



CITIZENS' OVERSIGHT COMMITTEE MEETING

NOTICE AND AGENDA

December 13, 2023

6:30 PM

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 November 15, 2023 Meeting Minutes**
- IV. 2021-2022 COC Annual Report**
- V. Board of Education COC Liaison Report**
- VI. Review of Measure TT and Measure O related Board Reports**
 - 1686-F – Approval of the NOC for Field Elementary School Fence and Curb Appeal Project
 - 1687-F – Approval of the NOC for John Muir High School Building D Project
 - 1688-F – Approval to award architectural services for Longfellow ES Project
 - 1689-F – Approval to award architectural services for Madison ES Project
 - 1690-F – Approval to award architectural services for John Muir HS Project
 - 1691-F – Approval to award Interactive Displays for Student Classrooms Project
 - 1692-F – Approval of award to Orbach Huff & Henderson LLP (RFQ #13-23/24)
- VII. Facilities and Capital Projects Committee Meeting Update**
- 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

- **Board Report – Reappointment of COC Members**
- **COC Chair and Vice Chair Nominations**

X. Next meeting date: January 24, 2024



**PASADENA UNIFIED SCHOOL DISTRICT (PUSD)
CITIZENS' OVERSIGHT COMMITTEE (COC) MEETING
DRAFT Meeting Minutes for November 15, 2023**

Meeting was held in person at Ed Center and 515 South Flower Street, LA, CA and
515 South Flower Street, LA, CA

I. Meeting was called to order at 6:30 pm

Present:

- A. COC members: Stephen Aquino, Wayne Hammack, Dennis McNamara, Paul Nerenberg, John Robinson, Teo Sierra, Angela Uriu, Eliza Jane Whitman (515 South Flower Street)
- B. PUSD staff: Manuel Carrasco, Albert Garcia, Balvina Sheffield
- C. SafeworkCM: Michael Dobrotin
- D. PUSD Board liaison: Jennifer Hall Lee
- E. Public: Warren Bleeker, Kim Kenne (PUSD Board Trustee), Lisa Kroese

II. Welcome New COC Members

Mr. McNamara and Mr. Sierra were introduced to the meeting attendees and spoke briefly about their backgrounds

III. Public Comment

- A. Warren Bleeker: Concerns about 5-year plan including lack of alignment with Board-determined priority ranking and anticipated future district enrollment. Concerns about the process that resulted in Measure O funding for Marshall being reduced from roughly \$30M to \$10M during iteration of plans.
- B. Lisa Kroese: Concerns about the emphasis of the Board-determined priority ranking on schools where PUSD students live vs. the schools that PUSD students choose to attend.

IV. Board Report: Reappointment of COC Members

Discussion of reappointments and term end dates for all six continuing members of the COC (Aquino, Hammock, Nerenberg, Robinson, Uriu, and Whitman). Some COC members will term out soon, while the others are already past their initial two-year terms. Reappointments and end dates will be codified as soon as possible in a future Board Report.

V. Approval of the October 25, 2023 Meeting Minutes

The minutes were approved with corrections. There was an additional request that District staff post the final, approved minutes on the Measure O COC website (that currently only provides the draft minutes included with each meeting packet).

VI. Review of Measure TT and Measure O-related Board Reports

- A. Board Report 1674-F is an amendment to the inspection services contract for the PHS Campus Identity project. Fiscal impact is \$305,760 (to Measure O Capital Projects Fund).

There was a discussion of the terms of the contract, including rates and days/hours billed. SafeworkCM clarified that the contract will decrease if the work is completed sooner. Additionally, COC members brought up the lack of backup documentation for the hourly rate presented in this Board Report, but it is backed up in the original Board Report (1539-F).

There was a general discussion about liquidated damage (LD) rates and needing to increase the daily penalty for late work. There was a request from COC members to have District staff determine a more appropriate range of LD rates for future projects.

A general concern was raised about how some inspection funds are allocated in Kahua reports (some not allocated to specific site/project), and there was also a question about the expiration date for liability insurance

- B. Board Report 1675-F is to proceed with preparation, etc. for the athletic field restrooms and concessions project at John Muir HS. There is no additional projected fiscal impact to Measure O, as this money is being taken from already-approved allocation in BR 1662-F.

COC members noted that at least one of the balances given in this BR is incorrect and should be corrected to match the total of BR 1662-F.

It was noted that escalation and contingency are included in the estimate. There was discussion of the quality of the estimate and whether this is the correct choice vs. restrooms throughout the school site. SafeworkCM is having discussions with District staff about creating a contingency fund for the entire bond program. There was an extended discussion about the process of budgeting for these projects.

- C. Board Report 1676-F is to proceed with preparation, etc. for the swing space necessitated by the modernization project at Longfellow ES. Projected fiscal impact is \$2,000,000 (to Measure O Capital Projects Fund).

COC members noted that the “Background” section in the backup materials needs to be corrected to refer to Longfellow and Allendale (instead of Madison and Franklin) and BR 1664-F (instead of BR 1663-F).

- D. Board Report 1677-F is to proceed with preparation, etc. for the swing space necessitated by the modernization project at Madison ES. Projected fiscal impact is \$2,000,000 (to Measure O Capital Projects Fund).

COC members noted that the “Background” section in the backup materials needs to be corrected to refer to Madison and Franklin (instead of Longfellow and Allendale) and BR 1663-F (instead of BR 1664-F).

- E. Board Report 1678-F is for the approval of a contract to install pilot security camera systems at John Muir HS and Pasadena HS. Fiscal impact is \$160,278.74 (to Measure O Capital Projects Fund).

COC members encouraged District staff to include more background about the competitive bidding process and how this reduced price by 60% compared to sole source and how these systems will be the district standard going forward. There was a clarification that this contract covers 5 years of cloud subscription for video (data) storage.

- F. Board Report 1679-F is to proceed with the preparation, etc. of a district-wide security camera replacement project. Projected fiscal impact is \$2,500,000 (to Measure O Capital Projects Fund).

There was no significant discussion of this item.

- G. Board Report 1680-F is to proceed with preparation, etc. of an upgrade of the robotic labs at Marshall Fundamental and McKinley School. Fiscal impact is \$120,000 (to Measure O Ed Tech Fund).

There was no significant discussion of this item.

- H. Board Report 1681-F is to proceed with preparation, etc. for the installation of Hudl cameras in the school gyms of Pasadena HS, John Muir HS, Marshall Fundamental, and Blair HS. Projected fiscal impact is \$80,000 (to Measure O Capital Projects Fund).

Note that these cameras (for streaming sports events) were obtained via a grant and that this BR just covers installation costs. District staff commented that this may require DSA approval and is a Capital Projects expenditure (vs. Ed Tech) due to need to run power, etc.

- I. Board Report 1682-F is to award a contract for the installation of classroom security door locksets at all PUSD campuses. Projected fiscal impact is \$2,125,330 (to Measure O Capital Projects Fund).

There was a clarification that the relatively large contingency for this contract is to cover possible costs associated with campuses currently used by charter schools.

- J. Board Report 1685-F is for the approval of a five-year comprehensive plan for Measure O-related (capital) projects. There is no fiscal impact.

There was extensive discussion of this item, mainly surrounding what, if any, concrete financial commitments were being made by this plan. It was clarified by SafeworkCM and District staff that only Board Reports for specific projects constitute concrete commitments. Some COC members expressed concern that this plan appeared to be inconsistent with the Board-determined priority ranking and that this should be examined before the Board meeting.

VII. Facilities Committee Meeting Report

The Facilities Committee discussed all Board Reports presented tonight. There was also discussion of routine restricted repair projects that are not linked to Measure O, a custodial staff allocation study, and a possible move of some of the lockset budget to Measure TT (to draw down the remaining funds).

VIII. Facilities Reports

A. Measure TT report

COC members noted that there is a need to correct a district-wide funding item that seems to refer to Measure O.

On the topic of drawing down the remaining TT funds, almost 90% of \$952,707 is encumbered, but not committed (according to PUSD's accounting department). COC members encouraged the accounting department to allocate this encumbered money to the proper projects as soon as possible.

B. Measure O financial report

1. Capital projects list

There was a recommendation from SafeworkCM to include facilities cost over time (i.e., the cost to run the bond program) under Facilities (category 07), as well as establish a contingency for the entire bond program.

2. Ed tech list

There was no significant discussion of this item.

C. Measure TT project status report

There was no significant discussion of this item.

D. Measure O project status report

1. Ed tech list

There was no significant discussion of this item.

2. Capital projects list

There was no significant discussion of this item.

IX. Board Liaison Report

- A. The next Board meeting will primarily concern the five-year comprehensive plan for Measure O, as well as a presentation by Davis Demographics regarding enrollment predictions.
- B. The December Board meeting will feature a presentation about polling regarding a potential future parcel tax and a potential future bond measure.

X. Next meeting: December 13, 2023

Meeting adjourned: 8:25 pm

Pasadena Unified School District's Citizen's Oversight Committee

Annual Report for fiscal year July 1, 2021 -June 30, 2022

The Annual Report is required by the California Constitution governing the Measure TT and Measure O Bond Funds, as an overview of the oversight provided by the Citizens Oversight Committee (CCC). This report will provide a brief overview of the committee's objectives and areas of focus for the fiscal year July 1, 2021 - June 30, 2022, as well as potential areas of focus for the future fiscal year. Additional information about the Measure TT and Measure O Bond progress, including monthly meeting minutes and annual audit can be found on the Pasadena Unified School District's website <https://www.pusd.us/Domain/1836> for Measure TT and <https://www.pusd.us/Page/9388> for Measure O.

Objective

The Citizens' Oversight Committee is responsible for monitoring the expenditures of Measure O and Measure TT bond funds by the School District and then advising the Board of Education and the public whether such expenditures comply with the law. Measure O is a \$516.3 million school bond approved by voters November 3, 2020. Measure TT is a \$350 million school bond approved by voters November 4, 2008. In March 2021, the Board of Education approved Resolution 2601 designating a Citizens' Oversight Committee for Measure O and Measure TT, and amended the committee's bylaws.

Under the California Constitution and Education Code, bond funds are restricted and may be spent only on the construction, reconstruction, rehabilitation, replacement or equipping of school facilities. Bond funds may not be spent on general administrative or operating expenses, including teacher and administrator salaries.

As part of its oversight function, the Committee reviews expenditures proposed by the Facilities Department, makes recommendations to the Board for their approval or disapproval, monitors the progress of construction projects, reviews the annual independent financial and performance audits, submits an annual report to the Board, and makes such other reports and recommendations to the Board as the Committee considers necessary or appropriate.

The Committee consists of 7 to 11 members, who are appointed by the Board of Education and are drawn from among the following groups: Pasadena business organizations, senior citizen organizations, parents or guardians of Pasadena school children, taxpayer organizations, and the general public. While Committee members are appointed by the Board, the Committee is independent of the Board and the School District, and Committee members may be removed only on limited, narrowly-defined grounds.

Residents of Pasadena who are interested in performing a valuable service-and in working hard-should submit their applications to the Facilities Committee of the Board of Education. Experience in finance, construction management, contract management, architecture, or engineering, while not essential, is particularly valuable to the Committee. Eligible candidates will be interviewed by a member of the Facilities Committee and a representative of the Committee, and the final selections will be made by the Board.

The COC for both Measure TT and Measure O acts in accordance to our Bylaws (<https://www.pusd.us/Page/9675>).

Pasadena Unified School District's Citizen's Oversight Committee

Annual Report for fiscal year July 1, 2021 -June 30, 2022

Measure TT Bond Progress

During the fiscal year July 1, 2021 - June 30, 2022 not projects were completed District wide. The following table summarizes the 2021-2022 fiscal year projects that Measure TT Bonds were applied to:

School or Location	Project	Expenditure in FY 2021-2022
Blair HS	Finish Modernization	\$ 129,744.00
Burbank ES	Site Access Improvement (ADA)	\$ 2,379.71
John Muir HS	Track and Field	\$ 739,195.00
Pasadena HS	Modernized Gymnasium Complex	\$ 80,640.00
Pasadena HS	New Central Chilled Water Plant	\$ 1,768,485.00
Pasadena HS	Track and Field	\$ 148,514.00
Pasadena HS	Campus and Restroom Upgrades	\$ 145,198.00
TOTAL		\$ 3,014,155.71

The following is a summary of the Consolidated Budget Status by Fund (Accountability) printed on June 22, 2022 for the COC meeting which provided the financial breakdown for the end of the fiscal year.

Budget	Commitments	Expenditures	Budget Available to Commit
\$363,767,237	\$362,268,236	\$361,840,268	\$1,499,002

There are two accounting/bookkeeping computer software systems currently utilized by Pasadena Unified School District: People Soft and Accountability. The use of these two different accounting software systems has complicated the tracking of the remaining bond funds but over the during the 2021-2022 fiscal year the differences between the two computer software systems has diminished greatly.

Measure O Bond Progress

During the fiscal year July 1, 2021 - June 30, 2022 two (2) Measure O Capital projects were assigned but not completed. Those two projects were:

1. Roofing Program Phase 1 with a financial commitment of \$13,627,605 for work to be completed Summer 2022 (July through August 2022) and
2. Roofing Program Phase 2 with a financial commitment of \$8,441,458 for work to be completed Summer 2023 (July through August 2023).

During the fiscal year July 1, 2021 - June 30, 2022 four (4) Measure O Ed Tech (Technology) projects were assigned but not completed. Those four projects were:

1. Device Refresh Project with a financial commitment of \$12,568,385 and expenditures of \$6,530,373
2. Computer Lab Upgrades with a financial commitment of \$44,834
3. Chromebook lease buyout with a financial commitment of \$667,843 and expenditure of \$667,843.

Pasadena Unified School District's Citizen's Oversight Committee

Annual Report for fiscal year July 1, 2021 -June 30, 2022

4. Server Infrastructure Upgrades with a financial commitment of \$1,624,581 with expenditure of \$1,569,231

Areas of Focus

The committee focused on several areas of activity relating to facilities projects funded by Measure TT and Measure O to ensure activities were done in accordance to the bond language and California constitution. These areas were the annual audit, the partnership with facilities, change orders, board reports, project scope planning and bidding, and budget clarity.

1. Annual Audit

The COC is responsible for the review and acceptance of an Annual Financial Statement and Performance Audit on Measure TT and Measure O expenditures. An independent auditing firm, Clifton Larson Allen LLP conducted the Annual Audit for both Measure TT and Measure O and, in their opinion, the Financial Statements provided by the District for the audit represents fairly, in all material respects, the financial position of the Measure TT and Measure O Bond Fund for the Pasadena Unified School District, as of June 30, 2022. The audit also identifies the changes in financial position of the District for the ending fiscal year. The COC reviewed the audit findings and believes the audit was conducted in accordance with the accounting principles generally accepted as industry standard in the United States of America.

In accordance with the requirements of Proposition 39, as incorporated in California Constitution Article 13A, Christy White Associates' performance audit and released their report on April 24, 2023. The report was released to the COC for review and consideration at the COC meeting on June 27, 2023. The Audit Report ensures the District's compliance with the requirements set forth by Proposition 39 as it directly relates to the Measure TT Bond Fund. The independent auditor's audit and the subsequent report is an integral part of the COC's oversight of the Measure TT Bond Fund for the Pasadena Unified School District. The findings of the audit should be considered in assessing the results of their financial audit and the Audit Report indicated there were no findings.

2. Partnership with Facilities Department

The COC has a respectful relationship with the Facilities Department and has been able to continue to offer positive opinions and at times suggestions for improvement in expenditure reporting. The COC has been able to provide valuable input using the varied experience represented among our committee members. Both Dr. Leslie Barnes and Leonard Hernandez have been involved in almost all COC meetings for this fiscal year and the relation is very strong.

In September 2021, PUSD School Board reinstate the Facilities Committee because the Facilities Committee offered an effective method of communications with the Public, COC membership, Facilities Department and the PUSD School Board representatives. In addition, with the addition of Measure O a Facilities Committee seemed imperative to have in place. The Facilities Committee was reinstated in April 2022 and it already become effective with Measure O Facilities Master Plan efforts.

Pasadena Unified School District's Citizen's Oversight Committee

Annual Report for fiscal year July 1, 2021 -June 30, 2022

During this FY 2021-2022, Ms. Kimberly Kenne were involved as our Board liaison and has been extremely helpful in the COC meetings especially with assisting with bridging/linking People Soft's information and Accountability's information as well as providing historical prospectus on items that pre-date the COC members.

During this fiscal year there has not been any issues between members of the COC and the PUSD School Board. The COC has a good working relationship with both PUSD School Board members and Facilities staff. The COC continues to operate independent of the PUSD School Board in order to be a respected body with the public.

3. Change Orders

The COC examined Change Orders with a focus towards determining if there were any "red flags" in terms of numbers or sizes. During the twelve (12) month period there were minimal change orders and none that identified as "unforeseen conditions" and "architect/district requested scope changes" as the reason for the additional expense. The COC recommendation from to Facilities Department and SafeworkCM that every change order should define any additional time required on each line item and not include additional time as either a lump sum at the end of the change order or as an independent change order has been followed.

In conclusion, the COC did not find any unusual or inappropriate use of change orders during FY2021-2022.

With the impending Measure O projects, the COC encourages the Facilities Department to modify the bidding process in terms of the definition of proposed project scope of work, ***and ability of the school district to accept the best bid which should including the lowest bid as a part of the evaluation.*** The COC clearly understands that the PUSD must grant the bid to the lowest qualified bidder but the bids should have qualifications in order to determine if the bidder is qualified. The use of a 10% contingency is typically utilized for a shortfall in the budget when unforeseen conditions are not anticipated in the project budget. In a number of projects during this reporting period it was clear the 10% contingency was having to be utilized because a project did not have a fully defined scope of work

4. Board Reports

Board Reports are requests for funding that are presented by the Facilities Department to the PUSD School Board for approval for both Measure TT and Measure O. At monthly meetings, the COC reviews board reports pertaining to possible future expenditure of Measure TT Bond funds. The review of these board reports keeps the COC current with possible future expenditures and involved in the conversation. During FY2021-2022, there were two (2) instances when the COC objected to a request which resulted in the Facilities Department modify the Board Report. Although the COC does not have the authority to "approve" the Board Reports before they are presented to the School Board, it is an integral part of the COC's work to ensure funds are spent in accordance to the bond language and make recommendations to the School Board to approve the Board Report.

Pasadena Unified School District's Citizen's Oversight Committee

Annual Report for fiscal year July 1, 2021 -June 30, 2022

The COC understands that the PUSD School Board member are elected and Facilities Department staff are employed in order to plan, direct and execute the expenditure of Measure TT and Measure O Bond funds. The COC is a commentary body that does report to the citizens of Pasadena that provided the money but is not a co-planner. Improvements still need to be made in defining a process for resolution of basic disagreement with planning documents discrepancies.

5. Project Scope Planning and Bidding

Similar to the last four fiscal years, project scope planning was examined with a focus towards determining whether the pre-bid process was extensive enough to obtain bids appropriate to the scope of work. This would assist in developing accurate budgets without any additional unforeseen cost normally presented in change orders.

A ten percent (10%) contingency is built into each project budget and the treatment of any unused portion of the contingency was discussed. Currently the Facilities Department applies the excess/remaining contingency to additional work at the construction project not originally included in the budgeted scope of work. In other Districts, the remaining contingency is re-allocated back into the Measure fund and then applied to proposed construction projects further down the master list. The District's current treatment of the remaining contingency is allowed by the bond measure. The District has the option to utilize the remaining contingency to fund issues not defined in the scope of work but is needed to complete the intent of the modernization/renovation. There are advantages and disadvantages to this approach but more so a disservice to the unfunded construction projects on the list. During FY 2021-2022, the Facilities Department did not utilize any remaining contingency fund any additional project.

6. Budget Clarity

Based on fiscal year 2018-2019 recommendation that a budget report be available to the public that shows the budget by individual project how much has been spent or contracted against the budget and what amount remains has been provided by Facilities Department every COC meeting. This budget clarity has allowed issues between the two accounting programs utilized; People Soft and Accountability to diminish over fiscal year 2021-2022.

COC reviewed monthly financial status reports (Consolidated Budget Status by Fund) for Measure TT, Measure O - Capital Projects and Measure O - Education Technology prepared by Facilities Department which includes information about the total budget, committed funds, expenditures, budget left to commit and budget left to spend for all projects. The Consolidated Budget Status by Fund summary does not include a total dollar amount remaining in the Measure TT fund for potential future projects.

Consolidated Budget Status by Fund summary is the document that is shared with the COC and is reviewed in the CDC's monthly meetings. The document always has reconciliation in progress so is it a monthly "snapshot in time" of the Measure TT, Measure O - Capital Projects and Measure O - Education Technology fund status.

Pasadena Unified School District's Citizen's Oversight Committee

Annual Report for fiscal year July 1, 2021 -June 30, 2022

Future Areas of Focus

As the Measure TT bond funded projects come to a close, we request both the Facilities Department as well as the PUSD Board to continue their diligence in formulating tangible, campus specific, Master Plans which clearly outlines the potential campus facilities projects and budgets in concert with the public before any new projects are started.

Until the last Measure TT Bond funded project is completed, the COC will continue to oversee the potential expenditures presented in Board Reports by the Facilities Department as they seek the school Board's approval.

As the Measure O bond fund projects start to develop for Capital Project, the COC encourages the PUSD Board to support the Facilities Committee to help develop and direct the Facilities Master Plan process with the help of the Facilities Department and SafeworksCM. The COC encourages PUSD Technologies Department to engage in the Facilities Master Plan as to continue to liaison with the COC on Education Technology projects via Measure O.

COC Members

The committee is comprised of a revolving appointment of community volunteers of varied expertise. Members include PUSD parents, former PUSD parents, residents and a business organization, and an at-large community member.

During the entire fiscal year 2021-2022, PUSD Board has attempted to add additional COC members so a Bona Fide Taxpayers Association and senior citizens would be represented.

The Citizens Oversight Committee (COC) is a voice of advocacy for the students and residents of the City of Pasadena. The COC provides the voting public "a seat at the table" as the committee reviews and voice concerns of how the Measure TT and Measure O Bond funding is expended.

End of Annual Report for fiscal year July 1, 2021 - June 30, 2022

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

Topic: APPROVAL OF NOTICE OF COMPLETION FOR THE FIELD ELEMENTARY SCHOOL FENCE AND CURB APPEAL PROJECT

RECOMMENDATION: The Governing Board of the Pasadena Unified School District approves the Notice of Completion for the Field Elementary School Fence and Curb Appeal 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 15, 2022, the Board approved Board Report 1573-F to proceed with the preparation of the Field Elementary School Fence and Curb Appeal Project. The project scope included a new security fence to separate the school site from the street, provided a public access easement (side alley), and widening the front sidewalk along the new fence. Drought tolerant landscape (decomposed granite, boulders, artificial turf, etc.) and garden boxes were installed.

II. STAFF ANALYSIS:

Staff confirms that the Field Elementary School Fence and Curb Appeal Project was performed and completed. The Board is requested to approve the Notice of Completion. The final project cost is \$638,875.00.

Attachments: Notice of Completion

III. FISCAL IMPACT:

There is no fiscal impact.

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

December 14, 2023

Submitted by:

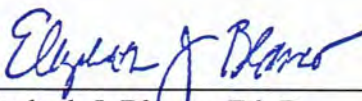
Elizabeth J. Blanco, Ed.D. Interim Superintendent

Funding title/code:

Title: N/A

Code: N/A

Approved:


Elizabeth J. Blanco, Ed. D.
Interim Superintendent

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 351 S. Hudson Ave., Pasadena CA 91109
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
<u>N/A</u>	
<u>N/A</u>	
6. A work of improvement on the property hereinafter described was completed on _____. The work done was:
Install new fence, widen walkway, new landscape.
7. The name of the contractor, if any, for such work of improvement was Shenk Developers
(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 Pasadena,
County of Los Angeles, State of California, and is described as follows: Field Elementary School
9. The street address of said property is 3600 E. Sierra Madre, Pasadena, CA 91107
(If no street address has been officially assigned, insert "none")

Dated: 12/14/2023

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 OF NOTICE OF COMPLETION FOR JOHN MUIR HIGH SCHOOL BUILDING D PROJECT

RECOMMENDATION: The Governing Board of the Pasadena Unified School District Approves the Notice of Completion for John Muir High School Building D 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 June 29, 2023, the Board approved Board Report 1646-F to proceed with the John Muir High School Building D Project. The project consisted of renovating seven (7) classrooms (202, 204, 206, 207, 208, 209, 211). Scope of work included deep cleaning, new paint on walls and trims, new whiteboards, and installation of District standard equipment. A temporary partition wall with an accessible door was built in the corridor space to separate John Muir High School and Pasadena City College.

II. STAFF ANALYSIS:

Staff confirms that the John Muir High School Building D Project was performed and completed. The Board is requested to approve the Notice of Completion. This Notice of Completion is not required to be filed with the County of LA. The final Project Cost is \$224,399.00.

Attachments: Notice of Completion

III. FISCAL IMPACT:

There is no fiscal impact.

Pasadena Unified School District

Board of Education Agenda

December 14, 2023

Submitted by:

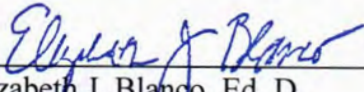
Elizabeth J. Blanco, Ed.D. Interim Superintendent

Funding title/code:

Title: N/A

Code: N/A

Approved:



Elizabeth J. Blanco, Ed. D.
Interim Superintendent

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 351 S. Hudson Ave., Pasadena CA 91109
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
<u>N/A</u>	
<u>N/A</u>	
6. A work of improvement on the property hereinafter described was completed on _____. The work done was:
Renovate 7 rooms, install white boards and projectors.
7. The name of the contractor, if any, for such work of improvement was LCC3 Construction Services
(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 Pasadena,
County of Los Angeles, State of California, and is described as follows: John Muir High School
9. The street address of said property is 1905 Lincoln Ave., Pasadena, CA 91103
(If no street address has been officially assigned, insert "none")

Dated: 11/17/2023

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 OF AWARD FOR ARCHITECTURAL SERVICES FOR THE
LONGFELLOW ELEMENTARY SCHOOL MODERNIZATION PROJECT

RECOMMENDATION: The Governing Board of the Pasadena Unified School District approves the Award for Architectural Services for the Longfellow Elementary School 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:

On September 28, 2023, Board Report 1664-F was approved to proceed with the preparation of bids and procurement for the Longfellow Elementary School Modernization Project. The estimated budget for this project is \$37,939,627. Request for Proposals (RFP) 10 23/24 for Architectural Services – Architect of Record (AOR) to accomplish the Design and Certification for the project was issued on October 9, 2023, and bids were received on October 27, 2023. The AOR will accomplish an initial Assessment, Design and Certification, Construction Administration, and Reimbursables. The Design and Certification price may be adjusted after the initial assessment is completed. Any price adjustment will be funded or credited to the project contingency.

II. STAFF ANALYSIS:

Staff reviewed the fifteen submitted proposals. LPA, Inc. was one of the best value bidders based on the proposal, interview, and pricing. As a result of this selection, the Board is requested to approve the Award for the Longfellow Elementary School Modernization Architectural Services to LPA, Inc. in the following amounts of:

Assessment	\$75,000
Design and Certification	\$1,187,250
Construction Administration NTE:	\$800,250
Reimbursable NTE:	\$50,000
Total Project Award:	\$2,792,000

In addition, a District project contingency for Architectural Services of \$200,000 will be authorized.

Attachments: Bid Sheet, LPA, Inc. Proposal, Board Report 1664-F

III. FISCAL IMPACT:

Funds in the amount of \$2,992,000 are available in the Measure O Capital Fund.

Pasadena Unified School District

Board of Education Agenda

December 14, 2023

Submitted by: _____

Elizabeth J. Blanco, Ed.D. Interim Superintendent

Funding title/code:

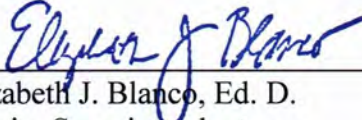
Title: Longfellow Elementary School Modernization Design (\$2,792,000)

Code: 21.3-97125.0-00000-85000-6210-0380000

Title: Longfellow Elementary School Modernization Design Project Contingency (\$200,000)

Code: 21.3-97125.0-00000-85000-6999-0380000

Approved:



Elizabeth J. Blanco, Ed. D.
Interim Superintendent

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

RFQ/P NO. 10-23/24																						
LONGFELLOW ES MODERNIZATION PROJECT ARCHITECT																						
CLOSING DATE AND TIME: 10/27/23 AT 3:00 PM																						
Firm Name	Assessment	Design Assessment	NTE for Construction Admin	NTE for Reimbursables	Price	Price Score Average (25% max)	Reviewer	Proposal Formart (10 Points)	Overall Proposal (10 Points)	Project Team (10 Points)	Experience (20 Points)	Total Points	Proposal Score Average (25% max)	Interview Q1 (6 Points)	Interview Q2 (6 Points)	Interview Q3 (6 Points)	Interview Q4 (6 Points)	Interview Q5 (6 Points)	Total Points	Interview Score Average (50% max)	Total Score (100% max)	
Huckabee	\$ 45,000.00	\$ 1,720,000.00	\$ 469,000.00	\$ 50,000.00	\$ 2,284,000.00	20	1					0	15	4	4	6	4	5	23	40	75	
							2	10	8	10	15	43		4	4	4	5	5	22			
							3	10	9	9	19	47		6	6	5	4	6	27			
LPA	\$ 75,000.00	\$ 1,867,250.00	\$ 800,250.00	\$ 50,000.00	\$ 2,792,500.00	15	1					0	16	5	5	5	4	5	24	46	77	
							2	10	9	10	20	49		6	6	6	6	6	30			
							3	9	9	9	18	45		6	6	6	6	5	29			
PJHM	\$ 50,000.00	\$ 2,025,000.00	\$ 667,000.00	\$ 50,000.00	\$ 2,792,000.00	25	1					0	15	4	4	6	5	5	24	43	83	
							2	10	9	8	20	47		4	5	5	6	5	25			
							3	8	9	8	18	43		6	5	5	6	6	28			
19SIX	\$ 78,250.00	\$ 1,747,025.00	\$ 782,275.00	\$ 5,000.00	\$ 2,612,550.00	10	1					0	13	4	4	5	6	4	23	38	61	
							2	9	7	8	12	36		4	4	4	5	4	21			
							3	8	8	9	17	42		5	5	5	5	5	25			
NAC	\$ 73,000.00	\$ 1,741,500.00	\$ 1,161,000.00	\$ 50,000.00	\$ 3,025,500.00	5	1					0	13.5	3	4	5	5	4	21	40	59	
							2	10	7	8	12	37		4	5	4	5	5	23			
							3	9	9	8	18	44		5	5	6	6	6	28			
Arcadis	\$ 252,436.00	\$ 1,761,631.00	\$ 764,282.00	\$ 50,000.00	\$ 2,828,349.00																	
Flewelling & Moody	\$ 133,375.00	\$ 1,867,250.00	\$ 800,250.00	\$ 50,000.00	\$ 2,850,875.00																	
HMC	\$ 225,890.00	\$ 1,926,266.00	\$ 978,893.00	\$ 50,000.00	\$ 3,181,049.00																	
Little	\$ 120,000.00	\$ 1,400,000.00	\$ 840,000.00	\$ 50,000.00	\$ 2,410,000.00																	
PBK	\$ 267,000.00	\$ 1,600,000.00	\$ 800,000.00	\$ 50,000.00	\$ 2,717,000.00																	
SVA	\$ 193,636.00	\$ 1,840,084.00	\$ 539,151.00	\$ 50,000.00	\$ 2,622,871.00																	
Swift Lee	\$ 271,250.00	\$ 1,659,895.00	\$ 412,386.25	\$ 50,000.00	\$ 2,393,531.25																	
tBP	\$ 126,706.00	\$ 1,697,864.00	\$ 709,555.00	\$ 50,000.00	\$ 2,584,125.00																	



PASADENA UNIFIED SCHOOL DISTRICT
Measure O Bond Program
351 South Hudson Avenue
Pasadena, CA 91109

REQUEST FOR PROPOSAL (RFP) No. 10-23/24

LONGFELLOW ELEMENTARY SCHOOL MODERNIZATION PROJECT
PROJECT ARCHITECTURAL SERVICES

Date: October 9, 2023

INTRODUCTION AND PROJECT DESCRIPTION

Pasadena Unified School District (PUSD) desires to engage a qualified firm for architectural services for the **Longfellow Elementary School Modernization Project**.

In November 2020, taxpayers of the District passed Measure O, a \$516,300,000 bond to upgrade schools to improve equitable access to technology, attract/retain quality teachers by repairing deteriorating classrooms, bathrooms, roofs, science labs; remove hazardous materials; provide safe drinking water; construct and repair sites, facilities, and equipment.

Consistent with the PUSD Facility Master Plan, one of the initial projects in the first phase of the Measure O program that will begin within the next two years and will require architectural services is listed below. The updated Facility Master Plan for the campus is available at the following link:

<https://www.pusdplan.org/>

The selected firm is anticipated to provide services for projects inclusive of but not limited to the following:

Longfellow Elementary School Modernization Project

Estimated Construction Budget \$31 Million

SCOPE OF WORK

Longfellow Elementary School Modernization Project

Modernization of the permanent facilities to include the following items:

- o Hazmat abatement
- o Selective demolition
- o New interior finishes
- o New electrical service
- o Replacement of electrical distribution
- o Replacement of low voltage systems (fire alarm, PA/clock, data, Wi-Fi, EMS, security, and access control)
- o Replacement of HVAC system,
- o Replacement of doors and windows,
- o New elevator and exterior stair,
- o Replacement of site utilities (water, sewer, storm drain, fire water),
- o Accessibility upgrades to site (path of travel)
- o ADA Compliance
- o Renovation of restrooms,
- o Patch, repair, paint exterior.
- o Project may include minor interior modifications to improve safety, circulation, and California Department of Education requirements and recommendations.

Architectural services for the modernization project will include: an initial assessment and scope development, schematic design, develop design and construction documents, manage DSA review/approval process, cost estimates, bid support, perform construction administration, and closeout services. Design will be expected to be designed to a minimum of Cal Green criteria.

RFP RESPONSE REQUIREMENTS

The following items shall be submitted in response to this RFP. *Criteria for rating of architectural firms will include project experience and the project team, experience with DSA, firm's resume/qualifications statement, ability to meet insurance requirements, project references and pricing.*

- Provide Resumes of key person(s) that will staff the project including *single point of contact*, principal, architect of record, studio associate, key consultants, construction administrator, etc.
- Provide a list of similar major building renovation projects where the similar described services were provided and completed within the past five years for public higher education institutions. List projects with construction values of at least \$25 M (provide five projects). *Submittals should include modernization program projects consisting Elementary school design. with Cal Green certification requirements.*
- Provide evidence of the ability to comply with the following insurance requirements:
 1. Commercial General Liability: Two million dollars (\$2,000,000) per occurrence for bodily injury, personal injury, blanket contractual, products/completed operations and broad form property damage.
 2. Automobile Liability: One million dollars (\$1,000,000) per accident for bodily injury and property damage.
 3. Workers' Compensation and Employer's Liability: One million dollars (\$1,000,000) per accident for bodily injury or disease.
 4. Professional Liability: Consultant shall provide insurance for five million dollars (\$5,000,000) aggregate limit subject to no more than fifty thousand dollars (\$50,000) per claim deductible.
- Provide a pricing section per format below:
 1. Initial Program Assessment to develop design scope and design price.
 - Price \$ _____
 2. Estimate of Cost of Design to include:
 - Schematic Design
 - Design Development
 - Construction Drawings
 - DSA Submittal and Approval
 - Price \$ _____
 3. NTE exceed price for:

- Bid Support
- Construction Administration
- Closeout
 - NTE Price \$ _____

4. Reimbursables: Include amount in this line item as an allowance in your Bid Pricing
- NTE Price \$50,000.00

TOTAL PRICE: ITEMS (1 +2 +3 +4 Above) \$ _____

- Provide a table with hourly compensation rates for Architectural Services
- Provide the **Non-Collusion Declaration Form Signed** (Attachment 2)

Mandatory Pre-bid meeting is Monday October 16th, 2023, at 11:00 AM.

The mandatory meeting will be virtual. The meeting link will be sent by email to all bidders registered with PlanetBids for this RFP.

Requests for Clarifications:

Request for clarifications (Technical or Administrative) must be submitted to PlanetBids by **Thursday October 19th, 2023, at 5:00 PM.**

Request should also be sent by email to: **michael.dobrotin@safeworkcm.com**

Clarifications will be posted by addendum to planet bids by Friday, October 20th, 2023, at 5:00 PM.

Bid Responses to this RFP will be submitted via PlanetBids.

The submittal format shall be 8-1/2" x 11" and shall not contain more than thirty (30) single side pages or fifteen (15) double-sided pages. Submittals containing more than the maximum number of allowed pages will be rejected. Responses failing to address the listed requirements will be deemed non-responsive.

Submittals must be received no later than 5:00 p.m. on Friday, October 27th, 2023.

A sample contract for architectural services for Pasadena Unified School District is attached as Attachment 1. The sample contract is a sample only and is representative of the final architect agreement; it is intended to provide an overview of standard terms and conditions required by the District.

Key Milestone schedule for project:

**NTP for Design
Complete Design**

**December 1, 2023
August 31, 2024**

DSA Submittal	September 1, 2024
DSA Approval	February 1, 2025
Construction Contract RFP	March 1, 2025
Award Construction Contract	May 1, 2025
Start Construction	June 1, 2025
Complete Construction	June 30, 2026

BASIS OF SELECTION

Submittals will be evaluated by the District based on each firm's qualifications and relevant experience, performance record, and overall presentation. Highest rated firms will interview with the District. The selected firm's fees will be reviewed and negotiated along with the contract once a selection(s) has been made by the District.

Upon submission to PUSD, proposals and other documents responding to the Request for Proposals become the exclusive property of PUSD, are deemed matters of public record and shall be thereupon considered public records, except for information contained in such Proposals or other documents submitted with the Proposal deemed to be "Trade Secrets" (as defined in California Civil Code §3426.1), "Confidential" or "Proprietary." A proposer who indiscriminately marks all or most of its Proposal or other documents submitted with its Proposal as exempt from disclosure as a public record, whether by the notations of "Trade Secret" "Confidential" "Proprietary" or otherwise, may render the Proposal non-responsive and rejected.

At such time as proposals and other documents are deemed matters of public record, pursuant to the above, any party shall be afforded access thereto for inspection and/or copying, by request made to PUSD in conformity with the California Access to Public Records Act, California Government Code §§6250, et. Seq.

If PUSD is required to defend or otherwise respond to any action or proceeding wherein request is made for the disclosure of the contents of any portion of a proposal or documents submitted with a proposal deemed exempt from disclosure hereunder, the proposer submitting the materials sought by such action or proceeding agrees to defend, indemnify and hold harmless PUSD and its Board of Trustees, employees, officers and agents, in any action or proceeding from and against any liability, including without limitation attorneys' fees arising there from. The party submitting materials sought by any other party shall be solely responsible for the cost and defense in any action or proceeding seeking to compel disclosure of such materials; PUSD sole involvement in any such action shall be that of a stakeholder, retaining the requested materials until otherwise ordered by a court of competent jurisdiction.

Proposers are expressly forbidden to contact members of the Board of Trustees, the Superintendent, senior administrative staff and members of the selection panel regarding this solicitation.

ATTACHMENT 1

SAMPLE PROFESSIONAL SERVICE AGREEMENT

**PASADENA UNIFIED SCHOOL DISTRICT
AGREEMENT FOR PROJECT ARCHITECT**

**PASADENA UNIFIED SCHOOL DISTRICT
AGREEMENT FOR DESIGN PROFESSIONAL SERVICES**

Longfellow Elementary School Modernization Project

1. Parties and Date

This Agreement is made and entered into this ____ day of _____, 20__, by and between the **PASADENA UNIFIED SCHOOL DISTRICT**, a public school district organized under the laws of the State of California with its principal place of business at **351 S. Hudson Ave., Pasadena, CA 91109** (“District”) and **[INSERT NAME OF ARCHITECT], [INSERT ADDRESS OF ARCHITECT]** (“Architect”). District and Architect are sometimes individually referred to as a “Party” and collectively as “Parties” in this Agreement.

2. Recitals

2.1 The District is a public agency school district organized under the laws of the State of California, with power to contract for the services provided for herein.

2.2 The District intends to construct a school facility in the District to be known as the **Longfellow Elementary School Modernization Project** (“Project”). The Project shall be the construction of selected classroom buildings and facilities located at: **1065 E. Washington Blvd., Pasadena CA 91104**

2.3 District requires the services of a duly qualified and licensed architect to perform the services required by this Agreement. Architect represents that it is aware of the District's plans with respect to the Project.

2.4 Architect warrants that it and all of its affiliates who will be providing services to the District under this Agreement are fully licensed, qualified, and willing to perform the services required by this Agreement; provided, however, that if Architect is a corporation or other organization, the Project Architect designated pursuant to Section 3.2 herein, and not the Architect itself, shall be fully licensed to practice as an architect in the State of California.

2.5 The District desires to engage Architect to render the services for the Project as provided hereunder.

3. Terms

3.1 **Employment of Architect.** Architect promises and agrees to furnish to District all labor,

materials, tools, equipment, services, and incidental and customary work necessary to fully and adequately supply the professional architectural and related services necessary for the full and adequate completion of the Project consistent with the provisions of this Agreement (hereinafter referred to as the “Services”). The Services are more particularly described throughout this Agreement, including Exhibit “A” attached hereto and incorporated herein by reference. All Services shall be subject to, and performed in accordance with, this Agreement, any exhibits attached hereto and incorporated herein by reference, and all applicable local, state and federal laws, rules and regulations. All Services performed by Architect shall be subject to the sole and discretionary approval of the District, which approval shall not be unreasonably withheld.

3.2 **Project Architect: Key Personnel.** Architect shall name a specific individual to act as Project Architect, subject to the approval of District. Architect hereby designates **[INSERT NAME OF INDIVIDUAL ARCHITECT]**, (License No. **[INSERT INDIVIDUAL’S LICENSE NUMBER]**) to act as the Project Architect for the Project. The Project Architect shall: (1) maintain oversight of the Project at all times; (2) have full authority to represent and act on behalf of the Architect for all purposes under this Agreement; (3) supervise and direct the Services using his or her best skill and attention; (4) be responsible for the means, methods, techniques, sequences and procedures used for the Services; (5) adequately coordinate all portions of the Services; and (6) act as principal contact with District and all contractors, consultants, engineers and inspectors on the Project and be available to participate in meetings with committees and the community as needed. Any change in the Project Architect shall be subject to the District's prior written approval, which approval shall not be unreasonably withheld. The new Project Architect shall be of at least equal competence as the prior Project Architect as deemed by the District. In the event that District and Architect cannot agree as to the substitution of a new Project Architect, District shall be entitled to terminate this Agreement for cause.

In addition to the Project Architect, Architect has represented to the District that certain additional key personnel, engineers and consultants will perform the Services under this Agreement. Should one or more of such personnel, engineers or consultants become unavailable, Architect may substitute others of at least equal competence, as determined by the District, upon written approval of the District. In the event that District and Architect

3.3.3 **Standards and Insurance.** All architects, engineers, experts and other consultants hired by Architect shall be required to meet all of the same standards and insurance requirements set forth in this Agreement, unless other standards or requirements are approved by the District in writing. Unless changes are approved in writing by the District, Architect’s agreements with its consultants shall contain a provision making them subject to all provisions stipulated in this Agreement.

3.3.4 **Assignments or Staff Changes.** Architect shall promptly obtain written District approval of any assignment, reassignment or replacement of such architects, engineers, experts and consultants, or of other staff changes of key personnel working on the Project. As provided in the

Agreement, any changes in Architect's consultants and key personnel shall be subject to approval by District.

3.3.5 **Draftsman and Clerical Support.** Draftsmen and clerical personnel shall be retained by Architect at Architect's sole expense.

3.4 **Standard of Care: Performance of Employees.**

3.4.1 **Standard of Care.** Architect shall perform all Services under this Agreement in a skillful and competent manner, consistent with the standards generally recognized as being employed by professionals qualified to perform the Services in the same discipline in the State of California, and shall be fully responsible to District for any damages to District and delays to the Project as specified in the indemnification provision of this Agreement. Without limiting the foregoing, Architect shall be fully responsible to the District for any increased costs incurred by the District as a result of any such delays or errors and missions in the design or construction of the Project. Architect represents and maintains that it is skilled in the professional calling necessary to perform the Services. Architect represents and warrants that all of its employees, architects, engineers, experts and other consultants have sufficient skill and experience to perform the Services assigned to them skillfully and competently. Finally, Architect represents and warrants that it, its employees, architects, engineers, experts and other consultants have all licenses, permits, qualifications and approvals of whatever nature that are legally required to perform the Services assigned to or rendered by them, and that such licenses and approvals shall be maintained throughout the term of this Agreement.

3.4.2 **Performance of Employees.** Any employee or consultant who is reasonably determined by the District to be uncooperative, incompetent, a threat to the adequate or timely completion of the Project, a threat to the safety of persons or property, or any employee or consultant who fails or refuses to perform the Services in a manner acceptable to the District, shall be promptly removed from the Project by the Architect and shall not be re-employed to perform any of the Services or to work on the Project.

3.5 **Laws and Regulations.**

3.5.1 **Knowledge and Compliance.** Architect shall keep itself fully informed of and in compliance with all applicable existing and proposed local, state and federal laws, rules and regulations in any manner affecting the performance of the Services or the Project, and shall give all notices required of the Architect by law. Architect shall be liable, pursuant to the standard of care and indemnification provisions of this Agreement, for all violations of such laws and regulations in connection with its Services. If the Architect performs any work knowing it to be contrary to such laws, rules and regulations and without giving written notice to the District, Architect shall be solely responsible for all costs arising therefrom. Architect shall defend, indemnify and hold District, its officials, officers, employees and agents

free and harmless, pursuant to the indemnification provisions of this Agreement, from any claim or liability arising out of any failure or alleged failure to fully comply with such laws, rules or regulations.

352 **Drawings and Specifications.** Architect shall cause all drawings and specifications to conform to any applicable requirements of federal, state and local laws, rules and regulations, including, but not limited to, the California Building Code, the California Education Code, Titles 19, 21 and 24 of the California Code of Regulations, and any requirements of the Division of State Architect (including structural safety, fire/life safety and access compliance section), the State Department of Education and the California Department of General Services, in effect as of the time the drawings and specifications are prepared or revised during the latest phase of the Services described in Exhibit “A” attached hereto. Any significant revisions made necessary by changes in such laws, rules and regulations after this time, which were not known or reasonably should not have been known, by Architect, may be compensated as Additional Services at the discretion of the District. Architect shall cause the necessary copies of such drawings and specifications to be filed with any governmental bodies with approval jurisdiction over the Project, in accordance with the Services described in Exhibit “A” attached hereto. For the preparation of all such drawings and specifications, the Architect shall use Computer Aided Design Drafting (“CADD”) (e.g., AutoCAD, REVIT) or other technology acceptable to the Architect and the District as evidenced in writing.

353 **Americans with Disabilities Act.** Architect will use its best professional efforts to interpret all applicable federal, state and local laws, rules and regulations with respect to access, including those of the Americans with Disabilities Act (“ADA”). Architect shall inform District of the existence of inconsistencies of which it is aware or reasonably should be aware between federal and state accessibility laws, rules and regulations, as well as any other issues which are subject to conflicting interpretations of the law, and shall provide District with its interpretation of such inconsistencies and conflicting interpretations. If the Architect fails to bring such inconsistencies and conflicting interpretations to the attention of the District and requests District's direction on how to proceed, any damages or costs arising from the Architect's interpretation of such inconsistencies and conflicting interpretations shall be the sole responsibility and liability of Architect, and the Architect shall correct all plans, specifications and other documents prepared for the Project at no additional cost if its interpretations are determined to be incorrect by the District. District acknowledges that the requirements of the federal and state accessibility laws are subject to various and possibly contradictory interpretations, and that the Architect cannot warrant or guarantee that its interpretation will be correct. Architect will adhere to the standard of care provided for in this Agreement and will use its reasonable professional efforts and judgment in making its interpretations, including employing lawyers and/or other consultants to determine the proper interpretation of any applicable legal requirements. Architect must also inform the District of any inconsistencies and conflicting interpretations as they arise.

354 **Permits, Approvals and Authorizations.** Architect shall provide District with a list of all permits, approvals or other authorizations required for the Project from all federal, state or local governmental bodies with approval jurisdiction over the Project. Architect shall then assist the District in

obtaining all such permits, approvals and other authorizations. The costs of such permits, approvals and other authorizations as charged by the applicable agencies shall be reimbursed by the District.

3.6 **Independent Contractor.** District retains Architect on an independent contractor basis and Architect and its affiliates are not employees of District. Architect is not an employee for state tax, federal tax or any other purpose, and is not entitled to the rights or benefits afforded to District's employees. Any additional personnel performing the Services under this Agreement on behalf of Architect are also not employees of District, and shall, at all times, be under Architect's exclusive direction and control. Architect shall pay all wages, salaries, and other amounts due such personnel in connection with their performance of Services under this Agreement and as required by law. Architect shall be responsible for all reports and obligations respecting such additional personnel, including, but not limited to: social security taxes, income tax withholding, unemployment insurance, disability insurance, and workers' compensation insurance.

3.7 **Schedule of Services.**

3.7.1 **Timely Performance Standard.** Architect shall perform all Services hereunder as expeditiously as possible while being consistent with professional skill and care, as well as the orderly progress of the Project work so as not to be the cause, in whole or in part, of delays in the completion of the Project or in the achievement of any Project milestones, as provided herein. Specifically, Architect shall perform its Services so as to allow for the full and adequate completion of the Project within the time required by the District and within any completion schedules adopted for the Project. Architect agrees to coordinate with District's staff, contractors and consultants in the performance of the Services, and shall be available to District's staff, contractors and consultants at all reasonable times and respond to inquiries in a timely manner.

3.7.2 **Performance Schedule.** Architect shall prepare an estimated time schedule for the performance of Architect's Services, to be adjusted as the Project proceeds. Such schedule shall be subject to the District's review and approval, which approval shall not be unreasonably withheld, and shall include allowances for periods of time required for District's review and approval of submissions, and for approvals of authorities having jurisdiction over Project approval and funding. If District and Architect cannot mutually agree on a performance schedule, District shall have the authority to immediately unilaterally terminate this Agreement. The schedule shall not be exceeded by Architect, without the prior written approval of District. If the Architect's Services are not completed within the time provided by the agreed upon performance schedule, or any milestones established therein, it is understood, acknowledged and agreed that the District will suffer damage for which the Architect will be responsible pursuant to the indemnification provision of this Agreement.

3.7.3 **Excusable Delays.** Any delays in Architect's work caused by the following shall be added to the time for completion of any obligations of Architect: (1) the actions of District or its

employees outside of Architect's control; (2) the actions of those in direct contractual relationship with District outside of Architect's control; (3) the actions of any governmental agency having jurisdiction over the Project outside of Architect's control; (4) the actions of any parties not within the reasonable control of the Architect; and (5) any act of God or other unforeseen occurrence not due to any fault or negligence on the part of Architect. Neither the District nor the Architect shall be liable for damages, liquidated or otherwise, to the other on account of such excusable delays.

3.74 **Request for Excusable Delay Credit.** The Architect shall, within ten (10) calendar days of the beginning of any excusable delay, notify the District in writing of the causes of delay. Upon review of the facts and the extent of the delay, the District may grant an extension of time for completing the Services when, in its sole discretion, the facts justify such an extension. The District's determination thereon shall be final and conclusive on the parties. Extensions of time shall apply only to that portion of the Services affected by the delay and shall not apply to other portions of the Services not so affected. The sole remedy of Architect for extensions of time shall be an extension of the performance time at no cost to the District. If Additional Services are required as a result of an excusable delay, no Additional Services shall take place until the parties mutually agree thereto pursuant to the Additional Services provision of this Agreement. Should Architect make an application for an extension of time, Architect shall submit evidence that the insurance policies required by this Agreement remain in effect during the requested additional period of time.

3.8 **Architect Services.** Architect shall fully and adequately complete the Services described in this Agreement and in Exhibit "A" attached hereto and incorporated herein by reference.

3.9 **Additional Architect Services.** At District's request, Architect may be asked to perform services not otherwise included in this Agreement, not included within the basic services listed in Exhibit "A" attached hereto, and/or not customarily furnished in accordance with generally accepted architectural practice. As used throughout this Agreement, "Additional Services" is defined to mean only:

(1) any work determined by District to be necessary for the proper completion of the Project, but which the parties did not reasonably anticipate would be necessary for the Architect to perform at the execution of this Agreement; or

(2) any work listed as Additional Services in Exhibit "A" attached hereto.

Architect shall not perform, nor be compensated for, Additional Services without prior written authorization from District and without a written agreement between the District and Architect as to the compensation to be paid for such services. District shall pay Architect for any approved Additional Services, pursuant to the compensation provisions herein, so long as such services are not made necessary through the fault of Architect pursuant to the indemnification provision of this Agreement. Additional Services do not include any redesign or revisions to drawings, specifications or other documents when such revisions are necessary in order to bring such documents into compliance with applicable laws, rules, regulations or codes of which Architect was aware or should have been aware pursuant to the laws and regulations provision of this Agreement above.

3.10 **District Responsibilities.** District's responsibilities shall include the following:

3.101 **Data and Information.** District shall make available to Architect all necessary data and information concerning the purpose and requirements of the Project, including scheduling and budget limitations, objectives, constraints and criteria. As part of the budget limitation information, the District shall provide the Architect with a preliminary construction budget ("District's Preliminary Construction Budget"). As indicated in Exhibit "B" attached hereto, the District's Preliminary Construction Budget shall be used to estimate the Architect's Total Compensation for the Project, subject to change as provided in Exhibit "B" attached hereto.

3.102 **Project Survey.** If required pursuant to the scope of the Project and if requested by Architect, District shall furnish Architect with, or direct Architect to procure at District's expense, a survey of the Project site prepared by a registered surveyor or civil engineer, any other record documents which shall indicate existing structures, land features, improvements, sewer, water, gas, electrical and utility lines, topographical information and boundary dimensions of the site, and any other such pertinent information.

3.103 **Inspector of Record.** Appoint and pay, upon mutual agreement with Architect, an Inspector of Record as provided by state law. The Inspector of Record shall be qualified and approved by Architect and by the Division of State Architect, shall be under the direction and supervision of the Architect, and shall be responsible to follow, and act in accordance with, the policies of District and provisions of this Agreement. The Inspector of Record shall be compensated by the District and shall be under direct contract with the District. The construction administration by Architect and its engineers or other consultants shall complement the continuous personal supervision of the Inspector of Record.

3.104 **Bid Phase.** Distribute Construction Documents to bidders and conduct the opening and review of bids for the Project.

3.105 **Testing.** Retain consultant(s) to conduct chemical, mechanical, soils, geological or other tests required for proper design of the Project, and furnish such surveys, borings, test pits, and other tests as may be necessary to reveal conditions of the site which must be known to determine soil condition or to ensure the proper development of the required drawings and specifications.

3.106 **Required Inspections and Tests.** Retain consultant(s) to conduct materials testing and inspection, as required by Title 21 of the California Code of Regulations, or to conduct any other environmental or hazardous materials testing and inspection pursuant to any other applicable laws, rules or regulations.

3.107 **Fees of Reviewing or Licensing Agencies.** Directly pay or reimburse the payment of all fees required by any reviewing or licensing agency, or other agency having approval jurisdiction over the Project.

3.108 **District's Representative.** Designate a person to act as its representative for the performance of this Agreement ("District's Representative"). The District's Representative shall be authorized to act as liaison between Architect and District in the administration of this Agreement and the Construction Documents and shall have the power to act on behalf of the District for all purposes under this Agreement. Such person shall assist Architect in observing construction of the Project and participating in the preparation of the Punch List Items required by Exhibit "A" attached hereto. District may designate new and/or different individuals to act as District's Representative from time to time. The District's Representative shall render decisions in a timely manner so as to avoid unreasonable delay in the orderly and sequential progress of the Services, as provided in the excusable delay provisions of this Agreement above.

3.109 **Review and Approved Documents.** Review all documents submitted by Architect, including change orders and other matters requiring approval by the District's Governing Board or administrators. District shall advise Architect of decisions pertaining to such documents within a reasonable time after submission, so as not to cause unreasonable delay as provided in the excusable delay provisions of this Agreement above.

3.11 **Compensation.**

3.11.1 **Architect's Compensation for Basic Services.** Subject to adjustment under Exhibit "B" attached hereto, District shall pay to Architect, for the performance of all Services rendered under this Agreement, the total amount of **[INSERT WRITTEN AMOUNT] Dollars and [INSERT WRITTEN AMOUNT] Cents (\$_____)** ("Total Compensation"). This Total Compensation amount shall be based upon, and may be adjusted according to, the fee schedule and related terms and conditions attached hereto as Exhibit "B" and incorporated herein by reference. The Total Compensation, as may be adjusted upon mutual agreement pursuant to Exhibits "A" and "B" attached hereto, shall constitute complete and adequate payment for the Services provided under this Agreement.

3.11.2 **Payment for Additional Services.** Additional Services may be authorized pursuant to the applicable provisions of this Agreement. If authorized, such Additional Services will be compensated at the rates and in the manner set forth in Exhibit "C" attached hereto and incorporated herein by reference, unless a flat rate or some other form of compensation is mutually agreed upon by the parties. Architect shall be paid for Additional Services, as defined by this Agreement, which are approved in advance by the District. If District requires Architect to hire consultants to perform any Additional Services, Architect shall be compensated therefore at the rates and in the manner set forth in Exhibit "C" attached hereto and incorporated herein by reference, unless a flat rate or some other form of compensation is mutually agreed upon by the parties. District shall have the authority to review and approve the rates of

any such consultants. In addition, Architect shall be reimbursed for any expenses incurred by such consultants pursuant to the terms and conditions of Section 3.11.3.

3.113 **Reimbursable Expenses.** Reimbursable expenses are in addition to compensation for the Services and Additional Services. Architect shall not be reimbursed for any expenses unless authorized in writing in advance by District, which approval may be evidenced by inclusion in Exhibit “C” attached hereto. Such reimbursable expenses shall include only those expenses which are reasonably and necessarily incurred by Architect in the interest of the Project. Architect shall be required to acquire prior written consent in order to obtain reimbursement for all expenses including but not limited to the following: (1) extraordinary transportation expenses incurred in connection with the Project; (2) out-of-town travel expenses incurred in connection with the Project; (3) fees paid for securing approval of authorities having jurisdiction over the Project; (4) bid document duplication costs in excess of \$[]; and (5) other costs, fees and expenses in excess of \$[].

