originated by: Manuel Carrasco, Director of Facilities, Maintenance, Operations and Transportation

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

**Topic:** APPROVAL OF THE AWARD FOR THE INTERACTIVE DISPLAYS FOR STUDENT CLASSROOMS PROJECT

**RECOMMENDATION:** The Governing Board of the Pasadena Unified School District approves the award for the Interactive Displays for Student Classrooms Project to STS, Inc.

**Anticipated Effect on Student Outcomes:** In alignment with the Strategic Plan's Pillar 1: Learner-focused instruction, and Pillar 3: Quality learning environment, the availability of this device will allow for updated visual tools and flexibility in instructional strategies. Implementation of Measure O Projects will ensure a modern, safe, and flexible environment that supports and inspires student learning.

**I. BACKGROUND:**

On June 22, 2023, BR 1611-F was approved to proceed with the preparation of bids and procurement for the PUSD Interactive Displays for Student Classrooms Project. The estimated budget for all phases of this multi-phase project was \$4,000,000.00. RFQ 23/24-01 was issued on November 16, 2023, and bids were received on November 22, 2023. Staff reviewed the two submitted bids and STS, Inc. was the lowest responsible bidder.

This action requests approval for Phase 1 of this project only, which gives staff the authority to purchase and install 140 interactive display panels. The budget for Phase 1 is \$850,000 which includes tax and a project contingency. Before any expansion beyond Phase 1, staff must return to the Board for approval.

**II. STAFF ANALYSIS:**

The interactive displays are the recommended projection solution for classroom visual instruction to replace aging projectors that are limited in size, clarity, and mobility. The interactive displays are larger and brighter, with the additional capability of touchscreen function, virtual meeting access, and sound/audio. The investment in this technology, in contrast to an investment in the replacement of aging projectors and/or their bulbs, would be a financial benefit to the district as an independent study shows significant savings over a 5-year period.

The interactive displays are compatible with the teacher laptops provided in the Basic Classroom Technology package, allowing for Bluetooth connectivity to operate instruction and visuals from the teacher laptop. In alignment with the Educational Master Plan, the interactive displays allow for flexible learning environments, as teachers will no longer be bound by the fixed nature of mounted projectors and the cables required to connect the projector to the teacher's desired workstation location. Further, innovations in digital instructional resources in Board-approved adoptions now call for interactive tools that do not function with the current legacy projectors.

Phase 1 of the project will allow staff to purchase and install interactive displays in teaching spaces at Washington Elementary STEM Magnet and Octavia E. Butler Magnet and to also provide a small number of panels (approximately three per school) for early adopters at all other district schools to begin to use. A full-scale implementation at these two schools will allow academic and technical staff to provide focused training and support to help ensure the success of this phase and complete a training trajectory to support teachers in the expanded capabilities.

The original submitted bid did not include the costs for the payment and performance bonds. The district negotiated with the apparent low bidder for a revised proposal to include the cost of the bonds. The new proposal is still the lowest bid.

The Board is requested to approve the award to STS, Inc. for a total project price of \$850,000.00. This includes the base contract and the cost of the payment and procurement bonds.

**Attachments:** Bid Sheet, STS, Inc. Proposal, Board Report 1643-F

**III. FISCAL IMPACT:**

Funds in the amount of \$850,000.00 are available in the Measure O Educational Technology Fund.

**Pasadena Unified School District**

**Board of Education Agenda**

February 1, 2024

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

Elizabeth J. Blanco, Ed.D. Interim Superintendent

**Funding title/code:**

**Title:** Measure O Educational Technology Fund

**Code:** 21.2-97134.0-0-00000-85000-6450-XXXXXXX

Approved:

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Elizabeth J. Blanco, Ed. D.  
Interim Superintendent

Originated by: Albert Garcia, Director of Technology

# Promethean RFP #23/24-01

## Vendor Bid Recap

Attachment: BR 1704-F  
February 1, 2024

ESTIM. QTY.	DESCRIPTION (Where brand is specified, the term "or equal" is implied)	UOM	UNIT PRICE	STS (CMAS #3-23-05-1032)	UNIT PRICE	ConvergeOne
	Phase 1					
110	86' Promethean Activate 9 Premium with ActivSync	ea.	\$4,299.00	\$472,890.00	\$4,618.00	\$507,980.00
30	75" Promethean ActivPanel 9 Premium with ActivSync	ea.	\$3,199.00	\$95,970.00	\$3,422.83	\$102,684.90
140	Height adjustable stands		\$950.00	\$133,000.00	\$1,100.00	\$154,000.00
140	Radix Management Software licenses for all units (\$ Included in Panel Costs)	ea.	\$0.00	\$0.00	\$0.00	\$0.00
2	UPS Battery Packs with a run time of 5 hours (IT to identify the 2 units)	ea.	\$179.00	\$358.00	\$1,055.32	\$2,110.64
	Excel spreadsheet with all software licenses numbers		\$0.00	\$0.00	\$0.00	\$0.00
	Software	ea.	\$0.00	\$0.00	\$0.00	\$0.00
	STS ConvergeOne		\$0.00	\$0.00	\$0.00	\$0.00



# Promethean RFP #23/24-01

## Vendor Bid Recap

ESTIM. QTY.	DESCRIPTION (Where brand is specified, the term "or equal" is implied)	UOM	UNIT PRICE	STS (CMAS #3-23-05-1032)	UNIT PRICE	ConvergeOne
	140 ActivPanel Lrg 5 Yr OSS \$ 0.00 Qty: 0 \$ 0.00		\$0.00	\$0.00	\$0.00	\$0.00
140	140 Field IFP Mobil Cart Install \$ 329.00 Qty: 140 \$ 132.5		\$329.00	\$46,060.00	\$132.50	\$18,550.00
140	140 CA Environ Fee \$6.00 Qty: 0 \$ 0.00	ea.	\$6.00	\$840.00	\$0.00	\$0.00
	140 Software Radix Viso \$ 0.00 Qty: 0 \$ 0.00		\$0.00	\$0.00	\$0.00	\$0.00
	1 Special Instructions \$ 0.00 Qty: 0 \$ 0.00		\$0.00	\$0.00		\$0.00
140	\$ 46,900.00 <b>\$ 18,550.00</b>		\$0.00	\$0.00	\$0.00	\$0.00
	<i>*2nd Bidder ConvergeOne did not provide Required CA Environ Fee</i>		\$0.00	\$0.00	\$0.00	\$0.00
	<b>\$749,118.00</b>					
			\$0.00	\$0.00	\$0.00	\$0.00
	<b>Phase 2</b>		\$0.00	\$0.00	\$0.00	\$0.00
530	<b>86" ActivPanel 9 (estimate and quantity can change)</b>	ea.	\$4,299.00	<b>\$2,278,470.00</b>	\$4,618.00	\$2,447,794.40
130	<b>75" ActivPanel 9 (estimate and quantity can change)</b>	ea.	\$3,199.00	<b>\$415,870.00</b>	\$3,422.83	\$444,967.90

# Promethean RFP #23/24-01

## Vendor Bid Recap

ESTIM. QTY.	DESCRIPTION (Where brand is specified, the term "or equal" is implied)	UOM	UNIT PRICE	STS (CMAS #3-23-05-1032)	UNIT PRICE	ConvergeOne
530	Adjustable Height Mobile Cart for 86" ActivPanel	ea.	\$950.00	\$503,500.00	\$1,100.00	\$583,000.00
660	CA Environ Fee 35+ Collected Electronic Waste FEE	ea.	\$6.00	\$3,960.00	\$5.25	\$3,465.00
130	Adjustable Height Mobile Cart for 65 & 75" ActivPanel	ea.	\$950.00	\$123,500.00	\$1,100.00	\$143,000.00
660	<b>Installation</b>	ea.	\$329.00	\$217,140.00	\$132.50	\$106,000.00
						\$0.00
	660 ActivPanel Lrg 5 Yr OSS \$ 0.00 Qty: 0 \$ 0.00		\$0.00	\$0.00	\$0.00	\$0.00
	660 Software Radix Viso \$ 0.00 Qty: 0 \$ 0.00		\$0.00	\$0.00	\$0.00	\$0.00
	1 Special Instructions \$ 0.00 Qty: 0 \$ 0.00		\$0.00	\$0.00	\$0.00	\$18,000.00
	<b>\$ 221,100.00 \$ 0.00</b>		\$0.00		\$0.00	\$0.00
	<i>*2nd Bidder ConvergeOne did not provide Required CA Environ Fee</i>					\$0.00
	<b>A vendor is required to provide 4 Training sessions per school sites listed in the RFI for a total of 80 hours. The training will be as listed in the scope of work.</b>	Lot	\$0.00	\$0.00	\$0.00	\$0.00
	<b>Administrative Training for IT staff (8 hours) Please attach the training curriculum with the RFI.</b>	Lot		\$0.00	\$18,000.00	\$0.00

# Promethean RFP #23/24-01

## Vendor Bid Recap

ESTIM. QTY.	DESCRIPTION (Where brand is specified, the term "or equal" is implied)	UOM	UNIT PRICE	STS (CMAS #3-23-05-1032)	UNIT PRICE	ConvergeOne
	Cost for additional 8-hour training session if needed by schoolteachers/administrators.	session	\$0.00	\$0.00	\$0.00	\$0.00
	List additional charges, if any.			\$0.00	\$0.00	\$0.00
	The vendor is required to provide all equipment needed to ensure a successful deployment (attach to RFI). If the District missed any product, a request for clarification must be sent prior to 11/13/23.		\$0.00	\$0.00	\$0.00	\$0.00
	The vendor may attach any additional free services to the District.		\$0.00	\$0.00	\$0.00	\$0.00
					\$0.00	\$0.00
	3-year Warranty	YEAR	\$0.00	\$0.00	\$0.00	\$0.00
	tax %			\$412,414.79		
	<b>Total</b>			\$4,703,972.79		\$5,276,968.98

***Based on the Bid Recap, it is in the best interest of the District to award Bid to the lowest bidder (STS Education)***



Company Address 130-A W. Cochran St.  
Simi Valley, CA 93065  
US

Created Date 11/16/2023 8:02 AM  
Expiration Date 12/29/2023

Prepared By	Jonathan French	Quote Number	Q-34587
Sales Email	jonathan.french@stseducation-us.com	Account Name	Pasadena Unified School District (CA)
Sales Phone	(866) 499-2580	Contact Name	Albert Garcia
Fax	(888) 801-3381	Contact Phone	(626) 396-3600 , ext 88987
Bill To Name	Pasadena Unified School District (CA)	Contact Email	garcia.albert@pusd.us
Bill To	351 S HUDSON AVE	Ship To Name	Pasadena Unified School District (CA)
	PASADENA, CA 91101-3599	Ship To	1505 N Marengo Ave Pasadena, CA 91103

Phase 1

Quantity	Product Name	Product Description	Sales Price	Calculated Total Price
110	ActivPanel 9 Premium 86"	Promethean ActivPanel 9 Premium 86" - 2 x Pens, 2 x NFC cards, VESA Mount, WIFI Module & Cable pack included. ActivInspire Professional Edition available FOC - P/N: AP9-B86-NA-1, 1 Year RADIX included	\$4,299.00	\$472,890.00
110	RADIX-4YR	Radix VISO premium device management 4 year License - P/N: RADIX-4YR	\$0.00	\$0.00
110	Adjustable Height Mobile Cart - AP-ASM-90	Promethean Mobile Adjustable Stand System for use with 86" ActivPanel - P/N: AP-ASM-90	\$950.00	\$104,500.00
110	ActivPanel Large 5 Year OSS	ActivPanel Large (IFPs bigger than 80") - Extension, On Site Support, 5 years - P/N: APL5YROSS	\$0.00	\$0.00
110	Field Services IFP Mobile Cart Install	Installation of IFP Mobile Carts	\$329.00	\$36,190.00
110	CA Environ Fee 35+" Collected	CA Environmental Electronic Waste Fee - Collected 35+" - \$6 per unit	\$6.00	\$660.00
30	ActivPanel 9 Premium 75"	Promethean ActivPanel 9 Premium 75" - 2 x Pens, 2 x NFC cards, VESA Mount, WIFI Module & Cable pack included. ActivInspire Professional Edition available FOC - P/N: AP9-B75-NA-1, 1 Year RADIX included	\$3,199.00	\$95,970.00
30	RADIX-4YR	Radix VISO premium device management 4 year License - P/N: RADIX-4YR	\$0.00	\$0.00
30	Adjustable Height Mobile Cart - AP-ASM-70	Promethean Mobile Adjustable Stand System for use with 65" and 75" ActivPanel - P/N: AP-ASM-70	\$950.00	\$28,500.00

Quantity	Product Name	Product Description	Sales Price	Calculated Total Price
30	ActivPanel Medium 5 Year OSS	ActivPanel Medium (size up to & including 79") - Extension, On Site Support, 5 years - P/N: APM5YROSS	\$0.00	\$0.00
30	Field Services IFP Mobile Cart Install	Installation of IFP Mobile Carts	\$329.00	\$9,870.00
30	CA Environ Fee 35+" Collected	CA Environmental Electronic Waste Fee - Collected 35+" - \$6 per unit	\$6.00	\$180.00
1	Special Instructions	Promethean Full Time Education Consultant 1 Yr Contract	\$0.00	\$0.00
2	Misc Accessory - New	APC Back-UPS Pro BR - UPS - AC 120 V - 600 Watt - 1000 VA - USB, serial - output connectors: 10 - black - BR1000MS	\$179.00	\$358.00
1	Shipping LTL	LTL Shipping Charge	\$0.00	\$0.00
1	CMAS- Tips (CA)	CMAS Contract # 3-23-05-1032	\$0.00	\$0.00
<b>Phase 1 TOTAL:</b>				<b>\$749,118.00</b>

Phase 2 (Not Included in Total Price)

Quantity	Product Name	Product Description	Sales Price	Calculated Total Price
530	ActivPanel 9 Premium 86"	Promethean ActivPanel 9 Premium 86" - 2 x Pens, 2 x NFC cards, VESA Mount, WIFI Module & Cable pack included. ActivInspire Professional Edition available FOC - P/N: AP9-B86-NA-1, 1 Year RADIX included	\$4,299.00	\$2,278,470.00
530	RADIX-4YR	Radix VISO premium device management 4 year License - P/N: RADIX-4YR	\$0.00	\$0.00
530	Adjustable Height Mobile Cart - AP-ASM-90	Promethean Mobile Adjustable Stand System for use with 86" ActivPanel - P/N: AP-ASM-90	\$950.00	\$503,500.00
530	ActivPanel Large 5 Year OSS	ActivPanel Large (IFPs bigger than 80") - Extension, On Site Support, 5 years - P/N: APL5YROSS	\$0.00	\$0.00
530	Field Services IFP Mobile Cart Install	Installation of IFP Mobile Carts	\$329.00	\$174,370.00
530	CA Environ Fee 35+" Collected	CA Environmental Electronic Waste Fee - Collected 35+" - \$6 per unit	\$6.00	\$3,180.00
130	ActivPanel 9 Premium 75"	Promethean ActivPanel 9 Premium 75" - 2 x Pens, 2 x NFC cards, VESA Mount, WIFI Module & Cable pack included. ActivInspire Professional Edition available FOC - P/N: AP9-B75-NA-1, 1 Year RADIX included	\$3,199.00	\$415,870.00
130	RADIX-4YR	Radix VISO premium device management 4 year License - P/N: RADIX-4YR	\$0.00	\$0.00
130	Adjustable Height Mobile Cart - AP-ASM-70	Promethean Mobile Adjustable Stand System for use with 65" and 75" ActivPanel - P/N: AP-ASM-70	\$950.00	\$123,500.00
130	ActivPanel Medium 5 Year OSS	ActivPanel Medium (size up to & including 79") - Extension, On Site Support, 5 years - P/N: APM5YROSS	\$0.00	\$0.00

Quantity	Product Name	Product Description	Sales Price	Calculated Total Price
130	Field Services IFP Mobile Cart Install	Installation of IFP Mobile Carts	\$329.00	\$42,770.00
130	CA Environ Fee 35+" Collected	CA Environmental Electronic Waste Fee - Collected 35+" - \$6 per unit	\$6.00	\$780.00
1	Special Instructions	Promethean Full Time Education Consultant 1 Yr Contract	\$0.00	\$0.00
1	Shipping LTL	LTL Shipping Charge	\$0.00	\$0.00
1	CMAS- Tips (CA)	CMAS Contract # 3-23-05-1032	\$0.00	\$0.00
<b>Phase 2 (Not Included in Total Price) TOTAL:</b>				<b>\$3,542,440.00</b>

Total Price	\$4,291,558.00
Tax	\$412,414.77
Grand Total	\$4,703,972.77

**All sales are subject to applicable sales tax at the time of shipment.**

Financing options are available with approved credit.

STS Education stands behind the products and services we provide. For more information on our warranties and guarantees, visit: [stsed.com/lifetime-parts-warranty/](https://www.stsed.com/lifetime-parts-warranty/).

<https://www.stsededucation-us.com/>



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

**Topic:** APPROVAL TO PROCEED WITH PREPARATION OF BIDS AND PROCUREMENT FOR EQUIPMENT AND INSTALLATION OF INTERACTIVE DISPLAYS FOR STUDENT CLASSROOMS PROJECT DISTRICTWIDE

**RECOMMENDATION:** The Governing Board of the Pasadena Unified School District approves staff to proceed with preparation of bids and procurement of equipment and installation with contingency of interactive displays for student classrooms project Districtwide.

**Anticipated Effect on Student Outcomes:** Implementation of Measure O Bond Educational Technology Projects to ensure a modern, safe, and orderly environment that supports and inspires student learning.

**I. BACKGROUND:**

As part of the Implementation of the Educational Master Plan, Interactive Display Technology is required in the classrooms to facilitate instruction. It will be implemented in multiple phases.

Initial scope, functional requirements, and technical requirements are being developed. Budgetary costs have been estimated. The cost per classroom will be approximately \$5,000. The cost of providing Interactive Display Technology Districtwide for all phases is approximately \$4,000,000. A procurement strategy will be developed and implemented to provide the best value to the District for this project.

**II. STAFF ANALYSIS:**

Staff recommend that we proceed with preparation scope, functional requirements, and technical specifications to enable the preparation of bids and procurement of equipment and installation with contingency for the Interactive Displays for Student Classrooms Project Districtwide.

**Attachment:** Project Authorization Request  
Educational Technology Updates

**III. FISCAL IMPACT:**

Funds not to exceed \$4,000,000 include equipment, installation and contingency and are available in the Measure O Educational Technology Projects Fund.

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

June 22, 2023

Submitted by: Kingsley Udo  
Kingsley Udo, Interim Chief Finance and Operations Officer

**APPROVED by the Board of  
Education of the Pasadena  
Unified School District on  
the above mentioned date.**



Board Report No. 1643-F

Date: June 22, 2023

**Funding title/code:**

**Title:** Measure O Ed Tech Projects Fund

**Codes:** 21.2-XXXXXX.0-00000-XXXXXX-XXXX-XXXXXXX

Approved:



---

Brian McDonald, Ed.D.  
Superintendent

Originated by: Kingsley Udo, Interim Chief Finance and Operations Officer

**APPROVED by the Board of  
Education of the Pasadena  
Unified School District on  
the above mentioned date.**



# FACILITIES DEPARTMENT PROPOSED PROJECT REQUEST

Attachment: BR 1643-F  
June 22, 2023

**PASADENA**  
Unified School District

PROPOSED PROJECT TITLE	PROPOSED SCHOOL SITE	PROJECT PROPOSED ON
Interactive Displays For Student Classrooms Project	District Wide	May 26, 2023

## PROJECT SUMMARY:

### BACKGROUND:

As part of the Implementation of the Educational Master Plan Interactive Display Technology is required in the classrooms to facilitate instruction. It will be implemented in multiple phases.  
Initial scope, functional requirements, and technical requirements are being developed. Budgetary costs have been estimated. A procurement strategy will be developed and implemented to provide the best value to the District for this project.

### PROJECT DESCRIPTION

Scope of Services to include the following:

- 1) Procurement of Equipment including but not limited to Interactive Displays, Carts and Associated Supporting Equipment.
- 2) Required Infrastructure to support deployment in classrooms.
- 3) Required MDF or IDF Equipment. To support Deployment

### NEXT STEPS

Board Approval of Project to prepare Bids and Procurement.

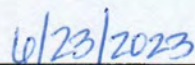
### PROPOSED BUDGET SOURCE: MEASURE O

TARGET MILESTONES	PLANNED	PRELIMINARY ESTIMATED COSTS	
Board Approval Project	June 22, 2023		
Design Phase	N/A	Equipment and Installation	\$3,600,000
Obtain DSA Approval (if required)	N/A		
Bid/Award Phase	Aug/Sept 2023	Contingency/Other	\$400,000
Board Approval to Award (for Contract)	October 2023		
Construction Phase	Nov/Dec 2023	<b>TOTAL</b>	<b>\$4,000,000</b>

Facilities Committee Board Member

Date

  
Kingsley Ugo, Interim Chief Finance & Operations Officer

  
Date



## **PASADENA UNIFIED SCHOOL DISTRICT**

### **Academic Division**

**To:** Dr. Brian McDonald, Superintendent  
**From:** Dr. Elizabeth, Blanco, Deputy Superintendent  
**Re:** **Educational Technology Updates**  
**Date:** May 19, 2023

---

For your reference, the following documents have been created to provide an update regarding the Educational Technology area.

1. Classroom Technology Package Summary Memorandum prepared by Dr. Helen Hill, Assistant Superintendent, Educational Services and Mr. Albert Garcia, Interim Director, Innovative Technology Services.
2. Measure O Educational Technology Financial Snapshot prepared by Mr. Kingsley Udo.

Please share this information with the Board of Education.





# PASADENA UNIFIED SCHOOL DISTRICT

## Academic Division

**To:** Dr. Elizabeth Blanco, Deputy Superintendent  
**From:** Dr. Helen Hill, Assistant Superintendent, Educational Services, and Mr. Albert Garcia, Interim Director Technology Services  
**Re:** **Classroom Technology Package Summary**  
**Date:** May 19, 2023

---

### **Background:**

The goal of creating a Districtwide Basic Classroom Technology Package is to create an equitable digital learning environment by providing all classrooms with a minimum standard of technology.

To determine the components of this Technology Package, the EdTech team began in Spring of 2021 by surveying teachers on what tools they felt they needed to be successful. The list was then presented to the Technology Advisory Committee (TAC) and the school site TechLeaders and Tech Innovators for feedback and a recommendation for a standard package.

In 2021, the TAC determined that a Basic Classroom Technology Package would include four main components:

- an updated teacher device
- updated projection solution
- an amplification system
- a printing solution

The deployment of updated teacher devices was completed in the 2022-23 school year, but the other components have been on hold. Teams from ITS and Academics, specifically EdTech and CIPD, are now meeting on a bi-weekly basis to ensure the alignment of tools with instructional needs. What now follows is a rationale, proposed plan and timeline for the fulfillment of the Basic Classroom Technology Package.

### **Rationale:**

#### *Teacher Device*

Based on current technology standards and needs of the classroom, providing an up-to-date device capable of processing video, audio, and everyday technology needs of the classroom is vital. Teachers were given the option in Spring of 2022 to choose either a Dell Latitude or MacBook Pro laptop that will meet the requirements of day-to-day teaching, lesson planning, and interacting with students. The deployment of these laptops has occurred throughout the 2022-23 school year and is now complete.

#### *Projection Solution*

In the Spring of 2022, EdTech led the pilot of three options for projection with early adopter teachers who trained on and implemented the tools. Additionally in Spring 2022, they conducted a poll of PUSD teachers and worked with the CIPD team to address how the options would best meet the needs of PUSD classrooms. With the feedback, EdTech moved forward with the Promethean boards as our projection solution. A high percentage of teachers opted for the Promethean Panel, citing the ability to utilize the board's many tools to deliver high quality academic instruction as motivating factors in choosing Promethean. Promethean boards create an interactive and engaging learning environment and allow students to interact with digital resources and content in a more meaningful and collaborative way.

### *Printing Solution*

As technology advances, printing needs will continue to change over time. As we have moved to more online resources and completion of assignments via Canvas, the need for printing has decreased. Providing Hubs and networked Multifunction Ricohs will help meet the needs of classroom teachers for more convenient access to printing when needed.

### *Amplification System*

Providing a classroom amplification system will allow for all students to access learning with attention to audio precision. This has already been an assistive tool in early and primary grades, ELD, DLIP, and Special Education classrooms, where audio clarity is an acknowledged need. However, it will also provide increased accessibility in all learning environments as students of all age groups move throughout our buildings and classrooms. These systems also meet ADA requirements.

### **Proposed Plan:**

#### *Teacher Device - completion in 2022-23 school year*

EdTech and ITS moved forward with purchasing updated devices for staff members in the Summer of 2022, and at this point, this part of the Basic Classroom Tech Package is now nearing completion with teachers and staff members having received their laptop, as well as a docking station, monitor, keyboard, and mouse.

### *Projection Solution*

The EdTech and CIPD team determined that a phased rollout of the Promethean Boards would be best, with three rollout phases over the course of the upcoming school year. Each phase is estimated to take approximately one to two months, depending on the volume of classrooms, and electrical / data port layout of the classrooms. Phase 1 would include Innovators, TechLeaders, and Early Adopters who have attended Promethean training; Phase 2 would include elementary sites; Phase 3 would include secondary sites and any locations that required additional electrical or cabling work.

### *Printing Solution*

The ITS, EdTech, and CIPD teams discussed printing solutions to put in place at each school site. Due to the decreased need for printing because so much content is now available online and the ability to post assignments within Canvas, our online Learning Management System, the team determined that a three-tiered approach to printing would be best. Tier 1 is the networked Ricoh Printer/Copiers, which are installed and connected to the PUSD network in teacher workrooms so teachers can print multiple copies to the machines remotely. A code system will be enabled on the Ricoh for copy/print tracking. Tier 2 is to create Hubs throughout school sites with a printer provided in a location close to classrooms (by grade level, department, or building depending on the school), so teachers can print single documents or small print jobs without going to the main office or teacher workroom. Tier 3 printing will be for specific staff members who need to print sensitive documents, such as Special Education teachers, Psychologists, Counselors, and Principals. These staff members will receive a small, personal printer.

### *Amplification System*

The final step in completing the Basic Classroom Technology Package will be to install amplification systems in all classrooms to ensure that all students are able to access instruction. The ITS, EdTech, and CIPD teams are still looking into the best option for the system. Once that has been determined, we will move forward with the next steps to get the systems into classrooms.

**Proposed Timeline for Classroom Technology Package:**

\*Subject to adjustments as the project proceeds

Action	Estimated Date	Responsible Party
Submit proposal to begin the process to purchase <i>Promethean Boards and Printers</i>	May 2023	ITS to ELT
<b><i>Promethean Boards</i></b>		
Project scoping and preparation of associated documents	June-July 2023	ITS & Academics
Establish Communication & Training Timeline	June-July 2023	Promethean with EdTech & CIPD
Technical integration of Promethean Board Management System (begins)	August 2023	Promethean with ITS Systems Managers
Training Period	Priority implementers - August 2023 General - August/September 2023	Promethean with EdTech & CIPD
<i>Phase 1 Rollout</i> Installation of Promethean to Innovators, TechLeaders, and Early Adopters	September 2023	ITS & Promethean
<i>Phase 2 Rollout</i> Installation of Promethean to Elementary Sites (?)	October 2023	ITS & Promethean
<i>Phase 3 Rollout</i> Installation of Promethean to Secondary Sites and classrooms that needed additional data drops or electrical installed (?)	December 2023	ITS & Promethean
<b><i>Printer Solution</i></b>		
Ricoh Printer/Copier <ul style="list-style-type: none"><li>Assess the network connectivity of existing Ricoh Multifunction Devices.</li><li>Network all Ricoh printers.</li><li>Set up a code system to allow staff members to send and print. This will also allow tracking of copies.</li></ul>	June/July 2023	School site ITS
Hubs <ul style="list-style-type: none"><li>Determine a location for Hubs at school sites.</li><li>Create a Hub that will allow staff members to print small print jobs to a networked printer in a location closer to their classroom.</li></ul>	September 2023	School site ITS
Individual Printers Install printers for positions that need to print out sensitive documents, such as: Principals, Psychologists, Special Education teachers, and Special Education Support Providers	November 2023	ITS



## MEASURE O

# EDUCATIONAL TECHNOLOGY FINANCIAL SNAPSHOT

- Voter Approved Measure O Ed Tech Funding - \$60,000,000
  - Issued Bonds per guidelines, to be spent within three years
- Measure O Bonds Issued to Date - \$20,000,000
- Board Approved Project Budgets - \$22,821,595
  - Student devices district-wide
  - Staff devices district-wide
  - Computer Lab Upgrades district-wide
  - District-wide IT Server Upgrade
  - Chromebook Lease Buyback
- Board Approved Contract Commitments - \$22,821,595
- Additional Bond funds to be Issued for \$20,000,000 – July, 2023
  - Forecast of New Projects Anticipated to be Board Approved for FY '24 (\$7.5m) and FY '25 (\$7.5m)
  - Implementing Technology Requirements of the Educational Master Plan





# MEASURE O

## CAPITAL CONSTRUCTION FINANCIAL SNAPSHOT

- Voter Approved Measure O Ed Tech Funding - \$456,000,000
  - Issued Bonds per guidelines, to be spent within three years
- Measure O Bonds Issued to Date - \$40,000,000
- Board Approved Project Budgets - \$52,312,935
  - Roofing
  - HVAC
  - Portable Relocations
  - Shade Structures
  - Secure Front and Guest Entry
  - Curb Appeal PHS and Field ES
  - Wilson Rose City and PALS
  - Security Camera Pilots
  - IP Phone Upgrade
  - Marshal Band Room Repair and Softball Field Upgrade



## MEASURE O

# CAPITAL CONSTRUCTION FINANCIAL SNAPSHOT

- Board Approved Contract Commitments - \$39,520,550
- Additional Bonds to be Issued for \$20,000,000
  - Forecast of New Projects Anticipated to be Board Approved for FY '24 and FY '25
  - Implementing Technology Infrastructure Requirements for the Educational Master Plan FY '24 \$13,000,000 and FY '25 \$13,000,000
  - Implementing Facility Master Plan FY '24 \$7,000,000 and FY '25 \$7,000,000

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

**Topic:** APPROVAL AND ACCEPTANCE OF THE NOTICE OF SUBSTANTIAL COMPLETION AND NOTICE OF COMPLETION FOR SUMMER 2023 HEATING, VENTILATION, AND AIR CONDITIONING (HVAC) REPLACEMENT PROJECTS

**RECOMMENDATION:** The Governing Board of the Pasadena Unified School District approve and accepts the substantial completion of the Summer 2023 HVAC Replacement Projects at Don Benito Elementary School, Norma Coombs Elementary School, Webster Elementary School, Loma Alta Elementary School, and Pasadena High School.

**Anticipated Effect on Student Outcomes:** Implementation of Measure O Projects to ensure a modern, safe, and orderly environment that supports and inspires student learning.

**I. BACKGROUND:**

On March 23, 2023, BR 1620-F was approved to replace Rooftop HVAC units that are at the end of their useful life and will be decommissioned if disconnected related to Phase 2 Roofing replacements. The District has completed the replacement of the Rooftop units.

**II. STAFF ANALYSIS:**

Staff confirms that the Summer 2023 Roof HVAC Replacement Project was performed and completed by Diversified Thermal Services. The Board is requested to approve the Notice of Completion. This NOC is not required to be filed with the County of LA. The final cost of the project is \$1,364,561.00.


**Attachments:** Notice of Completion, BR 1620-F

**III. FISCAL IMPACT:**

There is no fiscal impact.

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

January 25, 2024

**Submitted by:**   
Elizabeth J. Blanco, Ed.D. Interim Superintendent

**Funding title/code:**

**Title:** Measure O Capital Projects Fund

**Codes:** 21.3-97115.0-00000-85000-6270-0140000

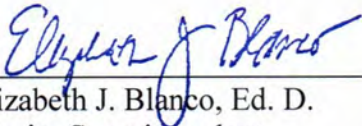
21.3-97116.0-00000-85000-6270-0360000

21.3-97094.0-00000-85000-6270-0840000

21.3-97094.0-00000-85000-6270-0560000

21.3-97094.0-00000-85000-6270-0600000

Approved:

  
\_\_\_\_\_  
Elizabeth J. Blanco, Ed. D.  
Interim Superintendent

Originated by: Manuel Carrasco, Director of Facilities, Maintenance, Operations and Transportation

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

Name  
Street  
Address  
City &  
State

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

## NOTICE OF COMPLETION

Notice is hereby given that:

1. The undersigned is owner or corporate officer of the owner of the interest or estate stated below in the property hereinafter described:

2. The full name of the owner is \_\_\_\_\_

3. The full address of the owner is \_\_\_\_\_

4. The nature of the interest or estate of the owner is in fee.

(If other than fee, strike "in Fee" and insert, for example, "purchaser under contract of purchase," or "lessee")

5. The full names and full addresses of all persons, if any, who hold title with the undersigned as joint tenants or as tenants in common are:

NAMES

ADDRESSES

6. A work of improvement on the property hereinafter described was completed on \_\_\_\_\_. The work done was:

7. The name of the contractor, if any, for such work of improvement was \_\_\_\_\_

(If no contractor for work of improvement as a whole, insert "none")

(Date of Contract)

8. The property on which said work of improvement was completed is in the city of \_\_\_\_\_,

County of \_\_\_\_\_, State of California, and is described as follows: \_\_\_\_\_

9. The street address of said property is \_\_\_\_\_

(If no street address has been officially assigned, insert "none")

Dated: \_\_\_\_\_

2600 Paloma St, Pasadena, CA 91107  
2101 E Washington Blvd, Pasadena, CA 91104  
3544 North Canon Blvd. Altadena, CA 91001  
2925 E Sierra Madre Blvd, Pasadena, CA 91107

\_\_\_\_\_  
Signature of owner or corporate officer of owner  
named in paragraph 2 or his agent

## VERIFICATION

I, the undersigned, say: I am the \_\_\_\_\_ the declarant of the foregoing  
("President of," "Manager of," "A partner of," "Owner of," etc.)

notice of completion; I have read said notice of completion and know the contents thereof; the same is true of my own knowledge.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on \_\_\_\_\_, 20 \_\_\_\_\_, at \_\_\_\_\_, California.  
(Date of signature) (City where signed)

\_\_\_\_\_  
(Personal signature of the individual who is swearing that the contents of the notice of  
completion are true)



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

**Topic:** APPROVAL TO PROCEED WITH AWARD OF CONTRACTOR FOR THE HVAC REPLACEMENT PROJECT

**RECOMMENDATION:** The Governing Board of the Pasadena Unified School District approves staff to proceed with Award of Contract for the Removal and Replacement of HVAC units on the Roofs being Replaced in the Summer of 2023, to Diversified Thermal Services.

**Anticipated Effect on Student Outcomes:** Implementation of Measure O Bond Capital Projects to ensure a modern, safe, and orderly environment that supports and inspires student learning.

**I. BACKGROUND:**

The District is continuing with its roof replacement project this summer. This is phase II of roof replacement project. Phase I was completed last summer. The phase II project includes many roofs that have HVAC systems that are past their useful life and these units will not be able to withstand their removal and reinstallation after the roof repairs are completed. Therefore, these HVAC units are being replaced with new units.

