

LEGISLATIVE FILE

File ID No. 11-3068

Introduction Date 12-6-2011

Enactment No. 11-2542

Enactment Date 12-14-11

By 13

OAKLAND UNIFIED SCHOOL DISTRICT

Office of the Board of Education

December 14, 2011

To: Board of Education

From: Tony Smith, Ed.D., Superintendent
Timothy E. White, Assistant Superintendent of Planning & Management,
Building & Grounds and Custodial Services



Subject: Change Order No. 1 with Walters and Atlantis for Montera Middle School Modernization Project in an amount of \$10,000.00 increasing the current contract from \$29,700.00 to \$39,700.00.

ACTION REQUESTED

Authorize the President and Secretary of the Board to enter into and execute Change Order No. 1 on behalf of the District with Walters and Atlantis for additional work due to District requested improvements and DSA or Agency requested changes to Montera Middle School Modernization Project in the amount not to exceed \$10,000.00 increasing the current contract amount from \$29,700.00 to \$39,700.00.

BACKGROUND

The scope of work for the original contract was to provide modernization construction services for the **Montera Middle School Modernization Project**. Funding for the project is General Obligation Bond-Measure B.

All costs associated with this change order have been thoroughly monitored and documented by the Architect, Inspector of Record, and Project Manager.

All changes pertaining to this change order, amount to .25% of original contract sum, have been categorized as to source. Percentage figures relate amount of change (by source), to the original contract sum of \$29,700.00

	Amount \$	Percent %
Changes Due to Owner Requested Change	\$10,000.00	.25%
<i>(Preliminary Change Order Nos. 1)</i>		
TOTAL	\$10,000.00	.25%

DISCUSSION

The work added by this change order includes:

Item No.	Description	Reason	Requested by
PCO 1	Sand and wash prime handrails. Wash and prime decks with duraproxy. Water and wash, prep, prime and one coat of paint on backside of portable.	Owner Requested Change Reason: Direct direction to paint additional item on the portable.	District

Under a separate series of actions not related to this change order approval, the District will review and adjust the consultant fees to acknowledge costs resulting from their errors and omissions.

Original Contract Sum:	\$29,700.00
Sum of previously approved Change Orders:	<u>\$0</u>
Contract sum prior to this Change Order:	\$29,700.00
Cost of current Change Order No. 1	<u>\$10,000.00</u>
New Contract Sum:	\$39,700.00
Current Change Order(s) as % of contract	.25%
Contract completion date as of this Change Order No. 1.	9-20-2011

RECOMMENDATION

Authorize the President and Secretary of the Board to enter into and execute Change Order No. 1 on behalf of the District with Walters and Atlantis for additional work due to District requested improvements and DSA or Agency requested changes to Montera Middle School Modernization Project in the amount not to exceed \$10,000.00 increasing the current contract amount from \$29,700.00 to \$39,700.00.

All remaining portions of the agreement shall remain in full force and effect as originally stated.

FUNDING SOURCE

The funding source for this change order is the General Obligation Bond-Measure B. The scope of work is included in the Board of Education approved total budget for the Montera Middle School Modernization Project. The total budget for this project is \$39,700.00.

ATTACHMENT

Change Order No. 1 which includes: Montera Middle School Modernization - PCO (Preliminary Change Order) Number: 1

Key Codes: 2119901812-6230

OAKLAND UNIFIED SCHOOL DISTRICT

Division of Facilities Planning and Management • 955 High Street Oakland, California 94601 • Phone 510/879-8385 • Fax 510/879-1860

CHANGE ORDER NO. 01

PROJECT: MONTERA MODERNIZATION

V058615

DATE: 9/20/11

OWNER: OAKLAND UNIFIED SCHOOL DISTRICT
CONTRACTOR: WALTERS AND ATLANTIS
 570 14th Street
 Oakland, CA 94612

DSA FILE NO.: 1-29
DSA APP NO.: 01-110288
OUSD PROJECT #: 03034
PROJECT MANAGER: John Esposito

The Contractor is authorized to make the changes listed in the **Summary** and described in **Change Order Attachment** when this Change Order has been approved.