3.114 **Payment to Architect.** Architect’s compensation and reimbursable expenses shall be paid by District to Architect no more often than monthly. Such periodic payments shall be made based upon the percentage of work completed, and in accordance with the phasing and funding schedule provided in Exhibit “B” and the compensation rates indicated in Exhibit “C” attached hereto and incorporated herein by reference. In order to receive payment, Architect shall present to District an itemized statement which indicates Services performed, percentage of Services completed, method for computing the amount payable, and the amount to be paid. The statement shall describe the amount of Services provided since the initial commencement date, or since the start of the subsequent billing periods, as appropriate, through the date of the statement, as well as those expenses for which reimbursement is requested for that statement period. The amount paid to Architect shall never exceed the percentage amounts authorized by the phasing and funding schedule located in Exhibit “B” attached hereto. District shall, within thirty (30) days of receiving such statement, review the statement and pay all approved charges thereon pursuant to the provisions of Civil Code Section 3320. Disputed amounts shall be resolved by the parties in a mutually agreeable manner.

Payments made for Additional Services shall be made in installments, not more often than monthly, proportionate to the degree of completion of such services or in such other manner as the parties shall specify when such services are agreed upon, and in accordance with any authorized fee or rate schedule. In order to receive payment, Architect shall present to District an itemized statement which indicates the Additional Services performed, percentage of Additional Services completed, method for computing the amount payable, and the amount to be paid. The statement shall describe the amount of Additional Services provided since the initial commencement date, or since the start of the subsequent billing periods, as appropriate, through the date of the statement. District shall, within thirty (30) days of receiving such statement, review the statement and pay all approved charges thereon pursuant to the provisions of Civil Code Section 3320. Disputed amounts shall be resolved by the parties in a mutually agreeable manner.

Upon cancellation or termination of this Agreement, Architect shall be compensated as set forth in the termination provision herein.

3.11.5 **Withholding Payment to Architect.** The District may withhold payment, in whole or in part, to the extent reasonably necessary to protect the District from claims, demands, causes of action, costs, expenses, liabilities, losses, damages, or injuries of any kind which arise out of or are caused by the negligence, recklessness, or willful misconduct of Architect pursuant to the indemnification provisions of this Agreement. Failure by District to deduct any sums from a progress payment shall not constitute a waiver of the District's right to such sums. The District may keep any moneys which would otherwise be payable at any time hereunder and apply the same, or so much as may be necessary therefor, to the payment of any expenses, losses, or damages as determined by the District, incurred by the District for which Architect is liable under the Agreement or state law. Payments to the Architect for compensation and reimbursable expenses due shall not be otherwise contingent on the construction, completion or ultimate success of the Project. Payment to the Architect shall not be withheld, postponed, or made contingent upon receipt by the District of offsetting reimbursement or credit from parties not within the Architect's reasonable control.

3.11.6 **Prevailing Wages.** Architect acknowledges and complies with the requirements of California Labor Code Sections 1720 et seq. and 1770 et seq., as well as California Code of Regulations, Title 8, Section 16000 et seq. ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on certain "public works" and "maintenance" projects. Since the Services are being performed as part of an applicable "public works" or "maintenance" project, as defined by the Prevailing Wage Laws, and since the total compensation is \$1,000 or more, Architect agrees to fully comply with and to require its consultants to fully comply with such Prevailing Wage Laws. District shall provide Architect with a copy of the prevailing rates of per diem wages in effect at the commencement of this Agreement. Architect shall make copies of the prevailing rates of per diem wages for each craft, classification or type of worker needed to execute the Services available to interested parties upon request, and shall post copies at the Architect's principal place of business and at the Project site. Architect shall defend, indemnify and hold the District, its elected officials, officers, employees and agents free and harmless from any claims, liabilities, costs, penalties or interest arising out of any failure or alleged failure of the Architect or its consultants to comply with the Prevailing Wage Laws.

By submitting its bid, Bidder expressly warrants and represents that it and all of its proposed subcontractors are registered and qualified to perform public work pursuant to Labor Code Section 1725.5.

3.12 **Notice to Proceed.** Architect shall not proceed with performance of any Services under this Agreement unless and until the District provides a written notice to proceed.

3.13 **Termination, Suspension and Abandonment.**

3.13.1 **District's Termination for Convenience.** District hereby reserves the right to

suspend or abandon, at any time and for any reason, all or any portion of the Project and the construction work thereon, or to terminate this Agreement at any time with or without cause. Architect shall be provided with at least seven (7) days advanced written notice of such suspension, abandonment or termination. In the event of such suspension, abandonment or termination, Architect shall be paid for Services and reimbursable expenses rendered up to the date of such suspension, abandonment or termination, pursuant to the schedule of payments provided for in this Agreement, less any claims against or damages suffered by District as a result of the default, if any, by Architect, pursuant to the indemnification provisions under this Agreement. Upon the District's request and authorization, Architect shall perform any and all additional Services necessary to wind up the work performed to the date of suspension, abandonment or termination. Architect hereby expressly waives any and all claims for damages or compensation arising under this Section, except as set forth herein, in the event of such suspension, abandonment or termination.

3.132 **Architect's Termination for Cause** This Agreement may be terminated by the Architect upon fourteen (14) days written notice to the District only when the District has substantially failed to perform its obligations under this Agreement. The written notice shall include a description of the District's failure to perform, status of the work completed as of the date of termination together with a description and a cost estimate of the effort necessary to complete work in progress. In such event, the Architect shall be compensated for services completed to the date of termination, together with compensation for such Additional Services performed after termination which are authorized by the district to wind up the work performed to the date of termination. Upon the District's request and authorization, Architect shall perform any and all Additional Services necessary to wind up the work performed to the date of termination.

3.133 **District's Suspension of Work**. If Architect's Services are suspended by District, District may require Architect to resume such Services within ninety (90) days after written notice from District. When the Project is resumed, the Total Compensation and schedule of Services shall be equitably adjusted upon mutual agreement of the District and Architect.

3.134 **Documents and Other Data**. Within seven (7) calendar days following suspension, abandonment or termination of this Agreement, Architect shall provide to District all preliminary studies, sketches, working drawings, specifications, computations, and all other Project Documents, as defined below, to which District would have been entitled at the completion of Architect's Services under this Agreement. Upon payment of the amount required to be paid to Architect pursuant to the termination provisions of this Agreement, District shall have the rights, as provided in this Agreement hereinafter, to use such Project Documents prepared by or on behalf of Architect under this Agreement. In the event of a dispute regarding the amount of compensation to which the Architect is entitled under the termination provisions of this Agreement, Architect shall provide all Project Documents to District upon payment of the undisputed amount. Architect shall have no right to retain or fail to provide to District any such documents pending resolution of the dispute. Architect shall make such documents available to

District without additional compensation other than as may be approved as a reimbursable expense.

3.135 **Employment of other Architects.** In the event this Agreement is terminated in whole or in part as provided herein, District may procure, upon such terms and in such manner as it may determine appropriate, services similar to those terminated.

3.14 **Ownership and Use of Documents: Confidentiality.**

3.141 **Ownership.** Pursuant to California Education Code section 17316 and the requirements of the District, all plans, specifications, original or reproducible transparencies of working drawings and master plans, preliminary sketches, architectural presentation drawings, structural computations, estimates and any other documents prepared pursuant to this Agreement, including, but not limited to, any other works of authorship fixed in any tangible medium of expression such as writings, physical drawings and data magnetically or otherwise recorded on computer diskettes (hereinafter referred to as the "Project Documents") shall be and remain the property of District. Although the official copyright in all Project Documents shall remain with the Architect or other applicable subcontractors or consultant, the Project Documents shall be the property of District whether or not the work for which they were made is executed or completed. Within thirty (30) calendar days following completion of the Project, Architect shall provide to District copies of all Project Documents required by District. In addition, Architect shall retain copies of all Project Documents on file for a minimum of fifteen (15) years following completion of the Project, and shall make copies available to District upon the payment of reasonable duplication costs. Before destroying the Project Documents following this retention period, Architect shall make a reasonable effort to notify District and provide District with the opportunity to obtain the documents.

3.142 **Right to Use.** Architect grants to District the right to use and reuse all or part of the Project Documents, at District's sole discretion and with no additional compensation to Architect, for the following purposes:

- (A) The construction of all or part of this Project;
- (B) The repair, renovation, modernization, replacement, reconstruction or expansion of this Project at any time;
- (C) The construction of another project by or on behalf of the District for its ownership and use;

District is not bound by this Agreement to employ the services of Architect in the event such documents are used or reused for these purposes. District shall be able to use or reuse the Project Documents for these purposes without risk of liability to the Architect or third parties with respect to the condition of the Project Documents, and the use or reuse of the Project Documents for these purposes shall

not be construed or interpreted to waive or limit District's right to recover for latent defects or for errors or omissions of the Architect.

Any use or reuse by District of the Project Documents on any project other than this Project without employing the services of Architect shall be at District's own risk with respect to third parties. If District uses or reuses the Project Documents on any project other than this Project, it shall remove the Architect's seal from the Project Documents and hold harmless Architect and its officers, directors, agents and employees from claims arising out of the negligent use or re-use of the Project Documents on such other project.

Architect shall not be responsible or liable for any revisions to the Project Documents made by any party other than the Architect, a party for which the Architect is legally responsible or liable, or anyone approved by the Architect.

3.143 **License**. This Agreement creates a non-exclusive and perpetual license for District to copy, use, modify or reuse any and all Project Documents and any intellectual property rights therein. Architect shall require any and all subcontractors and consultants to agree in writing that District is granted a non-exclusive and perpetual license for the work of such subcontractors or consultants performed pursuant to this Agreement.

3.144 **Right to License**. Architect represents and warrants that Architect has the legal right to license any and all copyrights, designs and other intellectual property embodied in the Project Documents that Architect prepares or causes to be prepared pursuant to this Agreement. Architect shall indemnify and hold District harmless pursuant to the indemnification provisions of this Agreement for any breach of this Section. Architect makes no such representation and warranty in regard to previously prepared designs, plans, specifications, studies, drawings, estimates or other documents that were prepared by design professionals other than Architect and provided to Architect by District.

3.145 **Confidentiality**. All Project Documents, either created by or provided to Architect in connection with the performance of this Agreement, shall be held confidential by Architect to the extent they are not subject to disclosure pursuant to the Public Records Act. All Project Documents shall not, without the written consent of District, be used or reproduced by Architect for any purposes other than the performance of the Services. Architect shall not disclose, cause or facilitate the disclosure of the Project Documents to any person or entity not connected with the performance of the Services or the Project. Nothing furnished to Architect which is otherwise known to Architect or is generally known, or has become known, to the related industry shall be deemed confidential. Architect shall not use District's name or insignia, photographs of the Project, or any publicity pertaining to the Services or the Project in any magazine, trade paper, newspaper, television or radio production or other similar medium without the written consent of District.

3.15 **Indemnification.** Architect shall defend, indemnify and hold District, its directors, officials, officers, employees and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury of any kind, in law or equity, to property or persons, including wrongful death, in any manner arising out of or incident to negligence, recklessness, or willful misconduct of Architect, its officials, officers, employees, subcontractors, consultants, agents, or other affiliates in the performance of the Services, the Project or this Agreement, including without limitation the payment of all consequential damages and reasonable attorney's fees, expert witness fees and other related costs and expenses of defense. Architect shall defend, with counsel of District's choosing and at Architect's own cost, expense and risk, any and all such aforesaid suits, actions or other legal proceedings of every kind that may be brought or instituted against District, its directors, officials, officers, employees and agents. Architect shall pay and satisfy any judgment, award or decree that may be rendered against District, its directors, officials, officers, employees and agents in any such suits, actions or other legal proceedings. Architect shall also reimburse District for the cost of any settlement paid by District arising out of any such claims, demands, causes of action, costs, expenses, liabilities, losses, damages, injuries, suits, actions, or other legal proceedings. Such reimbursement shall include payment for District's attorney's fees and costs, including expert witness fees. Architect shall reimburse District, its directors, officials, officers, employees and agents for any and all legal expenses and costs, including expert witness fees, incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Architect's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by the District, its directors, officials, officers, employees and agents.

3.16 **Insurance.**

3.16.1 **Time for Compliance.** Architect shall not commence Services under this Agreement until it has received confirmation from the District that it has provided evidence satisfactory to the District that it has secured all insurance required under this Section. In the event Architect fails to provide or maintain all required insurance, District may, in its sole discretion, obtain such insurance and deduct the amount therefor from the Total Compensation.

3.16.2 **Minimum Requirements.** Architect shall, at its expense, procure and maintain for the duration of the Agreement, insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the Agreement by the Architect, its officials, officers, agents, representatives, employees or subcontractors. Such insurance shall meet at least the following minimum levels of coverage:

(A) **Minimum Scope of Insurance.** Coverage shall be at least as broad as the latest version of the following: (1) General Liability: Insurance Services Office Commercial General Liability coverage (occurrence form CG 0001); (2) Automobile Liability: Insurance Services Office Business Auto Coverage form number CA 0001, code 1 (any auto); (3) Workers' Compensation and Employers' Liability: Workers' Compensation insurance as required by the State of California and

Employer's Liability Insurance; and (4) Professional Liability: Coverage which is appropriate to the Architect's profession, or that of its consultants or subcontractors.

(B) **Minimum Limits of Insurance.** Coverages shall provide limits no less than: (1) General Liability: \$1,000,000 per occurrence for bodily injury, personal injury and property damage. If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this Agreement or the general aggregate limit shall be twice the required occurrence limit; (2) Automobile Liability: \$1,000,000 per accident for bodily injury and property damage; (3) Workers' Compensation and Employer's Liability: Workers' compensation limits as required by the Labor Code of the State of California. Employers Liability limits of \$1,000,000 per accident for bodily injury or disease; and (4) Professional Liability: Not less than \$1,000,000 per claim.

3.163 **Professional Liability.** Architect and its consultants and subcontractors shall procure and maintain, for a period of five (5) years following completion of the Project, errors and omissions liability insurance with limits discussed in this Section. This insurance shall be endorsed to include contractual liability.

3.164 **Insurance Endorsements.** The insurance policies shall contain the following provisions, or Architect shall provide endorsements on forms supplied or approved by the District to add the following provisions to the insurance policies:

(A) **General Liability.** The general liability policy shall be endorsed to state that: (A) the District, its directors, officials, officers, employees and agents shall be covered as additional insurers with respect to the performance of the Agreement by the Architect, its officials, officers, agents, representatives, employees or subcontractors, including materials, parts or equipment furnished in connection with such services; and (B) the insurance coverage shall be primary insurance as respects the District, its directors, officials, officers, employees and agents, or if excess, shall stand in an unbroken chain of coverage excess of the Architect's scheduled underlying coverage. Any insurance or self-insurance maintained by the District, its directors, officials, officers, employees and agents shall be excess of the Architect's insurance and shall not be called upon to contribute with it in any way.

(B) **Automobile Liability.** The automobile liability policy shall be endorsed to state that: (A) the District, its directors, officials, officers, employees and agents shall be covered as additional insurers with respect to the ownership, operation, maintenance, use, loading or unloading of any auto owned, leased, hired or borrowed by the Architect or for which the Architect is responsible; and (B) the insurance coverage shall be primary insurance as respects the District, its directors, officials, officers, employees and agents, or if excess, shall stand in an unbroken chain of coverage excess of the Architect's scheduled underlying coverage. Any insurance or self-insurance maintained by the District, its directors,

officials, officers, employees and agents shall be excess of the Architect's insurance and shall not be called upon to contribute with it in any way.

(C) **Workers' Compensation and Employers Liability Coverage.** The insurer shall agree to waive all rights of subrogation against the District, its directors, officials, officers, employees and agents for losses paid under the terms of the insurance policy which arise from work performed by the Architect.

(D) **All Coverage.** Each insurance policy required by this Agreement shall be endorsed to state that: (A) coverage shall not be suspended, voided, reduced or canceled except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the District; and (B) any failure to comply with reporting or other provisions of the policies, including breaches of warranties, shall not affect coverage provided to the District, its directors, officials, officers, employees and agents.

3.165 **Separation of Insurers; No Special Limitations.** All insurance required by this Section shall contain standard separation of insurers provisions. In addition, such insurance shall not contain any special limitations on the scope of protection afforded to the District, its directors, officials, officers, employees and agents.

3.166 **Deductibles and Self-Insurance Retentions.** Any deductibles or self-insured retentions must be declared to and approved by the District. Architect shall guarantee that, at the option of the District, either: (A) the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the District, its directors, officials, officers, employees and agents; or (B) the Architect shall procure a bond guaranteeing payment of losses and related investigation costs, claims and administrative and defense expenses.

3.167 **Acceptability of Insurers.** Insurance is to be placed with insurers with a current A.M. Best's rating no less than A: VIII, licensed to do business in California, and satisfactory to the District.

3.168 **Verification of Coverage.** Architect shall furnish District with original certificates of insurance and endorsements effecting coverage required by this Agreement on forms satisfactory to the District. The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf, and shall be on forms provided by the District, if requested. All certificates and endorsements must be received and approved by the District before work commences. The District reserves the right to require complete, certified copies of all required insurance policies, at any time.

3.169 **Subcontractor and Consultant Insurance Requirements.** Architect shall not allow any of its architects, engineers, experts or other consultants to commence work on any subcontract until they have provided evidence satisfactory to the District that they have secured all insurance required under this Section. If requested by Architect, District may approve different scopes or minimum limits of insurance for particular architects, engineers, experts or other consultants. Unless otherwise approved by the District, the architects, engineers, experts and other consultants shall comply with each and every provision of this Section.

3.17 **Records.** Architect shall maintain complete and accurate records with respect to all costs and expenses incurred under this Agreement. All such records shall be clearly identifiable. Architect shall allow a representative of District any time during normal business hours to examine, audit, and make transcripts or copies of such records and any other documents created pursuant to this Agreement. Architect shall allow inspection of all work, data, documents, proceedings, and activities related to the Agreement for a period of five (5) years from the date of final payment under this Agreement.

3.18 **Standardized Manufactured Items.** Architect shall cooperate and consult with District in the use and selection of manufactured items on the Project, including but not limited to, paint, hardware, plumbing, mechanical and electrical equipment, fixtures, roofing materials and floor coverings. All such manufactured items shall be standardized to District's criteria to the extent such criteria do not interfere with building design.

3.19 **Limitation of Agreement.** This Agreement is limited to and includes only the work included in the Project described herein. Any additional or subsequent construction at the site of the Project, or at any other District site, will be covered by, and be the subject of, a separate Agreement for architectural services between District and the architect chosen therefor by District.

3.20 **Mediation.** Disputes arising from this Agreement may be submitted to mediation if mutually agreeable to the parties hereto. The type and process of mediation to be utilized shall be subject to the mutual agreement of the parties.

3.21 **Successors and Assigns.** This Agreement shall be binding upon and shall inure to the benefit of the successors in interest, executors, administrators and assigns of each party to this Agreement. However, Architect shall not assign or transfer by operation of law or otherwise any or all of its rights, burdens, duties or obligations without the prior written consent of District. Any attempted assignment without such consent shall be invalid and void.

3.22 **Asbestos Certification.** Architect shall certify to District, in writing and under penalty of perjury, that to the best of its knowledge, information and belief no asbestos-containing material or other material deemed to be hazardous by the state or federal government was specified as a building material

in any construction document that the Architect prepares for the Project. Architect shall require all consultants who prepare any other documents for the Project to submit the same written certification. Architect shall also assist the District in ensuring that contractors provide District with certification, in writing and under penalty of perjury, that to the best of their knowledge, information and belief no material furnished, installed or incorporated into the Project contains asbestos or any other material deemed to be hazardous by the state or federal government. These certifications shall be part of the final Project submittal. Architect shall include statements in its specifications that materials containing asbestos or any other material deemed to be hazardous by the state or federal government are not to be included.

3.23 **Disabled Veteran Business Enterprise Certification**. If required for this Project, Architect shall provide proof of DVBE compliance, in accordance with any applicable policies of the District or the State Allocation Board, within thirty (30) days of its execution of this Agreement. If Architect fails to comply with this requirement, the Agreement shall be deemed canceled.

3.24 **No Third-Party Rights**. This Agreement shall not create any rights in, or inure to the benefits of, any third-party except as expressly provided herein.

3.25 **Governing Law**. This Agreement shall be construed in accordance with, and governed by, the laws of the State of California. Venue shall be in Los Angeles County.

3.26 **Entire Agreement**. This Agreement, with its exhibits, contains the entire agreement of the parties hereto, and supersedes any and all other prior or contemporaneous negotiations, understandings and oral or written agreements between the parties hereto. Each party acknowledges that no representations, inducements, promises or agreements have been made by any person which is not incorporated herein, and that any other agreements shall be void. Furthermore, any modification of this Agreement shall only be effective if in writing signed by all parties hereto.

3.27 **Exhibits and Recitals**. All exhibits and recitals contained herein and attached hereto are material parts of this Agreement and are incorporated as if fully set forth.

3.28 **Severability**. Should any provision in the Agreement be held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions shall continue in full force and effect.

3.29 **Non-Waiver**. None of the provisions of this Agreement shall be considered waived by either party, unless such waiver is expressly specified in writing.

3.30 **Safety**. Architect shall execute and maintain its work so as to avoid injury or damage to any person or property. In carrying out its Services, the Architect shall at all times be in compliance with

all applicable local, state and federal laws, rules and regulations, and shall exercise all necessary precautions for the safety of its employees, consultant and subcontractors appropriate to the nature of the work and the conditions under which the work is to be performed.

3.31 **Delivery of Notices.** All notices permitted or required under this Agreement shall be given to the respective parties at the following address, or at such other address as the respective parties may provide in writing for this purpose:

DISTRICT:

PASADENA UNIFIED SCHOOL DISTRICT
351 S. Hudson Ave.,
Pasadena, CA.91109
Attn: Leslie Barnes, Ed. D.

Chief Operating Officer

ARCHITECT:

[INSERT ADDRESS OF ARCHITECT]

Attn.: _____

Such notice shall be deemed made when personally delivered or when mailed, forty-eight (48) hours after deposit in the U.S. Mail, first class postage prepaid and addressed to the party at its applicable address. Actual notice shall be deemed adequate notice on the date actual notice occurred, regardless of the method of service.

3.32 **Attorney’s Fees.** If either party commences an action against the other party, either legal, administrative or otherwise, arising out of or in connection with this Agreement, the prevailing party in such litigation shall be entitled to have and recover from the losing party reasonable attorney’s fees and all other reasonable costs of such action, including expert witness fees and expenses.

3.33 **Time of Essence.** Time is of the essence for each and every provision of this Agreement.

3.34 **District’s Right to Employ Other Consultants.** District reserves right to employ other consultants, including Architects, in connection with this Project or other projects.

3.35 **Prohibited Interests.**

335.1 **Solicitation.** Architect maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Architect, to solicit or secure this Agreement. Further, Architect warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Architect, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, District shall have the right to rescind this Agreement without liability.

3352 **Conflict of Interest.** For the term of this Agreement, no director, official, officer or employee of District, during the term of his or her service with District, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

3.36 **Equal Opportunity Employment.** Architect represents that it is an equal opportunity employer and that it shall not discriminate against any employee or applicant for employment because of race, religion, color, national origin, ancestry, sex, age or any other classification protected by federal or state law. Such non-discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination. Architect shall also comply with all relevant provisions of District's minority business enterprise program, affirmative action plan or other related programs or guidelines currently in effect or hereinafter enacted.

3.37 **Labor Certification.** By its signature hereunder, Architect certifies that it is aware of the provisions of Section 3700 of the California Labor Code which require every employer to be insured against liability for Worker's Compensation or to undertake self-insurance in accordance with the provisions of that Code, and agrees to comply with such provisions before commencing the performance of the Services.

3.38 **Fingerprinting Requirements.** Unless exempted, Architect shall comply with the requirements of Education Code Section 45125.1 with respect to fingerprinting of employees who may have contact with the District's pupils. The Architect shall also ensure that its consultants on the Project also comply with the requirements of Section 45125.1. To this end, the Architect and its consultants must provide for the completion of the certification form attached hereto as Exhibit "D" and incorporated herein by reference prior to any of the Architect's employees, or those of any other consultants, coming into contact with the District's pupils.

3.39 **Subcontracting.** As specified in this Agreement, Architect shall not subcontract any portion of the Services required by this Agreement, except as expressly stated herein, without prior written approval of District. Subcontracts, if any, shall contain a provision making them subject to each and every provision of this Agreement.

3.40 **Supplemental Conditions.** Any supplemental conditions shall be attached as an exhibit to this Agreement, and that exhibit shall be incorporated herein by reference.

3.41 **Drug/Tobacco Free Facilities.** All District facilities are drug and tobacco-free facilities. Any drug and/or tobacco use (smoked or smokeless) is prohibited at all times in any District facilities.

3.42 **Authority to Execute.** The persons executing this Agreement on behalf of their respective

Parties represent and warrant that they have the authority to do so under law and from their respective Parties.

PASADENA UNIFIED SCHOOL DISTRICT

By: _____ Date: _____

Name:
Title: Superintendent

Attest:

[INSERT TITLE]
[INSERT NAME OF ARCHITECT]

By: _____ Date: _____
Name: _____
Title: _____

Attest:

Fed. Tax I.D. #

EXHIBIT “A”
ARCHITECT’S SCOPE OF SERVICES

1. GENERAL REQUIREMENTS.

1.1 **Basic Services.** Architect agrees to perform all the necessary professional architectural, landscape architectural, engineering (e.g., civil, mechanical, electrical, plumbing, structural, site engineering, landscape and any other necessary engineering services) and construction administration services for the Project in a timely and professional manner, consistent with the standards of the profession, including those provided for herein.

1.2 **Exclusions from Basic Services.** The following services shall be excluded from the basic services listed above: **[INSERT LIST OF EXCLUDED SERVICES]**.

1.3 **Additional Services.** Architect shall perform the following Additional Services for the Project:

The Architect shall perform the following additional services under this Agreement only if said services are authorized in advance in writing by the District. Said additional services shall be compensated in accordance with schedule in Exhibit “C.”

[DISTRICT TO NEGOTIATE ADDITIONAL SERVICES WITH ARCHITECT]

- A. Supervision of repair of damage to the Project not resulting from fault of the Architect.
- B. The selection by Architect, at the District’s request, of movable furniture, equipment, or articles which are not included in the construction contract.
- C. The preparation of measured drawings of pre-existing structures as authorized by the District.
- D. The additional services caused by the delinquency or insolvency of the contractor.
- E. If directed or requested by the District, the employment of special consultants, the preparation of special delineation of models, and overtime work by the Architect’s employees, except as otherwise required by this contract.
- F. Providing contract administration services after the construction contract time has been exceeded through no fault of the Architect where it is determined that the fault is that of the contractor and liquidated damages are collected therefor.

1.4 **Cooperation and Communication with District.** Architect shall cooperate and participate in consultations and conferences with District, District's consultants, authorized representatives of District, and/or other local, regional, or state agencies concerned with the Project, which may be necessary for the completion of the Project or the development of the drawings, specifications and documents in accordance with the applicable standards and requirements of law and the District. Such

consultations and conferences shall continue throughout the planning and construction of the Project and the contractor's warranty period. Architect shall take direction only from the District's Representative, or any other representative specifically designated by the District for this Project, including any construction manager hired by the District.

15 **Coordination and Cooperation with Construction Manager.** The District may hire a construction manager to administer and coordinate all or any part of the Project on its behalf. If the District does so, it shall provide a copy of its agreement with the construction manager so that the Architect will be fully aware of the duties and responsibilities of the construction manager. The Architect shall cooperate with the construction manager and respond to any requests or directives authorized by the District to be made or given by the construction manager. The Architect shall request clarification from the District in writing if the Architect should have any questions regarding the authority of the construction manager.

16 **Cost Monitoring.** In conjunction with the other duties described herein, the Architect shall continuously monitor construction costs and provide detailed estimates at the completion of the initial planning phase, schematic plan phase, the design development phase, and any time during the final working drawings and specifications phase when design revisions or market conditions result in a potential change to the previously provided estimate. These estimates should include a breakdown of the work elements as well as contingencies in an amount that corresponds to the level of design completion.

2. **INITIAL PLANNING PHASE.**

During the initial planning phase of the Project, Architect shall do all of the following, as well as any incidental services thereto:

21 **Educational Programming.** Assist District in the preparation of educational programming for the Project to define the scope, size, space relationship and site development.

22 **Project Feasibility.** Provide advice and assistance to District in determining the feasibility of the Project, analysis of the type and quality of materials and construction to be selected, the site location, and other initial planning matters, including, but not limited to, developing a building program identifying and confirming the facility functions, square footage requirements, adjacency relationships, flow diagrams and equipment needs (including a preliminary construction cost estimate based on area costs). Existing equipment needs, data and inventory to be provided by the District.

23 **Meeting Budget and Project Goals.** Architect shall notify District in writing of potential

complications, cost overruns, unusual conditions, and general needs that potentially impact the Project budget and timeline, including the District's Preliminary Construction Budget. Architect shall use its best judgment in determining the balance between the size, type and quality of construction to achieve a satisfactory solution within the Project's budget and construction allowance. It shall be the duty of the Architect to suggest alternatives to District which would reduce costs and to design the Project within budget and State Allocation Board cost standards, if any. As discussed below in Section 7 of this Exhibit, if the lowest responsive and responsible bid for the Project exceeds the budget by the stated percentage amount, Architect may be required to make the necessary changes in the drawing and specifications, at its sole cost and expense, to bring the bids within the required budget.

24 **Permits, Approvals and Authorizations.** As indicated in Section 3.5.4, Architect shall assist District in securing easements, encroachment permits, rights of way, dedications, infrastructures and road improvements, as well as coordinating with utilities and adjacent property owners.

3. **SCHEMATIC PLAN PHASE.**

During the schematic plan phase of the Project, Architect shall do all of the following, as well as any incidental services thereto:

3.1 **Approval and Revisions.** District shall review, study, and check the work product developed during the Initial Planning Phase and presented to it by Architect, and request any necessary revisions or obtain any necessary approvals by the District's Governing Board, subject to the approval of all federal, state, regional or local agencies concerned with the Project. Architect shall make all District requested changes, additions, deletions, and corrections in such work product at no additional cost, so long as they are not inconsistent with earlier District direction.

3.2 **Funding Documents.** If applicable, Architect shall provide a site plan and all other Project-related information necessary and required for an application by District to any federal, state, regional, or local agencies for funds to finance the construction Project.

3.3 **Schematic Plans.** In cooperation with District, Architect shall prepare the conceptual design of the Project, illustrating the scale and relationship of the Project components ("Schematic Plans"). The Schematic Plans shall include a conceptual site plan, if appropriate, and preliminary plans and studies, sections, elevations, schematic drawings, site utilization plans, and phasing plans showing the scale and relationship of the components of the Project, the plot plan development at the site, and the proposed architectural concept of the buildings. Architect shall incorporate the educational programs and the functional requirements of District into the Schematic Plans. At the Architect's option, the Schematic

Plans may include study models, perspective sketches, electronic modeling or combinations of these media. Preliminary selections of major building systems and construction materials shall be noted on the drawings or described in writing. The Schematic Plans shall meet all laws, rules and regulations of the State of California, including but not limited to, the regulations of the State Department of Education (5 Cal. Code Regs. § 14000 et seq.) or the Office of Public School Construction (“OPSC”), as well as any guidelines implemented by the State Department of Education. All Schematic Plans shall be prepared in a form which may be submitted to the State Department of Education and OPSC for approval. The Schematic Plans shall show all rooms incorporated in each building of the Project in single-line drawings, and shall include all revisions required by District or by any federal, state, regional or local agency having jurisdiction over the Project. All architectural drawings for the Project shall be in a form suitable for reproduction.

34 **Preliminary Project Budget.** Architect shall use the District's Preliminary Construction Budget and its own expertise and experience with the Project to establish a preliminary project budget or allowance in a format required by District or, if applicable, by any school construction funding agency identified by District (“Architect’s Preliminary Project Budget”). The purpose of the Architect's Preliminary Project Budget is to show the probable Project cost in relation to District's Preliminary Construction Budget and the construction standards of any applicable funding agency. If Architect perceives site considerations which render the Project expensive or cost prohibitive, Architect shall disclose such conditions in writing to District immediately. As stated below in Section 7 of this Exhibit, if the lowest responsive and responsible bid for the Project exceeds the budget by more than the stated percentage amount, Architect may be required to make the necessary changes in the drawings and specifications, at its sole cost and expense, to bring the bids within the required budget Architect shall provide a preliminary written time schedule for the performance of all construction work on the Project.

35 **Copies of Schematic Plans and Other Documents.** Architect, at its own expense, shall provide a complete set of the Schematic Plans described herein for District’s review and approval. Additionally, at District's expense, Architect shall provide such documents as may be required by any federal, state, regional or local agencies concerned with the Project, including but not limited to, the State Department of Education, the Division of State Architect, the Department of General Services or any other appropriate federal, state, regional or local regulatory bodies. Any additional copies required by District shall be provided at actual cost to District.

4. **DESIGN DEVELOPMENT PHASE.**

During the design development phase of the Project, Architect shall do all of the following, as well as any incidental services thereto: **Approval and Revisions.** District shall review, study, and check the Schematic Plans presented to it by Architect, and request any necessary revisions or obtain any necessary approvals by the District’s Governing Board, subject to the approval of all federal, state, regional or local

agencies concerned with the Project. Architect shall make all District requested changes, additions, deletions, and corrections in the Schematic Plans at no additional cost, so long as they are not inconsistent with earlier District direction.

4.1 **Design Development Documents.** Once District provides Architect with specific written approval of the Schematic Plans described herein, Architect shall prepare design development documents consisting of: (1) site and floor plans; (2) elevations; (3) sections; (4) typical construction details; (5) equipment layouts; and (6) any other drawings and documents sufficient to fix and describe the types and makeup of materials, as well as the scope, relationships, forms, size, appearance and character of the Project's structural, mechanical and electrical systems, and to outline the Project specifications ("Design Development Documents"). The Design Development Documents shall be prepared in sufficient form to present to the District's Governing Board for approval.

4.2 **Copies of Design Development and Other Documents.** Architect, at its own expense, shall provide a complete set of the Design Development Documents described herein for District's review and approval. Additionally, at District's expense, Architect shall provide such documents as may be required by any federal, state, regional or local agencies concerned with the Project, including but not limited to, the State Department of Education, the Division of State Architect, the Department of General Services or any other appropriate federal, state, regional or local regulatory bodies. Any additional copies required by District shall be provided at actual cost to District.

4.3 **Updated Project Budget.** Architect shall use its Preliminary Project Budget and expertise and experience with the Project to establish an updated estimate of probable construction costs, containing detail consistent with the Design Development Documents as set forth herein and containing a breakdown based on types of materials and specifications identified herein ("Architect's Updated Project Budget").

4.4 **Timetable.** Architect shall provide a written timetable for completion of the Project.

4.5 **Application for Approvals.** Architect shall assist District in applying for and obtaining required approvals from all federal, state, regional or local agencies concerned with the Project, including but not limited to, the State Department of Education, the Division of State Architect, the Department of General Services or any other appropriate federal, state, regional or local regulatory bodies. Architect shall process all architectural and engineering information required to prepare and process applications to applicable utilities in order to secure priorities and materials, to aid in the construction of the Project and to obtain final Project approval and acceptance by any of the above agencies as may be required.

4.6 **Color and Other Aesthetic Issues.** Architect shall provide, for District's review and approval, a preliminary schedule of all color materials and selections of textures, finishes and other matters involving an aesthetic decision about the Project.

4.7 **Incorporation of Post-Construction Stormwater Design Standards.** The Architect shall incorporate post-construction design standards into the Project as follows:

A. **Basic Requirements.**

As part of the basic Services provided pursuant to this Agreement, the Architect shall include in the design prepared for the Project as appropriate, the post-construction best management practices (“BMPs”) necessary to ensure that the District and the contractor(s) comply with the State Water Resources Control Board (State Water Board) storm water regulations applicable to the Project, including, but not limited to Water Quality Order No. 2009-0009-DWQ National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002. The Architect shall include all costs associated with incorporating such BMPs into the design of the Project at no additional cost to the District.

B. **Incorporation of Design Standards.**

In order to ensure such compliance, the Architect shall incorporate the following four Design Standards as goals for the design of the Project:

1. **Conserve Natural Areas:** Conservation of existing natural areas on the Project site to the maximum extent possible.
2. **Volume and Flow (Hydromodification) Control:** Incorporation of non-structural and structural measures to manage the volume and flow of storm water runoff from the completed Project site, and replicate the pre-project water balance (defined as the volume of rainfall that ends up as runoff) for the smallest storms up to the 85th percentile storm event. For sites whose disturbed area exceeds two acres, preserve the pre-construction drainage density (miles of stream length per square mile of drainage area) for all drainage areas within the area serving a first order stream¹⁴ or larger stream and ensure that post-project time of runoff concentration is equal or greater than pre-project time of concentration.

3. Minimization of Pollutants of Concern: Use of BMPs to reduce the discharge of pollutants from the completed Project site as described in Section C below.
4. Provide Ongoing BMP Maintenance: Incorporate and describe maintenance required for BMPs in Project plans so that District can ensure that the BMPs and storm water system are performing as designed.

C. Specific Requirements for BMPs.

The BMPs the Architect incorporates as part of the Design Standards described above, shall be designed to minimize pollutants of concern and shall focus on mitigating the impacts caused by impervious surfaces by implementing BMPs that stress: (i) low impact development (LID) designs that infiltrate and treat storm water on the Project site; (ii) source controls; and (iii) treatment controls. BMPs which may be used to comply with the above-described design standards may be found in

U.S. EPA's Toolbox of BMPs at:

http://cfpub1.epa.gov/npdes/stormwater/swphase2.cfm?program_id=6.

or in the County of Los Angeles' Low Impact Development Handbook which can be found at:

http://dpw.lacounty.gov/wmd/LA_County_LID_Manual.pdf

The Regional Water Quality Control Board may also have lists of approved references

5. **FINAL WORKING DRAWINGS AND SPECIFICATIONS.**

During the final working drawings and specifications phase of the Project, Architect shall do all of the following, as well as any incidental services thereto:

5.1 **Approval and Revisions.** District shall review, study, and check the Design Development Documents presented to it by Architect, and request any necessary revisions or obtain any necessary approvals by the District's Governing Board, subject to the approval of all federal, state, regional or local agencies concerned with the Project. Architect shall make all District requested changes, additions, deletions, and corrections in the Design Development Documents at no additional cost, so long as they are not inconsistent with earlier District direction.

5.2 **Final Working Drawings and Specifications.** Once District provides Architect with specific written approval of the Design Development Documents described herein, Architect shall prepare such complete working drawings and specifications as are necessary for developing complete bids and for

properly executing the Project work (“Final Working Drawings and Specifications”). Such Final Working Drawings and Specifications shall be developed from the Schematic Plans and Design Development Documents approved by District. The Final Working Drawings and Specifications shall set forth in detail all of the following: (1) the Project construction work to be done; (2) the materials, workmanship, finishes, and equipment required for the architectural, structural, mechanical, and electrical systems; and (3) the utility service connection equipment and site work. District may be requested to supply Architect with the necessary information to determine the proper location of all improvements on and off site, including existing record drawings (“existing record drawings”) in District's possession. Architect will make a good-faith effort to verify the accuracy of such information by means of a thorough interior and exterior visual survey of site conditions. District shall also make a good-faith effort to verify the accuracy of the existing record drawings and provide any supplemental information to Architect which may not be shown on the existing record drawings. Architect shall not be responsible for the accuracy of the existing record drawings, except to the extent that any inaccuracy should have been detected by the Architect, pursuant to its standard of care, from readily available documents and visual observations of existing conditions. Architect shall be reaching out to DSA for any historical documents not in possession with District which may need further research with DSA on old project in the District.

53 **Form.** The Final Working Drawings and Specifications must be in such form as will enable Architect and District to secure the required permits and approvals from all federal, state, regional or local agencies concerned with the Project, including but not limited to, the State Department of Education, the Division of State Architect, the Department of General Services or any other appropriate federal, state, regional or local regulatory bodies. In addition, the Final Working Drawings and Specifications must be in such form as will enable District to obtain, by competitive bidding, a responsible and responsive bid within the applicable budgetary limitations and cost standards. The Final Working Drawings and Specifications shall be clear and legible so that uniform copies may be on standard architectural size paper, properly indexed and numbered, and shall be capable of being clearly copied and assembled in a professional manner by Architect.

54 **Approval and Revisions.** District shall review, study, and check the Final Working Drawings and Specifications presented to it by Architect, and request any necessary revisions or obtain any necessary approvals by District’s Governing Board, subject to the approval of all federal, state, regional or local agencies concerned with the Project, including but not limited to, the State Department of Education, the Division of State Architect, the Department of General Services or any other appropriate federal, state, regional or local regulatory bodies. Architect shall make all District-requested changes, additions, deletions, and corrections in the Final Working Drawings and Specifications at no additional cost, so long as they are not in conflict with the requirements of public agencies having jurisdiction or prior approval, or inconsistent with earlier District direction or Architect’s professional judgment. Architect shall bring any such conflicts and/or inconsistencies to the attention of District. The parties agree that Architect, and not the District, possesses the requisite expertise to determine the constructability of the Final Working Drawings and Specifications. However, the District reserves the right to conduct one or more

constructability review processes with the Final Working Drawings and Specifications, and to hire an independent architect or other consultant to perform such reviews. Any such independent constructability review shall be at District's expense. Architect shall make all District-requested changes, additions, deletions, and corrections in the Final Working Drawings and Specifications which may result from any constructability review, at no additional cost to the District, so long as they are not in conflict with the requirements of public agencies having jurisdiction or prior approval, or inconsistent with earlier District direction or Architect's professional judgment. If such changes, additions, deletions or corrections are inconsistent with prior District direction, Architect shall make such alterations and be compensated therefore pursuant to the Additional Services provision of this Agreement.

55 **Costs of Construction.** It is understood by Architect that should the Final Working Drawings and Specifications be ordered by District, District shall specify the sum of money set aside to cover the total cost of construction of the work, exclusive of Architect's fees. Should it become evident that the total construction cost will exceed the specified sum, Architect shall at once present a statement in writing to the District's Representative setting forth this fact and giving a full statement of the cost estimates on which the conclusion is based.

56 **Copies of Final Working Drawings and Specifications and Other Documents.** Architect, at its own expense, shall provide a complete set of the Final Working Drawings and Specifications described herein for District's review and approval. Additionally, at District's expense, Architect shall provide such documents as may be required by any federal, state, regional or local agencies concerned with the Project, including but not limited to, the State Department of Education, the Division of State Architect, the Department of General Services or any other appropriate federal, state, regional or local regulatory bodies. Any additional copies required by District shall be provided at actual cost to District.

6. **CONSTRUCTION CONTRACT DOCUMENTS.**

During the construction contract documents phase of the Project, Architect shall do all of the following, as well as any incidental services thereto:

6.1 **Bid and Contract Documents.** If so required by District, Architect shall assist District in the completion of all bid and construction documents, including but not limited to, the Notice Inviting Bids, Instructions to Bidders, Contract Bid Forms (including Alternate Bids as requested by District), Contract, General Conditions, Supplementary General Conditions, Special Conditions, other necessary conditions of the contract, Project Manual (e.g. conditions of the contract, specifications, and, if desired by District, bidding requirements and sample forms), Labor Compliance Program requirements or Department of Industrial Relations' Compliance Monitoring Unit requirements as applicable, DVBE and other applicable affirmative action documents, Performance Bond, Payment Bond, Escrow Agreement for Security Deposits, and any other certifications and documents required by federal, state and local laws,

rules and regulations which may be reasonably required in order to obtain bids responsive to the specifications and drawings. All such documents shall be subject to the approval of District and District's legal counsel.

62 **Final Estimate.** At the time of delivery of these bid and construction documents, which shall include the Final Working Drawings and Specifications (collectively referred to herein as the "Construction Documents"), Architect shall provide District with its final estimate of probable construction cost ("Architect's Final Estimate"). As stated above, it shall be the Architect's duty to design

7. **BID PHASE.**

During the bid phase of the Project, Architect shall do all of the following, as well as any incidental services thereto:

7.1 **Reproducible Construction Documents.** Once District provides Architect with specific written approval of the Construction Documents and Architect's Final Estimate, Architect shall provide to District one set of reproducible Construction Documents.

7.2 **Distribution of Contract Documents and Review of Bids.** Architect shall assist District in distributing the Construction Documents to bidders and conducting the opening and review of bids for the Project. District will reimburse the Architect for the cost of reproducing bid sets, addenda and related delivery charges.

7.3 **Over budget.** If the apparent lowest responsive and responsible bid on the Project exceeds the Architect's Final Estimate by more than five percent (5%), District may request Architect to amend, at Architect's sole cost and expense, the Final Drawings and Specifications in order to rebid the Project and receive a lowest responsive and responsible bid equal to or less than the Architect's Final Estimate. All revisions necessary to bring the lowest responsible and responsive bid within the Architect's Final Estimate, including any omissions, deferrals or alternates, shall be made in consultation with, and subject to the approval of, the District.

8. **CONSTRUCTION PHASE.**

During the construction phase of the Project, Architect shall do all of the following, as well as any incidental services thereto:

8.1 **Observation.** The Project Architect shall observe work executed from the Final Working

Drawings and Specifications in person, provided that District may, in its discretion, consent to such observation by another competent representative of Architect.

82 **General Administration.** Architect shall provide general administration of the Construction Documents and the work performed by the contractors.

83 **Pre-Construction Meeting.** Architect shall conduct one or more pre-construction meetings, as the District determines is needed for the Project, with all interested parties.

84 **Site Visits of Contractor's Work.** Architect shall conduct site visits to observe each contractors' work for general conformance with the Construction Documents and with any approved construction schedules or milestones. Such site visits shall be conducted as often as are necessary and appropriate to the stage of construction, according to the District's sole discretion, but in no event less than weekly.

85 **Site Visits of Inspector's Work.** Architect shall conduct site visits to communicate and observe the activities of the Project inspectors, including the Inspector of Record. Such site visits shall be conducted as often as is mutually acceptable to Architect and District. Architect shall direct the Project inspectors and the Project contractors, and shall coordinate the preparation of record drawings indicating dimensions and location of all "as-built" conditions, including but not limited to, underground utility lines.

86 **Coordination of Architect's Consultants.** Architect shall cause all architects, engineers and other consultants, as may be hired by Architect or District, to observe the work completed under their disciplines as required, and approve and review all test results for general conformance with the Construction Documents.

87 **Reports.** Architect shall make regular reports as may be required by applicable federal, state or local laws, rules or regulations, as well as the federal, state, regional or local agencies concerned with the Project, including but not limited to, the State Department of Education, the Division of State Architect, the Department of General Services, the County in which the Project is located, the City in which the Project is located or any other appropriate federal, state, regional or local regulatory bodies.

88 **Construction Meetings: Minutes.** Architect shall attend all construction meetings and provide written reports/minutes to the District after each construction meeting in order to keep District informed of the progress of the work. Such meetings shall occur at a frequency necessary for the progress of the Project work, according to the District's sole discretion, but no less than weekly.

89 **Written Reports.** Architect shall make written reports to District as necessary to inform District of problems arising during construction, changes contemplated as a result of each such problems, and progress of the Project work. The Architect shall not have control over the acts or omissions of the

contractors, subcontractors or their agents or employees, or of any other persons or entities performing or supplying portions of the work which were not employed or hired by Architect. The contractor shall not be relieved of its obligation to perform the work in accordance with the Contract Documents either by activities or duties of the Architect, or by tests, inspections or approvals required or performed by persons other than the contractor.

8.10 **Written Records.** Architect shall keep accurate written records of the progress and quality of the Project work and the time schedules, and shall advise the contractors and District of any deviations from the time schedule which could delay timely completion of the Project.

8.11 **Material and Test Reports.** Architect shall check and process, in a timely manner, all required material and test reports for the Project work. In addition, Architect shall provide notice of any deficiencies in material or work reflected in such reports, as well as its recommendation for correction of such deficiencies, to the contractors, District and federal, state, regional or local agencies concerned with the Project, including but not limited to, the State Department of Education, the Division of State Architect, the Department of General Services or any other appropriate federal, state, regional or local regulatory bodies.

8.12 **Review and Response to Submissions.** Architect shall review and respond, in a timely manner, to all schedules, submittals, shop drawings, samples, information requests, change requests, and other submissions of the contractor and subcontractors for compliance with, or alterations and additions to, the Construction Documents. Architect's review and response shall be done in such a manner so as to ensure the timely and uninterrupted progress of the Project work. Submission requests which involve more work or time than is normally required for routine submissions, as mutually determined by the Parties, may be the subject of additional compensation as Additional Services.

8.13 **Rejection of Work.** Architect shall promptly reject, as discussed with District, work or materials which do not conform to the Construction Documents. Architect shall immediately notify the District and contractor(s) of such rejections. Architect shall also have the authority to recommend to the District that additional inspection or testing of the work be performed, whether or not such work is fabricated, installed or completed.

8.14 **Substitutions.** Architect shall consult with District, in a timely manner, with regard to substitution of materials, equipment and laboratory reports thereof, prior to the District's final written approval of such substitutions. Architect's consultation shall be done in such a manner so as to ensure the timely and uninterrupted progress of the Project work. Substitution requests which involve more work or time than is normally required for routine substitutions, as mutually determined by the Parties, may be the subject of additional compensation as Additional Services.

8.15 **Revised Documents and Drawings.** Architect shall prepare, at no additional expense to District, all documents and/or drawings made necessary by errors and omissions in the originally approved Construction Documents.

8.16 **Change Requests and Material Changes.** Architect shall evaluate and advise District, in a timely manner and in writing, of any change requests and material change(s) which may be requested or necessary in the Project plans and specifications. Architect shall provide the District with its opinion as to whether such change requests should be approved, denied or revised. If the District has not hired a construction manager or other person to do so, the Architect shall prepare and execute all change orders and submit them to the District for authorization. If the District has designated a construction manager or other person to prepare all change orders, the Architect shall review all change orders prepared by such person, execute them and deliver them to the District for authorization if they meet with the Architect's approval, or submit them to the District with recommendations for revision or denial if necessary. Architect shall not order contractors to make any changes affecting the contract price without approval by District of such a written change order, pursuant to the terms of the Construction Documents. Architect may order, on its own responsibility and pending the District's Governing Board approval, changes necessary to meet construction emergencies, if written approval of District's Representative is first secured. Architect may also authorize minor changes in the work, pending District's approval, so long as such changes are not inconsistent with the intent of the Construction Documents and do not involve an adjustment in the contract sum or an extension of the contract time.

8.17 **Applications for Payment.** Architect shall examine, verify and approve contractor's applications for payment, and shall issue certificates for payment in amounts approved by the Project Inspector of Record or the District's Representative, based on the Architect's observations at the site. The issuance of a certificate for payment shall not be a representation that the Architect has: (1) made exhaustive or continuous on site inspections of the work for which payment is sought; (2) reviewed construction means, methods, techniques, sequences or procedures for the work for which payment is sought; (3) ascertained how and for what purpose the contractor has used money previously paid; or (4) certified that the work for which payment is sought is without defects.

8.18 **Final Color and Product Selection.** Architect shall coordinate final color and product selection with District's original design concept.

8.19 **Substantial Completion.** Architect shall determine the date of substantial completion, in consultation with the District.

8.20 **Punch List.** After determining that the Project is substantially complete, Architect shall participate in the inspection by the IOR of the Project and shall review all remaining deficiencies and minor items needed to be corrected or completed on the Project, including those identified on the punch

list prepared by the contractor (“Punch List Items”). Architect shall notify contractor in writing that all Punch List Items must be corrected prior to final acceptance of the Project and final payment. Architect shall also notify District of all Punch List Items.

821 **Warranties.** Architect shall review materials assembled by the contractor and subcontractors with regard to all written warranties, guarantees, owners’ manuals, instruction books, diagrams, record “as built” drawings, and any other materials required from the contractors and subcontractors pursuant to the Construction Documents. Architect shall coordinate and provide these materials to the District.

822 **Certificate of Completion.** Architect shall participate in any further inspections of the Project necessary to issue Architect’s Certificate of Completion and final certificate for payment.

823 **Documents for Project Close-Out.** Architect shall cause all other architects, engineers and other consultants, as may be hired by Architect, to file any and all required documentation with the District or other governmental authorities necessary to close out the Project. Architect shall assist the District in obtaining such documentation from all other architects, engineers, or other consultants.

9. **RECORD DRAWINGS.**

During the record drawings phase of the Project, Architect shall do all of the following, as well as any incidental services thereto:

9.1 **Record Drawings and Specifications.** Not later than thirty (30) days after substantial completion of the Project, before receipt of final payment, Architect shall review and forward the Final Working Drawings and Specifications, indicating on them all changes made by change orders or otherwise pursuant to the Construction Documents, as well as all information called for on the specifications, thus producing an “record” set of Final Working Drawings and Specifications (“Record Drawings and Specifications”). The Record Drawings and Specifications shall show, among other things, the location of all concealed pipe, buried conduit runs and other similar elements within the completed Project. Architect shall personally review and certify that the Record Drawings and Specifications are a correct representation of the information supplied to Architect by the Inspector of Record and the contractor, and shall obtain certifications from the Inspector of Record and the contractor that the drawings are correct.

9.2 **Approval.** Once District provides Architect with specific written approval of the Record Drawings and Specifications, Architect shall forward to District the complete set of original Record Drawings and Specifications or a complete set of reproducible duplicate Record Drawings and Specifications. The tracing shall be of such quality that clear and legible prints may be made without appreciable and objectionable loss of detail.

93 **Documents for Final Payment.** Prior to the receipt of Architect's final payment, Architect shall forward to District all of the following: (1) one clear and legible set of reproductions of the computations; (2) the original copy of the specifications; (3) the Record Drawings and Specifications as required herein; (4) the final verified progress report required pursuant to Title 24 of the California Code of Regulations; and (5) Architect's Certificate of Completion.

10. **WARRANTY PERIOD.**

During the warranty period phase of the Project, Architect shall do all of the following, as well as any incidental services thereto:

10.1 **Advice.** Architect shall provide advice to District on apparent deficiencies in the Project during any applicable warranty periods for the Project.

EXHIBIT “B”

FEE AND PHASING/FUNDING SCHEDULES

1. **Fee Schedule.**

2.

The Architect and District have negotiated the Architect’s Total Compensation based upon the initial assessment and scope development.

3. **Phasing/Funding Schedule.**

Progress payments towards Total Compensation shall never exceed the following percentages of Total Compensation as of the phase indicated: Where compensation is based on a stipulated sum or percentage of Construction Cost, progress payments Services in each phase shall total the following percentages of the Total Compensation payable.

1. Initial Program Assessment to develop design scope and design price.

- Total Price \$ _____

2. Design to include:

- Schematic Design _____ percent (20%)
- Design Development _____ percent (20%)
- Construction Drawings _____ percent (40%)
- DSA Submittal and Approval _____ percent (20%)
- Total Price \$ _____

3. NTE exceed price for (Invoiced Monthly:

- Bid Support
- Construction Administration
- Closeout
- NTE Price \$ _____

4. NTE Reimbursables: (Invoiced Monthly)

- NTE Price \$50,000.00

EXHIBIT “C”

COMPENSATION RATES AND REIMBURSABLE EXPENSES

[SAMPLE ONLY-TO BE NEGOTIATED**]**

1. Hourly Compensation Rates.

	HOURLY RATES
Principal	
Regional Vice President	
Educational Services	
Project Architect	
Senior Project Manager	
Director of Design	
Cost Estimator	
Project Manager	
Senior Construction Administrator	
Senior Designer	
Interior Design Director	
Designer	
Graphics	
Project Leader	

Technical Services/QA Plan Reviewer/Spec Writer	
Labor Compliance	
Interior Senior Designer	
Job Captain	
Senior Drafter	
Intermediate Drafter	
Junior Designer	
Educational Services Support	
Computer Services	
Interior Design/Project Coordinator	
Drafter	
Intern Architect	
DSA Coordinator	
Construction Administration Support	
Contract Administrator	
Admin Support	

These are the current hourly rates effective _____ through _____. Increases in the above hourly rates shall be made only by an authorized amendment to this Agreement.

2. **Reimbursable Expenses.**

[INSERT AUTHORIZED REIMBURSABLE EXPENSES AS NEGOTIATED]

3. **Additional Services.**

Additional Services shall be computed at the actual hourly rates described above.

4. **Additional Consultants.**

If the District requires Architect to hire consultants to perform any Additional Services, Architect shall be compensated therefore at the consultant's actual hourly rates plus **fifteen** percent (15%). District shall have the authority to review and approve the rates of any such consultants.

ATTACHMENT 2

NON-COLLUSION DECLARATION

The undersigned declares:

I am the _____ (Title) 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 that anyone shall 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 of 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 applicable laws that the foregoing is true and correct and that this declaration is executed on _____ (Month) _____ (Day) of _____ (Year), at _____ (City), _____ (State).

Signature of Declarant: _____

Printed name of Declarant: _____

Name of Bidder (Company): _____

Title or Office: _____



Table of Contents



LPA

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“LPA immersed themselves into our school culture to understand them and their needs. The master plan became an expression of our community.”

**—Carey Upton, Chief Operations Officer,
Santa Monica-Malibu USD**



October 27th, 2023

PASADENA UNIFIED SCHOOL DISTRICT

Michael Dobrotin
351 South Hudson Avenue
Pasadena, CA 91109

RE: RFP NO. 10-23/24

Longfellow Elementary School Modernization Project Architectural Services
LPA Reference Number B31712

Dear Mr. Dobrotin and Members of the Selection Committee,

On behalf of our entire team, it is an honor to submit our proposal for Architectural Services to Pasadena USD for Longfellow Elementary School. We aspire to change lives by design and believe exceptional educational design outcomes begin with exceptional service. The team we have assembled includes strategic thinkers, creative problem solvers and individuals that value student needs above all and can deliver innovative and creative solutions that are aligned with your Educational Master Plan and Facilities Master Plan.

Your LPA team is uniquely qualified and brings the following value:

Breadth of relevant experience. Throughout the proposal you will see our diverse experience in elementary school projects. Our experience ranges from small renovations to comprehensive campus enrichments and additions. We would be thrilled to collaborate with PUSD on some of the District's historic gems.

A better process, with better results. As an informed design firm with an integrated structure, we offer a multidisciplinary team of architects, planners, programmers, engineers, landscape architects, interior designers and researchers all working together. It's a seamlessly collaborative process that generates better ideas, better value and better outcomes for your project.

Connections to your Local Community. When you choose our team, you get a dedicated and responsive design partner you can count on. We commit to working closely with Pasadena USD throughout every stage of your project. We understand Longfellow ES is a Spanish Dual Language and cross-cultural awareness school, the opportunity to partner with your district and serve students that are focused on being better together motivates our team.

We consider it a privilege to work with Pasadena USD. As leadership representing LPA, we are delighted to bring to you our talented team that shares your values. We have managed renovations of this size many times in our experience; we deeply understand the challenges that occur and how we must be prepared for the unknowns.

We are confident that, together, Pasadena USD and LPA can accomplish great things.

Please feel free to contact anyone on our leadership team with any questions or comments regarding this proposal submittal.

LPA acknowledges receipt of Addendum No. 1.

Sincerely,

Kate Mraw CID, LEED AP BD+C
Director of K-12
KMraw@LPADesignStudios.com

Samuel Lim LEED AP BD+C, DBIA
Principal-in-Charge
SLim@lpadesignstudios.com



Provide Resumes of key person(s) that will staff the project including single point of contact, principal, architect of record, studio associate, key consultants, construction administrator, etc.