The project was posted to PlanetBids as, Roof HVAC Replacement Project, RFP 05-22/23 RFP 04-22/23 on 01/09/2023 and the bid deadline was 02/16/2023.

**II. STAFF ANALYSIS:**

Upon review of the responsive bidders, it is recommended that the Board award the contract to Diversified Thermal Services.

**Attachment:** Diversified Thermal Services Proposal and RFP scoring sheet

**III. FISCAL IMPACT:**

Funds not to exceed the amount of \$1,364,561.00 are available from Measure O Capital Projects Fund. This amount includes an allowance for a district-controlled contingency of \$200,000.

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

March 23, 2023

**Submitted by:**

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

**APPROVED by the Board of  
Education of the Pasadena  
Unified School District on  
the above mentioned date.**

**Funding title/code:**

**Title:** Measure O Capital Projects Fund.

**Codes:** 21.3-97094.0-00000-85000-6270-0360000 \$173,694.00 Loma Alta ES (Construction)

**Codes:** 21.3-97094.0-00000-85000-6270-0360000 \$40,000.00 Loma Alta ES (Contingency)

**Codes:** 21.3-97094.0-00000-85000-6270-0560000 \$757,114.00 Webster ES (Construction)

**Codes:** 21.3-97094.0-00000-85000-6270-0560000 \$40,000.00 Webster ES (Contingency)

**Codes:** 21.3-97094.0-00000-85000-6270-0140000 \$41,495.00 Don Benito ES (Construction)

**Codes:** 21.3-97094.0-00000-85000-6270-0140000 \$40,000.00 Don Benito ES (Contingency)

**Codes:** 21.3-97094.0-00000-85000-6270-0600000 \$109,408.00 Norma Coombs ES (Construction)

**Codes:** 21.3-97094.0-00000-85000-6270-0600000 \$40,000.00 Norma Coombs ES (Contingency)

**Codes:** 21.3-97094.0-00000-85000-6270-0840000 \$82,850.00 Pasadena HS (Construction)

**Codes:** 21.3-97094.0-00000-85000-6270-0840000 \$40,000.00 Pasadena HS (Contingency)

Approved:



Brian O. McDonald, Ed.D. Superintendent

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

APPROVED by the Board of  
Education of the Pasadena  
Unified School District on  
the above mentioned date.



# DIVERSIFIED THERMAL SERVICES

PASADENA  
UNIFIED SCHOOL DISTRICT  
351 SOUTH HUDSON AVENUE  
PASADENA, CA 9169

ROOF HVAC REPLACEMENT PROJECT  
BID NO. 05-22/23

Loma Alta ES, Webster ES, Norma Coombs ES, Don  
Benito ES, Pasadena HS

---

DATE

16 FEBRUARY 2023

PROPOSED BY

Rey Agustin & Robert Lowman  
ACCOUNT MANAGERS

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## LETTER OF INTEREST

### IN THIS SECTION:

- LETTER OF INTEREST
- DTS BID CONTACT LIST

SECTION  
A

## (1.0) Cover Letter / Letter of Interest

February 16, 2023

Pasadena Unified School District  
351 S Hudson Ave  
Pasadena, CA 9169  
Attn: Don Cristobal, Project Manager

Project Name: Bid No. 05-22/23 Roof HVAC Replacement Project

Dear Mr. Cristobal,

Diversified Thermal Services (DTS) is pleased to provide this formal response to the Pasadena Unified School District's HVAC Replacement request for proposal. Our goal is to provide you with a comprehensive, well-designed HVAC Replacement solution to upgrade the comfort and safety of the students, staff and visitors to the Five Schools indicated in this project. In addition, DTS stands ready to meet the challenges the District is facing to perform this project in conjunction with major roof upgrades.

We ask that you provide additional considerations when reviewing our team's References and Relevant Experience History. We believe Diversified Thermal Services is ahead of the competition as it relates to the development and execution of such a project.

We have also expanded our relationship with some districts by offering a Student Internship HVAC program. The opportunity to educate students on the merits of pursuing a career in the HVAC industry has been a rewarding endeavor. Please refer to section 5.0 for details.

Our team is not only well educated in the criteria in which the Pasadena Unified School District's HVAC Roof Replacement Project is based on, we also greatly appreciate the level of detail and hard work that the District put into the development of this RFP. Much like the District, Diversified Thermal Services has taken a very meticulous approach to building this response and we look forward to receiving your feedback.

Thank you for your consideration,

Diversified Thermal Services, Inc.

## (1.1) Contact Information

DTS Contact Information	DTS Authorized Signees
Rey Agustin, Account Manager (714) 392-1442 reya@dthermal.net	Craig Steinmetz, CEO & President (714) 632-7401 craigs@dthermal.net
Robert Lowman, Account Manager (714) 351-9384 robertl@dthermal.net	Matt Morgan, Vice President Sales (714) 632-7401 brians@dthermal.net

## FIRM INFORMATION

### IN THIS SECTION:

- QUALIFICATION OF FIRM
  - ❖ DESCRIPTION & HISTORY
  - ❖ PHILOSOPHY
  - ❖ CA CONTRACTOR'S LICENSE
  - ❖ DIR
  - ❖ EIN
  - ❖ EVIDENCE OF COVERAGE
  - ❖ BONDING LETTER
  - ❖ EMR MOD RATE
- PROVIDER QUALIFICATIONS
  - ❖ STAFFING
  - ❖ EMPLOYEE TRAINING
- ORGANIZATIONAL CHARTS
  - ❖ EXECUTIVE TEAM
  - ❖ CONSTRUCTION TEAM
- TEAM QUALIFICATIONS
  - ❖ CONSTRUCTION TEAM

SECTION  
B



## (2.0) Corporate Summary

### (2.1) Qualification of Firm

Diversified Thermal Services, Inc. (DTS) is pleased to submit a bid for the 05-22/23 Roof HVAC Replacement Project at Five (5) Schools for the Pasadena Unified School District. Contact information for the bid/project can be located in Section 1.1.

DTS brings over 25 years of experience with both public and private K-12 schools, as well as higher education institutions.

### (2.2) Corporate Description & History

Established in 1990 with over 30 years of mechanical construction and retrofit services, Diversified Thermal Services, Inc. has established itself among the premier mechanical and automation contractors in the Pacific Southwest. DTS is a leading provider of HVAC solutions and prides itself on being a “single source” provider for turnkey installations of HVAC/R and Building Automation systems. Diversified Thermal Services was established in 1990 by founder Craig Steinmetz with an emphasis on the commercial and industrial HVAC/R industry. DTS is owned by Service Logic and continues to uphold the standards and ethics established by DTS, as well as being held to our parent company’s high level of service. Our firm is a California based Corporation. Diversified Thermal Services is signatory to the Steam-Refrigeration-Air Conditioning-Pipefitters Local Union 250. We currently employ over 160 talented industry professionals providing quality services to our customers and their facilities.

The foundation of Diversified Thermal Services success has been realized through our distinguished product offerings, professional staff, and a mission to make customers for life. We believe in a top-down approach to operating our business and employ only talented professionals that maintain innovative mindsets, creativity, and have industry expertise that can be utilized to provide our customers with an exceptional customer experience, today and into the future.

### (2.3) Diversified Thermal Services’ Philosophy

Our objective for executing the proposed program is to provide Roof HVAC Replacement Project with the highest caliber service and expertise that delivers high quality standards set forth by the RFP. In response to this proposal, our team kept the following priorities in mind:

- ❖ District’s Scope of Work & Safety Requirements
- ❖ Mechanical Equipment Functionality and Efficiency
- ❖ Provisions of Available Resources for a Successful Service Execution
- ❖ Client Expectations Relating to Service Execution
- ❖ Project Approach & Execution Plan
- ❖ Sub-Contractor Competency
- ❖ Additional Value-Add Opportunities
- ❖ Overall Project Cost

Our mission is to create customers for life through exceptional customer service and satisfaction by implementing safe, innovative, and efficient HVAC solutions and services. We actively promote professionalism and unparalleled quality, by empowering our people to deliver a premier product that adds value and longevity to our Customer's infrastructure and assets.



## (2.4) Licenses

California Contractor's License
License # 609967 Classifications: B, C6, C20, C38 Expires: 02/28/2025

Department of Industrial Relations
DIR # 60000671 Expires: 06/30/2025

Federal Tax ID
Federal Tax ID (EIN) #: 33-0399022

(2.5) MOD Rate for the last (5) Years

**Workers Compensation History**



**MARSH & MCLENNAN  
AGENCY**

Marsh & McLennan Insurance Agency LLC  
1 Potrero Way, Suite 200  
Aliso Viejo, CA 92656  
(714) 949-0001  
MarshMMA.com  
CA Insurance Lic. #0618133

October 3, 2022

Diversified Thermal Services  
1220 North Barsten Way  
Anaheim, CA 92806

Subject: Workers' Compensation Experience Modification Rates

To Whom It May Concern:

The Workers' Compensation history for Diversified Thermal Services, Inc. is as follows:

Policy Term	Policy Number	Carrier	Experience Mod
10/1/2022-10/1/2023	WC551381705	American Zurich Ins. Co.	.78
10/1/2021-10/1/2022	WC551381704	American Zurich Ins. Co.	.63
10/1/2020-10/1/2021	WC551381703	American Zurich Ins. Co.	.72
10/1/2019-10/1/2020	WC551381702	American Zurich Ins. Co.	.75
10/1/2018 – 10/1/2019	WC551381701	Zurich American Ins. Co.	.79

**Coverage Limits:**

E.L. Each Accident                   **\$1,000,000**  
E.L. Disease – Ea Employee       **\$1,000,000**  
E.L. Disease – Policy Limit       **\$1,000,000**

Should you have any questions or need additional information, please feel free to contact our office.

Sincerely,

Brenda Marin  
Client Manager  
Marsh & McLennan Insurance Agency, LLC

WORLD CLASS LOCAL SERVICE

(2.6) Insurance – Evidence of Coverage

Insurance Coverage

ACORD		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY)																																									
		4/1/2023		12/29/2022																																									
<p>THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.</p> <p>IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).</p>																																													
<p>PRODUCER Lockton Companies 444 W. 47th Street, Suite 900 Kansas City MO 64113-1906 (816) 960-9000 lccsuz@lockton.com</p>		<p>CONTACT PHONE (Int. Sec. Ext.) FAX (Int. Sec. Ext.) E-MAIL ADDRESS</p>																																											
<p>INSURED 1517459 DIVERSIFIED THERMAL SERVICES, INC. 1220 NORTH BARSTEN WAY ANAHEIM CA 92806</p>		<p>INSURER(S) AFFORDING COVERAGE</p> <table border="1"> <thead> <tr> <th>INSURER</th> <th>NAME</th> </tr> </thead> <tbody> <tr> <td>INSURER A</td> <td>Greenwich Insurance Company</td> </tr> <tr> <td>INSURER B</td> <td>The Cincinnati Insurance Company</td> </tr> <tr> <td>INSURER C</td> <td>XL Insurance America, Inc.</td> </tr> <tr> <td>INSURER D</td> <td></td> </tr> <tr> <td>INSURER E</td> <td></td> </tr> </tbody> </table>				INSURER	NAME	INSURER A	Greenwich Insurance Company	INSURER B	The Cincinnati Insurance Company	INSURER C	XL Insurance America, Inc.	INSURER D		INSURER E																													
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<p>DESCRIPTION OF OPERATIONS, LOCATIONS, VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)</p>																																													
<p>CERTIFICATE HOLDER</p> <p>19218512 EVIDENCE OF INSURANCE</p>				<p>CANCELLATION</p> <p>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.</p> <p>AUTHORIZED REPRESENTATIVE</p> <p><i>Debra M. Givens</i></p>																																									

ACORD 25 (2016/03)

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## (2.7) Bonding Capabilities

### Surety Bonding Letter



December 27, 2022

RE: Diversified Thermal Services, LLC

To Whom It May Concern:

We understand you are considering a relationship with Diversified Thermal Services, LLC and have requested information concerning the company's surety bond program.

Harco National Insurance Company is the surety for Diversified Thermal Services, LLC. Harco is listed in the U.S. Department of Treasury's Listing of Certified Companies (Circular 570) with Treasury limits of \$67,328,000, and they are rated "A-" by A.M. Best Company, with a Financial Size Category of XI.

Harco National Insurance Company stands ready to support bid bonds, as well as performance and payment bonds for Diversified Thermal Services, LLC, as part of the Service Logic family of companies, in excess of \$15,000,000.00 for single projects, with an aggregate program of \$30,000,000.00. We would look favorably on supporting a bond at the request of our client; however, our support is conditioned upon completion of the underwriting process, including satisfactory review of contract documents, confirmation of financing and our ongoing review of the operational and financial capacity of Diversified Thermal Services, LLC.

Please understand, this letter is not to be construed as an agreement to provide bonds for any particular project, but it is offered as an indication of our past experience and confidence in Diversified Thermal Services, LLC. Any arrangement to provide final bonds is a matter between Diversified Thermal Services, LLC and their sureties and we assume no liability to third parties if we do not execute said bonds.

We highly recommend Diversified Thermal Services, LLC to you. They are well managed, financed, and truly capable of meeting your requirements. If you have any questions in regards to this letter, do not hesitate to call.

Sincerely,  
HARCO NATIONAL INSURANCE COMPANY

*Rebecca S. Leal*  
Rebecca S. Leal  
Authorized Signatory  
State of Missouri  
County of Jackson

The foregoing instrument was acknowledged before me this 27th day of December 2022, by Rebecca S. Leal, Authorized Signatory for Harco National Insurance Company.

My Commission Expires: 02/15/2024

TAHITI M. FRY  
NOTARY PUBLIC-NOTARY SEAL  
STATE OF MISSOURI  
JACKSON COUNTY  
MY COMMISSION EXPIRES 2/15/2024  
COMMISSION # 12303541

LOCKTON COMPANIES  
444 West 47th Street, Suite 900, Kansas City, MO 64112-1906

816.960.9000  
lockton.com

### (3.0) Provider Qualifications & Staffing

#### (3.1) Staffing

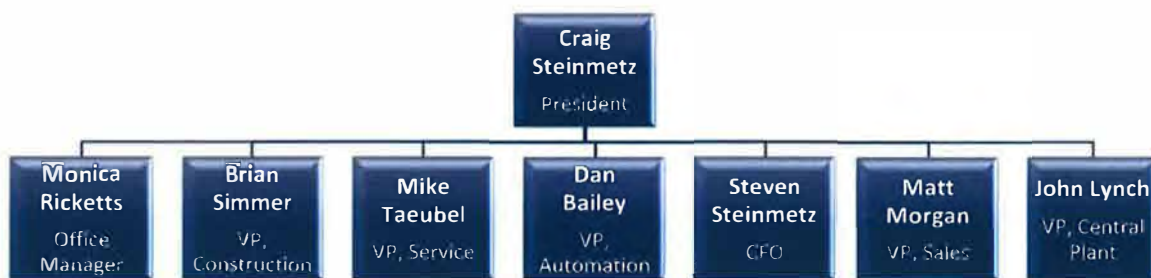
Total Amount of Active Employees: 172

Staffing Structure: Field Employees > Field Lead/Supervisor > Office Support Staff > Project Managers > Department Managers > Owner

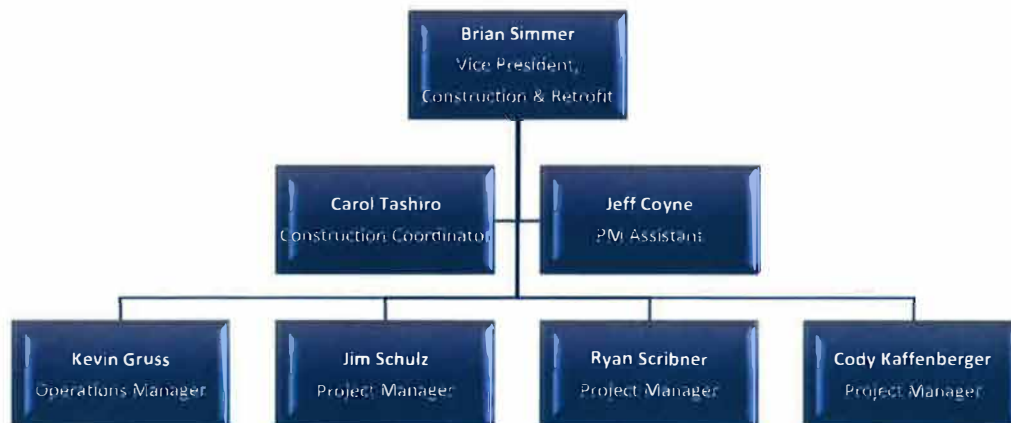
Company 2021 Revenue: \$51M

With sites in Southern California, Nevada, & Texas, Diversified Thermal Services confidently employs a depth of technicians and supporting staff to ensure that Client needs are met in a time sensitive and high-quality fashion.

#### (3.2) Executive Management Team Org Chart



#### (3.3) Construction Team Org Chart



### (3.4) Construction Team Qualifications

**Brian Simmer, Vice President Construction & Retrofit:** Mr. Simmer has over 20 years of experience in the HVAC/R industry. As a graduate of the 5-year Local Union 250 Apprenticeship Program and Cypress College HVAC/R program, he has extensive knowledge as a journeyman prior to being promoted to Construction manager. Mr. Simmer manages the system installations, process overview, verification of subcontractor performance, and equipment accuracy/delivery. His hands-on experience and system knowledge, coupled with his project design background, ensures that he gets projects completed on time and under budget.

**Kevin Gruss, Operations Manager:** Mr. Gruss is our operations manager that has been in the HVAC industry since 2008 and has experience in the field, sales, and management aspects. Kevin has extensive knowledge of K-12 projects, including DSA regulations, OSHA requirements, Safety Practices effecting Students & Staff, Ventilation Optimization, and DIR compliance. He is very detail oriented and goes above and beyond to ensure the customer is satisfied with the completed jobs. He has managed multiple Mechanical, Retro-Fit projects, and New Construction projects up to \$8.5M. He ensures the highest standard of quality work with our field crews and management process, to make sure our customers' expectations have exceeded expectations. Kevin inserts his full attention toward the customer experience and takes personal pride in every project and communication.

**Jim Schulz, Project Manager:** Mr. Schulz is our project manager that runs all larger tonnage retrofit and construction projects, including sheet metal projects and day-to-day field positions. Jim has over 20 years in the HVAC industry and takes great pride in meeting customer's expectations & time frames.

**Ryan Scribner, Project Manager:** Mr. Scribner is our Project Specialist who manages a variety of construction jobs including office build-outs, commercial refrigeration installations and commercial HVAC retrofits. Ryan has over 8 years in the HVAC Industry with an education in Construction Management, Construction Technology and Business Administration.

**Cody Kaffenberger, Project Manager:** Mr. Kaffenberger is our project manager that has been with Diversified since 2007. After showing consistent and tenacious dedication to producing results in the field, he began serving as Project Foreman in 2016. Stepping into a project manager role in 2021, he continues to demonstrate the attention to detail and pride in his work that has always kept customers satisfied. Cody enjoys building relationships with his customers and making sure they have all their wants and needs promptly addressed across the duration of his projects.

**Carol Tashiro, Coordinator:** Ms. Tashiro is our project administrator who has worked in a variety of industries such as golf, electronics, and HVAC as support to management teams since 1998. She is very organized, detail oriented, reliable, punctual, thrives on efficiency, and comfortable working in a highly busy environment. Carol is able to multitask, prioritize, and meet deadlines as needed and enjoys the customer service aspects of her position.

**Jeff Coyne, Project Manager Assistant:** Mr. Coyne is our project manager support who worked primarily in commercial property insurance, prior to HVAC. He is very meticulous, tenacious, and thrives working under pressure. Jeff shows a dedication to continually streamlining work processes and can meet deadlines as needed to ensure customer satisfaction.



## PRIOR RELEVANT EXPERIENCE

### IN THIS SECTION:

- PRIOR RELEVANT PROJECT EXPERIENCE
- COMMUNITY OUTREACH – STUDENT INTERNSHIP PROGRAM

SECTION  
C

## (4.0) Relevant Project Experience

### HVAC Projects

Diversified Thermal Services is an industry leading full-service HVAC mechanical and building automation contractor, specializing in providing turnkey facility solutions and ongoing 24/7 technical support. Our leadership team possesses over 100 years of industry knowledge with an extensive core competency covering all facets of the Mechanical Construction and Service trade. Diversified Thermal Services has the unique capability to offer a wholistic approach to assess current system conditions, diagnose the appropriate corrective measures, and provide the capital planning resources to assist the Pasadena USD team in developing a secure roadmap for the future. It is our top priority to deliver impeccable customer service and satisfaction, all the while providing reliable communication to the Pasadena USD team.

#### Buena Park Unified School District

District-Wide HVAC Replacement	
<b>Company Name</b>	Buena-Park Unified School District
<b>Jobsite Address</b>	6885 Orangethorpe Ave, Buena Park CA
<b>Telephone Number</b>	714.474.6639
<b>Reference Name(s)</b>	Tim Spencer
<b>Contract Amount</b>	\$324,925.00
<b>Year Completed</b>	2020
<b>Services Provided</b>	Remove existing HVAC Units and replace with upgraded equipment at the following elementary schools; Beatty, Corey, Emery, Whitaker, and Pasadena Unified Junior High School, and the District Office.

#### Bellflower Unified School District

HVAC Upgrades for (7) Schools	
<b>Company Name</b>	Bellflower Unified School District
<b>Jobsite Address</b>	16703 Clark Ave, Bellflower CA
<b>Telephone Number</b>	323.334.5465
<b>Reference Name(s)</b>	Mel Crow
<b>Contract Amount</b>	\$2,192,015.00
<b>Year Completed</b>	2022
<b>Services Provided</b>	HVAC Unit Replacements: Albert Baxter (15) 4-ton units, Bellflower Middle & HS (83) package units & (12) wall units, Ernie Pyle (17) package units, Washington (9) package units, Woodruff (12) package units & (9) wall units

### Alhambra Unified School District

SoCal REN HVAC and EMS Retrofit	
<b>Company Name</b>	Alhambra Unified School District
<b>Jobsite Address</b>	1515 W. Mission Rd, Alhambra CA
<b>Telephone Number</b>	626.943.6550
<b>Reference Name(s)</b>	George Murray, Assistant Superintendent of Facilities & Planning
<b>Contract Amount</b>	\$6,127,272.00
<b>Year Completed</b>	2022
<b>Services Provided</b>	Retrofit of all HVAC equipment and controls for (6) school sites

### Irvine Unified School District

Irvine Unified School District	
<b>Company Name</b>	Irvine Unified School District
<b>Business Address</b>	100 Nightmist, Irvine, CA 92618
<b>Telephone Number</b>	310.289.7530
<b>Reference Name(s)</b>	Gil Sanchez, Facilities Manager
<b>Year Completed</b>	In Progress (Since 2006)
<b>Services Provided</b>	HVAC Replacement Projects, Engineered Retrofits, Customized Preventive Maintenance, Emergency Service, Repairs

### Lake Elsinore Unified School District

Lake Elsinore Unified School District	
<b>Company Name</b>	Lake Elsinore Unified School District
<b>Business Address</b>	545 Chaney St, Lake Elsinore, CA 92530
<b>Telephone Number</b>	951.253.7030
<b>Reference Name(s)</b>	Olivia Adame, Maintenance Services
<b>Year Completed</b>	In Progress (Since 2016)
<b>Services Provided</b>	HVAC Replacement Projects, Engineered Retrofits, Customized Preventive Maintenance, Emergency Service, Repairs

## NOVA Academy

NOVA Academy	
<b>Company Name</b>	RiverRock – NOVA Academy
<b>Business Address</b>	500 W Santa Ana Blvd, Santa Ana, CA 92701
<b>Telephone Number</b>	714.689.1454
<b>Reference Name(s)</b>	Brianna McHenry, Portfolio Manager
<b>Year Completed</b>	2022 – maintenance ongoing
<b>Services Provided</b>	HVAC Replacement Projects, Engineered Retrofits, Customized Preventive Maintenance, Emergency Service, Repairs

## (5.0) Student HVAC Internship Program

While in the planning phase of a large HVAC retrofit project with Alhambra Unified School District, we became aware that the District had students that were interested in pursuing Career Technical Education (CTE) pathways. As a result of speaking with the CTE department we learned that an internship program would expose students to our industry and could pave the way for high paying, in demand jobs.

In the summer of 2022 DTS took a major leap forward by implementing a pilot HVAC internship serving CTE students within the Alhambra Unified School District. In presenting this opportunity to Alhambra USD students the CTE staff identified a greater than expected amount of interest in this internship. Diversified interviewed and selected candidates that showed proficiency and desire to learn about the engineering, construction, and management of the mechanical equipment within their district. Here they were given the opportunity to shadow the execution of a school-wide HVAC retrofit and controls project at an elementary school in their own community.

This internship program exhibited impacts in the following areas:

- Real-world job application and interview experience
- On-the-job training
- One-on-One learning opportunities
  - Mathematics
  - Geometry
  - Science/Physics
  - OSHA Safety Practices
- Hands-on construction experience
- Economic opportunity for students
- Outstanding experience on resume
- Connection to a technical career pathway
- Development of essential employment responsibilities
- Roadmap for future CTE Partnerships

As a result of this successful partnership, DTS has set aside an investment strategy to train and employ CTE students on future public construction projects.

**Please scan the QR code to view the students' reflection on their CTE Experience:**



## QUALITY CONTROLS & SAFETY PROTOCOLS

### IN THIS SECTION:

- INSPECTION AND QUALITY CONTROL PROTOCOLS
  - ❖ COMMUNICATION PROCEDURES
  - ❖ CHANGE MANAGEMENT
  - ❖ SCHEDULE MANAGEMENT
  - ❖ DOCUMENT CONTROL & QUALITY ASSURANCE
- SAFETY

SECTION  
D

## (6.0) Inspection and Quality Control Protocols

### (6.1) Project Management Approach

The department head, Brian Simmer, will have the overall authority and responsibility for managing and executing the desired goal of the project in accordance with the specified scope of work and program plans. They will ensure that all work is performed safely and in unity with the needs of the equipment and individual space requirements.

The project team will consist of personnel from the Construction Division. The Project Manager will work with all resources to plan, schedule, and perform the tasks outlined in this program to execute the HVAC & Controls Replacements.

### (6.2) Project Communications Management Plan

This Communications Management Plan sets the communications framework to complete the required preventative maintenance and system evaluation. It will serve as a guide for communications throughout the life of the program and will be updated as communication requirements change. It also includes a communications matrix which maps the communication requirements of this project, and communication conduct for meetings and other forms of communication and documentation.

The Project Manager will take the lead role in ensuring effective communications on this project. The Communications Matrix (referenced below) will be used as the guide for what information to communicate, who is to do the communicating, when to communicate it, and to whom to communicate.

#### (6.2.1) Communications Matrix

Communication	Frequency	Deliverable	Owner
Project Kickoff	Upon Execution	DTS Team Meeting	Project Manager
Progress Meeting	Weekly	In Person	Project Manager
Project Review	Monthly	Email	Project Manager
Project Closeout	Upon Completion	In Person	Project Manager

#### (6.2.2) Project Team Directory

Name	Title	Email	Phone:
Brian Simmer	Vice President, Construction	<a href="mailto:brians@dtthermal.net">brians@dtthermal.net</a>	714.319.5071
Kevin Gruss	Operations Manager	<a href="mailto:keving@dtthermal.net">keving@dtthermal.net</a>	714.822.4953
Jim Schulz	Project Manager	<a href="mailto:jims@dtthermal.net">jims@dtthermal.net</a>	714.319.3691
Ryan Scribner	Project Manager	<a href="mailto:ryans@dtthermal.net">ryans@dtthermal.net</a>	760.953.8004
Cody Kaffenberger	Project Manager	<a href="mailto:codyk@dtthermal.net">codyk@dtthermal.net</a>	714.403.7355
Carol Tashiro	Coordinator	<a href="mailto:carolt@dtthermal.net">carolt@dtthermal.net</a>	714.632.7401
Jeff Coyne	PM Assistant	<a href="mailto:jeffc@dtthermal.net">jeffc@dtthermal.net</a>	714.632.7401

### (6.3) Change Management

It is always the primary goal and objective of the entire DTS team to identify all potential challenges or alternatives upfront prior to the commencement of any contracted service. However, in the event a need to change the scope of work should be identified, the following steps comprise Diversified Thermal Services' change control process for all projects of this magnitude.



- ❖ Identify the need for a change
- ❖ Contact the District to communicate the need
- ❖ Log change in the change request register
- ❖ Conduct an evaluation of the change
- ❖ Submit the change request to Customer
- ❖ Change Control Decision by Customer
- ❖ Implement change once approved

If a change is approved by the Department, the Project Manager will update and re-baseline the project documentation as necessary as well as ensure any changes are communicated to the team and stakeholders.

#### (6.4) Schedule Management Plan

A Master Schedule will be finalized and provided to District within the first 30 days of award of contract. All phases of the project will be performed per the Engineer's recommendations, Contractor's Estimates, and local governmental requirements.

#### (6.5) Documentation and Quality Assurance Plan

All members of the DTS team are personally responsible to uphold our best practices quality management. It is imperative that the team ensures that all work is completed with highest level of quality from individual work packages to the final project deliverable. The following are the quality roles and responsibilities for all participants in the HVAC Replacements:

The District is responsible for approving all quality standards for the service. The Customer will review all project tasks and deliverables to ensure compliance with established and approved quality standards. Additionally, the Customer will sign off on the final acceptance of work completed.

The Project Manager is responsible for quality management throughout the duration of the project. The QA/QC team will assist the Project Manager by providing an initial assessment of the equipment and by making necessary recommendations on the technical workmanship of the Diversified Thermal Services Representative.

The Project Manager is responsible for implementing the Quality Management Plan as established by the RFP to ensure all tasks, processes, and documentation are compliant with the plan. The Service Manager is also responsible for communicating and tracking all quality standards to the Department and stakeholders.

The qualified team of dedicated technicians will be responsible for assisting the Project Manager in meeting all Diversified Thermal Services quality standards.

#### (6.6) Risk Management Plan

The approach for managing risks for the project includes a methodical process by which the DTS team identifies and ranks the various risks. Every effort will be made to proactively identify risks ahead of time to implement a mitigation strategy from the agreement's onset. The most likely and highest impact risks were added to the service schedule to ensure that the assigned risk managers take the necessary steps to implement the mitigation response at the appropriate time during the schedule.

Upon the completion of each phase, during the closing process, the Project Manager will analyze each risk as well as the risk management process. Based on this analysis, the Project Manager will identify any improvements that can be made to the risk management process for future RFP requests. These improvements will be captured as part of the lessons learned knowledge base.

## (6.7) Staffing Management Plan

The Project will consist of a matrix structure with work being performed internally and with carefully vetted subcontractors of the highest quality. Staffing requirements for the Project include the following:

**Department Head (2 position)** – responsible for all management for the project. The Department Head is responsible for overseeing the planning, creating, and/or managing all work activities, variances, tracking, reporting, communication, performance evaluations, staffing, and internal coordination with functional managers.

**Project Managers (8 position)** – responsible for oversight of all scheduling & on-site tasks, as well as ensuring all work is compliant with quality standards. Responsible for working with the Department Head to create work packages, manage risk, manage schedule, identify requirements, and create reports. Will coordinate with Field Technicians to receive all site reports with identified follow up. Managers will review and compile the necessary repairs/corrective actions and propose to the Client.

**Field Technicians (67 positions)** – responsible for the on-site implementation of all HVAC Preventative Maintenance and System Evaluation Project procedures. Additional responsibilities include working with the Service Manager to ensure all facets of the project are executed successfully.

## (7.0) Safety Implementation

The personal safety and health of each employee of this company is of primary importance. Prevention of occupationally induced injuries and illnesses is of such consequence that it will be given precedence over operating productivity whenever necessary. To the greatest degree possible, management will provide all necessary training for physical activities and the appropriate Personal Protective Equipment (PPE) required for personal safety and health, in keeping with the highest standards. This will be accomplished through employee orientation and ongoing training, hazard evaluations, written codes of safe practice, monthly inspections, monthly office meetings, annual drills, and scheduled audits. Employee input is essential to this program and will be the catalyst for future improvements and employee interest.

Key Areas of Focus	Safety Culture & Ideals	Safety Protocol Implementation
Leadership	Provide transparency of expectations & seek safety 1st	Create active IIPP & Confirm that program flows down
Safety Management Programs	Continuous Improvements from evidence-based studies	Pre-job safety walks and audits to prevent unsafe potentials
Employee Engagement	Active tailgate meetings & OSHA recertifications	Responsibility to abide by safety measures & report hazards
Safety Measures	Participate in Risk Mitigation	Safety education tailored to site specific hazards & evolving risks

## (7.1) Workplace & Jobsite Safety

Diversified Thermal Services, Inc. has continuously refined our safety program since 1996, based on field experience and constant updates driven by the applicable regulations. Our company has been fortunate to have experienced injury rates well below the industry average, this was not accidental but the direct result of a well written and properly implemented program. Unfortunately, our industry has the potential to expose our workforce and our clients to a very diverse mix of potential hazards. DTS commitment to identifying all potential sources of injury or illness is the cornerstone of our success. We then apply the simple but tried and true threat, risk, and vulnerability assessment to focus our safety practices where the danger lies. Our safety programs comply with both the federal and the state regulations for both the public and private sectors.

As with all new sites or major projects, our safety programs are designed as much to spot potential security and safety threats as they are to develop a common operating picture with mutual terminology. This framework is not only the basis for preventing incidents but recognizing, alerting, isolating, and properly notifying all affected and concerned parties.

This is accomplished in part through the overall structure of our program. Starting with our basic IIPP, as both the foundation for all our tasks and drills and as an umbrella over our more specific programs. Our foundation is in our General Safety Rules, Policy Statements and Codes of Safe Practice. Our Personal Protective Equipment, Hearing Loss Prevention, Hazard Communication, Electrical Safety Orders, and Fall Protection Programs all are under the IIPP umbrella intentionally designed to work together but focus select operators, when performing certain tasks towards these greater hazards. Through our training and education, we teach the principles of safety and protection, enabling the workforce to recognize and properly isolate themselves from every hazard, thus safely performing their duties.

Our IIPP program covers site surveys and job safety analysis designed to keep everyone safe but not stop necessary work or essential functions, as these stoppages can have injurious consequences of their own.

All technicians and subcontractors arriving at the job site have been trained in DTS's Personal Protective Equipment (PPE) Policy and commit to upholding the safety of the environment around them by wearing all minimum PPE (hard hat, cut resistant gloves, safety glasses, work boots), as well as task-specific PPE requirements.

DTS Project Manager(s) will perform a Job Hazard Analysis (JHA) prior to kick-off of onsite labor. JHA will accompany any site specific SDS to account for materials used during specified scope of work.

Weekly jobsite tailgate meeting, duty-specific training, and monthly safety reviews are conducted by Diversified Thermal Services Safety Team to ensure the care of the technicians and Customer. Per OSHA guidelines, safety audits are conducted to validate safety program execution.