Pasadena USD

PROJECT LEADERSHIP

Workload and Availability

LPA's firm wide staff of over 400 integrated design specialists provides a deep bench of professional capacity. Our firm is organized into multiple and flexible teams, each led by a principal, managing director and a project manager from project inception to post-occupancy. This provides our clients with the assurance that all projects, large or small, receive the attention and expertise they deserve. LPA developed this organization to offer our clients the concept of "Large Firm Resources – Small Firm Service." Based on our current workload projections, we have the capacity to fully support service engagement with Pasadena USD.

Integrated Design Service

The foundation of LPA's reputation as a talented professional design firm is service. Our success is based on our ability meet each of our clients' unique expectations, timelines, and budgets. We take pride in our ability to listen to our clients' needs and to communicate effectively at each step of the process. We develop our clients' visions into designs that complement their surrounding environments and programmatic functions.

Samuel Lim

ARCHITECT, LEED AP BD+C, DBIA
Principal-in-Charge

Kate Mraw

CID, LEED AP BD+C, ALEP
Director of K-12

INTEGRATED DESIGN TEAM

Nicole Mehta

RA, LEED AP, BD+C
Studio Associate, Architect of Record
(primary point of contact)

Lindsay Hayward

LEED AP BD+C
Project Designer

Brittany Allen

Project Architect

Craig Shulman

Construction Administrator

Victoria Lowell

Interior Designer

Lance Hunter

Landscape Designer

Bryan Seamer

SE, LEED GA
Structural Engineer

Erik Ring

PE, LEED FELLOW
Mechanical Engineer

Steve Bakin

PE
Electrical Engineer

Kathereen Shinkai

PE, M.ASCE
Civil Engineer

Darcie Gumbayan

LEED AP BD+C
Project Services Manager

CONSULTANTS

HL Construction Management

Cost Estimating

IMEG

Low Voltage

HRG

Historic Preservation



Samuel Lim Architect, LEED AP BD+C, DBIA
PRINCIPAL-IN-CHARGE | MANAGING DIRECTOR

EDUCATION	CAREER SUMMARY	LICENSE #	AFFILIATIONS
Bachelor of Architecture University of Kansas	1998: Started in industry 2004: Started at LPA	33806, CA	U.S. Green Building Council Coalition for Adequate School Housing

As a Project Director and designer with LPA, Sam has been immersed within all aspects and phases of projects including campus utility and infrastructure improvements, state-of-the-art performing arts facilities, sequenced campus wide enrichment programs and new, ground-up schools. This has allowed Sam to guide projects from infancy through project evolution and documentation, and finally into project realization and construction close-out. He is deeply involved with the strategic planning of critical building systems coupled with each facility’s design and aesthetic vision.

He oversees the implementation of design strategies and maintaining client communications on LPA’s largest and most complex educational projects. Sam led LPA’s team on the Long Beach Unified School District’s McBride, Sr. High School project. The recipient of multiple design awards and industry distinctions, the project was recognized by the Savings By Design (SBD) program, the Committee on the Environment (COTE), and was a finalist for the prestigious MacConnell Award.

RELEVANT EXPERIENCE

- Riverside Unified School District**
Hawthorne ES, New Campus
- Ontario-Montclair School District**
Montera ES, New School Campus
- Long Beach USD**
Polytechnic HS
Ernest McBride Sr. HS
- Los Angeles USD**
Roosevelt HS Comprehensive Mod.
Fremont HS Comprehensive Mod.
Hamilton HS Comprehensive Mod.
San Pedro HS Comprehensive Mod.
- Orange USD**
Villa Park HS New Classroom Building
Villa Park HS New STEM Center
- Westminster SD**
Johnson MS Expansion
Stacey MS Expansion
Warner MS Expansion
- Arcadia USD**
Arcadia HS Performing Arts Center



Kate Mraw CID, LEED AP BD+C, ALEP
PRINCIPAL | DIRECTOR OF K-12

EDUCATION

Bachelor of Science, Interior Design
 University of Texas, Austin

CAREER SUMMARY

2004: Started in industry
 2004: Started at LPA

LICENSE #

CID-6656, CA
 RID-11835, TX

AFFILIATIONS

U.S. Green Building Council
 Association for Learning Environments

Kate Mraw is a national leader in educational research, sustainable school design and the development of learning environments to support the whole student. She has led the programming and interior design efforts on many of LPA's most innovative and award-winning projects, including the e3 Civic High School in downtown San Diego, the first high school in the country co-located in a public library; the historic preservation and renovation of Lanier High School in San Antonio, Texas; and the all-in-one K-12 Agnews campus on a 55-acre historic site in San Jose, California, one of the largest K-12 projects in the state.

Since joining LPA in 2004, Kate has formed relationships with educators, students and communities around the country, exploring the complexities of master planning and designing more effective and efficient campuses. She emphasizes a research-driven approach to school design, finding new ways to integrate behavioral science and sustainability with educators' goals. In 2011, Mraw launched LPared, the firm's in-house research group, which works with design teams and clients to enable evidence-based design options.

On every project, Mraw brings a passion for understanding more about the impact of environments on behavior and academic outcomes. Her experience covers a wide range of schools and campuses, with extensive work in master planning, early childhood learning, strategic planning, activating outdoor learning environments and career technology.

RELEVANT EXPERIENCE

- Carlsbad USD**
Kelly Elementary School
- Harbor Day**
Harbor Day School
- Tarbut V'Torah Community Day School**
Tarbut V'Torah Lower School
- Santa Ana USD**
Washington ES
- Anaheim ESD**
Sunkist ES
Henry ES
- Harbor Day**
Harbor Day School
- La Canada USD**
Palm Crest ES
- Orangewood Children's Foundation**
Samueli Academy



Nicole Mehta RA, LEED AP, BD+C

STUDIO ASSOCIATE, ARCHITECT OF RECORD



EDUCATION

Bachelor of Arts in Architecture
University of California, Berkeley

CAREER SUMMARY

1998: Started in industry
2000: Started at LPA

LICENSE

C30830, CA

As Project Manager, Nicole is responsible for overseeing the design, documentation and construction of a range of educational projects. An expert of integrated design, Nicole coordinates closely with LPA's engineers and other disciplines from the early stages of a project through contract administration. As the primary point of contact, Nicole will maintain direct communication with the District and provide consistency in quality control as the project transitions between phases. On the District's projects, Nicole will be involved with the strategic planning and implementation of PUSD's vision.

RELEVANT EXPERIENCE

Pasadena USD

McKinley K-8 School Mod. & Expansion
Washington Accelerated ES Mod., New
Gym & Expansion
Washington MS Mod., New Gym &
Expansion

La Canada USD

Palm Crest Elementary School

Corona-Norco USD

Eastvale STEM Academy

Downey USD

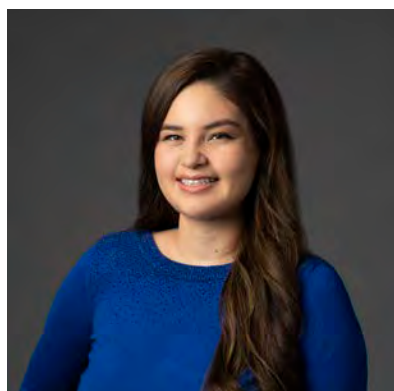
Stauffer Middle School, Media Center
and Admin Addition
Griffiths MS Modernization

City of Rancho Mission Viejo

Joint-Use Pavilion / Gymnasium

Brittany Allen

PROJECT ARCHITECT



EDUCATION

Bachelor of Architecture
Cal Poly, Pomona

CAREER SUMMARY

2014: Started in industry
2014: Started at LPA

LICENSE

C38536, CA

With over 9 years of experience in educational design, Brittany is dedicated to crafting spaces that enhance the learning and teaching experience. In her role on District projects, Brittany leverages her extensive knowledge of educational facilities, 21st-century learning environments, and sustainable design principles to deliver projects that inspire and provide lasting value. She has an innate passion for collaboration and working closely with people. Brittany firmly believes that effective communication and a strong partnership between clients and the design team are essential in ensuring that the built environment is tailored to meet their unique needs and vision. She is committed to creating educational spaces that empower growth and excellence.

RELEVANT EXPERIENCE

Corona-Norco USD

Eastvale STEM Academy

Downey USD

Stauffer Middle School, Media Center
and Admin Addition

Temple City USD

Temple City HS Classroom Building
Temple City HS New Pool Building
Longden Elementary School
Modernization

Newport Mesa USD

Newport Harbor HS Davidson
Stadium

City of Rancho Mission Viejo

Joint-Use Pavilion

Craig Shulman

CONSTRUCTION ADMINISTRATOR



EDUCATION

Bachelor of Architecture
Cal Poly, San Luis Obispo

CAREER SUMMARY

1980: Started in industry
1983: Started at LPA

Drawing from more than 30 years of experience as an architect, Craig brings a wealth of expertise in a variety of markets including corporate, civic, commercial and education. Craig's experience in construction management provides a broader understanding of the design and construction process to every project. Craig will be responsible for the construction phase of the District's projects.

RELEVANT EXPERIENCE

Desert Sands USD

Lincoln ES Reconstruction

Riverside USD

Madison ES Modernization and New Administration

Westminster SD

Johnson MS Modernization, New Gym/STEM Exploration

Sweetwater Union HSD

Montgomery MS

Los Angeles USD

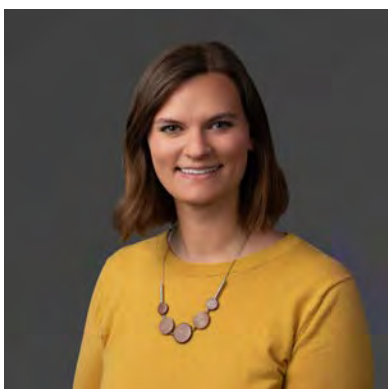
Fremont HS Comprehensive Modernization

Long Beach USD

Poly HS Auditorium Renovation and Seismic Upgrade
Wilson HS Auditorium Renovation and Seismic Upgrade

Victoria Lowell

INTERIOR DESIGNER



EDUCATION

Masters in Architecture
Wentworth Institute of Technology

CAREER SUMMARY

2012: Started in industry
2018: Started at LPA

LICENSE

38477, CA

Victoria is a licensed architect primarily focusing on the interior components of projects, with experience in workplace, commercial building repositioning, landlord work, and most recently a focus on K12 and Higher Education projects. Her experience spans from large scale campus planning to the small-scale interior components of design, blending the big picture concepts and goals with the day-to-day user experience and how the two work together to meet a client's project goals.

RELEVANT EXPERIENCE

Anaheim ESD

Sunkist ES

Santa Ana USD

Washington ES

Santa Clara USD

Agnews ES

La Canada USD

Palm Crest ES

Anaheim ESD

Henry ES

Centinel Valley Union HSD

Lawndale HS Performing Arts
Lawndale HS Academic Building
Leuzinger HS



Lance Hunter

LANDSCAPE DESIGNER



EDUCATION

Bachelor of Landscape Architecture
Cal Poly Pomona

CAREER SUMMARY

2008: Started in industry

2008: Started at LPA

RELEVANT EXPERIENCE

Tarbut V'Torah Community Day School

Tarbut V'Torah Lower School

Santa Ana USD

Washington ES

Anaheim ESD

Sunkist ES

Henry ES

La Canada USD

Palm Crest ES

Arcadia USD

Arcadia HS Mod. & Expansion

Hugo Reid ES

Long Beach USD

Poly HS Auditorium Renovation and

Seismic Upgrade

Wilson HS Auditorium Renovation and

Seismic Upgrade

For over 13 years, Lance has worked on the landscape design for educational environments in many California regions. Lance understands educational design is not just experienced in the classroom but can be expressed and experienced everywhere. Lance will be assisting the landscape project team from preliminary design through construction and completion of site work. He will be involved during every project phase to assure that the program requirements, project budget, schedule and quality control are successfully delivered. Whether incorporating hand drawn graphics, model prototyping or computer generated 3-D modeling, Lance exercises his creativity and proactive approach through the design process.

Bryan Seamer SE, PE, LEED Green Associate

PRINCIPAL | STRUCTURAL ENGINEER



EDUCATION

Master of Structural Engineering
CSU, Long Beach

CAREER SUMMARY

1999: Started in industry

2013: Started at LPA

LICENSE

S4899, CA, 63135, CA P.E.

RELEVANT EXPERIENCE

Pasadena USD

McKinley K-8 School Mod. &

Expansion Washington Accelerated

ES Mod., New Gym & Expansion

Washington MS Mod., New Gym &

Expansion

Anaheim ESD

Sunkist ES

Temple City USD

Longden ES

Downey USD

Stauffer MS Modernization & Library

Westminster USD

Johnson MS STEM Building

As the Director of Structural Engineering, Bryan Seamer is passionate about creating safe, high-performing, cost-effective structural systems that are long-lasting, durable and resilient. With more than 20 years' experience in new construction, seismic assessment and rehabilitation of existing buildings, Bryan uses emerging technologies and innovative design strategies to create safer built environments and preserve historic structures. An engaged leader and expert in his field, he is adept at communicating complex technical issues in a way that is accessible and actionable by colleagues, clients and the public.



Erik Ring

PE, LEED Fellow

PRINCIPAL | MEP ENGINEER



EDUCATION

Master of Architecture, UC Berkeley
Bachelor of Engineering, Harvey Mudd

CAREER SUMMARY

1996: Started in industry
2007: Started at LPA

LICENSE #

31731, CA

RELEVANT EXPERIENCE

Pasadena USD

McKinley K-8 School Mod. &
Expansion Washington Accelerated
ES Mod., New Gym & Expansion
Washington MS Mod., New Gym &
Expansion

Anaheim ESD

Sunkist ES

Arcadia Unified School District

Arcadia HS

Corona-Norco Unified School District

Eastvale STEM Academy

Downey Unified School District

Stauffer MS Modernization

Long Beach Unified School District

Ernest S. McBride, SHS

As Director of Engineering, Erik Ring provides overall leadership for LPA’s multi-disciplinary engineering efforts including structural, sites, and systems design focused teams. The engineering teams at LPA work to enhance our approach of an informed design process using integrated teams.

Erik delivers technical and design leadership for integrating appropriate, cost-effective and high-performance engineering solutions for LPA projects. His focus is on integrating sustainable design strategies within LPA projects through understanding every project’s goals, opportunities, and constraints.

Steve Bakin

PE

ELECTRICAL ENGINEER



EDUCATION

Master of Engineering, Architecture
Penn State University

CAREER SUMMARY

1998: Started in industry
2018: Started at LPA

LICENSE #

E - 17415

RELEVANT EXPERIENCE

Anaheim ESD

Sunkist ES

Carlsbad USD

Kelly ES Modernization, New
Kindergarten and MPR

Orange USD

Villa Park HS - Phase 1 STEM Center
and Phase 2 Classroom Building

Desert Sands USD

Lincoln ES Modernization

Santa Clara USD

Agnews K-12 Campus, New ES, MS, HS

Sage Hill School

Library Renovation

Los Angeles USD

Roosevelt HS Comprehensive
Modernization
Hamilton HS Comprehensive
Modernization

Steve is an expert in electrical system building design. An innovator of system utilization and distribution with more than 20 years of experience, he employs new uses for renewable energy, fuel cells and micro-grids. His knowledge of the various facets of building design ensures the integration of systems in relation to cost, energy, functionality and style. Steve has a passion for improving the understanding of electrical systems in the construction industry and brings deep proficiency designing safe and efficient systems for many project types in the education market.



Kathereen Shinkai PE, M.ASCE

ASSOCIATE PRINCIPAL | CIVIL ENGINEER



EDUCATION

Bachelor of Science, Civil Engineering,
UC Irvine

CAREER SUMMARY

1998: Started in industry
2009: Started at LPA

LICENSE

68369, CA

As a civil engineer, Kathereen Shinkai has extensive experience with local agencies, and has strong working relationships developed with agency staff which enables more timely and efficient plan review and permit processing. Kathereen has managed and designed a range of projects. Her technical expertise includes the design and coordination of water, sewer, storm drain, horizontal control, rough and precise grading and street improvements plans. Kathereen is also adept in obtaining environmental compliance and has prepared many EIR, SWPPP and WQMP reports.

RELEVANT EXPERIENCE

Anaheim ESD

Sunkist ES

Downey USD

Stauffer MS

Los Angeles USD

Roosevelt HS Modernization
Hamilton HS Modernization

Pasadena USD

McKinley K-8 School

San Gabriel USD

Gabrielino HS Expansion

Santa Barbara USD

Santa Barbara Junior HS MPR
Reconstruction

Westminster SD

Warner MS Modernization, New Gym
& Exploration Building
Johnson MS Transformation

Darcie Gumbayan LEED AP BD+C

PROJECT SERVICES MANAGER



CAREER SUMMARY

2006: Started in industry
2006: Started at LPA

“Darcie is the consummate DSA veteran expert on everything related to DSA procedures and protocols.”

— Douglas Humphrey, Principal Architect
Regional Manager, DSA Los Angeles

Darcie coordinates the building permit approval process with state and local agencies for K-12 school and higher education new construction and modernization projects. Darcie prides herself in her ability to work collaboratively with cities, counties and Division of State Architect to adhere to timely and efficient approval processes. Darcie will facilitate project approvals through required agencies by reviewing and submitting plans with entities.

RELEVANT EXPERIENCE

Pasadena USD

Washington ES

Arcadia USD

Arcadia HS Mod. & Expansion

Downey USD

Stauffer MS Modernization & Library

Long Beach USD

Ernest S. McBride HS

Los Angeles USD

Roosevelt HS Modernization
Hamilton HS Modernization

San Gabriel USD

Gabrielino HS

Temple City USD

Temple City HS
Longden ES

Westminster USD

Johnson MS STEM Building





FIRM EXPERIENCE

Provide a list of similar major building renovation projects where the similar described services were provided and completed within the past five years for public elementary education institutions. List projects with construction values of at least \$25 M (provide five projects). Submittals should include modernization program projects consisting Elementary school design. with Cal Green certification requirements.

Please find the following pages highlighting the experience of our firm and team together:

1. Kelly Elementary School
2. Tarbut V'Torah Lower School
3. Harbor Day School
4. Sunkist Elementary School Modernization
5. Washington Elementary School

LPA by the Numbers

250+

Elementary School projects for school districts across the state

14

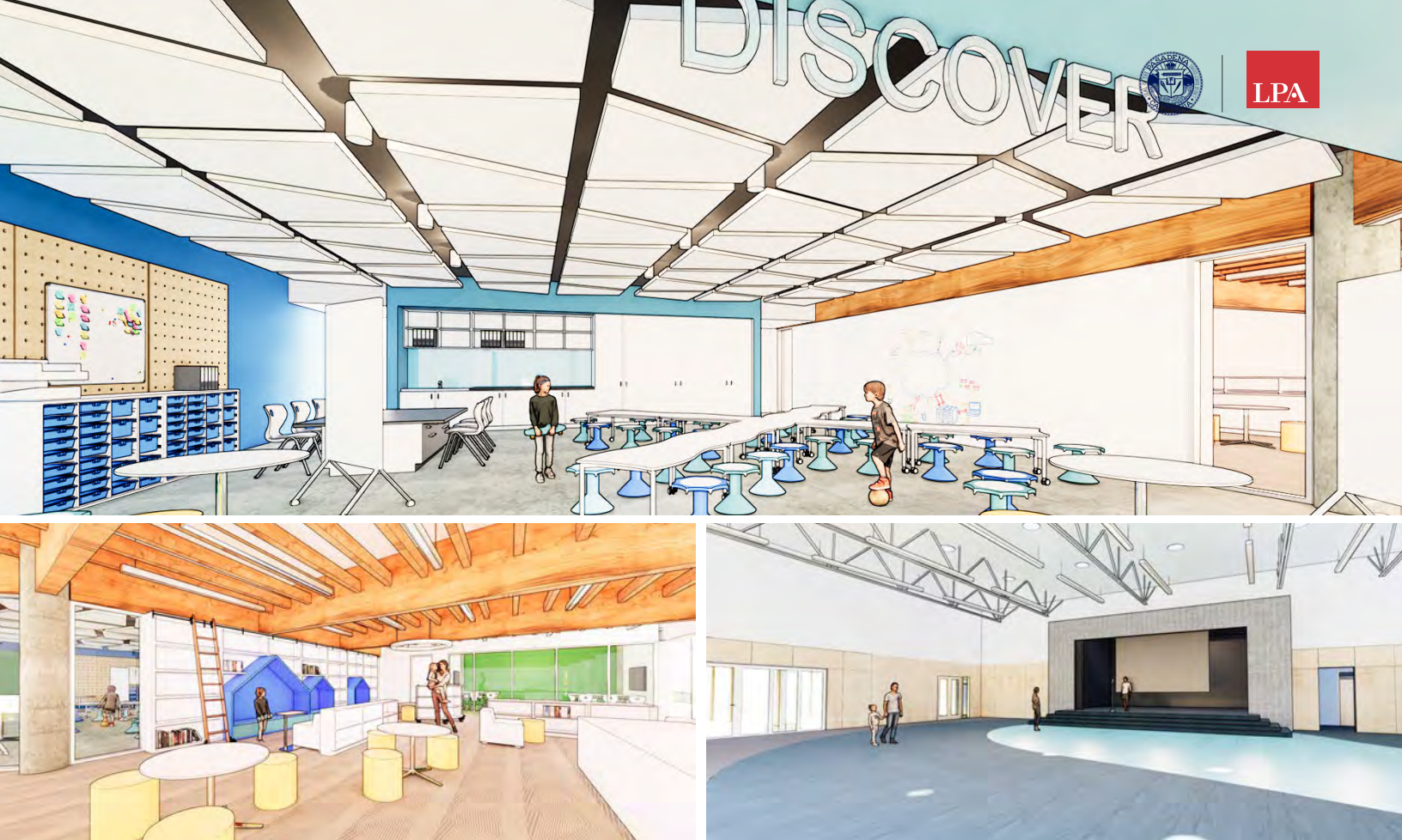
A4LE Learning Environment Awards

2021

AIA California Firm Award Winner

5

National Committee on Architecture for Education (AIA CAE) Awards



KELLY ELEMENTARY SCHOOL

CARLSBAD, CALIFORNIA

Construction of a new MPR and modernization and addition to an existing kitchen to provide an indoor serving line for students. Converted existing space next to the library to an innovation center/STEAM classroom and fully modernized the existing library into a modern technology driven space. The modernization of ten existing relocatable classrooms on site, including all new interior and exterior finishes, windows, and doors. Campus wide improvements included new playground equipment, site wide door hardware, fire alarm, technology and security upgrades. All existing campus buildings received interior finish upgrades, including flooring, wall finishes, ceilings and lighting.

Design Team: David Eaves, Lindsay Hayward, Kathereen Shinkai, Steve Bakin, Darcie Gumbayan, Bryan Seamer

PROJECT DATA

Client

Carlsbad Unified School District

Client Reference

Jessica Kimbrell, Director,
Facilities Planning and
Construction
jessica.kimbrell@carlsbadusd.net
760.331.5069

Size

23,512 square feet

Cost

\$23,314,700

Completion Date

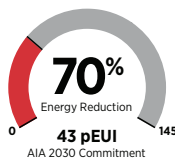
8/2023



TARBUT V'TORAH LOWER SCHOOL

IRVINE, CALIFORNIA

ENERGY SAVINGS



RECOGNITION

ASLA Merit Award
AIAOC 25-Year Award
A4LE LE Solutions Award
AIAOC Honor Award
ASLASC
ASLASC Excellence Award

Tarbut V'Torah modernized and expanded their kindergarten through fifth grade spaces to accommodate 21st century learning. With an innovative environment that reflects the leading edge of educational design and technology, students will prepare to make enduring contributions to society. The 10,585 square feet of new construction includes a fitness building and STEAM building.

Classroom clusters, which are referred to as villages, are each distinguished through unique colors and are outfitted with state-of-the-art technology to accommodate diverse learning styles. Flexible furniture, soft seating, interactive projectors and writable surfaces support student-led learning and collaboration. Maker labs and think tank spaces emphasize the importance of hands-on learning for the development of children.

Design Team: Kate Mraw, Kari Kikuta, Erik Ring, Steve Bakin, Kathereen Shinkai, Lance Hunter

PROJECT DATA

Client

Tarbut V'Torah Community Day School

Client Reference

Jeffery Davis, Head of School
jdavis@tarbut.com
949.509.9500

Size

32,440 square feet

Cost

\$22,708,000

Completion Date

8/2017



HARBOR DAY SCHOOL

CORONA DEL MAR, CALIFORNIA

Harbor Day School community is small, warm and closely connected. A top priority for the campus redesign was to make this school feel like an extension of home for students, parents and staff. The tradition of having a working fireplace in the school's library was a main design driver. The three sided fireplace serves the reading room in the library, the quad and the 8th grade outdoor deck. Building materials, finishes and fixtures are residential in nature with the goal of infusing "warmth" throughout the campus.

Every learning space of the two-story design has direct adjacency to outdoor collaboration areas. This complete campus redesign consists of a phased 2-building design solution. The new building design maximizes the site, creating a formal quad, informal outdoor classrooms and adequately sized fields for athletics. The new front door and single point of entry into campus will be where the new 2-story Classroom and Admin Building meets the new Theater and Gym Building. Each classroom capacity is limited to 16 students per room. Covered canopies and writable walls at the outdoor classroom spaces allow learning to happen outside the 4 walls of the building.

Design Team: Dave Eaves, Lindsay Hayward, Lance Hunter, Bryan Seamer

PROJECT DATA

Client

Harbor Day

Client Reference

Angi Evans, Head Of School
aevans@harborday.org
949.640.1410

Size

109,800 square feet

Cost

\$63,000,000

Completion Date

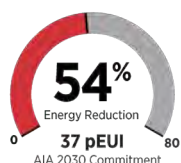
2023



SUNKIST ELEMENTARY SCHOOL MODERNIZATION

ANAHEIM, CALIFORNIA

ENERGY SAVINGS



The District's goal for the project is for the cost effective transformation of the campus. A thorough analysis was performed by LPA to evaluate the costs for demolition and reconstruction versus modernization of the existing buildings. The resulting solution strikes a balance between the two options. Existing structures that could be improved in alignment with the District educational specifications were modernized. Those that could not be transformed based on the learning needs were demolished. Resulting in the construction of new clustered classrooms for the upper grades, a new administration front door, new library/ student services and a new MPR with specialized music and STEM exploration program spaces. All surrounding a new student gathering quad for the campus.

The project consists of a reconstruction and partial modernization of the existing Sunkist Elementary School, located in Anaheim, California. The program capacity as defined in the 2016 Long Range Facilities Master Plan (LRFMP) is 750 students, serving grades K-6.

Design Team: Kate Mraw, Nicole Mehta, Victoria Lowell, Bryan Seamer, Erik Ring, Steve Bakin, Kathereen Shinkai, Lance Hunter, Darcie Gumbayan

PROJECT DATA

Client

Anaheim Elementary School District

Client Reference

Isela Vazquez, Executive Director of
Facilities, Planning and Maintenance
714.517.7549
ivazquez@anaheimelementary.org

Size

90,000 square feet

Cost

\$39,699,000

Completion Date

8/2021



WASHINGTON ELEMENTARY SCHOOL

SANTA ANA, CALIFORNIA

A complete campus transformation of a 1940's era Elementary School. This one of the oldest schools in the Santa Ana USD. The District challenged LPA to create a new face and branded community identity to this dated campus which will become a showcase for what is possible not only in Santa Ana USD, but statewide. The project consist of a new front door to the community with a Administration, Library and Multi-purpose Building. The architecture provides a new image for Washington Elementary School and includes a welcoming entrance portal.

The project also features a new Kindergarten Classroom building with five new classrooms and outdoor playground. The upper grades will benefit from an entirely new outdoor learning experience featuring hard courts that emphasize play and learning with. Throughout the campus, opportunities for art and murals will be brought to life as local artists will compete for commissions to enhance the environmental quality of the revitalized Washington Elementary School campus.

Design Team: Rick Musto, Kate Mraw, Casey Chapin, Victoria Lowell, Lance Hunter, Katyhereen Shinkai, Daniel Wang, Erik Ring, Darcie Gumbayan

PROJECT DATA

Client

Santa Ana Unified School District

Client Reference

Jeremy Cogan,
Director Planning & Design,
Facilities Division
Jeremy.Cogan@SAUSD.US
714.480.5355

Size

30,900 square feet

Cost

\$25,000,000

Completion Date

2023



Insurance



Tarbut V' Torah Maker Space Building

INSURANCE

Provide evidence of the ability to comply with the following insurance requirements:

1. **Commercial General Liability:** Two million dollars (\$2,000,000) per occurrence for bodily injury, personal injury, blanket contractual, products/completed operations and broad form property damage.
2. **Automobile Liability:** One million dollars (\$1,000,000) per accident for bodily injury and property damage.
3. **Workers' Compensation and Employer's Liability:** One million dollars (\$1,000,000) per accident for bodily injury or disease.
4. **Professional Liability:** Consultant shall provide insurance for five million dollars (\$5,000,000) aggregate limit subject to no more than fifty thousand dollars (\$50,000) per claim deductible.



“As a public servant for over 30 years, and having overseen building programs totaling more than \$2 billion, LPA has always provided the highest quality work. In my opinion, LPA is one of the finest architectural firms with which I have had the privilege of serving, and happily work with them at every opportunity.”

— Orin Williams, Assistant Superintendent,
Riverside Unified School District





LPA



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/10/2023

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).

PRODUCER AssuredPartners Design Professionals Insurance Services, LLC 3697 Mt. Diablo Blvd Suite 230 Lafayette CA 94549 License#: 6003745 LPAINC0-02	CONTACT NAME: Lisa Shimizu-Fookes PHONE (A/C, No, Ext): 714-427-3482 FAX (A/C, No): E-MAIL ADDRESS: DesignProCerts@AssuredPartners.com	
	INSURER(S) AFFORDING COVERAGE	
INSURED LPA, Inc. 5301 California Avenue, Suite 100 Irvine CA 92617	INSURER A: XL Specialty Insurance Company	
	INSURER B: Valley Forge Insurance Company	
	INSURER C: Continental Insurance Company	
	INSURER D: American Casualty Company of Reading,	
	INSURER E:	
INSURER F:		

COVERAGES

CERTIFICATE NUMBER: 1597949233

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 INSP	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:	Y	Y	6080627323	4/30/2023	4/30/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
D	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/>	Y	Y	6080627337	4/30/2023	4/30/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			6080627354	4/30/2023	4/30/2024	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	6080627435	4/30/2023	4/30/2024	<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
A	Professional Liability Claims Made			DPR5011365	4/30/2023	4/30/2024	\$3,000,000 per claim \$3,000,000 annl aggr.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 The Umbrella Policy is follow form to its underlying Policies: General Liability/Auto Liability/Employers Liability
 Evidence of Insurance Only

CERTIFICATE HOLDER

CANCELLATION 30 Day Notice of Cancellation

For Proposal Only	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

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ACORD 25 (2016/03)

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Provide a pricing section per format below:

1. Initial Program Assessment to develop design scope and design price.

- Price \$75,000

2. Estimate of Cost of Design to include:

Schematic Design: 373,450 percent (20%)
 Design Development: 373,450 percent (20%)
 Construction Drawings: 746,900 percent (40%)
 DSA Submittal and Approval: 373,450 percent (20%)

- Price \$1,867,250 (based upon \$31M valuation)

3. NTE exceed price for:

Bid Support
 Construction Administration
 Closeout

- NTE Price \$800,250 (based upon \$31M valuation)

4. Reimbursables: Include amount in this line item as an allowance in your Bid Pricing

- NTE Price \$50,000.00

TOTAL PRICE: ITEMS (1 +2 +3 +4 Above)
 \$2,792,500

Our proposed fees exclude topographic and underground utilities surveys as this scope cannot be determined at this time.

Provide a table with hourly compensation rates for Architectural Services

Basic Hourly Rate Schedule

Multi-Disciplinary Team

Principal	\$280.00
Discipline Director	\$260.00
Project Director	\$250.00
Project Leader	\$200.00
Design Coordinator II	\$170.00
Design Coordinator I	\$145.00
Designer III	\$135.00
Designer II	\$120.00
Designer I	\$110.00
Intern	\$75.00

Support Roles

Director	\$240.00
Manager	\$165.00
Senior Specialist	\$140.00
Specialist III	\$110.00
Specialist II	\$95.00
Specialist I	\$85.00

Note: These rates are effective February 26, 2022 and are subject to change annually.



ATTACHMENT 2

NON-COLLUSION DECLARATION

The undersigned declares:

I am the Principal in Charge (Title) of LPA, Inc. (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 that anyone shall 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 of 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 applicable laws that the foregoing is true and correct and that this declaration is executed on 10 (Month) 23 (Day) of 2023 (Year), at Irvine (City), California (State).

Signature of Declarant: 

Printed name of Declarant: Samuel Lim

Name of Bidder (Company): LPA, Inc.

Title or Office: Principal in Charge



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**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:

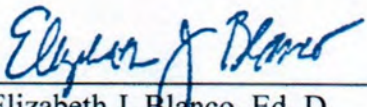
Elizabeth J. Blanco, Ed. D., Interim Superintendent

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

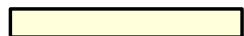
Prioritization across Criteria

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	20.90	1.10	16.00	1.00	9.9	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
Major Project Starts				
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
Summer Projects				
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
Maintenance Projects				
XXXX				
XXXX				
Other Projects				
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
TOTAL FISCAL YEAR 2024		\$ 40,088,158		\$ 44,902,583

FISCAL YEAR 2025	TOTAL PROJECT COST	SFC FUNDING	DISTRICT COST	AMOUNT THIS FISCAL YEAR
Major Project Starts				
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
Major Projects Continued				
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
Summer Projects				
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
Maintenance Projects				
XXXX				
XXXX				
Other Projects				
Interim Housing Campus 1	\$ 1,000,000			\$ 1,000,000
Interim Housing Campus 2	\$ 1,000,000			\$ 1,000,000
TOTAL FISCAL YEAR 2025		\$ 29,547,370		\$ 130,976,634



FISCAL YEAR 2026	TOTAL PROJECT COST	SFC FUNDING	DISTRICT COST	AMOUNT THIS FISCAL YEAR
Major Project Starts				
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
Major Projects Continued				
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
Summer Projects				
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
Maintenance Projects				
xxxx				
xxxx				
Other Projects				
Interim Housing Campus 1	\$ 1,000,000			\$ 1,000,000
Interim Housing Campus 2	\$ 1,000,000			\$ 1,000,000
TOTAL FISCAL YEAR 2026		\$ 32,295,783		\$ 121,271,101



FISCAL YEAR 2027	TOTAL PROJECT COST	SFC FUNDING	DISTRICT COST	AMOUNT THIS FISCAL YEAR
Major Project Starts				
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
Major Projects Continued				
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
Summer Projects				
McKinley K-8	\$ 6,081,415		\$ 6,081,415	\$ 6,081,415
Maintenance Projects				
XXXX				
XXXX				
Other Projects				
Interim Housing Campus a	\$ 1,000,000			\$ 1,000,000
Interim Housing Campus 2	\$ 1,000,000			\$ 1,000,000
TOTAL FISCAL YEAR 2027		\$ 31,439,189		\$ 66,963,925

FISCAL YEAR 2028	TOTAL PROJECT COST	SFC FUNDING	DISTRICT COST	AMOUNT THIS FISCAL YEAR
Major Project Starts				
Major Projects Continued				
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
Summer Projects				
Maintenance Projects				
XXXX				
XXXX				
Other Projects				
Interim Housing Campus 1	\$ 1,000,000			\$ 1,000,000
Interim Housing Campus 2				
TOTAL FISCAL YEAR 2028		\$ 14,269,153		\$ 78,676,602
TOTAL		\$ 147,639,653		\$ 442,790,845



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

Topic: APPROVAL OF THE AWARD FOR ARCHITECTURAL SERVICES FOR THE MADISON ELEMENTARY SCHOOL MODERNIZATION PROJECT

RECOMMENDATION: The Governing Board of the Pasadena Unified School District Approves the Award for Architectural Services for the Madison Elementary School 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:

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 estimated budget for this project is \$34,412,984. Request for Proposals (RFP) 11 23/24 for Architectural Services – Architect of Record (AOR) to accomplish the Design and Certification for the project was issued on October 9, 2023, and bids were received on October 27, 2023. The AOR will accomplish an initial Assessment, Design and Certification, Construction Administration and Reimbursables. The Design and Certification price may be adjusted after the initial assessment is completed. Any price adjustment will be funded or credited to the project contingency.

II. STAFF ANALYSIS:

Staff reviewed the fifteen submitted proposals. PJHM, Inc. was one of the best value bidders based on the proposal, interview, and pricing. As a result of this selection the Board is requested to approve the Award for the Madison Elementary School Modernization Architectural Services to PJHM, Inc. in the following amounts of:

Assessment	\$0
Design and Certification	\$1,660,625
Construction Administration NTE:	\$606,875
Reimbursable NTE:	\$50,000
Total Project Award:	\$2,317,500

In addition, a District project contingency for Architectural Services of \$200,000 will be authorized.

Attachments: Bid Sheet, PJHM, Inc. Proposal, BR 1663-F

III. FISCAL IMPACT:

Funds in the amount of \$2,517,500 are available in the Measure O Capital Fund.

Pasadena Unified School District

Board of Education Agenda

December 14, 2023

Submitted by: _____

Elizabeth J. Blanco, Ed.D. Interim Superintendent

Funding title/code:

Title: Madison Elementary School Modernization Design (\$2,317,500)

Code: 21.3-97127.0-00000-85000-6210-0400000

Title: Madison Elementary School Modernization Design Project Contingency (\$200,000)

Code: 21.3-97127.0-00000-85000-6999-0400000

Approved:

Elizabeth J. Blanco, Ed. D.
Interim Superintendent

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

RFQ/P NO. 11-23/24																						
MADISON ES MODERNIZATION PROJECT ARCHITECT																						
CLOSING DATE AND TIME: 10/27/23 AT 3:00 PM																						
Firm Name	Assessment	Design Assessment	NTE for Construction Admin	NTE for Reimbursables	Price	Price Score Average (25% max)	Reviewer	Proposal Formart (10 Points)	Overall Proposal (10 Points)	Project Team (10 Points)	Experience (20 Points)	Total Points	Proposal Score Average (25% max)	Interview Q1 (6 Points)	Interview Q2 (6 Points)	Interview Q3 (6 Points)	Interview Q4 (6 Points)	Interview Q5 (6 Points)	Total Points	Interview Score Average (50% max)	Total Score (100% max)	
Huckabee	\$ 45,000.00	\$ 1,720,000.00	\$ 469,000.00	\$ 50,000.00	\$ 2,284,000.00	20	1					0	23	4	4	6	4	5	23	40	83	
							2	10	8	10	15	43		4	4	4	5	5	22			
							3	10	9	9	19	47		6	6	5	4	6	27			
LPA	\$ 75,000.00	\$ 1,699,250.00	\$ 728,250.00	\$ 50,000.00	\$ 2,552,500.00	15	1					0	24	5	5	5	4	5	24	46	85	
							2	10	9	10	20	49		6	6	6	6	6	30			
							3	9	9	9	18	45		6	6	6	6	5	29			
PJHM	\$ -	\$ 1,660,625.00	\$ 606,875.00	\$ 50,000.00	\$ 2,317,500.00	25	1					0	23	4	4	6	5	5	24	43	90	
							2	10	9	8	20	47		4	5	5	6	5	25			
							3	8	9	8	18	43		6	5	5	6	6	28			
19SIX	\$ 74,350.00	\$ 1,659,925.00	\$ 743,257.00	\$ 50,000.00	\$ 2,527,532.00	13	1					0	20	4	4	5	6	4	23	38	71	
							2	9	7	8	12	36		4	4	4	5	4	21			
							3	8	8	9	17	42		5	5	5	5	5	25			
NAC	\$ 67,000.00	\$ 1,570,500.00	\$ 1,047,000.00	\$ 50,000.00	\$ 2,734,500.00	10	1					0	20	3	4	5	5	4	21	40	70	
							2	10	7	8	12	37		4	5	4	5	5	23			
							3	9	9	8	18	44		5	5	6	6	6	28			
Arcadis	\$ 243,307.00	\$ 1,639,098.00	\$ 688,410.00	\$ 50,000.00	\$ 2,620,815.00																	
Flewelling & Moody	\$ 121,375.00	\$ 1,699,250.00	\$ 819,250.00	\$ 50,000.00	\$ 2,689,875.00																	
HMC	\$ 189,790.00	\$ 1,755,490.00	\$ 913,842.00	\$ 50,000.00	\$ 2,909,122.00																	
Little	\$ 110,000.00	\$ 1,320,000.00	\$ 770,000.00	\$ 50,000.00	\$ 2,250,000.00																	
PBK	\$ 194,000.00	\$ 1,505,000.00	\$ 728,000.00	\$ 50,000.00	\$ 2,477,000.00																	
SVA	\$ 157,908.00	\$ 1,678,433.00	\$ 488,208.00	\$ 50,000.00	\$ 2,374,549.00																	
Swift Lee	\$ 264,750.00	\$ 1,573,770.00	\$ 380,468.75	\$ 50,000.00	\$ 2,268,988.75																	
tBP	\$ 115,306.00	\$ 1,545,104.00	\$ 645,715.00	\$ 50,000.00	\$ 2,356,125.00																	

PASADENA UNIFIED SCHOOL DISTRICT

MADISON ELEMENTARY SCHOOL
MODERNIZATION PROJECT



REQUEST FOR PROPOSAL
RFP No. 11-23/24

Architectural Services

October 27, 2023



MADISON ELEMENTARY SCHOOL MODERNIZATION PROJECT

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October 27th, 2023

Pasadena Unified School District

Electronically submitted via Planet Bids

Attention: Michael Dobrotin
michael.dobrotin@safeworkcm.com

Reference: Request for Proposal (RFP) 11-23/24

On behalf of everyone at PJHM Architects, we want to thank you for the opportunity to submit our Proposal for Architectural Services for the Madison Elementary School Modernization project. PJHM has a valuable history on the Madison campus, including a comprehensive full campus facilities assessment in 2017, and DSA ready design documents for Accessible Entry and Auditorium upgrades, much of which is included in the whole site modernization scope of work listed in this RFP. We are pleased to see Madison Elementary is being prioritized for improvements campus wide.

PJHM understands Pasadena Unified School District's goal to provide a comprehensive whole site modernization, and Madison is a great candidate for setting precedent for any future elementary whole site modernizations throughout Pasadena Unified, especially due to its similar vintage to other schools within the district. Due to Madison's historic nature, we understand the challenges the campus presents, both in the technicality of modern systems integration within a legacy building envelope and need to respect the contribution the school has provided to the history of the community.

We are pleased to provide unprecedented value to the district through our fee adjustments due to our unique history with this campus and scope of work. With the necessary expertise that we provide, further value is demonstrated by our teams focus on flexibility, commitment, and overall desire to succeed on the behalf of Pasadena Unified School District.

Established in 1963, PJHM Architects Inc. has specialized in the planning, designing, and modernizing of California school facilities. Our goal is to enrich lives through responsible design, environmental stewardship, and community building. An architecture for the people that evokes, innovates and is socially adept. We have a commitment to you, the client, to the community, and to the climate.

We acknowledge receipt of Addendum #1 dated 10/17/2023.

Sincerely,
PJHM Architects, Inc


Leo Johnson,
Principal/Architect/CEO


James Bucknam,
Associate Principal


Charlene Yarnall,
Principal/Facilities Planning



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Laguna Hills, CA 92653
949.496.6191



837 Traction Ave., #410
Los Angeles, CA 90013
213.278.0172



804 Pier View Way, #103
Oceanside, CA 92054
760.730.5527



KEY PERSONNEL



Established in 1963, PJHM Architects has evolved to be one of the dominate influences of educational design in California. We have focused our practice solely on educational facility design and experiences. This rich history of specialization enables us to identify the unique needs of our clients. Our vision is to enrich lives through responsible design, environmental stewardship, and community building. An architecture for the people that evokes, innovates and is socially adept.



Leo Johnson
Principal/Architect/CEO
leo@pjhm.com
PJHM Team Member Since 1986



Kenneth Podany
Principal/Architect
ken@pjhm.com
PJHM Team Member Since 1987



Thomas Kruse
Principal/Architect
tomk@pjhm.com
PJHM Team Member Since 1993



Charlene Yarnall
Principal/Facilities Planning
char@pjhm.com
PJHM Team Member Since 1992

Firm Information

Federal Tax ID Number:
33-0642979
California Business License:
C1918682
California DIR Number:
1000035659
Business Structure:
Incorporated 12/19/1994
Firm Established: 1963
PJHM Staff:
45 Team members

Our Staff Includes

- 4 Managing Principals
- 5 Associate Principals
- 12 Licensed Architects
- 1 Facility Planning
& Funding Specialist
- 10 Project Managers
- 15 Production Staff
- 7 Construction Admins/Assistants
- 6 Specialized Support/
Interior/Graphic Designers
- 8 LEED Accredited Professionals

Firm Contact

PJHM Architects, inc.
www.pjhm.com

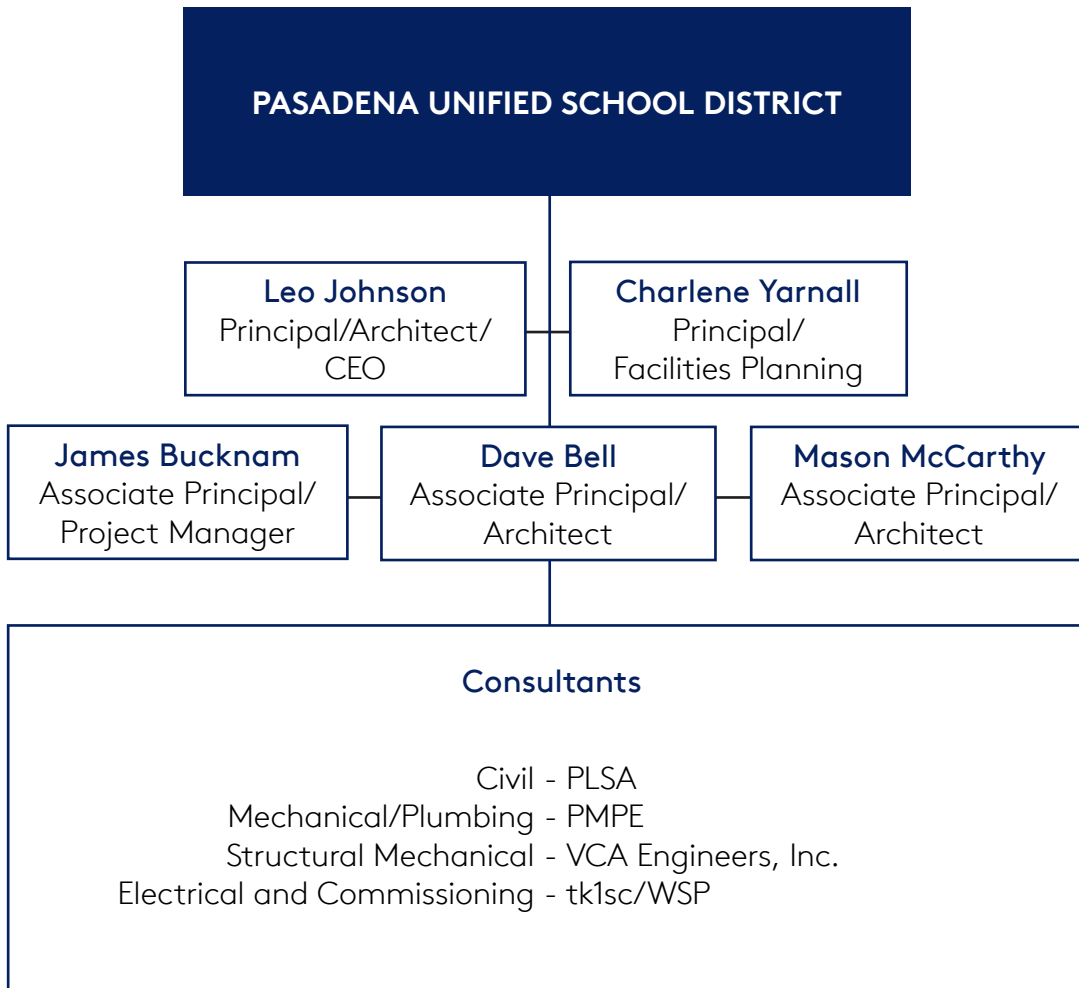
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KEY PERSONNEL



Solis Park School - Irvine Unified School District



KEY PERSONNEL



LEO JOHNSON PRINCIPAL/ARCHITECT/CEO

Architect, State of California No.C25377
American Institute of Architects (AIA)
Coalition for Adequate School Housing (CASH)

EDUCATION

Masters of Architecture, Montana State University, Bozeman, Montana 2010
Bachelor of Architecture, Montana State University, Bozeman, Montana 1985

CONTACT

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Laguna Hills, CA 92653
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leo@pjhm.com
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ABOUT

Leo has been with PJHM since 1986. His primary focus has been project design, project/client development and firm enhancement. Leo's history and commitment to educational design brings experience to his work that provides thoughtful, quality new construction and modernization projects for PJHM's educational clients. His leadership and creativity are invaluable assets within the firm and to our clients. A wealth of educational design experience guides Leo's creative and effective approach to solving individual client needs for each project. In addition, Leo incorporates the latest design features and available solutions for each client based on the best available means to improve flexibility and lower life-cycle costs in each building. Also, Leo ensures that open communication and a strong team environment is created in the projects PJHM is involved by clearly identifying communication channels and uncovering exact client needs/wants for each project.

PROJECT LIST

CAPISTRANO UNIFIED SCHOOL DISTRICT

- San Juan Hills High School
- San Juan Hills High School Pool
- San Juan Hills High School Stadium
- Shorecliffs Middle School Modernization
- San Clemente High School Modernization
- Capo Valley High School Pool
- San Clemente High School Auxiliary Gym / Pool Building

HUNTINGTON BEACH UNION HIGH SCHOOL DISTRICT

- Huntington Beach High School Modernization
- Huntington Beach High School Theater Modernization
- Huntington Beach High School Athletic Facilities
- Ocean View Adult Ed / Coast High School
- Ocean View High School Modernization
- Ocean View High School Stadium
- Ocean View High School Aquatic Center
- Westminster Pool

LONG BEACH UNIFIED SCHOOL DISTRICT

- Cabrillo High School 40M Pool
- Jordan High School Modernization + New Construction

MORENO VALLEY UNIFIED SCHOOL DISTRICT

- VDL High School Modulares
- VDL High School Health Tech
- Palm Middle School Modernization
- Sunnymead Middle School Modernization

OCEANSIDE UNIFIED SCHOOL DISTRICT

- San Luis Rey Elementary Modernization
- Jefferson Middle School Modernization

PASADENA UNIFIED SCHOOL DISTRICT

- Madison Elementary School Modernization
- Muir High School Black Box & Production Studio
- Pasadena High School & John Muir High School Pool Replacement + Improvements

ROMOLAND SCHOOL DISTRICT

- Romoland Elementary School Modernization
- Ethan A. Chase Middle School
- Boulder Ridge K-8 School
- Heritage Lake K-8 School

SAN DIEGO UNIFIED SCHOOL DISTRICT

- Patrick Henry High School Modernization
- Patrick Henry High School Theater
- Patrick Henry High School Stadium
- Patrick Henry High School 2-Story
- Longfellow Elementary School Modernization + New Construction
- Lewis Middle School Whole Site Modernization
- Whitman Elementary School Whole Site Modernization and Joint-use Field
- Morse High School Agriscience CTE
- Lafayette Elementary School Modernization and Joint-use-Field

SAN MARCOS UNIFIED SCHOOL DISTRICT

- La Mirada Academy (Aka Alvin Dunn) Phase C



CHARLENE YARNALL PRINCIPAL/FACILITIES PLANNING

Coalition for Adequate School Housing (CASH)
Californians for School Facilities (CSF)

EDUCATION
Educational Facilities Planning
University of California, Riverside, 1999

CONTACT

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char@pjhm.com
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ABOUT

Charlene has been with PJHM since 1992. She has an extensive background in construction and facility planning and financing-related activities pertaining to a broad diversity of projects. She provides an outstanding set of planning and program development skills and service capabilities that will help serve your District in pursuing all available funding opportunities. Charlene has assisted nearly all of our clients in maximizing their state matching funds for eligible projects. In addition, Charlene assists in every aspect associated with planning and conducting feasibility analyses for projects. She encompasses one of the many strategies outside of PJHM designs that brings more value to each project through exemplary and comprehensive services.

PROJECT LIST

BANNING UNIFIED SCHOOL DISTRICT

- Banning High School Performing Arts + CTE Building
- Banning High School Modernization

CHAFFEY JOINT UNION HIGH SCHOOL DISTRICT

- Rancho Cucamonga High School Modernization
- Chaffey HS South Hall Modernization

CHINO VALLEY UNIFIED SCHOOL DISTRICT

- Preserve K-8 School (Joint-Use Park & Library Components)

CORONA-NORCO UNIFIED SCHOOL DISTRICT

- Orange Elementary School
- Eisenhower Elementary School
- Clara Barton Elementary School
- Rosa Parks Elementary School
- Dr. Augustine Ramirez Intermediate School
- Ronald Reagan Elementary School
- Philistine Rondo Elementary School

FILLMORE UNIFIED SCHOOL DISTRICT

- Rio Vista Elementary School

IRVINE UNIFIED SCHOOL DISTRICT

- Stonegate Elementary School
- Jeffrey Trail Middle School
- Vista Verde K-8 School
- Beacon Park School + Gym
- Cadence Park School
- Solis Park School

JEFFERSON SCHOOL DISTRICT

- District-wide facility planning and state program assistance Since 2000. Includes: new K-8 school, elementary school building addition, District-wide modernization projects, reconstruction of Jefferson ES

NORRIS SCHOOL DISTRICT

- Norris Middle School Modernization, site analysis and approval assistance for 3 new school sites

PERRIS UNION HIGH SCHOOL DISTRICT

- Pinacate Middle School Modernization & New Construction
- Heritage High School Agricultural Research Center (CTE)
- Perris High School Agricultural Center (CTE)

RIM OF THE WORLD UNIFIED SCHOOL DISTRICT

- District-Wide Modernization Program for Measure W and School Closure/Consolidation Analysis and Report, Facility Use Analysis

ROMOLAND SCHOOL DISTRICT

- District-wide facility planning and state program assistance since 1998, 2 school modernizations, 3 new elementary schools, 1 new middle school, site analysis for future schools master planning

SADDLEBACK VALLEY UNIFIED SCHOOL DISTRICT

- Foothill Ranch Elementary School Modernization

SAN BERNARDINO CITY UNIFIED SCHOOL DISTRICT

- Paakuma' K-8 School

SAN DIEGO UNIFIED SCHOOL DISTRICT

- Morse High School Agriscience CTE

TUSTIN UNIFIED SCHOOL DISTRICT

- Legacy Magnet Academy



KEY PERSONNEL



JAMES BUCKNAM ASSOCIATE PRINCIPAL/PROJECT MANAGER

Coalition of Adequate School Housing (CASH)
American Institute of Architects (AIA)
University of California at Irvine (UCI) Professional Affiliate

EDUCATION
Bachelor of Architecture
Woodbury University, Burbank, 2002

CONTACT

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ABOUT

James has been with PJHM since 2010 and has more than 20 years' experience creating award-winning educational architecture. James manages project teams throughout the entire design and construction process and serves as the daily contact for the client. Teaching architecture at university level, technology, research and development, collaborative and sustainable design philosophies, interior design and industrial design have paralleled his architectural practice. James is particularly interested in exploring innovative approaches to materials, structural systems, and integrated high performance architectural processes. With a background in fine arts, he takes a hands-on approach to his work and brings to every project a texture of social awareness.

PROJECT LIST

COACHELLA VALLEY UNIFIED SCHOOL DISTRICT

- Agricultural + Natural Resources Academy

LONG BEACH UNIFIED SCHOOL DISTRICT

- Jordan High School - Phase 4 Auditorium
- Cabrillo High School - Cabrillo Pool

LOS ANGELES UNIFIED SCHOOL DISTRICT

- Central Region High School
- Central Region Middle School
- Gratts Primary & Early Education Center
- Vine Street Elementary School Expansion

NORWALK-LA MIRADA UNIFIED SCHOOL DISTRICT

- John Glenn High School Science Building & Library
- John Glenn High School 2-Story Classroom Building
- Ramona Head Start Center
- Huerta Elementary School Master Plan
- Waite Middle School Expansion

PASADENA UNIFIED SCHOOL DISTRICT

- Madison Elementary School Modernization
- Muir High School Black Box & Production Studio
- Pasadena High School & John Muir High School Pool Replacement + Improvements

ROSEMEAD SCHOOL DISTRICT

- Janson Elementary School Master Plan
- Savannah Elementary School Master Plan
- Muscatel Middle School Master Plan
- Shuey Elementary School Master Plan

SAN DIEGO UNIFIED SCHOOL DISTRICT

- Patrick Henry High School Athletic + Stadium Facilities
- Patrick Henry High School Theater
- Patrick Henry High School 2-Story Classroom Building
- Patrick Henry High School Admin Building
- Longfellow K-8 Spanish Immersion Joint-Use Facilities
- Longfellow K-8 Spanish Immersion Whole Site Modernization + New Construction
- Lewis Middle School Whole Site Modernization + New Construction
- Lafayette Elementary School Modernization and Joint-use-Field

SANTA MARGARITA CATHOLIC HIGH SCHOOL

- Center For The Arts Master plan
- Administration + Music Modernization

SOUTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT

- Advanced Technology Education Park (Atep)

VILLA ESPERANZA SCHOOL FOR AUTISTIC CHILDREN

- Villa Esperanza School for Autistic Children

WOODBURY UNIVERSITY

- Fab Lab Maker Space
- Architecture Department Facilities Assessment



KEY PERSONNEL



DAVE BELL

ASSOCIATE PRINCIPAL/ARCHITECT

Architect, State of California No. C30913

American Institute of Architects,

Coalition for Adequate School Housing, U.S. Green Building Council

EDUCATION

Bachelors of Architecture

California Polytechnic State University 1995 Graduate

DIS Architecture & Design Program, Copenhagen, Denmark, 1995

CONTACT

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ABOUT

Dave has been with PJHM since 1998. Dave is a partner at PJHM Architects Inc. and is a licensed Architect. His abilities to oversee the development of a project, combined with his 'hands-on' approach to architecture make him an integral part of the project team. Dave's role is to develop the architecture and to guide and coordinate the project and project team on a daily basis. His responsibilities typically include collaboration with the Principal-In-Charge during initial design phases, and then taking charge of the translation of that design to a full set of Construction Documents.

PROJECT LIST

CAPISTRANO UNIFIED SCHOOL DISTRICT

- Arroyo Vista School K-8 Conversion
- Canyon Vista Elementary School
- Carl Hankey School K-8 Conversion
- Chaparral Elementary School
- Laguna Niguel Elementary School
- Niguel Hills Middle School Modernization
- Dana Hills High School Addition and Modernization
- Ladera Ranch School K-5 / 6-8
- Newhart Middle School 2-Story Classroom Additions
- Oso Grande Elementary School
- Vista Del Mar K-5 / 6-8 School

CORONA-NORCO UNIFIED SCHOOL DISTRICT

- Dr. Augustine Ramirez Intermediate School
- Orange Elementary School
- Eisenhower Elementary School
- Clara Barton Elementary School
- Ronald Reagan Elementary School

FOOTHILL COUNTRY DAY

- Foothill Country Day School Expansion

HEMET UNIFIED SCHOOL DISTRICT

- Acacia Middle School Modernization + Addition

IRVINE UNIFIED SCHOOL DISTRICT

- Alderwood Basics Plus School
- Vista Verde School K-8

LONG BEACH UNIFIED SCHOOL DISTRICT

- Jordan High School: Admin., Media & Band Modernization, New Classroom Buildings, Athletic Facilities Modernization

RIM OF THE WORLD UNIFIED SCHOOL DISTRICT

- Rim of the World High School Modernization
- Rim of the World High School Renewable Energy Installation
- Mary P. Henck Middle School Modernization
- District Wide Facility Improvements Projects

SAN BERNARDINO CITY UNIFIED SCHOOL DISTRICT

- Paakuma' K-8 School
- Pacific High School Modernization
- San Andreas High School Modernization
- Sierra High School Modernization

SAN MARCOS UNIFIED SCHOOL DISTRICT

- Alvin Dunn K-8 Gymnasium

VISTA UNIFIED SCHOOL DISTRICT

- Beaumont Elementary Modernization
- Casita Elementary Modernization



KEY PERSONNEL



MASON MCCARTHY ASSOCIATE PRINCIPAL/ARCHITECT

Architect, State of California No. C35420
Member of the American Institute of Architects (AIA)

EDUCATION
Bachelor of Architecture
California State Polytechnic University, Pomona, 2013

CONTACT

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mason@pjhm.com
www.pjhm.com

ABOUT

Mason joined the PJHM team in 2011. As a project manager and designer, he brings a passionate and thoughtful approach to each project that is centered around team collaboration and client aspirations to create environments that inspire and enhance campuses and communities. Mason is a leader in the firm's approach to leveraging the use of Building Information Modeling (BIM) to develop conceptual designs, to quickly and effectively coordinate complex building systems, and to explore innovative solutions to construction and digital fabrication. Mason has been involved with multiple projects at PJHM that have been recognized with AIA awards for demonstrating successful design and sustainability solutions.

PROJECT LIST

BANNING UNIFIED SCHOOL DISTRICT

- Banning High School
- Performing Arts Center
- Banning High School
- CTE Classroom Building

PASADENA UNIFIED SCHOOL DISTRICT

- Pasadena High School
& John Muir High School Pool
Replacement + Improvements

HUNTINGTON UNIFIED SCHOOL DISTRICT

- Westminster High School
- Pool Replacement

SAN DIEGO UNIFIED SCHOOL DISTRICT

- Patrick Henry High School
- Performing Arts Center
- Patrick Henry High School
- 2-Story Classroom Building
- Patrick Henry High School
- Admin Building

LONG BEACH UNIFIED SCHOOL DISTRICT

- Jordan High School
- Phase 4 Auditorium

MORENO VALLEY UNIFIED SCHOOL DISTRICT

- Palm Middle School
- Modernization
- Sunnymead Middle School
- Modernization
- Vista Lago High School
- 2-Story CTE Classroom Building
- Sunnymead Middle School
- MPR and Food Service Building
- Midland Elementary School
- Innovation Center

COACHELLA VALLEY UNIFIED SCHOOL DISTRICT

- Agricultural + Natural Resources
Academy



KEY PERSONNEL



27127 Calle
Arroyo # 1904,
San Juan
Capistrano, CA
92675

949.661.6695

Civil - Pasco Laret Suiter & Associates

Ryan A. Waufle, Senior Project Manager

Ryan has designed and managed multiple school projects, ranging in size from simple ADA retrofits, to brand new school construction, to 80% school site renovations for k-12, as well as higher education projects throughout Southern California. In addition to educational institutions, Mr. Waufle has managed significant projects in both the residential and commercial sectors, including the processing of entitlements. He has developed long-term relationships within San Diego, Orange County, Los Angeles, Inland Empire, and Coachella Valley areas. Mr. Waufle has been in the industry for 19 years and has been involved with successful school projects for the last 15+ years.



5755 Oberlin Dr.,
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92121

858.642.0800

Mechanical/Plumbing - PMPE

Max Pajouhesh, P.E., Principal

Pacific Mechanical and Plumbing Engineering, Consultants was established by Max Pajouhesh in 2001 and offers a full range of mechanical and plumbing engineering services. Specializing in HVAC and plumbing feasibility studies and design and project management for educational buildings, sports facilities, restaurants, recreation centers, commercial and industrial buildings, institutional centers, governmental buildings, healthcare facilities, and multi-family residential projects. We are proficient in performing heating and cooling load analysis, facility studies and reports, renovation and new facility HVAC and plumbing design, specifications, value engineering, construction administration, and project management.



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vca@vcaeng.com

Structural - VCA Engineers, Inc.

Young Nam, P.E., S.E. Principal

Mr. Young Nam is a licensed professional engineer in California and a licensed structural engineer in California and South Korea. For over 30 years, Mr. Nam has designed and directed large and complex projects including new construction, historic renovations, additions, and seismic upgrades and retrofits. He has been Project Manager and Project Principal on a variety of projects including education, commercial, high-rise, healthcare, cultural, and sports. He is also specializes in the seismic upgrade and retrofit of a variety of structures. Mr. Nam is very familiar with DSA and currently working for DSA as a consulting structural Plan reviewer since 2004. He is an active member of Structural Engineers Association of Southern California (SEAOSC), International Code Council (ICC), American Concrete Institute (ACI), American Institute of Steel Construction (AISC), Collaborative for High Performance Schools, Inc. (CHPS) and Asian American Architects and Engineers Association (AAAEEA).



KEY PERSONNEL



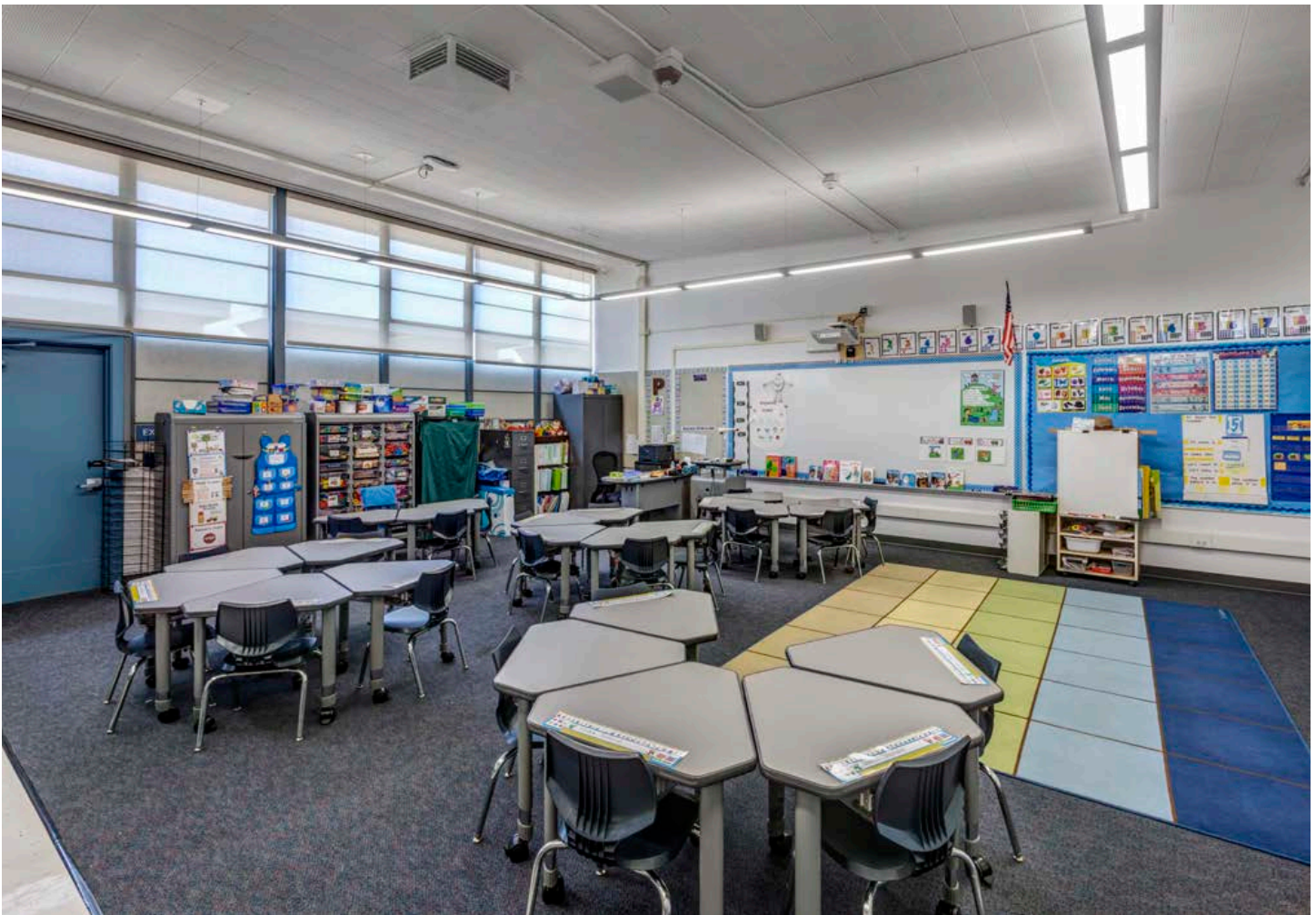
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Electrical - TK1SC/WSP

Raymond Swartz, P.E., IESNA, LEED AP, Principal, California Professional Engineer #E-15610

Ray's responsibilities include being involved in all aspects of design operations and production activities for the firm's complete range of electrical engineering/design services. Ray acts as the Principal in Charge, as well as the project's Electrical Engineer of Record for all projects that with which he is involved. His day-to-day involvement with each project ensures a coordinated quality design that will result in a highly successful end product. Ray also specializes in architectural lighting design/consulting and has been responsible for innovative and creative lighting designs which have enhanced the utility, comfort, and grace of numerous architectural and landscape projects.



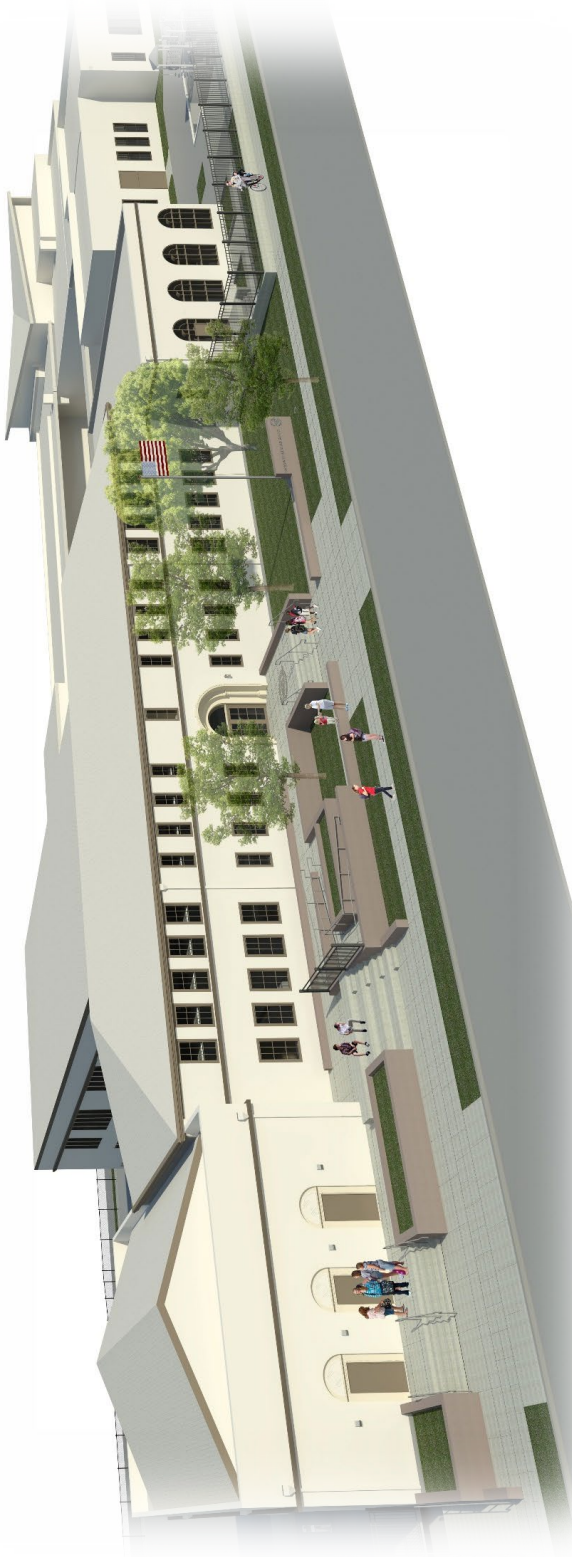
Romoland Elementary School - Romoland School District



MADISON ELEMENTARY SCHOOL KNOWLEDGE



PJHM has valuable history on the Madison Elementary School campus, including a whole campus facilities assessment and the development of DSA ready level documents in 2017 for main entry and Auditorium accessibility upgrades. This scope is still pertinent to the current campus needs listed in the RFP.



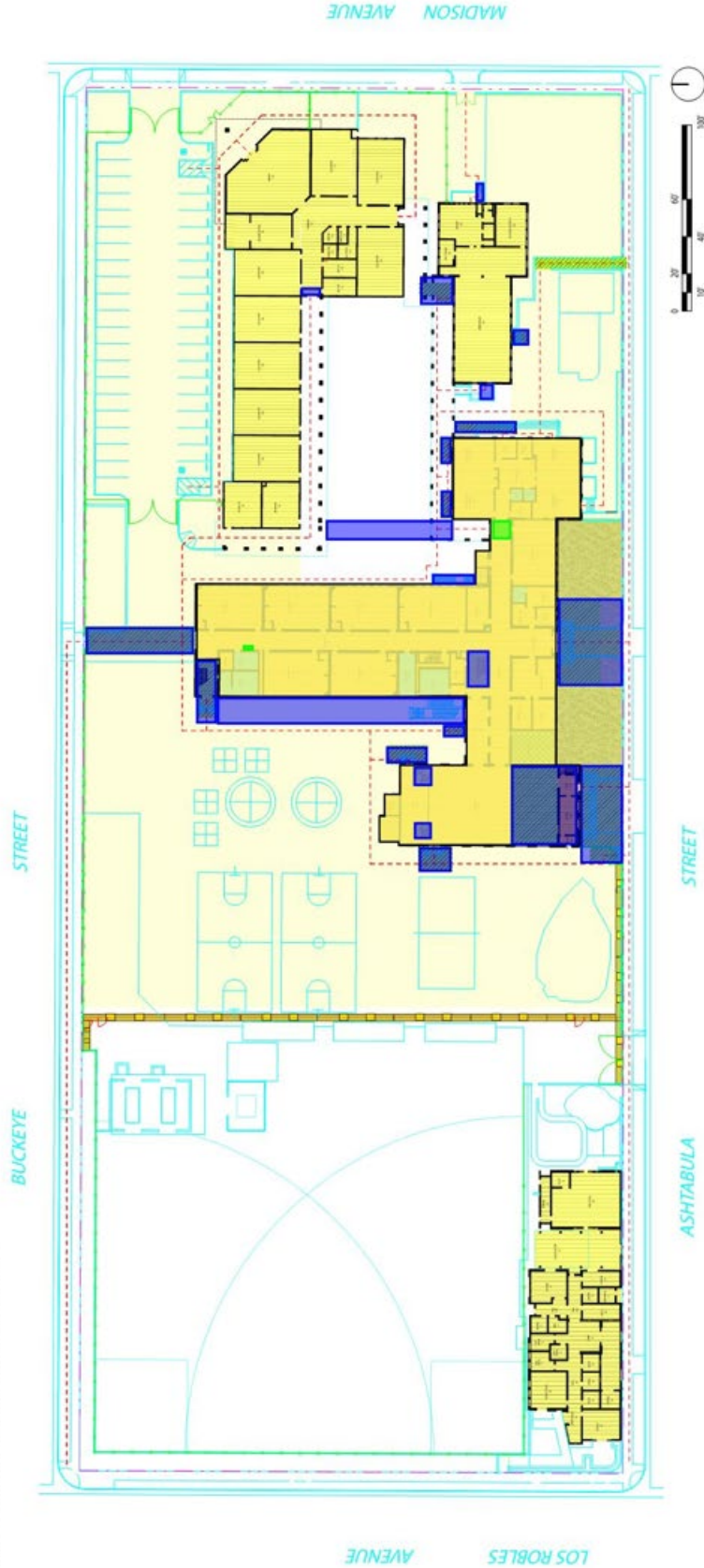


MADISON ELEMENTARY SCHOOL KNOWLEDGE

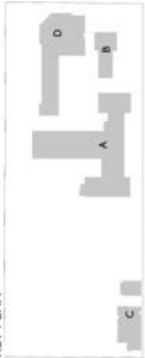


PASADENA UNIFIED SCHOOL DISTRICT

JAMES MADISON ELEMENTARY SCHOOL FACILITIES ASSESSMENT REPORT



KEY PLAN



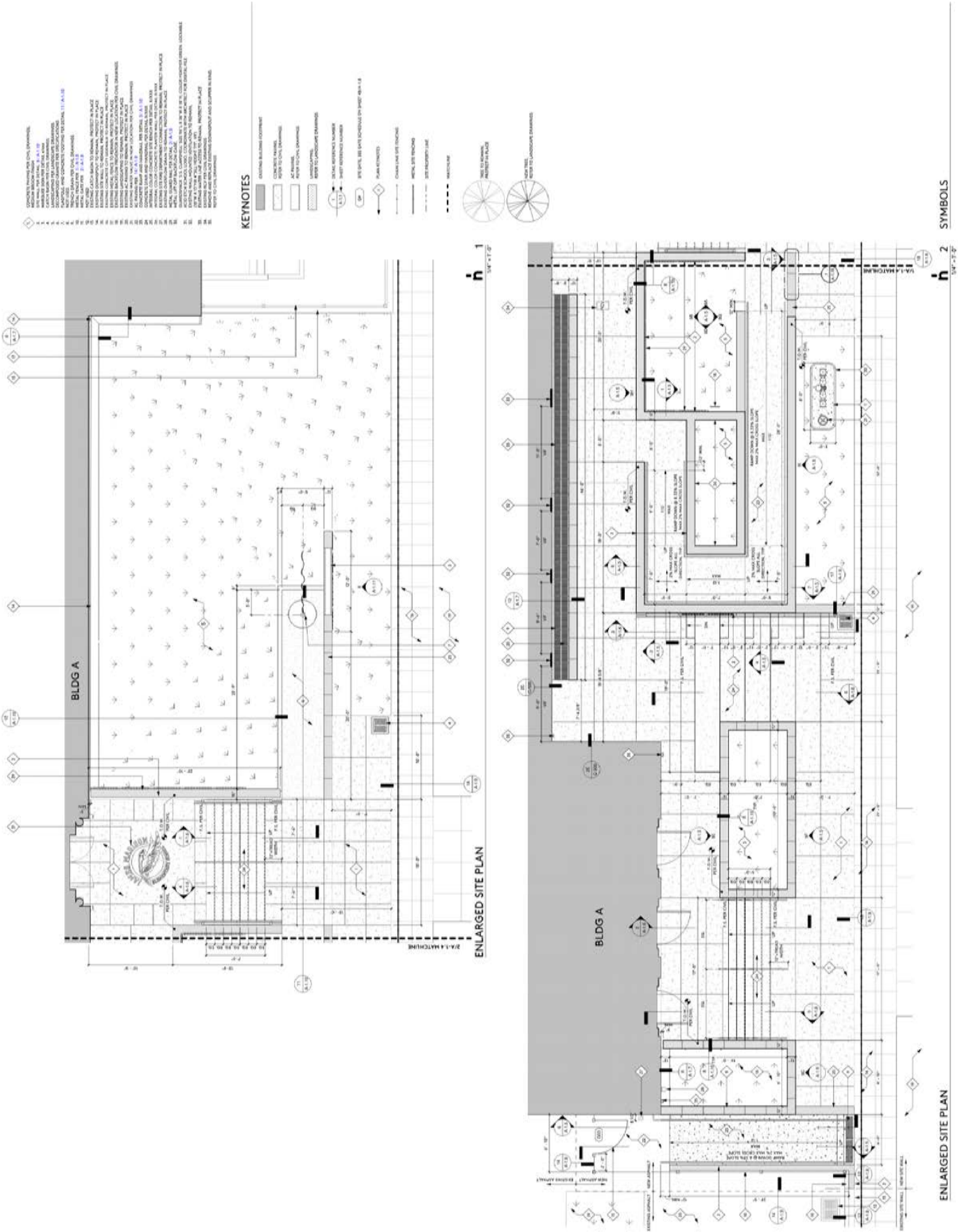
EXISTING SITE PLAN
SITE PLAN REFLECTS MAJOR PRIORITY ITEMS.
PRIORITY 1 (0-5 YEARS)
PRIORITY 2 (5-10 YEARS)
PRIORITY 3 (10+ YEARS)
PRIORITY 4 (ALL DISCIPLINES)

ADA ACCESSIBILITY UPGRADES

PRIORITY 1 (0-5 YEARS)



MADISON ELEMENTARY SCHOOL KNOWLEDGE





SIMILAR PROJECT EXPERIENCE



LONGFELLOW SPANISH IMMERSION ELEMENTARY SCHOOL WHOLE SITE MODERNIZATION

San Diego Unified School District

Francisco Campuzano

Project Management Supervisor

619.306.0820

jfcampuzano@sandi.net

Construction Cost: \$25,600,000

Construction Completed: 2018

Scope of Work: The Longfellow School was constructed in 1954 as an elementary school facility and consisted originally of four main permanent buildings. Since then there has been the addition of a permanent classroom building and permanent library building. The school has also added 17 portable classrooms as it has grown from an elementary school to a K-8 Language Immersion School.

This modernization will look to add required square footage to handle the increase in grade levels served, as well as provide specialty classrooms required for a middle school curriculum. This includes removing all existing portable classrooms and providing a two-story 6-8 classroom building, kindergarten classrooms, and a single-story 1-5 classroom building.

This work also includes a Multi-Purpose building addition to expand multipurpose room and add a music room. This will also include new physical education changing rooms, new middle school science lab, artificial turf field, new running track. Finally, there will be a number of wet and dry utility improvements along with new casework and finishes at the existing classrooms.





SIMILAR PROJECT EXPERIENCE



SUNNYMEAD SCHOOL WHOLE SITE MODERNIZATION

Moreno Valley Unified School District

Jacob Romero

Director, Facilities Planning and Development

951.571.7500 ext. 17692

jromero@mvusd.net

Construction Cost: \$35,100,000

Construction Completed: Under Construction

Scope of Work: Sunnymead Middle School was originally constructed as an elementary school in the 1950's and expanded to a K-8 school in 1986. The campus became a middle-school only site in 2006 and grew from 900 students to approximately 1,400 students today. Sunnymead became a VAPA magnet in 1999 and has outgrown the existing multipurpose and food service building, built in 1952 for the original elementary school. The District's vision for the new MPR was a multipurpose space with a VAPA focus, including a stage/ music classroom, MPR space with acoustically shaped ceiling clouds and perimeter walls, theatrical lighting, and sound system providing a communal performance space for the school, and surrounding neighborhood. The new MPR also features a large operable glass wall that can fully open to the adjacent covered lunch shelter, creating a large indoor-outdoor student dining space, as well as overflow seating for performances. To support the new VAPA focused MPR building, the existing 1950's MPR and food service building will be transformed into a new VAPA classroom facility housing a modern dance classroom with sprung floor, ballet folklorico, drama and ASB classrooms. All classrooms will also have direct access to newly created outdoor spaces for small group practice.





SIMILAR PROJECT EXPERIENCE



ROMOLAND ELEMENTARY SCHOOL MODERNIZATION + NEW CONSTRUCTION

Romoland School District

Trevor Painton, Superintendent
951.926.9244
tpainton@romoland.net

Construction Cost: \$25,000,000
Construction Completed: 2018

Scope of Work: Romoland Elementary School opened in 1956, it is the District's oldest campus. The campus consisted of approximately 20,000 square feet of permanent buildings and 28,000 square feet of portable buildings. Romoland is located in a growing area of Riverside County, as the District continues to grow and they open new schools, their focus for Romoland Elementary School was to provide updated, modern facilities that will provide equity. Modernization was completed in three phases to align with available funding and limit disruption to the campus during the school year.

PHASE 1 (completed fall 2016): demolition of 2 buildings, creation of a shaded student lunch court and site utility upgrades.

PHASE 2 (completed 2018): (20,655 sf modernization/4,500 sf new) classroom improvements including new finishes, new mechanical, new casework, electrical upgrades to support technology, expansion and modernization of multi-purpose room and kitchen, a new library, additional parking, ingress/egress improvements and accessibility upgrades.

PHASE 3 (completed 2018): new 3,000 sf administration building to replace the existing portable administration building.





SIMILAR PROJECT EXPERIENCE



PABLO TAC ELEMENTARY SCHOOL MODERNIZATION

Oceanside Unified School District

Dr. Julie Vitale,

Superintendent

760.966.4006

julie.vitale@oside.us

Construction Cost: \$25,300,000

Construction Completed: Under Construction

Scope of Work: The modernization project at San Luis Rey Elementary School is the first major modernization that the site has seen in it's 60-year history. It is more than just a modernization, as the project will give rise to Pablo Tac Elementary – a unification of San Luis Rey and another nearby elementary school that was closed by the school district, and whose staff and students were moved to San Luis Rey. Through the modernization project, the two separate campuses will be unified into the new Pablo Tac E.S. The modernization involves a comprehensive updating of all existing educational spaces, a rehabilitation of the entire site (including re-development of staff parking and student drop-off/pick-up) and an expansion of the existing M.P.R. building to provide a new performance stage and new Administration offices for the campus. Existing portable classroom buildings are being replaced with new modular buildings that will fit within the fabric of the re-imagined campus, and will provide modern learning spaces for the students of Pablo Tac Elementary.





SIMILAR PROJECT EXPERIENCE



WHITMAN ELEMENTARY SCHOOL WHOLE SITE MODERNIZATION

San Diego Unified School District

Francisco Campuzano

Project Management Supervisor

619.306.0820

jfcampuzano@sandi.net

Construction Cost: \$15,200,000

Construction Completed: Under Construction

Scope of Work: In collaboration with the San Diego Unified School District, the Walt Whitman Elementary School Whole Site Modernization is a multiphase effort for renewal on the campus. Due to be completed in 2024, the modernization includes finish and fixture upgrades to existing buildings, a unique wayfinding strategy, and various exterior site improvements, including a 4-acre joint-use field collaboration with San Diego Parks and Recreation.





3697 Mt. Diablo Blvd., Ste 230
Lafayette, CA 94549
assuredpartners.com

October 20, 2023

Pasadena Unified School District
351 South Hudson Ave.
Pasadena CA 91109

**RE: PJHM Architects, Inc.
RFP No. 11-23/24 - Architectural Services for Madison Elementary School
Modernization Project**

To Whom It May Concern:

Dealey, Renton & Associates is the exclusive Broker for the following active insurance policies issued to PJHM Architects, Inc.:

COVERAGE	INSURER
Commercial General Liability	Sentinel Insurance Company, Limited
Business Auto Liability	Hartford Accident & Indemnity Company
Workers' Compensation/ Employer's Liability	American Automobile Insurance Company
Professional Liability	Travelers Casualty & Surety Co. of America
Sexual Misconduct Liability	Underwriters at Lloyds of London

Please be informed that the insurance requirements set forth in the RFP are either currently substantially included under these policies or may be procured (at additional cost) should PJHM Architects, Inc. be selected.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Thi Grinwald'.

Thi Grinwald
Account Executive



FEES



PJHM Architects proposes the following fees for **Madison Elementary School Modernization Project** based on your construction budget of \$28,000,000.00:

1. Initial Program Assessment to develop design scope and design: **waived**
In 2017 PJHM completed a program and facilities assessment for Madison Elementary School. We will update this assessment to reflect current codes for no additional fee.
2. Estimate of Cost of Design: \$1,820,625.00
 - a. Schematic Design
 - b. Design Development
 - c. Construction Drawings
 - d. DSA Submittal and Approval

Credit for Previous Work: (\$160,000.00)

Total Estimate of Cost of Design \$1,660,625.00

PJHM completed construction drawings for a phase 1 accessibility project at Madison Elementary School in 2017. Should we be awarded this project we will update these documents to reflect current code. A topographic survey was completed in 2017. The above fee does not include cost for another survey.

The above fee includes the professional services of a Civil Engineer, Structural Engineer, Mechanical/Plumbing Engineer, Electrical Engineer, Hardware Consultant and Landscape Architect.

This estimate does not include the following services: Geotechnical Investigations / Reports; Underground Utility Survey; Fire Sprinkler System Design and/or Approval; Hazardous Material Investigations/Reports/Consultants; SWPPP Plans; WQMP Plans; CEQA Plans; CHPS/LEED/Commissioning Consultant; Food Service Consultant; Acoustical/Theatrical Designer; or Close out of existing DSA application numbers.

3. Not to Exceed fee for
Bid Support, Construction Administration and Closeout: \$606,875.00
4. Reimbursables: Not to Exceed: \$50,000.00

Total Fee Proposal **\$2,317,500.00**



FEES



HOURLY

Principal	\$235.00/hr
Architect	\$160.00/hr
Project Manager	\$135.00/hr
Interior Designer	\$135.00/hr
Construction Administrator	\$135.00/hr
Graphic Designer	\$110.00/hr
CAD Drafter	\$100.00/hr
DSA Coordinator	\$100.00/hr
Construction Admin. Assistant	\$80.00/hr
Clerical	\$60.00/hr



Solis Park School - Irvine Unified School District



NON-COLLUSION DECLARATION FORM



ATTACHMENT 2

NON-COLLUSION DECLARATION

The undersigned declares:

I am the Chief Executive Officer (Title) of PJHM Architects, Inc (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 that anyone shall 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 of 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 applicable laws that the foregoing is true and correct and that this declaration is executed on October (Month) 27 (Day) of 2023 (Year), at Laguna Hills (City), CA (State).

Signature of Declarant: 

Printed name of Declarant: Leo Johnson

Name of Bidder (Company): PJHM Architects, Inc

Title or Office: Principal/Architect/CEO



**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: 

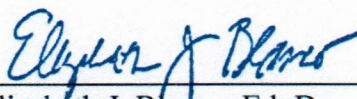
Elizabeth J. Blanco, Ed. D., Interim Superintendent

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
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	20.90	1.10	16.00	1.00	9.9	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
Major Project Starts				
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
Summer Projects				
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
Maintenance Projects				
XXXX				
XXXX				
Other Projects				
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
TOTAL FISCAL YEAR 2024		\$ 40,088,158		\$ 44,902,583



FISCAL YEAR 2025	TOTAL PROJECT COST	SFC FUNDING	DISTRICT COST	AMOUNT THIS FISCAL YEAR
Major Project Starts				
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
Major Projects Continued				
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
Summer Projects				
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
Maintenance Projects				
XXXX				
XXXX				
Other Projects				
Interim Housing Campus 1	\$ 1,000,000			\$ 1,000,000
Interim Housing Campus 2	\$ 1,000,000			\$ 1,000,000
TOTAL FISCAL YEAR 2025		\$ 29,547,370		\$ 130,976,634



FISCAL YEAR 2026	TOTAL PROJECT COST	SFC FUNDING	DISTRICT COST	AMOUNT THIS FISCAL YEAR
Major Project Starts				
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
Major Projects Continued				
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
Summer Projects				
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
Maintenance Projects				
xxxx				
xxxx				
Other Projects				
Interim Housing Campus 1	\$ 1,000,000			\$ 1,000,000
Interim Housing Campus 2	\$ 1,000,000			\$ 1,000,000
TOTAL FISCAL YEAR 2026		\$ 32,295,783		\$ 121,271,101



FISCAL YEAR 2027	TOTAL PROJECT COST	SFC FUNDING	DISTRICT COST	AMOUNT THIS FISCAL YEAR
Major Project Starts				
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
Major Projects Continued				
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
Summer Projects				
McKinley K-8	\$ 6,081,415		\$ 6,081,415	\$ 6,081,415
Maintenance Projects				
XXXX				
XXXX				
Other Projects				
Interim Housing Campus a	\$ 1,000,000			\$ 1,000,000
Interim Housing Campus 2	\$ 1,000,000			\$ 1,000,000
TOTAL FISCAL YEAR 2027		\$ 31,439,189		\$ 66,963,925

FISCAL YEAR 2028	TOTAL PROJECT COST	SFC FUNDING	DISTRICT COST	AMOUNT THIS FISCAL YEAR
Major Project Starts				
Major Projects Continued				
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
Summer Projects				
Maintenance Projects				
XXXX				
XXXX				
Other Projects				
Interim Housing Campus 1	\$ 1,000,000			\$ 1,000,000
Interim Housing Campus 2				
TOTAL FISCAL YEAR 2028		\$ 14,269,153		\$ 78,676,602
TOTAL		\$ 147,639,653		\$ 442,790,845



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

Topic: APPROVAL OF AWARD FOR ARCHITECTURAL SERVICES FOR THE JOHN MUIR HIGH SCHOOL GYM AND POOL MODERNIZATION PROJECT

RECOMMENDATION: The Governing Board of the Pasadena Unified School District Approves the Award for Architectural Services for the John Muir High School Gym and Pool 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:

On September 28, 2023, Board Report 1662-F was approved to proceed with the preparation of bids and procurement for the John Muir High School Gym and Pool Modernization Project. The estimated budget for this project is \$51,588,682. RFP 09 23/24 for Architectural Services – Architect of Record (AOR) to accomplish the Design and Certification for the project was issued on October 9, 2023, and bids were received on October 27, 2023. The AOR will accomplish an initial Assessment, Design and Certification, Construction Administration, and Reimbursables. The Design and Certification price may be adjusted after the initial assessment is completed. Any price adjustment will be funded or credited to the project contingency.

II. STAFF ANALYSIS:

Staff reviewed the fifteen submitted proposals. Huckabee/TSK, Inc. was one of the best value bidders based on the proposal, interview, and pricing. As a result of this selection, the Board is requested to approve the Award for the John Muir High School Gym and Pool Modernization Architectural Services to Huckabee/TSK, Inc. in the following amounts of:

Assessment	\$45,000
Design and Certification	\$1,720,000
Construction Administration NTE:	\$468,000
Reimbursable NTE:	\$50,000
Total Project Award:	\$2,284,000

In addition, a District project contingency for Architectural Services of \$200,000 will be authorized.

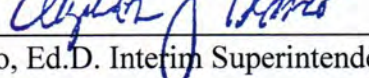
Attachments: Bid Sheet, Huckabee/TSK, Inc. Proposal, BR 1663-F

III. FISCAL IMPACT:

Funds in the amount of \$2,484,000 are available in the Measure O Capital Fund.

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

December 14, 2023

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

Funding title/code:

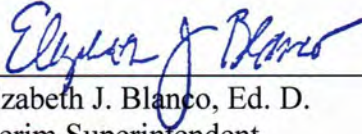
Title: Muir High School Gym and Pool Modernization Design (\$2,284,000)

Code: 21.3-97127.0-00000-85000-6210-8200000

Title: Muir High School Gym and Pool Modernization Design Project Contingency (\$200,000)

Code: 21.3-97127.0-00000-85000-6999-8200000

Approved:



Elizabeth J. Blanco, Ed. D.
Interim Superintendent

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

RFQ/P NO. 9-23/24																													
JOHN MUIR HS MODERNIZATION PROJECT ARCHITECT																													
CLOSING DATE AND TIME: 10/27/23 AT 3:00 PM																													
Firm Name	Assessment	Design Assessment	NTE for Construction Admin	NTE for Reimbursables	Price	Price Score Average (25% max)	Reviewer	Proposal Formart (10 Points)	Overall Proposal (10 Points)	Project Team (10 Points)	Experience (20 Points)	Total Points	Proposal Score Average (25% max)	Interview Q1 (6 Points)	Interview Q2 (6 Points)	Interview Q3 (6 Points)	Interview Q4 (6 Points)	Interview Q5 (6 Points)	Total Points	Interview Score Average (50% max)	Total Score (100% max)								
Huckabee	\$ 45,000.00	\$ 1,720,000.00	\$ 469,000.00	\$ 50,000.00	\$ 2,284,000.00	25	1					0	31						0	29	85								
							2	10	8	10	15	43		5	5	5	5	5	25										
							3	10	10	10	19	49		6	5	5	6	6	28										
LPA	\$ 75,000.00	\$ 2,483,250.00	\$ 1,064,250.00	\$ 50,000.00	\$ 3,672,500.00	15	1					0	30																
							2	10	9	10	20	49																	
							3	8	9	8	15	40																	
PJHM	\$ 25,000.00	\$ 2,540,000.00	\$ 840,000.00	\$ 50,000.00	\$ 3,455,000.00	20	1					0	30																
							2	10	9	8	20	47																	
							3	8	9	8	18	43																	
DLR	\$ 70,950.00	\$ 2,412,300.00	\$ 1,135,000.00	\$ 50,000.00	\$ 3,668,250.00	23	1					0	31						0	31								85	
							2	10	9	8	19	46		5	6	5	5	5	26										
							3	10	10	9	19	48		6	6	6	5	6	29										
WestGroup	\$ 29,955.00	\$ 1,347,967.00	\$ 619,066.00	\$ 50,000.00	\$ 2,046,988.00	15	1					0	27						0	29	71								
							2	9	8	8	15	40		4	5	5	5	5	24										
							3	8	9	9	14	40		6	5	6	5	6	28										
19SIX	\$ 107,950.00	\$ 2,410,325.00	\$ 1,079,275.00	\$ 50,000.00	\$ 3,647,550.00																								
Arcadis	\$ 249,679.00	\$ 2,347,079.00	\$ 986,484.00	\$ 50,000.00	\$ 3,633,242.00																								
Flewelling & Moody	\$ 141,900.00	\$ 1,206,150.00	\$ 1,061,250.00	\$ 50,000.00	\$ 2,459,300.00																								
Little	\$ 159,637.00	\$ 1,915,650.00	\$ 1,117,463.00	\$ 50,000.00	\$ 3,242,750.00																								
PBK	\$ 250,000.00	\$ 1,970,000.00	\$ 953,000.00	\$ 50,000.00	\$ 3,223,000.00																								
SVA	\$ 369,595.00	\$ 2,465,273.00	\$ 687,531.00	\$ 50,000.00	\$ 3,572,399.00																								
Swift Lee	\$ 250,500.00	\$ 1,777,138.75	\$ 457,366.25	\$ 50,000.00	\$ 2,535,005.00																								
tBP	\$ 170,750.00	\$ 2,288,050.00	\$ 956,200.00	\$ 50,000.00	\$ 3,465,000.00																								



PASADENA UNIFIED SCHOOL DISTRICT
Measure O Bond Program
351 South Hudson Avenue
Pasadena, CA 91109

REQUEST FOR PROPOSAL (RFP) No. 09-23/24

MUIR HIGH SCHOOL GYM AND POOL MODERNIZATION PROJECT
PROJECT ARCHITECTUAL SERVICES

Date: October 9, 2023

INTRODUCTION AND PROJECT DESCRIPTION

Pasadena Unified School District (PUSD) desires to engage a qualified firm for architectural services for the **Muir High School Gym And Pool Modernization Project**

In November 2020, taxpayers of the District passed Measure O, a \$516,300,000 bond to upgrade schools to improve equitable access to technology, attract/retain quality teachers by repairing deteriorating classrooms, bathrooms, roofs, science labs; remove hazardous materials; provide safe drinking water; construct and repair sites, facilities, and equipment.

Consistent with the PUSD Facility Master Plan, one of the initial projects in the first phase of the Measure O program that will begin within the next two years and will require architectural services is listed below. The updated Facility Master Plan for the campus is available at the following link:

<https://www.pusdplan.org/>

The selected firm is anticipated to provide services for projects inclusive of but not limited to the following:

Muir High School Gym And Pool Modernization Project

Estimated Construction Budget \$37 Million

SCOPE OF WORK

Muir High School Gym And Pool Modernization Project

- Replacement of the existing swimming pool with a new CIF regulation competition pool.
 - Removal of old pool
 - New pool construction
 - Plumbing and equipment
 - Decking, fencing, bleachers, shade, and storage.
 - Restrooms.
 - Competition equipment, lane lines, starting blocks, goals, timing system, and scoreboard system.
 - Required ADA compliance.
- Modernization of the Gymnasium to include the following:
 - Hazmat Abatement
 - Selective Demolition
 - New interior finishes,
 - Necessary electrical service upgrades associated with the Gym and Pool project.
 - Replacement of electrical distribution,

- Replacement of low voltage systems (fire alarm, PA/clock, data, Wi-Fi, Event PA, EMS security and access control)
- Replacement of HVAC system
- Replacement of Fire Sprinklers
- Replacement of doors and windows
- Replacement/ Renovation of showers and restrooms
- New Plumbing for showers, restrooms, drinking fountains and custodial.
- Install new heat recovery water heating system. (electric)
- Site utilities (water, sewer, storm drain, firewater)
- Accessibility upgrades to site (path of travel),
- Gym Floor replaced.
- Replacement of bleachers
- Locker Rooms remodeled.
- Gym and space lighting.
- Required ADA compliance.
- Scoreboard

Architectural services for the Gym and Pool Modernization Project will include: an initial assessment and scope development, schematic design, develop design and construction documents, manage DSA review/approval process, cost estimates, bid support, perform construction administration, and closeout services. Design will be expected to be designed to a minimum of Cal Green criteria.

RFP RESPONSE REQUIREMENTS

The following items shall be submitted in response to this RFP. *Criteria for rating of architectural firms will include project experience and the project team, experience with DSA, firm's resume/qualifications statement, ability to meet insurance requirements, project references and pricing.*

- Provide Resumes of key person(s) that will staff the project including *single point of contact*, principal, architect of record, studio associate, key consultants, construction administrator, etc.
- Provide a list of similar major building renovation projects where the similar described services were provided and completed within the past five years for public higher education institutions. List projects with construction values of at least \$25 M (provide five projects). *Submittals should include modernization program projects consisting of gym and/or pool design. with Cal Green certification requirements.*
- Provide evidence of the ability to comply with the following insurance requirements:
 1. Commercial General Liability: Two million dollars (\$2,000,000) per occurrence for bodily injury, personal injury, blanket contractual, products/completed operations and broad form property damage.
 2. Automobile Liability: One million dollars (\$1,000,000) per accident for bodily injury and property damage.

3. Workers' Compensation and Employer's Liability: One million dollars (\$1,000,000) per accident for bodily injury or disease.
 4. Professional Liability: Consultant shall provide insurance for five million dollars (\$5,000,000) aggregate limit subject to no more than fifty thousand dollars (\$50,000) per claim deductible.
- Provide a pricing section per format below:
 1. Initial Program Assessment to develop design scope and design price.
 - Price \$ _____
 2. Estimate of Cost of Design to include:
 - Schematic Design
 - Design Development
 - Construction Drawings
 - DSA Submittal and Approval
 - Price \$ _____
 3. NTE exceed price for:
 - Bid Support
 - Construction Administration
 - Closeout
 - NTE Price \$ _____
 4. Reimbursables: Include amount in this line item as an allowance in your Bid Pricing
 - NTE Price \$50,000.00

TOTAL PRICE: ITEMS (1 +2 +3 +4 Above) \$ _____

- Provide a table with hourly compensation rates for Architectural Services
- Provide the **Non-Collusion Declaration Form Signed** (Attachment 2)

Mandatory Pre-bid meeting is Monday October 16th, 2023, at 11:00 AM.

The mandatory meeting will be virtual. The meeting link will be sent by email to all bidders registered with PlanetBids for this RFP.

Requests for Clarifications:

Request for clarifications (Technical or Administrative) must be submitted to PlanetBids by **Thursday October 19th, 2023, at 5:00 PM.**

Request should also be sent by email to: **michael.dobrotin@safeworkcm.com**

Clarifications will be posted by addendum to planet bids by Friday, October 20th, 2023, at 5:00 PM.

Bid Responses to this RFP will be submitted via PlanetBids.

The submittal format shall be 8-1/2” x 11” and shall not contain more than thirty (30) single side pages or fifteen (15) double-sided pages. Submittals containing more than the maximum number of allowed pages will be rejected. Responses failing to address the listed requirements will be deemed non-responsive.

Submittals must be received no later than 5:00 p.m. on Friday, October 27th, 2023.

A sample contract for architectural services for Pasadena Unified School District is attached as Attachment 1. The sample contract is a sample only and is representative of the final architect agreement; it is intended to provide an overview of standard terms and conditions required by the District.

Key Milestone schedule for project:

NTP for Design	December 1, 2023
Complete Design	August 31, 2024
DSA Submittal	September 1, 2024
DSA Approval	February 1, 2025
Construction Contract RFP	March 1, 2025
Award Construction Contract	May 1, 2025
Start Construction	June 1, 2025
Complete Construction	June 30, 2026

BASIS OF SELECTION

Submittals will be evaluated by the District based on each firm’s qualifications and relevant experience, performance record, and overall presentation. Highest rated firms will interview with the District. The selected firm’s fees will be reviewed and negotiated along with the contract once a selection(s) has been made by the District.

Upon submission to PUSD, proposals and other documents responding to the Request for Proposals become the exclusive property of PUSD, are deemed matters of public record and shall be thereupon considered public records, except for information contained in such Proposals or other documents submitted with the Proposal deemed to be "Trade Secrets" (as defined in California Civil Code §3426.1), "Confidential" or "Proprietary." A proposer who indiscriminately marks all or most of its Proposal or other documents submitted with its Proposal as exempt from disclosure as a public record, whether by the notations of "Trade Secret/" "Confidential/" "Proprietary/" or otherwise, may render the Proposal non-responsive and rejected.

At such time as proposals and other documents are deemed matters of public record, pursuant to the above, any party shall be afforded access thereto for inspection and/or copying, by request made to PUSD in conformity with the California Access to Public Records Act, California Government Code §§6250, et. Seq.

If PUSD is required to defend or otherwise respond to any action or proceeding wherein request is made for the disclosure of the contents of any portion of a proposal or documents submitted with a proposal deemed exempt from disclosure hereunder, the proposer submitting the materials sought by such action or proceeding agrees to defend, indemnify and hold harmless PUSD and its Board of Trustees, employees, officers and agents, in any action or proceeding from and against any liability, including without

limitation attorneys' fees arising there from. The party submitting materials sought by any other party shall be solely responsible for the cost and defense in any action or proceeding seeking to compel disclosure of such materials; PUSD sole involvement in any such action shall be that of a stakeholder, retaining the requested materials until otherwise ordered by a court of competent jurisdiction.

Proposers are expressly forbidden to contact members of the Board of Trustees, the Superintendent, senior administrative staff and members of the selection panel regarding this solicitation.

ATTACHMENT 1

SAMPLE PROFESSIONAL SERVICE AGREEMENT

PASADENA UNIFIED SCHOOL DISTRICT AGREEMENT FOR PROJECT ARCHITECT

**PASADENA UNIFIED SCHOOL DISTRICT
AGREEMENT FOR DESIGN PROFESSIONAL SERVICES**

Muir High School Gym And Pool Modernization Project

1. Parties and Date

This Agreement is made and entered into this ____ day of _____, 20__, by and between the **PASADENA UNIFIED SCHOOL DISTRICT**, a public school district organized under the laws of the State of California with its principal place of business at **351 S. Hudson Ave., Pasadena, CA 91109** (“District”) and **[INSERT NAME OF ARCHITECT], [INSERT ADDRESS OF ARCHITECT]** (“Architect”). District and Architect are sometimes individually referred to as a “Party” and collectively as “Parties” in this Agreement.

2. Recitals

2.1 The District is a public agency school district organized under the laws of the State of California, with power to contract for the services provided for herein.

2.2 The District intends to construct a school facility in the District to be known as the **Muir High School Gym And Pool Modernization Project** (“Project”). The Project shall be the construction of selected classroom buildings and facilities located at: **1905 Lincoln Ave., Pasadena, CA 91103**

2.3 District requires the services of a duly qualified and licensed architect to perform the services required by this Agreement. Architect represents that it is aware of the District's plans with respect to the Project.

2.4 Architect warrants that it and all of its affiliates who will be providing services to the District under this Agreement are fully licensed, qualified, and willing to perform the services required by this Agreement; provided, however, that if Architect is a corporation or other organization, the Project Architect designated pursuant to Section 3.2 herein, and not the Architect itself, shall be fully licensed to practice as an architect in the State of California.

2.5 The District desires to engage Architect to render the services for the Project as provided hereunder.

3. Terms

3.1 **Employment of Architect.** Architect promises and agrees to furnish to District all labor, materials, tools, equipment, services, and incidental and customary work necessary to fully and adequately

supply the professional architectural and related services necessary for the full and adequate completion of the Project consistent with the provisions of this Agreement (hereinafter referred to as the “Services”). The Services are more particularly described throughout this Agreement, including Exhibit “A” attached hereto and incorporated herein by reference. All Services shall be subject to, and performed in accordance with, this Agreement, any exhibits attached hereto and incorporated herein by reference, and all applicable local, state and federal laws, rules and regulations. All Services performed by Architect shall be subject to the sole and discretionary approval of the District, which approval shall not be unreasonably withheld.

3.2 **Project Architect: Key Personnel.** Architect shall name a specific individual to act as Project Architect, subject to the approval of District. Architect hereby designates **[INSERT NAME OF INDIVIDUAL ARCHITECT]**, (License No. **[INSERT INDIVIDUAL’S LICENSE NUMBER]**) to act as the Project Architect for the Project. The Project Architect shall: (1) maintain oversight of the Project at all times; (2) have full authority to represent and act on behalf of the Architect for all purposes under this Agreement; (3) supervise and direct the Services using his or her best skill and attention; (4) be responsible for the means, methods, techniques, sequences and procedures used for the Services; (5) adequately coordinate all portions of the Services; and (6) act as principal contact with District and all contractors, consultants, engineers and inspectors on the Project and be available to participate in meetings with committees and the community as needed. Any change in the Project Architect shall be subject to the District's prior written approval, which approval shall not be unreasonably withheld. The new Project Architect shall be of at least equal competence as the prior Project Architect as deemed by the District. In the event that District and Architect cannot agree as to the substitution of a new Project Architect, District shall be entitled to terminate this Agreement for cause.

In addition to the Project Architect, Architect has represented to the District that certain additional key personnel, engineers and consultants will perform the Services under this Agreement. Should one or more of such personnel, engineers or consultants become unavailable, Architect may substitute others of at least equal competence, as determined by the District, upon written approval of the District. In the event that District and Architect

3.3.3 **Standards and Insurance.** All architects, engineers, experts and other consultants hired by Architect shall be required to meet all of the same standards and insurance requirements set forth in this Agreement, unless other standards or requirements are approved by the District in writing. Unless changes are approved in writing by the District, Architect’s agreements with its consultants shall contain a provision making them subject to all provisions stipulated in this Agreement.

3.3.4 **Assignments or Staff Changes.** Architect shall promptly obtain written District approval of any assignment, reassignment or replacement of such architects, engineers, experts and consultants, or of other staff changes of key personnel working on the Project. As provided in the

Agreement, any changes in Architect's consultants and key personnel shall be subject to approval by District.

3.3.5 **Draftsman and Clerical Support.** Draftsmen and clerical personnel shall be retained by Architect at Architect's sole expense.

3.4 **Standard of Care: Performance of Employees.**

3.4.1 **Standard of Care.** Architect shall perform all Services under this Agreement in a skillful and competent manner, consistent with the standards generally recognized as being employed by professionals qualified to perform the Services in the same discipline in the State of California, and shall be fully responsible to District for any damages to District and delays to the Project as specified in the indemnification provision of this Agreement. Without limiting the foregoing, Architect shall be fully responsible to the District for any increased costs incurred by the District as a result of any such delays or errors and missions in the design or construction of the Project. Architect represents and maintains that it is skilled in the professional calling necessary to perform the Services. Architect represents and warrants that all of its employees, architects, engineers, experts and other consultants have sufficient skill and experience to perform the Services assigned to them skillfully and competently. Finally, Architect represents and warrants that it, its employees, architects, engineers, experts and other consultants have all licenses, permits, qualifications and approvals of whatever nature that are legally required to perform the Services assigned to or rendered by them, and that such licenses and approvals shall be maintained throughout the term of this Agreement.

3.4.2 **Performance of Employees.** Any employee or consultant who is reasonably determined by the District to be uncooperative, incompetent, a threat to the adequate or timely completion of the Project, a threat to the safety of persons or property, or any employee or consultant who fails or refuses to perform the Services in a manner acceptable to the District, shall be promptly removed from the Project by the Architect and shall not be re-employed to perform any of the Services or to work on the Project.

3.5 **Laws and Regulations.**

3.5.1 **Knowledge and Compliance.** Architect shall keep itself fully informed of and in compliance with all applicable existing and proposed local, state and federal laws, rules and regulations in any manner affecting the performance of the Services or the Project, and shall give all notices required of the Architect by law. Architect shall be liable, pursuant to the standard of care and indemnification provisions of this Agreement, for all violations of such laws and regulations in connection with its Services. If the Architect performs any work knowing it to be contrary to such laws, rules and regulations and without giving written notice to the District, Architect shall be solely responsible for all costs arising therefrom. Architect shall defend, indemnify and hold District, its officials, officers, employees and agents

free and harmless, pursuant to the indemnification provisions of this Agreement, from any claim or liability arising out of any failure or alleged failure to fully comply with such laws, rules or regulations.

352 **Drawings and Specifications.** Architect shall cause all drawings and specifications to conform to any applicable requirements of federal, state and local laws, rules and regulations, including, but not limited to, the California Building Code, the California Education Code, Titles 19, 21 and 24 of the California Code of Regulations, and any requirements of the Division of State Architect (including structural safety, fire/life safety and access compliance section), the State Department of Education and the California Department of General Services, in effect as of the time the drawings and specifications are prepared or revised during the latest phase of the Services described in Exhibit “A” attached hereto. Any significant revisions made necessary by changes in such laws, rules and regulations after this time, which were not known or reasonably should not have been known, by Architect, may be compensated as Additional Services at the discretion of the District. Architect shall cause the necessary copies of such drawings and specifications to be filed with any governmental bodies with approval jurisdiction over the Project, in accordance with the Services described in Exhibit “A” attached hereto. For the preparation of all such drawings and specifications, the Architect shall use Computer Aided Design Drafting (“CADD”) (e.g., AutoCAD, REVIT) or other technology acceptable to the Architect and the District as evidenced in writing.

353 **Americans with Disabilities Act.** Architect will use its best professional efforts to interpret all applicable federal, state and local laws, rules and regulations with respect to access, including those of the Americans with Disabilities Act (“ADA”). Architect shall inform District of the existence of inconsistencies of which it is aware or reasonably should be aware between federal and state accessibility laws, rules and regulations, as well as any other issues which are subject to conflicting interpretations of the law, and shall provide District with its interpretation of such inconsistencies and conflicting interpretations. If the Architect fails to bring such inconsistencies and conflicting interpretations to the attention of the District and requests District's direction on how to proceed, any damages or costs arising from the Architect's interpretation of such inconsistencies and conflicting interpretations shall be the sole responsibility and liability of Architect, and the Architect shall correct all plans, specifications and other documents prepared for the Project at no additional cost if its interpretations are determined to be incorrect by the District. District acknowledges that the requirements of the federal and state accessibility laws are subject to various and possibly contradictory interpretations, and that the Architect cannot warrant or guarantee that its interpretation will be correct. Architect will adhere to the standard of care provided for in this Agreement and will use its reasonable professional efforts and judgment in making its interpretations, including employing lawyers and/or other consultants to determine the proper interpretation of any applicable legal requirements. Architect must also inform the District of any inconsistencies and conflicting interpretations as they arise.

354 **Permits, Approvals and Authorizations.** Architect shall provide District with a list of all permits, approvals or other authorizations required for the Project from all federal, state or local governmental bodies with approval jurisdiction over the Project. Architect shall then assist the District in

obtaining all such permits, approvals and other authorizations. The costs of such permits, approvals and other authorizations as charged by the applicable agencies shall be reimbursed by the District.

3.6 **Independent Contractor.** District retains Architect on an independent contractor basis and Architect and its affiliates are not employees of District. Architect is not an employee for state tax, federal tax or any other purpose, and is not entitled to the rights or benefits afforded to District's employees. Any additional personnel performing the Services under this Agreement on behalf of Architect are also not employees of District, and shall, at all times, be under Architect's exclusive direction and control. Architect shall pay all wages, salaries, and other amounts due such personnel in connection with their performance of Services under this Agreement and as required by law. Architect shall be responsible for all reports and obligations respecting such additional personnel, including, but not limited to: social security taxes, income tax withholding, unemployment insurance, disability insurance, and workers' compensation insurance.

3.7 **Schedule of Services.**

3.7.1 **Timely Performance Standard.** Architect shall perform all Services hereunder as expeditiously as possible while being consistent with professional skill and care, as well as the orderly progress of the Project work so as not to be the cause, in whole or in part, of delays in the completion of the Project or in the achievement of any Project milestones, as provided herein. Specifically, Architect shall perform its Services so as to allow for the full and adequate completion of the Project within the time required by the District and within any completion schedules adopted for the Project. Architect agrees to coordinate with District's staff, contractors and consultants in the performance of the Services, and shall be available to District's staff, contractors and consultants at all reasonable times and respond to inquiries in a timely manner.

3.7.2 **Performance Schedule.** Architect shall prepare an estimated time schedule for the performance of Architect's Services, to be adjusted as the Project proceeds. Such schedule shall be subject to the District's review and approval, which approval shall not be unreasonably withheld, and shall include allowances for periods of time required for District's review and approval of submissions, and for approvals of authorities having jurisdiction over Project approval and funding. If District and Architect cannot mutually agree on a performance schedule, District shall have the authority to immediately unilaterally terminate this Agreement. The schedule shall not be exceeded by Architect, without the prior written approval of District. If the Architect's Services are not completed within the time provided by the agreed upon performance schedule, or any milestones established therein, it is understood, acknowledged and agreed that the District will suffer damage for which the Architect will be responsible pursuant to the indemnification provision of this Agreement.

3.7.3 **Excusable Delays.** Any delays in Architect's work caused by the following shall be added to the time for completion of any obligations of Architect: (1) the actions of District or its

employees outside of Architect's control; (2) the actions of those in direct contractual relationship with District outside of Architect's control; (3) the actions of any governmental agency having jurisdiction over the Project outside of Architect's control; (4) the actions of any parties not within the reasonable control of the Architect; and (5) any act of God or other unforeseen occurrence not due to any fault or negligence on the part of Architect. Neither the District nor the Architect shall be liable for damages, liquidated or otherwise, to the other on account of such excusable delays.