## (7.2) COVID-19 & Infectious Disease Control

Diversified Thermal Services, Inc. has provided services to medical care providers and the medical services industry in general for decades. As a result, illness prevention has been a part of our safety plan and developed alongside our injury prevention protocol. First driven by bloodborne pathogen protections in the 1990's, then refining for vector borne disease due to West Nile Virus in 2004, and finally for Aerosolized Transmissible Disease (ATD) due to SARS in 2008, our disease prevention program has been very robust for over a decade. SARS-Covid-19 has been a tragedy which has touched too many lives; however, we firmly believe that our disease prevention plan, specifically our Covid Pandemic Response Plan, is a simple adaptation of our existing Play Book focused on ATD and complying with all the updates

to Title 8 Section 5199 since 2008. Our specifically modified Codes of Safe Practice are tailored to maximize prevention not only for our own personnel, but for our client's sites and workforce as well. This shared responsibility and respect approach brings simple to follow information and instructions, while maintaining dignity and personal productivity. We were able to roll out our Covid-19 Plan on March 20, 2020 and keep updating per CDC and State of California Guidelines. Our program's author has over 35 years in protecting first responders, especially medical teams from illness or injury in disaster response. These valuable lessons learned have been written into our plans. We do not know how much longer this pandemic will last, but we do know that our plan has the flexibility to scale up or ramp down, based on health department guidelines. We look forward to working together in protecting all we impact from this terrible disease.

## REQUIRED BID FORMS

### IN THIS SECTION:

- DESIGNATION OF SUBCONTRACTORS
- BID FORM
- CONTRACTOR'S CERTIFICATE REGARDING WORKERS COMPENSATION
- NON-COLLUSION DECLARATION
- BID BOND
- SUBSTITUTION REQUEST FORM
- ACKNOWLEDGEMENT OF BIDDING PRACTICES REGARDING INDEMNITY
- DBVE PARTICIPATION STATEMENT
- CONTRACTOR'S CERTIFICATE REGARDING DRUG-FREE WORKPLACE
- CONTRACTOR'S CERTIFICATE REGARDING ALCOHOLIC BEVERAGE AND TOBACCO-FREE CAMPUS POLICY

SECTION  
E

## **(8.0) Required Bid Submission Documents**

See below attached required bid documents



### **DESIGNATION OF SUBCONTRACTORS**

In compliance with the Subletting and Subcontracting Fair Practices Act (California Public Contract Code section 4100 et seq.) and any amendments thereof, each Bidder shall set forth below: (a) the name, license number, and location of the place of business of each subcontractor who will perform work or labor or render service to the Contractor, who will perform work or labor or work or improvement to be performed under this Contract, or a subcontractor licensed by the State of California who, under subcontract to the Contractor, specially fabricates and installs a portion of the work or improvements according to detailed Drawings contained in the Plans and Specifications in an amount in excess of one-half of one percent of the Contractor's total bid; and (b) the portion and description of the work which will be done by each subcontractor under this Act. The Contractor shall list only one subcontractor for each such portion as is defined by the Contractor in this bid. All subcontractors shall be properly licensed by the California State Licensing Board.

If a Contractor fails to specify a subcontractor, or if a Contractor specifies more than one subcontractor for the same portion of work to be performed under the Contract in excess of one-half of one percent of the Contractor's total bid, the Contractor shall be deemed to have agreed that the Contractor is fully qualified to perform that portion, and that the Contractor alone shall perform that portion.

No Contractor whose bid is accepted shall (a) substitute any subcontractor, (b) permit any subcontractor to be voluntarily assigned or transferred or allow the relevant portion of the work to be performed by anyone other than the original subcontractor listed in the original bid, or (c) sublet or subcontract any portion of the work in excess of one-half of one percent of the Contractor's total bid where the original bid did not designate a subcontractor, except as authorized in the Subletting and Subcontracting Fair Practices Act.

Subletting or subcontracting of any portion of the work in excess of one-half of one percent of the Contractor's total bid where no subcontractor was designated in the original bid shall only be permitted in cases of public emergency or necessity, and then only after a finding, reduced to writing as a public record, of the authority awarding this Contract setting forth the facts constituting the emergency or necessity.

All subcontractors (of any tier) performing any portion of the Work must comply with the Labor Code sections 1725.5 and 1771.1 and must be properly and currently registered with the California Department of Industrial Relations and qualified to perform public works pursuant to Labor Code section 1725.5 throughout the duration of the Project.

**NOTE:** If alternate bids are called for and bidder intends to use different or additional subcontractors on the alternates, a separate list of subcontractors must be provided for each such Alternate.





**DESIGNATION OF SUBCONTRACTORS FORM**

<b>Description &amp; Portion of Work</b>	<b>Name of Subcontractor</b>	<b>Location &amp; Place of Business</b>	<b>License Type and Number</b>	<b>E-Mail &amp; Telephone*</b>	<b>DIR Registration Number*</b>
Crane Lift	Crane Rental Service	1901 W. Collins Ave Orange, CA 92867	"A" #314618	(714) 412-4931 pet@cranerentalservice.com	1000009341
Air Balance	Air Management Industries, Inc.	8351 Elm Ave, Suite 102 Rancho Cucamonga, CA 91730	"C20, C61/D62, C61/D84" # 783245	(909) 945-0041	1000000491
Engineering	Advanced Engineering Solutions	3532 Katella Ave, Ste. 203 Los Alamitos, CA 90720	N/A - MEP	(714) 625-8325 mwhilton@aas_consultants.com	N/A - MEP



Description & Portion of Work	Name of Subcontractor	Location & Place of Business	License Type and Number	E-Mail & Telephone*	DIR Registration Number*

\* This information must be provided at the time of submission of bid or must be provided within 24 hours after the time set for the opening of bids. Bidders who choose to provide this information within 24 hours after the time set for the opening of bids are solely responsible to ensure the District receives this information in a timely manner. The District is not responsible for any problems or delays associated with emails, faxes, delivery, etc. Absent a verified fax or email receipt date and time by the District, the District's determination of whether the information was received timely shall govern and be determinative. Bidder shall not revise or amend any other information in this form submitted at the time of bid. The information submitted at the time of bid shall govern over any conflicts, discrepancies, ambiguities or other differences in any subsequent Subcontractor Designation Forms submitted by the bidder.

Proper Name of Bidder: Diversified Thermal Services

Date: 02/16/2023

Name: Robert Lowman & Rey Agustin

Signature of Bidder  
Representative:

Address: 1220 N. Barsten Way, Anaheim CA 92806

Phone: (714) 632-7401



**BID FORM**

**FOR**

**ROOF HVAC REPLACEMENT PROJECT**

**LOMA ALTA ES 3544 North Canon Blvd. Altadena, CA 91001**

**WEBSTER ES 2101 E Washington Blvd Pasadena, CA 91104**

**NORMA COOMBS ES 2600 Paloma St Pasadena, CA 91107**

**DON BENITO ES 743 E. Calaveras St Altadena, CA 91001**

**PASADENA HS 2925 E Sierra Madre Blvd Pasadena, CA 91107**

**Bid No. 05-22/23**

**FOR**

**PASADENA UNIFIED SCHOOL DISTRICT**

**CONTRACTOR  
NAME:**

Diversified Thermal Services

**ADDRESS:**

1220 N. Barsten Way

Anaheim, CA 92660

**TELEPHONE:**

( 714 ) 632-7401

**EMAIL**

robertl@dthermal.net, reya@dthermal.net



TO: Pasadena Unified School District, acting by and through its Governing Board, herein called "District".

1. Pursuant to and in compliance with your Notice Inviting Bids and other documents relating thereto, the undersigned bidder, having familiarized himself with the terms of the Contract, the local conditions affecting the performance of the Contract, the cost of the work at the place where the work is to be done, with the Drawings and Specifications, and other Contract Documents, hereby proposes and agrees to perform within the time stipulated, the Contract, including all of its component parts, and everything required to be performed, including its acceptance by the District, and to provide and furnish any and all labor, materials, tools, expendable equipment, and utility and transportation services necessary to perform the Contract and complete all of the Work in a workmanlike manner required in connection with the construction of:

BID NO. 05-22/23

ROOF HVAC REPLACEMENT PROJECT

in the District described above, all in strict conformance with the drawings and other Contract Documents on file at PlanetBids of said District for amounts set forth herein.

2. BIDDER ACKNOWLEDGES THE FOLLOWING ADDENDUM:

Number	Number	Number	Number	Number	Number	Number	Number
1	2						

Acknowledge the inclusion of all addenda issued prior to bid in the blanks provided above. Your failure to do so may render your bid non-responsive.

3. Bid Response by School and Total including Allowance in Words and Numerical Amount

a. Loma Alta ES

ONE HUNDRED SEVENTY THREE THOUSAND SIX HUNDRED NINETY FOUR DOLLARS

(\$ 173,694.00 )

b. Webster ES

SEVEN HUNDRED FIFTY SEVEN THOUSAND ONE HUNDRED FOURTEEN DOLLARS

(\$ \$757,114.00 )



c. Norma Coombs ES

ONE HUNDRED NINE THOUSAND FOUR HUNDRED EIGHT \_\_\_\_\_ DOLLARS

(\$ \$109,408.00 )

d. Don Benito ES

FORTY ONE THOUSAND FOUR HUNDRED NINETY FIVE \_\_\_\_\_ DOLLARS

(\$ \$41,495.00 )

e. Pasadena HS

EIGHTY TWO THOUSAND EIGHT HUNDRED FIFTY \_\_\_\_\_ DOLLARS

(\$ \$82,850.00 )

f. Allowance

Two Hundred Thousand DOLLARS

(\$ 200,000)

TOTAL CASH PURCHASE PRICE IN WORDS & NUMBERS:

(Total of items a, b, c, d, e, f above)

ONE MILLION THREE HUNDRED SIXTY FOUR THOUSAND FIVE HUNDRED SIXTY ONE \_\_\_\_\_ DOLLARS

(\$ \$1,364,561.00 )

4. Allowances: Allowances as set forth below are to be used as compensation for items as set forth by the District. The amounts listed are to be included in the base bid and shall be listed separately.

Allowance No. 1: Two Hundred Thousand Dollars (\$200,000)

5. TIME FOR COMPLETION: The District may give a notice to proceed within ninety (90) days of the award of the bid by the District. Once the Contractor has received the notice to proceed, the Contractor shall complete the work in the time specified in the Agreement. By submitting this bid, Contractor has thoroughly studied this Project and agrees that the Contract Time for this Project is adequate for the timely and proper completion of the Project. Further, Contractor has included in the analysis of the time required for this Project, Rain Days, Governmental Delays, and the requisite time to complete Punch List.



In the event that the District desires to postpone giving the notice to proceed beyond this ninety (90) day period, it is expressly understood that with reasonable notice to the Contractor, giving the notice to proceed may be postponed by the District. It is further expressly understood by the Contractor, that the Contractor shall not be entitled to any claim of additional compensation as a result of the postponement of giving the notice to proceed.

If the Contractor believes that a postponement will cause a hardship to it, the Contractor may terminate the contract with written notice to the District within ten (10) days after receipt by the Contractor of the District's notice of postponement. Should the Contractor terminate the Contract as a result of a notice of postponement, the District shall have the authority to award the Contract to the next lowest responsible bidder, if applicable.

It is understood that the District reserves the right to reject any or all bids and/or waive any irregularities or informalities in this bid or in the bid process. The Contractor understands that it may not withdraw this bid for a period of ninety (90) days after the date set for the opening of bids.

6. Attached is bid security in the amount of not less than ten percent (10%) of the bid:

Bid bond (10% of the Bid), certified check, or cashier's check (circle one)

7. The required List of Designated Subcontractors is attached hereto.

8. The required Non-Collusion Declaration is attached hereto.

9. The Substitution Request Form, if applicable, is attached hereto.

10. It is understood and agreed that if written notice of the acceptance of this bid is mailed, telegraphed, or delivered to the undersigned after the opening of the bid, and within the time this bid is required to remain open, or at any time thereafter before this bid is withdrawn, the undersigned will execute and deliver to the District a Contract in the form attached hereto in accordance with the bid as accepted, and that he or she will also furnish and deliver to the District the Performance Bond and Payment Bond, all within five (5) calendar days after award of Contract, and that the work under the Contract shall be commenced by the undersigned bidder, if awarded the Contract, by the start date provided in the District's Notice to Proceed, and shall be completed by the Contractor in the time specified in the Contract Documents.

11. The names of all persons interested in the foregoing proposal as principals are as follows:

Craig Steinmetz, President & CEO

Steven Steinmetz, CFO

(IMPORTANT NOTICE: If bidder or other interested person is a corporation, state the legal name of such corporation, as well as the names of the president, secretary, treasurer, and manager thereof; if a co-



partnership, state the true names of the firm, as well as the names of all individual co-partners comprising the firm; if bidder or other interested person is an individual, state the first and last names in full.)

12. **PROTEST PROCEDURES.** If there is a bid protest, the grounds shall be submitted as set forth in the Instructions to Bidders.

13. The undersigned bidder shall be licensed and shall provide the following California Contractor's license information:

License Number: 609967  
License Expiration Date: 02/28/2025  
Name on License: Diversified Thermal Services  
Class of License: B, C10, C20, C38  
DIR Registration Number: 1000001071

If the bidder is a joint venture, each member of the joint venture must include the above information.

14. Time is of the essence regarding this Contract, therefore, in the event the bidder to whom the Contract is awarded fails or refuses to post the required bonds and return executed copies of the Agreement form within five (5) calendar days from the date of receiving the Notice of Award, the District may declare the bidder's bid deposit or bond forfeited as damages.

15. The bidder declares that he/she has carefully examined the location of the proposed Project, that he/she has examined the Contract Documents, including the Plans, General Conditions, Supplemental Conditions, Addenda, and Specifications, all others documents and requirements that are attached to and/or contained in the Project Manual, all other documents issued to bidders and read the accompanying instructions to bidders, and hereby proposes and agrees, if this proposal is accepted, to furnish all materials and do all work required to complete the said work in accordance with the Contract Documents, in the time and manner therein prescribed for the unit cost and lump sum amounts set forth in this Bid Form.

16. **DEBARMENT.** In addition to seeking remedies for False Claims under Government Code section 12650 et seq. and Penal Code section 72, the District may debar a Contractor pursuant to Article 15 of the General Conditions if the Board, or the Board may designate a hearing officer who, in his or her discretion, finds the Contractor has done any of the following:

- a. Intentionally or with reckless disregard, violated any term of a contract with the District;
- b. Committed an act or omission which reflects on the Contractor's quality, fitness or capacity to perform work for the District;
- c. Committed an act or offense which indicates a lack of business integrity or business honesty; or





d. Made or submitted a false claim against the District or any other public entity. (See Government Code section 12650, et seq., and Penal Code section 72)

17. DESIGNATION OF SUBCONTRACTORS. In compliance with the Subletting and Subcontracting Fair Practices Act (California Public Contract Code section 4100 et seq.) and any amendments thereof, each bidder shall list subcontractors on the District's form Subcontractor list. This subcontractor list shall be submitted with the bid and is a required form

I agree to receive service of notices at the e-mail address listed below.

I the below-indicated bidder, declare under penalty of perjury that the information provided and representations made in this bid are true and correct.

Diversified Thermal Services

Proper Name of Company

Robert Lowman & Rey Agustin

Name of Bidder Representative

1220 N. Barsten Way

Street Address

Anaheim, CA 92660

City, State, and Zip

( 714 ) 632-7401

Phone Number

robertl@dthermal.net, reya@dthermal.net

E-Mail

By:

  
Signature of Bidder Representative

Date: 02/16/2023

**NOTE:** If bidder is a corporation, the legal name of the corporation shall be set forth above together with the signature of authorized officers or agents and the document shall bear the corporate seal; if bidder is a partnership, the true name of the firm shall be set forth above, together with the signature of the partner or partners authorized to sign contracts on behalf of the partnership; and if bidder is an individual, his signature shall be placed above.

All signatures must be made in permanent blue ink.



**CONTRACTOR'S CERTIFICATE REGARDING WORKERS' COMPENSATION**  
**FORM**

Labor Code section 3700 in relevant part provides:

Every employer except the State shall secure the payment of compensation in one or more of the following ways:

1. By being insured against liability to pay compensation by one or more insurers duly authorized to write compensation insurance in this State.
2. By securing from the Director of Industrial Relations a certificate of consent to self-insure, which may be given upon furnishing proof satisfactory to the Director of Industrial Relations of ability to self-insure and to pay any compensation that may become due to employees.
3. For any county, city, city and county, municipal corporation, public district, public agency, or any political subdivision of the state, including each member of a pooling arrangement under a joint exercise of powers agreement (but not the state itself), by securing from the Director of Industrial Relations a certificate of consent to self-insure against workers' compensation claims, which certificate may be given upon furnishing proof satisfactory to the director of ability to administer workers' compensation claims properly, and to pay workers' compensation claims that may become due to its employees. On or before March 31, 1979, a political subdivision of the state which, on December 31, 1978, was uninsured for its liability to pay compensation, shall file a properly completed and executed application for a certificate of consent to self-insure against workers' compensation claims. The certificate shall be issued and be subject to the provisions of Section 3702.

I am aware of the provisions of Labor Code section 3700 which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provision before commencing the performance of the work of this Contract.

\_\_\_\_\_  
(Signature)

Rey Agustin

\_\_\_\_\_  
(Print)

02/16/2023

\_\_\_\_\_  
(Date)

In accordance with Article 5 (commencing at section 1860), Chapter 1, Part 7, Division 2 of the Labor Code, the above certificate must be signed and submitted with the Contractor's bid.



### NON-COLLUSION DECLARATION

The undersigned declares:

I am the President & CEO [Title] of Diversified Thermal Services [Name of Company], the party making the foregoing bid.

The bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The bid is genuine and not collusive or sham. The bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid. The bidder has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or to refrain from bidding. The bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder. All statements contained in the bid are true. The bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof, to effectuate a collusive or sham bid, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a bidder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the bidder.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on 02/15/2023 [Date], at Anaheim [City], CA [State].

Signed:

A handwritten signature in blue ink, appearing to read "Craig J. Steinmetz", written over a horizontal line.

Typed Name: Craig J. Steinmetz



## **BID BOND FORM**

KNOW ALL MEN BY THESE PRESENT that we, the undersigned, (hereafter called "Principal"), and Harco National Insurance Company (hereafter called "Surety"), are hereby held and firmly bound unto the Pasadena Unified School District (hereafter called "District") in the sum of Ten Percent of the Amount Bid (\$10% of Amt. Bid ) for the payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, successors, and assigns.

SIGNED this 14th day of February, 2023.

The condition of the above obligation is such that whereas the Principal has submitted to the District a certain Bid, attached hereto and hereby made a part hereof, to enter into a Contract in writing for the construction of Roof HVAC Replacement Project, Bid No. 05-22/23 - Loma Alta ES, Webster ES,  
Norma Combs ES, Don Benito ES, Pasadena HS

NOW, THEREFORE,

- a. If said Bid is rejected, or
- b. If said Bid is accepted and the Principal executes and delivers a Contract or the attached Agreement form within five (5) calendar days after acceptance (properly completed in accordance with said Bid), and furnishes bonds for his faithful performance of said Contract and for payment of all persons performing labor or furnishing materials in connection therewith,

Then this obligation shall be void; otherwise, the same shall remain in force and effect.

Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of the Contract, or the call for bids, or the work to be performed thereunder, or the specifications accompanying the same, shall in anyway affect its obligation under this bond, and it does hereby waive notice of any such change, extension of time, alteration, or addition to the terms of said Contract, or the call for bids, or the work, or to the specifications.

In the event suit is brought upon this bond by the District and judgment is recovered, the Surety shall pay all costs incurred by the District in such suit, including without limitation, attorneys' fees to be fixed by the court.



IN WITNESS WHEREOF, Principal and Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, on the day and year first set forth above.

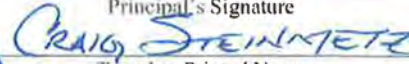
(Corporate Seal)



Diversified Thermal Services, LLC

By 1220 N. Barsten Way, Anaheim, CA 92806

Principal's Signature

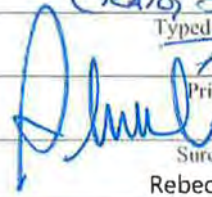


Typed or Printed Name

PRESIDENT

Principal's Title

By



Surety's Signature

Rebecca S. Leal

Typed or Printed Name

Attorney-in-Fact

Title

Harco National Insurance Company

Surety's Name

4200 Six Forks Road, Suite 1400, Raleigh, NC 27609

Surety's Address

(919) 833-1600

Surety's Phone Number

(Corporate Seal)

(Attached Attorney in Fact Certificate)



**IMPORTANT:**

Surety companies executing bonds must possess a certificate of authority from the California Insurance Commissioner authorizing them to write surety insurance defined in California Insurance Code section 105, and if the work or project is financed, in whole or in part, with federal, grant, or loan funds, it must also appear on the Treasury Department's most current list (Circular 570 as amended).

**THIS IS A REQUIRED FORM.**

Any claims under this bond may be addressed to:

(Name and Address of Surety)

George Rettig

IAT Surety

One Newark Center, 20th Floor, Newark, NJ 07102

(Name and Address of agent or representative for  
service of process in California if different from above)

Charles R. Teter

Lockton Insurance Brokers

777 S. Figueroa, 52nd Floor, Los Angeles, CA 90017

(Telephone Number of Surety and agent or  
representative for service of process in California).

Surety Phone: (973) 776-8773

Agent Phone: (213) 689-0500

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of CALIFORNIA  
 County of ORANGE  
 On FEBRUARY 15TH 2023 before me, CAROLYN TASHIRO  
 Date Here Insert Name and Title of the Officer  
 Personally appeared CRAIG J STEINMETZ  
 Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature \_\_\_\_\_  
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document Bid Bond Document Date FEBRUARY 15, 2023  
 Number of Pages 1 Signer(s) Other Than Named Above \_\_\_\_\_

Capacity(ies) Claimed by Signer(s)

Signer's Name _____ <input checked="" type="checkbox"/> Corporate Officer—Title(s) _____ <input type="checkbox"/> Partner <input type="checkbox"/> Limited <input type="checkbox"/> General <input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact <input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator <input type="checkbox"/> Other _____	Signer's Name _____ <input type="checkbox"/> Corporate Officer—Title(s) _____ <input type="checkbox"/> Partner <input type="checkbox"/> Limited <input type="checkbox"/> General <input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact <input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator <input type="checkbox"/> Other _____
Signer Is Representing _____	Signer Is Representing _____



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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

State of Missouri

County of Jackson

On February 14, 2023 before me, Tahitia M. Fry, Notary Public  
*Date Here Insert Name and Title of the Officer*

Personally appeared Rebecca S. Leal  
*Name(s) of Signer(s)*

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

TAHITIA M. FRY  
 NOTARY PUBLIC-NOTARY SEAL  
 STATE OF MISSOURI  
 JACKSON COUNTY  
 MY COMMISSION EXPIRES 2/15/2024  
 COMMISSION # 12303541

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

WITNESS my hand and official seal.

Signature [Signature]  
*Signature of Notary Public*

*Place Notary Seal Above*

**OPTIONAL**

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document \_\_\_\_\_ Document Date \_\_\_\_\_

Number of Pages \_\_\_\_\_ Signer(s) Other Than Name(s) Above \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name \_\_\_\_\_

- ☐ Corporate Officer—Title(s) \_\_\_\_\_  
☐ Partner ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other \_\_\_\_\_

Signer Is Representing \_\_\_\_\_

Signer's Name \_\_\_\_\_

- ☐ Corporate Officer—Title(s) \_\_\_\_\_  
☐ Partner ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other \_\_\_\_\_

Signer Is Representing \_\_\_\_\_

Bond # N/A

**POWER OF ATTORNEY**  
**HARCO NATIONAL INSURANCE COMPANY**  
**INTERNATIONAL FIDELITY INSURANCE COMPANY**  
Member companies of IAT Insurance Group, Headquartered: 4200 Six Forks Rd, Suite 1400, Raleigh, NC 27609

**KNOW ALL MEN BY THESE PRESENTS:** That **HARCO NATIONAL INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of Illinois, and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of New Jersey, and having their principal offices located respectively in the cities of Rolling Meadows, Illinois and Newark, New Jersey, do hereby constitute and appoint

**EVAN D. SIZEMORE, CHARISSA D. LECUYER, REBECCA S. LEAL, TAHITIA M. FRY, C. STEPHENS GRIGGS, LAUREN SCOTT, HILLARY D. SHEPARD, KELLIE A. MEYER, ERIN C. LAVIN, CHARLES R. TETER III, VERONICA LAWVER, MARY T. FLANIGAN, PATRICK T. PRIBYL, CHRISTY M. BRAILE, JEFFREY C. CAREY, DEBRA J. SCARBOROUGH**  
Kansas City, MO

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** and is granted under and by authority of the following resolution adopted by the Board of Directors of **INTERNATIONAL FIDELITY INSURANCE COMPANY** at a meeting duly held on the 13th day of December, 2018 and by the Board of Directors of **HARCO NATIONAL INSURANCE COMPANY** at a meeting held on the 13th day of December, 2018.

"RESOLVED, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** have each executed and attested these presents  
on this 31st day of December, 2021



STATE OF NEW JERSEY  
County of Essex

  
Kenneth Chapman

Executive Vice President, Harco National Insurance Company  
and International Fidelity Insurance Company

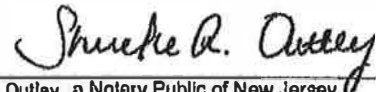
STATE OF ILLINOIS  
County of Cook



On this 31st day of December, 2021, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.



IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.



Shirelle A. Outley a Notary Public of New Jersey  
My Commission Expires April 4, 2023

**CERTIFICATION**

I, the undersigned officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day February 14, 2023



Irene Marlins, Assistant Secretary

Nº 6046

STATE OF CALIFORNIA  
DEPARTMENT OF INSURANCE  
SAN FRANCISCO

Amended

Certificate of Authority

THIS IS TO CERTIFY, That, pursuant to the Insurance Code of the State of California,

Harco National Insurance Company

of Rolling Meadows, Illinois, organized under the  
laws of Illinois, subject to its Articles of Incorporation or  
other fundamental organizational documents, is hereby authorized to transact within this State,  
subject to all provisions of this Certificate, the following classes of insurance: Fire, Marine,  
Surety, Plate Glass, Liability, Workers' Compensation, Common Carrier  
Liability, Boiler and Machinery, Burglary, Credit, Sprinkler, Team and  
Vehicle, Automobile, Aircraft, and Miscellaneous  
as such classes are now or may hereafter be defined in the Insurance Laws of the State of California.

THIS CERTIFICATE is expressly conditioned upon the holder hereof now and hereafter being in  
full compliance with all, and not in violation of any, of the applicable laws and lawful requirements  
made under authority of the laws of the State of California as long as such laws or requirements are  
in effect and applicable, and as such laws and requirements now are, or may hereafter be changed  
or amended.

IN WITNESS WHEREOF, effective as of the 31st day  
of December, 19 94, I have hereunto set  
my hand and caused my official seal to be affixed this 3rd day  
of January, 19 95.



By

John Garandadi  
Insurance Commissioner  
Victoria S. Sidbury  
Deputy

NOTICE

Qualification with the Secretary of State must be accomplished as required by the California Corporations Code promptly after issuance of this Certificate of Authority. Failure to do so will be a violation of Ins. Code Sec. 701 and will be grounds for revoking this Certificate of Authority pursuant to the covenants made in the application therefor and the conditions contained herein.



## **REQUEST FOR SUBSTITUTION AT TIME OF BID**

Pursuant to Public Contract Code section 3400, bidder submits the following request to Substitute with the bid that is submitted. I understand that if the request to substitute is not "an/or equal" or is not accepted by District and I answer "no" I will not provide the specified item, then I will be held non-responsive and my bid will be rejected. With this understanding, I hereby request Substitution of the following articles, devices, equipment, products, materials, fixtures, patented processes, forms, methods, or types of construction:

	Specification Section	Specified Item	Requested Substituted Item	Contractor Agrees to Provide Specified Item if request to Substitute is Denied <sup>1</sup> (circle one)	District Decision (circle one)
1.	N/A	N/A	N/A	Yes No	Grant Deny
2.				Yes No	Grant Deny
3.				Yes No	Grant Deny
4.				Yes No	Grant Deny
5.				Yes No	Grant Deny
6.				Yes No	Grant Deny
7.				Yes No	Grant Deny
8.				Yes No	Grant Deny
9.				Yes No	Grant Deny
10.				Yes No	Grant Deny
11.				Yes No	Grant Deny
12.				Yes No	Grant Deny

This Request Form must be accompanied by evidence as to whether the proposed Substitution (1) is equal in quality, service, and ability to the Specified Item; (2) will entail no change in detail, construction, and scheduling of related work; (3) will be acceptable in consideration of the required design and artistic

<sup>1</sup> Bidder must state whether bidder will provide the Specified Item in the event the Substitution request is evaluate and denied. If bidder states that bidder will not provide the Specified Item the denial of a request to Substitute shall result in the rejection of the bidder as non-responsive. However, if bidder states that bidder will provide the Specified Item in the event that bidder's request for Substitution is denied, bidder shall execute the Agreement and provide the Specified Item(s). If bidder refuses to execute the Agreement due to the District's decision to require the Specified Item(s) at no additional cost, bidder's Bid Bond shall be forfeited.



effect; (4) will provide no cost disadvantage to the District; (5) will require no excessive or more expensive maintenance, including adequacy and availability of replacement parts; (6) will require no change of the construction schedule or milestones for the Project; and, (7) Contractor agrees to pay for any DSA Fees or other Governmental Plan check costs associated with this Substitution Request. (See General Conditions Section 3.6)

The undersigned states that the following paragraphs are correct:

1. The proposed Substitution does not affect the dimensions shown on the Drawings.
2. The undersigned will pay for changes to the building design, including Architect, engineering, or other consultant design, detailing, DSA plan check or other governmental plan check costs, and construction costs caused by the requested substitution.
3. The proposed substitution will have no adverse effect on other trades, the Contract Time, or specified warranty requirements.
4. Maintenance and service parts will be available locally for the proposed substitution.
5. In order for the Architect to properly review the substitution request, within five (5) days following the opening of bids, the Contractor shall provide samples, test criteria, manufacturer information, and any other documents requested by Architect or Architect's engineers or consultants, including the submissions that would ordinarily be required under Article 3.7 for Shop Drawings along with a document which provides a side by side comparison of key characteristics and performance criteria (often known as a CSI side by side comparison chart).
6. If Substitution Request is accepted by the District, Contractor is still required to provide a Submittal for the substituted item pursuant to Article 3.7 and shall provide required Schedule information (including schedule fragnets, if applicable) for the substituted item as required under Article 8.3.2.1. The approval of the Architect, Engineer, or District of the substitution request does not mean that the Contractor is relieved of Contractor's responsibilities for Submittals, Shop Drawings, and schedules under Article 3.7 and 8.3.2 if the Contractor is awarded the Project.

Name of Bidder: Diversified Thermal Services

By: 

District: \_\_\_\_\_

By: \_\_\_\_\_



**ACKNOWLEDGMENT OF BIDDING PRACTICES REGARDING INDEMNITY FORM**

TO: Pasadena Unified School District

RE: Project Number 05-22/23

Construction Contract for Roof HVAC Replacement Project

Please be advised that with respect to the above-referenced Project the undersigned Contractor on behalf of itself and all subcontractors hereby waives the benefits and protection of Labor Code section 3864, which provides:

"If an action as provided in this chapter is prosecuted by the employee, the employer, or both jointly against the third person results in judgment against such third person, the employer shall have no liability to reimburse or hold such third person harmless on such judgment or settlement in the absence of a written agreement to do so executed prior to the injury."

This Agreement has been signed by an authorized representative of the contracting party and shall be binding upon its successors and assignees. The undersigned further agrees to promptly notify the District of any changes of ownership of the contracting party or any subcontractor while this Agreement is in force.

Diversified Thermal Services

Contracting Party

Rey Agustin, Account Manager

Name of Agent/Title

A handwritten signature in blue ink, appearing to read "Rey Agustin", written over a horizontal line.



**DISABLED VETERAN BUSINESS ENTERPRISE (DVBE) PARTICIPATION  
STATEMENT**

Each bidder must complete this form in order to comply with the Pasadena Unified School District ("District") policy for participation of disabled veteran business enterprises (School District projects funded in whole or in part by the State of California pursuant to the Leroy F. Greene School Facilities Act of 1998. (Education Code §17070.10, *et seq.*)

Project Name: Roof HVAC Replacement Project

Bid No.: 05/22-23

DSA No.: \_\_\_\_\_

The undersigned, on behalf of the Contractor named below, certifies that the Contractor has made reasonable efforts to secure participation by DVBE in the Contract to be awarded for the above-referenced Bid No., including participation by DVBE subcontractors and/or material suppliers. **Check only one of the following:**

- ☒ The Contractor was unable after reasonable efforts to secure DVBE participation in the Contract for the above-referenced Project/Bid No. However, the Contractor will use DVBE services if the opportunity arises at any time during construction of the Project. Upon completion of the Project, the Contractor will report to the District the total dollar amount of DVBE participation in any Contract awarded to Contractor, and in any change orders, for the above-referenced Project.
- ☐ The Contractor has secured DVBE participation in the Contract for the above referenced Project/Bid No., and anticipates that such DVBE participation will equal approximately \_\_\_\_\_ dollars (\$ \_\_\_\_\_), which represents approximately \_\_\_\_\_ percent (\_\_\_\_%) of the total Contract for such Project. Upon completion of the Project, Contractor will report to the District the actual total dollar amount of DVBE participation in the Contract awarded to Contractor, and in any change orders, for such Project

Company: Diversified Thermal Services

Name: Rey Agustin

Title: Account Manager

Signature: 

Date: 02/16/2023





## **CONTRACTOR'S CERTIFICATE REGARDING DRUG-FREE WORKPLACE**

This Drug-Free Workplace Certification form is required from all successful bidders pursuant to the requirements mandated by Government Code section 8350 et seq., the Drug-Free Workplace Act of 1990. The Drug-Free Workplace Act of 1990 requires that every person or organization awarded a contract or grant for the procurement of any property or service from any State agency must certify that it will provide a drug-free workplace by performing certain specified acts. In addition, the Act provides that each contract or grant awarded by a State agency may be subject to suspension of payments or termination of the contract or grant, and the Contractor or grantee may be subject to debarment from future contracting, if the contracting agency determines that specified acts have occurred.

Pursuant to Government Code section 8355, every person or organization awarded a contract or grant from a State agency shall certify that it will provide a drug-free workplace by doing all of the following:

1. Publishing a statement, notifying employees that the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance is prohibited in the person's or organization's workplace, and specifying actions which will be taken against employees for violations of the prohibition.
2. Establishing a drug-free awareness program to inform employees about all of the following:
  - a. The dangers of drug abuse in the workplace;
  - b. The person's or organization's policy of maintaining a drug-free workplace;
  - c. The availability of drug counseling, rehabilitation and employee-assistance programs; and
  - d. The penalties that may be imposed upon employees for drug abuse violations;
3. Requiring that each employee engaged in the performance of the contract or grant be given a copy of the statement required by subdivision (a) and that, as a condition of employment on the contract or grant, the employee agrees to abide by the terms of the statement.

I, the undersigned, agree to fulfill the terms and requirements of Government Code section 8355 listed above and will (a) publish a statement notifying employees concerning the prohibition of controlled substance at the workplace, (b) establish a drug-free awareness program, and (c) require each employee engaged in the performance of the contract be given a copy of the statement required by section 8355(a) and require such employee agree to abide by the terms of that statement.

I also understand that if the Pasadena Unified School District determines that I have either (a) made a false certification herein, or (b) violated this certification by failing to carry out the requirements of Section 8355, that the contract awarded herein is subject to termination, suspension of payments, or both. I further understand that, should I violate the terms of the Drug-Free Workplace Act of 1990, I may be subject to debarment in accordance with the requirements of Section 8350 et seq.