3.74 **Request for Excusable Delay Credit.** The Architect shall, within ten (10) calendar days of the beginning of any excusable delay, notify the District in writing of the causes of delay. Upon review of the facts and the extent of the delay, the District may grant an extension of time for completing the Services when, in its sole discretion, the facts justify such an extension. The District's determination thereon shall be final and conclusive on the parties. Extensions of time shall apply only to that portion of the Services affected by the delay and shall not apply to other portions of the Services not so affected. The sole remedy of Architect for extensions of time shall be an extension of the performance time at no cost to the District. If Additional Services are required as a result of an excusable delay, no Additional Services shall take place until the parties mutually agree thereto pursuant to the Additional Services provision of this Agreement. Should Architect make an application for an extension of time, Architect shall submit evidence that the insurance policies required by this Agreement remain in effect during the requested additional period of time.

3.8 **Architect Services.** Architect shall fully and adequately complete the Services described in this Agreement and in Exhibit "A" attached hereto and incorporated herein by reference.

3.9 **Additional Architect Services.** At District's request, Architect may be asked to perform services not otherwise included in this Agreement, not included within the basic services listed in Exhibit "A" attached hereto, and/or not customarily furnished in accordance with generally accepted architectural practice. As used throughout this Agreement, "Additional Services" is defined to mean only:

(1) any work determined by District to be necessary for the proper completion of the Project, but which the parties did not reasonably anticipate would be necessary for the Architect to perform at the execution of this Agreement; or

(2) any work listed as Additional Services in Exhibit "A" attached hereto.

Architect shall not perform, nor be compensated for, Additional Services without prior written authorization from District and without a written agreement between the District and Architect as to the compensation to be paid for such services. District shall pay Architect for any approved Additional Services, pursuant to the compensation provisions herein, so long as such services are not made necessary through the fault of Architect pursuant to the indemnification provision of this Agreement. Additional Services do not include any redesign or revisions to drawings, specifications or other documents when such revisions are necessary in order to bring such documents into compliance with applicable laws, rules, regulations or codes of which Architect was aware or should have been aware pursuant to the laws and regulations provision of this Agreement above.

3.10 **District Responsibilities.** District's responsibilities shall include the following:

3.101 **Data and Information.** District shall make available to Architect all necessary data and information concerning the purpose and requirements of the Project, including scheduling and budget limitations, objectives, constraints and criteria. As part of the budget limitation information, the District shall provide the Architect with a preliminary construction budget ("District's Preliminary Construction Budget"). As indicated in Exhibit "B" attached hereto, the District's Preliminary Construction Budget shall be used to estimate the Architect's Total Compensation for the Project, subject to change as provided in Exhibit "B" attached hereto.

3.102 **Project Survey.** If required pursuant to the scope of the Project and if requested by Architect, District shall furnish Architect with, or direct Architect to procure at District's expense, a survey of the Project site prepared by a registered surveyor or civil engineer, any other record documents which shall indicate existing structures, land features, improvements, sewer, water, gas, electrical and utility lines, topographical information and boundary dimensions of the site, and any other such pertinent information.

3.103 **Inspector of Record.** Appoint and pay, upon mutual agreement with Architect, an Inspector of Record as provided by state law. The Inspector of Record shall be qualified and approved by Architect and by the Division of State Architect, shall be under the direction and supervision of the Architect, and shall be responsible to follow, and act in accordance with, the policies of District and provisions of this Agreement. The Inspector of Record shall be compensated by the District and shall be under direct contract with the District. The construction administration by Architect and its engineers or other consultants shall complement the continuous personal supervision of the Inspector of Record.

3.104 **Bid Phase.** Distribute Construction Documents to bidders and conduct the opening and review of bids for the Project.

3.105 **Testing.** Retain consultant(s) to conduct chemical, mechanical, soils, geological or other tests required for proper design of the Project, and furnish such surveys, borings, test pits, and other tests as may be necessary to reveal conditions of the site which must be known to determine soil condition or to ensure the proper development of the required drawings and specifications.

3.106 **Required Inspections and Tests.** Retain consultant(s) to conduct materials testing and inspection, as required by Title 21 of the California Code of Regulations, or to conduct any other environmental or hazardous materials testing and inspection pursuant to any other applicable laws, rules or regulations.

3.107 **Fees of Reviewing or Licensing Agencies.** Directly pay or reimburse the payment of all fees required by any reviewing or licensing agency, or other agency having approval jurisdiction over the Project.

3.108 **District's Representative.** Designate a person to act as its representative for the performance of this Agreement ("District's Representative"). The District's Representative shall be authorized to act as liaison between Architect and District in the administration of this Agreement and the Construction Documents and shall have the power to act on behalf of the District for all purposes under this Agreement. Such person shall assist Architect in observing construction of the Project and participating in the preparation of the Punch List Items required by Exhibit "A" attached hereto. District may designate new and/or different individuals to act as District's Representative from time to time. The District's Representative shall render decisions in a timely manner so as to avoid unreasonable delay in the orderly and sequential progress of the Services, as provided in the excusable delay provisions of this Agreement above.

3.109 **Review and Approved Documents.** Review all documents submitted by Architect, including change orders and other matters requiring approval by the District's Governing Board or administrators. District shall advise Architect of decisions pertaining to such documents within a reasonable time after submission, so as not to cause unreasonable delay as provided in the excusable delay provisions of this Agreement above.

3.11 **Compensation.**

3.11.1 **Architect's Compensation for Basic Services.** Subject to adjustment under Exhibit "B" attached hereto, District shall pay to Architect, for the performance of all Services rendered under this Agreement, the total amount of **[INSERT WRITTEN AMOUNT] Dollars and [INSERT WRITTEN AMOUNT] Cents (\$_____)** ("Total Compensation"). This Total Compensation amount shall be based upon, and may be adjusted according to, the fee schedule and related terms and conditions attached hereto as Exhibit "B" and incorporated herein by reference. The Total Compensation, as may be adjusted upon mutual agreement pursuant to Exhibits "A" and "B" attached hereto, shall constitute complete and adequate payment for the Services provided under this Agreement.

3.11.2 **Payment for Additional Services.** Additional Services may be authorized pursuant to the applicable provisions of this Agreement. If authorized, such Additional Services will be compensated at the rates and in the manner set forth in Exhibit "C" attached hereto and incorporated herein by reference, unless a flat rate or some other form of compensation is mutually agreed upon by the parties. Architect shall be paid for Additional Services, as defined by this Agreement, which are approved in advance by the District. If District requires Architect to hire consultants to perform any Additional Services, Architect shall be compensated therefore at the rates and in the manner set forth in Exhibit "C" attached hereto and incorporated herein by reference, unless a flat rate or some other form of compensation is mutually agreed upon by the parties. District shall have the authority to review and approve the rates of

any such consultants. In addition, Architect shall be reimbursed for any expenses incurred by such consultants pursuant to the terms and conditions of Section 3.11.3.

3.113 **Reimbursable Expenses.** Reimbursable expenses are in addition to compensation for the Services and Additional Services. Architect shall not be reimbursed for any expenses unless authorized in writing in advance by District, which approval may be evidenced by inclusion in Exhibit “C” attached hereto. Such reimbursable expenses shall include only those expenses which are reasonably and necessarily incurred by Architect in the interest of the Project. Architect shall be required to acquire prior written consent in order to obtain reimbursement for all expenses including but not limited to the following: (1) extraordinary transportation expenses incurred in connection with the Project; (2) out-of-town travel expenses incurred in connection with the Project; (3) fees paid for securing approval of authorities having jurisdiction over the Project; (4) bid document duplication costs in excess of \$[]; and (5) other costs, fees and expenses in excess of \$[].

3.114 **Payment to Architect.** Architect’s compensation and reimbursable expenses shall be paid by District to Architect no more often than monthly. Such periodic payments shall be made based upon the percentage of work completed, and in accordance with the phasing and funding schedule provided in Exhibit “B” and the compensation rates indicated in Exhibit “C” attached hereto and incorporated herein by reference. In order to receive payment, Architect shall present to District an itemized statement which indicates Services performed, percentage of Services completed, method for computing the amount payable, and the amount to be paid. The statement shall describe the amount of Services provided since the initial commencement date, or since the start of the subsequent billing periods, as appropriate, through the date of the statement, as well as those expenses for which reimbursement is requested for that statement period. The amount paid to Architect shall never exceed the percentage amounts authorized by the phasing and funding schedule located in Exhibit “B” attached hereto. District shall, within thirty (30) days of receiving such statement, review the statement and pay all approved charges thereon pursuant to the provisions of Civil Code Section 3320. Disputed amounts shall be resolved by the parties in a mutually agreeable manner.

Payments made for Additional Services shall be made in installments, not more often than monthly, proportionate to the degree of completion of such services or in such other manner as the parties shall specify when such services are agreed upon, and in accordance with any authorized fee or rate schedule. In order to receive payment, Architect shall present to District an itemized statement which indicates the Additional Services performed, percentage of Additional Services completed, method for computing the amount payable, and the amount to be paid. The statement shall describe the amount of Additional Services provided since the initial commencement date, or since the start of the subsequent billing periods, as appropriate, through the date of the statement. District shall, within thirty (30) days of receiving such statement, review the statement and pay all approved charges thereon pursuant to the provisions of Civil Code Section 3320. Disputed amounts shall be resolved by the parties in a mutually agreeable manner.

Upon cancellation or termination of this Agreement, Architect shall be compensated as set forth in the termination provision herein.

3.11.5 **Withholding Payment to Architect.** The District may withhold payment, in whole or in part, to the extent reasonably necessary to protect the District from claims, demands, causes of action, costs, expenses, liabilities, losses, damages, or injuries of any kind which arise out of or are caused by the negligence, recklessness, or willful misconduct of Architect pursuant to the indemnification provisions of this Agreement. Failure by District to deduct any sums from a progress payment shall not constitute a waiver of the District's right to such sums. The District may keep any moneys which would otherwise be payable at any time hereunder and apply the same, or so much as may be necessary therefor, to the payment of any expenses, losses, or damages as determined by the District, incurred by the District for which Architect is liable under the Agreement or state law. Payments to the Architect for compensation and reimbursable expenses due shall not be otherwise contingent on the construction, completion or ultimate success of the Project. Payment to the Architect shall not be withheld, postponed, or made contingent upon receipt by the District of offsetting reimbursement or credit from parties not within the Architect's reasonable control.

3.11.6 **Prevailing Wages.** Architect acknowledges and complies with the requirements of California Labor Code Sections 1720 et seq. and 1770 et seq., as well as California Code of Regulations, Title 8, Section 16000 et seq. ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on certain "public works" and "maintenance" projects. Since the Services are being performed as part of an applicable "public works" or "maintenance" project, as defined by the Prevailing Wage Laws, and since the total compensation is \$1,000 or more, Architect agrees to fully comply with and to require its consultants to fully comply with such Prevailing Wage Laws. District shall provide Architect with a copy of the prevailing rates of per diem wages in effect at the commencement of this Agreement. Architect shall make copies of the prevailing rates of per diem wages for each craft, classification or type of worker needed to execute the Services available to interested parties upon request, and shall post copies at the Architect's principal place of business and at the Project site. Architect shall defend, indemnify and hold the District, its elected officials, officers, employees and agents free and harmless from any claims, liabilities, costs, penalties or interest arising out of any failure or alleged failure of the Architect or its consultants to comply with the Prevailing Wage Laws.

By submitting its bid, Bidder expressly warrants and represents that it and all of its proposed subcontractors are registered and qualified to perform public work pursuant to Labor Code Section 1725.5.

3.12 **Notice to Proceed.** Architect shall not proceed with performance of any Services under this Agreement unless and until the District provides a written notice to proceed.

3.13 **Termination, Suspension and Abandonment.**

3.13.1 **District's Termination for Convenience.** District hereby reserves the right to

suspend or abandon, at any time and for any reason, all or any portion of the Project and the construction work thereon, or to terminate this Agreement at any time with or without cause. Architect shall be provided with at least seven (7) days advanced written notice of such suspension, abandonment or termination. In the event of such suspension, abandonment or termination, Architect shall be paid for Services and reimbursable expenses rendered up to the date of such suspension, abandonment or termination, pursuant to the schedule of payments provided for in this Agreement, less any claims against or damages suffered by District as a result of the default, if any, by Architect, pursuant to the indemnification provisions under this Agreement. Upon the District's request and authorization, Architect shall perform any and all additional Services necessary to wind up the work performed to the date of suspension, abandonment or termination. Architect hereby expressly waives any and all claims for damages or compensation arising under this Section, except as set forth herein, in the event of such suspension, abandonment or termination.

3.132 **Architect's Termination for Cause** This Agreement may be terminated by the Architect upon fourteen (14) days written notice to the District only when the District has substantially failed to perform its obligations under this Agreement. The written notice shall include a description of the District's failure to perform, status of the work completed as of the date of termination together with a description and a cost estimate of the effort necessary to complete work in progress. In such event, the Architect shall be compensated for services completed to the date of termination, together with compensation for such Additional Services performed after termination which are authorized by the district to wind up the work performed to the date of termination. Upon the District's request and authorization, Architect shall perform any and all Additional Services necessary to wind up the work performed to the date of termination.

3.133 **District's Suspension of Work**. If Architect's Services are suspended by District, District may require Architect to resume such Services within ninety (90) days after written notice from District. When the Project is resumed, the Total Compensation and schedule of Services shall be equitably adjusted upon mutual agreement of the District and Architect.

3.134 **Documents and Other Data**. Within seven (7) calendar days following suspension, abandonment or termination of this Agreement, Architect shall provide to District all preliminary studies, sketches, working drawings, specifications, computations, and all other Project Documents, as defined below, to which District would have been entitled at the completion of Architect's Services under this Agreement. Upon payment of the amount required to be paid to Architect pursuant to the termination provisions of this Agreement, District shall have the rights, as provided in this Agreement hereinafter, to use such Project Documents prepared by or on behalf of Architect under this Agreement. In the event of a dispute regarding the amount of compensation to which the Architect is entitled under the termination provisions of this Agreement, Architect shall provide all Project Documents to District upon payment of the undisputed amount. Architect shall have no right to retain or fail to provide to District any such documents pending resolution of the dispute. Architect shall make such documents available to

District without additional compensation other than as may be approved as a reimbursable expense.

3.135 **Employment of other Architects.** In the event this Agreement is terminated in whole or in part as provided herein, District may procure, upon such terms and in such manner as it may determine appropriate, services similar to those terminated.

3.14 **Ownership and Use of Documents: Confidentiality.**

3.141 **Ownership.** Pursuant to California Education Code section 17316 and the requirements of the District, all plans, specifications, original or reproducible transparencies of working drawings and master plans, preliminary sketches, architectural presentation drawings, structural computations, estimates and any other documents prepared pursuant to this Agreement, including, but not limited to, any other works of authorship fixed in any tangible medium of expression such as writings, physical drawings and data magnetically or otherwise recorded on computer diskettes (hereinafter referred to as the "Project Documents") shall be and remain the property of District. Although the official copyright in all Project Documents shall remain with the Architect or other applicable subcontractors or consultant, the Project Documents shall be the property of District whether or not the work for which they were made is executed or completed. Within thirty (30) calendar days following completion of the Project, Architect shall provide to District copies of all Project Documents required by District. In addition, Architect shall retain copies of all Project Documents on file for a minimum of fifteen (15) years following completion of the Project, and shall make copies available to District upon the payment of reasonable duplication costs. Before destroying the Project Documents following this retention period, Architect shall make a reasonable effort to notify District and provide District with the opportunity to obtain the documents.

3.142 **Right to Use.** Architect grants to District the right to use and reuse all or part of the Project Documents, at District's sole discretion and with no additional compensation to Architect, for the following purposes:

- (A) The construction of all or part of this Project;
- (B) The repair, renovation, modernization, replacement, reconstruction or expansion of this Project at any time;
- (C) The construction of another project by or on behalf of the District for its ownership and use;

District is not bound by this Agreement to employ the services of Architect in the event such documents are used or reused for these purposes. District shall be able to use or reuse the Project Documents for these purposes without risk of liability to the Architect or third parties with respect to the condition of the Project Documents, and the use or reuse of the Project Documents for these purposes shall

not be construed or interpreted to waive or limit District's right to recover for latent defects or for errors or omissions of the Architect.

Any use or reuse by District of the Project Documents on any project other than this Project without employing the services of Architect shall be at District's own risk with respect to third parties. If District uses or reuses the Project Documents on any project other than this Project, it shall remove the Architect's seal from the Project Documents and hold harmless Architect and its officers, directors, agents and employees from claims arising out of the negligent use or re-use of the Project Documents on such other project.

Architect shall not be responsible or liable for any revisions to the Project Documents made by any party other than the Architect, a party for which the Architect is legally responsible or liable, or anyone approved by the Architect.

3.143 **License**. This Agreement creates a non-exclusive and perpetual license for District to copy, use, modify or reuse any and all Project Documents and any intellectual property rights therein. Architect shall require any and all subcontractors and consultants to agree in writing that District is granted a non-exclusive and perpetual license for the work of such subcontractors or consultants performed pursuant to this Agreement.

3.144 **Right to License**. Architect represents and warrants that Architect has the legal right to license any and all copyrights, designs and other intellectual property embodied in the Project Documents that Architect prepares or causes to be prepared pursuant to this Agreement. Architect shall indemnify and hold District harmless pursuant to the indemnification provisions of this Agreement for any breach of this Section. Architect makes no such representation and warranty in regard to previously prepared designs, plans, specifications, studies, drawings, estimates or other documents that were prepared by design professionals other than Architect and provided to Architect by District.

3.145 **Confidentiality**. All Project Documents, either created by or provided to Architect in connection with the performance of this Agreement, shall be held confidential by Architect to the extent they are not subject to disclosure pursuant to the Public Records Act. All Project Documents shall not, without the written consent of District, be used or reproduced by Architect for any purposes other than the performance of the Services. Architect shall not disclose, cause or facilitate the disclosure of the Project Documents to any person or entity not connected with the performance of the Services or the Project. Nothing furnished to Architect which is otherwise known to Architect or is generally known, or has become known, to the related industry shall be deemed confidential. Architect shall not use District's name or insignia, photographs of the Project, or any publicity pertaining to the Services or the Project in any magazine, trade paper, newspaper, television or radio production or other similar medium without the written consent of District.

3.15 **Indemnification.** Architect shall defend, indemnify and hold District, its directors, officials, officers, employees and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury of any kind, in law or equity, to property or persons, including wrongful death, in any manner arising out of or incident to negligence, recklessness, or willful misconduct of Architect, its officials, officers, employees, subcontractors, consultants, agents, or other affiliates in the performance of the Services, the Project or this Agreement, including without limitation the payment of all consequential damages and reasonable attorney's fees, expert witness fees and other related costs and expenses of defense. Architect shall defend, with counsel of District's choosing and at Architect's own cost, expense and risk, any and all such aforesaid suits, actions or other legal proceedings of every kind that may be brought or instituted against District, its directors, officials, officers, employees and agents. Architect shall pay and satisfy any judgment, award or decree that may be rendered against District, its directors, officials, officers, employees and agents in any such suits, actions or other legal proceedings. Architect shall also reimburse District for the cost of any settlement paid by District arising out of any such claims, demands, causes of action, costs, expenses, liabilities, losses, damages, injuries, suits, actions, or other legal proceedings. Such reimbursement shall include payment for District's attorney's fees and costs, including expert witness fees. Architect shall reimburse District, its directors, officials, officers, employees and agents for any and all legal expenses and costs, including expert witness fees, incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Architect's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by the District, its directors, officials, officers, employees and agents.

3.16 **Insurance.**

3.16.1 **Time for Compliance.** Architect shall not commence Services under this Agreement until it has received confirmation from the District that it has provided evidence satisfactory to the District that it has secured all insurance required under this Section. In the event Architect fails to provide or maintain all required insurance, District may, in its sole discretion, obtain such insurance and deduct the amount therefor from the Total Compensation.

3.16.2 **Minimum Requirements.** Architect shall, at its expense, procure and maintain for the duration of the Agreement, insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the Agreement by the Architect, its officials, officers, agents, representatives, employees or subcontractors. Such insurance shall meet at least the following minimum levels of coverage:

(A) **Minimum Scope of Insurance.** Coverage shall be at least as broad as the latest version of the following: (1) General Liability: Insurance Services Office Commercial General Liability coverage (occurrence form CG 0001); (2) Automobile Liability: Insurance Services Office Business Auto Coverage form number CA 0001, code 1 (any auto); (3) Workers' Compensation and Employers' Liability: Workers' Compensation insurance as required by the State of California and

Employer's Liability Insurance; and (4) Professional Liability: Coverage which is appropriate to the Architect's profession, or that of its consultants or subcontractors.

(B) **Minimum Limits of Insurance.** Coverages shall provide limits no less than: (1) General Liability: \$1,000,000 per occurrence for bodily injury, personal injury and property damage. If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this Agreement or the general aggregate limit shall be twice the required occurrence limit; (2) Automobile Liability: \$1,000,000 per accident for bodily injury and property damage; (3) Workers' Compensation and Employer's Liability: Workers' compensation limits as required by the Labor Code of the State of California. Employers Liability limits of \$1,000,000 per accident for bodily injury or disease; and (4) Professional Liability: Not less than \$1,000,000 per claim.

3.163 **Professional Liability.** Architect and its consultants and subcontractors shall procure and maintain, for a period of five (5) years following completion of the Project, errors and omissions liability insurance with limits discussed in this Section. This insurance shall be endorsed to include contractual liability.

3.164 **Insurance Endorsements.** The insurance policies shall contain the following provisions, or Architect shall provide endorsements on forms supplied or approved by the District to add the following provisions to the insurance policies:

(A) **General Liability.** The general liability policy shall be endorsed to state that: (A) the District, its directors, officials, officers, employees and agents shall be covered as additional insurers with respect to the performance of the Agreement by the Architect, its officials, officers, agents, representatives, employees or subcontractors, including materials, parts or equipment furnished in connection with such services; and (B) the insurance coverage shall be primary insurance as respects the District, its directors, officials, officers, employees and agents, or if excess, shall stand in an unbroken chain of coverage excess of the Architect's scheduled underlying coverage. Any insurance or self-insurance maintained by the District, its directors, officials, officers, employees and agents shall be excess of the Architect's insurance and shall not be called upon to contribute with it in any way.

(B) **Automobile Liability.** The automobile liability policy shall be endorsed to state that: (A) the District, its directors, officials, officers, employees and agents shall be covered as additional insurers with respect to the ownership, operation, maintenance, use, loading or unloading of any auto owned, leased, hired or borrowed by the Architect or for which the Architect is responsible; and (B) the insurance coverage shall be primary insurance as respects the District, its directors, officials, officers, employees and agents, or if excess, shall stand in an unbroken chain of coverage excess of the Architect's scheduled underlying coverage. Any insurance or self-insurance maintained by the District, its directors,

officials, officers, employees and agents shall be excess of the Architect's insurance and shall not be called upon to contribute with it in any way.

(C) **Workers' Compensation and Employers Liability Coverage.** The insurer shall agree to waive all rights of subrogation against the District, its directors, officials, officers, employees and agents for losses paid under the terms of the insurance policy which arise from work performed by the Architect.

(D) **All Coverage.** Each insurance policy required by this Agreement shall be endorsed to state that: (A) coverage shall not be suspended, voided, reduced or canceled except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the District; and (B) any failure to comply with reporting or other provisions of the policies, including breaches of warranties, shall not affect coverage provided to the District, its directors, officials, officers, employees and agents.

3.165 **Separation of Insurers; No Special Limitations.** All insurance required by this Section shall contain standard separation of insurers provisions. In addition, such insurance shall not contain any special limitations on the scope of protection afforded to the District, its directors, officials, officers, employees and agents.

3.166 **Deductibles and Self-Insurance Retentions.** Any deductibles or self-insured retentions must be declared to and approved by the District. Architect shall guarantee that, at the option of the District, either: (A) the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the District, its directors, officials, officers, employees and agents; or (B) the Architect shall procure a bond guaranteeing payment of losses and related investigation costs, claims and administrative and defense expenses.

3.167 **Acceptability of Insurers.** Insurance is to be placed with insurers with a current A.M. Best's rating no less than A: VIII, licensed to do business in California, and satisfactory to the District.

3.168 **Verification of Coverage.** Architect shall furnish District with original certificates of insurance and endorsements effecting coverage required by this Agreement on forms satisfactory to the District. The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf, and shall be on forms provided by the District, if requested. All certificates and endorsements must be received and approved by the District before work commences. The District reserves the right to require complete, certified copies of all required insurance policies, at any time.

3.169 **Subcontractor and Consultant Insurance Requirements.** Architect shall not allow any of its architects, engineers, experts or other consultants to commence work on any subcontract until they have provided evidence satisfactory to the District that they have secured all insurance required under this Section. If requested by Architect, District may approve different scopes or minimum limits of insurance for particular architects, engineers, experts or other consultants. Unless otherwise approved by the District, the architects, engineers, experts and other consultants shall comply with each and every provision of this Section.

3.17 **Records.** Architect shall maintain complete and accurate records with respect to all costs and expenses incurred under this Agreement. All such records shall be clearly identifiable. Architect shall allow a representative of District any time during normal business hours to examine, audit, and make transcripts or copies of such records and any other documents created pursuant to this Agreement. Architect shall allow inspection of all work, data, documents, proceedings, and activities related to the Agreement for a period of five (5) years from the date of final payment under this Agreement.

3.18 **Standardized Manufactured Items.** Architect shall cooperate and consult with District in the use and selection of manufactured items on the Project, including but not limited to, paint, hardware, plumbing, mechanical and electrical equipment, fixtures, roofing materials and floor coverings. All such manufactured items shall be standardized to District's criteria to the extent such criteria do not interfere with building design.

3.19 **Limitation of Agreement.** This Agreement is limited to and includes only the work included in the Project described herein. Any additional or subsequent construction at the site of the Project, or at any other District site, will be covered by, and be the subject of, a separate Agreement for architectural services between District and the architect chosen therefor by District.

3.20 **Mediation.** Disputes arising from this Agreement may be submitted to mediation if mutually agreeable to the parties hereto. The type and process of mediation to be utilized shall be subject to the mutual agreement of the parties.

3.21 **Successors and Assigns.** This Agreement shall be binding upon and shall inure to the benefit of the successors in interest, executors, administrators and assigns of each party to this Agreement. However, Architect shall not assign or transfer by operation of law or otherwise any or all of its rights, burdens, duties or obligations without the prior written consent of District. Any attempted assignment without such consent shall be invalid and void.

3.22 **Asbestos Certification.** Architect shall certify to District, in writing and under penalty of perjury, that to the best of its knowledge, information and belief no asbestos-containing material or other material deemed to be hazardous by the state or federal government was specified as a building material

in any construction document that the Architect prepares for the Project. Architect shall require all consultants who prepare any other documents for the Project to submit the same written certification. Architect shall also assist the District in ensuring that contractors provide District with certification, in writing and under penalty of perjury, that to the best of their knowledge, information and belief no material furnished, installed or incorporated into the Project contains asbestos or any other material deemed to be hazardous by the state or federal government. These certifications shall be part of the final Project submittal. Architect shall include statements in its specifications that materials containing asbestos or any other material deemed to be hazardous by the state or federal government are not to be included.

3.23 **Disabled Veteran Business Enterprise Certification**. If required for this Project, Architect shall provide proof of DVBE compliance, in accordance with any applicable policies of the District or the State Allocation Board, within thirty (30) days of its execution of this Agreement. If Architect fails to comply with this requirement, the Agreement shall be deemed canceled.

3.24 **No Third-Party Rights**. This Agreement shall not create any rights in, or inure to the benefits of, any third-party except as expressly provided herein.

3.25 **Governing Law**. This Agreement shall be construed in accordance with, and governed by, the laws of the State of California. Venue shall be in Los Angeles County.

3.26 **Entire Agreement**. This Agreement, with its exhibits, contains the entire agreement of the parties hereto, and supersedes any and all other prior or contemporaneous negotiations, understandings and oral or written agreements between the parties hereto. Each party acknowledges that no representations, inducements, promises or agreements have been made by any person which is not incorporated herein, and that any other agreements shall be void. Furthermore, any modification of this Agreement shall only be effective if in writing signed by all parties hereto.

3.27 **Exhibits and Recitals**. All exhibits and recitals contained herein and attached hereto are material parts of this Agreement and are incorporated as if fully set forth.

3.28 **Severability**. Should any provision in the Agreement be held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions shall continue in full force and effect.

3.29 **Non-Waiver**. None of the provisions of this Agreement shall be considered waived by either party, unless such waiver is expressly specified in writing.

3.30 **Safety**. Architect shall execute and maintain its work so as to avoid injury or damage to any person or property. In carrying out its Services, the Architect shall at all times be in compliance with

all applicable local, state and federal laws, rules and regulations, and shall exercise all necessary precautions for the safety of its employees, consultant and subcontractors appropriate to the nature of the work and the conditions under which the work is to be performed.

3.31 **Delivery of Notices.** All notices permitted or required under this Agreement shall be given to the respective parties at the following address, or at such other address as the respective parties may provide in writing for this purpose:

DISTRICT:

PASADENA UNIFIED SCHOOL DISTRICT
351 S. Hudson Ave.,
Pasadena, CA.91109
Attn: Leslie Barnes, Ed. D.

Chief Operating Officer

ARCHITECT:

[INSERT ADDRESS OF ARCHITECT]

Attn.: _____

Such notice shall be deemed made when personally delivered or when mailed, forty-eight (48) hours after deposit in the U.S. Mail, first class postage prepaid and addressed to the party at its applicable address. Actual notice shall be deemed adequate notice on the date actual notice occurred, regardless of the method of service.

3.32 **Attorney’s Fees.** If either party commences an action against the other party, either legal, administrative or otherwise, arising out of or in connection with this Agreement, the prevailing party in such litigation shall be entitled to have and recover from the losing party reasonable attorney’s fees and all other reasonable costs of such action, including expert witness fees and expenses.

3.33 **Time of Essence.** Time is of the essence for each and every provision of this Agreement.

3.34 **District’s Right to Employ Other Consultants.** District reserves right to employ other consultants, including Architects, in connection with this Project or other projects.

3.35 **Prohibited Interests.**

335.1 **Solicitation.** Architect maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Architect, to solicit or secure this Agreement. Further, Architect warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Architect, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, District shall have the right to rescind this Agreement without liability.

3352 **Conflict of Interest.** For the term of this Agreement, no director, official, officer or employee of District, during the term of his or her service with District, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

3.36 **Equal Opportunity Employment.** Architect represents that it is an equal opportunity employer and that it shall not discriminate against any employee or applicant for employment because of race, religion, color, national origin, ancestry, sex, age or any other classification protected by federal or state law. Such non-discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination. Architect shall also comply with all relevant provisions of District's minority business enterprise program, affirmative action plan or other related programs or guidelines currently in effect or hereinafter enacted.

3.37 **Labor Certification.** By its signature hereunder, Architect certifies that it is aware of the provisions of Section 3700 of the California Labor Code which require every employer to be insured against liability for Worker's Compensation or to undertake self-insurance in accordance with the provisions of that Code, and agrees to comply with such provisions before commencing the performance of the Services.

3.38 **Fingerprinting Requirements.** Unless exempted, Architect shall comply with the requirements of Education Code Section 45125.1 with respect to fingerprinting of employees who may have contact with the District's pupils. The Architect shall also ensure that its consultants on the Project also comply with the requirements of Section 45125.1. To this end, the Architect and its consultants must provide for the completion of the certification form attached hereto as Exhibit "D" and incorporated herein by reference prior to any of the Architect's employees, or those of any other consultants, coming into contact with the District's pupils.

3.39 **Subcontracting.** As specified in this Agreement, Architect shall not subcontract any portion of the Services required by this Agreement, except as expressly stated herein, without prior written approval of District. Subcontracts, if any, shall contain a provision making them subject to each and every provision of this Agreement.

3.40 **Supplemental Conditions.** Any supplemental conditions shall be attached as an exhibit to this Agreement, and that exhibit shall be incorporated herein by reference.

3.41 **Drug/Tobacco Free Facilities.** All District facilities are drug and tobacco-free facilities. Any drug and/or tobacco use (smoked or smokeless) is prohibited at all times in any District facilities.

3.42 **Authority to Execute.** The persons executing this Agreement on behalf of their respective

Parties represent and warrant that they have the authority to do so under law and from their respective Parties.

PASADENA UNIFIED SCHOOL DISTRICT

By:

Date:

Name:

Title: Superintendent

Attest:

[INSERT TITLE]

[INSERT NAME OF ARCHITECT]

By:

Date:

Name:_____

Title:_____

Attest:

Fed. Tax I.D. #

EXHIBIT “A”
ARCHITECT’S SCOPE OF SERVICES

1. GENERAL REQUIREMENTS.

1.1 **Basic Services.** Architect agrees to perform all the necessary professional architectural, landscape architectural, engineering (e.g., civil, mechanical, electrical, plumbing, structural, site engineering, landscape and any other necessary engineering services) and construction administration services for the Project in a timely and professional manner, consistent with the standards of the profession, including those provided for herein.

1.2 **Exclusions from Basic Services.** The following services shall be excluded from the basic services listed above: **[INSERT LIST OF EXCLUDED SERVICES]**.

1.3 **Additional Services.** Architect shall perform the following Additional Services for the Project:

The Architect shall perform the following additional services under this Agreement only if said services are authorized in advance in writing by the District. Said additional services shall be compensated in accordance with schedule in Exhibit “C.”

[DISTRICT TO NEGOTIATE ADDITIONAL SERVICES WITH ARCHITECT]

- A. Supervision of repair of damage to the Project not resulting from fault of the Architect.
- B. The selection by Architect, at the District’s request, of movable furniture, equipment, or articles which are not included in the construction contract.
- C. The preparation of measured drawings of pre-existing structures as authorized by the District.
- D. The additional services caused by the delinquency or insolvency of the contractor.
- E. If directed or requested by the District, the employment of special consultants, the preparation of special delineation of models, and overtime work by the Architect’s employees, except as otherwise required by this contract.
- F. Providing contract administration services after the construction contract time has been exceeded through no fault of the Architect where it is determined that the fault is that of the contractor and liquidated damages are collected therefor.

1.4 **Cooperation and Communication with District.** Architect shall cooperate and participate in consultations and conferences with District, District's consultants, authorized representatives of District, and/or other local, regional, or state agencies concerned with the Project, which may be necessary for the completion of the Project or the development of the drawings, specifications and documents in accordance with the applicable standards and requirements of law and the District. Such

consultations and conferences shall continue throughout the planning and construction of the Project and the contractor's warranty period. Architect shall take direction only from the District's Representative, or any other representative specifically designated by the District for this Project, including any construction manager hired by the District.

15 **Coordination and Cooperation with Construction Manager.** The District may hire a construction manager to administer and coordinate all or any part of the Project on its behalf. If the District does so, it shall provide a copy of its agreement with the construction manager so that the Architect will be fully aware of the duties and responsibilities of the construction manager. The Architect shall cooperate with the construction manager and respond to any requests or directives authorized by the District to be made or given by the construction manager. The Architect shall request clarification from the District in writing if the Architect should have any questions regarding the authority of the construction manager.

16 **Cost Monitoring.** In conjunction with the other duties described herein, the Architect shall continuously monitor construction costs and provide detailed estimates at the completion of the initial planning phase, schematic plan phase, the design development phase, and any time during the final working drawings and specifications phase when design revisions or market conditions result in a potential change to the previously provided estimate. These estimates should include a breakdown of the work elements as well as contingencies in an amount that corresponds to the level of design completion.

2. **INITIAL PLANNING PHASE.**

During the initial planning phase of the Project, Architect shall do all of the following, as well as any incidental services thereto:

21 **Educational Programming.** Assist District in the preparation of educational programming for the Project to define the scope, size, space relationship and site development.

22 **Project Feasibility.** Provide advice and assistance to District in determining the feasibility of the Project, analysis of the type and quality of materials and construction to be selected, the site location, and other initial planning matters, including, but not limited to, developing a building program identifying and confirming the facility functions, square footage requirements, adjacency relationships, flow diagrams and equipment needs (including a preliminary construction cost estimate based on area costs). Existing equipment needs, data and inventory to be provided by the District.

23 **Meeting Budget and Project Goals.** Architect shall notify District in writing of potential

complications, cost overruns, unusual conditions, and general needs that potentially impact the Project budget and timeline, including the District's Preliminary Construction Budget. Architect shall use its best judgment in determining the balance between the size, type and quality of construction to achieve a satisfactory solution within the Project's budget and construction allowance. It shall be the duty of the Architect to suggest alternatives to District which would reduce costs and to design the Project within budget and State Allocation Board cost standards, if any. As discussed below in Section 7 of this Exhibit, if the lowest responsive and responsible bid for the Project exceeds the budget by the stated percentage amount, Architect may be required to make the necessary changes in the drawing and specifications, at its sole cost and expense, to bring the bids within the required budget.

24 **Permits, Approvals and Authorizations.** As indicated in Section 3.5.4, Architect shall assist District in securing easements, encroachment permits, rights of way, dedications, infrastructures and road improvements, as well as coordinating with utilities and adjacent property owners.

3. **SCHEMATIC PLAN PHASE.**

During the schematic plan phase of the Project, Architect shall do all of the following, as well as any incidental services thereto:

3.1 **Approval and Revisions.** District shall review, study, and check the work product developed during the Initial Planning Phase and presented to it by Architect, and request any necessary revisions or obtain any necessary approvals by the District's Governing Board, subject to the approval of all federal, state, regional or local agencies concerned with the Project. Architect shall make all District requested changes, additions, deletions, and corrections in such work product at no additional cost, so long as they are not inconsistent with earlier District direction.

3.2 **Funding Documents.** If applicable, Architect shall provide a site plan and all other Project-related information necessary and required for an application by District to any federal, state, regional, or local agencies for funds to finance the construction Project.

3.3 **Schematic Plans.** In cooperation with District, Architect shall prepare the conceptual design of the Project, illustrating the scale and relationship of the Project components ("Schematic Plans"). The Schematic Plans shall include a conceptual site plan, if appropriate, and preliminary plans and studies, sections, elevations, schematic drawings, site utilization plans, and phasing plans showing the scale and relationship of the components of the Project, the plot plan development at the site, and the proposed architectural concept of the buildings. Architect shall incorporate the educational programs and the functional requirements of District into the Schematic Plans. At the Architect's option, the Schematic

Plans may include study models, perspective sketches, electronic modeling or combinations of these media. Preliminary selections of major building systems and construction materials shall be noted on the drawings or described in writing. The Schematic Plans shall meet all laws, rules and regulations of the State of California, including but not limited to, the regulations of the State Department of Education (5 Cal. Code Regs. § 14000 et seq.) or the Office of Public School Construction (“OPSC”), as well as any guidelines implemented by the State Department of Education. All Schematic Plans shall be prepared in a form which may be submitted to the State Department of Education and OPSC for approval. The Schematic Plans shall show all rooms incorporated in each building of the Project in single-line drawings, and shall include all revisions required by District or by any federal, state, regional or local agency having jurisdiction over the Project. All architectural drawings for the Project shall be in a form suitable for reproduction.

34 **Preliminary Project Budget.** Architect shall use the District's Preliminary Construction Budget and its own expertise and experience with the Project to establish a preliminary project budget or allowance in a format required by District or, if applicable, by any school construction funding agency identified by District (“Architect’s Preliminary Project Budget”). The purpose of the Architect's Preliminary Project Budget is to show the probable Project cost in relation to District's Preliminary Construction Budget and the construction standards of any applicable funding agency. If Architect perceives site considerations which render the Project expensive or cost prohibitive, Architect shall disclose such conditions in writing to District immediately. As stated below in Section 7 of this Exhibit, if the lowest responsive and responsible bid for the Project exceeds the budget by more than the stated percentage amount, Architect may be required to make the necessary changes in the drawings and specifications, at its sole cost and expense, to bring the bids within the required budget Architect shall provide a preliminary written time schedule for the performance of all construction work on the Project.

35 **Copies of Schematic Plans and Other Documents.** Architect, at its own expense, shall provide a complete set of the Schematic Plans described herein for District’s review and approval. Additionally, at District's expense, Architect shall provide such documents as may be required by any federal, state, regional or local agencies concerned with the Project, including but not limited to, the State Department of Education, the Division of State Architect, the Department of General Services or any other appropriate federal, state, regional or local regulatory bodies. Any additional copies required by District shall be provided at actual cost to District.

4. **DESIGN DEVELOPMENT PHASE.**

During the design development phase of the Project, Architect shall do all of the following, as well as any incidental services thereto: **Approval and Revisions.** District shall review, study, and check the Schematic Plans presented to it by Architect, and request any necessary revisions or obtain any necessary approvals by the District’s Governing Board, subject to the approval of all federal, state, regional or local

agencies concerned with the Project. Architect shall make all District requested changes, additions, deletions, and corrections in the Schematic Plans at no additional cost, so long as they are not inconsistent with earlier District direction.

4.1 **Design Development Documents.** Once District provides Architect with specific written approval of the Schematic Plans described herein, Architect shall prepare design development documents consisting of: (1) site and floor plans; (2) elevations; (3) sections; (4) typical construction details; (5) equipment layouts; and (6) any other drawings and documents sufficient to fix and describe the types and makeup of materials, as well as the scope, relationships, forms, size, appearance and character of the Project's structural, mechanical and electrical systems, and to outline the Project specifications ("Design Development Documents"). The Design Development Documents shall be prepared in sufficient form to present to the District's Governing Board for approval.

4.2 **Copies of Design Development and Other Documents.** Architect, at its own expense, shall provide a complete set of the Design Development Documents described herein for District's review and approval. Additionally, at District's expense, Architect shall provide such documents as may be required by any federal, state, regional or local agencies concerned with the Project, including but not limited to, the State Department of Education, the Division of State Architect, the Department of General Services or any other appropriate federal, state, regional or local regulatory bodies. Any additional copies required by District shall be provided at actual cost to District.

4.3 **Updated Project Budget.** Architect shall use its Preliminary Project Budget and expertise and experience with the Project to establish an updated estimate of probable construction costs, containing detail consistent with the Design Development Documents as set forth herein and containing a breakdown based on types of materials and specifications identified herein ("Architect's Updated Project Budget").

4.4 **Timetable.** Architect shall provide a written timetable for completion of the Project.

4.5 **Application for Approvals.** Architect shall assist District in applying for and obtaining required approvals from all federal, state, regional or local agencies concerned with the Project, including but not limited to, the State Department of Education, the Division of State Architect, the Department of General Services or any other appropriate federal, state, regional or local regulatory bodies. Architect shall process all architectural and engineering information required to prepare and process applications to applicable utilities in order to secure priorities and materials, to aid in the construction of the Project and to obtain final Project approval and acceptance by any of the above agencies as may be required.

4.6 **Color and Other Aesthetic Issues.** Architect shall provide, for District's review and approval, a preliminary schedule of all color materials and selections of textures, finishes and other matters involving an aesthetic decision about the Project.

4.7 **Incorporation of Post-Construction Stormwater Design Standards.** The Architect shall incorporate post-construction design standards into the Project as follows:

A. **Basic Requirements.**

As part of the basic Services provided pursuant to this Agreement, the Architect shall include in the design prepared for the Project as appropriate, the post-construction best management practices (“BMPs”) necessary to ensure that the District and the contractor(s) comply with the State Water Resources Control Board (State Water Board) storm water regulations applicable to the Project, including, but not limited to Water Quality Order No. 2009-0009-DWQ National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002. The Architect shall include all costs associated with incorporating such BMPs into the design of the Project at no additional cost to the District.

B. **Incorporation of Design Standards.**

In order to ensure such compliance, the Architect shall incorporate the following four Design Standards as goals for the design of the Project:

1. **Conserve Natural Areas:** Conservation of existing natural areas on the Project site to the maximum extent possible.
2. **Volume and Flow (Hydromodification) Control:** Incorporation of non-structural and structural measures to manage the volume and flow of storm water runoff from the completed Project site, and replicate the pre-project water balance (defined as the volume of rainfall that ends up as runoff) for the smallest storms up to the 85th percentile storm event. For sites whose disturbed area exceeds two acres, preserve the pre-construction drainage density (miles of stream length per square mile of drainage area) for all drainage areas within the area serving a first order stream¹⁴ or larger stream and ensure that post-project time of runoff concentration is equal or greater than pre-project time of concentration.

3. Minimization of Pollutants of Concern: Use of BMPs to reduce the discharge of pollutants from the completed Project site as described in Section C below.
4. Provide Ongoing BMP Maintenance: Incorporate and describe maintenance required for BMPs in Project plans so that District can ensure that the BMPs and storm water system are performing as designed.

C. Specific Requirements for BMPs.

The BMPs the Architect incorporates as part of the Design Standards described above, shall be designed to minimize pollutants of concern and shall focus on mitigating the impacts caused by impervious surfaces by implementing BMPs that stress: (i) low impact development (LID) designs that infiltrate and treat storm water on the Project site; (ii) source controls; and (iii) treatment controls. BMPs which may be used to comply with the above-described design standards may be found in

U.S. EPA's Toolbox of BMPs at:

http://cfpub1.epa.gov/npdes/stormwater/swphase2.cfm?program_id=6.

or in the County of Los Angeles' Low Impact Development Handbook which can be found at:

http://dpw.lacounty.gov/wmd/LA_County_LID_Manual.pdf

The Regional Water Quality Control Board may also have lists of approved references

5. **FINAL WORKING DRAWINGS AND SPECIFICATIONS.**

During the final working drawings and specifications phase of the Project, Architect shall do all of the following, as well as any incidental services thereto:

5.1 **Approval and Revisions.** District shall review, study, and check the Design Development Documents presented to it by Architect, and request any necessary revisions or obtain any necessary approvals by the District's Governing Board, subject to the approval of all federal, state, regional or local agencies concerned with the Project. Architect shall make all District requested changes, additions, deletions, and corrections in the Design Development Documents at no additional cost, so long as they are not inconsistent with earlier District direction.

5.2 **Final Working Drawings and Specifications.** Once District provides Architect with specific written approval of the Design Development Documents described herein, Architect shall prepare such complete working drawings and specifications as are necessary for developing complete bids and for

properly executing the Project work (“Final Working Drawings and Specifications”). Such Final Working Drawings and Specifications shall be developed from the Schematic Plans and Design Development Documents approved by District. The Final Working Drawings and Specifications shall set forth in detail all of the following: (1) the Project construction work to be done; (2) the materials, workmanship, finishes, and equipment required for the architectural, structural, mechanical, and electrical systems; and (3) the utility service connection equipment and site work. District may be requested to supply Architect with the necessary information to determine the proper location of all improvements on and off site, including existing record drawings (“existing record drawings”) in District's possession. Architect will make a good-faith effort to verify the accuracy of such information by means of a thorough interior and exterior visual survey of site conditions. District shall also make a good-faith effort to verify the accuracy of the existing record drawings and provide any supplemental information to Architect which may not be shown on the existing record drawings. Architect shall not be responsible for the accuracy of the existing record drawings, except to the extent that any inaccuracy should have been detected by the Architect, pursuant to its standard of care, from readily available documents and visual observations of existing conditions. Architect shall be reaching out to DSA for any historical documents not in possession with District which may need further research with DSA on old project in the District.

53 **Form.** The Final Working Drawings and Specifications must be in such form as will enable Architect and District to secure the required permits and approvals from all federal, state, regional or local agencies concerned with the Project, including but not limited to, the State Department of Education, the Division of State Architect, the Department of General Services or any other appropriate federal, state, regional or local regulatory bodies. In addition, the Final Working Drawings and Specifications must be in such form as will enable District to obtain, by competitive bidding, a responsible and responsive bid within the applicable budgetary limitations and cost standards. The Final Working Drawings and Specifications shall be clear and legible so that uniform copies may be on standard architectural size paper, properly indexed and numbered, and shall be capable of being clearly copied and assembled in a professional manner by Architect.

54 **Approval and Revisions.** District shall review, study, and check the Final Working Drawings and Specifications presented to it by Architect, and request any necessary revisions or obtain any necessary approvals by District’s Governing Board, subject to the approval of all federal, state, regional or local agencies concerned with the Project, including but not limited to, the State Department of Education, the Division of State Architect, the Department of General Services or any other appropriate federal, state, regional or local regulatory bodies. Architect shall make all District-requested changes, additions, deletions, and corrections in the Final Working Drawings and Specifications at no additional cost, so long as they are not in conflict with the requirements of public agencies having jurisdiction or prior approval, or inconsistent with earlier District direction or Architect’s professional judgment. Architect shall bring any such conflicts and/or inconsistencies to the attention of District. The parties agree that Architect, and not the District, possesses the requisite expertise to determine the constructability of the Final Working Drawings and Specifications. However, the District reserves the right to conduct one or more

constructability review processes with the Final Working Drawings and Specifications, and to hire an independent architect or other consultant to perform such reviews. Any such independent constructability review shall be at District's expense. Architect shall make all District-requested changes, additions, deletions, and corrections in the Final Working Drawings and Specifications which may result from any constructability review, at no additional cost to the District, so long as they are not in conflict with the requirements of public agencies having jurisdiction or prior approval, or inconsistent with earlier District direction or Architect's professional judgment. If such changes, additions, deletions or corrections are inconsistent with prior District direction, Architect shall make such alterations and be compensated therefore pursuant to the Additional Services provision of this Agreement.

55 **Costs of Construction.** It is understood by Architect that should the Final Working Drawings and Specifications be ordered by District, District shall specify the sum of money set aside to cover the total cost of construction of the work, exclusive of Architect's fees. Should it become evident that the total construction cost will exceed the specified sum, Architect shall at once present a statement in writing to the District's Representative setting forth this fact and giving a full statement of the cost estimates on which the conclusion is based.

56 **Copies of Final Working Drawings and Specifications and Other Documents.** Architect, at its own expense, shall provide a complete set of the Final Working Drawings and Specifications described herein for District's review and approval. Additionally, at District's expense, Architect shall provide such documents as may be required by any federal, state, regional or local agencies concerned with the Project, including but not limited to, the State Department of Education, the Division of State Architect, the Department of General Services or any other appropriate federal, state, regional or local regulatory bodies. Any additional copies required by District shall be provided at actual cost to District.

6. **CONSTRUCTION CONTRACT DOCUMENTS.**

During the construction contract documents phase of the Project, Architect shall do all of the following, as well as any incidental services thereto:

6.1 **Bid and Contract Documents.** If so required by District, Architect shall assist District in the completion of all bid and construction documents, including but not limited to, the Notice Inviting Bids, Instructions to Bidders, Contract Bid Forms (including Alternate Bids as requested by District), Contract, General Conditions, Supplementary General Conditions, Special Conditions, other necessary conditions of the contract, Project Manual (e.g. conditions of the contract, specifications, and, if desired by District, bidding requirements and sample forms), Labor Compliance Program requirements or Department of Industrial Relations' Compliance Monitoring Unit requirements as applicable, DVBE and other applicable affirmative action documents, Performance Bond, Payment Bond, Escrow Agreement for Security Deposits, and any other certifications and documents required by federal, state and local laws,

rules and regulations which may be reasonably required in order to obtain bids responsive to the specifications and drawings. All such documents shall be subject to the approval of District and District's legal counsel.

62 **Final Estimate.** At the time of delivery of these bid and construction documents, which shall include the Final Working Drawings and Specifications (collectively referred to herein as the "Construction Documents"), Architect shall provide District with its final estimate of probable construction cost ("Architect's Final Estimate"). As stated above, it shall be the Architect's duty to design

7. **BID PHASE.**

During the bid phase of the Project, Architect shall do all of the following, as well as any incidental services thereto:

7.1 **Reproducible Construction Documents.** Once District provides Architect with specific written approval of the Construction Documents and Architect's Final Estimate, Architect shall provide to District one set of reproducible Construction Documents.

7.2 **Distribution of Contract Documents and Review of Bids.** Architect shall assist District in distributing the Construction Documents to bidders and conducting the opening and review of bids for the Project. District will reimburse the Architect for the cost of reproducing bid sets, addenda and related delivery charges.

7.3 **Over budget.** If the apparent lowest responsive and responsible bid on the Project exceeds the Architect's Final Estimate by more than five percent (5%), District may request Architect to amend, at Architect's sole cost and expense, the Final Drawings and Specifications in order to rebid the Project and receive a lowest responsive and responsible bid equal to or less than the Architect's Final Estimate. All revisions necessary to bring the lowest responsible and responsive bid within the Architect's Final Estimate, including any omissions, deferrals or alternates, shall be made in consultation with, and subject to the approval of, the District.

8. **CONSTRUCTION PHASE.**

During the construction phase of the Project, Architect shall do all of the following, as well as any incidental services thereto:

8.1 **Observation.** The Project Architect shall observe work executed from the Final Working

Drawings and Specifications in person, provided that District may, in its discretion, consent to such observation by another competent representative of Architect.

82 **General Administration.** Architect shall provide general administration of the Construction Documents and the work performed by the contractors.

83 **Pre-Construction Meeting.** Architect shall conduct one or more pre-construction meetings, as the District determines is needed for the Project, with all interested parties.

84 **Site Visits of Contractor's Work.** Architect shall conduct site visits to observe each contractors' work for general conformance with the Construction Documents and with any approved construction schedules or milestones. Such site visits shall be conducted as often as are necessary and appropriate to the stage of construction, according to the District's sole discretion, but in no event less than weekly.

85 **Site Visits of Inspector's Work.** Architect shall conduct site visits to communicate and observe the activities of the Project inspectors, including the Inspector of Record. Such site visits shall be conducted as often as is mutually acceptable to Architect and District. Architect shall direct the Project inspectors and the Project contractors, and shall coordinate the preparation of record drawings indicating dimensions and location of all "as-built" conditions, including but not limited to, underground utility lines.

86 **Coordination of Architect's Consultants.** Architect shall cause all architects, engineers and other consultants, as may be hired by Architect or District, to observe the work completed under their disciplines as required, and approve and review all test results for general conformance with the Construction Documents.

87 **Reports.** Architect shall make regular reports as may be required by applicable federal, state or local laws, rules or regulations, as well as the federal, state, regional or local agencies concerned with the Project, including but not limited to, the State Department of Education, the Division of State Architect, the Department of General Services, the County in which the Project is located, the City in which the Project is located or any other appropriate federal, state, regional or local regulatory bodies.

88 **Construction Meetings: Minutes.** Architect shall attend all construction meetings and provide written reports/minutes to the District after each construction meeting in order to keep District informed of the progress of the work. Such meetings shall occur at a frequency necessary for the progress of the Project work, according to the District's sole discretion, but no less than weekly.

89 **Written Reports.** Architect shall make written reports to District as necessary to inform District of problems arising during construction, changes contemplated as a result of each such problems, and progress of the Project work. The Architect shall not have control over the acts or omissions of the

contractors, subcontractors or their agents or employees, or of any other persons or entities performing or supplying portions of the work which were not employed or hired by Architect. The contractor shall not be relieved of its obligation to perform the work in accordance with the Contract Documents either by activities or duties of the Architect, or by tests, inspections or approvals required or performed by persons other than the contractor.

8.10 **Written Records**. Architect shall keep accurate written records of the progress and quality of the Project work and the time schedules, and shall advise the contractors and District of any deviations from the time schedule which could delay timely completion of the Project.

8.11 **Material and Test Reports**. Architect shall check and process, in a timely manner, all required material and test reports for the Project work. In addition, Architect shall provide notice of any deficiencies in material or work reflected in such reports, as well as its recommendation for correction of such deficiencies, to the contractors, District and federal, state, regional or local agencies concerned with the Project, including but not limited to, the State Department of Education, the Division of State Architect, the Department of General Services or any other appropriate federal, state, regional or local regulatory bodies.

8.12 **Review and Response to Submissions**. Architect shall review and respond, in a timely manner, to all schedules, submittals, shop drawings, samples, information requests, change requests, and other submissions of the contractor and subcontractors for compliance with, or alterations and additions to, the Construction Documents. Architect's review and response shall be done in such a manner so as to ensure the timely and uninterrupted progress of the Project work. Submission requests which involve more work or time than is normally required for routine submissions, as mutually determined by the Parties, may be the subject of additional compensation as Additional Services.

8.13 **Rejection of Work**. Architect shall promptly reject, as discussed with District, work or materials which do not conform to the Construction Documents. Architect shall immediately notify the District and contractor(s) of such rejections. Architect shall also have the authority to recommend to the District that additional inspection or testing of the work be performed, whether or not such work is fabricated, installed or completed.

8.14 **Substitutions**. Architect shall consult with District, in a timely manner, with regard to substitution of materials, equipment and laboratory reports thereof, prior to the District's final written approval of such substitutions. Architect's consultation shall be done in such a manner so as to ensure the timely and uninterrupted progress of the Project work. Substitution requests which involve more work or time than is normally required for routine substitutions, as mutually determined by the Parties, may be the subject of additional compensation as Additional Services.

8.15 **Revised Documents and Drawings.** Architect shall prepare, at no additional expense to District, all documents and/or drawings made necessary by errors and omissions in the originally approved Construction Documents.

8.16 **Change Requests and Material Changes.** Architect shall evaluate and advise District, in a timely manner and in writing, of any change requests and material change(s) which may be requested or necessary in the Project plans and specifications. Architect shall provide the District with its opinion as to whether such change requests should be approved, denied or revised. If the District has not hired a construction manager or other person to do so, the Architect shall prepare and execute all change orders and submit them to the District for authorization. If the District has designated a construction manager or other person to prepare all change orders, the Architect shall review all change orders prepared by such person, execute them and deliver them to the District for authorization if they meet with the Architect's approval, or submit them to the District with recommendations for revision or denial if necessary. Architect shall not order contractors to make any changes affecting the contract price without approval by District of such a written change order, pursuant to the terms of the Construction Documents. Architect may order, on its own responsibility and pending the District's Governing Board approval, changes necessary to meet construction emergencies, if written approval of District's Representative is first secured. Architect may also authorize minor changes in the work, pending District's approval, so long as such changes are not inconsistent with the intent of the Construction Documents and do not involve an adjustment in the contract sum or an extension of the contract time.

8.17 **Applications for Payment.** Architect shall examine, verify and approve contractor's applications for payment, and shall issue certificates for payment in amounts approved by the Project Inspector of Record or the District's Representative, based on the Architect's observations at the site. The issuance of a certificate for payment shall not be a representation that the Architect has: (1) made exhaustive or continuous on site inspections of the work for which payment is sought; (2) reviewed construction means, methods, techniques, sequences or procedures for the work for which payment is sought; (3) ascertained how and for what purpose the contractor has used money previously paid; or (4) certified that the work for which payment is sought is without defects.

8.18 **Final Color and Product Selection.** Architect shall coordinate final color and product selection with District's original design concept.

8.19 **Substantial Completion.** Architect shall determine the date of substantial completion, in consultation with the District.

8.20 **Punch List.** After determining that the Project is substantially complete, Architect shall participate in the inspection by the IOR of the Project and shall review all remaining deficiencies and minor items needed to be corrected or completed on the Project, including those identified on the punch

list prepared by the contractor (“Punch List Items”). Architect shall notify contractor in writing that all Punch List Items must be corrected prior to final acceptance of the Project and final payment. Architect shall also notify District of all Punch List Items.