I acknowledge that I am aware of the provisions of Government Code section 8350 et seq. and hereby certify that I will adhere to the requirements of the Drug-Free Workplace Act of 1990.

DATE: 02/15/2023

Diversified Thermal Services

CONTRACTOR

By: 

Signature



**CONTRACTOR'S CERTIFICATE REGARDING ALCOHOLIC BEVERAGE AND  
TOBACCO-FREE CAMPUS POLICY**

The Contractor agrees that it will abide by and implement the District's Alcoholic Beverage and Tobacco-Free Campus Policy, which prohibits the use of alcoholic beverages and tobacco products, of any kind and at any time, in District owned or leased buildings, on District property and in District vehicles. The Contractor shall procure signs stating "ALCOHOLIC BEVERAGE AND TOBACCO USE IS PROHIBITED" and shall ensure that these signs are prominently displayed in all entrances to school property at all times.

DATE: 02/15/2023

Diversified Thermal Services

CONTRACTOR

By: 

Signature



**\* [End of Bid Documents to be Submitted with Bid]**

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

**Topic:** APPROVAL TO PROCEED WITH PREPARATION OF PLANNING, SCOPE DEVELOPMENT, BIDS, AND PROCUREMENT FOR THE LONGFELLOW ELEMENTARY SCHOOL SWING SPACE PROJECT

**RECOMMENDATION:** The Governing Board of The Pasadena Unified School District approval to proceed with Preparation of Planning, Scope Development, Bids, and Procurement for the Longfellow Elementary School Swing Space Project

**Anticipated Effect on Student Outcomes:** Implementation of Measure O Projects to ensure a modern, safe, and orderly environment that supports and inspires student learning.

**I. BACKGROUND:**

On September 28, 2023, Board Report (BR) 1664-F was approved to proceed with the preparation of bids and procurement for the Longfellow Elementary School Modernization Project. The current Longfellow Elementary School campus will be relocated to the Allendale Elementary School Site for the duration of the construction phase.

**II. STAFF ANALYSIS:**

Staff is seeking authorization to proceed with preparation of planning, scope development, bids, and procurement for the Longfellow Elementary School Swing Space Project.

**Attachments:** Project Request, BR 1664-F

**III. FISCAL IMPACT:**

Funds in the amount of \$2,000,000 are available in the Measure O Capital Projects Fund.

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

February 1, 2024

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

Elizabeth J. Blanco, Ed.D. Interim Superintendent

**Funding title/code:**

**Title:** Measure O Capital Projects Fund

**Code:** 21.3-97125-0-00000-85000-6276-0380000

Approved:

\_\_\_\_\_  
Elizabeth J. Blanco, Ed. D.  
Interim Superintendent

# FACILITIES DEPARTMENT

## PROPOSED PROJECT REQUEST

Attachment: BR 1706-F  
February 1, 2024



PROPOSED PROJECT TITLE	PROPOSED SCHOOL SITE	PROJECT PROPOSED ON
Swing Space for Longfellow ES	Allendale ES	November 16, 2023

### PROJECT SUMMARY:

#### BACKGROUND:

On September 28, 2023, BR 1664-F was approved to proceed with the preparation of bids and procurement for the Longfellow Elementary School Modernization Project. The current Longfellow ES campus will be relocated to the Allendale Elementary School Site (one of two designated interim housing campuses) for the duration of the construction phase (approximately 1 year).

#### PROJECT DESCRIPTION

- 1) Preparation of planning, scope development, bids, and procurement for the Longfellow ES Swing Space Project
- 2) Facility preparation including cleaning, maintenance, technology, furniture, and relocation.

#### NEXT STEPS

- Board Approval
- Project Planning and Scoping

#### PROPOSED BUDGET SOURCE: MEASURE O

TARGET MILESTONES	PLANNED	PRELIMINARY ESTIMATED COSTS	
Board Approval	Nov. 16, 2023		
Design Phase	Summer 2024	Design/Bid/Inspection	N/D
Obtain DSA Approval (if required)	N/A	Construction	\$1,800,000
Bid/Award Phase	N/A	Contingency/Other	\$200,000.
Board Approval to Award (for Contract)	N/A		
Construction Phase	May 2025	<b>TOTAL</b>	<b>\$2,000,000</b>

Michael Dobrotin  
Program Manager

Date

Manuel Carrasco  
Director Facilities, Maintenance, Operations and Transportation

Date



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

**Topic:** APPROVAL TO PROCEED WITH PREPARATION OF BIDS AND PROCUREMENT FOR THE LONGFELLOW ES MODERNIZATION PROJECT

**RECOMMENDATION: The Governing Board of the Pasadena Unified School District approves staff to proceed with preparation of Bids and Procurement for Modernization of Longfellow ES Project.**

**Anticipated Effect on Student Outcomes:** Implementation of Measure O Projects to ensure a modern, safe, and orderly environment that supports and inspires student learning.

**I. BACKGROUND:**

This project is in conjunction with the Facilities Master Plan. This project is to encapsulate the modernization of Longfellow ES. Project Description is the Modernization of the permanent facilities to include most or all the following items: new interior finishes, replacement of electrical distribution, replacement of low voltage systems (fire alarm, clock, data, wi-fi, and intercom), replacement of Heating, This project is in conjunction with the Facilities Master Plan. This project is to encapsulate the modernization of Ventilation, and Air Conditioning (HVAC) system, replacement of windows, new elevator and exterior stairs, replacement of site utilities (water, sewer, storm drain), new electrical service, accessibility upgrades to site (path of travel), renovation of restrooms, and patch, repair, paint the exterior. Project may include minor interior modifications to improve safety, circulation, and California Department of Education requirements and recommendations.

The process will begin in November of 2023 with submission to the Division of the State Architect by September 2024. Anticipate accepting bids in April of 2025 to prepare for the start of construction in June of 2025. The project is scheduled to be completed by August 2026.

The current Longfellow ES campus will be relocated to the Allendale Elementary School Site (one of two designated interim housing campuses) for the duration of the construction phase (approximately 1 year).

**II. STAFF ANALYSIS**

Staff recommends approval for the Measure O Program to proceed with the issuance of Request for Proposals procuring vendors to design and build the modernization of Longfellow ES.

**Attachment:** Measure O Bond Schedule

**APPROVED by the Board of  
Education of the Pasadena  
Unified School District on  
the above mentioned date.**



**III. FISCAL IMPACT:**

Funds required in the amount of \$37,939,627 are available in the Measure O Capital Projects Fund.

**Pasadena Unified School District**

**Board of Education Agenda**

September 28, 2023

**Submitted by:**

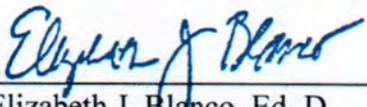
Elizabeth J. Blanco, Ed. D., Interim Superintendent

**Funding title/code:**

**Title:** Measure O Capital Projects Fund

**Codes:** 21.3-97120.0-00000-85000-XXXX-XXXXXXXX

Approved:

  
Elizabeth J. Blanco, Ed. D.  
Interim Superintendent

Originated by: Manuel Carrasco, Director of Facilities, Maintenance, Operations and Transportation

APPROVED by the Board of  
Education of the Pasadena  
Unified School District on  
the above mentioned date.



# Priorities Weighted

## (Per 08.17.2023 Board Meeting Survey Results)

Facility Condition Weight					Equity Weight					Utilization Weight					State Funding Weight					Community Weight					Measure TT Weight				
1.7	1.6	1.5	1.4	1.3	1.7	1.6	1.5	1.4	1.3	1.7	1.6	1.5	1.4	1.3	1.7	1.6	1.5	1.4	1.3	1.7	1.6	1.5	1.4	1.3	1.7	1.6	1.5	1.4	1.3
1.2	1.1	1.0	0.9	0.8	1.2	1.1	1.0	0.9	0.8	1.2	1.1	1.0	0.9	0.8	1.2	1.1	1.0	0.9	0.8	1.2	1.1	1.0	0.9	0.8	1.2	1.1	1.0	0.9	0.8
0.7	0.6	0.5	0.4	0.3	0.7	0.6	0.5	0.4	0.3	0.7	0.6	0.5	0.4	0.3	0.7	0.6	0.5	0.4	0.3	0.7	0.6	0.5	0.4	0.3	0.7	0.6	0.5	0.4	0.3

### Prioritization across Criteria

A higher score indicates the facility is in greater need compared to its peers.

Facility Name	Facility Condition Priority	Equity Priority	Utilization Priority	State Funding Priority	Community Priority	Measure TT Priority	Grand Total Priority Score
John Muir High	19.20	19.80	14.30	19.00	1.00	2.7	76.00
Madison Elementary	18.00	23.10	11.00	11.00	1.00	11.7	75.80
Longfellow Elementary	12.00	16.50	12.10	15.00	1.00	15.3	71.90
Pasadena High	16.80	17.60	9.90	21.00	1.00	3.6	69.90
San Rafael Elementary	25.20	2.20	17.60	4.00	1.00	18.0	68.00
Marshall Fundamental	4.80	14.30	20.90	20.00	1.00	6.3	67.30
Webster Elementary	24.00	12.10	4.40	8.00	1.00	17.1	66.60
Don Benito Fundamental	20.40	6.60	5.50	13.00	1.00	18.9	65.40
Field Elementary	21.60	3.30	13.20	10.00	1.00	16.2	65.30
Octavia E. Butler Magnet	14.40	22.00	3.30	17.00	1.00	7.2	64.90
Flint Arts Magnet Academy	13.20	20.00	1.10	16.00	1.00	0.0	62.10



Facility Name	Facility Condition Priority	Equity Priority	Utilization Priority	State Funding Priority	Community Priority	Measure TT Priority	Grand Total Priority Score
John Muir High	19.20	19.80	14.30	19.00	1.00	2.7	76.00
Madison Elementary	18.00	23.10	11.00	11.00	1.00	11.7	75.80
Longfellow Elementary	12.00	16.50	12.10	15.00	1.00	15.3	71.90
Pasadena High	16.80	17.60	9.90	21.00	1.00	3.6	69.90
San Rafael Elementary	25.20	2.20	17.60	4.00	1.00	18.0	68.00
Marshall Fundamental	4.80	14.30	20.90	20.00	1.00	6.3	67.30
Webster Elementary	24.00	12.10	4.40	8.00	1.00	17.1	66.60
Don Benito Fundamental	20.40	6.60	5.50	13.00	1.00	18.9	65.40
Field Elementary	21.60	3.30	13.20	10.00	1.00	16.2	65.30
Octavia E. Butler Magnet	14.40	22.00	3.30	17.00	1.00	7.2	64.90
Elliott Arts Magnet Academy	15.20	20.90	1.10	10.00	1.00	9.9	62.10
Willard Elementary	15.60	11.00	8.80	14.00	1.00	10.8	61.20
Blair High School (6-12)	10.80	9.90	19.80	18.00	1.00	0.9	60.40
Sierra Madre Elementary	7.20	1.10	22.00	12.00	1.00	13.5	56.80
Norma Coombs Elementary	22.80	13.20	6.60	5.00	1.00	8.1	56.70
Jackson STEM Dual Language Magnet Academy	6.00	7.70	18.70	7.00	1.00	12.6	53.00
Hamilton Elementary	8.40	5.50	15.40	6.00	1.00	14.4	50.70
Altadena Arts Magnet	1.20	8.80	16.50	9.00	1.00	9.0	45.50
Washington Elementary STEM Magnet	9.60	18.70	2.20	1.00	1.00	5.4	37.90
Sierra Madre Middle	2.40	4.40	23.10	3.00	1.00	1.8	35.70
McKinley School	3.60	15.40	7.70	2.00	1.00	4.5	34.20



Modernization or Designated Project



Summer Projects (Utility Replacement, Electrical Upgrade, Restroom Remodels)



# Pasadena Unified School District

## Measure O Bond Program - Project Schedule

FISCAL YEAR 2024	TOTAL PROJECT COSTS	SFC FUNDING	DISTRICT COST	AMOUNT THIS FISCAL YEAR
<b>Major Project Starts</b>				
Madison Elementary School	\$ 34,412,984	\$ 5,449,842	\$ 28,963,142	\$ 6,882,597
Longfellow Elementary School	\$ 37,939,627	\$ 7,303,419	\$ 30,636,208	\$ 7,587,925
John Muir High School	\$ 51,588,682	\$ 17,666,303	\$ 33,922,379	\$ 10,317,736
<b>Summer Projects</b>				
Elliot Arts Magnet Academy	\$ 6,494,492	\$ 3,896,695	\$ 2,597,797	\$ 6,494,492
Willard Elementary School	\$ 4,729,215	\$ 2,837,529	\$ 1,891,686	\$ 4,729,215
Sierra Madre Elementary	\$ 4,890,617	\$ 2,934,370	\$ 1,956,247	\$ 4,890,617
<b>Maintenance Projects</b>				
XXXX				
XXXX				
<b>Other Projects</b>				
Interim Housing Campus 1	\$ 2,000,000		\$ 2,000,000	\$ 2,000,000
Interim Housing Campus 2	\$ 2,000,000		\$ 2,000,000	\$ 2,000,000
<b>TOTAL FISCAL YEAR 2024</b>		<b>\$ 40,088,158</b>		<b>\$ 44,902,583</b>



<b>FISCAL YEAR 2025</b>	<b>TOTAL PROJECT COST</b>	<b>SFC FUNDING</b>	<b>DISTRICT COST</b>	<b>AMOUNT THIS FISCAL YEAR</b>
<b>Major Project Starts</b>				
San Rafael Elementary School	\$ 35,247,850	\$ 3,857,497	\$ 31,390,353	\$ 7,049,570
Webster Elementary School	\$ 29,941,071	\$ 5,180,141	\$ 24,760,930	\$ 5,988,214
Pasadena High School	\$ 21,746,338	\$ 13,047,803	\$ 8,698,535	\$ 4,349,268
<b>Major Projects Continued</b>				
Madison Elementary School	\$ 34,412,983		\$ 34,412,983	\$ 27,530,387
Longfellow Elementary School	\$ 37,939,627		\$ 37,939,627	\$ 30,351,702
John Muir High School	\$ 51,588,682		\$ 51,588,682	\$ 41,270,946
<b>Summer Projects</b>				
Norma Coombs Elementary School	\$ 2,887,223	\$ 1,732,334	\$ 1,154,889	\$ 2,887,223
Jackson STEM	\$ 4,627,837	\$ 2,776,702	\$ 1,851,135	\$ 4,627,837
Hamilton Elementary School	\$ 4,921,488	\$ 2,952,893	\$ 1,968,595	\$ 4,921,488
<b>Maintenance Projects</b>				
XXXX				
XXXX				
<b>Other Projects</b>				
Interim Housing Campus 1	\$ 1,000,000			\$ 1,000,000
Interim Housing Campus 2	\$ 1,000,000			\$ 1,000,000
<b>TOTAL FISCAL YEAR 2025</b>		<b>\$ 29,547,370</b>		<b>\$ 130,976,634</b>



<b>FISCAL YEAR 2026</b>	<b>TOTAL PROJECT COST</b>	<b>SFC FUNDING</b>	<b>DISTRICT COST</b>	<b>AMOUNT THIS FISCAL YEAR</b>
<b>Major Project Starts</b>				
Don Bonito Elementary School	\$ 24,170,478	\$ 5,786,325	\$ 18,384,153	\$ 4,834,096
Field Elementary School	\$ 25,158,722	\$ 5,294,779	\$ 19,863,943	\$ 5,031,744
<b>Major Projects Continued</b>				
San Rafael Elementary School	\$ 35,247,850		\$ 35,247,850	\$ 28,198,280
Webster Elementary School	\$ 29,941,071		\$ 29,941,071	\$ 23,952,857
Pasadena High School	\$ 21,746,338		\$ 21,746,338	\$ 17,397,070
<b>Summer Projects</b>				
Marshall Fundamental	\$ 30,426,707	\$ 18,256,024	\$ 12,170,683	\$ 30,426,707
Altadena Arts Magnet	\$ 4,931,092	\$ 2,958,655	\$ 1,972,437	\$ 4,931,092
Washington Elementary STEM	\$ 4,499,255		\$ 4,499,255	\$ 4,499,255
<b>Maintenance Projects</b>				
xxxx				
xxxx				
<b>Other Projects</b>				
Interim Housing Campus 1	\$ 1,000,000			\$ 1,000,000
Interim Housing Campus 2	\$ 1,000,000			\$ 1,000,000
<b>TOTAL FISCAL YEAR 2026</b>		<b>\$ 32,295,783</b>		<b>\$ 121,271,101</b>



<b>FISCAL YEAR 2027</b>	<b>TOTAL PROJECT COST</b>	<b>SFC FUNDING</b>	<b>DISTRICT COST</b>	<b>AMOUNT THIS FISCAL YEAR</b>
<b>Major Project Starts</b>				
Octavia El Butler Magnet	\$ 59,611,243	\$ 11,875,257	\$ 47,735,986	\$ 11,922,249
Blair High School	\$ 37,484,509	\$ 14,269,153	\$ 23,215,356	\$ 7,496,902
<b>Major Projects Continued</b>				
Don Bonito Elementary School	\$ 24,170,478		\$ 24,170,478	\$ 19,336,382
Field Elementary School	\$ 25,158,722	\$ 5,294,779	\$ 19,863,943	\$ 20,126,978
<b>Summer Projects</b>				
McKinley K-8	\$ 6,081,415		\$ 6,081,415	\$ 6,081,415
<b>Maintenance Projects</b>				
XXXX				
XXXX				
<b>Other Projects</b>				
Interim Housing Campus a	\$ 1,000,000			\$ 1,000,000
Interim Housing Campus 2	\$ 1,000,000			\$ 1,000,000
<b>TOTAL FISCAL YEAR 2027</b>		<b>\$ 31,439,189</b>		<b>\$ 66,963,925</b>

<b>FISCAL YEAR 2028</b>	<b>TOTAL PROJECT COST</b>	<b>SFC FUNDING</b>	<b>DISTRICT COST</b>	<b>AMOUNT THIS FISCAL YEAR</b>
<b>Major Project Starts</b>				
<b>Major Projects Continued</b>				
Octavia Butler Magnet	\$ 59,611,243		\$ 59,611,243	\$ 47,688,994
Blair High School	\$ 37,484,509	\$ 14,269,153	\$ 23,215,356	\$ 29,987,607
<b>Summer Projects</b>				
<b>Maintenance Projects</b>				
XXXX				
XXXX				
<b>Other Projects</b>				
Interim Housing Campus 1	\$ 1,000,000			\$ 1,000,000
Interim Housing Campus 2				
<b>TOTAL FISCAL YEAR 2028</b>		<b>\$ 14,269,153</b>		<b>\$ 78,676,602</b>
<b>TOTAL</b>		<b>\$ 147,639,653</b>		<b>\$ 442,790,845</b>





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

**Topic:** APPROVAL TO PROCEED WITH PREPARATION OF PLANNING, SCOPE DEVELOPMENT, BIDS AND PROCUREMENT FOR THE MADISON ELEMENTARY SCHOOL SWING SPACE PROJECT

**RECOMMENDATION: The Governing Board Of The Pasadena Unified School District approval to proceed with Preparation of Planning, Scope Development, Bids and Procurement for the Madison Elementary School Swing Space Project.**

**Anticipated Effect on Student Outcomes:** Implementation of Measure O Projects to ensure a modern, safe, and orderly environment that supports and inspires student learning.

**I. BACKGROUND:**

On September 28, 2023, Board Report (BR) 1663-F was approved to proceed with the preparation of bids and procurement for the Madison Elementary School Modernization Project. The current Madison Elementary School campus will be relocated to the Franklin Elementary School Site for the duration of the construction phase.

**II. STAFF ANALYSIS:**

Staff is seeking authorization to proceed with preparation of planning, scope development, bids, and procurement for the Madison Elementary School Swing Space Project.

**Attachments:** Project Request, BR 1663-F

**III. FISCAL IMPACT:**

Funds in the amount of \$2,000,000 are available in the Measure O Capital Projects Fund.

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

February 1, 2024

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

Elizabeth J. Blanco, Ed.D. Interim Superintendent

**Funding title/code:**

**Title:** Measure O Capital Projects Fund

**Code:** 21.3-97127-0-00000-85000-6276-0400000

Approved:

\_\_\_\_\_  
Elizabeth J. Blanco, Ed. D.  
Interim Superintendent

# FACILITIES DEPARTMENT PROPOSED PROJECT REQUEST

Attachment: BR 1707-F  
February 1, 2024



PROPOSED PROJECT TITLE	PROPOSED SCHOOL SITE	PROJECT PROPOSED ON
Swing Space for Madison ES	Franklin ES	November 16, 2023

## PROJECT SUMMARY:

### BACKGROUND:

On September 28, 2023, BR 1663-F was approved to proceed with the preparation of bids and procurement for the Madison Elementary School Modernization Project. The current Madison ES campus will be relocated to the Franklin Elementary School Site (one of two designated interim housing campuses) for the duration of the construction phase (approximately 1 year).

### PROJECT DESCRIPTION

- 1) Preparation of planning, scope development, bids, and procurement for the Madison ES Swing Space Project
- 2) Facility preparation including cleaning, maintenance, technology, furniture, and relocation.

### NEXT STEPS

Board Approval  
Project Planning and Scoping

### PROPOSED BUDGET SOURCE: MEASURE O

TARGET MILESTONES	PLANNED	PRELIMINARY ESTIMATED COSTS	
Board Approval	Nov. 16, 2023		
Design Phase	Summer 2024	Design/Bid/Inspection	N/D
Obtain DSA Approval (if required)	N/A	Construction	\$1,800,000
Bid/Award Phase	N/A	Contingency/Other	\$200,000.
Board Approval to Award (for Contract)	N/A		
Construction Phase	May 2025	<b>TOTAL</b>	<b>\$2,000,000</b>

Michael Dobrotin  
Program Manager

Date

Manuel Carrasco  
Director Facilities, Maintenance, Operations and Transportation

Date



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

**Topic:** APPROVAL TO PROCEED WITH PREPARATION OF BIDS AND PROCUREMENT FOR THE MADISON ES MODERNIZATION PROJECT

**RECOMMENDATION: The Governing Board of the Pasadena Unified School District approves staff to proceed with preparation of Bids and Procurement for the Madison ES Modernization Project.**

**Anticipated Effect on Student Outcomes:** Implementation of Measure O Projects to ensure a modern, safe, and orderly environment that supports and inspires student learning.

**I. BACKGROUND:**

This project is in conjunction with the Facilities Master Plan. This project is to encapsulate the modernization of Madison ES. Project Description is the modernization of the permanent facilities to include most or all the following items: new interior finishes, replacement of electrical distribution, replacement of low voltage systems (fire alarm, clock, data, wi-fi, and intercom), replacement of Heating, Ventilation, and Air Conditioning (HVAC) system, replacement of windows, new elevator and exterior stairs, replacement of site utilities (water, sewer, storm drain), new electrical service, accessibility upgrades to site (path of travel), renovation of restrooms, patch, repair, paint exterior. The project may include minor interior modifications to improve safety, circulation, and California Department of Education requirements and recommendations.

The process will begin in November of 2023 with submission to the Division of the State Architect by September 2024. Anticipate accepting bids in April of 2025 to prepare for the start of construction in June of 2025. The project is scheduled to be completed by August 2026.

The current Madison ES campus will be relocated to the Franklin Elementary School Site for the duration of the construction phase (approximately 1 year).

**II. STAFF ANALYSIS**

Staff recommends approval for the Measure O Program to proceed with the issuance of Request for Proposals procuring vendors to design and build the modernization of Madison ES.

**Attachment:** Measure O Bond Schedule

**III. FISCAL IMPACT:**

Funds required in the amount of \$34,412,984 are available in the Measure O Capital Projects Fund.

**APPROVED** by the Board of Education of the Pasadena Unified School District on the above mentioned date.

**Pasadena Unified School District**

**Board of Education Agenda**

September 28, 2023

Submitted by: 

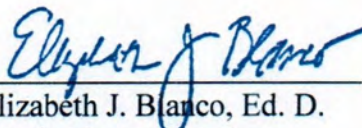
Elizabeth J. Blanco, Ed. D., Interim Superintendent

**Funding title/code:**

**Title:** Measure O Capital Projects Fund

**Codes:** 21.3-97120.0-00000-85000-XXXX-XXXXXXXX

Approved:

  
Elizabeth J. Blanco, Ed. D.  
Interim Superintendent

Originated by: Manuel Carrasco, Director of Facilities, Maintenance, Operations and Transportation

APPROVED by the Board of  
Education of the Pasadena  
Unified School District on  
the above mentioned date.



# Priorities Weighted

## (Per 08.17.2023 Board Meeting Survey Results)

Facility Condition Weight					Equity Weight					Utilization Weight					State Funding Weight					Community Weight					Measure TT Weight				
1.7	1.6	1.5	1.4	1.3	1.7	1.6	1.5	1.4	1.3	1.7	1.6	1.5	1.4	1.3	1.7	1.6	1.5	1.4	1.3	1.7	1.6	1.5	1.4	1.3	1.7	1.6	1.5	1.4	1.3
1.2	1.1	1.0	0.9	0.8	1.2	1.1	1.0	0.9	0.8	1.2	1.1	1.0	0.9	0.8	1.2	1.1	1.0	0.9	0.8	1.2	1.1	1.0	0.9	0.8	1.2	1.1	1.0	0.9	0.8
0.7	0.6	0.5	0.4	0.3	0.7	0.6	0.5	0.4	0.3	0.7	0.6	0.5	0.4	0.3	0.7	0.6	0.5	0.4	0.3	0.7	0.6	0.5	0.4	0.3	0.7	0.6	0.5	0.4	0.3

### Prioritization across Criteria

A higher score indicates the facility is in greater need compared to its peers.

Facility Name	Facility Condition Priority	Equity Priority	Utilization Priority	State Funding Priority	Community Priority	Measure TT Priority	Grand Total Priority Score
John Muir High	19.20	19.80	14.30	19.00	1.00	2.7	76.00
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Pasadena High	16.80	17.60	9.90	21.00	1.00	3.6	69.90
San Rafael Elementary	25.20	2.20	17.60	4.00	1.00	18.0	68.00
Marshall Fundamental	4.80	14.30	20.90	20.00	1.00	6.3	67.30
Webster Elementary	24.00	12.10	4.40	8.00	1.00	17.1	66.60
Don Benito Fundamental	20.40	6.60	5.50	13.00	1.00	18.9	65.40
Field Elementary	21.60	3.30	13.20	10.00	1.00	16.2	65.30
Octavia E. Butler Magnet	14.40	22.00	3.30	17.00	1.00	7.2	64.90
Flint Arts Magnet Academy	13.20	20.00	1.10	16.00	1.00	0.0	62.10



Facility Name	Facility Condition Priority	Equity Priority	Utilization Priority	State Funding Priority	Community Priority	Measure TT Priority	Grand Total Priority Score
John Muir High	19.20	19.80	14.30	19.00	1.00	2.7	76.00
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Pasadena High	16.80	17.60	9.90	21.00	1.00	3.6	69.90
San Rafael Elementary	25.20	2.20	17.60	4.00	1.00	18.0	68.00
Marshall Fundamental	4.80	14.30	20.90	20.00	1.00	6.3	67.30
Webster Elementary	24.00	12.10	4.40	8.00	1.00	17.1	66.60
Don Benito Fundamental	20.40	6.60	5.50	13.00	1.00	18.9	65.40
Field Elementary	21.60	3.30	13.20	10.00	1.00	16.2	65.30
Octavia E. Butler Magnet	14.40	22.00	3.30	17.00	1.00	7.2	64.90
Elliott Arts Magnet Academy	15.20	20.90	1.10	10.00	1.00	9.9	62.10
Willard Elementary	15.60	11.00	8.80	14.00	1.00	10.8	61.20
Blair High School (6-12)	10.80	9.90	19.80	18.00	1.00	0.9	60.40
Sierra Madre Elementary	7.20	1.10	22.00	12.00	1.00	13.5	56.80
Norma Coombs Elementary	22.80	13.20	6.60	5.00	1.00	8.1	56.70
Jackson STEM Dual Language Magnet Academy	6.00	7.70	18.70	7.00	1.00	12.6	53.00
Hamilton Elementary	8.40	5.50	15.40	6.00	1.00	14.4	50.70
Altadena Arts Magnet	1.20	8.80	16.50	9.00	1.00	9.0	45.50
Washington Elementary STEM Magnet	9.60	18.70	2.20	1.00	1.00	5.4	37.90
Sierra Madre Middle	2.40	4.40	23.10	3.00	1.00	1.8	35.70
McKinley School	3.60	15.40	7.70	2.00	1.00	4.5	34.20



Modernization or Designated Project



Summer Projects (Utility Replacement, Electrical Upgrade, Restroom Remodels)





# Pasadena Unified School District

## Measure O Bond Program - Project Schedule

FISCAL YEAR 2024	TOTAL PROJECT COSTS	SFC FUNDING	DISTRICT COST	AMOUNT THIS FISCAL YEAR
<b>Major Project Starts</b>				
Madison Elementary School	\$ 34,412,984	\$ 5,449,842	\$ 28,963,142	\$ 6,882,597
Longfellow Elementary School	\$ 37,939,627	\$ 7,303,419	\$ 30,636,208	\$ 7,587,925
John Muir High School	\$ 51,588,682	\$ 17,666,303	\$ 33,922,379	\$ 10,317,736
<b>Summer Projects</b>				
Elliot Arts Magnet Academy	\$ 6,494,492	\$ 3,896,695	\$ 2,597,797	\$ 6,494,492
Willard Elementary School	\$ 4,729,215	\$ 2,837,529	\$ 1,891,686	\$ 4,729,215
Sierra Madre Elementary	\$ 4,890,617	\$ 2,934,370	\$ 1,956,247	\$ 4,890,617
<b>Maintenance Projects</b>				
XXXX				
XXXX				
<b>Other Projects</b>				
Interim Housing Campus 1	\$ 2,000,000		\$ 2,000,000	\$ 2,000,000
Interim Housing Campus 2	\$ 2,000,000		\$ 2,000,000	\$ 2,000,000
<b>TOTAL FISCAL YEAR 2024</b>		<b>\$ 40,088,158</b>		<b>\$ 44,902,583</b>



<b>FISCAL YEAR 2025</b>	<b>TOTAL PROJECT COST</b>	<b>SFC FUNDING</b>	<b>DISTRICT COST</b>	<b>AMOUNT THIS FISCAL YEAR</b>
<b>Major Project Starts</b>				
San Rafael Elementary School	\$ 35,247,850	\$ 3,857,497	\$ 31,390,353	\$ 7,049,570
Webster Elementary School	\$ 29,941,071	\$ 5,180,141	\$ 24,760,930	\$ 5,988,214
Pasadena High School	\$ 21,746,338	\$ 13,047,803	\$ 8,698,535	\$ 4,349,268
<b>Major Projects Continued</b>				
Madison Elementary School	\$ 34,412,983		\$ 34,412,983	\$ 27,530,387
Longfellow Elementary School	\$ 37,939,627		\$ 37,939,627	\$ 30,351,702
John Muir High School	\$ 51,588,682		\$ 51,588,682	\$ 41,270,946
<b>Summer Projects</b>				
Norma Coombs Elementary School	\$ 2,887,223	\$ 1,732,334	\$ 1,154,889	\$ 2,887,223
Jackson STEM	\$ 4,627,837	\$ 2,776,702	\$ 1,851,135	\$ 4,627,837
Hamilton Elementary School	\$ 4,921,488	\$ 2,952,893	\$ 1,968,595	\$ 4,921,488
<b>Maintenance Projects</b>				
XXXX				
XXXX				
<b>Other Projects</b>				
Interim Housing Campus 1	\$ 1,000,000			\$ 1,000,000
Interim Housing Campus 2	\$ 1,000,000			\$ 1,000,000
<b>TOTAL FISCAL YEAR 2025</b>		<b>\$ 29,547,370</b>		<b>\$ 130,976,634</b>



<b>FISCAL YEAR 2026</b>	<b>TOTAL PROJECT COST</b>	<b>SFC FUNDING</b>	<b>DISTRICT COST</b>	<b>AMOUNT THIS FISCAL YEAR</b>
<b>Major Project Starts</b>				
Don Bonito Elementary School	\$ 24,170,478	\$ 5,786,325	\$ 18,384,153	\$ 4,834,096
Field Elementary School	\$ 25,158,722	\$ 5,294,779	\$ 19,863,943	\$ 5,031,744
<b>Major Projects Continued</b>				
San Rafael Elementary School	\$ 35,247,850		\$ 35,247,850	\$ 28,198,280
Webster Elementary School	\$ 29,941,071		\$ 29,941,071	\$ 23,952,857
Pasadena High School	\$ 21,746,338		\$ 21,746,338	\$ 17,397,070
<b>Summer Projects</b>				
Marshall Fundamental	\$ 30,426,707	\$ 18,256,024	\$ 12,170,683	\$ 30,426,707
Altadena Arts Magnet	\$ 4,931,092	\$ 2,958,655	\$ 1,972,437	\$ 4,931,092
Washington Elementary STEM	\$ 4,499,255		\$ 4,499,255	\$ 4,499,255
<b>Maintenance Projects</b>				
xxxx				
xxxx				
<b>Other Projects</b>				
Interim Housing Campus 1	\$ 1,000,000			\$ 1,000,000
Interim Housing Campus 2	\$ 1,000,000			\$ 1,000,000
<b>TOTAL FISCAL YEAR 2026</b>		<b>\$ 32,295,783</b>		<b>\$ 121,271,101</b>



<b>FISCAL YEAR 2027</b>	<b>TOTAL PROJECT COST</b>	<b>SFC FUNDING</b>	<b>DISTRICT COST</b>	<b>AMOUNT THIS FISCAL YEAR</b>
<b>Major Project Starts</b>				
Octavia El Butler Magnet	\$ 59,611,243	\$ 11,875,257	\$ 47,735,986	\$ 11,922,249
Blair High School	\$ 37,484,509	\$ 14,269,153	\$ 23,215,356	\$ 7,496,902
<b>Major Projects Continued</b>				
Don Bonito Elementary School	\$ 24,170,478		\$ 24,170,478	\$ 19,336,382
Field Elementary School	\$ 25,158,722	\$ 5,294,779	\$ 19,863,943	\$ 20,126,978
<b>Summer Projects</b>				
McKinley K-8	\$ 6,081,415		\$ 6,081,415	\$ 6,081,415
<b>Maintenance Projects</b>				
XXXX				
XXXX				
<b>Other Projects</b>				
Interim Housing Campus a	\$ 1,000,000			\$ 1,000,000
Interim Housing Campus 2	\$ 1,000,000			\$ 1,000,000
<b>TOTAL FISCAL YEAR 2027</b>		<b>\$ 31,439,189</b>		<b>\$ 66,963,925</b>

<b>FISCAL YEAR 2028</b>	<b>TOTAL PROJECT COST</b>	<b>SFC FUNDING</b>	<b>DISTRICT COST</b>	<b>AMOUNT THIS FISCAL YEAR</b>
<b>Major Project Starts</b>				
<b>Major Projects Continued</b>				
Octavia Butler Magnet	\$ 59,611,243		\$ 59,611,243	\$ 47,688,994
Blair High School	\$ 37,484,509	\$ 14,269,153	\$ 23,215,356	\$ 29,987,607
<b>Summer Projects</b>				
<b>Maintenance Projects</b>				
XXXX				
XXXX				
<b>Other Projects</b>				
Interim Housing Campus 1	\$ 1,000,000			\$ 1,000,000
Interim Housing Campus 2				
<b>TOTAL FISCAL YEAR 2028</b>		<b>\$ 14,269,153</b>		<b>\$ 78,676,602</b>
<b>TOTAL</b>		<b>\$ 147,639,653</b>		<b>\$ 442,790,845</b>







# Budget Status by Fund

Budget status summary by Fund in selected Projects (thru 01/17/2024)

## Budget vs. Commitments and Expenditures by Fund

Reconciliation Always in Progress

School Name - Project Name/Cost Group/Object Code/Contract Name	21.1 - GOB (Measure TT Series A)			Fund 21.1 Analysis		
	Budget	Commitments	Expenditures	Remaining Commitment	Retention	Uncommitted Available Balance
<b>Altadena Elementary School - COMPLETE: Addition of 3 Shade Stuctures (95022.0)</b>						
	90,187	90,187	90,187	-		-
<b>Altadena Elementary School - COMPLETE: Measure T E-Rate (95180.0)</b>						
	88,088	88,088	88,088	-		-
<b>Altadena Elementary School - Modernization Project (95068.0) (1) (2) (4)</b>						
	10,734,105	10,734,105	10,733,605	500.00		0
<b>ALTADENA ELEM. TOTAL</b>	10,912,379	10,912,379	10,911,879	500	-	0
<b>Aveson Charter School (Noyes) - COMPLETE: Portable N Demolition Project (95029.0)</b>						
	30,654	30,654	30,654	-		-
<b>AVESON (NOYES) TOTAL</b>	30,654	30,654	30,654	-	-	-
<b>Blair High School - 04A Modernization of Main Building (95056.0) (2)</b>						
	30,051,416	30,051,416	30,051,416	-		(0)
<b>Blair High School - 04b Track and Field (95005.0) (2)</b>						
	82,877	82,877	82,877	-		-
<b>Blair High School - COMPLETE: Blair Middle School Campus (95001.0) (1) (2)</b>						
	14,538,936	14,538,936	14,538,936	-		-
<b>Blair High School - COMPLETE: Measure T E-Rate (95180.0)</b>						
	428,677	428,677	428,677	-		-
<b>Blair High School - COMPLETE: PROJECT CNLD - New 9th Grade Classroom (2)</b>						
	1,146,779	1,146,779	1,146,779	-		-
<b>BLAIR HS - Blair HS Site Access Improvement (ADA) (95056.1) (2)</b>						
	51,285	51,285	51,285	-		-
<b>BLAIR TOTAL</b>	46,299,971	46,299,971	46,299,971	-	-	(0)
<b>Burbank Elementary School - COMPLETE: Electrical Panel Upgrade (95064.0) (2)</b>						
	87,603	87,603	87,603	-		-
<b>Burbank Elementary School - COMPLETE: Renovation of Hodges (old 95140.0 merged) (2)</b>						
	253,584	253,584	253,584	-		-
<b>Burbank Elementary School - Lunch Shelter/Renovation (95131.0) (1) (2) (3) (4)</b>						
	924,769	924,769	924,769	-		-
<b>BURBANK TOTAL</b>	1,265,956	1,265,956	1,265,956	-	-	-
<b>Career Technical - Career Technical Education Projects (95145.0)</b>						
	2,683,000	2,683,000	2,683,000	-		-
<b>Career Technical - COMPLETE: CTE KLRN TV (95145.0)</b>						
	100,507	100,507	100,507	-		-
<b>CAREER TECHNICAL TOTAL</b>	2,783,507	2,783,507	2,783,507	-	-	-
<b>Central Kitchen - COMPLETE: Culinary Academy/Kitchen Construction (9)</b>						
	1,238,928	1,238,928	1,238,928	-		-
<b>CENTRAL KITCHEN TOTAL</b>	1,238,928	1,238,928	1,238,928	-	-	-
<b>Cleveland Elementary School - COMPLETE: Measure T E-Rate (95180.0)</b>						
	113,292	113,292	113,292	-		-
<b>Cleveland Elementary School - COMPLETE: New Classroom Wing (95031.0) (2)</b>						
	4,594,037	4,594,037	4,594,037	-		-
<b>Cleveland Elementary School - Modernize Kitchen (95121.0) (2)</b>						
	108,495	108,495	108,495	-		-
<b>Cleveland Elementary School - Student Safety Wall &amp; Flooring Padding (2)</b>						
	8,506	8,506	8,506	-		-
<b>CLEVELAND ELEM. TOTAL</b>	4,824,330	4,824,330	4,824,330	-	-	-
<b>District Service Center - Facilities Administration (95000.0) (1) (2) (3) (4)</b>						
	16,369,992	16,320,526	16,308,050	12,476		49,466
<b>DSC FACILITIES ADMIN</b>	16,369,992	16,320,526	16,308,050	12,476	-	49,466
<b>District Service Center - Facilities Administration (97092.0) 21.3 (1) (2)</b>						
	68,931	50,407	40,407	10,000		18,525
<b>DSC FACILITIES ADMIN</b>	68,931	50,407	40,407	10,000	-	18,525





# Budget Status by Fund

Budget status summary by Fund in selected Projects (thru 01/17/2024)

## Budget vs. Commitments and Expenditures by Fund

Reconciliation Always in Progress

21.1 - GOB (Measure TT Series A)			Fund 21.1 Analysis	
District Wide - DW - Child Care Centers Playground (97115.0, 61051)	71,762	71,762	71,762	- 0
District Wide - DW - Security Door Lockset Replacement (97119.0) (2)	389,329	-	-	389,329
District-Wide - COMPLETE: Bogen Clock Speaker System (95032.0)	1,436,405	1,436,405	1,436,405	- -
District-Wide - COMPLETE: Energy Conservation Measures (95019.0) (2)	5,029,386	5,029,386	5,029,386	- -
District-Wide - COMPLETE: Exterior Improvements (95036.0)	42,112	42,112	42,112	- -
District-Wide - COMPLETE: Technology Modifications (95144.0)	3,071,556	3,071,556	3,071,556	- -
District-Wide - District-Wide I.T. Wireless Access Upgrade (2)	3,000,000	3,000,000	3,000,000	- -
District-Wide - DW - PRI 0 - Roofing (95135.0)	391,831	391,831	391,831	- -
District-Wide - DW - PRI 0 - Windows (95136.0)	101,736	101,736	101,736	- -
<b>DISTRICT WIDE PROJECTS</b>	<b>13,534,117</b>	<b>13,144,787</b>	<b>13,144,787</b>	<b>- - 389,329</b>
Don Benito Elementary School - 11 HVAC and Kitchen (95146.0) (1) (2) (4)	263,398	263,398	263,398	- -
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>	<b>1,772,865</b>	<b>1,772,865</b>	<b>1,772,865</b>	<b>- - -</b>
Edison Elementary School - Edison ADA Upgrades (95143.0)	43,940	43,940	43,940	- -
<b>EDISON ELEMENTARY TOTAL</b>	<b>43,940</b>	<b>43,940</b>	<b>43,940</b>	<b>- - -</b>
Eliot Middle School - 08 HVAC Upgrades (95146.0) (2)	828,427	828,427	828,427	- -
Eliot Middle School - Auditorium/Cafe Modernization (95015.0) (2)	7,749,399	7,749,399	7,749,399	- -
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	- -
<b>ELIOT MS CHILLED WATER PIPING CORR (95146.1) - ELIOT MS CHILLED WATER PIPING</b>	<b>89,230</b>	<b>89,230</b>	<b>89,230</b>	<b>- - -</b>
<b>ELIOT MIDDLE SCHOOLS</b>	<b>9,666,945</b>	<b>9,666,945</b>	<b>9,666,945</b>	<b>- - -</b>
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) (2)				



# Budget Status by Fund

Budget status summary by Fund in selected Projects (thru 01/17/2024)

## Budget vs. Commitments and Expenditures by Fund

Reconciliation Always in Progress

	21.1 - GOB (Measure TT Series A)			Fund 21.1 Analysis	
	336,473	336,473	336,473	-	-
Field Elementary School - Modernization (95069.0) (1) (2) (4)					
	3,529,597	3,529,597	3,529,597	-	-
<b>FIELD ELEMENTARY SCHOOL</b>	4,018,375	4,018,375	4,018,375	-	-
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) (1) (2) (4)					
	4,472,235	4,472,235	4,472,235	-	-
<b>HAMILTON ELEM. TOTAL</b>	4,667,562	4,667,562	4,667,562	-	-
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					
	192,368	192,368	192,368	-	-
<b>JACKSON ELEM. TOTAL</b>	4,984,238	4,984,238	4,984,238	-	-
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>	1,400,627	1,400,627	1,400,627	-	-
John Muir High School - 03a Modernization, Abatement & Kitchen (95051.0) (1) (2) (4)					
	30,631,230	30,631,230	30,631,230	-	-
John Muir High School - 03b Black Box Theater Project (95183.0) (2)					
	3,724,986	3,724,986	3,724,986	-	-
John Muir High School - 03c Bldg D Accessibility (95812.0) (1) (2) (4)					
	349,165	349,165	349,165	-	-
John Muir High School - COMPLETE: Artificial Surface Field & Track (95004.					
	1,518,980	1,518,980	1,518,980	-	-
John Muir High School - COMPLETE: Building G & L Window Replacement (95125					
	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 Moderniation (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 - J Muir Bldg D Upstairs (7) Clssrms (97124.0) (2)					
	276,398	276,377	232,526	43,851	21
John Muir High School - Track and Field 95005.0 (2)					



# Budget Status by Fund

Budget status summary by Fund in selected Projects (thru 01/17/2024)

## Budget vs. Commitments and Expenditures by Fund

Reconciliation Always in Progress

	21.1 - GOB (Measure TT Series A)			Fund 21.1 Analysis		
	739,195	739,195	739,195	-	-	-
<b>JOHN MUIR HIGH TOTAL</b>	<b>38,477,225</b>	<b>38,477,204</b>	<b>38,433,353</b>	<b>43,851</b>	<b>-</b>	<b>21</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 VISTA ELEM. TOTAL</b>	<b>176,830</b>	<b>176,830</b>	<b>176,830</b>	<b>-</b>	<b>-</b>	<b>-</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 (95	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>	<b>-</b>	<b>-</b>	<b>-</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) (2)	1,340,458	1,340,458	1,340,458	-	-	-
<b>LONGFELLOW ELEM. TOTAL</b>	<b>4,092,074</b>	<b>4,092,074</b>	<b>4,092,074</b>	<b>-</b>	<b>-</b>	<b>-</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	-	-	-
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>	<b>-</b>	<b>-</b>	<b>-</b>
Marshall Fundamental Secondary School - 09 HVAC Upgrades (95146.0)	982,595	982,595	982,595	-	-	-
Marshall Fundamental Secondary School - COMPLETE: Career Technical Education (9514	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 Impr	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 - Marshall HS - Band Rm Repair (97107.0)	270,942	231,066	229,508	1,557	-	39,876
Marshall Fundamental Secondary School - Old Gym Renovation Project (95185.0)						



# Budget Status by Fund

Budget status summary by Fund in selected Projects (thru 01/17/2024)

## Budget vs. Commitments and Expenditures by Fund

Reconciliation Always in Progress

	21.1 - GOB (Measure TT Series A)			Fund 21.1 Analysis		
	1,333,706	1,333,706	1,333,706	-	-	-
Marshall Fundamental Secondary School - Sports Complex (95049.0) (2)						
	12,702,031	12,702,031	12,702,031	-	-	-
<b>MARSHALL FUNDAMENTAL TOTAL</b>	19,620,182	19,580,305	19,578,748	1,557	-	39,876
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) (2)						
	869,493	868,396	868,396	-	-	1,098
<b>MCKINLEY K-8 TOTAL</b>	21,228,676	21,227,578	21,227,578	-	-	1,098
Norma Coombs Elementary - 05a New CR Wing & Admin Bldg (95133.0) (1) (2) (4)						
	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)						
	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>	12,036,097	12,036,097	12,036,097	-	-	-
Odyssey Charter School - Odyssey South Charter Playground (97122.0)						
	268,311	268,310	268,310	-	-	1
<b>ODYSSEY CHARTER TOTAL</b>	268,311	268,310	268,310	-	-	1
Pasadena High School - Campus Identity/Modernization Project (97108.0)						
	220,000	163,939	134,621	29,318	-	56,061
Pasadena High School - 02a Modernize Gymnasium Complex (95075.0) (1) (2) (4)						
	20,848,782	20,848,782	20,848,782	-	-	-
Pasadena High School - 02c ADA Upgrade (DSA) (95074.0) (1) (2) (4)						
	555,305	555,305	555,305	-	-	-
Pasadena High School - Central Chilled Water Plant Project (95146.0) (1) (2) (4)						
	3,878,789	3,878,789	3,878,789	-	-	-
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)						
	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) (1) (2) (4)						
	756,826	756,826	756,826	-	-	-
Pasadena High School (Phase 2) - 02d Campus Upgrds/Restrooms Upgrades (95119.0) (1)						
	2,996,737	2,996,737	2,996,737	-	-	-



# Budget Status by Fund

Budget status summary by Fund in selected Projects (thru 01/17/2024)

## Budget vs. Commitments and Expenditures by Fund

Reconciliation Always in Progress

21.1 - GOB (Measure TT Series A)				Fund 21.1 Analysis		
Pasadena High School (Phase 3) - 02b Campus Appearance/Identity (95080.0) (2)						
	159,996	159,996	159,996	-		-
<b>PASADENA HIGH TOTAL</b>	<b>33,548,971</b>	<b>33,492,910</b>	<b>33,463,592</b>	<b>29,318</b>	<b>-</b>	<b>56,061</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>	<b>-</b>	<b>-</b>	<b>-</b>
Rose City High School - 07 Modification (95170.0) (2)						
	454,659	454,659	454,659	-		-
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>-</b>	<b>-</b>	<b>-</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) (1) (2) (4)						
	1,949,926	1,949,926	1,949,926	-		-
<b>SAN RAFAEL ELEM. TOTAL</b>	<b>2,214,236</b>	<b>2,214,236</b>	<b>2,214,236</b>	<b>-</b>	<b>-</b>	<b>-</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 Build						
	4,074,221	4,074,221	4,074,221	-		-
<b>SIERRA MADRE ELEM. TOTAL</b>	<b>4,831,032</b>	<b>4,831,032</b>	<b>4,831,032</b>	<b>-</b>	<b>-</b>	<b>-</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>	<b>-</b>	<b>-</b>	<b>-</b>
Washington Accelerated Elementary School - 01 New Classroom/MPR Bldg (95045.0) (2)						
	20,301,145	20,301,145	20,301,145	-		-
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) (1) (2) (4)						
	118,747	118,747	118,747	-		-
<b>WASHINGTON ES TOTAL</b>	<b>20,677,381</b>	<b>20,677,381</b>	<b>20,677,381</b>	<b>-</b>	<b>-</b>	<b>-</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) (1) (2) (4)						
	16,247,644	16,247,644	16,247,644	-		-
<b>WASHINGTON MS TOTAL</b>	<b>16,543,705</b>	<b>16,543,705</b>	<b>16,543,705</b>	<b>-</b>	<b>-</b>	<b>-</b>
Webster Elementary School - Aud/AdminBldg/Kitchen/Playground (95047.0) (2)						
	2,181,333	2,181,333	2,181,333	-		-
Webster Elementary School - COMPLETE: Kitchen Modernization (95083.0)						



## Budget Status by Fund

Budget status summary by Fund in selected Projects (thru 01/17/2024)

### Budget vs. Commitments and Expenditures by Fund

Reconciliation Always in Progress

	21.1 - GOB (Measure TT Series A)			Fund 21.1 Analysis		
	19,858	19,858	19,858	-		0
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>2,473,471</b>	<b>2,473,471</b>	<b>2,473,471</b>	-	-	<b>0</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 TOTAL</b>	<b>5,814,145</b>	<b>5,814,145</b>	<b>5,814,145</b>	-	-	-
<b>Totals</b>	<b>363,949,504</b>	<b>363,395,127</b>	<b>363,297,425</b>	<b>97,703</b>	<b>-</b>	<b>554,377</b>



COC Report (by Contract)

Pasadena USD



Total Bond Funding - Measure O - Capital	\$456,352,760.70
Current Budget Total	\$241,390,941.14
Current Contracts Committed	\$47,145,932.39
Payables Invoiced	\$29,765,584.15
Unallocated Funds	\$214,961,819.56

SCHOOL NAME - PROJECT NAME		TO COMPANY	CONTRACT DATE	OBJECT CODE	PROJECT BUDGET	ORIGINAL CONTRACT	APPROVED CHANGES	CURRENT CONTRACT AMT	BUDGET DELTA	INVOICED TO DATE	COMMITMENT REMAINING
School Type: 01 - Elementary Schools					\$103,219,265.72	\$11,974,838.29	\$109,193.75	\$12,084,032.04	\$91,135,233.68	\$7,250,294.36	\$4,833,737.68
School Name: Altadena Arts Magnet					\$1,184,353.03	\$868,956.73	\$193.75	\$869,150.48	\$315,202.55	\$772,704.43	\$96,446.05
Project: Altadena Phase 1 Reroofing Program					\$485,413.89	\$485,413.89	\$0.00	\$485,413.89	\$0.00	\$394,125.44	\$91,288.45
1	Altadena ES - Altadena Phase 1 Reroofing Program	Western States Roofing, Inc.	5/26/2022	6270		\$485,413.89	\$0.00	\$485,413.89		\$394,125.44	\$91,288.45
Project: Altadena Relocation of (3) Portables from All					\$378,578.99	\$383,542.84	\$193.75	\$383,736.59	(\$5,157.60)	\$378,578.99	\$5,157.60
1	Altadena ES - Altadena Relocation of (3) Portables from Allendale	NIC Partners, Inc.	11/15/2022	6275		\$29,814.84	\$0.00	\$29,814.84		\$27,555.99	\$2,258.85
2	Altadena ES - Altadena Relocation of (3) Portables from Allendale	TBP Architecture, Inc.	12/1/2022	6210		\$16,000.00	\$2,738.75	\$18,738.75		\$15,840.00	\$2,898.75
3	Altadena ES - Altadena Relocation of (3) Portables from Allendale	Universal Construction	11/1/2022	6265		\$11,704.00	\$6,644.00	\$18,348.00		\$18,348.00	\$0.00
4	Altadena ES - Altadena Relocation of (3) Portables from Allendale	Shenk Developers	5/26/2023	6270		\$288,000.00	(\$9,189.00)	\$278,811.00		\$278,811.00	\$0.00
5	Altadena ES - Altadena Relocation of (3) Portables from Allendale	Vital Inspection Services	5/1/2022	6285		\$38,024.00	\$0.00	\$38,024.00		\$38,024.00	\$0.00
Project: Altadena Shade Structure - Phase 2					\$272,542.59	\$0.00	\$0.00	\$0.00	\$272,542.59	\$0.00	\$0.00
1	Altadena ES - Altadena Shade Structure - Phase 2					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
Project: Altadena ES ADA Compliance Survey & Trans					\$5,664.56	\$0.00	\$0.00	\$0.00	\$5,664.56	\$0.00	\$0.00
1	Altadena ES - Altadena ES ADA Compliance Survey & Transition Plan De					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
Project: Altadena ES - Front Entry Security Camera &					\$42,153.00	\$0.00	\$0.00	\$0.00	\$42,153.00	\$0.00	\$0.00
1	Altadena ES - Altadena ES - Front Entry Security Camera & Guest Interco					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
School Name: Don Benito Fundamental					\$1,108,817.92	\$919,255.01	\$0.00	\$919,255.01	\$189,562.91	\$714,802.35	\$204,452.66
Project: Don Benito Phase 2 Reroofing Program					\$822,388.64	\$822,388.64	\$0.00	\$822,388.64	\$0.00	\$648,473.59	\$173,915.05
1	Don Benito ES - Don Benito Phase 2 Reroofing Program	Western States Roofing, Inc.	5/26/2022	6270		\$822,388.64	\$0.00	\$822,388.64		\$648,473.59	\$173,915.05

COC Report (by Contract)

Pasadena USD



SCHOOL NAME - PROJECT NAME		TO COMPANY	CONTRACT DATE	OBJECT CODE	PROJECT BUDGET	ORIGINAL CONTRACT	APPROVED CHANGES	CURRENT CONTRACT AMT	BUDGET DELTA	INVOICED TO DATE	COMMITMENT REMAINING
Project: Don Benito HVAC Replacement					\$140,000.00	\$81,495.00	\$0.00	\$81,495.00	\$58,505.00	\$66,328.76	\$15,166.24
1	Don Benito ES - Don Benito HVAC Replacement	Diversified Thermal Services		6270		\$81,495.00	\$0.00	\$81,495.00		\$66,328.76	\$15,166.24
Project: Don Bonito ES ADA Compliance Survey & Tr					\$5,664.56	\$0.00	\$0.00	\$0.00	\$5,664.56	\$0.00	\$0.00
1	Don Benito ES - Don Bonito ES ADA Compliance Survey & Transition Plar					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
Project: Don Benito ES - Door Lockset Replacement					\$57,400.00	\$0.00	\$0.00	\$0.00	\$57,400.00	\$0.00	\$0.00
1	Don Benito ES - Don Benito ES - Door Lockset Replacement					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
Project: Don Benito ES - Front Entry Security Camera					\$83,364.72	\$15,371.37	\$0.00	\$15,371.37	\$67,993.35	\$0.00	\$15,371.37
1	Don Benito ES - Don Benito ES - Front Entry Security Camera & Guest Int	Dell Computers	10/2/2023	6450		\$10.00	\$0.00	\$10.00		\$0.00	\$10.00
2	Don Benito ES - Don Benito ES - Front Entry Security Camera & Guest Int	Dell Computers	10/2/2023	6450		\$1,786.97	\$0.00	\$1,786.97		\$0.00	\$1,786.97
3	Don Benito ES - Don Benito ES - Front Entry Security Camera & Guest Int	Flewelling & Moody	11/20/2023	6210		\$13,574.40	\$0.00	\$13,574.40		\$0.00	\$13,574.40
School Name: Field Elementary					\$1,044,067.18	\$870,700.21	\$73,000.00	\$943,700.21	\$100,366.97	\$724,722.75	\$218,977.46
Project: Field Phase 1 Shade Structure Program					\$247,249.62	\$187,540.21	\$8,000.00	\$195,540.21	\$51,709.41	\$73,408.26	\$122,131.95
1	Field ES - Field Phase 1 Shade Structure Program	Pasadena Water & Power	3/10/2023	6250		\$200.00	\$0.00	\$200.00		\$200.00	\$0.00
2	Field ES - Field Phase 1 Shade Structure Program	Ground Penetrating Radar Systems, LLC	11/20/2023	6250		\$1,200.00	\$0.00	\$1,200.00		\$0.00	\$1,200.00
3	Field ES - Field Phase 1 Shade Structure Program	SoCal Flow Testing	3/3/2023	6250		\$620.00	\$0.00	\$620.00		\$620.00	\$0.00
4	Field ES - Field Phase 1 Shade Structure Program	Arcadis/IBI	5/26/2023	6210		\$68,592.00	\$8,000.00	\$76,592.00		\$68,592.00	\$8,000.00
5	Field ES - Field Phase 1 Shade Structure Program	NAC Architecture	10/20/2023	6210		\$2,500.00	\$0.00	\$2,500.00		\$2,449.17	\$50.83
6	Field ES - Field Phase 1 Shade Structure Program	DSA	4/7/2023	6230		\$1,547.09	\$0.00	\$1,547.09		\$1,547.09	\$0.00
7	Field ES - Field Phase 1 Shade Structure Program	USA SHADE & Fabric Structure	2/14/2023	6270		\$112,881.12	\$0.00	\$112,881.12		\$0.00	\$112,881.12
Project: Field ES Fencing and Curb Appeal (PO #23-36					\$749,000.00	\$683,160.00	\$65,000.00	\$748,160.00	\$840.00	\$651,314.49	\$96,845.51
1	Field ES - Field ES Fencing and Curb Appeal (PO #23-3606)	IMEG		6140		\$6,200.00	\$0.00	\$6,200.00		\$6,200.00	\$0.00
2	Field ES - Field ES Fencing and Curb Appeal (PO #23-3606)	Flewelling & Moody	10/5/2022	6210		\$11,960.00	\$23,000.00	\$34,960.00		\$33,383.24	\$1,576.76

COC Report (by Contract)

Pasadena USD



SCHOOL NAME - PROJECT NAME		TO COMPANY	CONTRACT DATE	OBJECT CODE	PROJECT BUDGET	ORIGINAL CONTRACT	APPROVED CHANGES	CURRENT CONTRACT AMT	BUDGET DELTA	INVOICED TO DATE	COMMITMENT REMAINING
3	Field ES - Field ES Fencing and Curb Appeal (PO #23-3606)	Shenk Developers	8/7/2023	6270		\$665,000.00	\$42,000.00	\$707,000.00		\$611,731.25	\$95,268.75
Project: Field ES ADA Compliance Survey & Transitio					\$5,664.56	\$0.00	\$0.00	\$0.00	\$5,664.56	\$0.00	\$0.00
1	Field ES - Field ES ADA Compliance Survey & Transition Plan Developme					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
Project: Field ES - Front Entry Security Camera & Gue					\$42,153.00	\$0.00	\$0.00	\$0.00	\$42,153.00	\$0.00	\$0.00
1	Field ES - Field ES - Front Entry Security Camera & Guest Intercom Syste					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
School Name: Hamilton Elementary					\$298,350.90	\$122,534.12	\$12,000.00	\$134,534.12	\$163,816.78	\$63,522.26	\$71,011.86
Project: Hamilton Phase 1 Shade Structure Program					\$247,249.62	\$120,737.15	\$12,000.00	\$132,737.15	\$114,512.47	\$63,522.26	\$69,214.89
1	Hamilton ES - Hamilton Phase 1 Shade Structure Program	DSA	5/1/2023	6230		\$1,547.09	\$0.00	\$1,547.09		\$1,547.09	\$0.00
2	Hamilton ES - Hamilton Phase 1 Shade Structure Program	Pasadena Water & Power	3/10/2023	6250		\$200.00	\$0.00	\$200.00		\$200.00	\$0.00
3	Hamilton ES - Hamilton Phase 1 Shade Structure Program	Ground Penetrating Radar Systems, LLC	11/20/2023	6250		\$1,200.00	\$0.00	\$1,200.00		\$0.00	\$1,200.00
4	Hamilton ES - Hamilton Phase 1 Shade Structure Program	Vital Inspection Services		6285		\$840.00	\$0.00	\$840.00		\$840.00	\$0.00
5	Hamilton ES - Hamilton Phase 1 Shade Structure Program	USA SHADE & Fabric Structure	2/13/2023	6270		\$56,330.06	\$0.00	\$56,330.06		\$0.00	\$56,330.06
6	Hamilton ES - Hamilton Phase 1 Shade Structure Program	NAC Architecture	2/14/2023	6210		\$2,500.00	\$0.00	\$2,500.00		\$2,449.17	\$50.83
7	Hamilton ES - Hamilton Phase 1 Shade Structure Program	Arcadis/IBI	5/26/2023	6210		\$58,120.00	\$12,000.00	\$70,120.00		\$58,486.00	\$11,634.00
Project: Hamilton ES ADA Compliance Survey & Tran					\$5,664.56	\$0.00	\$0.00	\$0.00	\$5,664.56	\$0.00	\$0.00
1	Hamilton ES - Hamilton ES ADA Compliance Survey & Transition Plan De					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
Project: Hamilton ES - Front Entry Security Camera &					\$45,436.72	\$1,796.97	\$0.00	\$1,796.97	\$43,639.75	\$0.00	\$1,796.97
1	Hamilton ES - Hamilton ES - Front Entry Security Camera & Guest Interco	Dell Computers	10/2/2023	6450		\$10.00	\$0.00	\$10.00		\$0.00	\$10.00
2	Hamilton ES - Hamilton ES - Front Entry Security Camera & Guest Interco	Dell Computers	10/2/2023	6450		\$1,786.97	\$0.00	\$1,786.97		\$0.00	\$1,786.97
School Name: Jackson STEM Dual Language Magnet Academy					\$387,570.34	\$0.00	\$0.00	\$0.00	\$387,570.34	\$0.00	\$0.00
Project: Jackson Shade Structure - Phase 2					\$339,752.69	\$0.00	\$0.00	\$0.00	\$339,752.69	\$0.00	\$0.00
1	Jackson ES - Jackson Shade Structure - Phase 2					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00

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Project: Jackson ES ADA Compliance Survey & Trans					\$5,664.65	\$0.00	\$0.00	\$0.00	\$5,664.65	\$0.00	\$0.00
1	Jackson ES - Jackson ES ADA Compliance Survey & Transition Plan Devi					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
Project: Jackson ES - Front Entry Security Camera & I					\$42,153.00	\$0.00	\$0.00	\$0.00	\$42,153.00	\$0.00	\$0.00
1	Jackson ES - Jackson ES - Front Entry Security Camera & Guest Interconn					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
School Name: Jefferson Children's Center					\$240,247.29	\$196,607.54	\$0.00	\$196,607.54	\$43,639.75	\$152,937.31	\$43,670.23
Project: Jefferson CC Phase 1 Reroofing Program					\$194,810.57	\$194,810.57	\$0.00	\$194,810.57	\$0.00	\$152,937.31	\$41,873.26
1	Jefferson Children's Center - Jefferson CC Phase 1 Reroofing Program	Western States Roofing, Inc.		6270		\$193,180.57	\$0.00	\$193,180.57		\$151,307.31	\$41,873.26
2	Jefferson Children's Center - Jefferson CC Phase 1 Reroofing Program	Citadel Environmental	5/17/2022	6280		\$1,630.00	\$0.00	\$1,630.00		\$1,630.00	\$0.00
Project: Jefferson CC - Front Entry Security Camera &					\$45,436.72	\$1,796.97	\$0.00	\$1,796.97	\$43,639.75	\$0.00	\$1,796.97
1	Jefferson Children's Center - Jefferson CC - Front Entry Security Camera &	Dell Computers	10/2/2023	6450		\$1,786.97	\$0.00	\$1,786.97		\$0.00	\$1,786.97
2	Jefferson Children's Center - Jefferson CC - Front Entry Security Camera &	Dell Computers	10/2/2023	6450		\$10.00	\$0.00	\$10.00		\$0.00	\$10.00
School Name: Linda Vista Elementary					\$30,797.00	\$30,797.00	\$0.00	\$30,797.00	\$0.00	\$30,797.00	\$0.00
Project: Linda Vista Portables Removal					\$30,797.00	\$30,797.00	\$0.00	\$30,797.00	\$0.00	\$30,797.00	\$0.00
1	Linda Vista ES - Linda Vista Portables Removal	HN Construction Services		6275		\$30,797.00	\$0.00	\$30,797.00		\$30,797.00	\$0.00
School Name: Longfellow Elementary					\$38,355,016.95	\$1,796.97	\$0.00	\$1,796.97	\$38,353,219.98	\$0.00	\$1,796.97
Project: Longfellow ES Modernization					\$37,939,627.00	\$0.00	\$0.00	\$0.00	\$37,939,627.00	\$0.00	\$0.00
1	Longfellow ES - Longfellow ES Modernization					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
Project: Longfellow Shade Structure - Phase 2					\$362,135.67	\$0.00	\$0.00	\$0.00	\$362,135.67	\$0.00	\$0.00
1	Longfellow ES - Longfellow Shade Structure - Phase 2					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
Project: Longfellow ES ADA Compliance Survey & Tra					\$5,664.56	\$0.00	\$0.00	\$0.00	\$5,664.56	\$0.00	\$0.00
1	Longfellow ES - Longfellow ES ADA Compliance Survey & Transition Plan					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00

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Project: Longfellow ES - Front Entry Security Camera					\$47,589.72	\$1,796.97	\$0.00	\$1,796.97	\$45,792.75	\$0.00	\$1,796.97
1	Longfellow ES - Longfellow ES - Front Entry Security Camera & Guest Inte	Dell Computers	10/2/2023	6450		\$1,786.97	\$0.00	\$1,786.97		\$0.00	\$1,786.97
2	Longfellow ES - Longfellow ES - Front Entry Security Camera & Guest Inte	Dell Computers	10/2/2023	6450		\$10.00	\$0.00	\$10.00		\$0.00	\$10.00
School Name: Madison Elementary					\$35,738,794.95	\$1,120,092.73	\$8,000.00	\$1,128,092.73	\$34,610,702.22	\$876,227.85	\$251,864.88
Project: Madison Phase 1 Reroofing Program					\$939,010.77	\$939,010.77	\$0.00	\$939,010.77	\$0.00	\$799,455.68	\$139,555.09
1	Madison ES - Madison Phase 1 Reroofing Program	Western States Roofing, Inc.		6270		\$939,010.77	\$0.00	\$939,010.77		\$799,455.68	\$139,555.09
Project: Madison Phase 1 Shade Structure Program					\$381,135.62	\$181,081.96	\$8,000.00	\$189,081.96	\$192,053.66	\$76,772.17	\$112,309.79
1	Madison ES - Madison Phase 1 Shade Structure Program	Ground Penetrating Radar Systems, LLC	11/10/2023	6250		\$1,200.00	\$0.00	\$1,200.00		\$0.00	\$1,200.00
2	Madison ES - Madison Phase 1 Shade Structure Program	Vital Inspection Services	8/31/2023	6285		\$1,470.00	\$0.00	\$1,470.00		\$1,470.00	\$0.00
3	Madison ES - Madison Phase 1 Shade Structure Program	Pasadena Water & Power		6260		\$200.00	\$0.00	\$200.00		\$200.00	\$0.00
4	Madison ES - Madison Phase 1 Shade Structure Program	USA SHADE & Fabric Structure		6270		\$103,474.96	\$0.00	\$103,474.96		\$0.00	\$103,474.96
5	Madison ES - Madison Phase 1 Shade Structure Program	NAC Architecture		6210		\$2,500.00	\$0.00	\$2,500.00		\$2,499.17	\$0.83
6	Madison ES - Madison Phase 1 Shade Structure Program	Arcadis/IBI		6210		\$72,237.00	\$8,000.00	\$80,237.00		\$72,603.00	\$7,634.00
Project: Madison ES Modernization					\$34,412,984.00	\$0.00	\$0.00	\$0.00	\$34,412,984.00	\$0.00	\$0.00
1	Madison ES - Madison ES Modernization					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
Project: Madison ES ADA Compliance Survey & Trans					\$5,664.56	\$0.00	\$0.00	\$0.00	\$5,664.56	\$0.00	\$0.00
1	Madison ES - Madison ES ADA Compliance Survey & Transition Plan Dev					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
School Name: Norma Coombs Elementary					\$2,401,762.15	\$2,018,450.40	\$8,000.00	\$2,026,450.40	\$375,311.75	\$1,446,857.42	\$579,592.98
Project: Norma Coombs Phase 1 Shade Structure Pro					\$572,242.62	\$238,235.18	\$8,000.00	\$246,235.18	\$326,007.44	\$63,044.17	\$183,191.01
1	Norma Coombs ES - Norma Coombs Phase 1 Shade Structure Program	Ground Penetrating Radar Systems, LLC		6250		\$1,200.00	\$0.00	\$1,200.00		\$0.00	\$1,200.00
2	Norma Coombs ES - Norma Coombs Phase 1 Shade Structure Program	Pasadena Water & Power		6260		\$200.00	\$0.00	\$200.00		\$200.00	\$0.00
3	Norma Coombs ES - Norma Coombs Phase 1 Shade Structure Program	NAC Architecture		6210		\$2,500.00	\$0.00	\$2,500.00		\$2,499.17	\$0.83
4	Norma Coombs ES - Norma Coombs Phase 1 Shade Structure Program	Arcadis/IBI		6210		\$65,345.00	\$8,000.00	\$73,345.00		\$60,345.00	\$13,000.00