821 **Warranties.** Architect shall review materials assembled by the contractor and subcontractors with regard to all written warranties, guarantees, owners’ manuals, instruction books, diagrams, record “as built” drawings, and any other materials required from the contractors and subcontractors pursuant to the Construction Documents. Architect shall coordinate and provide these materials to the District.

822 **Certificate of Completion.** Architect shall participate in any further inspections of the Project necessary to issue Architect’s Certificate of Completion and final certificate for payment.

823 **Documents for Project Close-Out.** Architect shall cause all other architects, engineers and other consultants, as may be hired by Architect, to file any and all required documentation with the District or other governmental authorities necessary to close out the Project. Architect shall assist the District in obtaining such documentation from all other architects, engineers, or other consultants.

9. **RECORD DRAWINGS.**

During the record drawings phase of the Project, Architect shall do all of the following, as well as any incidental services thereto:

9.1 **Record Drawings and Specifications.** Not later than thirty (30) days after substantial completion of the Project, before receipt of final payment, Architect shall review and forward the Final Working Drawings and Specifications, indicating on them all changes made by change orders or otherwise pursuant to the Construction Documents, as well as all information called for on the specifications, thus producing an “record” set of Final Working Drawings and Specifications (“Record Drawings and Specifications”). The Record Drawings and Specifications shall show, among other things, the location of all concealed pipe, buried conduit runs and other similar elements within the completed Project. Architect shall personally review and certify that the Record Drawings and Specifications are a correct representation of the information supplied to Architect by the Inspector of Record and the contractor, and shall obtain certifications from the Inspector of Record and the contractor that the drawings are correct.

9.2 **Approval.** Once District provides Architect with specific written approval of the Record Drawings and Specifications, Architect shall forward to District the complete set of original Record Drawings and Specifications or a complete set of reproducible duplicate Record Drawings and Specifications. The tracing shall be of such quality that clear and legible prints may be made without appreciable and objectionable loss of detail.

93 **Documents for Final Payment.** Prior to the receipt of Architect's final payment, Architect shall forward to District all of the following: (1) one clear and legible set of reproductions of the computations; (2) the original copy of the specifications; (3) the Record Drawings and Specifications as required herein; (4) the final verified progress report required pursuant to Title 24 of the California Code of Regulations; and (5) Architect's Certificate of Completion.

10. **WARRANTY PERIOD.**

During the warranty period phase of the Project, Architect shall do all of the following, as well as any incidental services thereto:

10.1 **Advice.** Architect shall provide advice to District on apparent deficiencies in the Project during any applicable warranty periods for the Project.

EXHIBIT “B”

FEE AND PHASING/FUNDING SCHEDULES

1. **Fee Schedule.**

2.

The Architect and District have negotiated the Architect’s Total Compensation based upon the initial assessment and scope development.

3. **Phasing/Funding Schedule.**

Progress payments towards Total Compensation shall never exceed the following percentages of Total Compensation as of the phase indicated: Where compensation is based on a stipulated sum or percentage of Construction Cost, progress payments Services in each phase shall total the following percentages of the Total Compensation payable.

1. Initial Program Assessment to develop design scope and design price.

- Total Price \$ _____

2. Design to include:

- Schematic Design _____ percent (20%)
- Design Development _____ percent (20%)
- Construction Drawings _____ percent (40%)
- DSA Submittal and Approval _____ percent (20%)
- Total Price \$ _____

3. NTE exceed price for (Invoiced Monthly:

- Bid Support
- Construction Administration
- Closeout
- NTE Price \$ _____

4. NTE Reimbursables: (Invoiced Monthly)

- NTE Price \$50,000.00

EXHIBIT “C”
COMPENSATION RATES AND REIMBURSABLE EXPENSES
[SAMPLE ONLY-TO BE NEGOTIATED**]**

1. **Hourly Compensation Rates.**

	HOURLY RATES
Principal	
Regional Vice President	
Educational Services	
Project Architect	
Senior Project Manager	
Director of Design	
Cost Estimator	
Project Manager	
Senior Construction Administrator	
Senior Designer	
Interior Design Director	
Designer	
Graphics	
Project Leader	

Technical Services/QA Plan Reviewer/Spec Writer	
Labor Compliance	
Interior Senior Designer	
Job Captain	
Senior Drafter	
Intermediate Drafter	
Junior Designer	
Educational Services Support	
Computer Services	
Interior Design/Project Coordinator	
Drafter	
Intern Architect	
DSA Coordinator	
Construction Administration Support	
Contract Administrator	
Admin Support	

These are the current hourly rates effective _____ through _____. Increases in the above hourly rates shall be made only by an authorized amendment to this Agreement.

2. **Reimbursable Expenses.**

[INSERT AUTHORIZED REIMBURSABLE EXPENSES AS NEGOTIATED]

3. **Additional Services.**

Additional Services shall be computed at the actual hourly rates described above.

4. **Additional Consultants.**

If the District requires Architect to hire consultants to perform any Additional Services, Architect shall be compensated therefore at the consultant's actual hourly rates plus **fifteen** percent (15%). District shall have the authority to review and approve the rates of any such consultants.

ATTACHMENT 2

NON-COLLUSION DECLARATION

The undersigned declares:

I am the _____ (Title) 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 that anyone shall 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 of 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.

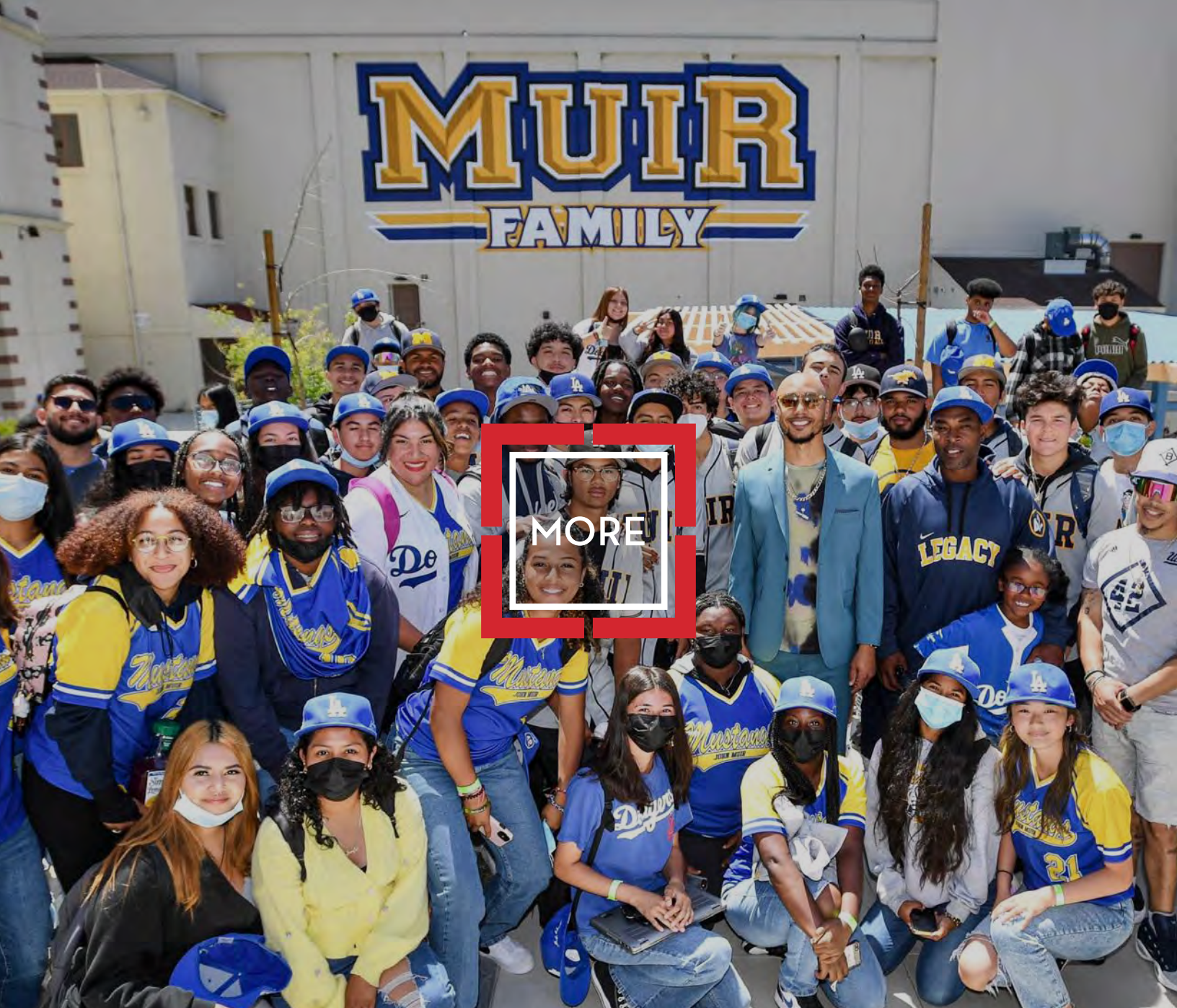
I declare under penalty of perjury under the applicable laws that the foregoing is true and correct and that this declaration is executed on _____ (Month) _____ (Day) of _____ (Year), at _____ (City), _____ (State).

Signature of Declarant: _____

Printed name of Declarant: _____

Name of Bidder (Company): _____

Title or Office: _____



STATEMENT OF QUALIFICATIONS

PASADENA UNIFIED SCHOOL DISTRICT
REQUEST FOR PROPOSAL (RFP) NO. 09-23/24

MUIR HIGH SCHOOL GYM AND POOL MODERNIZATION PROJECT
PROJECT ARCHITECTURAL SERVICES

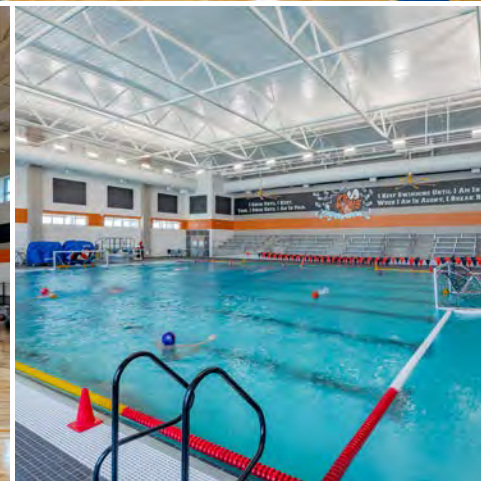
OCTOBER 27, 2023

tsk in partnership with **Huckabee**



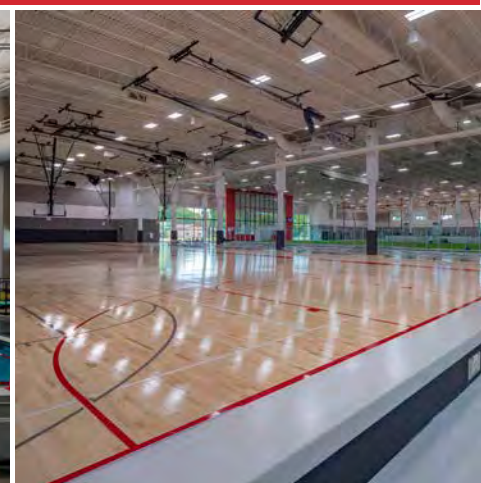
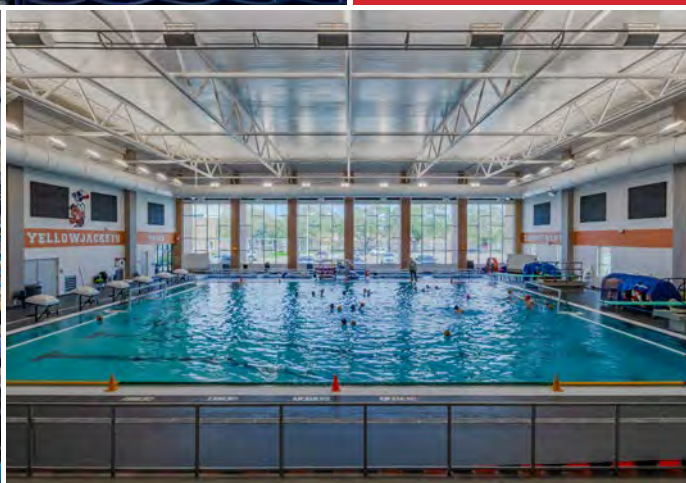
60+ years

Dedicated to
serving public
education.



We are...

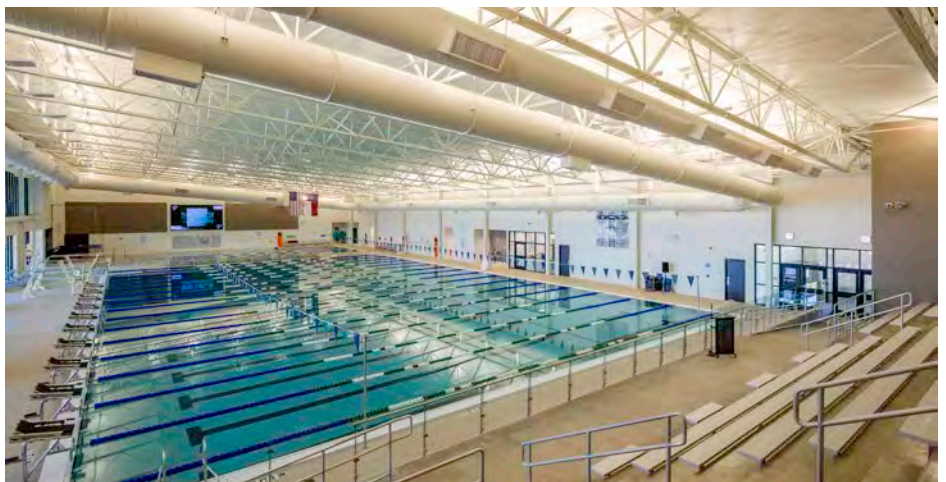
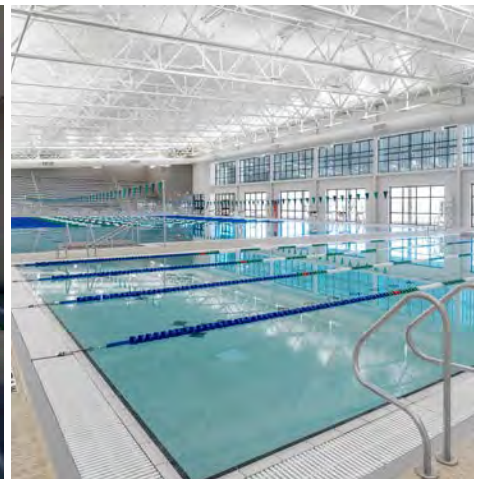
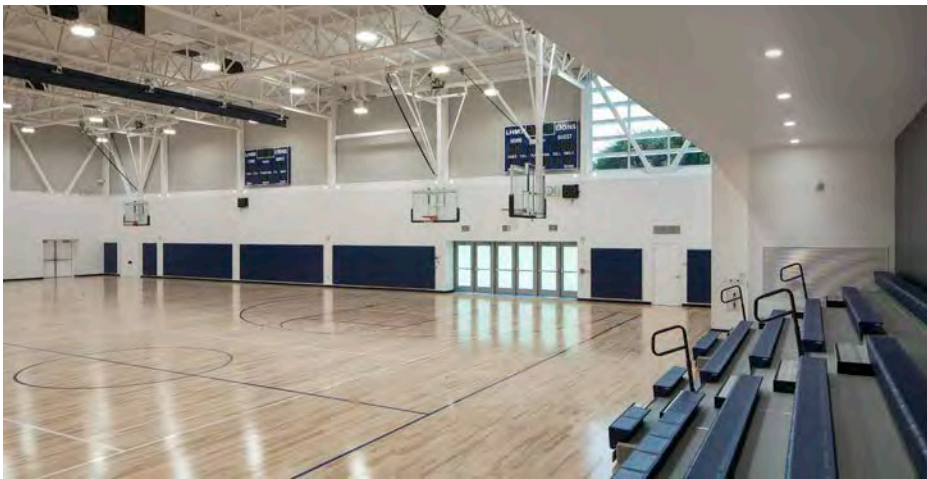
Committed to the success of
all students and the profound
impact it has on **all** of us.



tsk in partnership with Huckabee

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FIRM QUALIFICATIONS | SECTION ONE



FIRM QUALIFICATIONS

The partnership of TSK + Huckabee brings more than 60 years of serving Southern California and the Southwest region's school districts. Our firms offers a range of services and expertise specific to elementary schools. Additionally, our team includes architects and engineers, educational researchers, former educators and administrators, curriculum specialists, school district public relations leaders and construction professionals who are available to share insight and collaborate with Pasadena USD.

We pride ourselves in being MORE than architects! To be successful in all aspects of education and student well-being, you need MORE than a building. Our team understands the challenges and opportunities faced by public education and we are passionate about the incredible impact your work and ours has on students, educators and communities

Services + Expertise

While TSK is primarily an architectural firm, through our partnership with Huckabee, we offer a range of services that focus on education and create a holistic approach to planning, design, construction and more. These include: **facility assessment, master planning, classroom modernization**, program management, construction management, branding, interior design, furniture coordination, safety and security planning, environmental graphics and wayfinding, structural engineering, MEP engineering, cost estimating, jurisdictional review, DSA coordination, construction administration, and post occupancy evaluation.

More Than Architects

TSK + Huckabee's unique qualifications are centered around our commitment to **being more for our clients**. They include:

- **A highly qualified, motivated team:** We are dedicated to serving education. We have gone to exceptional lengths to hire the best, most-committed individuals within the architectural and educational fields. For PUSD, this means that at all levels of our firm, we understand the intricacies of what you do, what you are trying to accomplish and the shifts in education and the marketplace that impact your students, staff and retention efforts. With TSK + Huckabee, you receive a superior and more student-driven solution from top to bottom.
- **The right expertise:** We are ready and equipped to be your trusted architect for your project(s). A large majority of our work involves ongoing partnerships to modernize facilities, address space utilization and design specialized facilities such as early learning centers, career & technology facilities, and athletics and fine arts spaces.
- **The latest and greatest tools:** We use robust technologies, from BIM and virtual / augmented reality to LIDAR / 3D scanning, to create a wealth of information to help inform the design process.
- **Comprehensive services:** Our services are designed to provide a holistic approach. In addition to A/E services, we offer program management, construction management, facility assessments, long-range and master planning, branding, communications, public relations, structural engineering, MEP engineering, interior design, furniture coordination, environmental graphics, signage, wayfinding, virtual / augmented reality, animation, educational research, cost estimating, jurisdictional review, permitting, DSA coordination, full-time construction administration, close-out and warranty services, and post occupancy evaluations.



DSA Experience

We have decades of experience obtaining new construction and modernization approvals and project certifications from the DSA. Our firm has not only developed a deep understanding of DSA's specific requirements, including valuable information plan-checkers seek on construction documents we have developed an ***excellent professional working relationship with Douglas Humphry and Carlos Araujo on our local DSA Los Angeles Structural, Access and Fire Life Safety plan-checking teams.*** We maintain consistent engagement with DSA regional staff to assure project compliance.

This practice has played a pivotal role in cultivating our constructive rapport with DSA. During the construction phase, our approach is proactive in collaborating with DSA inspectors to preempt potential hurdles. This involves a collaborative partnership with both the inspectors and testing agencies, facilitating daily execution of mandatory tests and inspections. Our oversight encompasses inspection operations, encompassing the meticulous collection, documentation, and filing of daily inspection reports.

Our efforts have led to our successful track record of more than 100 certified projects. We understand the critical nature of completing the approval and certification of your project so as not to jeopardize the much-needed state funding and/or approval of future projects.

California Green Building Standards Code

TSK + Huckabee is a long-time member of the U.S. Green Building Council. In addition, we have over 20 LEED-certified professionals on staff, representing our design, engineering and interiors departments. We are committed to producing designs that respect their surroundings—in terms of form, function and environmental impact. Thoughtful design decisions help us create harmony between natural and built environments.

The development of school facilities triggers various special requirements under the California Environmental Quality Act, the Education Code, and Title 5 of the California Code of Regulations. Depending on the circumstances, school projects also trigger reviews by the California Department of Education, the Department of Toxic Substances Control, and various other agencies. In addition, schools are often subject to local governmental, city and county agencies and fire marshals.

All these requirements involve special studies, protocols, and standards. Exactly which requirements are triggered depends on the type of project, whether an elementary, middle or high school and whether state- or locally-funded. We typically work in concert with the district and an environmental consultant to assemble our initial CEQA reports. These reports will contain a description of the project and its environment as well as environmental checklist, and include an analysis of the following topic areas:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology / Soils
- Hazards / Hazardous Materials
- Hydrology / Water Quality
- Land Use / Planning
- Mineral Resources
- Noise
- Population / Housing
- Public Services
- Recreation
- Transportation / Traffic
- Utilities / Service Systems

TSK + Huckabee will conduct site visits and document existing conditions with photographs. The visual inspection of the campus and its surrounding uses will confirm surrounding land uses and identify potentially sensitive areas. Based on the complexity of each project, we will make recommendations to achieve the necessary environmental and local government approvals in a timely manner.

Unique Qualifications

Huckabee is the leading education-only design firm in the nation. With over five decades of experience in education, we know what it takes to create facilities that **function to meet a community's needs**. We will facilitate a process that engages your district and community to provide exciting and collaborative environments for your students.

TSK + Huckabee offers a range of services and expertise from which you can draw from to accomplish your goals. Our team includes architects and engineers, educational researchers, former educators and administrators, curriculum specialists, school district public relations leaders and construction professionals. We are committed to our clients at all levels. We not only bring creative and collaborative ways to engage with a client's stakeholders during design, but we also offer a high level of expertise in critical areas of safety and security, educational research and changes to codes and standards that impact school design. This experience, along with a range of in-house services, **enhances design and brings value to our clients** and their communities throughout the project (and beyond).

Educational Research

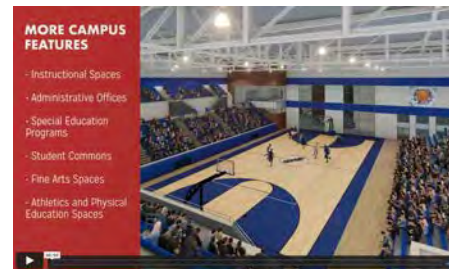


Huckabee has the **only educational research lab in Texas**. Clients visit the space (located at Baylor University) to test-fit learning environments before putting them into practice. LEx Labs emphasizes the use of flexible furniture and technology within instructional, STEM and professional learning spaces. It's a hands-on lab that allows you to create, test and design your ideal school.

Our team can also **bring the LEx Labs experience to PUSD**. We can offer a virtual tour of the space or take you to existing facilities that share similarities with the interactive space. Experiencing new learning environments in real-time allows your design committees a chance to expand their mindset and kick-start the creative process.

Through LEx Labs, our clients also have the benefit of **research that has been conducted on flexible learning environments** and their impact to student engagement. One key result shows that students in flexible learning environments exhibited higher levels of engagement and improved grades. Already, our clients have used this data to inform design. The topic of educational research and how it relates to your investment in educational facilities is an area where Huckabee offers a unique perspective.

Community Engagement



TSK + Huckabee has the in-house capability to help the district facilitate progress updates to the community—above and beyond the formal reports prepared for the Board. This includes the development of multi-media updates and visual story-telling that can be shared through social media, the district website, media outlets and more.

Furniture Planning



TSK + Huckabee has in-house experts on furniture design for public schools. Our in-house furniture coordinators have helped school districts **find the right solution that fits their culture, learning styles and budget**. Their approach integrates furniture planning with architectural design decisions. For schools of all sizes, we have seen that when designed correctly, the use of furniture contributes to the development of campus culture, social and emotional learning, and student success.

Environmental Graphics + Wayfinding



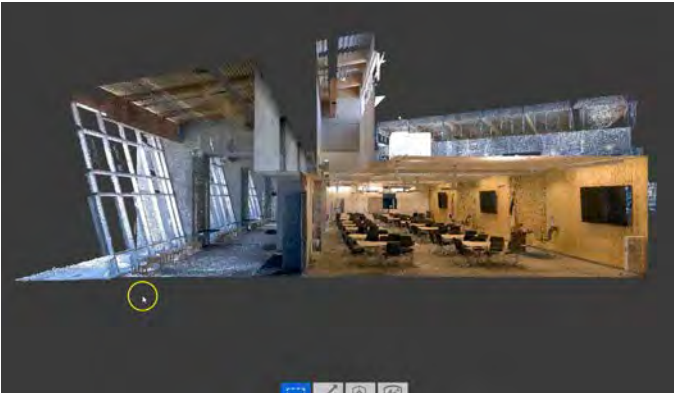
Our environmental graphics team engages your audience through campus branding, graphic design and spatial wayfinding within the built environment, using these visuals as a platform for communicating information, shared values and school pride. Our in-house graphic designers work with PUSD to ensure **each space is exciting, engaging and easy to navigate** while reinforcing your unique culture through artistic elements, school spirit, color, signage, wayfinding and branded graphics. We will help you create a cohesive and igniting visual experience.

Construction Observation



One of the hallmark strengths of our firms is our approach to Construction Administration. TSK + Huckabee has dedicated field personnel with long histories in general construction who serve as Construction Observers. These individuals oversee your project during construction, facilitating communication between you and the contractor and removing road-blocks to keep your project on schedule.

The team is led by Marty Massey, who brings four decades of construction experience. Marty and your Construction Observer will work with you to design a construction approach that meets your objectives during this critical phase.

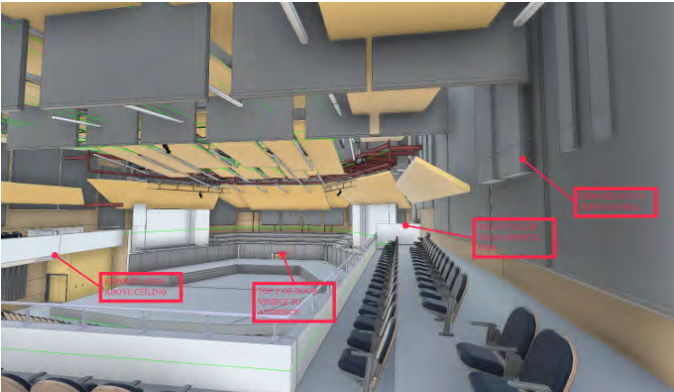


3D BUILDING SCANS

Through the use of drones, laser scanning and 360 photography we are able to record highly accurate scans of existing structures. This technology complements BIM and can create a model of existing conditions to help kick-start a project (even when existing plans are not available.)

BIM 360 + REVIT

TSK + Huckabee uses BIM 360 and Revit to develop our construction documents. The technology allows us to coordinate design with consultants in real-time, regardless of location. This ensures design integrity throughout the process and allows our team members and consultants to easily communicate and share mark-ups.



NAVISWORKS CLASH DETECTION

The team also uses Navisworks to perform incremental clash detection within these 3D models; this powerful software detects potential building system conflicts between engineering and other disciplines. It's a measure of quality control that is highly effective, saves time in design, and minimizes change orders. As documents move into the final phase of construction documents, they are also reviewed by our QC experts—a team of senior-level architects that specializes in quality control.



VIRTUAL COLLABORATION

During design phases, Huckabee uses virtual tools such as Concept Board and custom project websites to collaborate with clients. We also have the ability to generate designs in real-time while in a charrette setting. As the design progresses, TSK + Huckabee creates high-quality renderings, animations and flythroughs to communicate the design to your community.



BENEFITS

Overall, these programs enhance project delivery, create a more efficient and conclusive process for design, and allow Pasadena USD to see more accurate depictions of how your facility will look, feel and perform upon completion.

TEAM RESUMES | SECTION TWO



TEAM RESUMES

Provide Resumes of key person(s) that will staff the project including single point of contact, principal, architect of record, studio associate, key consultants, construction administrator, etc.

We have assembled an experienced, dedicated team to serve Pasadena USD. TSK + Huckabee is committed to working collaboratively with the district to deliver design services. We are also committed to keeping the same team members in place from beginning to end.

The Principal-in-Charge, Andrew Ulmen, is responsible for project delivery and for our corporate commitment to a project's success. He manages all aspects of scope, schedule, budget, close-out, DSA certification and consultant relationships. Andrew will be the primary contact, providing leadership and project management for Pasadena USD.

The lead team members who will serve with Andrew include: Jenny Harrison, an experienced architect who brings extensive experience in modernizations; Richard Ingrassia, Co-Office Director/Planner, who brings expertise in the areas of educational planning and programming; Rudy Monico, an architect and designer who will facilitate charrettes and be responsible for executing your vision through design and Bob Genevie, the Construction Administrator, who will be involved in design to provide constructibility reviews and will meet with Pasadena USD before construction starts and throughout the construction period. Our Vice President of Construction Services, Marty Massey, will also have a hand in the project—overseeing our construction team members and ensuring quality delivery at all levels. Together, the team brings decades of exclusive education experience, designing facilities that excel in form and function.

Resumes for key team members and key consultants are provided on the following pages.





ANDREW ULMEN, AIA, LEED, BD+C

CO-OFFICE DIRECTOR / PRINCIPAL-IN-CHARGE

Andrew brings over 27 years of experience in the field and has worked with clients throughout Southern California. He is a relationship builder who is passionate about his work and the impact his team makes on the communities they serve. As such, he is adept at listening to your needs to deliver a successful project. As Principal-in-Charge, Andrew will be your trusted advisor; he oversees project delivery and represents TSK + Huckabee's corporate commitment to the project's success.

PROJECT EXPERIENCE

EDUCATION

North Dakota State University
Bachelor of Architecture and
Environmental Design

REGISTRATIONS

Registered Architect
State of California
No. C-33872

LEED Accredited Professional

CASH SFLA Candidate

ABC USD

Bond Measure 'BB' \$258M— Overall Program
Management and Master Plan implementation

Alvord USD

La Sierra Track and Field Project
Bond Measure 'J' \$248M— Overall Program
Management and Master Plan implementation

Culver City USD

CCHS Multiple Athletic Support Facilities, Press Box,
Team Room, and Weight Room

Santa Maria JUHSD

Santa Maria HS Career & Technical Education (CTE)
Modernization
Ernst Righetti HS Career and Technical Education
(CTE) Modernization

El Monte UHSD

Rosemead High School Modernization
Rosemead High School Gymnasium HVAC Project



JENNY HARRISON, AIA

ARCHITECT OF RECORD

Jenny has over 15 years of experience partnering with school districts and brings expertise in sustainability strategies and 21st century classroom design. She is recognized by clients and colleagues for her collaborative spirit and technical skill. As Architect of Record, Jenny is fully versed in all aspects of the design and construction process from project concept initiation, construction documents, bidding, construction administration and project closeout. She will oversee scope, schedule, budget, consultant relationships and quality control.

PROJECT EXPERIENCE

EDUCATION

University of Arizona
Bachelor of Architecture

REGISTRATIONS

Registered Architect
State of California
No. C-34981

Downey USD

Rio Hondo Elementary School modernization & TK-K
classroom addition
Stauffer Middle School New 2-story, 15 Classroom
Building

Santa Maria JUHSD

Righetti High School Modernization
Righetti High School 38-Classroom Building
Righetti High School Administration to Classroom
Building Alteration
Santa Maria High School Classroom Building
Santa Maria High School 50-Classroom Building

Norwalk-La Mirada USD

Norwalk High School Sports Fields and Stadium

Tustin USD

Beckman High School Classroom Building
Beckman High School CTE Building
Beckman High School Auxiliary Gymnasium

Las Virgenes USD

Lupin Hill Elementary School Modernization

Bonita USD

San Dimas High School Performing Arts Center
San Dimas High School Gymnasium

**EDUCATION**

University of California,
Los Angeles
Master of Architecture

REGISTRATIONS

Registered Architect
State of California
No. C-26229

LEED Accredited Professional

RICHARD INGRASSIA, AIA, LEED AP

CO-OFFICE DIRECTOR / PLANNER

Richard brings more than three decades of comprehensive experience to the team—with in-depth expertise in educational facilities. He is committed to providing environments that are individualized, flexible and responsive, and he makes a sincere and continuous effort to cultivate positive, lasting relationships with every client, large and small. In his role, Richard helps the client explore their vision for the built environment and then deliver clear, concise and documented goals that are used as the foundation for design. He feels the measure of success is in the impact the environment has on those it serves, which requires a keen focus on the needs of the client and their community from day one.

PROJECT EXPERIENCE**Downey USD**

Rio Hondo Elementary School modernization & TK-K classroom addition
Measure "K" \$504M Bond Program District-wide Modernization
Gauldin Elementary School Modernization

Santa Maria JUHSD

Righetti High School Modernization
Righetti High School New 38-Classroom Building
Righetti High School Administration to Classroom Building Alteration
Santa Maria High School New Classroom Building
Santa Maria High School New 50-Classroom Building

ABC USD

Bond Measure 'BB' \$258M – Master Plan implementation
Cerritos High School Modernization

Fountain Valley SD

Cox Elementary School
Tamura Elementary School Modernization
Fulton Middle School Modernization
Talbert Middle School Modernization

Los Alamitos USD

Los Alamitos High School New Track & Field

Bonita USD

New Bonita Center for the Arts
New San Dimas High School Gymnasium
New Ramona Middle School Gymnasium
New Lone Hill Middle School Gymnasium

**EDUCATION**

Cal Poly Pomona
Bachelor of Architecture

RUDY MONICO

DESIGN PRINCIPAL

Rudy works with all stakeholders to explore and define client goals, develop a program and set a project up for long-term success. He draws inspiration from various markets and disciplines to create the best solutions for our clients. As Design Principal, Rudy leads design charrettes and helps clients explore all possibilities within a built environment before creating a space that is unique and customized to their needs. He is adept at working with small and large groups—with educators, administrators, students and community members—to explore solutions and achieve design consensus during each phase.

PROJECT EXPERIENCE**Hacienda La Puente USD**

New Performing Arts Theater

Norwalk-La Mirada USD

New Weight Room Building and Fire Loop

Bonita USD

San Dimas High School Gymnasium Modernization
New Bonita Center for the Arts

Santa Maria Joint UHSD

Righetti High School Classroom Modernization

Santa Monica-Malibu USD

Lincoln Middle School HVAC Replacement
Lincoln Middle School Buildings G & K Modernization

Downey USD

Doty Middle School Modernization
Rio Hondo Elementary School modernization & TK-K classroom addition



EDUCATION
Temple University Bachelor of
Architecture

REGISTRATIONS
Registered Architect
State of California
No. C-36074
LEED Accredited Professional

**BOB GENEVIE, AIA, LEED AP
CONSTRUCTION ADMINISTRATOR**

With 20 years of educational planning, design, and construction administration in city, corporate, K-12 and higher education bond programs, Bob focuses on unifying the team’s goals and objectives to ensure a successful completion of projects of all sizes. Having experience as a project and construction manager for new construction as well as an array of modernization projects, he has the ability to problem solve by providing collaborative solutions that benefit the project while minimizing the impact to the users and budget. Assisting all parties to achieve and meet expectations is crucial to all in the success of the project. At the end of the day, his efforts are focused on delivering a built environment that will help teachers teach, students thrive, and districts meet the academic rigors for the community’s vitality and future.

PROJECT EXPERIENCE

Los Alamitos USD
Hopkinson Elementary School Modernization
Los Alamitos HS Track & Field Replacement
Los Alamitos HS Fire Alarm System Upgrade
Oak Middle School Modernization
District Office Modernization

Downey USD
Downey High School Locker Room
Various “Quick Start” Projects

Las Virgenes USD
Lupin Hill Elementary School Modernization

Los Angeles USD*
Exterior Upgrade Projects – Various Campuses
Kitchen HVAC Projects – Various Campuses

University of California*
Stunt Ranch Nature Reserve
Student Center – Design Phase

NBC Universal*
Falls Lake Site Preparation
Office Building Carpet Refresh
Stage Building HVAC and Roofing Replacement
Office Building Suite Refresh
Exhaust Fan Modification/Additions
Sewer Line Replacement
Reclaimed Water Additions

**Denotes work completed prior to joining Huckabee*

ADDITIONAL PROJECT TEAM MEMBERS



JOSH HARRIS, BIM SPECIALIST

Josh will serve as the BIM specialist, supporting the integration of architectural documents with a collaborative and robust process of review for the district, design team and consultants. He is dedicated to evolution in his craft and is at the forefront of new modeling software and collaborative tools that aid the design and review process.



DARRICK JAHN, RID, DIRECTOR OF INTERIOR DESIGN

Darrick has served educational clients for more than 20 years, providing expertise in interior design for a variety of academic, workforce development and athletic facilities. Darrick and his team will be responsible for the comprehensive interior design of the project, connecting planning, programming, branding and facility management.



LESLEY WEAVER, DIRECTOR OF COMMUNICATIONS

As a **former teacher and school district communications director**, Lesley uses her 20-plus years of professional experience to provide guidance to the firm through branding, strategy and community engagement. She fully understands the challenges that educators face and she uses this perspective to thoughtfully plan and execute comprehensive public relations campaigns.



EMMIE CROSLEY, ENVIRONMENTAL GRAPHICS AND WAYFINDING

Emmie helps clients create eye-catching visuals to enhance the physical environment, working with design teams to add visual impact through environmental graphics, wayfinding and signage. She brings a background in graphic design and branding, combined with technical expertise in detailing to support successful installation.



KONRAD JUDD, AIA, RID, LEED AP, CHIEF DESIGN OFFICER

As Chief Design Officer, Konrad is focused on providing thought leadership in learning environments to the firm and to our partners. He has more than two decades of experience exclusively focused on education and has designed facilities that excel in form and function and are a direct reflection of a school's culture.



JAKE PATTON, COST ESTIMATING

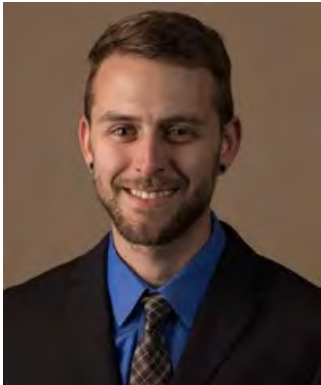
Jake will support cost estimating efforts using our school construction cost database based on years of accumulated data on unit costs and market trends of actual school construction projects. He works in tandem with the district and General Contractor to provide data during planning and design that is used to make transparent and informative decisions about design program choices.



MARTY MASSEY, VICE PRESIDENT OF CONSTRUCTION SERVICES

With over four decades of hands-on experience in the construction industry, Marty provides leadership to the Huckabee firm as the VP of Construction Services. He has a hand in every project at Huckabee—overseeing our construction team members and ensuring quality delivery at all levels.

MECHANICAL ENGINEERING & PLUMBING | POCOCK DESIGN SOLUTIONS



ANDREW GROSSMAN, PE, HFDP, LEED BD+C
MECHANICAL ENGINEER

Andrew is responsible for all mechanical design and production activities, engineering of projects, communication and coordination with all disciplines, and maintaining quality control. He will be directly involved in all aspects of the project, from the design development phase through construction phase and closeout.

PROJECT EXPERIENCE

Alhambra USD

Ramona Elementary School campus modernization and new construction

Azusa USD

Azusa High School construction of gymnasium HVAC replacement

Downey USD

Downey High School construction of new classroom buildings

Long Beach USD

Long Beach Polytechnic High School natatorium pool equipment replacement

Lakewood High School HVAC modernization

Cleveland Elementary School HVAC modernization

Riley Elementary School HVAC modernization

EDUCATION

Cal Poly Pomona, SLO
Bachelor of Mechanical
Engineering

REGISTRATION

Licensed Mechanical
Engineer
State of California
No. M35839



TIM POCOCK, HFDP, LEED BD+C
PRINCIPAL MECHANICAL ENGINEER

Tim has over 40 years of experience engineering various projects, such as educational, institutional, industrial, municipal, parking structures, and healthcare throughout the state of California. With a construction-oriented background Tim is well versed in all aspects of construction.

PROJECT EXPERIENCE

Irvine USD

New Music Building for Northwood Elementary
School

New Music Building Construction for Springbrook
Elementary School

New Music Building for Turtle Rock Elementary
School

Lakeside Middle School Modernization

Northwood Elementary School Modernization

Canyon View Elementary School, Classroom
Modification

Creekside Education Center

Deerfield Elementary School Modernization

Deerfield Elementary School, Classroom-Admin.

Eastshore Elementary School

Oak Creek View Elementary School, Classroom
Modification

Glendale USD

Glendale High School Aquatic Center

Long Beach USD

Long Beach Polytechnic High School Natatorium
Pool Equipment Replacement

Lakewood High School HVAC Modernization

Cleveland Elementary School HVAC Modernization

Riley Elementary School HVAC Modernization

EDUCATION

University of California
Los Angeles, Extension
California Sequential
Program in Plumbing System
Design

ASSOCIATIONS

American Society of
Plumbing Engineers
National Fire Protection
Association
(NFPA)

ELECTRICAL ENGINEERING | POCOCK DESIGN SOLUTIONS



THOMAS LAW, PE ASSOCIATE PRINCIPAL

Tom Law is an Associate Principal, and he has been with MDC since 2003. He has extensive experience in designing building electrical systems including power distribution in buildings, lighting design and control, motor control centers, fire alarm system, communication systems in a variety of projects for K-12 and Higher educational Community Colleges and California State Universities in Southern California. His expertise includes designing of Power, Lighting and life safety systems and high-speed data network system and low voltage communication systems.

EDUCATION

Cal Poly
Bachelor of Electrical
Engineering

REGISTRATION

Licensed Professional
Engineer
State of California
No. E17235

PROJECT EXPERIENCE

Downey USD

Stauffer Middle School
Gauldin Middle School
Unsworth Elementary School

ABC USD

Artesia High School
Cerritos High School
Tetzlaff Middle School
Ross Middle School
Haskell Middle School

Fountain Valley USD

Plavan Elementary School
Newland Elementary School
OKA Elementary School

Cox Elementary School
Fulton Elementary School
Gisler Elementary School
Talbert Elementary School
Tamura Elementary School

Los Alamitos USD

Los Alamitos High School
Lee Elementary School
Hopkinson Elementary School
Rossmoor Elementary School
Oak Middle School
Weaver Elementary School

Carlsbad USD

Hope Elementary School



RUNGSUB SUMETHASORN, PE, LEED AP PROJECT MANAGER

Rungsub has been with MDC since 2006. He has extensive experience in designing electrical power distribution, lighting design, fire alarm system, communication systems in a variety of projects including education facilities (K-12 schools, community colleges, public and private universities), commercial buildings, retail and Tenant Improvement work. Rungsub brings a unique and valuable dynamic to the team with his master's in mechanical engineering and extensive and intimate knowledge of Fire Alarm systems.

PROJECT EXPERIENCE

Fountain Valley USD

Plavan Elementary School
Newland Elementary School
OKA Elementary School
Cox Elementary School
Fulton Elementary School
Gisler Elementary School
Talbert Elementary School
Tamura Elementary School

Bonita USD

Lone Hill Middle School Gym
Ramona Middle School Gym

Los Alamitos USD

Lee Elementary School
Hopkinson Elementary School
Rossmoor Elementary School
Oak Middle School
Weaver Elementary School

Norwalk-La Mirada USD

School Modernizations

Ponoma USD

District wide Fire Alarm & Mass Notification systems; (27) elementary, (6) middle & (4) high



EDUCATION

Rhode Island School of Design
B.F.A. Architecture, Bachelor of Landscape Architecture

AFFILIATIONS

American Society of Landscape Architects
IAAPA, TEA, Studio Arts ETP
Westside Urban Forum
Los Angeles Conservancy

BRADLEY BIBEN, ASLA PRESIDENT / MANAGING PRINCIPAL

Bradley has nearly 40 years of professional experience in Landscape Architectural projects. He has led a variety of projects ranging from high-concept entertainment and resorts, to themed retail projects, education, transportation and miscellaneous municipal projects, planned community developments, housing and estates.

PROJECT EXPERIENCE

Hacienda La Puente USD

New Performing Arts Theater

Las Virgenes USD

Lupin Hill Elementary School Modernization

Tustin USD

Beckman High School New CTE Building
Tustin Unified School District

Santa Maria JUHSD

Santa Maria High School

Bonita USD

San Dimas High School
New Bonita Center for the Arts

Carlsbad USD

Hope Elementary School
Sage Creek Performing Arts Center

Ramona USD

Ramona High School Gymnasium

Rosemead USD

Rosemead Unified School District

Los Angeles Unified

Sylmar High School
Birmingham High School
East Valley Senior High



EDUCATION

Virginia Polytechnic Institute
B.S. Horticulture

University of Virginia
Masters of Landscape Architecture

ASSOCIATIONS

Licensed Landscape Architect
State of California #3888

KRISTIAN HANSEN PRINCIPAL LANDSCAPE ARCHITECT

Known as a designer's designer, Kris has cultivated 35 years of Landscape Architectural experience with recognized mastery in hospitality, mixed-use developments, entertainment design and residential estates. A creative problem solver, he seeks relevant design solutions appropriate to the Client's needs and free of interjecting personal design style or philosophy.

PROJECT EXPERIENCE

Bonita USD

Bonita Center for the Arts

Nickelodeon Theme Park

Lido Theme Park
Theme and Adventure Parks
South Bay Shores Water Park
Golden Empire
Cirque Du Soleil Experience Park Nuevo Lotte's

Magic Forest Busan

Polar Ocean World
Place Vendome Doha
E Landing Chengdu
Studio City Macau
Lido City Theme Park Bogor

STRUCTURAL ENGINEERING | GROSSMAN & SPEER ASSOCIATES, INC.

**EDUCATION**

Cal Poly Pomona, SLO
Bachelor of Mechanical
Engineering

REGISTRATION

Licensed Structural Engineer
State of California
No. SE 7200

ANDREW SCHLUTER, S.E.

PRINCIPAL STRUCTURAL ENGINEER

Andrew has worked on numerous public school and college projects requiring Division of State Architect approval which included design approval, construction change documents and closeout. His career spans over 9 years and aims to uphold the quality of work provided by Grossman & Speer since its founding.

PROJECT EXPERIENCE**Pasadena USD**

Roosevelt Elementary School Multipurpose Building
San Rafael Elementary School Multipurpose
Building
Wilson Middle School Gymnasium Modernization
Willard Kindergarten and Pre-K Modernization
Washington K-8 Children's Center Modernization

Tustin USD

Beckman High School New CTE Building

Santa Maria JUHSD

Righetti High School Modernization

ABC USD

Cerritos High School Modernization
Artesia High School Modernization

Downey USD

Stauffer Middle School New Classroom Buildings

**EDUCATION**

University of California at
Los Angeles, M.S. Structural
Engineering, B.S. Civil
Engineering

ASSOCIATIONS

Licensed Structural Engineer
State of California
No. SE 6228

DERRICK MASULIS, S.E.

PRINCIPAL STRUCTURAL ENGINEER

Derrick has been Project Engineer and Engineer of Record on public school and college projects. He has experience working with the Division of State Architect on public school projects including design approval, addenda, change orders and closeout. His structural engineering career spans over 13 years and is focused on providing quality structural engineering consulting with an emphasis on seeing projects through to completion.

PROJECT EXPERIENCE**Pasadena USD**

Roosevelt Elementary School Multipurpose Building
San Rafael Elementary School Multipurpose
Building
Wilson Middle School Gymnasium Modernization
Willard Kindergarten and Pre-K Modernization
Washington K-8 Children's Center Modernization

Tustin USD

Beckman High School New CTE Building

Santa Maria JUHSD

Righetti High School Modernization

ABC USD

Cerritos High School Modernization
Artesia High School Modernization

Downey USD

Stauffer Middle School New Classroom Buildings

CIVIL ENGINEERING | VCA ENGINEERS



VIRGIL C. AOANAN, PE, SE, QSD
PRINCIPAL CIVIL ENGINEER

Virgil has over 35 years of hands-on experience in civil and structural engineering related to planning, design, management, and construction of aviation, commercial, education, healthcare, housing industrial, institutional, military, municipal, recreation and transportation facilities. He has prepared and executed construction documents in multiple capacities as project manager, project engineer, lead engineer, design engineer, and construction engineer.

PROJECT EXPERIENCE

EDUCATION

University of Hawaii
Bachelor of Civil Engineering

REGISTRATION

Licensed Civil Engineer
State of California
No. 36079

Los Angeles USD

McKinley Elementary School Modernization Project
10th Street Elementary School ADA Barrier Improvements
Union Avenue Elementary School ADA Barrier Improvements
New Valley Region Porter Ranch Elementary School
Berendo Middle School New Gymnasium
New Central Los Angeles Middle School #3
Revere Middle School ADA Barrier Improvements
El Sereno Middle School ADA Barrier Improvements

Olive Vista Middle School New Gymnasium and MPR Building
John Burroughs Middle School Modernization

Compton USD

Compton High School Modernization



PROJECT EXPERIENCE | SECTION THREE



PROJECT EXPERIENCE

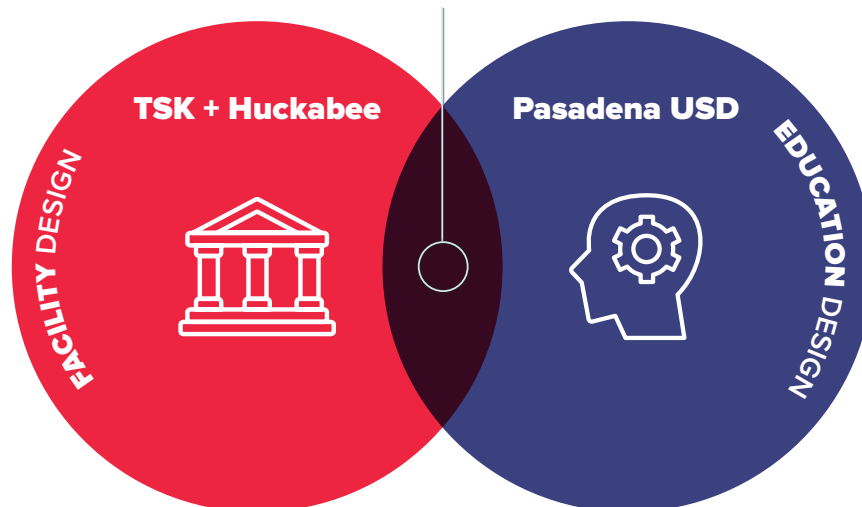
Provide a list of similar major building renovation projects where the similar described services were provided and completed within the past five years for public higher education institutions. List projects with construction values of at least \$25 M (provide five projects). Submittals should include modernization program projects consisting elementary School design with Cal Green certification requirements.

TSK + Huckabee believe in the *transformative power of education*; we stand with students, educators and communities in support of public education. TSK's partnership with Huckabee adds value to each project you entrust with us. *Huckabee's core practice is the design and delivery of educational facilities*. TSK + Huckabee combined bring extensive experience in educational design with over 800 successfully completed projects for Southern California school districts and over 4,000 school projects nationally. Ranging from new construction to modernization and historic preservation, our educational portfolio embraces a wide variety of delivery methodologies and program types.

A Tailored Approach

We understand that every educational institution is as unique as the children it serves. Our collaborative approach empowers us to work closely with you to comprehend your vision. We take pride in customizing solutions that not only meet the requirements of California educational facilities but also encapsulate the essence of your educational design.

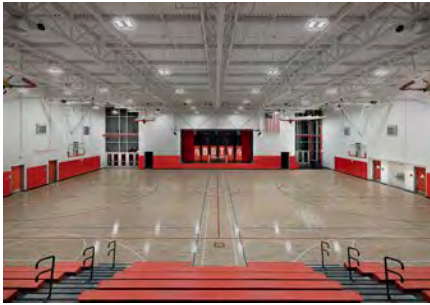
LEARNING EXPERIENCES



Rich learning experiences occur at the nexus of great environments and a compelling curriculum.

**TSK + HUCKABEE BRINGS A TEAM OF
EDUCATION-FOCUSED EXPERTISE TO PASADENA USD!**

PROGRAM TYPES: WE'VE DONE IT ALL!



GYMNASIUM MODERNIZATION

Doty Middle School



GYMNASIUM MODERNIZATION

San Dimas High School



POOL MODERNIZATION

LA County Helen Keller Pool



POOL

Santa Maria High School



NATATORIUM

Northwest ISD Aquatic Center



NATATORIUM

Alvin High School



GYMNASIUM

Lake Creek High School



GYMNASIUM

Lone Hill Middle School



GYMNASIUM

C.E. King High School



MULTI-PURPOSE ACTIVITY CENTER

Hebron High School



MULTI-PURPOSE ACTIVITY CENTER

Terrell ExCel Center



MULTI-PURPOSE ACTIVITY ROOM

Grapevine High School

NORTHWEST ISD

SCOPE OF PROJECT
New Construction

SERVICES PROVIDED
Architectural

COST
\$36,539,051

SQUARE FOOTAGE
80,000 sf

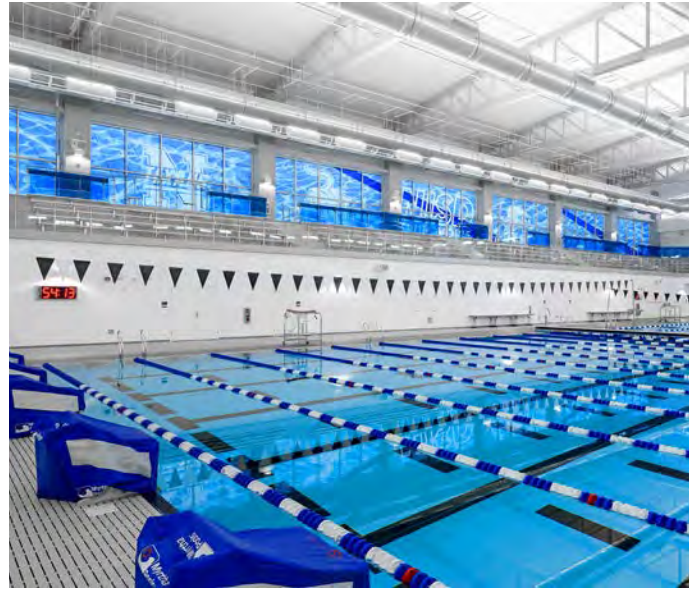
NORTHWEST ISD AQUATIC CENTER

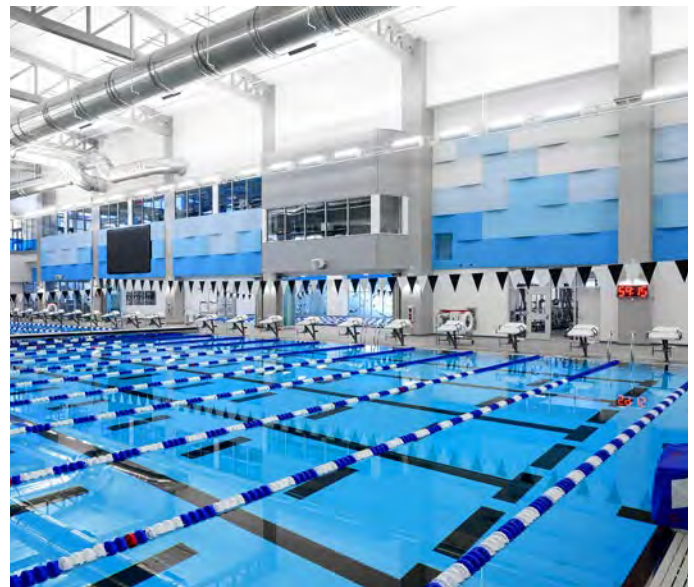
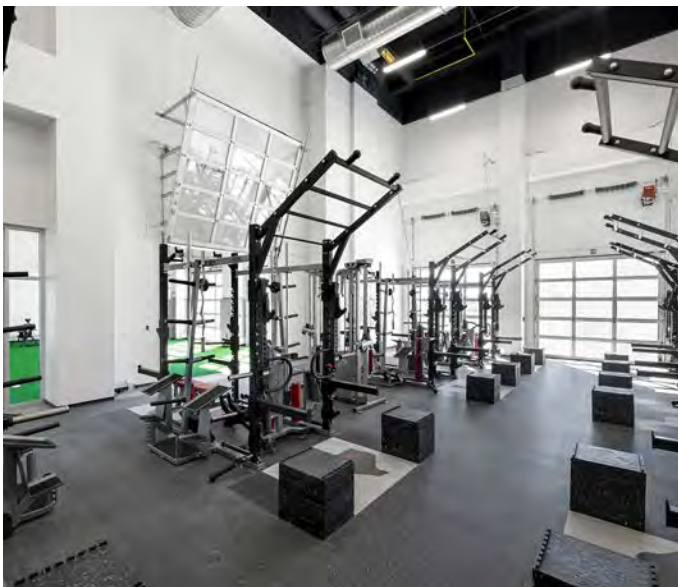
The facility offers a wide range of amenities and services to students and the local community. It features a premium pool and spectator space for swimming and diving events; sports therapy spaces; support spaces; and a first-class training area. The facility incorporates expertise from Texas Health Resources to cater to student athletes and help them perform at their best.

The layout of the building includes 50,000 sf of natatorium and 30,000 sf of space for orthopedic practice and sports medicine rehab. It is located on a 7-acre site that is shared with an existing campus. The building aesthetics compliment the existing campus and the site.

The natatorium includes an Olympic-sized competition pool, a diving board and a warm water pool for community swim lessons and physical therapy.

Training amenities include a 3,000 sf elite performance weight room and indoor turf for athletic training.





ALVIN ISD

SCOPE OF PROJECT
New Construction

SERVICES PROVIDED
Architectural

COST
\$9,023,416

SQUARE FOOTAGE
23,459 sf

ALVIN HIGH SCHOOL NATATORIUM

This new practice pool facility provides an exciting space for student athletes. The facility is now home to the school's swimming, diving and water polo teams and the central hub within the district for water-sport competitions.

The design features an 8-lane, 25-yard pool; two diving platforms; restrooms and locker rooms; and 250 seats for spectators.

The exterior of the building was designed to match the campus' clean aesthetic, and the design incorporates glazing to bring natural light into the space.





COMAL ISD

SCOPE OF PROJECT
New Construction

SERVICES PROVIDED
Architectural

COST
\$91,388,463
Cost for the entire high school

SQUARE FOOTAGE
315,463 sf
Square footage for the entire high school

DAVENPORT HIGH SCHOOL

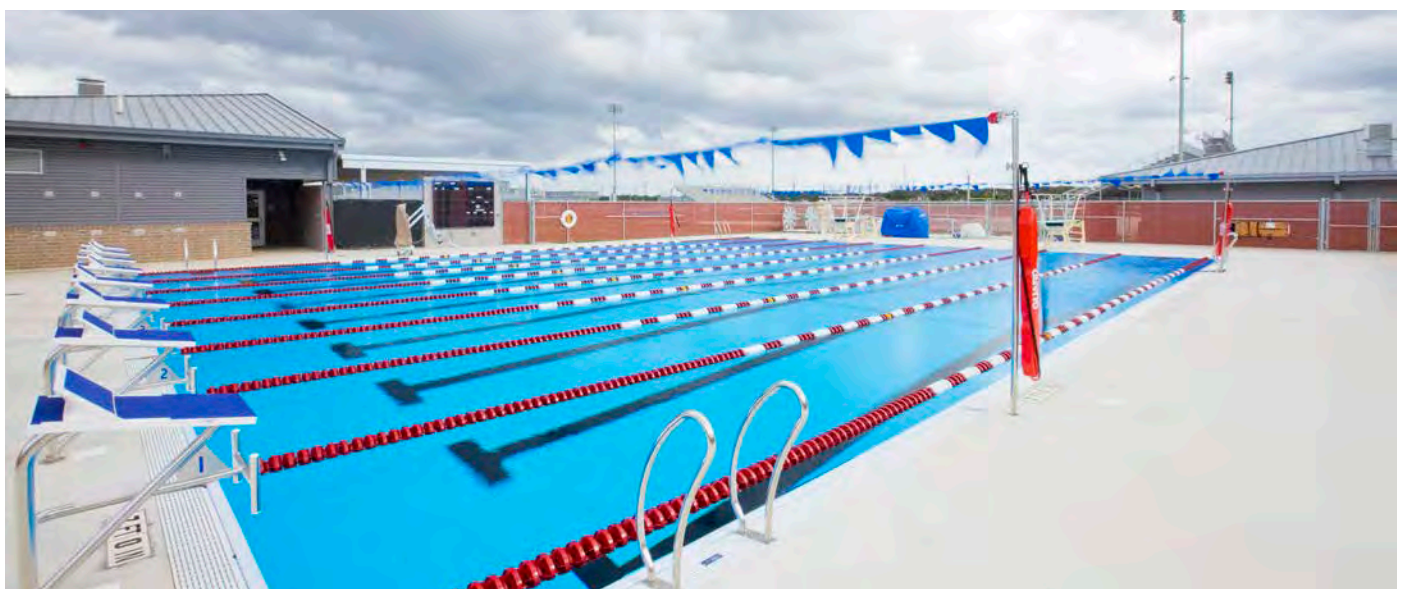
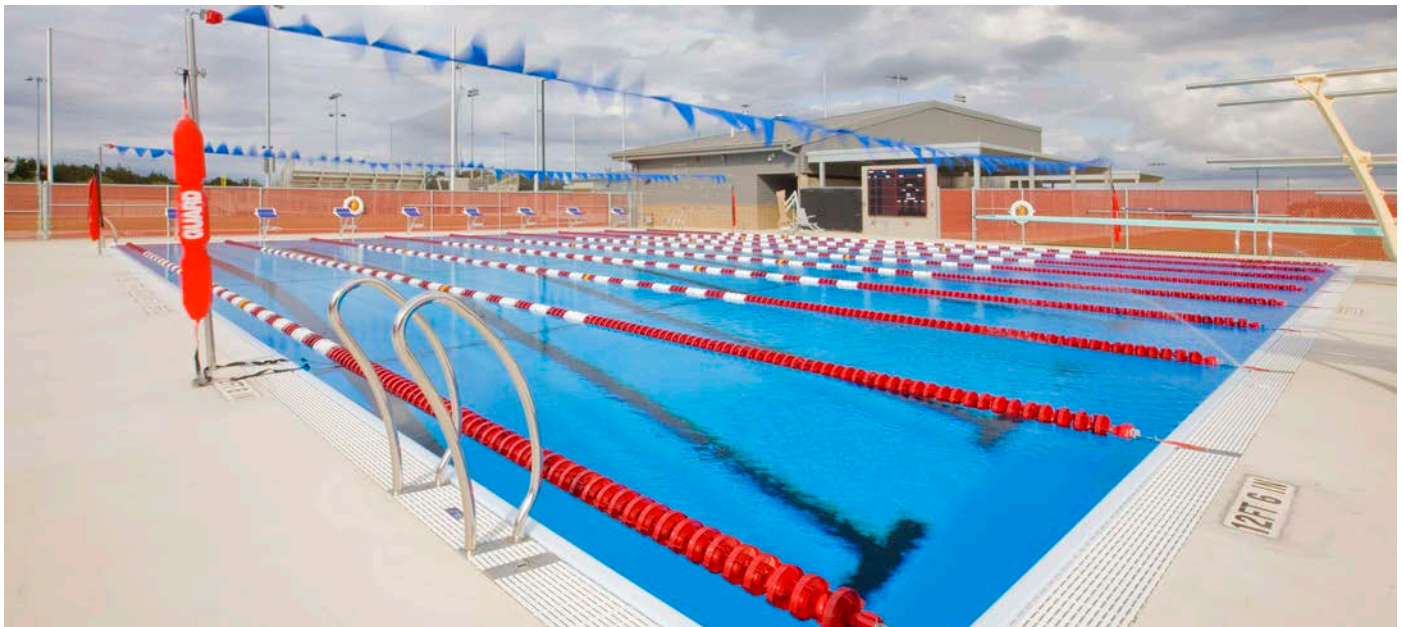
Davenport High School was fast-tracked to accommodate rapid growth; it came in under budget, allowing the district to add multiple alternates including an ag barn, outdoor pool and driving range.

Comal ISD wanted a progressive environment that included flexible learning spaces with the potential to adapt for various functions and programs. CISD also wanted to create a facility for the community, with areas of the high school available for after-hours or weekend use.

Campus amenities include a competition gymnasium, natatorium, a fine arts wing, a multi-purpose dining and media center, field house and a 6,000 seat stadium.

The high school was fast-tracked to accommodate rapid growth in the community. Six bid packages were scheduled to make efficient use of the timeline and kick the project off quickly. Savings on the project allowed for add-on amenities, including the outdoor pool and an ag barn.





PROSPER ISD

SCOPE OF PROJECT
New Construction

SERVICES PROVIDED
Architectural

COST
\$13,731,917

SQUARE FOOTAGE
34,000 sf

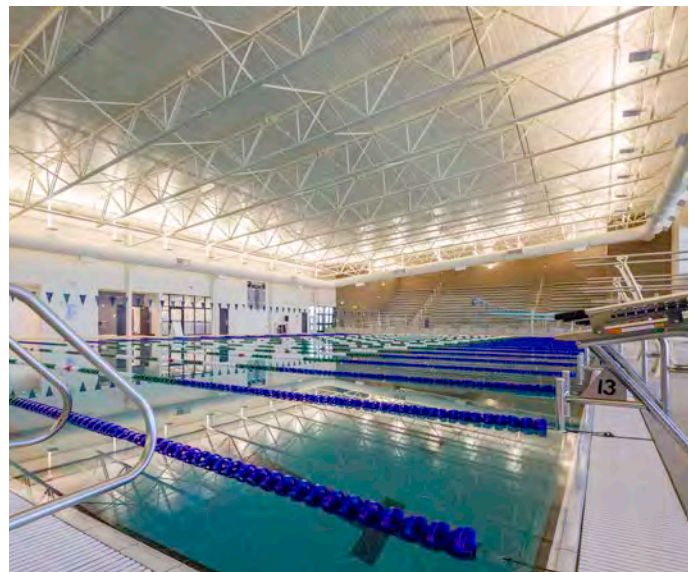
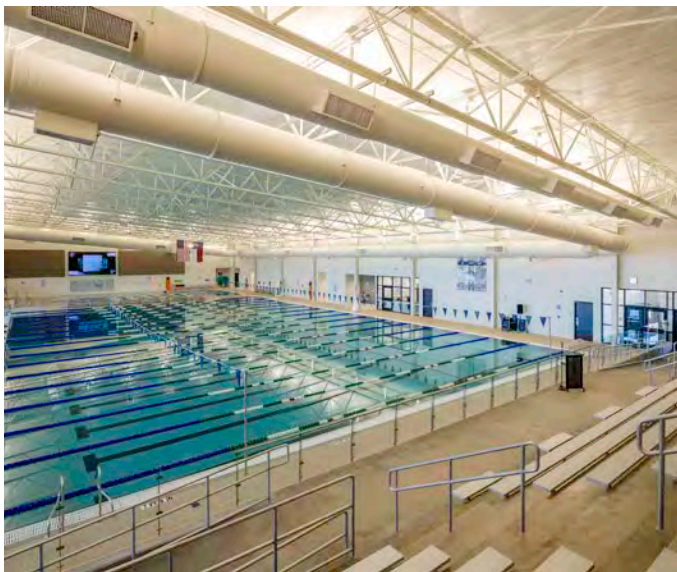
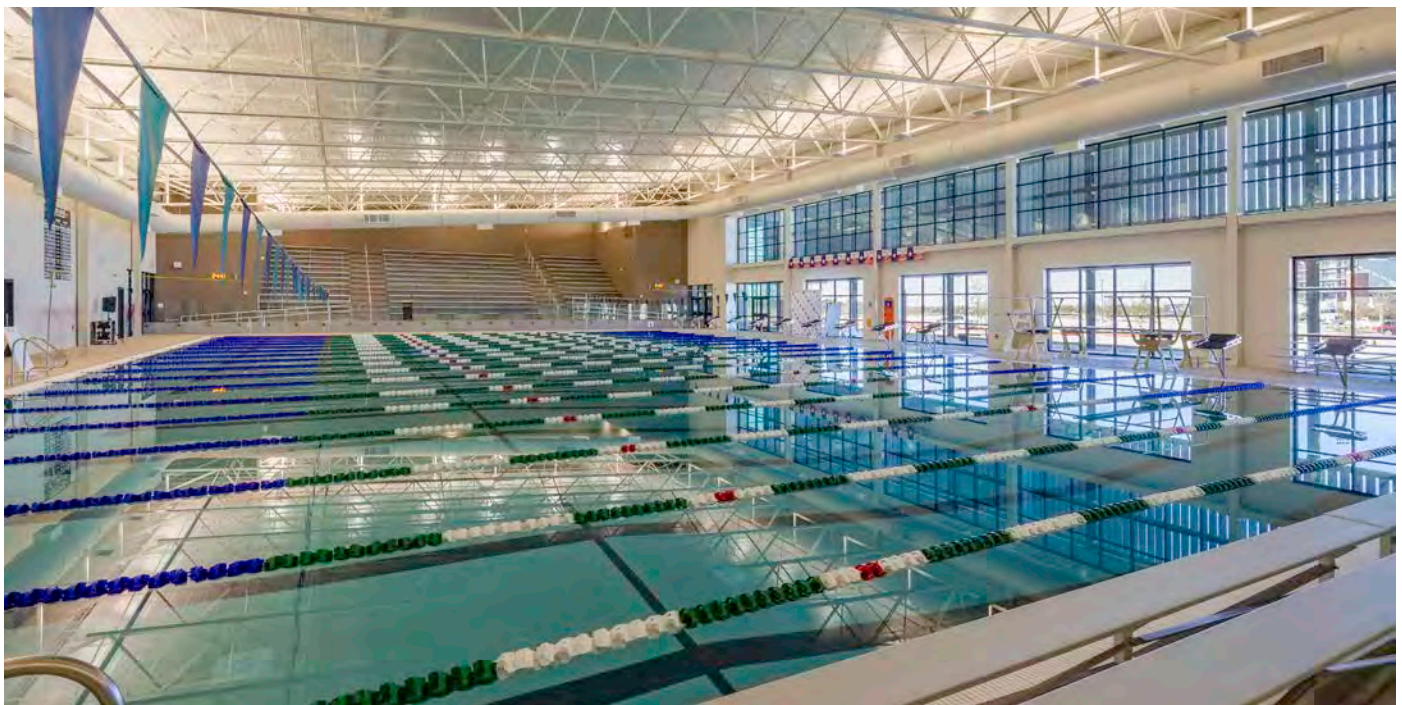
PROSPER ISD NATATORIUM.

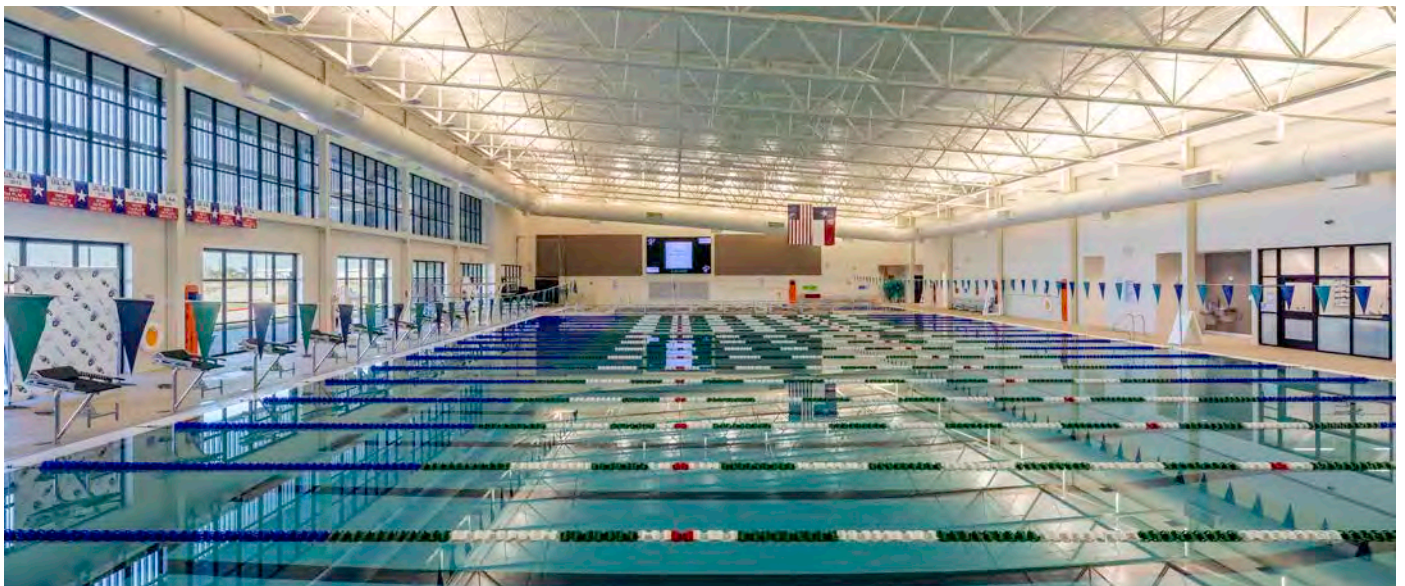
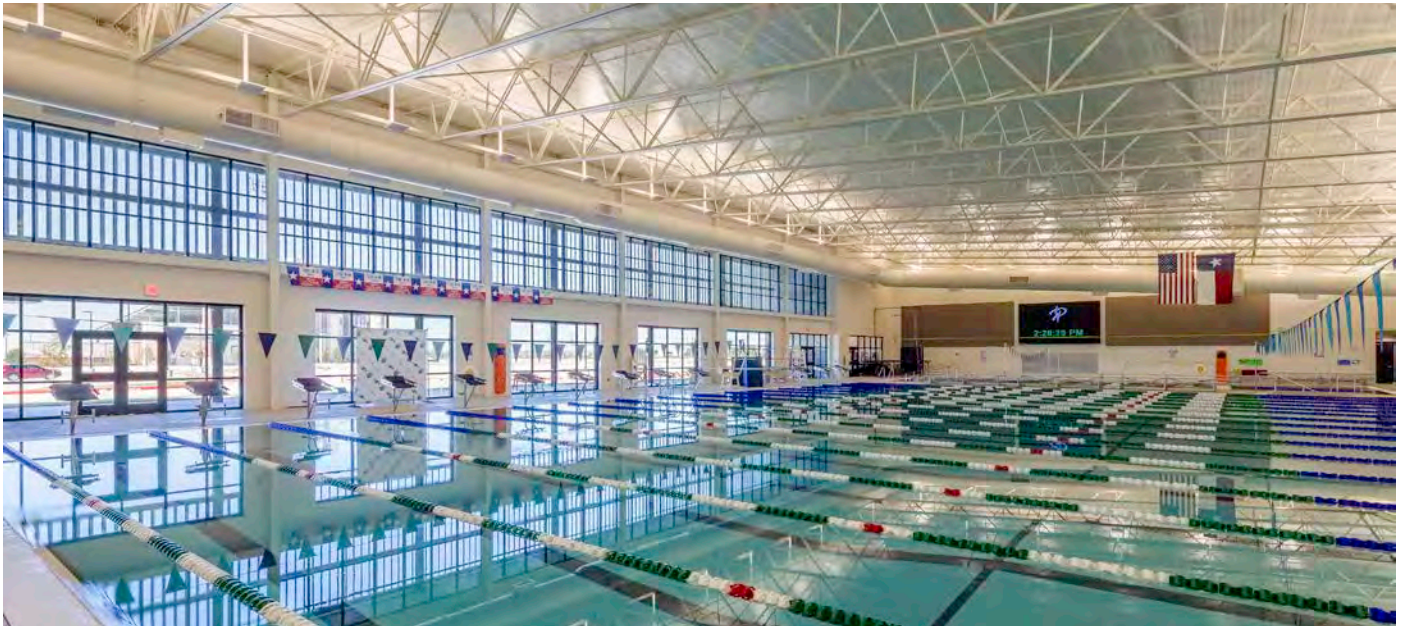
The natatorium complex is located to the west of Prosper High School to be utilized for athletic, extracurricular and community programs.

The natatorium within the complex features a 16-lane, 24-yard pool as well as a 4-lane warm-up pool. Restrooms and locker rooms complement the space.

Visitor use was a key consideration in the design of the natatorium. A concession stand and 250 spectator seats create a welcoming environment where fans can cheer on student athletes.

This multi-purpose athletic facility delivers state-of-the-art facility for the growing community in Prosper, Texas.





NORTHWEST ISD

SCOPE OF PROJECT

New Construction & Modernization

SERVICES PROVIDED

Architectural

COST

\$166,319,288, current

SQUARE FOOTAGE

545,701 sf

NORTHWEST HIGH SCHOOL

Northwest High School's latest transformation includes a large-scale retrofit and expansion which will increase capacity from 2,800 to 3,200; support the modernization of classrooms, labs and common areas; and enhance athletic and fine arts components.

A key component is the relocation of the media center to a central location with the goal of creating a community hub. The open concept design will offer a variety of furniture, technology and break-out spaces; a coffee bar; instructional space; a learning stair; and student services hub.

Renovations to academics focus on creating cohesion within STEM classrooms so that classrooms, labs and new maker spaces are in alignment and easily accessible by all students. Career and technology programs (health sciences, business marketing, computer science, child development and more) will be consolidated within a new CTE wing. The wing will also include a new cosmetology suite.

A new competition arena will host the full student population for assemblies, pep rallies and other school functions. The existing Texan Gym will be renovated into a dance / cheer suite and auxiliary spectator gymnasium. Locker suites, coaches offices and equipment room are located at field level with direct grade access to the field.

Maintaining the campus history was important to NISD. Design elements will reflect this history and pay tribute to its importance within the community.

BEFORE



AFTER





SANTA MARIA JUHSD

SCOPE OF PROJECT

New Construction & Modernization

SERVICES PROVIDED

Architectural

COST

\$79,955,019

SQUARE FOOTAGE

151,336 sf

SANTA MARIA HIGH SCHOOL CAMPUS & POOL

Santa Maria High School's original buildings were designed and built in 1923. Renovations, additions and new construction have been completed over the past 19 years to create state of the art learning environments and expanding the campus while keeping the integrity of the Santa Maria High School's historically significant Romanesque and Classical Renaissance-style buildings.

To address the needs of the Santa Maria's High School aquatic sports programs, a new outdoor 35-meter pool with a 2,300 SF locker/restroom building that encompasses concession and workroom spaces, and covered outdoor showers, as well as a 2,700 SF service building housing storage, equipment, janitorial and office spaces were constructed. The Karl Bell Aquatics Center serves as both a vibrant sports training facility and a community pool with after-school programs open to the public.

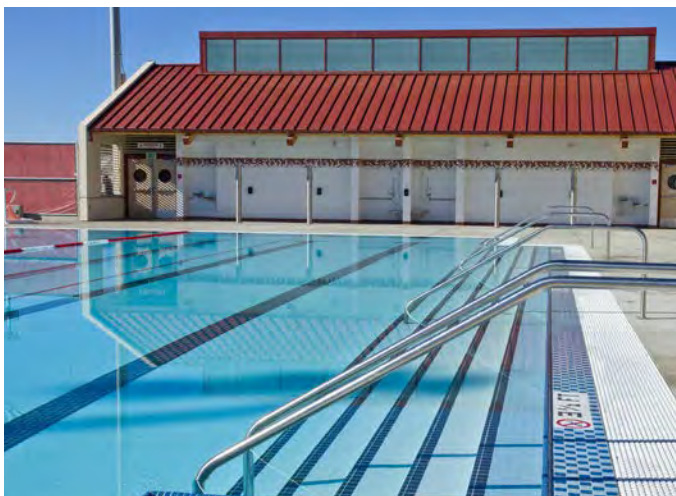
Completed projects include:

- New competition-grade Karl Bell Aquatics Center
- Library renovation and technology upgrade.
- Physical assessment of the historic Ethel Pope Auditorium
- Comprehensive upgrade of the football stadium to include new bleachers, press box, a new synthetic track and field
- New 14-classroom building with band and choir room

BEFORE

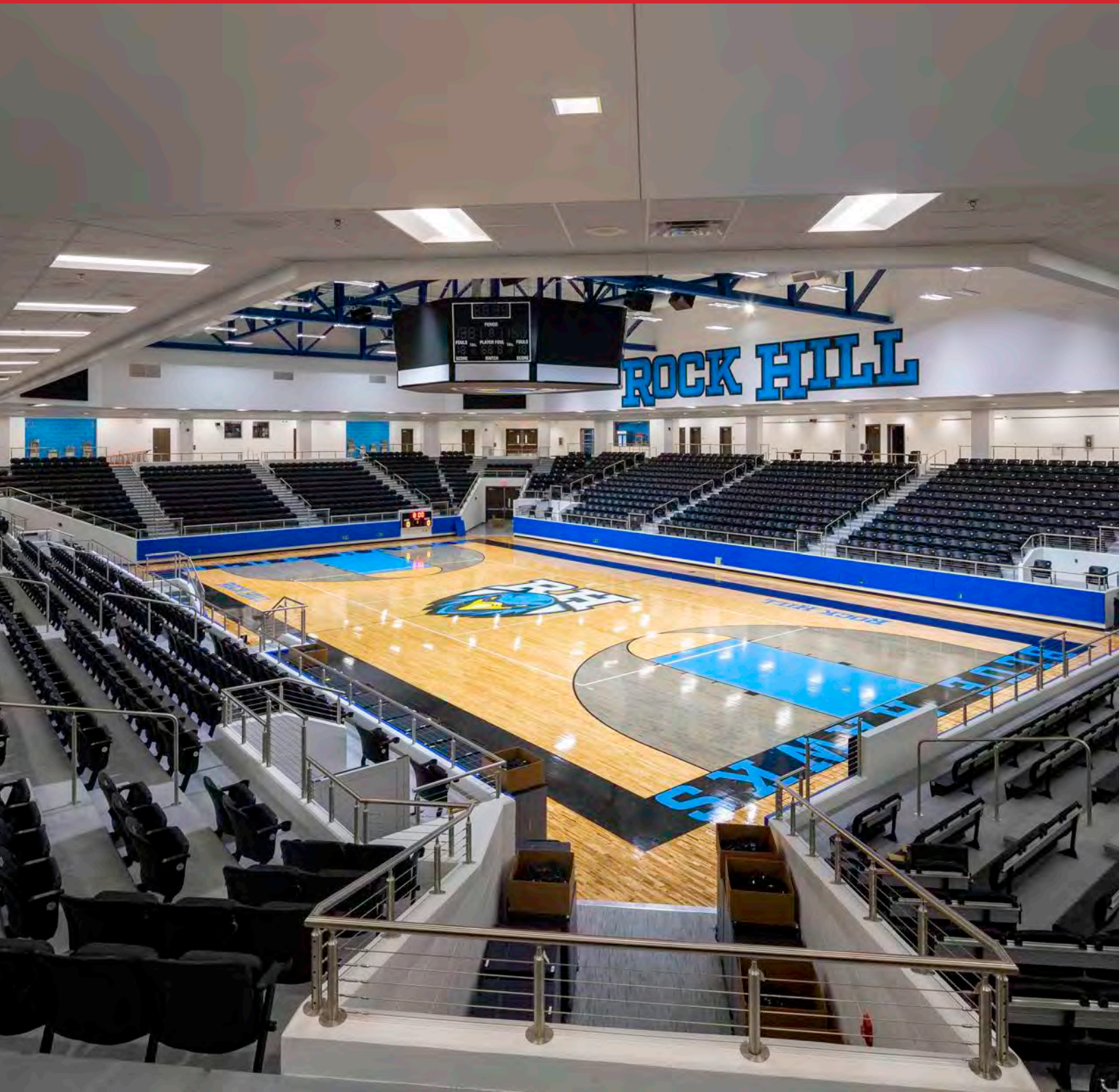


AFTER





INSURANCE | SECTION FOUR





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

06/01/2023

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).

PRODUCER RSC Insurance Brokerage, Inc. 750 Third Ave 15th Floor New York NY 10017		CONTACT NAME: Patricia Monne PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS: Patty.Monne@risk-strategies.com															
INSURED Huckabee & Associates, Inc. / Rachlin Partners, Inc. dba Huckabee & Associates 801 Cherry Street Suite 500 Fort Worth TX 76102		INSURER(S) AFFORDING COVERAGE <table border="1"> <tr> <th>INSURER</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A: Hartford Underwriters Insurance Company</td> <td>03104</td> </tr> <tr> <td>INSURER B: Hartford Accident and Indemnity Company</td> <td>22357</td> </tr> <tr> <td>INSURER C: Hartford Casualty Insurance Company</td> <td>29424</td> </tr> <tr> <td>INSURER D: XL Specialty Insurance Company</td> <td>37885</td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>		INSURER	NAIC #	INSURER A: Hartford Underwriters Insurance Company	03104	INSURER B: Hartford Accident and Indemnity Company	22357	INSURER C: Hartford Casualty Insurance Company	29424	INSURER D: XL Specialty Insurance Company	37885	INSURER E:		INSURER F:	
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INSURER C: Hartford Casualty Insurance Company	29424																
INSURER D: XL Specialty Insurance Company	37885																
INSURER E:																	
INSURER F:																	

COVERAGES

CERTIFICATE NUMBER: CL2342743906

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 GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	Y	84SBWAL3PHF-006	05/01/2023	05/01/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY	Y	Y	84UECAE1619	05/01/2023	05/01/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 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 checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000	Y	Y	84XHGYH2784	05/01/2023	05/01/2024	EACH OCCURRENCE \$ 15,000,000 AGGREGATE \$ 15,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	84WEGAS3TAB	05/01/2023	05/01/2024	<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 Per Claim \$2,000,000 Annual Aggregate \$2,000,000
D	Professional Liability Pollution Liability			DPR5012505	05/01/2023	05/01/2024	Per Claim \$2,000,000 Annual Aggregate \$2,000,000

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

The claims-made professional liability coverage has a total aggregate limit for all claims presented within the annual policy period and is subject to a deductible. Thirty (30) day notice of cancellation in favor of certificate holder on all policies as required by written contract. (Client Name) is named as an additional insured on the general, auto and umbrella liability coverage as required by written contract. A waiver of subrogation is shown in favor of the additional insured on all policies as required by written contract.

CERTIFICATE HOLDER

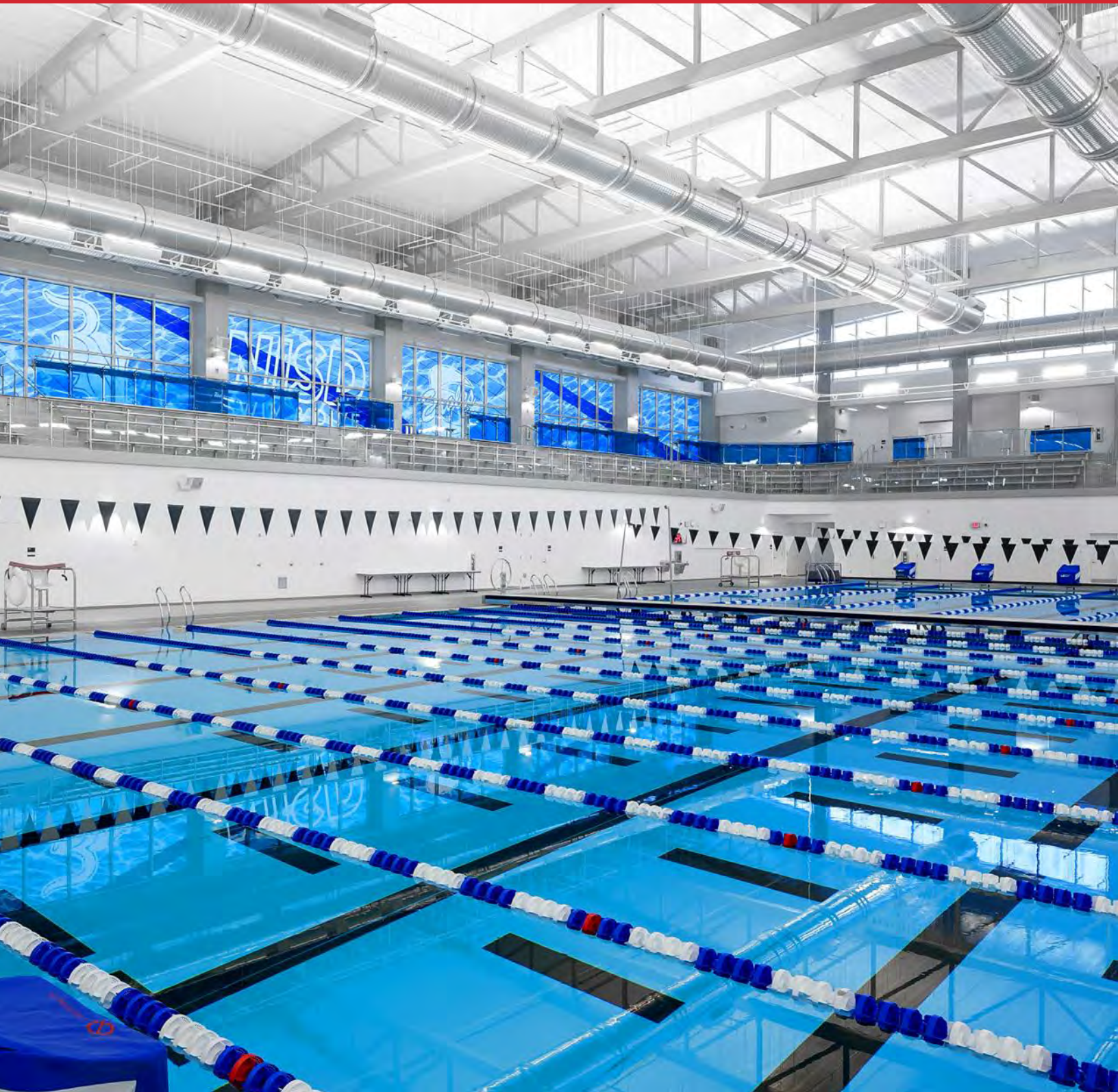
Evidence of Insurance	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

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ACORD 25 (2016/03)

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PRICING | SECTION FIVE



PRICING

Provide a pricing section per format below:

1. Initial Program Assessment to develop design scope and design price.

- **Price: \$45,000**

2. Estimate of Cost of Design to include:

- Schematic Design
- Design Development
- Construction Drawings
- DSA Submittal and Approval
- **Price: \$1,720,000**

3. NTE Exceed price for:

- Bid Support
- Construction Administration
- Closeout
- **NTE Price: \$469,000**

4. Reimbursables: Include amount in this line item as an allowance in your Bid Pricing

- **NTE Price: \$50,000.00**

TOTAL PRICE: ITEMS (1 +2 +3 +4 Above): \$2,284,000

Provide a table with hourly compensation rates for Architectural Services.

We have compiled the following hourly billing rates, by position, for additional services.

Project Role	Fully-Loaded Hourly Rates
Principal-in-Charge	\$260
Architect of Record	\$215
Design Principal	\$215
Architect	\$175
Construction Administrator	\$160
Sr. Educational Facilities Planner	\$160
Designer / BIM	\$135
Quality Control / Estimator	\$145
Support Staff	\$100

NON-COLLUSION FORM | SECTION SIX



ATTACHMENT 2

NON-COLLUSION DECLARATION

The undersigned declares:

I am the Co Director Los Angeles Office (Title) of TSK in Partnership with Huckabee & Associates (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 that anyone shall 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 of 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 applicable laws that the foregoing is true and correct and that this declaration is executed on October (Month) 25th (Day) of 2023 (Year), at Culver City (City), California (State).


Signature of Declarant: 

Printed name of Declarant: Andrew Ulmen

Name of Bidder (Company): TSK in Partnership with Huckabee & Associates

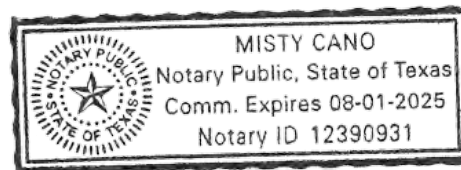
Title or Office: Co Director Los Angeles Office

Subscribed and sworn to before me by means of an interactive two-way audio and video communication, in Fort Worth, Texas, on this, 25th day of October, 2023.


This instrument was acknowledged before me by means of an interactive two-way audio and video communication. This notarial act was an online notarization.

Notary Public

Digitally signed by Misty Cano
DN: CN=Misty Cano,
dnQualifier=A01410C0000017B3FE33DA200018041,
O=Texas, C=US
Date: 2023.10.25 13:19:07-0500'



My Commission Expires: 08-01-2025

REFERENCE LETTERS | SECTION SEVEN



*A Legacy of Excellence in Education*

300 South C Street, Tustin, CA 92780-3695 • (714) 730-7301 • FAX (714) 731-5399 • www.tustin.k12.ca.us

August 24, 2023

RE: Letter of Recommendation - Huckabee

To Whom It May Concern:

As Director of Facilities and Planning for Tustin Unified School District (TUSD) I strongly recommend Huckabee for your consideration. Their team has extensive experience in the design and construction of a range of educational facility types. Since 2012, they have partnered with our district on multiple new construction projects to help us accommodate our growing student population. Our partnership has led to the design of modern and engaging learning environments, from athletic facilities to CTE centers.

Huckabee facilitated a collaborative process with our team, one that focused on our specific needs and the instructional experience with our students. They particularly excelled in listening to stakeholders' needs while ensuring that strict budget parameters were met. Their expertise in K-12 design is evident, and their commitment is consistent from the project's inception to its completion and beyond occupancy. They have consistently supported our Administration and Board of Trustees throughout the process and have demonstrated adaptability and excellent communication every step of the way. They have become a trusted partner to TUSD, listening and responding to our needs and ensuring our students receive facilities that meet the evolving needs of education, all while respecting our taxpayers' dollars.

I am pleased to recommend Huckabee for your facility needs. Their focus on client service, project excellence, and community betterment is commendable. They have successfully translated our vision for Tustin USD into practical designs and solutions that align with our mission for our students.

Sincerely,

Tom Rizzuti
Director, Facilities and Planning

BOARD OF EDUCATION

Jonathan Abelow • Allyson Damikolas • Lynn Davis • James H. Laird •
Jonathan Stone



Downey Unified School District

Gallegos Administration Center

11627 Brookshire Avenue, P.O. Box 7017, Downey, California 90241-7017

(562) 469-6500, FAX: (562) 469-6515

Board of Education

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Tyrone Conde

D. Mark Morris

Jose J. Rodriguez

Barbara R. Samperi

Superintendent

John A. Garcia, Jr., Ph.D.

To Whom It May Concern:

As Director of Facilities, I have had the opportunity to work closely with Huckabee on the implementation of the district's \$248 million construction and renovation programs. Our partnership with Huckabee began in 2015 when they provided their expertise in program management services for the Measure O Bond Program. Since then, they have continued to serve the district with combined architectural, program management, and construction management services.

The Huckabee team has proven to be highly professional, knowledgeable, organized, and attentive to detail. Most importantly, they consistently exhibit a team spirit that is of great value in bringing together district staff, teachers, parents, and members of the community in the process of offering our students the schools they deserve to thrive.

Downey has entrusted Huckabee with a myriad of projects spanning from new construction and modernizations of elementary, middle and high schools. No matter the project size or vision, Huckabee's commitment to the student experience is unwavering.

Their comprehensive grasp of our district's unique dynamics, coupled with their proactive approach to working harmoniously with us on a day-to-day basis, truly positions them as an invaluable asset. Huckabee's seamless integration into our organizational culture is a testament to their commitment. It brings me great satisfaction to endorse Huckabee for their architectural, program management, and construction management services.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Vince Madsen', is written over a faint, light blue rectangular stamp or watermark.

Vince Madsen
Senior Director

Facilities Planning & Development

**SCHOOL BOARD**

JULIE A. MORENO
GEORGINA RAMIREZ
ROBERT SCHWANDT
LIZETH VEGA
CAROLYN M. WILSON

SUPERINTENDENT

ALLAN J. MUCERINO

August 18, 2023

To whom it may concern,

It has been a privilege to work with Huckabee during my time at Alvord Unified School District. I have known and worked with Huckabee for years and know them to be people of the highest caliber. My time partnering with Huckabee has been very enjoyable. Huckabee's depth of expertise and experience in all aspects of managing, planning, designing, and constructing educational facilities is unmatched, which led us to selecting them as our partner in the capacity of architect and construction manager on the modernization of numerous campuses within our district.

Huckabee facilitates a collaborative process, one that focuses on including all stakeholders and ensuring all voices are heard, resulting in facilities that represent the unique needs of our district. Hiring Huckabee is about quality. They exhibit strong management, technical skill, attention to detail, and knowledge throughout the design and construction process. Throughout every phase and interaction, I have been extremely impressed with the level of professionalism and dedication they have provided. They have become a part of our team and our community.

Huckabee brings a holistic approach to their services that allows them to be successful in understanding and addressing complex issues with creativity and insight, while being conscious of the taxpayer dollars.

It is my pleasure to recommend the services of Huckabee for your district needs.

Sincerely,

Ryan Carter
Director III
Facilities

9 KPC Parkway
Corona, CA 92879
P: (951) 509-5070
F: (951) 358-1502

alvordschools.org

  
@AlvordUnified



MORE THAN ARCHITECTS

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

Topic: APPROVAL TO PROCEED WITH PREPARATION OF BIDS AND PROCUREMENT FOR THE JOHN MUIR HS MODERNIZATION PROJECT

RECOMMENDATION: The Governing Board of the Pasadena Unified School District approves staff to proceed with preparation of Bids and Procurement for the John Muir HS 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 John Muir HS Athletic Facilities Gym and Pool. Project Description is the replacement of the existing swimming pools to follow CIF regulations. Placement of the CIF pool to be determined in programming and schematic design phases.

Modernization of the gymnasiums and locker rooms to include the following: 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 doors and windows, and replacement of showers with hot water.

As needed replacement of site utilities (water, sewer, storm drain), necessary electrical service upgrades associated with the Athletic Facilities Gym and Pool project, accessibility upgrades to site (path of travel), renovation of restrooms to be Americans with Disabilities Act (ADA) compliant campus wide.

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.

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 John Muir HS athletic facilities, pool, and gym.

Attachment: Measure O Bond Schedule

III. FISCAL IMPACT:

Funds required in the amount of \$51,588,682 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: 

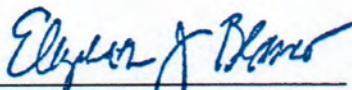
Elizabeth J. Blanco, Ed. D., Interim Superintendent

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
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
Major Project Starts				
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
Summer Projects				
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
Maintenance Projects				
XXXX				
XXXX				
Other Projects				
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
TOTAL FISCAL YEAR 2024		\$ 40,088,158		\$ 44,902,583

FISCAL YEAR 2025	TOTAL PROJECT COST	SFC FUNDING	DISTRICT COST	AMOUNT THIS FISCAL YEAR
Major Project Starts				
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
Major Projects Continued				
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
Summer Projects				
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
Maintenance Projects				
XXXX				
XXXX				
Other Projects				
Interim Housing Campus 1	\$ 1,000,000			\$ 1,000,000
Interim Housing Campus 2	\$ 1,000,000			\$ 1,000,000
TOTAL FISCAL YEAR 2025		\$ 29,547,370		\$ 130,976,634



FISCAL YEAR 2026	TOTAL PROJECT COST	SFC FUNDING	DISTRICT COST	AMOUNT THIS FISCAL YEAR
Major Project Starts				
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
Major Projects Continued				
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
Summer Projects				
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
Maintenance Projects				
xxxx				
xxxx				
Other Projects				
Interim Housing Campus 1	\$ 1,000,000			\$ 1,000,000
Interim Housing Campus 2	\$ 1,000,000			\$ 1,000,000
TOTAL FISCAL YEAR 2026		\$ 32,295,783		\$ 121,271,101



FISCAL YEAR 2027	TOTAL PROJECT COST	SFC FUNDING	DISTRICT COST	AMOUNT THIS FISCAL YEAR
Major Project Starts				
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
Major Projects Continued				
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
Summer Projects				
McKinley K-8	\$ 6,081,415		\$ 6,081,415	\$ 6,081,415
Maintenance Projects				
XXXX				
XXXX				
Other Projects				
Interim Housing Campus a	\$ 1,000,000			\$ 1,000,000
Interim Housing Campus 2	\$ 1,000,000			\$ 1,000,000
TOTAL FISCAL YEAR 2027		\$ 31,439,189		\$ 66,963,925

FISCAL YEAR 2028	TOTAL PROJECT COST	SFC FUNDING	DISTRICT COST	AMOUNT THIS FISCAL YEAR
Major Project Starts				
Major Projects Continued				
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
Summer Projects				
Maintenance Projects				
XXXX				
XXXX				
Other Projects				
Interim Housing Campus 1	\$ 1,000,000			\$ 1,000,000
Interim Housing Campus 2				
TOTAL FISCAL YEAR 2028		\$ 14,269,153		\$ 78,676,602
TOTAL		\$ 147,639,653		\$ 442,790,845



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

Topic: APPROVAL OF 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: Implementation of Measure O Projects to ensure a modern, safe, and orderly environment that supports and inspires student learning.

I. BACKGROUND:

On June 22, 2023, Board Report 1643-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 this project was \$4,000,000.00. Request for Quotes 23/24-01 was issued on November 16, 2023, and Bids were received on November 22, 2023.

II. STAFF ANALYSIS:

Staff reviewed the two submitted bids. STS, Inc. was the lowest responsible bid. This is a Procurement for eight hundred units that the District will be committed to by contract. Because the bid price is over the original estimated budget for this project, additional funds will have to be allocated to increase the budget. The Ed Tech Fund has additional budget funds available.

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 \$4,703,972.77. This includes base contract and includes the cost of the payment and procurement bonds.

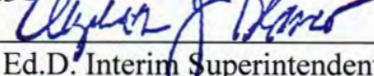
Attachments: Bid Sheet, STS, Inc. Proposal, Board Report 1643-F

III. FISCAL IMPACT:

Funds in the amount of \$4,703,972.77 are available in the Measure O Educational Technology Fund.

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

December 16, 2023

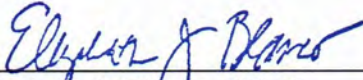
Submitted by: 
Elizabeth Blanco, Ed.D. Interim Superintendent

Funding title/code:

Title: Measure O Educational Technology Fund

Code: 21.2-97134.0-0-00000-85000-6450-XXXXXXX

Approved:



Elizabeth J. Blanco, Ed. D.
Interim Superintendent

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

Promethean RFP #23/24-01

Vendor Bid Recap

Attachment: BR 1691-F
December 14, 2023

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 \$ 18,550.00		\$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
	\$749,118.00					
			\$0.00	\$0.00	\$0.00	\$0.00
	Phase 2		\$0.00	\$0.00	\$0.00	\$0.00
530	86" ActivPanel 9 (estimate and quantity can change)	ea.	\$4,299.00	\$2,278,470.00	\$4,618.00	\$2,447,794.40
130	75" ActivPanel 9 (estimate and quantity can change)	ea.	\$3,199.00	\$415,870.00	\$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	Installation	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
	\$ 221,100.00 \$ 0.00		\$0.00		\$0.00	\$0.00
	<i>*2nd Bidder ConvergeOne did not provide Required CA Environ Fee</i>					\$0.00
	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.	Lot	\$0.00	\$0.00	\$0.00	\$0.00
	Administrative Training for IT staff (8 hours) Please attach the training curriculum with the RFI.	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		
	Total			\$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
Phase 1 TOTAL:				\$749,118.00

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
Phase 2 (Not Included in Total Price) TOTAL:				\$3,542,440.00

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.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.

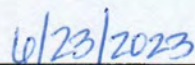
PROPOSED BUDGET SOURCE: MEASURE O

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	TOTAL	\$4,000,000

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
<i>Promethean Boards</i>		
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
<i>Printer Solution</i>		
Ricoh Printer/Copier <ul style="list-style-type: none">Assess the network connectivity of existing Ricoh Multifunction Devices.Network all Ricoh printers.Set up a code system to allow staff members to send and print. This will also allow tracking of copies.	June/July 2023	School site ITS
Hubs <ul style="list-style-type: none">Determine a location for Hubs at school sites.Create a Hub that will allow staff members to print small print jobs to a networked printer in a location closer to their classroom.	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 OF THE AWARD OF REQUEST FOR QUOTES/PROPOSALS (RFQ/P) #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 for ensuring safe buildings, appropriate care and use of property. The department oversees facility use permits, short term and long-term leases, 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 the firm, Orbach Huff & Henderson LLP, is the firm that would best meet the District's Legal Services Related to Real Property Assets needs.

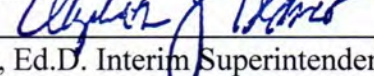
Attachments: RFQ/P#13-23/24 Document, Orbach Huff & Henderson LLP response document, Recap-RFQ/P #13-23/24 includes Rate Sheet breakdown

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**

December 14, 2023

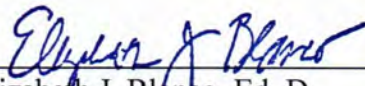
Submitted by: 
Elizabeth Blanco, Ed.D. Interim Superintendent

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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4. FEES.....	9

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
www.ohhlegal.com

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575
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-castaneda@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 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 _____

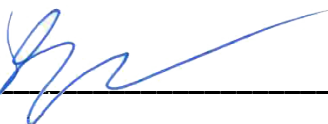
Address _____

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

 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/eminent 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

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

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

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

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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

 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

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**khoulle-sandoval@ohhlegal.com1901 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

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

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

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

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

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

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

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).

PRODUCER Ahern Insurance Brokerage 1615 Murray Canyon Rd Ste 1050 San Diego, CA 92108 Randy T. Gust		858-571-9030		CONTACT NAME: Randy T. Gust PHONE (A/C, No, Ext): 858-571-9030 FAX (A/C, No): 858-571-9010 E-MAIL ADDRESS: info@aherninsurance.com	
INSURED Orbach Huff & Henderson LLP 1901 Ave of the Stars, Ste 575 Los Angeles, CA 90067				INSURER(S) AFFORDING COVERAGE	
				NAIC #	
		INSURER A: Sentinel Insurance Company		11000	
		INSURER B: Chubb National Insurance Co.		10052	
		INSURER C: CNA/Continental Casualty Co.		20443	
		INSURER D:			
		INSURER E:			
		INSURER F:			

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	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY 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	Lawyer's Prof. Liability			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
EXPERIENCE	40		
SECTION TOTAL (6 Components)			
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		
REFERENCES-Client references/firm's professional reputation of past work	15		
RESPONSIVENESS OF PROPOSAL (Quality & comprehensiveness of the response.)	15		
PRICING	30		

EVALUATOR SIGNATURE:

DATE: _____



Budget Status by Fund

Budget status summary by Fund in selected Projects (thru 11/29/2023)

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
Altadena Elementary School - COMPLETE: Addition of 3 Shade Structures (95022.0)	90,187	90,187	90,187	-	-	-
Altadena Elementary School - COMPLETE: Measure T E-Rate (95180.0)	88,088	88,088	88,088	-	-	-
Altadena Elementary School - Modernization Project (95068.0) (1) (2) (4)	10,730,047	10,704,385	10,703,885	500	-	25,662
ALTADENA ELEM. TOTAL	10,908,321	10,882,659	10,882,159	-	500	25,662
Aveson Charter School (Noyes) - COMPLETE: Portable N Demolition Project (95029.0)	30,654	30,654	30,654	-	-	-
AVESON (NOYES) TOTAL	30,654	30,654	30,654	-	-	-
Blair High School - 04A Modernization of Main Building (95056.0) (2)	30,051,416	30,051,416	30,051,416	-	-	(0)
Blair High School - 04b Track and Field (95005.0) (2)	82,877	82,877	82,877	-	-	-
Blair High School - COMPLETE: Blair Middle School Campus (95001.0) (1) (2)	14,538,936	14,538,936	14,538,936	-	-	-
Blair High School - COMPLETE: Measure T E-Rate (95180.0)	428,677	428,677	428,677	-	-	-
Blair High School - COMPLETE: PROJECT CNLD - New 9th Grade Classroom (2)	1,146,779	1,146,779	1,146,779	-	-	-
BLAIR HS - Blair HS Site Access Improvement (ADA) (95056.1) (2)	51,285	51,285	51,285	-	-	-
BLAIR TOTAL	46,299,971	46,299,971	46,299,971	-	-	(0)
Burbank Elementary School - COMPLETE: Electrical Panel Upgrade (95064.0) (2)	87,603	87,603	87,603	-	-	-
Burbank Elementary School - COMPLETE: Renovation of Hodges (old 95140.0 merged) (2)	253,584	253,584	253,584	-	-	-
Burbank Elementary School - Lunch Shelter/Renovation (95131.0) (1) (2) (3) (4)	924,769	924,769	924,769	-	-	-
BURBANK TOTAL	1,265,956	1,265,956	1,265,956	-	-	-
Career Technical - Career Technical Education Projects (95145.0)	2,683,000	2,683,000	2,683,000	-	-	-
Career Technical - COMPLETE: CTE KLRN TV (95145.0)	100,507	100,507	100,507	-	-	-
CAREER TECHNICAL TOTAL	2,783,507	2,783,507	2,783,507	-	-	-
Central Kitchen - COMPLETE: Culinary Academy/Kitchen Construction (9)	1,238,928	1,238,928	1,238,928	-	-	-
CENTRAL KITCHEN TOTAL	1,238,928	1,238,928	1,238,928	-	-	-
Cleveland Elementary School - COMPLETE: Measure T E-Rate (95180.0)	113,292	113,292	113,292	-	-	-
Cleveland Elementary School - COMPLETE: New Classroom Wing (95031.0) (2)	4,594,037	4,594,037	4,594,037	-	-	-
Cleveland Elementary School - Modernize Kitchen (95121.0) (2)	108,495	108,495	108,495	-	-	-
Cleveland Elementary School - Student Safety Wall & Flooring Padding (2)	8,506	8,506	8,506	-	-	-
CLEVELAND ELEM. TOTAL	4,824,330	4,824,330	4,824,330	-	-	-
District Service Center - Facilities Administration (95000.0) (1) (2) (3) (4)	16,369,992	16,320,526	16,308,050	12,476	-	49,466
DSC FACILITIES ADMIN	16,369,992	16,320,526	16,308,050	-	12,476	49,466
District Service Center - Facilities Administration (97092.0) 21.3 (1) (2)	68,931	50,407	40,407	10,000	-	18,525
DSC FACILITIES ADMIN	68,931	50,407	40,407	-	10,000	18,525
District Wide - DW - Child Care Centers Playground (97115.0, 61051)						



Budget Status by Fund

Budget status summary by Fund in selected Projects (thru 11/29/2023)

Budget vs. Commitments and Expenditures by Fund

Reconciliation Always in Progress

	21.1 - GOB (Measure TT Series A)			Fund 21.1 Analysis		
	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	-	109,813	-
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	-		-
DISTRICT WIDE PROJECTS	13,534,117	13,144,787	13,144,787	-	109,813	389,329
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	-		-
DON BENITO ELEM. TOTAL	1,772,865	1,772,865	1,772,865	-	-	-
Edison Elementary School - Edison ADA Upgrades (95143.0)						
	43,940	43,940	43,940	-		-
EDISON ELEMENTARY TOTAL	43,940	43,940	43,940	-	-	-
Eliot Middle School - 08 HVAC Upgrades (95146.0) (2)						
	828,427	828,427	828,427	-		-
Eliot Middle School - Auditorium/Cafe Modernization (95015.0) (2)						
	7,749,399	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	-		-
ELIOT MS CHILLED WATER PIPING CORR (95146.1) - ELIOT MS CHILLED WATER PIPING						
	89,230	89,230	89,230	-		-
ELIOT MIDDLE SCHOOLS	9,666,945	9,666,945	9,666,945	-	-	-
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)						
	336,473	336,473	336,473	-		-



Budget Status by Fund

Budget status summary by Fund in selected Projects (thru 11/29/2023)

Budget vs. Commitments and Expenditures by Fund

Reconciliation Always in Progress

	21.1 - GOB (Measure TT Series A)			Fund 21.1 Analysis			
Field Elementary School - Modernization (95069.0) (1) (2) (4)							
	3,529,597	3,529,597	3,529,597	-	-	-	-
FIELD ELEMENTARY SCHOOL	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	-	-	-	-
FRANKLIN ELEM. TOTAL	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	-	-	-	-
HAMILTON ELEM. TOTAL	4,667,562	4,667,562	4,667,562	-	-	-	-
Jackson Elementary School - 13 Modernization / Parking Lot							
	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	-	-	-	-
JACKSON ELEM. TOTAL	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	-	-	-	-
JEFFERSON ELEM. TOTAL	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 (95004.0)							
	1,518,980	1,518,980	1,518,980	-	-	-	-
John Muir High School - COMPLETE: Building G & L Window Replacement (95125.0)							
	404,282	404,282	404,282	-	-	-	-
John Muir High School - COMPLETE: Career Technical Education (95145.0)							
	90,596	90,596	90,596	-	-	-	-
John Muir High School - COMPLETE: Kitchen Modernization (95154.0)							
	6,000	6,000	6,000	-	-	-	-
John Muir High School - COMPLETE: Measure T E-Rate (95180.0)							
	555,842	555,842	555,842	-	-	-	-
John Muir High School - COMPLETE: Security System (95132.0)							
	159,785	159,785	159,785	-	-	-	-
John Muir High School - Culinary Arts Project (95184.0)							
	20,766	20,766	20,766	-	-	-	-
John Muir High School - J Muir Bldg D Upstairs (7) Classrooms (97124.0) (2)							
	276,398	250,796	-	250,796			25,602
John Muir High School - Track and Field 95005.0 (2)							
	739,195	739,195	739,195	-	-	-	-



Budget Status by Fund

Budget status summary by Fund in selected Projects (thru 11/29/2023)

Budget vs. Commitments and Expenditures by Fund

Reconciliation Always in Progress

	21.1 - GOB (Measure TT Series A)			Fund 21.1 Analysis			
JOHN MUIR HIGH TOTAL	38,477,225	38,451,623	38,200,827	-	250,796	-	25,602
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	-			-
LINDA VISTA ELEM. TOTAL	176,830	176,830	176,830	-	-	-	-
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	-			-
LOMA ALTA ELEM. TOTAL	1,457,084	1,457,084	1,457,084	-	-	-	-
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	-			-
LONGFELLOW ELEM. TOTAL	4,092,074	4,092,074	4,092,074	-	-	-	-
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	-			-
MADISON ELEM. TOTAL	5,969,957	5,969,957	5,969,957	-	-	-	-
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)							
	275,000	231,066	229,508	1,557			43,934
Marshall Fundamental Secondary School - Old Gym Renovation Project (95185.0)							
	1,333,706	1,333,706	1,333,706	-			-



Budget Status by Fund

Budget status summary by Fund in selected Projects (thru 11/29/2023)

Budget vs. Commitments and Expenditures by Fund

Reconciliation Always in Progress

	21.1 - GOB (Measure TT Series A)			Fund 21.1 Analysis		
Marshall Fundamental Secondary School - Sports Complex (95049.0) (2)						
	12,702,031	12,702,031	12,702,031	-	-	-
MARSHALL FUNDAMENTAL TOTAL	19,624,240	19,580,305	19,578,748	-	1,557	- 43,934
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
MCKINLEY K-8 TOTAL	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	-	-	-
NORMA COOMBS ELEM. TOTAL	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
ODYSSEY CHARTER TOTAL	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	-	-	-
Pasadena High School (Phase 3) - 02b Campus Appearance/Identity (95080.0) (2)						



Budget Status by Fund

Budget status summary by Fund in selected Projects (thru 11/29/2023)

Budget vs. Commitments and Expenditures by Fund

Reconciliation Always in Progress

	21.1 - GOB (Measure TT Series A)			Fund 21.1 Analysis		
	159,996	159,996	159,996	-	-	-
PASADENA HIGH TOTAL	33,548,971	33,492,910	33,463,592	-	29,318	- 56,061
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	-	-	-
ROOSEVELT ELEM. TOTAL	2,026,550	2,026,550	2,026,550	-	-	-
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	-	-	-
ROSE CITY HIGH TOTAL	821,759	821,759	821,759	-	-	-
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	-	-	-
SAN RAFAEL ELEM. TOTAL	2,214,236	2,214,236	2,214,236	-	-	-
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	-	-	-
SIERRA MADRE ELEM. TOTAL	4,831,032	4,831,032	4,831,032	-	-	-
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	-	-	-
SIERRA MADRE MS TOTAL	38,693,330	38,693,330	38,693,330	-	-	-
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	-	-	-
WASHINGTON ES TOTAL	20,677,381	20,677,381	20,677,381	-	-	-
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	-	-	-
WASHINGTON MS TOTAL	16,543,705	16,543,705	16,543,705	-	-	-
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)						
	19,858	19,858	19,858	-	-	0



Budget Status by Fund

Budget status summary by Fund in selected Projects (thru 11/29/2023)

Budget vs. Commitments and Expenditures by Fund

Reconciliation Always in Progress

	21.1 - GOB (Measure TT Series A)			Fund 21.1 Analysis			
Webster Elementary School - COMPLETE: Measure T E-Rate 95180.0							
	139,666	139,666	139,666	-			-
Webster Elementary School - COMPLETE: Preschool Shade Structure (95105.0)							
	132,613	132,613	132,613	-			-
WEBSTER ELEM. TOTAL	2,473,471	2,473,471	2,473,471	-	-	-	0
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	-			-
WILLARD ELEM. TOTAL	6,172,568	6,172,568	6,172,568	-	-	-	-
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	-			-
WILSON MS TOTAL	5,814,145	5,814,145	5,814,145	-	-	-	-
	363,949,504	363,339,826	362,766,868	-	572,958	109,813	609,678

COC Report (by Contract)

Pasadena USD



Total Bond Funding - Measure O - Capital	\$456,352,760.70
Current Budget Total	\$241,149,313.57
Current Contracts Committed	\$38,954,432.39
Payables Invoiced	\$32,921,101.50
Unallocated Funds	\$215,203,447.13