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5	Norma Coombs ES - Norma Coombs Phase 1 Shade Structure Program	USA SHADE & Fabric Structure		6270		\$168,990.18	\$0.00	\$168,990.18		\$0.00	\$168,990.18
Project: Norma Coombs Phase 2 Reroofing Program					\$1,629,010.25	\$1,629,010.25	\$0.00	\$1,629,010.25	\$0.00	\$1,248,743.77	\$380,266.48
1	Norma Coombs ES - Norma Coombs Phase 2 Reroofing Program	Best Contracting Services		6270		\$1,622,966.25	\$0.00	\$1,622,966.25		\$1,242,699.77	\$380,266.48
2	Norma Coombs ES - Norma Coombs Phase 2 Reroofing Program	Citadel Environmental	8/4/2022	6280		\$6,044.00	\$0.00	\$6,044.00		\$6,044.00	\$0.00
Project: Norma Coombs HVAC Replacement					\$149,408.00	\$149,408.00	\$0.00	\$149,408.00	\$0.00	\$135,069.48	\$14,338.52
1	Norma Coombs ES - Norma Coombs HVAC Replacement	Diversified Thermal Services		6270		\$149,408.00	\$0.00	\$149,408.00		\$135,069.48	\$14,338.52
Project: Norma Coombs ES ADA Compliance Survey & Transition Plan					\$5,664.56	\$0.00	\$0.00	\$0.00	\$5,664.56	\$0.00	\$0.00
1	Norma Coombs ES - Norma Coombs ES ADA Compliance Survey & Transition Plan					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
Project: Norma Coombs ES - Front Entry Security Camera & Access Control					\$45,436.72	\$1,796.97	\$0.00	\$1,796.97	\$43,639.75	\$0.00	\$1,796.97
1	Norma Coombs ES - Norma Coombs ES - Front Entry Security Camera & Access Control	Dell Computers	10/2/2023	6450		\$10.00	\$0.00	\$10.00		\$0.00	\$10.00
2	Norma Coombs ES - Norma Coombs ES - Front Entry Security Camera & Access Control	Dell Computers	10/2/2023	6450		\$1,786.97	\$0.00	\$1,786.97		\$0.00	\$1,786.97
School Name: San Rafael Elementary					\$2,094,627.37	\$752,858.22	\$0.00	\$752,858.22	\$1,341,769.15	\$433,023.09	\$319,835.13
Project: San Rafael Phase 2 Reroofing Program					\$740,094.00	\$740,094.00	\$0.00	\$740,094.00	\$0.00	\$433,023.09	\$307,070.91
1	San Rafael ES - San Rafael Phase 2 Reroofing Program	Best Contracting Services		6270		\$740,094.00	\$0.00	\$740,094.00		\$433,023.09	\$307,070.91
Project: San Rafael Health and Safety Electrical Service					\$664,900.00	\$0.00	\$0.00	\$0.00	\$664,900.00	\$0.00	\$0.00
1	San Rafael ES - San Rafael Health and Safety Electrical Service					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
Project: San Rafael Shade Structure - Phase 2					\$513,087.09	\$0.00	\$0.00	\$0.00	\$513,087.09	\$0.00	\$0.00
1	San Rafael ES - San Rafael Shade Structure - Phase 2					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
Project: San Rafael ES ADA Compliance Survey & Transition Plan					\$5,664.56	\$0.00	\$0.00	\$0.00	\$5,664.56	\$0.00	\$0.00
1	San Rafael ES - San Rafael ES ADA Compliance Survey & Transition Plan					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00



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Project: San Rafael ES - Door Lockset Replacement					\$90,000.00	\$0.00	\$0.00	\$0.00	\$90,000.00	\$0.00	\$0.00
1	San Rafael ES - San Rafael ES - Door Lockset Replacement					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
Project: San Rafael ES - Front Entry Security Camera					\$80,881.72	\$12,764.22	\$0.00	\$12,764.22	\$68,117.50	\$0.00	\$12,764.22
1	San Rafael ES - San Rafael ES - Front Entry Security Camera & Guest Int	Dell Computers	10/2/2023	6450		\$1,786.97	\$0.00	\$1,786.97		\$0.00	\$1,786.97
2	San Rafael ES - San Rafael ES - Front Entry Security Camera & Guest Int	Flewelling & Moody		6210		\$10,967.25	\$0.00	\$10,967.25		\$0.00	\$10,967.25
3	San Rafael ES - San Rafael ES - Front Entry Security Camera & Guest Int	Dell Computers	10/2/2023	6450		\$10.00	\$0.00	\$10.00		\$0.00	\$10.00
School Name: Sierra Madre Elementary					\$10,571,222.96	\$3,317,117.19	\$0.00	\$3,317,117.19	\$7,254,105.77	\$853,008.41	\$2,464,108.78
Project: Sierra Madre ES Phase 1 Reroofing Program					\$323,490.22	\$323,490.22	\$0.00	\$323,490.22	\$0.00	\$269,047.31	\$54,442.91
1	Sierra Madre ES - Sierra Madre ES Phase 1 Reroofing Program	Vital Inspection Services	7/1/2023	6285		\$630.00	\$0.00	\$630.00		\$0.00	\$630.00
2	Sierra Madre ES - Sierra Madre ES Phase 1 Reroofing Program	Western States Roofing, Inc.		6270		\$322,860.22	\$0.00	\$322,860.22		\$269,047.31	\$53,812.91
Project: Sierra Madre ES Central Plant Upgrades					\$3,003,741.00	\$2,973,325.00	\$0.00	\$2,973,325.00	\$30,416.00	\$565,456.10	\$2,407,868.90
1	Sierra Madre ES - Sierra Madre ES Central Plant Upgrades	Southland		6270		\$2,671,702.00	\$0.00	\$2,671,702.00		\$375,902.10	\$2,295,799.90
2	Sierra Madre ES - Sierra Madre ES Central Plant Upgrades	Southland		6210		\$301,623.00	\$0.00	\$301,623.00		\$189,554.00	\$112,069.00
Project: Sierra Madre ES Installation of Clock - PA Sys					\$18,505.00	\$18,505.00	\$0.00	\$18,505.00	\$0.00	\$18,505.00	\$0.00
1	Sierra Madre ES - Sierra Madre ES Installation of Clock - PA System	Checkpoint Communications, Inc.		6270		\$18,505.00	\$0.00	\$18,505.00		\$18,505.00	\$0.00
Project: Sierra Madre ES Restroom and Utility Infrastr					\$4,890,617.00	\$0.00	\$0.00	\$0.00	\$4,890,617.00	\$0.00	\$0.00
1	Sierra Madre ES - Sierra Madre ES Restroom and Utility Infrastructure Pro					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
Project: Sierra Madre ES Health and Safety Project					\$1,978,366.67	\$0.00	\$0.00	\$0.00	\$1,978,366.67	\$0.00	\$0.00
1	Sierra Madre ES - Sierra Madre ES Health and Safety Project					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
Project: Sierra Madre ES Shade Structure - Phase 2					\$308,685.51	\$0.00	\$0.00	\$0.00	\$308,685.51	\$0.00	\$0.00
1	Sierra Madre ES - Sierra Madre ES Shade Structure - Phase 2					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00

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Project: Sierra Madre ES ADA Compliance Survey & T					\$5,664.56	\$0.00	\$0.00	\$0.00	\$5,664.56	\$0.00	\$0.00
1	Sierra Madre ES - Sierra Madre ES ADA Compliance Survey & Transition					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
Project: Sierra Madre ES - Front Entry Security Camer					\$42,153.00	\$1,796.97	\$0.00	\$1,796.97	\$40,356.03	\$0.00	\$1,796.97
1	Sierra Madre ES - Sierra Madre ES - Front Entry Security Camera & Gues	Dell Computers	10/2/2023	6450		\$1,786.97	\$0.00	\$1,786.97		\$0.00	\$1,786.97
2	Sierra Madre ES - Sierra Madre ES - Front Entry Security Camera & Gues	Dell Computers	10/2/2023	6450		\$10.00	\$0.00	\$10.00		\$0.00	\$10.00
School Name: Washington Elementary STEM					\$783,056.37	\$280,679.10	\$8,000.00	\$288,679.10	\$494,377.27	\$79,200.65	\$209,478.45
Project: Washington ES Phase 1 Shade Structure Proq					\$733,350.62	\$280,679.10	\$8,000.00	\$288,679.10	\$444,671.52	\$79,200.65	\$209,478.45
1	Washington ES - Washington ES Phase 1 Shade Structure Program	USA SHADE & Fabric Structure		6270		\$195,278.10	\$0.00	\$195,278.10		\$0.00	\$195,278.10
2	Washington ES - Washington ES Phase 1 Shade Structure Program	Arcadis/IBI		6210		\$79,411.00	\$8,000.00	\$87,411.00		\$74,411.50	\$12,999.50
3	Washington ES - Washington ES Phase 1 Shade Structure Program	NAC Architecture		6210		\$2,500.00	\$0.00	\$2,500.00		\$2,499.15	\$0.85
4	Washington ES - Washington ES Phase 1 Shade Structure Program	SoCal Flow Testing		6260		\$620.00	\$0.00	\$620.00		\$620.00	\$0.00
5	Washington ES - Washington ES Phase 1 Shade Structure Program	Ground Penetrating Radar Systems, LLC		6250		\$1,200.00	\$0.00	\$1,200.00		\$0.00	\$1,200.00
6	Washington ES - Washington ES Phase 1 Shade Structure Program	Vital Inspection Services	8/31/2023	6285		\$1,470.00	\$0.00	\$1,470.00		\$1,470.00	\$0.00
7	Washington ES - Washington ES Phase 1 Shade Structure Program	Pasadena Water & Power		6260		\$200.00	\$0.00	\$200.00		\$200.00	\$0.00
Project: Washington ES ADA Compliance Survey & Tr					\$7,552.75	\$0.00	\$0.00	\$0.00	\$7,552.75	\$0.00	\$0.00
1	Washington ES - Washington ES ADA Compliance Survey & Transition Pl					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
Project: Washington ES - Front Entry Security Camer					\$42,153.00	\$0.00	\$0.00	\$0.00	\$42,153.00	\$0.00	\$0.00
1	Washington ES - Washington ES - Front Entry Security Camera & Guest Li					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
School Name: Webster Elementary					\$1,990,359.43	\$1,473,196.10	\$0.00	\$1,473,196.10	\$517,163.33	\$1,102,490.84	\$370,705.26
Project: Webster Phase 1 Reroofing Program					\$481,496.92	\$481,496.92	\$0.00	\$481,496.92	\$0.00	\$410,776.84	\$70,720.08
1	Webster ES - Webster Phase 1 Reroofing Program	Western States Roofing, Inc.		6270		\$481,496.92	\$0.00	\$481,496.92		\$410,776.84	\$70,720.08

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Project: Webster Phase 2 Reroofing Program					\$194,585.18	\$194,585.18	\$0.00	\$194,585.18	\$0.00	\$128,126.50	\$66,458.68
1	Webster ES - Webster Phase 2 Reroofing Program	Western States Roofing, Inc.		6270		\$194,585.18	\$0.00	\$194,585.18		\$128,126.50	\$66,458.68
Project: Webster HVAC Replacement					\$797,114.00	\$797,114.00	\$0.00	\$797,114.00	\$0.00	\$563,587.50	\$233,526.50
1	Webster ES - Webster HVAC Replacement	Diversified Thermal Services		6270		\$797,114.00	\$0.00	\$797,114.00		\$563,587.50	\$233,526.50
Project: Webster Shade Structure - Phase 2					\$429,345.77	\$0.00	\$0.00	\$0.00	\$429,345.77	\$0.00	\$0.00
1	Webster ES - Webster Shade Structure - Phase 2					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
Project: Webster ES ADA Compliance Survey & Trans					\$5,664.56	\$0.00	\$0.00	\$0.00	\$5,664.56	\$0.00	\$0.00
1	Webster ES - Webster ES ADA Compliance Survey & Transition Plan Dev					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
Project: Webster ES - Front Entry Security Camera & I					\$82,153.00	\$0.00	\$0.00	\$0.00	\$82,153.00	\$0.00	\$0.00
1	Webster ES - Webster ES - Front Entry Security Camera & Guest Intercon					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
School Name: Willard Elementary					\$6,990,221.88	\$1,796.97	\$0.00	\$1,796.97	\$6,988,424.91	\$0.00	\$1,796.97
Project: Willard Restroom and Utility Infrastructure Pr					\$4,729,214.00	\$0.00	\$0.00	\$0.00	\$4,729,214.00	\$0.00	\$0.00
1	Willard ES - Willard Restroom and Utility Infrastructure Project					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
Project: Willard Health and Safety Project					\$1,978,366.66	\$0.00	\$0.00	\$0.00	\$1,978,366.66	\$0.00	\$0.00
1	Willard ES - Willard Health and Safety Project					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
Project: Willard Shade Structure - Phase 2					\$229,386.94	\$0.00	\$0.00	\$0.00	\$229,386.94	\$0.00	\$0.00
1	Willard ES - Willard Shade Structure - Phase 2					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
Project: Willard ES ADA Compliance Survey & Transit					\$5,664.56	\$0.00	\$0.00	\$0.00	\$5,664.56	\$0.00	\$0.00
1	Willard ES - Willard ES ADA Compliance Survey & Transition Plan Develo					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00

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SCHOOL NAME - PROJECT NAME		TO COMPANY	CONTRACT DATE	OBJECT CODE	PROJECT BUDGET	ORIGINAL CONTRACT	APPROVED CHANGES	CURRENT CONTRACT AMT	BUDGET DELTA	INVOICED TO DATE	COMMITMENT REMAINING
Project: Willard ES (CC Also) - Front Entry Security Ca					\$47,589.72	\$1,796.97	\$0.00	\$1,796.97	\$45,792.75	\$0.00	\$1,796.97
1	Willard ES - Willard ES (CC Also) - Front Entry Security Camera & Guest I	Dell Computers	10/2/2023	6450		\$1,786.97	\$0.00	\$1,786.97		\$0.00	\$1,786.97
2	Willard ES - Willard ES (CC Also) - Front Entry Security Camera & Guest I	Dell Computers	10/2/2023	6450		\$10.00	\$0.00	\$10.00		\$0.00	\$10.00
School Type: 02 - Middle Schools					\$13,979,835.99	\$3,220,847.44	\$18,000.00	\$3,238,847.44	\$10,740,988.55	\$2,899,739.00	\$339,108.44
School Name: Eliot Arts Magnet Academy					\$9,398,802.10	\$872,863.75	\$0.00	\$872,863.75	\$8,525,938.35	\$801,351.96	\$71,511.79
Project: Eliot Phase 1 Reroofing Program					\$871,066.78	\$871,066.78	\$0.00	\$871,066.78	\$0.00	\$801,351.96	\$69,714.82
1	Eliot MS - Eliot Phase 1 Reroofing Program	Western States Roofing, Inc.		6270		\$871,066.78	\$0.00	\$871,066.78		\$801,351.96	\$69,714.82
Project: Eliot MS Restrooms and Utility Infrastructure					\$6,494,491.00	\$0.00	\$0.00	\$0.00	\$6,494,491.00	\$0.00	\$0.00
1	Eliot MS - Eliot MS Restrooms and Utility Infrastructure Upgrade Project					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
Project: Eliot MS Health and Safety Project					\$1,978,366.67	\$0.00	\$0.00	\$0.00	\$1,978,366.67	\$0.00	\$0.00
1	Eliot MS - Eliot MS Health and Safety Project					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
Project: Eliot MS ADA Compliance Survey & Transiti					\$9,440.93	\$0.00	\$0.00	\$0.00	\$9,440.93	\$0.00	\$0.00
1	Eliot MS - Eliot MS ADA Compliance Survey & Transition Plan Developme					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
Project: Eliot MS - Front Entry Security Camera & Gue					\$45,436.72	\$1,796.97	\$0.00	\$1,796.97	\$43,639.75	\$0.00	\$1,796.97
1	Eliot MS - Eliot MS - Front Entry Security Camera & Guest Intercom Syste	Dell Computers	10/2/2023	6450		\$1,786.97	\$0.00	\$1,786.97		\$0.00	\$1,786.97
2	Eliot MS - Eliot MS - Front Entry Security Camera & Guest Intercom Syste	Dell Computers	10/2/2023	6450		\$10.00	\$0.00	\$10.00		\$0.00	\$10.00
School Name: McKinley Middle					\$2,407,054.03	\$2,291,416.44	\$8,000.00	\$2,299,416.44	\$107,637.59	\$2,098,387.04	\$201,029.40
Project: McKinley School Phase 1 Shade Structure Pri					\$247,249.62	\$183,205.96	\$8,000.00	\$191,205.96	\$56,043.66	\$78,530.17	\$112,675.79
1	McKinley MS - McKinley School Phase 1 Shade Structure Program	Vital Inspection Services	9/1/2023	6285		\$2,520.00	\$0.00	\$2,520.00		\$2,520.00	\$0.00
2	McKinley MS - McKinley School Phase 1 Shade Structure Program	Ground Penetrating Radar Systems, LLC		6250		\$1,200.00	\$0.00	\$1,200.00		\$0.00	\$1,200.00
3	McKinley MS - McKinley School Phase 1 Shade Structure Program	USA SHADE & Fabric Structure		6270		\$103,474.96	\$0.00	\$103,474.96		\$0.00	\$103,474.96
4	McKinley MS - McKinley School Phase 1 Shade Structure Program	Pasadena Water & Power		6260		\$200.00	\$0.00	\$200.00		\$200.00	\$0.00

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5	McKinley MS - McKinley School Phase 1 Shade Structure Program	NAC Architecture		6210		\$2,500.00	\$0.00	\$2,500.00		\$2,499.17	\$0.83
6	McKinley MS - McKinley School Phase 1 Shade Structure Program	Arcadis/IBI		6210		\$72,691.00	\$8,000.00	\$80,691.00		\$72,691.00	\$8,000.00
7	McKinley MS - McKinley School Phase 1 Shade Structure Program	SoCal Flow Testing		6260		\$620.00	\$0.00	\$620.00		\$620.00	\$0.00
Project: McKinley Phase 2 Reroofing Program					\$2,108,210.48	\$2,108,210.48	\$0.00	\$2,108,210.48	\$0.00	\$2,019,856.87	\$88,353.61
1	McKinley MS - McKinley Phase 2 Reroofing Program	Best Contracting Services		6270		\$2,108,210.48	\$0.00	\$2,108,210.48		\$2,019,856.87	\$88,353.61
Project: McKinley MS ADA Compliance Survey & Tran					\$9,440.93	\$0.00	\$0.00	\$0.00	\$9,440.93	\$0.00	\$0.00
1	McKinley MS - McKinley MS ADA Compliance Survey & Transition Plan D					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
Project: McKinley K-8 School - Front Entry Security Ca					\$42,153.00	\$0.00	\$0.00	\$0.00	\$42,153.00	\$0.00	\$0.00
1	McKinley MS - McKinley K-8 School - Front Entry Security Camera & Gues					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
School Name: Octavia E. Butler Magnet					\$89,038.93	\$13,067.25	\$0.00	\$13,067.25	\$75,971.68	\$0.00	\$13,067.25
Project: Octavia E. Butler MS ADA Compliance Survey					\$9,440.93	\$0.00	\$0.00	\$0.00	\$9,440.93	\$0.00	\$0.00
1	Octavia E. Butler MS - Octavia E. Butler MS ADA Compliance Survey & Tr					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
Project: Octavia E. Butler MS - Front Entry Security Ca					\$79,598.00	\$13,067.25	\$0.00	\$13,067.25	\$66,530.75	\$0.00	\$13,067.25
1	Octavia E. Butler MS - Octavia E. Butler MS - Front Entry Security Camera	Flewelling & Moody	11/20/2023	6210		\$13,067.25	\$0.00	\$13,067.25		\$0.00	\$13,067.25
School Name: Sierra Madre Middle					\$9,440.93	\$0.00	\$0.00	\$0.00	\$9,440.93	\$0.00	\$0.00
Project: Sierra Madre MS ADA Compliance Survey & T					\$9,440.93	\$0.00	\$0.00	\$0.00	\$9,440.93	\$0.00	\$0.00
1	Sierra Madre MS - Sierra Madre MS ADA Compliance Survey & Transition					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
School Name: Wilson Middle					\$2,075,500.00	\$43,500.00	\$10,000.00	\$53,500.00	\$2,022,000.00	\$0.00	\$53,500.00
Project: Wilson MS Campus Reconfiguration - Rose C					\$1,000,000.00	\$43,500.00	\$10,000.00	\$53,500.00	\$946,500.00	\$0.00	\$53,500.00
1	Wilson MS - Wilson MS Campus Reconfiguration - Rose City HS	PJHM Achitects		6210		\$43,500.00	\$10,000.00	\$53,500.00		\$0.00	\$53,500.00

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Project: Wilson MS Campus Reconfiguration - PALS						\$1,000,000.00	\$0.00	\$0.00	\$0.00	\$1,000,000.00	\$0.00	\$0.00
1	Wilson MS - Wilson MS Campus Reconfiguration - PALS						\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
Project: Wilson MS - Door Lockset Replacement						\$75,500.00	\$0.00	\$0.00	\$0.00	\$75,500.00	\$0.00	\$0.00
1	Wilson MS - Wilson MS - Door Lockset Replacement						\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
School Type: 03 - High Schools						\$68,390,273.22	\$15,710,515.07	\$171,586.05	\$15,882,101.12	\$52,508,172.10	\$9,221,551.47	\$6,660,549.65
School Name: Blair International Baccalaureate						\$137,323.21	\$19,571.17	\$0.00	\$19,571.17	\$117,752.04	\$0.00	\$19,571.17
Project: Blair HS ADA Compliance Survey & Transition Plan Development						\$15,105.49	\$0.00	\$0.00	\$0.00	\$15,105.49	\$0.00	\$0.00
1	Blair HS - Blair HS ADA Compliance Survey & Transition Plan Development						\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
Project: Blair HS - Door Lockset Replacement						\$17,700.00	\$0.00	\$0.00	\$0.00	\$17,700.00	\$0.00	\$0.00
1	Blair HS - Blair HS - Door Lockset Replacement						\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
Project: Blair MS & HS - Front Entry Security Camera & Guest Intercom						\$104,517.72	\$19,571.17	\$0.00	\$19,571.17	\$84,946.55	\$0.00	\$19,571.17
1	Blair HS - Blair MS & HS - Front Entry Security Camera & Guest Intercom	Flewelling & Moody	11/20/2023	6210		\$17,774.40	\$0.00	\$17,774.40		\$0.00	\$17,774.40	
2	Blair HS - Blair MS & HS - Front Entry Security Camera & Guest Intercom	Dell Computers	10/2/2023	6450		\$1,786.77	\$0.00	\$1,786.77		\$0.00	\$1,786.77	
3	Blair HS - Blair MS & HS - Front Entry Security Camera & Guest Intercom	Dell Computers	10/2/2023	6450		\$10.00	\$0.00	\$10.00		\$0.00	\$10.00	
School Name: John Muir High						\$55,150,291.23	\$3,324,574.36	\$0.00	\$3,324,574.36	\$51,825,716.87	\$3,177,553.28	\$147,021.08
Project: John Muir Phase 1 Reroofing Program						\$3,324,574.36	\$3,324,574.36	\$0.00	\$3,324,574.36	\$0.00	\$3,177,553.28	\$147,021.08
1	John Muir HS - John Muir Phase 1 Reroofing Program	Best Contracting Services		6270		\$3,321,894.36	\$0.00	\$3,321,894.36		\$3,174,873.28	\$147,021.08	
2	John Muir HS - John Muir Phase 1 Reroofing Program	Citadel Environmental	7/1/2022	6280		\$2,680.00	\$0.00	\$2,680.00		\$2,680.00	\$0.00	
Project: John Muir Pilot Security Camera System Upgrade						\$176,000.00	\$0.00	\$0.00	\$0.00	\$176,000.00	\$0.00	\$0.00
1	John Muir HS - John Muir Pilot Security Camera System Upgrade						\$0.00	\$0.00	\$0.00		\$0.00	\$0.00



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Project: John Muir HS Gym and Pool Modernization					\$51,588,682.00	\$0.00	\$0.00	\$0.00	\$51,588,682.00	\$0.00	\$0.00
1	John Muir HS - John Muir HS Gym and Pool Modernization					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
Project: John Muir HS ADA Compliance Survey & Tran					\$18,881.87	\$0.00	\$0.00	\$0.00	\$18,881.87	\$0.00	\$0.00
1	John Muir HS - John Muir HS ADA Compliance Survey & Transition Plan C					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
Project: John Muir HS - Front Entry Security Camera &					\$42,153.00	\$0.00	\$0.00	\$0.00	\$42,153.00	\$0.00	\$0.00
1	John Muir HS - John Muir HS - Front Entry Security Camera & Guest Inter					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
School Name: Marshall Fundamental					\$3,749,561.71	\$3,310,429.59	\$172,467.30	\$3,482,896.89	\$266,664.82	\$2,414,252.56	\$1,068,644.33
Project: Marshall Phase 1 Reroofing Program					\$1,475,488.09	\$1,475,488.09	\$0.00	\$1,475,488.09	\$0.00	\$1,351,803.06	\$123,685.03
1	Marshall HS - Marshall Phase 1 Reroofing Program	Best Contracting Services		6270		\$1,475,488.09	\$0.00	\$1,475,488.09		\$1,351,803.06	\$123,685.03
Project: Marshall Phase 2 Reroofing Program					\$1,804,591.50	\$1,804,591.50	\$139,614.30	\$1,944,205.80	(\$139,614.30)	\$1,006,249.50	\$937,956.30
1	Marshall HS - Marshall Phase 2 Reroofing Program	Best Contracting Services		6270		\$1,804,591.50	\$139,614.30	\$1,944,205.80		\$1,006,249.50	\$937,956.30
Project: Marshall Softball Repair and Renovation					\$416,000.00	\$30,350.00	\$32,853.00	\$63,203.00	\$352,797.00	\$56,200.00	\$7,003.00
1	Marshall HS - Marshall Softball Repair and Renovation	IMEG		6140		\$8,350.00	\$3,650.00	\$12,000.00		\$12,000.00	\$0.00
2	Marshall HS - Marshall Softball Repair and Renovation	Flewelling & Moody		6210		\$22,000.00	\$29,203.00	\$51,203.00		\$44,200.00	\$7,003.00
Project: Marshall Fundamental HS ADA Compliance S					\$11,329.12	\$0.00	\$0.00	\$0.00	\$11,329.12	\$0.00	\$0.00
1	Marshall HS - Marshall Fundamental HS ADA Compliance Survey & Trans					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
Project: Marshall Fundamental HS - Front Entry Secur					\$42,153.00	\$0.00	\$0.00	\$0.00	\$42,153.00	\$0.00	\$0.00
1	Marshall HS - Marshall Fundamental HS - Front Entry Security Camera & i					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00

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School Name: Pasadena High School					\$9,307,660.35	\$9,054,142.98	(\$881.25)	\$9,053,261.73	\$254,398.62	\$3,629,745.63	\$5,423,516.10
Project: PHS Phase 1 Reroofing Program					\$3,675,013.01	\$3,675,013.01	\$0.00	\$3,675,013.01	\$0.00	\$3,503,176.88	\$171,836.13
1	Pasadena HS - PHS Phase 1 Reroofing Program	Best Contracting Services		6270		\$3,675,013.01	\$0.00	\$3,675,013.01		\$3,503,176.88	\$171,836.13
Project: Focus Point Fencing					\$3,718.75	\$4,600.00	(\$881.25)	\$3,718.75	\$0.00	\$3,718.75	\$0.00
1	Focus Point HS - Focus Point Fencing	Flewelling & Moody		6210		\$4,600.00	(\$881.25)	\$3,718.75		\$3,718.75	\$0.00
Project: PHS Campus Identity Project (Construction)					\$5,305,760.00	\$5,249,883.00	\$0.00	\$5,249,883.00	\$55,877.00	\$0.00	\$5,249,883.00
1	Pasadena HS - PHS Campus Identity Project (Construction)	The Nazerian Group	1/8/2024	6270		\$4,944,123.00	\$0.00	\$4,944,123.00		\$0.00	\$4,944,123.00
2	Pasadena HS - PHS Campus Identity Project (Construction)	Vital Inspection Services	10/10/2023	6285		\$305,760.00	\$0.00	\$305,760.00		\$0.00	\$305,760.00
Project: Pasadena HS HVAC Replacement					\$122,850.00	\$122,850.00	\$0.00	\$122,850.00	\$0.00	\$122,850.00	\$0.00
1	Pasadena HS - Pasadena HS HVAC Replacement	Diversified Thermal Services		6270		\$122,850.00	\$0.00	\$122,850.00		\$122,850.00	\$0.00
Project: PHS Pilot Security Camera System Upgrade					\$176,000.00	\$0.00	\$0.00	\$0.00	\$176,000.00	\$0.00	\$0.00
1	Pasadena HS - PHS Pilot Security Camera System Upgrade					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
Project: Pasadena HS ADA Compliance Survey & Trar					\$18,881.87	\$0.00	\$0.00	\$0.00	\$18,881.87	\$0.00	\$0.00
1	Pasadena HS - Pasadena HS ADA Compliance Survey & Transition Plan I					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
Project: Pasadena HS - Front Entry Security Camera &					\$5,436.72	\$1,796.97	\$0.00	\$1,796.97	\$3,639.75	\$0.00	\$1,796.97
1	Pasadena HS - Pasadena HS - Front Entry Security Camera & Guest Inter	Dell Computers	10/2/2023	6450		\$10.00	\$0.00	\$10.00		\$0.00	\$10.00
2	Pasadena HS - Pasadena HS - Front Entry Security Camera & Guest Inter	Dell Computers	10/2/2023	6450		\$1,786.97	\$0.00	\$1,786.97		\$0.00	\$1,786.97
School Name: Rose City High School					\$45,436.72	\$1,796.97	\$0.00	\$1,796.97	\$43,639.75	\$0.00	\$1,796.97
Project: Rose City HS - Front Entry Security Camera &					\$45,436.72	\$1,796.97	\$0.00	\$1,796.97	\$43,639.75	\$0.00	\$1,796.97
1	Rose City HS - Rose City HS - Front Entry Security Camera & Guest Inter	Dell Computers	12/2/2023	6450		\$10.00	\$0.00	\$10.00		\$0.00	\$10.00
2	Rose City HS - Rose City HS - Front Entry Security Camera & Guest Inter	Dell Computers	10/2/2023	6450		\$1,786.97	\$0.00	\$1,786.97		\$0.00	\$1,786.97

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School Type: 04 - Charter Schools					\$1,407,752.40	\$1,364,112.65	\$0.00	\$1,364,112.65	\$43,639.75	\$986,521.22	\$377,591.43
School Name: Cleveland - ECDP - SPED - OCS-South					\$406,501.30	\$362,861.55	\$0.00	\$362,861.55	\$43,639.75	\$236,299.46	\$126,562.09
Project: Cleveland ES Phase 2 Reroofing Program					\$361,064.58	\$361,064.58	\$0.00	\$361,064.58	\$0.00	\$236,299.46	\$124,765.12
1	Cleveland ES - Cleveland ES Phase 2 Reroofing Program	Western States Roofing, Inc.		6270		\$361,064.58	\$0.00	\$361,064.58		\$236,299.46	\$124,765.12
Project: Cleveland ES - Front Entry Security Camera 8					\$45,436.72	\$1,796.97	\$0.00	\$1,796.97	\$43,639.75	\$0.00	\$1,796.97
1	Cleveland ES - Cleveland ES - Front Entry Security Camera & Guest Inter	Dell Computers	10/2/2023	6450		\$1,786.97	\$0.00	\$1,786.97		\$0.00	\$1,786.97
2	Cleveland ES - Cleveland ES - Front Entry Security Camera & Guest Inter	Dell Computers		6450		\$10.00	\$0.00	\$10.00		\$0.00	\$10.00
School Name: Loma Alta - Oak Knoll - Pasadena Rosebud Academy					\$1,001,251.10	\$1,001,251.10	\$0.00	\$1,001,251.10	\$0.00	\$750,221.76	\$251,029.34
Project: Loma Alta Phase 2 Reroofing Program					\$787,557.10	\$787,557.10	\$0.00	\$787,557.10	\$0.00	\$551,026.99	\$236,530.11
1	Loma Alta ES - Loma Alta Phase 2 Reroofing Program	Western States Roofing, Inc.		6270		\$787,557.10	\$0.00	\$787,557.10		\$551,026.99	\$236,530.11
Project: Loma Alta HVAC Replacement					\$213,694.00	\$213,694.00	\$0.00	\$213,694.00	\$0.00	\$199,194.77	\$14,499.23
1	Loma Alta ES - Loma Alta HVAC Replacement	Diversified Thermal Services		6270		\$213,694.00	\$0.00	\$213,694.00		\$199,194.77	\$14,499.23
School Type: 06 - Educational Technology					\$424,087.57	\$448,893.82	\$0.00	\$448,893.82	(\$24,806.25)	\$432,569.32	\$16,324.50
School Name: Districtwide Projects					\$424,087.57	\$448,893.82	\$0.00	\$448,893.82	(\$24,806.25)	\$432,569.32	\$16,324.50
Project: Districtwide IP Phone Upgrade					\$424,087.57	\$448,893.82	\$0.00	\$448,893.82	(\$24,806.25)	\$432,569.32	\$16,324.50
1	Districtwide Facilities Support - Districtwide IP Phone Upgrade	NIC Partners, Inc.		6450		\$424,087.57	\$0.00	\$424,087.57		\$432,569.32	(\$8,481.75)
2	Districtwide Facilities Support - Districtwide IP Phone Upgrade	SLICSHOP	11/28/2023			\$24,806.25	\$0.00	\$24,806.25		\$0.00	\$24,806.25
School Type: 07 - Facilities					\$53,969,726.24	\$13,415,495.00	\$710,653.35	\$14,126,148.35	\$39,843,577.89	\$8,974,908.78	\$5,151,239.57
School Name: District Service Center					\$53,969,726.24	\$13,415,495.00	\$710,653.35	\$14,126,148.35	\$39,843,577.89	\$8,974,908.78	\$5,151,239.57
Project: DSC Phase 1 Reroofing Program					\$1,878,768.77	\$1,878,498.77	\$0.00	\$1,878,498.77	\$270.00	\$1,754,439.96	\$124,058.81
1	District Service Center - DSC Phase 1 Reroofing Program	Citadel Environmental	8/4/2022	6280		\$11,698.80	\$0.00	\$11,698.80		\$21,529.10	(\$9,830.30)
2	District Service Center - DSC Phase 1 Reroofing Program	Vital Inspection Services	7/31/2023	6285		\$4,620.00	\$0.00	\$4,620.00		\$4,620.00	\$0.00