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					\$102,294,376.72	\$11,879,812.88	\$67,193.75	\$11,947,006.63	\$90,347,370.09	\$6,397,525.57	\$5,549,481.06
School Name: Altadena Arts Magnet					\$1,109,333.63	\$830,932.73	\$193.75	\$831,126.48	\$278,207.15	\$750,755.87	\$80,370.61
Project: Altadena Phase 1 Reroofing Program					\$485,413.89	\$485,413.89	\$0.00	\$485,413.89	\$0.00	\$414,868.88	\$70,545.01
1	Altadena ES - Altadena Phase 1 Reroofing Program	Western States Roofing, Inc.		6270		\$485,413.89	\$0.00	\$485,413.89		\$414,868.88	\$70,545.01
Project: Altadena Relocation of (3) Portables from Allendale					\$345,712.59	\$345,518.84	\$193.75	\$345,712.59	\$0.00	\$335,886.99	\$9,825.60
1	Altadena ES - Altadena Relocation of (3) Portables from Allendale	NIC Partners, Inc.		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.		6210		\$16,000.00	\$2,738.75	\$18,738.75		\$14,560.00	\$4,178.75
3	Altadena ES - Altadena Relocation of (3) Portables from Allendale	Universal Construction		6265		\$11,704.00	\$6,644.00	\$18,348.00		\$14,960.00	\$3,388.00
4	Altadena ES - Altadena Relocation of (3) Portables from Allendale	Shenk Developers		6270		\$288,000.00	(\$9,189.00)	\$278,811.00		\$278,811.00	\$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 & Transition Plan Development					\$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 Development					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
School Name: Don Benito Fundamental					\$968,053.20	\$903,883.64	\$0.00	\$903,883.64	\$64,169.56	\$479,934.31	\$423,949.33
Project: Don Benito Phase 2 Reroofing Program					\$822,388.64	\$822,388.64	\$0.00	\$822,388.64	\$0.00	\$413,439.31	\$408,949.33
1	Don Benito ES - Don Benito Phase 2 Reroofing Program	Western States Roofing, Inc.		6270		\$822,388.64	\$0.00	\$822,388.64		\$413,439.31	\$408,949.33
Project: Don Benito HVAC Replacement					\$140,000.00	\$81,495.00	\$0.00	\$81,495.00	\$58,505.00	\$66,495.00	\$15,000.00
1	Don Benito ES - Don Benito HVAC Replacement	Diversified Thermal Services		6270		\$81,495.00	\$0.00	\$81,495.00		\$66,495.00	\$15,000.00

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
Project: Don Bonito ES ADA Compliance Survey & Transition Plan					\$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 Plan					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
School Name: Field Elementary					\$959,914.18	\$869,500.21	\$31,000.00	\$900,500.21	\$59,413.97	\$705,849.51	\$194,650.70
Project: Field Phase 1 Shade Structure Program					\$247,249.62	\$186,340.21	\$8,000.00	\$194,340.21	\$52,909.41	\$73,408.26	\$120,931.95
1	Field ES - Field Phase 1 Shade Structure Program	SoCal Flow Testing		6250		\$620.00	\$0.00	\$620.00		\$620.00	\$0.00
2	Field ES - Field Phase 1 Shade Structure Program	Pasadena Water & Power		6250		\$200.00	\$0.00	\$200.00		\$200.00	\$0.00
3	Field ES - Field Phase 1 Shade Structure Program	DSA		6230		\$1,547.09	\$0.00	\$1,547.09		\$1,547.09	\$0.00
4	Field ES - Field Phase 1 Shade Structure Program	NAC Architecture		6210		\$2,500.00	\$0.00	\$2,500.00		\$2,449.17	\$50.83
5	Field ES - Field Phase 1 Shade Structure Program	Arcadis/IBI		6210		\$68,592.00	\$8,000.00	\$76,592.00		\$68,592.00	\$8,000.00
6	Field ES - Field Phase 1 Shade Structure Program	USA SHADE & Fabric Structure		6270		\$112,881.12	\$0.00	\$112,881.12		\$0.00	\$112,881.12
Project: Field ES Fencing and Curb Appeal (PO #23-3606)					\$707,000.00	\$683,160.00	\$23,000.00	\$706,160.00	\$840.00	\$632,441.25	\$73,718.75
1	Field ES - Field ES Fencing and Curb Appeal (PO #23-3606)	Flewelling & Moody		6210		\$11,960.00	\$23,000.00	\$34,960.00		\$14,510.00	\$20,450.00
2	Field ES - Field ES Fencing and Curb Appeal (PO #23-3606)	Shenk Developers		6270		\$665,000.00	\$0.00	\$665,000.00		\$611,731.25	\$53,268.75
3	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
Project: Field ES ADA Compliance Survey & Transition Plan Development					\$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 Development					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
School Name: Hamilton Elementary					\$252,914.18	\$118,697.15	\$12,000.00	\$130,697.15	\$122,217.03	\$62,316.26	\$68,380.89
Project: Hamilton Phase 1 Shade Structure Program					\$247,249.62	\$118,697.15	\$12,000.00	\$130,697.15	\$116,552.47	\$62,316.26	\$68,380.89
1	Hamilton ES - Hamilton Phase 1 Shade Structure Program	DSA		6230		\$1,547.09	\$0.00	\$1,547.09		\$1,547.09	\$0.00
2	Hamilton ES - Hamilton Phase 1 Shade Structure Program	NAC Architecture		6210		\$2,500.00	\$0.00	\$2,500.00		\$2,449.17	\$50.83
3	Hamilton ES - Hamilton Phase 1 Shade Structure Program	Arcadis/IBI		6210		\$58,120.00	\$12,000.00	\$70,120.00		\$58,120.00	\$12,000.00
4	Hamilton ES - Hamilton Phase 1 Shade Structure Program	Pasadena Water & Power		6250		\$200.00	\$0.00	\$200.00		\$200.00	\$0.00
5	Hamilton ES - Hamilton Phase 1 Shade Structure Program	USA SHADE & Fabric Structure		6270		\$56,330.06	\$0.00	\$56,330.06		\$0.00	\$56,330.06

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: Hamilton ES ADA Compliance Survey & Trans					\$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
School Name: Jackson STEM Dual Language Magnet Academy					\$345,417.34	\$0.00	\$0.00	\$0.00	\$345,417.34	\$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
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 Dev					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
School Name: Jefferson Children's Center					\$193,180.57	\$193,180.57	\$0.00	\$193,180.57	\$0.00	\$151,403.56	\$41,777.01
Project: Jefferson CC Phase 1 Reroofing Program					\$193,180.57	\$193,180.57	\$0.00	\$193,180.57	\$0.00	\$151,403.56	\$41,777.01
1	Jefferson Children's Center - Jefferson CC Phase 1 Reroofing Program	Western States Roofing, Inc.		6270		\$193,180.57	\$0.00	\$193,180.57		\$151,403.56	\$41,777.01
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					\$38,307,427.23	\$0.00	\$0.00	\$0.00	\$38,307,427.23	\$0.00	\$0.00
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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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 Name: Madison Elementary					\$35,733,130.39	\$1,117,422.73	\$8,000.00	\$1,125,422.73	\$34,607,707.66	\$916,468.47	\$208,954.26
Project: Madison Phase 1 Reroofing Program					\$939,010.77	\$939,010.77	\$0.00	\$939,010.77	\$0.00	\$841,532.30	\$97,478.47
1	Madison ES - Madison Phase 1 Reroofing Program	Western States Roofing, Inc.		6270		\$939,010.77	\$0.00	\$939,010.77		\$841,532.30	\$97,478.47
Project: Madison Phase 1 Shade Structure Program					\$381,135.62	\$178,411.96	\$8,000.00	\$186,411.96	\$194,723.66	\$74,936.17	\$111,475.79
1	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
2	Madison ES - Madison Phase 1 Shade Structure Program	Arcadis/IBI		6210		\$72,237.00	\$8,000.00	\$80,237.00		\$72,237.00	\$8,000.00
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	NAC Architecture		6210		\$2,500.00	\$0.00	\$2,500.00		\$2,499.17	\$0.83
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
School Name: Norma Coombs Elementary					\$2,350,281.43	\$2,009,409.43	\$8,000.00	\$2,017,409.43	\$332,872.00	\$1,394,943.94	\$622,465.49
Project: Norma Coombs Phase 1 Shade Structure Program					\$572,242.62	\$237,035.18	\$8,000.00	\$245,035.18	\$327,207.44	\$63,044.17	\$181,991.01
1	Norma Coombs ES - Norma Coombs Phase 1 Shade Structure Program	Pasadena Water & Power		6260		\$200.00	\$0.00	\$200.00		\$200.00	\$0.00
2	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
3	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
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
Project: Norma Coombs Phase 2 Reroofing Program					\$1,622,966.25	\$1,622,966.25	\$0.00	\$1,622,966.25	\$0.00	\$1,242,699.77	\$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
Project: Norma Coombs HVAC Replacement					\$149,408.00	\$149,408.00	\$0.00	\$149,408.00	\$0.00	\$89,200.00	\$60,208.00
1	Norma Coombs ES - Norma Coombs HVAC Replacement	Diversified Thermal Services		6270		\$149,408.00	\$0.00	\$149,408.00		\$89,200.00	\$60,208.00
Project: Norma Coombs ES ADA Compliance Survey & Training					\$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 & Training					\$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
School Name: San Rafael Elementary					\$1,923,745.65	\$740,094.00	\$0.00	\$740,094.00	\$1,183,651.65	\$433,023.09	\$307,070.91
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 Servic					\$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 & Tra					\$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 Plar					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
School Name: Sierra Madre Elementary					\$10,528,439.96	\$3,314,690.22	\$0.00	\$3,314,690.22	\$7,213,749.74	\$485,582.80	\$2,829,107.42
Project: Sierra Madre ES Phase 1 Reroofing Program					\$322,860.22	\$322,860.22	\$0.00	\$322,860.22	\$0.00	\$271,266.80	\$51,593.42
1	Sierra Madre ES - Sierra Madre ES Phase 1 Reroofing Program	Western States Roofing, Inc.		6270		\$322,860.22	\$0.00	\$322,860.22		\$271,266.80	\$51,593.42
Project: Sierra Madre ES Central Plant Upgrades					\$3,003,741.00	\$2,973,325.00	\$0.00	\$2,973,325.00	\$30,416.00	\$195,811.00	\$2,777,514.00
1	Sierra Madre ES - Sierra Madre ES Central Plant Upgrades	Southland		6270		\$2,671,702.00	\$0.00	\$2,671,702.00		\$195,811.00	\$2,475,891.00
2	Sierra Madre ES - Sierra Madre ES Central Plant Upgrades	Southland		6210		\$301,623.00	\$0.00	\$301,623.00		\$0.00	\$301,623.00
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 Proc					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00

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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 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 Shade Structure - Phase 2					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
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
School Name: Washington Elementary STEM					\$740,903.37	\$278,009.10	\$8,000.00	\$286,009.10	\$454,894.27	\$77,730.65	\$208,278.45
Project: Washington ES Phase 1 Shade Structure Proq					\$733,350.62	\$278,009.10	\$8,000.00	\$286,009.10	\$447,341.52	\$77,730.65	\$208,278.45
1	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
2	Washington ES - Washington ES Phase 1 Shade Structure Program	Pasadena Water & Power		6260		\$200.00	\$0.00	\$200.00		\$200.00	\$0.00
3	Washington ES - Washington ES Phase 1 Shade Structure Program	SoCal Flow Testing		6260		\$620.00	\$0.00	\$620.00		\$620.00	\$0.00
4	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
5	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
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
School Name: Webster Elementary					\$1,908,206.43	\$1,473,196.10	\$0.00	\$1,473,196.10	\$435,010.33	\$908,720.11	\$564,475.99
Project: Webster Phase 1 Reroofing Program					\$481,496.92	\$481,496.92	\$0.00	\$481,496.92	\$0.00	\$409,851.63	\$71,645.29
1	Webster ES - Webster Phase 1 Reroofing Program	Western States Roofing, Inc.		6270		\$481,496.92	\$0.00	\$481,496.92		\$409,851.63	\$71,645.29
Project: Webster Phase 2 Reroofing Program					\$194,585.18	\$194,585.18	\$0.00	\$194,585.18	\$0.00	\$117,868.48	\$76,716.70
1	Webster ES - Webster Phase 2 Reroofing Program	Western States Roofing, Inc.		6270		\$194,585.18	\$0.00	\$194,585.18		\$117,868.48	\$76,716.70

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Project: Webster HVAC Replacement					\$797,114.00	\$797,114.00	\$0.00	\$797,114.00	\$0.00	\$381,000.00	\$416,114.00
1	Webster ES - Webster HVAC Replacement	Diversified Thermal Services		6270		\$797,114.00	\$0.00	\$797,114.00		\$381,000.00	\$416,114.00
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
School Name: Willard Elementary					\$6,942,632.16	\$0.00	\$0.00	\$0.00	\$6,942,632.16	\$0.00	\$0.00
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
School Type: 02 - Middle Schools					\$13,737,148.27	\$3,202,263.22	\$18,000.00	\$3,220,263.22	\$10,516,885.05	\$2,939,397.42	\$280,865.80
School Name: Eliot Arts Magnet Academy					\$9,353,365.38	\$871,066.78	\$0.00	\$871,066.78	\$8,482,298.60	\$843,530.38	\$27,536.40
Project: Eliot Phase 1 Reroofing Program					\$871,066.78	\$871,066.78	\$0.00	\$871,066.78	\$0.00	\$843,530.38	\$27,536.40
1	Eliot MS - Eliot Phase 1 Reroofing Program	Western States Roofing, Inc.		6270		\$871,066.78	\$0.00	\$871,066.78		\$843,530.38	\$27,536.40

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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
School Name: McKinley Middle					\$2,364,901.03	\$2,287,696.44	\$8,000.00	\$2,295,696.44	\$69,204.59	\$2,095,867.04	\$199,829.40
Project: McKinley School Phase 1 Shade Structure Pr					\$247,249.62	\$179,485.96	\$8,000.00	\$187,485.96	\$59,763.66	\$76,010.17	\$111,475.79
1	McKinley MS - McKinley School Phase 1 Shade Structure Program	SoCal Flow Testing		6260		\$620.00	\$0.00	\$620.00		\$620.00	\$0.00
2	McKinley MS - McKinley School Phase 1 Shade Structure Program	Pasadena Water & Power		6260		\$200.00	\$0.00	\$200.00		\$200.00	\$0.00
3	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
4	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
5	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
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
School Name: Octavia E. Butler Magnet					\$9,440.93	\$0.00	\$0.00	\$0.00	\$9,440.93	\$0.00	\$0.00
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

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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					\$2,000,000.00	\$43,500.00	\$10,000.00	\$53,500.00	\$1,946,500.00	\$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
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
School Type: 03 - High Schools					\$67,824,436.06	\$10,434,786.96	\$27,971.75	\$10,462,758.71	\$57,361,677.35	\$9,552,292.69	\$910,466.02
School Name: Blair International Baccalaureate					\$15,105.49	\$0.00	\$0.00	\$0.00	\$15,105.49	\$0.00	\$0.00
Project: Blair HS ADA Compliance Survey & Transition					\$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
School Name: John Muir High					\$55,105,458.23	\$3,321,894.36	\$0.00	\$3,321,894.36	\$51,783,563.87	\$3,277,293.10	\$44,601.26
Project: John Muir Phase 1 Reroofing Program					\$3,321,894.36	\$3,321,894.36	\$0.00	\$3,321,894.36	\$0.00	\$3,277,293.10	\$44,601.26
1	John Muir HS - John Muir Phase 1 Reroofing Program	Best Contracting Services		6270		\$3,321,894.36	\$0.00	\$3,321,894.36		\$3,277,293.10	\$44,601.26
Project: John Muir Pilot Security Camera System Upg					\$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
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 I					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00

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School Name: Marshall Fundamental					\$3,707,408.71	\$3,310,429.59	\$28,853.00	\$3,339,282.59	\$368,126.12	\$2,516,931.83	\$822,350.76
Project: Marshall Phase 1 Reroofing Program					\$1,475,488.09	\$1,475,488.09	\$0.00	\$1,475,488.09	\$0.00	\$1,431,518.44	\$43,969.65
1	Marshall HS - Marshall Phase 1 Reroofing Program	Best Contracting Services		6270		\$1,475,488.09	\$0.00	\$1,475,488.09		\$1,431,518.44	\$43,969.65
Project: Marshall Phase 2 Reroofing Program					\$1,804,591.50	\$1,804,591.50	\$0.00	\$1,804,591.50	\$0.00	\$1,033,706.76	\$770,884.74
1	Marshall HS - Marshall Phase 2 Reroofing Program	Best Contracting Services		6270		\$1,804,591.50	\$0.00	\$1,804,591.50		\$1,033,706.76	\$770,884.74
Project: Marshall Softball Repair and Renovation					\$416,000.00	\$30,350.00	\$28,853.00	\$59,203.00	\$356,797.00	\$51,706.63	\$7,496.37
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	\$25,203.00	\$47,203.00		\$39,706.63	\$7,496.37
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
School Name: Pasadena High School					\$8,996,463.63	\$3,802,463.01	(\$881.25)	\$3,801,581.76	\$5,194,881.87	\$3,758,067.76	\$43,514.00
Project: PHS Phase 1 Reroofing Program					\$3,675,013.01	\$3,675,013.01	\$0.00	\$3,675,013.01	\$0.00	\$3,631,499.01	\$43,514.00
1	Pasadena HS - PHS Phase 1 Reroofing Program	Best Contracting Services		6270		\$3,675,013.01	\$0.00	\$3,675,013.01		\$3,631,499.01	\$43,514.00
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 Identity Project (Construction)					\$5,000,000.00	\$0.00	\$0.00	\$0.00	\$5,000,000.00	\$0.00	\$0.00
1	Pasadena HS - PHS Identity Project (Construction)					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
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

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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: 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
School Type: 04 - Charter Schools					\$1,362,315.68	\$1,362,315.68	\$0.00	\$1,362,315.68	\$0.00	\$863,691.10	\$498,624.58
School Name: Cleveland - ECDP - SPED - OCS-South					\$361,064.58	\$361,064.58	\$0.00	\$361,064.58	\$0.00	\$216,229.49	\$144,835.09
Project: Cleveland ES Phase 2 Reroofing Program					\$361,064.58	\$361,064.58	\$0.00	\$361,064.58	\$0.00	\$216,229.49	\$144,835.09
1	Cleveland ES - Cleveland ES Phase 2 Reroofing Program	Western States Roofing, Inc.		6270		\$361,064.58	\$0.00	\$361,064.58		\$216,229.49	\$144,835.09
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	\$647,461.61	\$353,789.49
Project: Loma Alta Phase 2 Reroofing Program					\$787,557.10	\$787,557.10	\$0.00	\$787,557.10	\$0.00	\$440,682.91	\$346,874.19
1	Loma Alta ES - Loma Alta Phase 2 Reroofing Program	Western States Roofing, Inc.		6270		\$787,557.10	\$0.00	\$787,557.10		\$440,682.91	\$346,874.19
Project: Loma Alta HVAC Replacement					\$213,694.00	\$213,694.00	\$0.00	\$213,694.00	\$0.00	\$206,778.70	\$6,915.30
1	Loma Alta ES - Loma Alta HVAC Replacement	Diversified Thermal Services		6270		\$213,694.00	\$0.00	\$213,694.00		\$206,778.70	\$6,915.30
School Type: 06 - Educational Technology					\$432,569.31	\$424,087.57	\$8,481.74	\$432,569.31	\$0.00	\$432,569.31	\$0.00
School Name: Districtwide Projects					\$432,569.31	\$424,087.57	\$8,481.74	\$432,569.31	\$0.00	\$432,569.31	\$0.00
Project: Districtwide IP Phone Upgrade					\$432,569.31	\$424,087.57	\$8,481.74	\$432,569.31	\$0.00	\$432,569.31	\$0.00
1	Districtwide Facilities Support - Districtwide IP Phone Upgrade	NIC Partners, Inc.		6450		\$424,087.57	\$8,481.74	\$432,569.31		\$432,569.31	\$0.00
School Type: 07 - Facilities					\$55,498,467.53	\$13,236,479.00	(\$1,706,960.16)	\$11,529,518.84	\$43,968,948.69	\$7,921,097.95	\$3,608,420.89
School Name: District Service Center					\$55,498,467.53	\$13,236,479.00	(\$1,706,960.16)	\$11,529,518.84	\$43,968,948.69	\$7,921,097.95	\$3,608,420.89
Project: DSC Phase 1 Reroofing Program					\$1,862,179.97	\$1,862,179.97	\$0.00	\$1,862,179.97	\$0.00	\$1,814,705.37	\$47,474.60
1	District Service Center - DSC Phase 1 Reroofing Program	Best Contracting Services		6270		\$1,862,179.97	\$0.00	\$1,862,179.97		\$1,814,705.37	\$47,474.60

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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: Facilities					\$15,028,777.10	\$11,096,899.03	(\$1,706,960.16)	\$9,389,938.87	\$5,638,838.23	\$5,963,299.90	\$3,426,638.97
1	District Service Center - Facilities	Pasadena Journal		6260		\$15,000.00	\$0.00	\$15,000.00		\$0.00	\$15,000.00
2	District Service Center - Facilities	LCP Tracker		6260		\$11,550.00	\$0.00	\$11,550.00		\$17,800.00	(\$6,250.00)
3	District Service Center - Facilities	US Bank Visa Card		6260		\$15,000.00	\$0.00	\$15,000.00		\$0.00	\$15,000.00
4	District Service Center - Facilities	Crisp		6260		\$5,000.00	\$0.00	\$5,000.00		\$0.00	\$5,000.00
5	District Service Center - Facilities	SafeworkCM		6265		\$2,568,000.00	\$0.00	\$2,568,000.00		\$0.00	\$2,568,000.00
6	District Service Center - Facilities	Universal Construction		6265		\$194,184.00	\$0.00	\$194,184.00		\$0.00	\$194,184.00
7	District Service Center - Facilities	Jeff C Marderosian		5820		\$40,000.00	\$0.00	\$40,000.00		\$0.00	\$40,000.00
8	District Service Center - Facilities	Atkinson, Andelson, Loya R&R		5820		\$40,000.00	(\$4,683.44)	\$35,316.56		\$35,316.56	\$0.00
9	District Service Center - Facilities	LCP Tracker		6260		\$1,800.00	\$5,950.00	\$7,750.00		\$1,500.00	\$6,250.00
10	District Service Center - Facilities	US Bank Visa Card		6260		\$500.00	\$0.00	\$500.00		\$500.00	\$0.00
11	District Service Center - Facilities	US Bank Visa Card		6260		\$500.00	\$0.00	\$500.00		\$500.00	\$0.00
12	District Service Center - Facilities	US Bank Visa Card		6260		\$10,000.00	(\$8,042.53)	\$1,957.47		\$1,957.47	\$0.00
13	District Service Center - Facilities	NIC Partners, Inc.		6410		\$40,295.88	\$0.00	\$40,295.88		\$40,295.88	\$0.00
14	District Service Center - Facilities	Citadel Environmental		6280		\$250,000.00	\$0.00	\$250,000.00		\$22,052.00	\$227,948.00
15	District Service Center - Facilities	Universal Construction		6265		\$137,812.50	(\$115,504.50)	\$22,308.00		\$22,308.00	\$0.00
16	District Service Center - Facilities	Colbi		6260		\$60,000.00	\$0.00	\$60,000.00		\$60,000.00	\$0.00
17	District Service Center - Facilities	Staples		4310		\$15,000.00	(\$6,648.87)	\$8,351.13		\$8,351.13	\$0.00
18	District Service Center - Facilities	The Solis Group		6260		\$274,982.00	\$0.00	\$274,982.00		\$1,198.00	\$273,784.00
19	District Service Center - Facilities	SafeworkCM		6265		\$4,800,000.00	(\$1,174,810.75)	\$3,625,189.25		\$4,261,765.25	(\$636,576.00)
20	District Service Center - Facilities	PUSD Staff Pay Roll		2XXX		\$285,552.00	(\$235,547.82)	\$50,004.18		\$45,993.73	\$4,010.45
21	District Service Center - Facilities	PUSD Staff Benefits		2XXX		\$169,936.00	(\$151,333.35)	\$18,602.65		\$22,613.10	(\$4,010.45)
22	District Service Center - Facilities	Staples		4310		\$20,000.00	\$0.00	\$20,000.00		\$9,151.92	\$10,848.08
23	District Service Center - Facilities	Pasadena Journal		6260		\$10,000.00	(\$8,848.00)	\$1,152.00		\$1,152.00	\$0.00
24	District Service Center - Facilities	American Business Machine		5630		\$4,500.00	\$2,442.78	\$6,942.78		\$6,942.78	\$0.00
25	District Service Center - Facilities	Crisp		6260		\$5,000.00	(\$2,111.68)	\$2,888.32		\$2,888.32	\$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
26	District Service Center - Facilities	SafeworkCM		6265		\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
27	District Service Center - Facilities	Planet Bids		6265		\$126,667.97	\$0.00	\$126,667.97		\$72,098.36	\$54,569.61
28	District Service Center - Facilities	SafeworkCM		6265		\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
29	District Service Center - Facilities	Pasadena Journal		6260		\$10,000.00	(\$7,822.00)	\$2,178.00		\$2,178.00	\$0.00
30	District Service Center - Facilities	Vital Inspection Services		6285		\$250,000.00	\$0.00	\$250,000.00		\$57,232.00	\$192,768.00
31	District Service Center - Facilities	Geocon Incorporated		6280		\$250,000.00	\$0.00	\$250,000.00		\$54,228.58	\$195,771.42
32	District Service Center - Facilities	DLR Group		6210		\$1,283,524.00	\$0.00	\$1,283,524.00		\$1,191,861.82	\$91,662.18
33	District Service Center - Facilities	American Business Machine		5630		\$6,942.78	\$0.00	\$6,942.78		\$0.00	\$6,942.78
34	District Service Center - Facilities	Atkinson, Andelson, Loya R&R		5820		\$60,000.00	\$0.00	\$60,000.00		\$6,615.00	\$53,385.00
35	District Service Center - Facilities	Clifton Larson		5820		\$10,500.00	\$0.00	\$10,500.00		\$16,800.00	(\$6,300.00)
36	District Service Center - Facilities	Smith-Emery Laboratories		6280		\$106,651.90	\$0.00	\$106,651.90		\$0.00	\$106,651.90
37	District Service Center - Facilities	US Bank Visa Card		6260		\$18,000.00	\$0.00	\$18,000.00		\$0.00	\$18,000.00
Project: Districtwide Turnkey Design and Construction					\$95,000.00	\$95,000.00	\$0.00	\$95,000.00	\$0.00	\$0.00	\$95,000.00
1	Districtwide Facilities Support - Districtwide Turnkey Design and Construct	Schneider Electric		6210		\$95,000.00	\$0.00	\$95,000.00		\$0.00	\$95,000.00
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 Security Door Lockset Replacem					\$1,300,000.00	\$0.00	\$0.00	\$0.00	\$1,300,000.00	\$0.00	\$0.00
1	Districtwide Facilities Support - Districtwide Security Door Lockset Replace					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
Project: Charter Schools Security Door Lockset Repla					\$220,000.00	\$0.00	\$0.00	\$0.00	\$220,000.00	\$0.00	\$0.00
1	Districtwide Facilities Support - Charter Schools Security Door Lockset Re					\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
Project: Districtwide Front Entry Security Camera and					\$3,300,000.00	\$22,400.00	\$0.00	\$22,400.00	\$3,277,600.00	\$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

COC Report (by Contract)

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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: 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:					\$132,510.46	\$0.00	\$0.00	\$0.00	\$132,510.46	\$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
Measure O - Capital Totals:					\$241,149,313.57	\$40,539,745.31	(\$1,585,312.92)	\$38,954,432.39	\$202,194,881.18	\$28,106,574.04	\$10,847,858.35

COC Report (by Contract)

Pasadena USD



Total Bond Funding - Measure O - ITS	\$59,872,995.71
Current Budget Total	\$28,341,595.34
Current Contracts Committed	\$22,821,595.34
Payables Invoiced	\$15,317,656.53
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	\$15,317,656.53	\$7,503,938.81
School Name: Districtwide Projects					\$28,341,595.34	\$22,841,502.39	(\$19,907.05)	\$22,821,595.34	\$5,520,000.00	\$15,317,656.53	\$7,503,938.81
Project: Districtwide Staff Device Refresh					\$7,885,552.78	\$7,885,552.78	\$0.00	\$7,885,552.78	\$0.00	\$3,401,120.35	\$4,484,432.43
1	Districtwide Facilities Support - Districtwide Staff Device Refresh	Apple Computer, Inc.				\$1,506,685.79	\$0.00	\$1,506,685.79		\$1,506,685.79	\$0.00
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	Kanavel Group				\$301,725.00	\$0.00	\$301,725.00		\$187,081.25	\$114,643.75
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	\$9,549,379.02	\$3,019,006.38
1	Districtwide Facilities Support - Districtwide Student Device Refresh	Dell Computers				\$12,076,025.40	\$0.00	\$12,076,025.40		\$9,057,019.02	\$3,019,006.38
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	\$667,342.76	\$500.00
1	Districtwide Facilities Support - Districtwide Chromebook Lease Buyback	Dell Computers				\$687,749.81	(\$19,907.05)	\$667,842.76		\$667,342.76	\$500.00
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 C					\$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	\$15,317,656.53	\$7,503,938.81

COC Report (by Project)

Pasadena USD



Total Bond Funding - Measure O - Capital	\$456,352,760.70
Current Budget Total	\$241,149,313.57
Current Contracts Committed	\$38,954,432.39
Payables Invoiced	\$32,921,101.50
Unallocated Funds	\$215,203,447.13

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	\$102,294,376.72	\$11,879,812.88	\$67,193.75	\$11,947,006.63	\$6,397,525.57	\$90,347,370.09	\$5,549,481.06
School Name: Altadena Arts Magnet	\$1,109,333.63	\$830,932.73	\$193.75	\$831,126.48	\$750,755.87	\$278,207.15	\$80,370.61
Project: Altadena Phase 1 Reroofing Program	\$485,413.89	\$485,413.89	\$0.00	\$485,413.89	\$414,868.88	\$0.00	\$70,545.01
Project: Altadena Relocation of (3) Portables from All	\$345,712.59	\$345,518.84	\$193.75	\$345,712.59	\$335,886.99	\$0.00	\$9,825.60
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
School Name: Don Benito Fundamental	\$968,053.20	\$903,883.64	\$0.00	\$903,883.64	\$479,934.31	\$64,169.56	\$423,949.33
Project: Don Benito Phase 2 Reroofing Program	\$822,388.64	\$822,388.64	\$0.00	\$822,388.64	\$413,439.31	\$0.00	\$408,949.33
Project: Don Benito HVAC Replacement	\$140,000.00	\$81,495.00	\$0.00	\$81,495.00	\$66,495.00	\$58,505.00	\$15,000.00
Project: Don Bonito ES ADA Compliance Survey & Tr	\$5,664.56	\$0.00	\$0.00	\$0.00	\$0.00	\$5,664.56	\$0.00
School Name: Field Elementary	\$959,914.18	\$869,500.21	\$31,000.00	\$900,500.21	\$705,849.51	\$59,413.97	\$194,650.70
Project: Field Phase 1 Shade Structure Program	\$247,249.62	\$186,340.21	\$8,000.00	\$194,340.21	\$73,408.26	\$52,909.41	\$120,931.95
Project: Field ES Fencing and Curb Appeal (PO #23-36	\$707,000.00	\$683,160.00	\$23,000.00	\$706,160.00	\$632,441.25	\$840.00	\$73,718.75
Project: Field ES ADA Compliance Survey & Transiti	\$5,664.56	\$0.00	\$0.00	\$0.00	\$0.00	\$5,664.56	\$0.00
School Name: Hamilton Elementary	\$252,914.18	\$118,697.15	\$12,000.00	\$130,697.15	\$62,316.26	\$122,217.03	\$68,380.89
Project: Hamilton Phase 1 Shade Structure Program	\$247,249.62	\$118,697.15	\$12,000.00	\$130,697.15	\$62,316.26	\$116,552.47	\$68,380.89
Project: Hamilton ES ADA Compliance Survey & Tran	\$5,664.56	\$0.00	\$0.00	\$0.00	\$0.00	\$5,664.56	\$0.00
School Name: Jackson STEM Dual Language Magnet Academy	\$345,417.34	\$0.00	\$0.00	\$0.00	\$0.00	\$345,417.34	\$0.00
Project: Jackson Shade Structure - Phase 2	\$339,752.69	\$0.00	\$0.00	\$0.00	\$0.00	\$339,752.69	\$0.00

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
Project: Jackson ES ADA Compliance Survey & Trans	\$5,664.65	\$0.00	\$0.00	\$0.00	\$0.00	\$5,664.65	\$0.00
School Name: Jefferson Children's Center	\$193,180.57	\$193,180.57	\$0.00	\$193,180.57	\$151,403.56	\$0.00	\$41,777.01
Project: Jefferson CC Phase 1 Reroofing Program	\$193,180.57	\$193,180.57	\$0.00	\$193,180.57	\$151,403.56	\$0.00	\$41,777.01
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	\$38,307,427.23	\$0.00	\$0.00	\$0.00	\$0.00	\$38,307,427.23	\$0.00
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
School Name: Madison Elementary	\$35,733,130.39	\$1,117,422.73	\$8,000.00	\$1,125,422.73	\$916,468.47	\$34,607,707.66	\$208,954.26
Project: Madison Phase 1 Reroofing Program	\$939,010.77	\$939,010.77	\$0.00	\$939,010.77	\$841,532.30	\$0.00	\$97,478.47
Project: Madison Phase 1 Shade Structure Program	\$381,135.62	\$178,411.96	\$8,000.00	\$186,411.96	\$74,936.17	\$194,723.66	\$111,475.79
Project: Madison ES Modernization	\$34,412,984.00	\$0.00	\$0.00	\$0.00	\$0.00	\$34,412,984.00	\$0.00
School Name: Norma Coombs Elementary	\$2,350,281.43	\$2,009,409.43	\$8,000.00	\$2,017,409.43	\$1,394,943.94	\$332,872.00	\$622,465.49
Project: Norma Coombs Phase 1 Shade Structure Pro	\$572,242.62	\$237,035.18	\$8,000.00	\$245,035.18	\$63,044.17	\$327,207.44	\$181,991.01
Project: Norma Coombs Phase 2 Reroofing Program	\$1,622,966.25	\$1,622,966.25	\$0.00	\$1,622,966.25	\$1,242,699.77	\$0.00	\$380,266.48
Project: Norma Coombs HVAC Replacement	\$149,408.00	\$149,408.00	\$0.00	\$149,408.00	\$89,200.00	\$0.00	\$60,208.00
Project: Norma Coombs ES ADA Compliance Survey i	\$5,664.56	\$0.00	\$0.00	\$0.00	\$0.00	\$5,664.56	\$0.00
School Name: San Rafael Elementary	\$1,923,745.65	\$740,094.00	\$0.00	\$740,094.00	\$433,023.09	\$1,183,651.65	\$307,070.91
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

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: Sierra Madre Elementary	\$10,528,439.96	\$3,314,690.22	\$0.00	\$3,314,690.22	\$485,582.80	\$7,213,749.74	\$2,829,107.42
Project: Sierra Madre ES Phase 1 Reroofing Program	\$322,860.22	\$322,860.22	\$0.00	\$322,860.22	\$271,266.80	\$0.00	\$51,593.42
Project: Sierra Madre ES Central Plant Upgrades	\$3,003,741.00	\$2,973,325.00	\$0.00	\$2,973,325.00	\$195,811.00	\$30,416.00	\$2,777,514.00
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 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
School Name: Washington Elementary STEM	\$740,903.37	\$278,009.10	\$8,000.00	\$286,009.10	\$77,730.65	\$454,894.27	\$208,278.45
Project: Washington ES Phase 1 Shade Structure Proj	\$733,350.62	\$278,009.10	\$8,000.00	\$286,009.10	\$77,730.65	\$447,341.52	\$208,278.45
Project: Washington ES ADA Compliance Survey & Tr	\$7,552.75	\$0.00	\$0.00	\$0.00	\$0.00	\$7,552.75	\$0.00
School Name: Webster Elementary	\$1,908,206.43	\$1,473,196.10	\$0.00	\$1,473,196.10	\$908,720.11	\$435,010.33	\$564,475.99
Project: Webster Phase 1 Reroofing Program	\$481,496.92	\$481,496.92	\$0.00	\$481,496.92	\$409,851.63	\$0.00	\$71,645.29
Project: Webster Phase 2 Reroofing Program	\$194,585.18	\$194,585.18	\$0.00	\$194,585.18	\$117,868.48	\$0.00	\$76,716.70
Project: Webster HVAC Replacement	\$797,114.00	\$797,114.00	\$0.00	\$797,114.00	\$381,000.00	\$0.00	\$416,114.00
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
School Name: Willard Elementary	\$6,942,632.16	\$0.00	\$0.00	\$0.00	\$0.00	\$6,942,632.16	\$0.00
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

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 Type: 02 - Middle Schools	\$13,737,148.27	\$3,202,263.22	\$18,000.00	\$3,220,263.22	\$2,939,397.42	\$10,516,885.05	\$280,865.80
School Name: Eliot Arts Magnet Academy	\$9,353,365.38	\$871,066.78	\$0.00	\$871,066.78	\$843,530.38	\$8,482,298.60	\$27,536.40
Project: Eliot Phase 1 Reroofing Program	\$871,066.78	\$871,066.78	\$0.00	\$871,066.78	\$843,530.38	\$0.00	\$27,536.40
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 & Transition	\$9,440.93	\$0.00	\$0.00	\$0.00	\$0.00	\$9,440.93	\$0.00
School Name: McKinley Middle	\$2,364,901.03	\$2,287,696.44	\$8,000.00	\$2,295,696.44	\$2,095,867.04	\$69,204.59	\$199,829.40
Project: McKinley School Phase 1 Shade Structure Program	\$247,249.62	\$179,485.96	\$8,000.00	\$187,485.96	\$76,010.17	\$59,763.66	\$111,475.79
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
School Name: Octavia E. Butler Magnet	\$9,440.93	\$0.00	\$0.00	\$0.00	\$0.00	\$9,440.93	\$0.00
Project: Octavia E. Butler MS ADA Compliance Survey	\$9,440.93	\$0.00	\$0.00	\$0.00	\$0.00	\$9,440.93	\$0.00
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	\$2,000,000.00	\$43,500.00	\$10,000.00	\$53,500.00	\$0.00	\$1,946,500.00	\$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
School Type: 03 - High Schools	\$67,824,436.06	\$10,434,786.96	\$27,971.75	\$10,462,758.71	\$9,552,292.69	\$57,361,677.35	\$910,466.02
School Name: Blair International Baccalaureate	\$15,105.49	\$0.00	\$0.00	\$0.00	\$0.00	\$15,105.49	\$0.00
Project: Blair HS ADA Compliance Survey & Transition	\$15,105.49	\$0.00	\$0.00	\$0.00	\$0.00	\$15,105.49	\$0.00
School Name: John Muir High	\$55,105,458.23	\$3,321,894.36	\$0.00	\$3,321,894.36	\$3,277,293.10	\$51,783,563.87	\$44,601.26
Project: John Muir Phase 1 Reroofing Program	\$3,321,894.36	\$3,321,894.36	\$0.00	\$3,321,894.36	\$3,277,293.10	\$0.00	\$44,601.26
Project: John Muir Pilot Security Camera System Upgrade	\$176,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$176,000.00	\$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
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 & Trar	\$18,881.87	\$0.00	\$0.00	\$0.00	\$0.00	\$18,881.87	\$0.00
School Name: Marshall Fundamental	\$3,707,408.71	\$3,310,429.59	\$28,853.00	\$3,339,282.59	\$2,516,931.83	\$368,126.12	\$822,350.76
Project: Marshall Phase 1 Reroofing Program	\$1,475,488.09	\$1,475,488.09	\$0.00	\$1,475,488.09	\$1,431,518.44	\$0.00	\$43,969.65
Project: Marshall Phase 2 Reroofing Program	\$1,804,591.50	\$1,804,591.50	\$0.00	\$1,804,591.50	\$1,033,706.76	\$0.00	\$770,884.74
Project: Marshall Softball Repair and Renovation	\$416,000.00	\$30,350.00	\$28,853.00	\$59,203.00	\$51,706.63	\$356,797.00	\$7,496.37
Project: Marshall Fundamental HS ADA Compliance S	\$11,329.12	\$0.00	\$0.00	\$0.00	\$0.00	\$11,329.12	\$0.00
School Name: Pasadena High School	\$8,996,463.63	\$3,802,463.01	(\$881.25)	\$3,801,581.76	\$3,758,067.76	\$5,194,881.87	\$43,514.00
Project: PHS Phase 1 Reroofing Program	\$3,675,013.01	\$3,675,013.01	\$0.00	\$3,675,013.01	\$3,631,499.01	\$0.00	\$43,514.00
Project: Focus Point Fencing	\$3,718.75	\$4,600.00	(\$881.25)	\$3,718.75	\$3,718.75	\$0.00	\$0.00
Project: PHS Identity Project (Construction)	\$5,000,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000,000.00	\$0.00
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 & Trar	\$18,881.87	\$0.00	\$0.00	\$0.00	\$0.00	\$18,881.87	\$0.00
School Type: 04 - Charter Schools	\$1,362,315.68	\$1,362,315.68	\$0.00	\$1,362,315.68	\$863,691.10	\$0.00	\$498,624.58
School Name: Cleveland - ECDP - SPED - OCS-South	\$361,064.58	\$361,064.58	\$0.00	\$361,064.58	\$216,229.49	\$0.00	\$144,835.09
Project: Cleveland ES Phase 2 Reroofing Program	\$361,064.58	\$361,064.58	\$0.00	\$361,064.58	\$216,229.49	\$0.00	\$144,835.09
School Name: Loma Alta - Oak Knoll - Pasadena Rosebud Academy	\$1,001,251.10	\$1,001,251.10	\$0.00	\$1,001,251.10	\$647,461.61	\$0.00	\$353,789.49
Project: Loma Alta Phase 2 Reroofing Program	\$787,557.10	\$787,557.10	\$0.00	\$787,557.10	\$440,682.91	\$0.00	\$346,874.19
Project: Loma Alta HVAC Replacement	\$213,694.00	\$213,694.00	\$0.00	\$213,694.00	\$206,778.70	\$0.00	\$6,915.30
School Type: 06 - Educational Technology	\$432,569.31	\$424,087.57	\$8,481.74	\$432,569.31	\$432,569.31	\$0.00	\$0.00
School Name: Districtwide Projects	\$432,569.31	\$424,087.57	\$8,481.74	\$432,569.31	\$432,569.31	\$0.00	\$0.00
Project: Districtwide IP Phone Upgrade	\$432,569.31	\$424,087.57	\$8,481.74	\$432,569.31	\$432,569.31	\$0.00	\$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 Type: 07 - Facilities	\$55,498,467.53	\$13,236,479.00	(\$1,706,960.16)	\$11,529,518.84	\$7,921,097.95	\$43,968,948.69	\$3,608,420.89
School Name: District Service Center	\$55,498,467.53	\$13,236,479.00	(\$1,706,960.16)	\$11,529,518.84	\$7,921,097.95	\$43,968,948.69	\$3,608,420.89
Project: DSC Phase 1 Reroofing Program	\$1,862,179.97	\$1,862,179.97	\$0.00	\$1,862,179.97	\$1,814,705.37	\$0.00	\$47,474.60
Project: Facilities	\$15,028,777.10	\$11,096,899.03	(\$1,706,960.16)	\$9,389,938.87	\$5,963,299.90	\$5,638,838.23	\$3,426,638.97
Project: Districtwide Turnkey Design and Construction	\$95,000.00	\$95,000.00	\$0.00	\$95,000.00	\$0.00	\$0.00	\$95,000.00
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 Security Door Lockset Replacement	\$1,300,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,300,000.00	\$0.00
Project: Charter Schools Security Door Lockset Replacement	\$220,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$220,000.00	\$0.00
Project: Districtwide Front Entry Security Camera and	\$3,300,000.00	\$22,400.00	\$0.00	\$22,400.00	\$9,016.00	\$3,277,600.00	\$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	\$132,510.46	\$0.00	\$0.00	\$0.00	\$0.00	\$132,510.46	\$0.00
Measure O - Capital Totals:	\$241,149,313.57	\$40,539,745.31	(\$1,585,312.92)	\$38,954,432.39	\$28,106,574.04	\$202,194,881.18	\$10,847,858.35

COC Report (by Project)

Pasadena USD



Total Bond Funding - Measure O - ITS	\$59,872,995.71
Current Budget Total	\$28,341,595.34
Current Contracts Committed	\$22,821,595.34
Payables Invoiced	\$15,317,656.53
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	\$15,317,656.53	\$5,520,000.00	\$7,503,938.81
School Name: Districtwide Projects	\$28,341,595.34	\$22,841,502.39	(\$19,907.05)	\$22,821,595.34	\$15,317,656.53	\$5,520,000.00	\$7,503,938.81
Project: Districtwide Staff Device Refresh	\$7,885,552.78	\$7,885,552.78	\$0.00	\$7,885,552.78	\$3,401,120.35	\$0.00	\$4,484,432.43
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	\$9,549,379.02	\$0.00	\$3,019,006.38
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	\$667,342.76	\$0.00	\$500.00
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	\$15,317,656.53	\$5,520,000.00	\$7,503,938.81

Project Status Report (by School)

Pasadena USD



Fund Source: Measure O - Capital

Total Projects	72
Admin	1
Close-Out	6
Construction	15
Design	1
Investigation	39
Procurement	10

SCHOOL NAME - PROJECT NAME	PHASE	NTP DATE	SUBSTANTIAL COMPLETION	PERCENT COMPLETE	DSA REQ'D	UPDATE STATUS
School Type: 01 - Elementary Schools						
School Name: Altadena Arts Magnet						
Project: Altadena ES ADA Compliance Survey & Transition Plan Development	Investigation	10/26/2023	3/19/2024	0%	No	Survey schedule under development.
Project: Altadena Shade Structure - Phase 2	Investigation			0%	Yes	
School Name: Don Benito Fundamental						
Project: Don Benito ES ADA Compliance Survey & Transition Plan Development	Investigation	10/26/2023	3/19/2024	0%	No	Survey schedule under development.
Project: Don Benito Phase 2 Reroofing Program	Construction	6/1/2023	8/5/2023	95%	No	Bldg A: Pending Coatings Completion
Project: Don Benito HVAC Replacement	Close-Out	6/1/2023	8/5/2023	95%	No	Issuing Substantial Completion
School Name: Field Elementary						
Project: Field ES Fencing and Curb Appeal (PO #23-3606)	Close-Out	6/12/2023	8/31/2023	95%	No	Awaiting Delivery of Vehicle Gate.
Project: Field ES ADA Compliance Survey & Transition Plan Development	Investigation	10/26/2023	3/19/2024	0%	No	Survey schedule under development.
Project: Field Phase 1 Shade Structure Program	Construction			5%	Yes	Shade Structure was released for fabrication. Expected ship date is 11/17/23 (TBD).
School Name: Hamilton Elementary						
Project: Hamilton ES ADA Compliance Survey & Transition Plan Development	Investigation	10/26/2023	3/19/2024	0%	No	Survey schedule under development.

Project Status Report (by School)

Pasadena USD



SCHOOL NAME - PROJECT NAME	PHASE	NTP DATE	SUBSTANTIAL COMPLETION	PERCENT COMPLETE	DSA REQ'D	UPDATE STATUS
Project: Hamilton Phase 1 Shade Structure Program	Construction			5%	Yes	Shade Structure was released for fabrication. Expected ship date is 11/10/23 (TBD).
School Name: Jackson STEM Dual Language Magnet Academy						
Project: Jackson ES ADA Compliance Survey & Transition Plan Development	Investigation	10/26/2023	3/19/2024	0%	No	Survey schedule under development.
Project: Jackson Shade Structure - Phase 2	Investigation			0%	Yes	
School Name: Longfellow Elementary						
Project: Longfellow ES Modernization	Procurement			0%		AOR Selection In process. Prepare BOE Report.
Project: Longfellow ES ADA Compliance Survey & Transition Plan Development	Investigation	10/26/2023	3/19/2024	0%	No	Survey completed week of 11/18
Project: Longfellow Shade Structure - Phase 2	Investigation			0%	Yes	
School Name: Madison Elementary						
Project: Madison Phase 1 Shade Structure Program	Construction			5%	Yes	Shade Structure was released for fabrication. Expected ship date is 11/10/23 (TBD).
Project: Madison ES Modernization	Procurement			0%		AOR Selection In process. Prepare BOE Report.
School Name: Norma Coombs Elementary						
Project: Norma Coombs ES ADA Compliance Survey & Transition Plan Development	Investigation	10/26/2023	3/19/2024	0%	No	Survey schedule under development.
Project: Norma Coombs HVAC Replacement	Close-Out	6/1/2023	8/5/2023	95%	No	Issuing Substantial Completion
Project: Norma Coombs Phase 2 Reroofing Program	Construction	6/1/2023	8/5/2023	95%	No	Bldg 1 Coatings 100%, Bldg 2 100% Coatings, Bldg 3 90% Coatings, Auditorium 100% LO. Canopies: Coatings Pending Completion
Project: Norma Coombs Phase 1 Shade Structure Program	Construction			5%	Yes	Shade Structure was released for fabrication. Expected ship date is 11/17/23 (TBD).
School Name: San Rafael Elementary						
Project: San Rafael Shade Structure - Phase 2	Investigation			0%	Yes	
Project: San Rafael Health and Safety Electrical Service	Investigation			0 %	Yes	

Project Status Report (by School)

Pasadena USD



SCHOOL NAME - PROJECT NAME	PHASE	NTP DATE	SUBSTANTIAL COMPLETION	PERCENT COMPLETE	DSA REQ'D	UPDATE STATUS
Project: San Rafael ES ADA Compliance Survey & Transition Plan Development	Investigation	10/26/2023	3/19/2024	0%	No	Survey schedule under development.
Project: San Rafael Phase 2 Reroofing Program	Construction	6/1/2023	8/5/2023	95%	No	Bldg D: Coatings 100%, Bldg E: Coatings 100%, Bldg B: Coatings 100%, Portables 1,2,3 Coatings 100%
School Name: Sierra Madre Elementary						
Project: Sierra Madre ES Health and Safety Project	Investigation			0	No	
Project: Sierra Madre ES Central Plant Upgrades	Design	5/11/2023	8/5/2023	0%	Yes	DSA Design in progress
Project: Sierra Madre ES Restroom and Utility Infrastructure Project	Investigation			0	Yes	
Project: Sierra Madre ES ADA Compliance Survey & Transition Plan Development	Investigation	10/26/2023	3/19/2024	0%	No	Survey schedule under development.
Project: Sierra Madre Shade Structure - Phase 2	Investigation			0%	Yes	
School Name: Washington Elementary STEM						
Project: Washington ES Phase 1 Shade Structure Program	Construction			5%	Yes	Shade Structure was released for fabrication. Expected ship date is 11/17/23 (TBD).
Project: Washington ES ADA Compliance Survey & Transition Plan Development	Investigation	10/26/2023	3/19/2024	0%	No	Survey schedule under development.
School Name: Webster Elementary						
Project: Webster ES ADA Compliance Survey & Transition Plan Development	Investigation	10/26/2023	3/19/2024	0%	No	Survey schedule under development.
Project: Webster Shade Structure - Phase 2	Investigation			0%	Yes	
Project: Webster Phase 2 Reroofing Program	Construction	6/1/2023	8/5/2023	95%	No	Bldg A West: 100% Coatings
Project: Webster HVAC Replacement	Construction	6/1/2023	8/5/2023	75%	No	Package units schedule for installation during Thanksgiving Break
School Name: Willard Elementary						
Project: Willard Restroom and Utility Infrastructure Project	Investigation			0	Yes	
Project: Willard Shade Structure - Phase 2	Investigation			0%	Yes	

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 ES ADA Compliance Survey & Transition Plan Development	Investigation	10/26/2023	3/19/2024	0%	No	Survey schedule under development.
Project: Willard Health and Safety Project	Investigation			0	No	
School Type: 02 - Middle Schools						
School Name: Eliot Arts Magnet Academy						
Project: Eliot MS ADA Compliance Survey & Transition Plan Development	Investigation	10/26/2023	3/19/2024	0%	No	Survey schedule under development.
Project: Eliot MS Health and Safety Project	Investigation			0	No	
Project: Eliot MS Restrooms and Utility Infrastructure Upgrade Project	Investigation			0	Yes	
School Name: McKinley Middle						
Project: McKinley Phase 2 Reroofing Program	Construction	6/1/2023	8/5/2023	90%	No	Bldg B: 100% Coatings, Bldg A: Auditorium 100% Coatings, Bldg A midsection: 100% Coatings, Bldg C: 100% Cap sheet. Steep Slope work completed. All Building to be completed with coatings by weekend of 9/24
Project: McKinley MS ADA Compliance Survey & Transition Plan Development	Investigation	10/26/2023	3/19/2024	0%	No	Survey schedule under development.
Project: McKinley School Phase 1 Shade Structure Program	Construction			5%	Yes	Shade Structure was released for fabrication. Expected ship date is 11/24/23 (TBD).
School Name: Octavia E. Butler Magnet						
Project: Octavia E. Butler MS ADA Compliance Survey & Transition Plan Development	Investigation	10/26/2023	3/19/2024	0%	No	Survey schedule under development.
School Name: Sierra Madre Middle						
Project: Sierra Madre MS ADA Compliance Survey & Transition Plan Development	Investigation	10/26/2023	3/19/2024	0%	No	Survey schedule under development.
School Name: Wilson Middle						
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 Status Report (by School)

Pasadena USD



SCHOOL NAME - PROJECT NAME	PHASE	NTP DATE	SUBSTANTIAL COMPLETION	PERCENT COMPLETE	DSA REQ'D	UPDATE STATUS
School Type: 03 - High Schools						
School Name: Blair International Baccalaureate						
Project: Blair HS ADA Compliance Survey & Transition Plan Development	Investigation	10/26/2023	3/19/2024	0%	No	Survey schedule under development.
School Name: John Muir High						
Project: John Muir HS ADA Compliance Survey & Transition Plan Development.	Investigation	10/26/2023	3/19/2024	0%	No	Survey schedule under development.
Project: John Muir Pilot Security Camera System Upgrade	Procurement			0%	No	BOE Approved Awaiting Red Stamp. Preparing PO Package. KO Meeting 11/18
Project: John Muir HS Gym and Pool Modernization	Procurement			0%		AOR Selection In process. Prepare BOE Report.
School Name: Marshall Fundamental						
Project: Marshall Fundamental HS ADA Compliance Survey & Transition Plan Development	Investigation	10/26/2023	3/19/2024	0%	No	Survey schedule under development.
Project: Marshall Softball Repair and Renovation	Procurement			0%	Yes	RFP is scheduled for 01/2024. CCD has been submitted for design changes.
Project: Marshall Phase 2 Reroofing Program	Construction	6/1/2023	8/5/2023	95%	No	Bldg A South: Coating 100%, Bldg A North Coating 100%, Bldg B Coatings 100%, Ductwork reconnection bldg A Complete. Auditorium Coatings Pending Completion
School Name: Pasadena High School						
Project: Pasadena HS ADA Compliance Survey & Transition Plan Development	Investigation	10/26/2023	3/19/2024	0%	No	Survey schedule under development.
Project: Pasadena HS HVAC Replacement	Close-Out	6/1/2023	8/5/2023	95%	No	Issuing Substantial Completion
Project: PHS Pilot Security Camera System Upgrade	Procurement			0%	No	BOE Approved Awaiting Red Stamp. Preparing PO Package. KO Meeting 11/18
Project: PHS Identity Project (Construction)	Procurement	12/15/2023	5/31/2025	0%	Yes	
School Type: 04 - Charter Schools						
School Name: Cleveland - ECDP - SPED - OCS-South						
Project: Cleveland ES Phase 2 Reroofing Program	Construction	6/1/2023	8/5/2023	95%	No	Bldg B: Coatings Pending Completion

Project Status Report (by School)

Pasadena USD



SCHOOL NAME - PROJECT NAME	PHASE	NTP DATE	SUBSTANTIAL COMPLETION	PERCENT COMPLETE	DSA REQ'D	UPDATE STATUS
School Name: Loma Alta - Oak Knoll - Pasadena Rosebud Academy						
Project: Loma Alta Phase 2 Reroofing Program	Construction	6/1/2023	8/5/2023	95%	No	Bldg A: Cap sheet 100% Pending Coatings, Bldg B: Cap sheet 100%, Bldg C Pending Coatings, Cap sheet 100%, Bldg H Pending Coatings, Cap Sheet 100%, Bldg G Pending Coatings, Cap Sheet 100%
Project: Loma Alta HVAC Replacement	Close-Out	6/1/2023	8/5/2023	95%	No	Issuing Substantial Completion
School Type: 07 - Facilities						
School Name: District Service Center						
Project: Districtwide Turnkey Design and Construction Energy Services with Schneider Electric	Close-Out			100%	No	Preparing PO and Invoice
Project: Districtwide Security Door Lockset Replacement for PUSD Classrooms	Procurement			0%	No	BOE Award Approved. Need Red Stamp. Prepare PO Package.
Project: Districtwide Front Entry Security Camera and Intercom System	Procurement			0%	No	RFP to be Released December. Finalizing Scope Documents.
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: Charter Schools Security Door Lockset Replacement	Procurement			0%	No	Need to Define Project Parameters and Policy
Project: District Offices ADA Compliance Survey & Transition Plan Development	Investigation	10/26/2023	3/19/2024	0%	No	Survey schedule under development.
Project: Health and Safety Allocation Project	Investigation			0%	No	

Project Status Report (by School)

Pasadena USD



Fund Source: Measure O - ITS

Total Projects	5
Admin	2
Investigation	2
Procurement	1

SCHOOL NAME - PROJECT NAME	PHASE	NTP DATE	SUBSTANTIAL COMPLETION	PERCENT COMPLETE	DSA REQ'D	UPDATE STATUS
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School Type: 06 - Educational Technology

School Name: Districtwide Projects

Project: Districtwide Voice Amplification for Student Classrooms	Investigation					Scope, Functional Requirements and Technical Specification under development. Planned Completion 4th QTR. RFP 1st QTR
Project: Districtwide Interactive Displays for Student Classrooms	Procurement					RFP Due 11/22. Prepare BOE Report for Award.
Project: Districtwide School Site Printing Solutions Project	Investigation					Scope, Functional Requirements and Technical Specification under development. Planned Completion 4th QTR. RFP 1st QTR.
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 Status Report (by School)

Pasadena USD



Fund Source: Measure TT

Total Projects	3
Admin	1
Close-Out	1
Construction	1

SCHOOL NAME - PROJECT NAME	PHASE	NTP DATE	SUBSTANTIAL COMPLETION	PERCENT COMPLETE	DSA REQ'D	UPDATE STATUS
School Type: 03 - High Schools						
School Name: John Muir High						
Project: John Muir Bldg. D Classrooms	Close-Out	7/10/2023	8/11/2023	100%	No	NOC BOE Approval 12/14
School Name: Pasadena High School						
Project: PHS Identity Project (Design)	Admin			100%	Yes	AOR Construction Admin Project
School Type: 04 - Charter Schools						
School Name: Edison – Odyssey South Charter School						
Project: Odyssey South Charter - Playground Structure (PO #23-3590)	Construction	6/26/2023		0%	No	Play structure and safety surfacing have been completed.