# COC Report (by Contract)

Pasadena USD



SCHOOL NAME - PROJECT NAME		TO COMPANY	CONTRACT DATE	OBJECT CODE	PROJECT BUDGET	ORIGINAL CONTRACT	APPROVED CHANGES	CURRENT CONTRACT AMT	BUDGET DELTA	INVOICED TO DATE	COMMITMENT REMAINING
3	District Service Center - DSC Phase 1 Reroofing Program	Best Contracting Services		6270		\$1,862,179.97	\$0.00	\$1,862,179.97		\$1,728,290.86	\$133,889.11
Project: Facilities					\$9,624,777.10	\$11,259,596.23	\$730,653.35	\$11,990,249.58	(\$2,365,472.48)	\$7,077,376.14	\$4,912,873.44
1	District Service Center - Facilities	Tao Rossini, A Professional Corporation	12/18/2023	5820		\$50,000.00	\$0.00	\$50,000.00		\$0.00	\$50,000.00
2	District Service Center - Facilities	American Business Machine	10/2/2023	5630		\$8,000.00	\$0.00	\$8,000.00		\$4,356.53	\$3,643.47
3	District Service Center - Facilities	US Bank Visa Card		6260		\$10,000.00	(\$8,042.53)	\$1,957.47		\$1,957.47	\$0.00
4	District Service Center - Facilities	Universal Construction		6265		\$137,812.50	(\$115,504.50)	\$22,308.00		\$22,308.00	\$0.00
5	District Service Center - Facilities	Staples		4310		\$15,000.00	(\$6,648.87)	\$8,351.13		\$9,262.74	(\$911.61)
6	District Service Center - Facilities	Pasadena Journal		6260		\$10,000.00	(\$7,822.00)	\$2,178.00		\$2,178.00	\$0.00
7	District Service Center - Facilities	SafeworkCM		6265		\$4,800,000.00	\$1,174,810.75	\$5,974,810.75		\$3,761,385.25	\$2,213,425.50
8	District Service Center - Facilities	Planet Bids		6265		\$126,667.97	\$0.00	\$126,667.97		\$72,098.36	\$54,569.61
9	District Service Center - Facilities	NIC Partners, Inc.		6410		\$40,295.88	\$0.00	\$40,295.88		\$40,295.88	\$0.00
10	District Service Center - Facilities	Geocon Incorporated		6280		\$250,000.00	\$0.00	\$250,000.00		\$54,228.58	\$195,771.42
11	District Service Center - Facilities	Dale Scott & Company		5810		\$100,000.00	\$0.00	\$100,000.00		\$0.00	\$100,000.00
12	District Service Center - Facilities	Clifton Larson		5820		\$10,500.00	\$0.00	\$10,500.00		\$5,311.85	\$5,188.15
13	District Service Center - Facilities	Citadel Environmental		6280		\$227,947.20	\$0.00	\$227,947.20		\$0.00	\$227,947.20
14	District Service Center - Facilities	The Solis Group		6260		\$274,982.00	\$0.00	\$274,982.00		\$1,660.50	\$273,321.50
15	District Service Center - Facilities	DLR Group		6210		\$1,283,524.00	\$0.00	\$1,283,524.00		\$1,191,861.82	\$91,662.18
16	District Service Center - Facilities	Clifton Larson		5820		\$10,500.00	\$0.00	\$10,500.00		\$10,500.00	\$0.00
17	District Service Center - Facilities	American Business Machine		5630		\$6,942.78	\$0.00	\$6,942.78		\$0.00	\$6,942.78
18	District Service Center - Facilities	US Bank Visa Card		6260		\$500.00	\$0.00	\$500.00		\$500.00	\$0.00
19	District Service Center - Facilities	Smith-Emery Laboratories		6280		\$106,651.90	\$0.00	\$106,651.90		\$0.00	\$106,651.90
20	District Service Center - Facilities	LCP Tracker		6260		\$17,800.00	\$0.00	\$17,800.00		\$17,800.00	\$0.00
21	District Service Center - Facilities	US Bank Visa Card		6260		\$15,000.00	\$0.00	\$15,000.00		\$0.00	\$15,000.00
22	District Service Center - Facilities	Crisp		6260		\$5,000.00	\$0.00	\$5,000.00		\$0.00	\$5,000.00
23	District Service Center - Facilities	Pasadena Journal		6260		\$15,000.00	\$0.00	\$15,000.00		\$0.00	\$15,000.00
24	District Service Center - Facilities	SafeworkCM		6265		\$2,568,000.00	\$0.00	\$2,568,000.00		\$1,686,504.00	\$881,496.00

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SCHOOL NAME - PROJECT NAME		TO COMPANY	CONTRACT DATE	OBJECT CODE	PROJECT BUDGET	ORIGINAL CONTRACT	APPROVED CHANGES	CURRENT CONTRACT AMT	BUDGET DELTA	INVOICED TO DATE	COMMITMENT REMAINING
25	District Service Center - Facilities	Universal Construction		6265		\$194,184.00	\$0.00	\$194,184.00		\$0.00	\$194,184.00
26	District Service Center - Facilities	Jeff C Marderosian		5820		\$40,000.00	\$0.00	\$40,000.00		\$0.00	\$40,000.00
27	District Service Center - Facilities	Atkinson, Andelson, Loya R&R		5820		\$40,000.00	\$0.00	\$40,000.00		\$35,316.56	\$4,683.44
28	District Service Center - Facilities	LCP Tracker		6260		\$1,800.00	\$5,950.00	\$7,750.00		\$1,500.00	\$6,250.00
29	District Service Center - Facilities	US Bank Visa Card		6260		\$500.00	\$0.00	\$500.00		\$500.00	\$0.00
30	District Service Center - Facilities	Clifton Larson		5820		\$10,000.00	\$0.00	\$10,000.00		\$2,493.75	\$7,506.25
31	District Service Center - Facilities	Pasadena Journal		6260		\$10,000.00	(\$8,848.00)	\$1,152.00		\$1,152.00	\$0.00
32	District Service Center - Facilities	US Bank Visa Card		6260		\$18,000.00	\$0.00	\$18,000.00		\$0.00	\$18,000.00
33	District Service Center - Facilities	American Business Machine		5630		\$4,500.00	\$3,000.00	\$7,500.00		\$6,942.78	\$557.22
34	District Service Center - Facilities	Staples		4310		\$20,000.00	\$0.00	\$20,000.00		\$9,151.92	\$10,848.08
35	District Service Center - Facilities	Atkinson, Andelson, Loya R&R		5820		\$60,000.00	\$0.00	\$60,000.00		\$6,615.00	\$53,385.00
36	District Service Center - Facilities	Vital Inspection Services		6285		\$250,000.00	(\$68,572.00)	\$181,428.00		\$0.00	\$181,428.00
37	District Service Center - Facilities	PUSD Staff Benefits		2XXX		\$169,936.00	\$0.00	\$169,936.00		\$22,613.10	\$147,322.90
38	District Service Center - Facilities	PUSD Staff Pay Roll		2XXX		\$285,552.00	(\$235,557.82)	\$49,994.18		\$45,993.73	\$4,000.45
39	District Service Center - Facilities	Colbi		6260		\$60,000.00	\$0.00	\$60,000.00		\$60,000.00	\$0.00
40	District Service Center - Facilities	Crisp		6260		\$5,000.00	(\$2,111.68)	\$2,888.32		\$2,888.32	\$0.00
Project: Districtwide Turnkey Design and Construction					\$75,000.00	\$95,000.00	(\$20,000.00)	\$75,000.00	\$0.00	\$0.00	\$75,000.00
1	Districtwide Facilities Support - Districtwide Turnkey Design and Construct	Schneider Electric	4/19/2023	6210		\$95,000.00	(\$20,000.00)	\$75,000.00		\$0.00	\$75,000.00
Project: Districtwide Staff Housing at Roosevelt Camp					\$160,000.00	\$160,000.00	\$0.00	\$160,000.00	\$0.00	\$134,076.68	\$25,923.32
1	Districtwide Facilities Support - Districtwide Staff Housing at Roosevelt Ca	Education Housing Partners, Inc.	12/15/2022	5810		\$160,000.00	\$0.00	\$160,000.00		\$134,076.68	\$25,923.32
Project: Districtwide Door Lockset Replacement Allow					\$294,670.00	\$0.00	\$0.00	\$0.00	\$294,670.00	\$0.00	\$0.00
1	Districtwide Facilities Support - Districtwide Door Lockset Replacement All					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00

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SCHOOL NAME - PROJECT NAME		TO COMPANY	CONTRACT DATE	OBJECT CODE	PROJECT BUDGET	ORIGINAL CONTRACT	APPROVED CHANGES	CURRENT CONTRACT AMT	BUDGET DELTA	INVOICED TO DATE	COMMITMENT REMAINING
Project: Districtwide Front Entry Security Camera and					\$500,000.00	\$22,400.00	\$0.00	\$22,400.00	\$477,600.00	\$9,016.00	\$13,384.00
1	Districtwide Facilities Support - Districtwide Front Entry Security Camera a	LCC3		6270		\$22,400.00	\$0.00	\$22,400.00		\$9,016.00	\$13,384.00
Project: Health and Safety Allocation Project					\$33,400,000.00	\$0.00	\$0.00	\$0.00	\$33,400,000.00	\$0.00	\$0.00
1	District Service Center - Health and Safety Allocation Project					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
Project: District Offices ADA Compliance Survey & Tr:					\$132,510.37	\$0.00	\$0.00	\$0.00	\$132,510.37	\$0.00	\$0.00
1	Ed Center - District Offices ADA Compliance Survey & Transition Plan Dev					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
Project: Facilities FY 24-25					\$2,656,000.00	\$0.00	\$0.00	\$0.00	\$2,656,000.00	\$0.00	\$0.00
1	District Service Center - Facilities FY 24-25	SafeworkCM	7/1/2024	6265		\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
Project: Facilities FY 25-26					\$2,748,000.00	\$0.00	\$0.00	\$0.00	\$2,748,000.00	\$0.00	\$0.00
1	District Service Center - Facilities FY 25-26	SafeworkCM	7/1/2025	6265		\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
Project: Districtwide Security Camera Upgrade					\$2,500,000.00	\$0.00	\$0.00	\$0.00	\$2,500,000.00	\$0.00	\$0.00
1	District Service Center - Districtwide Security Camera Upgrade					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
Measure O - Capital Totals:					\$241,390,941.14	\$46,134,702.27	\$1,009,433.15	\$47,144,135.42	\$194,246,805.72	\$29,765,584.15	\$17,378,551.27



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Total Bond Funding - Measure O - ITS	\$59,872,995.71
Current Budget Total	\$28,341,595.34
Current Contracts Committed	\$22,881,225.44
Payables Invoiced	\$15,319,075.12
Unallocated Funds	\$31,531,400.37

SCHOOL NAME - PROJECT NAME		TO COMPANY	CONTRACT DATE	OBJECT CODE	PROJECT BUDGET	ORIGINAL CONTRACT	APPROVED CHANGES	CURRENT CONTRACT AMT	BUDGET DELTA	INVOICED TO DATE	COMMITMENT REMAINING
School Type: 06 - Educational Technology					\$28,341,595.34	\$22,841,502.39	(\$19,907.05)	\$22,821,595.34	\$5,520,000.00	\$15,319,075.12	\$7,502,520.22
School Name: Districtwide Projects					\$28,341,595.34	\$22,841,502.39	(\$19,907.05)	\$22,821,595.34	\$5,520,000.00	\$15,319,075.12	\$7,502,520.22
Project: Districtwide Staff Device Refresh					\$7,885,552.78	\$7,885,552.78	\$0.00	\$7,885,552.78	\$0.00	\$3,402,038.86	\$4,483,513.92
1	Districtwide Facilities Support - Districtwide Staff Device Refresh		Apple Computer, Inc.			\$1,506,685.79	\$0.00	\$1,506,685.79		\$1,478,311.30	\$28,374.49
2	Districtwide Facilities Support - Districtwide Staff Device Refresh		Dell Computers			\$6,077,141.99	\$0.00	\$6,077,141.99		\$1,707,353.31	\$4,369,788.68
3	Districtwide Facilities Support - Districtwide Staff Device Refresh		Kanel Group			\$301,725.00	\$0.00	\$301,725.00		\$216,374.25	\$85,350.75
Project: Districtwide Server Infrastructure Upgrade					\$1,624,580.59	\$1,624,580.59	\$0.00	\$1,624,580.59	\$0.00	\$1,624,580.59	\$0.00
1	Districtwide Facilities Support - Districtwide Server Infrastructure Upgrade		Dell Computers			\$1,152,046.46	\$0.00	\$1,152,046.46		\$1,152,046.46	\$0.00
2	Districtwide Facilities Support - Districtwide Server Infrastructure Upgrade		NIC Partners, Inc.			\$295,332.05	\$0.00	\$295,332.05		\$295,332.05	\$0.00
3	Districtwide Facilities Support - Districtwide Server Infrastructure Upgrade		NIC Partners, Inc.			\$177,202.08	\$0.00	\$177,202.08		\$177,202.08	\$0.00
Project: Districtwide Student Device Refresh					\$12,568,385.40	\$12,568,385.40	\$0.00	\$12,568,385.40	\$0.00	\$9,549,379.10	\$3,019,006.30
1	Districtwide Facilities Support - Districtwide Student Device Refresh		Dell Computers			\$12,076,025.40	\$0.00	\$12,076,025.40		\$9,057,019.10	\$3,019,006.30
2	Districtwide Facilities Support - Districtwide Student Device Refresh		STS			\$492,360.00	\$0.00	\$492,360.00		\$492,360.00	\$0.00
Project: Districtwide Computer Lab Upgrade - PHS					\$75,233.81	\$75,233.81	\$0.00	\$75,233.81	\$0.00	\$75,233.81	\$0.00
1	Pasadena HS - Districtwide Computer Lab Upgrade - PHS		Dell Computers			\$75,233.81	\$0.00	\$75,233.81		\$75,233.81	\$0.00
Project: Districtwide Chromebook Lease Buyback					\$667,842.76	\$687,749.81	(\$19,907.05)	\$667,842.76	\$0.00	\$667,842.76	\$0.00
1	Districtwide Facilities Support - Districtwide Chromebook Lease Buyback		Dell Computers			\$687,749.81	(\$19,907.05)	\$667,842.76		\$667,842.76	\$0.00
Project: Districtwide Voice Amplification for Student C					\$1,200,000.00	\$0.00	\$0.00	\$0.00	\$1,200,000.00	\$0.00	\$0.00
1	Districtwide Facilities Support - Districtwide Voice Amplification for Student					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00

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SCHOOL NAME - PROJECT NAME		TO COMPANY	CONTRACT DATE	OBJECT CODE	PROJECT BUDGET	ORIGINAL CONTRACT	APPROVED CHANGES	CURRENT CONTRACT AMT	BUDGET DELTA	INVOICED TO DATE	COMMITMENT REMAINING
Project: Districtwide Interactive Displays for Student (					\$4,000,000.00	\$0.00	\$0.00	\$0.00	\$4,000,000.00	\$0.00	\$0.00
1	Districtwide Facilities Support - Districtwide Interactive Displays for Studen					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
Project: Districtwide School Site Printing Solutions Pr					\$320,000.00	\$0.00	\$0.00	\$0.00	\$320,000.00	\$0.00	\$0.00
1	Districtwide Facilities Support - Districtwide School Site Printing Solutions					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
Measure O - ITS Totals:					\$28,341,595.34	\$22,841,502.39	(\$19,907.05)	\$22,821,595.34	\$5,520,000.00	\$15,319,075.12	\$7,502,520.22

# COC Report (by Project)

Pasadena USD



Total Bond Funding - Measure O - Capital	\$456,352,760.70
Current Budget Total	\$241,390,941.14
Current Contracts Committed	\$47,145,932.39
Payables Invoiced	\$29,765,584.15
Unallocated Funds	\$214,961,819.56

SCHOOL NAME - PROJECT NAME	PROJECT BUDGET	ORIGINAL CONTRACT	APPROVED CHANGES	CURRENT CONTRACT AMT	INVOICED TO DATE	BUDGET DELTA	COMMITMENT REMAINING
School Type: 01 - Elementary Schools	\$103,219,265.72	\$11,974,838.29	\$109,193.75	\$12,084,032.04	\$7,250,294.36	\$91,135,233.68	\$4,833,737.68
School Name: Altadena Arts Magnet	\$1,184,353.03	\$868,956.73	\$193.75	\$869,150.48	\$772,704.43	\$315,202.55	\$96,446.05
Project: Altadena Phase 1 Reroofing Program	\$485,413.89	\$485,413.89	\$0.00	\$485,413.89	\$394,125.44	\$0.00	\$91,288.45
Project: Altadena Relocation of (3) Portables from All	\$378,578.99	\$383,542.84	\$193.75	\$383,736.59	\$378,578.99	(\$5,157.60)	\$5,157.60
Project: Altadena Shade Structure - Phase 2	\$272,542.59	\$0.00	\$0.00	\$0.00	\$0.00	\$272,542.59	\$0.00
Project: Altadena ES ADA Compliance Survey & Trans	\$5,664.56	\$0.00	\$0.00	\$0.00	\$0.00	\$5,664.56	\$0.00
Project: Altadena ES - Front Entry Security Camera &	\$42,153.00	\$0.00	\$0.00	\$0.00	\$0.00	\$42,153.00	\$0.00
School Name: Don Benito Fundamental	\$1,108,817.92	\$919,255.01	\$0.00	\$919,255.01	\$714,802.35	\$189,562.91	\$204,452.66
Project: Don Benito Phase 2 Reroofing Program	\$822,388.64	\$822,388.64	\$0.00	\$822,388.64	\$648,473.59	\$0.00	\$173,915.05
Project: Don Benito HVAC Replacement	\$140,000.00	\$81,495.00	\$0.00	\$81,495.00	\$66,328.76	\$58,505.00	\$15,166.24
Project: Don Bonito ES ADA Compliance Survey & Tr	\$5,664.56	\$0.00	\$0.00	\$0.00	\$0.00	\$5,664.56	\$0.00
Project: Don Benito ES - Door Lockset Replacement	\$57,400.00	\$0.00	\$0.00	\$0.00	\$0.00	\$57,400.00	\$0.00
Project: Don Benito ES - Front Entry Security Camera	\$83,364.72	\$15,371.37	\$0.00	\$15,371.37	\$0.00	\$67,993.35	\$15,371.37
School Name: Field Elementary	\$1,044,067.18	\$870,700.21	\$73,000.00	\$943,700.21	\$724,722.75	\$100,366.97	\$218,977.46
Project: Field Phase 1 Shade Structure Program	\$247,249.62	\$187,540.21	\$8,000.00	\$195,540.21	\$73,408.26	\$51,709.41	\$122,131.95
Project: Field ES Fencing and Curb Appeal (PO #23-36	\$749,000.00	\$683,160.00	\$65,000.00	\$748,160.00	\$651,314.49	\$840.00	\$96,845.51
Project: Field ES ADA Compliance Survey & Transiti	\$5,664.56	\$0.00	\$0.00	\$0.00	\$0.00	\$5,664.56	\$0.00
Project: Field ES - Front Entry Security Camera & Gue	\$42,153.00	\$0.00	\$0.00	\$0.00	\$0.00	\$42,153.00	\$0.00

# COC Report (by Project)

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SCHOOL NAME - PROJECT NAME	PROJECT BUDGET	ORIGINAL CONTRACT	APPROVED CHANGES	CURRENT CONTRACT AMT	INVOICED TO DATE	BUDGET DELTA	COMMITMENT REMAINING
School Name: Hamilton Elementary	\$298,350.90	\$122,534.12	\$12,000.00	\$134,534.12	\$63,522.26	\$163,816.78	\$71,011.86
Project: Hamilton Phase 1 Shade Structure Program	\$247,249.62	\$120,737.15	\$12,000.00	\$132,737.15	\$63,522.26	\$114,512.47	\$69,214.89
Project: Hamilton ES ADA Compliance Survey & Trans	\$5,664.56	\$0.00	\$0.00	\$0.00	\$0.00	\$5,664.56	\$0.00
Project: Hamilton ES - Front Entry Security Camera &	\$45,436.72	\$1,796.97	\$0.00	\$1,796.97	\$0.00	\$43,639.75	\$1,796.97
School Name: Jackson STEM Dual Language Magnet Academy	\$387,570.34	\$0.00	\$0.00	\$0.00	\$0.00	\$387,570.34	\$0.00
Project: Jackson Shade Structure - Phase 2	\$339,752.69	\$0.00	\$0.00	\$0.00	\$0.00	\$339,752.69	\$0.00
Project: Jackson ES ADA Compliance Survey & Trans	\$5,664.65	\$0.00	\$0.00	\$0.00	\$0.00	\$5,664.65	\$0.00
Project: Jackson ES - Front Entry Security Camera & (	\$42,153.00	\$0.00	\$0.00	\$0.00	\$0.00	\$42,153.00	\$0.00
School Name: Jefferson Children's Center	\$240,247.29	\$196,607.54	\$0.00	\$196,607.54	\$152,937.31	\$43,639.75	\$43,670.23
Project: Jefferson CC Phase 1 Reroofing Program	\$194,810.57	\$194,810.57	\$0.00	\$194,810.57	\$152,937.31	\$0.00	\$41,873.26
Project: Jefferson CC - Front Entry Security Camera &	\$45,436.72	\$1,796.97	\$0.00	\$1,796.97	\$0.00	\$43,639.75	\$1,796.97
School Name: Linda Vista Elementary	\$30,797.00	\$30,797.00	\$0.00	\$30,797.00	\$30,797.00	\$0.00	\$0.00
Project: Linda Vista Portables Removal	\$30,797.00	\$30,797.00	\$0.00	\$30,797.00	\$30,797.00	\$0.00	\$0.00
School Name: Longfellow Elementary	\$38,355,016.95	\$1,796.97	\$0.00	\$1,796.97	\$0.00	\$38,353,219.98	\$1,796.97
Project: Longfellow ES Modernization	\$37,939,627.00	\$0.00	\$0.00	\$0.00	\$0.00	\$37,939,627.00	\$0.00
Project: Longfellow Shade Structure - Phase 2	\$362,135.67	\$0.00	\$0.00	\$0.00	\$0.00	\$362,135.67	\$0.00
Project: Longfellow ES ADA Compliance Survey & Tra	\$5,664.56	\$0.00	\$0.00	\$0.00	\$0.00	\$5,664.56	\$0.00
Project: Longfellow ES - Front Entry Security Camera	\$47,589.72	\$1,796.97	\$0.00	\$1,796.97	\$0.00	\$45,792.75	\$1,796.97
School Name: Madison Elementary	\$35,738,794.95	\$1,120,092.73	\$8,000.00	\$1,128,092.73	\$876,227.85	\$34,610,702.22	\$251,864.88
Project: Madison Phase 1 Reroofing Program	\$939,010.77	\$939,010.77	\$0.00	\$939,010.77	\$799,455.68	\$0.00	\$139,555.09
Project: Madison Phase 1 Shade Structure Program	\$381,135.62	\$181,081.96	\$8,000.00	\$189,081.96	\$76,772.17	\$192,053.66	\$112,309.79
Project: Madison ES Modernization	\$34,412,984.00	\$0.00	\$0.00	\$0.00	\$0.00	\$34,412,984.00	\$0.00
Project: Madison ES ADA Compliance Survey & Trans	\$5,664.56	\$0.00	\$0.00	\$0.00	\$0.00	\$5,664.56	\$0.00

# COC Report (by Project)

Pasadena USD



SCHOOL NAME - PROJECT NAME	PROJECT BUDGET	ORIGINAL CONTRACT	APPROVED CHANGES	CURRENT CONTRACT AMT	INVOICED TO DATE	BUDGET DELTA	COMMITMENT REMAINING
School Name: Norma Coombs Elementary	\$2,401,762.15	\$2,018,450.40	\$8,000.00	\$2,026,450.40	\$1,446,857.42	\$375,311.75	\$579,592.98
Project: Norma Coombs Phase 1 Shade Structure Proj	\$572,242.62	\$238,235.18	\$8,000.00	\$246,235.18	\$63,044.17	\$326,007.44	\$183,191.01
Project: Norma Coombs Phase 2 Reroofing Program	\$1,629,010.25	\$1,629,010.25	\$0.00	\$1,629,010.25	\$1,248,743.77	\$0.00	\$380,266.48
Project: Norma Coombs HVAC Replacement	\$149,408.00	\$149,408.00	\$0.00	\$149,408.00	\$135,069.48	\$0.00	\$14,338.52
Project: Norma Coombs ES ADA Compliance Survey & Tra	\$5,664.56	\$0.00	\$0.00	\$0.00	\$0.00	\$5,664.56	\$0.00
Project: Norma Coombs ES - Front Entry Security Cam	\$45,436.72	\$1,796.97	\$0.00	\$1,796.97	\$0.00	\$43,639.75	\$1,796.97
School Name: San Rafael Elementary	\$2,094,627.37	\$752,858.22	\$0.00	\$752,858.22	\$433,023.09	\$1,341,769.15	\$319,835.13
Project: San Rafael Phase 2 Reroofing Program	\$740,094.00	\$740,094.00	\$0.00	\$740,094.00	\$433,023.09	\$0.00	\$307,070.91
Project: San Rafael Health and Safety Electrical Servic	\$664,900.00	\$0.00	\$0.00	\$0.00	\$0.00	\$664,900.00	\$0.00
Project: San Rafael Shade Structure - Phase 2	\$513,087.09	\$0.00	\$0.00	\$0.00	\$0.00	\$513,087.09	\$0.00
Project: San Rafael ES ADA Compliance Survey & Tra	\$5,664.56	\$0.00	\$0.00	\$0.00	\$0.00	\$5,664.56	\$0.00
Project: San Rafael ES - Door Lockset Replacement	\$90,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$90,000.00	\$0.00
Project: San Rafael ES - Front Entry Security Camera	\$80,881.72	\$12,764.22	\$0.00	\$12,764.22	\$0.00	\$68,117.50	\$12,764.22
School Name: Sierra Madre Elementary	\$10,571,222.96	\$3,317,117.19	\$0.00	\$3,317,117.19	\$853,008.41	\$7,254,105.77	\$2,464,108.78
Project: Sierra Madre ES Phase 1 Reroofing Program	\$323,490.22	\$323,490.22	\$0.00	\$323,490.22	\$269,047.31	\$0.00	\$54,442.91
Project: Sierra Madre ES Central Plant Upgrades	\$3,003,741.00	\$2,973,325.00	\$0.00	\$2,973,325.00	\$565,456.10	\$30,416.00	\$2,407,868.90
Project: Sierra Madre ES Installation of Clock - PA Sys	\$18,505.00	\$18,505.00	\$0.00	\$18,505.00	\$18,505.00	\$0.00	\$0.00
Project: Sierra Madre ES Restroom and Utility Infrastr	\$4,890,617.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,890,617.00	\$0.00
Project: Sierra Madre ES Health and Safety Project	\$1,978,366.67	\$0.00	\$0.00	\$0.00	\$0.00	\$1,978,366.67	\$0.00
Project: Sierra Madre ES Shade Structure - Phase 2	\$308,685.51	\$0.00	\$0.00	\$0.00	\$0.00	\$308,685.51	\$0.00
Project: Sierra Madre ES ADA Compliance Survey & T	\$5,664.56	\$0.00	\$0.00	\$0.00	\$0.00	\$5,664.56	\$0.00
Project: Sierra Madre ES - Front Entry Security Camer	\$42,153.00	\$1,796.97	\$0.00	\$1,796.97	\$0.00	\$40,356.03	\$1,796.97

# COC Report (by Project)

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SCHOOL NAME - PROJECT NAME	PROJECT BUDGET	ORIGINAL CONTRACT	APPROVED CHANGES	CURRENT CONTRACT AMT	INVOICED TO DATE	BUDGET DELTA	COMMITMENT REMAINING
School Name: Washington Elementary STEM	\$783,056.37	\$280,679.10	\$8,000.00	\$288,679.10	\$79,200.65	\$494,377.27	\$209,478.45
Project: Washington ES Phase 1 Shade Structure Proj	\$733,350.62	\$280,679.10	\$8,000.00	\$288,679.10	\$79,200.65	\$444,671.52	\$209,478.45
Project: Washington ES ADA Compliance Survey & Tr	\$7,552.75	\$0.00	\$0.00	\$0.00	\$0.00	\$7,552.75	\$0.00
Project: Washington ES - Front Entry Security Camera	\$42,153.00	\$0.00	\$0.00	\$0.00	\$0.00	\$42,153.00	\$0.00
School Name: Webster Elementary	\$1,990,359.43	\$1,473,196.10	\$0.00	\$1,473,196.10	\$1,102,490.84	\$517,163.33	\$370,705.26
Project: Webster Phase 1 Reroofing Program	\$481,496.92	\$481,496.92	\$0.00	\$481,496.92	\$410,776.84	\$0.00	\$70,720.08
Project: Webster Phase 2 Reroofing Program	\$194,585.18	\$194,585.18	\$0.00	\$194,585.18	\$128,126.50	\$0.00	\$66,458.68
Project: Webster HVAC Replacement	\$797,114.00	\$797,114.00	\$0.00	\$797,114.00	\$563,587.50	\$0.00	\$233,526.50
Project: Webster Shade Structure - Phase 2	\$429,345.77	\$0.00	\$0.00	\$0.00	\$0.00	\$429,345.77	\$0.00
Project: Webster ES ADA Compliance Survey & Trans	\$5,664.56	\$0.00	\$0.00	\$0.00	\$0.00	\$5,664.56	\$0.00
Project: Webster ES - Front Entry Security Camera & C	\$82,153.00	\$0.00	\$0.00	\$0.00	\$0.00	\$82,153.00	\$0.00
School Name: Willard Elementary	\$6,990,221.88	\$1,796.97	\$0.00	\$1,796.97	\$0.00	\$6,988,424.91	\$1,796.97
Project: Willard Restroom and Utility Infrastructure Pr	\$4,729,214.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,729,214.00	\$0.00
Project: Willard Health and Safety Project	\$1,978,366.66	\$0.00	\$0.00	\$0.00	\$0.00	\$1,978,366.66	\$0.00
Project: Willard Shade Structure - Phase 2	\$229,386.94	\$0.00	\$0.00	\$0.00	\$0.00	\$229,386.94	\$0.00
Project: Willard ES ADA Compliance Survey & Transit	\$5,664.56	\$0.00	\$0.00	\$0.00	\$0.00	\$5,664.56	\$0.00
Project: Willard ES (CC Also) - Front Entry Security Ca	\$47,589.72	\$1,796.97	\$0.00	\$1,796.97	\$0.00	\$45,792.75	\$1,796.97
School Type: 02 - Middle Schools	\$13,979,835.99	\$3,220,847.44	\$18,000.00	\$3,238,847.44	\$2,899,739.00	\$10,740,988.55	\$339,108.44
School Name: Eliot Arts Magnet Academy	\$9,398,802.10	\$872,863.75	\$0.00	\$872,863.75	\$801,351.96	\$8,525,938.35	\$71,511.79
Project: Eliot Phase 1 Reroofing Program	\$871,066.78	\$871,066.78	\$0.00	\$871,066.78	\$801,351.96	\$0.00	\$69,714.82
Project: Eliot MS Restrooms and Utility Infrastructure	\$6,494,491.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,494,491.00	\$0.00
Project: Eliot MS Health and Safety Project	\$1,978,366.67	\$0.00	\$0.00	\$0.00	\$0.00	\$1,978,366.67	\$0.00
Project: Eliot MS ADA Compliance Survey & Transiti	\$9,440.93	\$0.00	\$0.00	\$0.00	\$0.00	\$9,440.93	\$0.00



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SCHOOL NAME - PROJECT NAME	PROJECT BUDGET	ORIGINAL CONTRACT	APPROVED CHANGES	CURRENT CONTRACT AMT	INVOICED TO DATE	BUDGET DELTA	COMMITMENT REMAINING
Project: Eliot MS - Front Entry Security Camera & Gate	\$45,436.72	\$1,796.97	\$0.00	\$1,796.97	\$0.00	\$43,639.75	\$1,796.97
School Name: McKinley Middle	\$2,407,054.03	\$2,291,416.44	\$8,000.00	\$2,299,416.44	\$2,098,387.04	\$107,637.59	\$201,029.40
Project: McKinley School Phase 1 Shade Structure Project	\$247,249.62	\$183,205.96	\$8,000.00	\$191,205.96	\$78,530.17	\$56,043.66	\$112,675.79
Project: McKinley Phase 2 Reroofing Program	\$2,108,210.48	\$2,108,210.48	\$0.00	\$2,108,210.48	\$2,019,856.87	\$0.00	\$88,353.61
Project: McKinley MS ADA Compliance Survey & Transition	\$9,440.93	\$0.00	\$0.00	\$0.00	\$0.00	\$9,440.93	\$0.00
Project: McKinley K-8 School - Front Entry Security Camera	\$42,153.00	\$0.00	\$0.00	\$0.00	\$0.00	\$42,153.00	\$0.00
School Name: Octavia E. Butler Magnet	\$89,038.93	\$13,067.25	\$0.00	\$13,067.25	\$0.00	\$75,971.68	\$13,067.25
Project: Octavia E. Butler MS ADA Compliance Survey	\$9,440.93	\$0.00	\$0.00	\$0.00	\$0.00	\$9,440.93	\$0.00
Project: Octavia E. Butler MS - Front Entry Security Camera	\$79,598.00	\$13,067.25	\$0.00	\$13,067.25	\$0.00	\$66,530.75	\$13,067.25
School Name: Sierra Madre Middle	\$9,440.93	\$0.00	\$0.00	\$0.00	\$0.00	\$9,440.93	\$0.00
Project: Sierra Madre MS ADA Compliance Survey & Transition	\$9,440.93	\$0.00	\$0.00	\$0.00	\$0.00	\$9,440.93	\$0.00
School Name: Wilson Middle	\$2,075,500.00	\$43,500.00	\$10,000.00	\$53,500.00	\$0.00	\$2,022,000.00	\$53,500.00
Project: Wilson MS Campus Reconfiguration - Rose Canyon	\$1,000,000.00	\$43,500.00	\$10,000.00	\$53,500.00	\$0.00	\$946,500.00	\$53,500.00
Project: Wilson MS Campus Reconfiguration - PALS	\$1,000,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000,000.00	\$0.00
Project: Wilson MS - Door Lockset Replacement	\$75,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$75,500.00	\$0.00
School Type: 03 - High Schools	\$68,390,273.22	\$15,710,515.07	\$171,586.05	\$15,882,101.12	\$9,221,551.47	\$52,508,172.10	\$6,660,549.65
School Name: Blair International Baccalaureate	\$137,323.21	\$19,571.17	\$0.00	\$19,571.17	\$0.00	\$117,752.04	\$19,571.17
Project: Blair HS ADA Compliance Survey & Transition	\$15,105.49	\$0.00	\$0.00	\$0.00	\$0.00	\$15,105.49	\$0.00
Project: Blair HS - Door Lockset Replacement	\$17,700.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17,700.00	\$0.00
Project: Blair MS & HS - Front Entry Security Camera	\$104,517.72	\$19,571.17	\$0.00	\$19,571.17	\$0.00	\$84,946.55	\$19,571.17
School Name: John Muir High	\$55,150,291.23	\$3,324,574.36	\$0.00	\$3,324,574.36	\$3,177,553.28	\$51,825,716.87	\$147,021.08
Project: John Muir Phase 1 Reroofing Program	\$3,324,574.36	\$3,324,574.36	\$0.00	\$3,324,574.36	\$3,177,553.28	\$0.00	\$147,021.08
Project: John Muir Pilot Security Camera System Upgrade	\$176,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$176,000.00	\$0.00

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SCHOOL NAME - PROJECT NAME	PROJECT BUDGET	ORIGINAL CONTRACT	APPROVED CHANGES	CURRENT CONTRACT AMT	INVOICED TO DATE	BUDGET DELTA	COMMITMENT REMAINING
Project: John Muir HS Gym and Pool Modernization	\$51,588,682.00	\$0.00	\$0.00	\$0.00	\$0.00	\$51,588,682.00	\$0.00
Project: John Muir HS ADA Compliance Survey & Tra	\$18,881.87	\$0.00	\$0.00	\$0.00	\$0.00	\$18,881.87	\$0.00
Project: John Muir HS - Front Entry Security Camera &	\$42,153.00	\$0.00	\$0.00	\$0.00	\$0.00	\$42,153.00	\$0.00
School Name: Marshall Fundamental	\$3,749,561.71	\$3,310,429.59	\$172,467.30	\$3,482,896.89	\$2,414,252.56	\$266,664.82	\$1,068,644.33
Project: Marshall Phase 1 Reroofing Program	\$1,475,488.09	\$1,475,488.09	\$0.00	\$1,475,488.09	\$1,351,803.06	\$0.00	\$123,685.03
Project: Marshall Phase 2 Reroofing Program	\$1,804,591.50	\$1,804,591.50	\$139,614.30	\$1,944,205.80	\$1,006,249.50	(\$139,614.30)	\$937,956.30
Project: Marshall Softball Repair and Renovation	\$416,000.00	\$30,350.00	\$32,853.00	\$63,203.00	\$56,200.00	\$352,797.00	\$7,003.00
Project: Marshall Fundamental HS ADA Compliance S	\$11,329.12	\$0.00	\$0.00	\$0.00	\$0.00	\$11,329.12	\$0.00
Project: Marshall Fundamental HS - Front Entry Secur	\$42,153.00	\$0.00	\$0.00	\$0.00	\$0.00	\$42,153.00	\$0.00
School Name: Pasadena High School	\$9,307,660.35	\$9,054,142.98	(\$881.25)	\$9,053,261.73	\$3,629,745.63	\$254,398.62	\$5,423,516.10
Project: PHS Phase 1 Reroofing Program	\$3,675,013.01	\$3,675,013.01	\$0.00	\$3,675,013.01	\$3,503,176.88	\$0.00	\$171,836.13
Project: Focus Point Fencing	\$3,718.75	\$4,600.00	(\$881.25)	\$3,718.75	\$3,718.75	\$0.00	\$0.00
Project: PHS Campus Identity Project (Construction)	\$5,305,760.00	\$5,249,883.00	\$0.00	\$5,249,883.00	\$0.00	\$55,877.00	\$5,249,883.00
Project: Pasadena HS HVAC Replacement	\$122,850.00	\$122,850.00	\$0.00	\$122,850.00	\$122,850.00	\$0.00	\$0.00
Project: PHS Pilot Security Camera System Upgrade	\$176,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$176,000.00	\$0.00
Project: Pasadena HS ADA Compliance Survey & Tra	\$18,881.87	\$0.00	\$0.00	\$0.00	\$0.00	\$18,881.87	\$0.00
Project: Pasadena HS - Front Entry Security Camera &	\$5,436.72	\$1,796.97	\$0.00	\$1,796.97	\$0.00	\$3,639.75	\$1,796.97
School Name: Rose City High School	\$45,436.72	\$1,796.97	\$0.00	\$1,796.97	\$0.00	\$43,639.75	\$1,796.97
Project: Rose City HS - Front Entry Security Camera &	\$45,436.72	\$1,796.97	\$0.00	\$1,796.97	\$0.00	\$43,639.75	\$1,796.97
School Type: 04 - Charter Schools	\$1,407,752.40	\$1,364,112.65	\$0.00	\$1,364,112.65	\$986,521.22	\$43,639.75	\$377,591.43
School Name: Cleveland - ECDP - SPED - OCS-South	\$406,501.30	\$362,861.55	\$0.00	\$362,861.55	\$236,299.46	\$43,639.75	\$126,562.09
Project: Cleveland ES Phase 2 Reroofing Program	\$361,064.58	\$361,064.58	\$0.00	\$361,064.58	\$236,299.46	\$0.00	\$124,765.12
Project: Cleveland ES - Front Entry Security Camera &	\$45,436.72	\$1,796.97	\$0.00	\$1,796.97	\$0.00	\$43,639.75	\$1,796.97

# COC Report (by Project)

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SCHOOL NAME - PROJECT NAME	PROJECT BUDGET	ORIGINAL CONTRACT	APPROVED CHANGES	CURRENT CONTRACT AMT	INVOICED TO DATE	BUDGET DELTA	COMMITMENT REMAINING
School Name: Loma Alta - Oak Knoll - Pasadena Rosebud Academy	\$1,001,251.10	\$1,001,251.10	\$0.00	\$1,001,251.10	\$750,221.76	\$0.00	\$251,029.34
Project: Loma Alta Phase 2 Reroofing Program	\$787,557.10	\$787,557.10	\$0.00	\$787,557.10	\$551,026.99	\$0.00	\$236,530.11
Project: Loma Alta HVAC Replacement	\$213,694.00	\$213,694.00	\$0.00	\$213,694.00	\$199,194.77	\$0.00	\$14,499.23
School Type: 06 - Educational Technology	\$424,087.57	\$448,893.82	\$0.00	\$448,893.82	\$432,569.32	(\$24,806.25)	\$16,324.50
School Name: Districtwide Projects	\$424,087.57	\$448,893.82	\$0.00	\$448,893.82	\$432,569.32	(\$24,806.25)	\$16,324.50
Project: Districtwide IP Phone Upgrade	\$424,087.57	\$448,893.82	\$0.00	\$448,893.82	\$432,569.32	(\$24,806.25)	\$16,324.50
School Type: 07 - Facilities	\$53,969,726.24	\$13,415,495.00	\$710,653.35	\$14,126,148.35	\$8,974,908.78	\$39,843,577.89	\$5,151,239.57
School Name: District Service Center	\$53,969,726.24	\$13,415,495.00	\$710,653.35	\$14,126,148.35	\$8,974,908.78	\$39,843,577.89	\$5,151,239.57
Project: DSC Phase 1 Reroofing Program	\$1,878,768.77	\$1,878,498.77	\$0.00	\$1,878,498.77	\$1,754,439.96	\$270.00	\$124,058.81
Project: Facilities	\$9,624,777.10	\$11,259,596.23	\$730,653.35	\$11,990,249.58	\$7,077,376.14	(\$2,365,472.48)	\$4,912,873.44
Project: Districtwide Turnkey Design and Construction	\$75,000.00	\$95,000.00	(\$20,000.00)	\$75,000.00	\$0.00	\$0.00	\$75,000.00
Project: Districtwide Staff Housing at Roosevelt Camp	\$160,000.00	\$160,000.00	\$0.00	\$160,000.00	\$134,076.68	\$0.00	\$25,923.32
Project: Districtwide Door Lockset Replacement Allowance	\$294,670.00	\$0.00	\$0.00	\$0.00	\$0.00	\$294,670.00	\$0.00
Project: Districtwide Front Entry Security Camera and	\$500,000.00	\$22,400.00	\$0.00	\$22,400.00	\$9,016.00	\$477,600.00	\$13,384.00
Project: Health and Safety Allocation Project	\$33,400,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$33,400,000.00	\$0.00
Project: District Offices ADA Compliance Survey & Training	\$132,510.37	\$0.00	\$0.00	\$0.00	\$0.00	\$132,510.37	\$0.00
Project: Facilities FY 24-25	\$2,656,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,656,000.00	\$0.00
Project: Facilities FY 25-26	\$2,748,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,748,000.00	\$0.00
Project: Districtwide Security Camera Upgrade	\$2,500,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,500,000.00	\$0.00
Measure O - Capital Totals:	\$241,390,941.14	\$46,134,702.27	\$1,009,433.15	\$47,144,135.42	\$29,765,584.15	\$194,246,805.72	\$17,378,551.27

# COC Report (by Project)

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Total Bond Funding - Measure O - ITS	\$59,872,995.71
Current Budget Total	\$28,341,595.34
Current Contracts Committed	\$22,881,225.44
Payables Invoiced	\$15,319,075.12
Unallocated Funds	\$31,531,400.37

SCHOOL NAME - PROJECT NAME	PROJECT BUDGET	ORIGINAL CONTRACT	APPROVED CHANGES	CURRENT CONTRACT AMT	INVOICED TO DATE	BUDGET DELTA	COMMITMENT REMAINING
School Type: 06 - Educational Technology	\$28,341,595.34	\$22,841,502.39	(\$19,907.05)	\$22,821,595.34	\$15,319,075.12	\$5,520,000.00	\$7,502,520.22
School Name: Districtwide Projects	\$28,341,595.34	\$22,841,502.39	(\$19,907.05)	\$22,821,595.34	\$15,319,075.12	\$5,520,000.00	\$7,502,520.22
Project: Districtwide Staff Device Refresh	\$7,885,552.78	\$7,885,552.78	\$0.00	\$7,885,552.78	\$3,402,038.86	\$0.00	\$4,483,513.92
Project: Districtwide Server Infrastructure Upgrade	\$1,624,580.59	\$1,624,580.59	\$0.00	\$1,624,580.59	\$1,624,580.59	\$0.00	\$0.00
Project: Districtwide Student Device Refresh	\$12,568,385.40	\$12,568,385.40	\$0.00	\$12,568,385.40	\$9,549,379.10	\$0.00	\$3,019,006.30
Project: Districtwide Computer Lab Upgrade - PHS	\$75,233.81	\$75,233.81	\$0.00	\$75,233.81	\$75,233.81	\$0.00	\$0.00
Project: Districtwide Chromebook Lease Buyback	\$667,842.76	\$687,749.81	(\$19,907.05)	\$667,842.76	\$667,842.76	\$0.00	\$0.00
Project: Districtwide Voice Amplification for Student C	\$1,200,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,200,000.00	\$0.00
Project: Districtwide Interactive Displays for Student C	\$4,000,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,000,000.00	\$0.00
Project: Districtwide School Site Printing Solutions Pr	\$320,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$320,000.00	\$0.00
Measure O - ITS Totals:	\$28,341,595.34	\$22,841,502.39	(\$19,907.05)	\$22,821,595.34	\$15,319,075.12	\$5,520,000.00	\$7,502,520.22

# Project Status Report (by School)

Pasadena USD



## Fund Source: Measure O - Capital

Total Projects	126
Admin	3
Close-Out	12
Completed	1
Construction	60
Design	4
Investigation	19
Procurement	27

SCHOOL NAME - PROJECT NAME	PHASE	NTP DATE	SUBSTANTIAL COMPLETION	PERCENT COMPLETE	DSA REQ'D	UPDATE STATUS
<b>School Type: 01 - Elementary Schools</b>						
<b>School Name: Altadena Arts Magnet</b>						
Project: Altadena Shade Structure - Phase 2	Investigation			0%	Yes	Preparing Board Report to award for Architectural Services
Project: Altadena ES - Door Lockset Replacement	Construction			0%	No	Long lead time: equipment on order. Req. package has been submitted.
Project: Altadena ES - Front Entry Security Camera & Guest Intercom System	Procurement			0%	No	Developing RFP
Project: Altadena ES ADA Compliance Survey & Transition Plan Development	Construction	10/26/2023	3/19/2024	0%	No	Survey Completed. Report In Work. Awaiting PO.
<b>School Name: Don Benito Fundamental</b>						
Project: Don Benito HVAC Replacement	Close-Out	6/1/2023	8/5/2023	95%	No	Final Punch Completed 01/18/24, work to accomplished week of 01/21/24
Project: Don Benito ES - Front Entry Security Camera & Guest Intercom System	Procurement			0%	No	Developing RFP
Project: Don Benito Phase 2 Reroofing Program	Construction	6/1/2023	8/5/2023	95%	No	Roofing installation complete, pending Manufacturer punch list generation with District
Project: Don Benito ES - Door Lockset Replacement	Construction			0%	No	Long lead time: equipment on order. Req. package has been submitted.
Project: Don Bonito ES ADA Compliance Survey & Transition Plan Development	Construction	10/26/2023	3/19/2024	0%	No	Survey Completed. Report In Work. Awaiting PO.

# Project Status Report (by School)

Pasadena USD



SCHOOL NAME - PROJECT NAME	PHASE	NTP DATE	SUBSTANTIAL COMPLETION	PERCENT COMPLETE	DSA REQ'D	UPDATE STATUS
<b>School Name: Field Elementary</b>						
Project: Field ES - Door Lockset Replacement	Construction			0%	No	Long lead time: equipment on order. Req. package has been submitted.
Project: Field ES - Front Entry Security Camera & Guest Intercom System	Procurement			0%	No	Developing RFP
Project: Field ES Fencing and Curb Appeal (PO #23-3606)	Completed	6/12/2023	8/31/2023	100%	No	Delivery of Vehicle Gate by 1/26. Install Week of 1/29.
Project: Field Phase 1 Shade Structure Program	Construction			5%	Yes	RFP for ADA Upgrades to be Issued 2/1.
Project: Field ES ADA Compliance Survey & Transition Plan Development	Construction	10/26/2023	3/19/2024	0%	No	Survey Completed. Report In Work. Awaiting PO.
<b>School Name: Franklin Elementary (Closed)</b>						
Project: Franklin ES - Door Lockset Replacement	Construction			0%	No	Long lead time: equipment on order. Req. package has been submitted.
<b>School Name: Hamilton Elementary</b>						
Project: Hamilton ES ADA Compliance Survey & Transition Plan Development	Construction	10/26/2023	3/19/2024	0%	No	Survey Completed. Report In Work. Awaiting PO.
Project: Hamilton Phase 1 Shade Structure Program	Construction			5%	Yes	RFP for ADA Upgrades to be Issued 2/1.
Project: Hamilton ES - Front Entry Security Camera & Guest Intercom System	Procurement			0%	No	Developing RFP
Project: Hamilton ES - Door Lockset Replacement	Construction			0%	No	Long lead time: equipment on order. Req. package has been submitted.
<b>School Name: Jackson STEM Dual Language Magnet Academy</b>						
Project: Jackson ES - Front Entry Security Camera & Guest Intercom System	Procurement			0%	No	Developing RFP
Project: Jackson ES - Door Lockset Replacement	Construction			0%	No	Long lead time: equipment on order. Req. package has been submitted.
Project: Jackson ES ADA Compliance Survey & Transition Plan Development	Construction	10/26/2023	3/19/2024	0%	No	Survey Completed. Report In Work. Awaiting PO.
Project: Jackson Shade Structure - Phase 2	Investigation			0%	Yes	Preparing Board Report to award for Architectural Services



# Project Status Report (by School)

Pasadena USD



SCHOOL NAME - PROJECT NAME	PHASE	NTP DATE	SUBSTANTIAL COMPLETION	PERCENT COMPLETE	DSA REQ'D	UPDATE STATUS
<b>School Name: Jefferson Children's Center</b>						
Project: Jefferson CC - Front Entry Security Camera & Guest Intercom System	Procurement			0%	No	Developing RFP
<b>School Name: Longfellow Elementary</b>						
Project: Longfellow ES Modernization	Design			0%		Awaiting PO. School Key Staff Meeting 1/23/2024. Community Meeting 1/30/2024.
Project: Longfellow Shade Structure - Phase 2	Investigation			0%	Yes	Preparing Board Report to award for Architectural Services
Project: Longfellow ES ADA Compliance Survey & Transition Plan Development	Construction	10/26/2023	3/19/2024	0%	No	Survey Completed. Report In Work. Awaiting PO.
Project: Longfellow ES - Door Lockset Replacement	Construction			0%	No	Long lead time: equipment on order. Req. package has been submitted.
Project: Longfellow ES - Front Entry Security Camera & Guest Intercom System	Procurement			0%	No	Developing RFP
<b>School Name: Madison Elementary</b>						
Project: Madison ES - Front Entry Security Camera & Guest Intercom System	Procurement			0%	No	Developing RFP
Project: Madison ES ADA Compliance Survey & Transition Plan Development	Construction	10/26/2023	3/19/2024	0%	No	Comprehensive Accessibility Assessment Report (Draft) received 1/12. Awaiting PO.
Project: Madison ES - Door Lockset Replacement	Construction			0%	No	Long lead time: equipment on order. Req. package has been submitted.
Project: Madison Phase 1 Shade Structure Program	Construction			5%	Yes	Shade Structure installation on hold due to unforeseen condition. DSA CCD In Work. RFP for ADA Upgrades to be Issued 2/1.
Project: Madison ES Modernization	Design			0%		Awaiting Contract Signing
<b>School Name: Norma Coombs Elementary</b>						
Project: Norma Coombs ES - Front Entry Security Camera & Guest Intercom System	Procurement			0%	No	Developing RFP
Project: Norma Coombs ES - Door Lockset Replacement	Construction			0%	No	Long lead time: equipment on order. Req. package has been submitted.
Project: Norma Coombs Phase 2 Reroofing Program	Close-Out	6/1/2023	8/5/2023	95%	No	Roofing installation complete, pending Manufacturer punch list generation with District
Project: Norma Coombs Phase 1 Shade Structure Program	Construction			5%	Yes	RFP for ADA Upgrades to be Issued 2/1.

# Project Status Report (by School)

Pasadena USD



SCHOOL NAME - PROJECT NAME	PHASE	NTP DATE	SUBSTANTIAL COMPLETION	PERCENT COMPLETE	DSA REQ'D	UPDATE STATUS
Project: Norma Coombs ES ADA Compliance Survey & Transition Plan Development	Construction	10/26/2023	3/19/2024	0%	No	Survey Completed. Report In Work. Awaiting PO.
Project: Norma Coombs HVAC Replacement	Close-Out	6/1/2023	8/5/2023	95%	No	Final Punch Completed 01/18/24, work to accomplished week of 01/21/24
<b>School Name: Roosevelt Elementary (Closed)</b>						
Project: Roosevelt ES - Door Lockset Replacement	Construction			0%	No	Long lead time: equipment on order. Req. package has been submitted.
<b>School Name: San Rafael Elementary</b>						
Project: San Rafael ES - Front Entry Security Camera & Guest Intercom System	Procurement			0%	No	Developing RFP
Project: San Rafael Health and Safety Electrical Service	Investigation			0 %	Yes	Scope Under Development. PWP need 250 Ft Connection to Vault on Street. Switchgear is 12 to 18 Months Leadtime.
Project: San Rafael ES ADA Compliance Survey & Transition Plan Development	Construction	10/26/2023	3/19/2024	0%	No	Survey Completed. Report In Work. Awaiting PO.
Project: San Rafael Phase 2 Reroofing Program	Close-Out	6/1/2023	8/5/2023	95%	No	Roofing installation complete, pending Manufacturer punch list generation with District
Project: San Rafael ES - Door Lockset Replacement	Construction			0%	No	Long lead time: equipment on order. Req. package has been submitted.
Project: San Rafael Shade Structure - Phase 2	Investigation			0%	Yes	Preparing Board Report to award for Architectural Services
<b>School Name: Sierra Madre Elementary</b>						
Project: Sierra Madre ES - Door Lockset Replacement	Construction			0%	No	Long lead time: equipment on order. Req. package has been submitted.
Project: Sierra Madre ES ADA Compliance Survey & Transition Plan Development	Construction	10/26/2023	3/19/2024	0%	No	Survey Completed. Report In Work. Awaiting PO.
Project: Sierra Madre ES Central Plant Upgrades	Design	5/11/2023	8/5/2023	0%	Yes	DSA Design Review in progress
Project: Sierra Madre ES Shade Structure - Phase 2	Investigation			0%	Yes	Preparing Board Report to award for Architectural Services
Project: Sierra Madre ES - Front Entry Security Camera & Guest Intercom System	Procurement			0%	No	Developing RFP
Project: Sierra Madre ES Health and Safety Project.	Investigation			0	No	Scope Under Development. Need to Define Light Replacement and Asphalt Repairs. Electrical Service Upgrade In Work.

# Project Status Report (by School)

Pasadena USD



SCHOOL NAME - PROJECT NAME	PHASE	NTP DATE	SUBSTANTIAL COMPLETION	PERCENT COMPLETE	DSA REQ'D	UPDATE STATUS
Project: Sierra Madre ES Restroom and Utility Infrastructure Project	Investigation			0	Yes	Scope Under Development. Accomplished Survey for Condition of Restrooms. Met with Plumbing Lead for Wet Utilities. No Wet Utility Issues.
<b>School Name: Washington Elementary STEM</b>						
Project: Washington ES - Front Entry Security Camera & Guest Intercom System	Procurement			0%	No	Developing RFP
Project: Washington ES Phase 1 Shade Structure Program	Construction			5%	Yes	Shade Structure installation in progress and expected to complete by 1/26. RFP for ADA Upgrades to be Issued 2/1.
Project: Washington ES - Door Lockset Replacement	Construction			0%	No	Long lead time: equipment on order. Req. package has been submitted.
Project: Washington ES ADA Compliance Survey & Transition Plan Development	Construction	10/26/2023	3/19/2024	0%	No	Survey Completed. Report In Work. Awaiting PO.
<b>School Name: Webster Elementary</b>						
Project: Webster ES - Front Entry Security Camera & Guest Intercom System	Procurement			0%	No	Developing RFP
Project: Webster ES ADA Compliance Survey & Transition Plan Development	Construction	10/26/2023	3/19/2024	0%	No	Survey Completed. Report In Work. Awaiting PO.
Project: Webster Phase 2 Reroofing Program	Construction	6/1/2023	8/5/2023	95%	No	Roofing installation complete, pending Manufacturer punch list generation with District
Project: Webster Shade Structure - Phase 2	Investigation			0%	Yes	Preparing Board Report to award for Architectural Services
Project: Webster HVAC Replacement	Close-Out	6/1/2023	8/5/2023	100%	No	Final Punch Completed 01/18/24, work to accomplished week of 01/21/24
Project: Webster ES - Door Lockset Replacement	Construction			0%	No	Long lead time: equipment on order. Req. package has been submitted.
<b>School Name: Willard Elementary</b>						
Project: Willard ES (CC Also) - Front Entry Security Camera & Guest Intercom System	Procurement			0%	No	Developing RFP
Project: Willard Health and Safety Project	Investigation			0	No	Scope Under Development. Need to Define Light Replacement, Field Reconditioning and Asphalt Repairs. Electrical Service Upgrade Not Required.
Project: Willard ES - Door Lockset Replacement	Construction			0%	No	Long lead time: equipment on order. Req. package has been submitted.
Project: Willard ES ADA Compliance Survey & Transition Plan Development	Construction	10/26/2023	3/19/2024	0%	No	Survey Completed. Report In Work. Awaiting PO.

# Project Status Report (by School)

Pasadena USD



SCHOOL NAME - PROJECT NAME	PHASE	NTP DATE	SUBSTANTIAL COMPLETION	PERCENT COMPLETE	DSA REQ'D	UPDATE STATUS
Project: Willard Restroom and Utility Infrastructure Project	Investigation			0	Yes	Scope Under Development. Accomplished Survey for Condition of Restrooms. Met with Plumbing Lead for Wet Utilities. No Wet Utility Issues.
Project: Willard Shade Structure - Phase 2	Investigation			0%	Yes	Preparing Board Report to award for Architectural Services
<b>School Type: 02 - Middle Schools</b>						
<b>School Name: Eliot Arts Magnet Academy</b>						
Project: Eliot MS Restrooms and Utility Infrastructure Upgrade Project	Investigation			0	Yes	Scope Under Development. Accomplished Survey for Condition of Restrooms. Met with Plumbing Lead for Wet Utilities. Gym Storm Drain to be Investigated.
Project: Eliot MS ADA Compliance Survey & Transition Plan Development	Construction	10/26/2023	3/19/2024	0%	No	Survey Completed. Report In Work. Awaiting PO.
Project: Eliot MS - Front Entry Security Camera & Guest Intercom System	Procurement			0%	No	Developing RFP
Project: Eliot MS - Door Lockset Replacement	Construction			0%	No	Long lead time: equipment on order. Req. package has been submitted.
Project: Eliot MS Health and Safety Project	Investigation			0	No	Scope Under Development. Need to Define Light Replacement and Blower Replacements. Electrical Service Upgrade not required.
<b>School Name: McKinley Middle</b>						
Project: McKinley MS - Door Lockset Replacement	Construction			0%	No	Long lead time: equipment on order. Req. package has been submitted.
Project: McKinley MS ADA Compliance Survey & Transition Plan Development	Construction	10/26/2023	3/19/2024	0%	No	Remaining survey scheduled for 1/22 - 1/23. Awaiting PO.
Project: McKinley Phase 2 Reroofing Program	Close-Out	6/1/2023	8/5/2023	90%	No	Roofing installation complete, pending Manufacturer punch list generation with District
Project: McKinley School Phase 1 Shade Structure Program	Construction			5%	Yes	RFP for ADA Upgrades to be Issued 2/1.
Project: McKinley K-8 School - Front Entry Security Camera & Guest Intercom System	Procurement			0%	No	Developing RFP
<b>School Name: Octavia E. Butler Magnet</b>						
Project: Octavia E. Butler MS - Door Lockset Replacement	Construction			0%	No	Long lead time: equipment on order. Req. package has been submitted.
Project: Octavia E. Butler MS ADA Compliance Survey & Transition Plan Development	Construction	10/26/2023	3/19/2024	0%	No	Survey Completed. Report In Work. Awaiting PO.

# Project Status Report (by School)

Pasadena USD



SCHOOL NAME - PROJECT NAME	PHASE	NTP DATE	SUBSTANTIAL COMPLETION	PERCENT COMPLETE	DSA REQ'D	UPDATE STATUS
Project: Octavia E. Butler MS - Front Entry Security Camera & Guest Intercom System	Procurement			0%	No	Developing RFP
<b>School Name: Sierra Madre Middle</b>						
Project: Sierra Madre MS - Front Entry Security Camera & Guest Intercom System	Procurement			0%	No	Developing RFP
Project: Sierra Madre MS ADA Compliance Survey & Transition Plan Development	Construction	10/26/2023	3/19/2024	0%	No	Survey Completed. Report In Work. Awaiting PO.
Project: Sierra Madre MS - Door Lockset Replacement	Construction			0%	No	Long lead time: equipment on order. Req. package has been submitted.
<b>School Name: Wilson Middle</b>						
Project: Wilson MS Campus Reconfiguration - PALS	Investigation			0%	Yes	Review of Requirements and Options being Reviewed.
Project: Wilson MS Campus Reconfiguration - Rose City HS	Investigation			25%	No	Review of Requirements and Options being Reviewed.
Project: Wilson MS - Door Lockset Replacement	Construction			0%	No	Long lead time: equipment on order. Req. package has been submitted.
<b>School Type: 03 - High Schools</b>						
<b>School Name: Blair International Baccalaureate</b>						
Project: Blair MS & HS - Front Entry Security Camera & Guest Intercom System	Procurement			0%	No	Developing RFP
Project: Blair HS ADA Compliance Survey & Transition Plan Development	Construction	10/26/2023	3/19/2024	0%	No	Survey Completed. Report In Work. Awaiting PO.
Project: Blair HS - Door Lockset Replacement	Construction			0%	No	Long lead time: equipment on order. Req. package has been submitted.
<b>School Name: John Muir High</b>						
Project: John Muir Pilot Security Camera System Upgrade	Close-Out			100%	No	All cameras have been installed. Need to set up punch list site walk and substantial completion report.
Project: John Muir HS - Door Lockset Replacement	Construction			0%	No	Long lead time: equipment on order. Req. package has been submitted.
Project: John Muir HS ADA Compliance Survey & Transition Plan Development.	Construction	10/26/2023	3/19/2024	0%	No	Survey Completed. Report In Work. Awaiting PO.
Project: John Muir HS Gym and Pool Modernization	Design			0%		Awaiting PO. Community Meeting 1/17 Completed. Restroom Condition Survey In Work.

# Project Status Report (by School)

Pasadena USD



SCHOOL NAME - PROJECT NAME	PHASE	NTP DATE	SUBSTANTIAL COMPLETION	PERCENT COMPLETE	DSA REQ'D	UPDATE STATUS
Project: John Muir HS - Front Entry Security Camera & Guest Intercom System	Procurement			0%	No	Developing RFP
<b>School Name: Marshall Fundamental</b>						
Project: Marshall Fundamental HS - Front Entry Security Camera & Guest Intercom System	Procurement			0%	No	Developing RFP
Project: Marshall Fundamental HS ADA Compliance Survey & Transition Plan Development	Construction	10/26/2023	3/19/2024	0%	No	Survey Completed. Report In Work. Awaiting PO.
Project: Marshall Phase 2 Reroofing Program	Close-Out	6/1/2023	8/5/2023	95%	No	Roofing installation complete, pending Manufacturer punch list generation with District
Project: Marshall Fundamental HS - Door Lockset Replacement	Construction			0%	No	Long lead time: equipment on order. Req. package has been submitted.
Project: Marshall Softball Repair and Renovation	Procurement			0%	Yes	RFP Issued Jan 4. Bid Due Feb 8.
<b>School Name: Pasadena High School</b>						
Project: Pasadena HS - Front Entry Security Camera & Guest Intercom System	Procurement			0%	No	Developing RFP
Project: Pasadena HS ADA Compliance Survey & Transition Plan Development	Construction	10/26/2023	3/19/2024	0%	No	Survey Completed. Report In Work. Awaiting PO.
Project: Pasadena HS - Door Lockset Replacement	Construction			0%	No	Long lead time: equipment on order. Req. package has been submitted.
Project: PHS Pilot Security Camera System Upgrade	Close-Out			100%	No	All cameras have been installed. Need to set up punch list site walk and substantial completion report.
Project: Pasadena HS HVAC Replacement	Close-Out	6/1/2023	8/5/2023	95%	No	Final Punch Completed 01/18/24, work to accomplished week of 01/21/24
Project: PHS Campus Identity Project (Construction)	Construction	1/8/2024	6/7/2025	0%	Yes	
<b>School Name: Rose City High School</b>						
Project: Rose City HS - Door Lockset Replacement	Construction			0%	No	Long lead time: equipment on order. Req. package has been submitted. .
Project: Rose City HS - Front Entry Security Camera & Guest Intercom System	Procurement			0%	No	Developing RFP



# Project Status Report (by School)

Pasadena USD



SCHOOL NAME - PROJECT NAME	PHASE	NTP DATE	SUBSTANTIAL COMPLETION	PERCENT COMPLETE	DSA REQ'D	UPDATE STATUS
<b>School Type: 04 - Charter Schools</b>						
<b>School Name: Cleveland - ECDP - SPED - OCS-South</b>						
Project: Cleveland ES - Door Lockset Replacement	Construction			0%	No	Long lead time: equipment on order. Req. package has been submitted.
Project: Cleveland ES Phase 2 Reroofing Program	Construction	6/1/2023	8/5/2023	95%	No	Roofing installation complete, pending Manufacturer punch list generation with District
Project: Cleveland ES - Front Entry Security Camera & Guest Intercom System	Procurement			0%	No	Developing RFP
<b>School Name: Loma Alta - Oak Knoll - Pasadena Rosebud Academy</b>						
Project: Loma Alta Phase 2 Reroofing Program	Construction	6/1/2023	8/5/2023	95%	No	Western States to complete Bldg A, B, C, G Coating Spring Break 2024
Project: Loma Alta HVAC Replacement	Close-Out	6/1/2023	8/5/2023	95%	No	Final Punch Completed 01/18/24, work to accomplished week of 01/21/24
<b>School Type: 07 - Facilities</b>						
<b>School Name: District Service Center</b>						
Project: Districtwide Front Entry Security Camera and Intercom System	Procurement			0%	No	RFP to be Released in January. Finalizing Scope Documents.
Project: Districtwide Door Lockset Replacement Allowance for PUSD Classrooms	Procurement			0%	No	Allowance Account
Project: Districtwide Security Camera Upgrade	Investigation				No	Scope and RFP under Developemnt
Project: DSC - Door Lockset Replacement	Construction			0%	No	Long lead time: equipment on order. Req. package has been submitted.
Project: Facilities FY 25-26	Admin				No	Bond Program Operations and Support
Project: Facilities FY 24-25	Admin				No	Bond Program Operations and Support
Project: Facilities	Admin				No	On going professional service contracts. No action required.
Project: Districtwide Staff Housing at Roosevelt Campus	Investigation			80%	No	BOE Workshop to be Scheduled. Consultant to Present.
Project: Districtwide Turnkey Design and Construction Energy Services with Schneider Electric	Close-Out			100%	No	PO and Payment in Process

# Project Status Report (by School)

Pasadena USD



SCHOOL NAME - PROJECT NAME	PHASE	NTP DATE	SUBSTANTIAL COMPLETION	PERCENT COMPLETE	DSA REQ'D	UPDATE STATUS
Project: District Offices ADA Compliance Survey & Transition Plan Development	Construction	10/26/2023	3/19/2024	0%	No	Remaining survey pending District's approval for 1/24 - 1/26. Awaiting PO.
Project: Health and Safety Allocation Project	Investigation			0%	No	

# Project Status Report (by School)

Pasadena USD



**Fund Source: Measure O - ITS**

Total Projects	6
Admin	2
Construction	1
Investigation	2
Procurement	1

SCHOOL NAME - PROJECT NAME	PHASE	NTP DATE	SUBSTANTIAL COMPLETION	PERCENT COMPLETE	DSA REQ'D	UPDATE STATUS
<b>School Type: 06 - Educational Technology</b>						
<b>School Name: Districtwide Projects</b>						
Project: Districtwide Staff Device Refresh	Admin			95%	No	No Action Required On-going ITS Support Project. Future Invoices
Project: Districtwide Student Device Refresh	Admin			95%	No	No Action Required On-going ITS Support Project. Future Invoices
Project: Districtwide Repeaters Project	Construction		1/31/2024		No	PO Issued
Project: Districtwide Interactive Displays for Student Classrooms	Procurement				No	BOE Approval Required Jan . 25.
Project: Districtwide Voice Amplification for Student Classrooms	Investigation				No	Board approved project current waiting on direction from Education and ITS.
Project: Districtwide School Site Printing Solutions Project	Investigation				No	Board approved project current waiting on direction from Education and ITS.

# Project Status Report (by School)

Pasadena USD



## Fund Source: Measure TT

Total Projects	4
Admin	1
Close-Out	1
Completed	1
Investigation	1

SCHOOL NAME - PROJECT NAME	PHASE	NTP DATE	SUBSTANTIAL COMPLETION	PERCENT COMPLETE	DSA REQ'D	UPDATE STATUS
<b>School Type: 03 - High Schools</b>						
<b>School Name: John Muir High</b>						
Project: John Muir Bldg. D Classrooms	Completed	7/10/2023	8/11/2023	100%	No	NOC BOE Approval 12/14. Completing financial closeout.
<b>School Name: Pasadena High School</b>						
Project: PHS Campus Identity Project (Design)	Admin			100%	Yes	AOR Construction Admin Project
<b>School Type: 04 - Charter Schools</b>						
<b>School Name: Edison – Odyssey South Charter School</b>						
Project: Edison Odyssey South - Playground Structure (PO #23-3590)	Close-Out	6/26/2023		98%	No	AC paving completed. Need safety net to complete. Safety net is in back order.
<b>School Type: Pasadena USD</b>						
<b>School Name: 04 - Charter Schools</b>						
Project: Charter School Security Door Lockset Replacement	Investigation				No	Schedule and Accomplish Site Survey for Lockset Replacements at Charter Schools.