Original Contract Sum.....	\$ 29,700.00
Net Change by previously authorized Change Orders.....	\$
The contract sum prior to this change order	\$
The Contract sum will be increased/decreased by this Change Order	\$ 10,000.00
The New Contract Sum including this Change Order will be	\$ 39,700.00
Cumulative Change Order(s) as a percentage of contract including this Change Order	.25%
The Contract is changed by (0) Days	0 Days
Contract completion date as of this Change Order therefore is: Not changed	

Summary reference attached items P.C.O'. 1

<p>Approved: Architect of Record</p> <p>Date:</p>	<p>Approved: General Contractor</p> <p>Date:</p>	<p>Approved:</p> <div style="text-align: center;"> _____ Director of Facilities Date: 9/20/11 _____ Assistant Superintendent Date: </div>
<p>Approved: Electrical or Structural Engineer</p> <div style="text-align: center;"> _____ Jody London President, Board of Education </div> <p>Date:</p> <div style="text-align: center;"> _____ Edgar Rakestraw, Jr., Secretary Board of Education </div>	<p>Approved: Mechanical Engineer</p> <div style="text-align: center; margin-top: 20px;"> LEGISLATIVE FILE File ID Number 11-3068 Introduction Date 12-6-11 Enactment Number 11-2542 Enactment Date 12-14-11 </div>	<p>Approved: Div. of the State Architect</p> <div style="text-align: center; margin-top: 20px;"> _____ : </div>

2119901 812-6230

OAKLAND UNIFIED SCHOOL DISTRICT

Division of Facilities Planning and Management • 955 High Street, Oakland, CA 94601 • Ph (510) 879-8385 Fax (510) 879-1860

Change Order No. 1 Summary

Project Name:	Montera Modernization	Date:	09/20/11
Owner:	OAKLAND UNIFIED SCHOOL DISTRICT	DSA File No.:	1-29
Contractor:	Walter and Atlantis Painting	DSA App No.:	01-110288
Project Mgr:	John Esposito	OUSD Project No.:	03034

1 PCO

Description:	Sand and wash prime handrails. Wash and prime decks with durapoxy. Water and wash, prep, prime and one coat of paint on backside of portable.	ADD/DEDUCT:	\$10,000.00
Requested by:	Owner Requested	ADD 0 DAYS	
Reason:	District direction to paint additional items on the portable.		
DSA Prelim. Approval Date:	N/A		

2 PCO

Description:		ADD/DEDUCT:	0
Requested by:		ADD 0 DAYS	
Reason:			
DSA Prelim. Approval Date:			

3 PCO

Description:		ADD/DEDUCT	0
Requested by:		ADD 0 DAYS	
Reason:			
DSA Prelim. Approval Date:			

4 PCO

Description:		ADD/DEDUCT	0
Requested by:		ADD 0 DAYS	
Reason:			
DSA Prelim. Approval Date:			

5 PCO

Description:		ADD/DEDUCT	0
Requested by:		ADD 0 DAYS	
Reason:			
DSA Prelim. Approval Date:			

6 PCO

Description:		ADD/DEDUCT	0
Requested by:		ADD 0 DAYS	
Reason:			

Walters & Atlantis Painting

A Joint Venture

570 14th Street, Suite 1

Oakland, CA 94612

Phone (650)906-8801 Fax (510)832-4723

License No. 865392

MBE/DBE/SLBE

TO: Oakland Unified School District

ATTENTION: John Esposito

PHONE: 510.388.4896

FAX: _____

REGARDING PROJECT

Montera Middle School, 5555 Ascot

Dr., Oakland, CA

BID DATE: 08/08/2011

We propose to furnish the labor only as listed below according to the specifications exhibited to us, including Addendums issued, and subject to all terms and conditions herein, for the sum of:

BASE BID: \$ 10,000.00 **SCOPE OF WORK:** _____

Amend:

Sand and prime handrails 3,500.00

Wash and prime decks with durapoxy 2,500.00

Water wash, prep, prime and one coat of paint on backside of portable 4,000.00

ADDENDUM(S) NOTED: _____ **ALTERNATES:** N/A

EXCLUSIONS:

- Testing and Inspection
- Furnishing of Temporary Water & Power
- Demolition
- Cost of Penalties & Liquidated Damages
- Any roofing
- Any flooring
- Supplying any material

- Stain benches
- Disposal of debris
- Any fireproofing
- Any glazing
- Any carpentry

SUBCONTRACT REQUIREMENTS:

One Mobilization, if we stop work and demobilize, there will be a fee to remobilize.

PAYMENT SCHEDULE:

AGREEMENT:

This proposal is subject to the condition that ALL of its terms are to be incorporated into any subsequent Subcontract Agreement between the Contractor and Walters & Atlantis Painting. The prevailing party in any dispute arising under this agreement shall be entitled to its reasonable attorney's fees and costs in addition to any other damages or recovery which might be awarded to that party

THIS PROPOSAL IS VALID FOR 30 DAYS FROM BID DATE. PLEASE SIGN AND RETURN ORIGINAL VIA FAX AND MAIL. WE CAN NOT PROCEED WITHOUT A SIGNED BID AGREEMENT.

APPROVED THIS DATE _____

By: _____

Title: _____

Board Office Use: Legislative File Info.	
File ID Number	11-2006
Committee	Facilities
Introduction Date	8-16-2011
Enactment Number	11-1563
Enactment Date	8-24-11



OAKLAND UNIFIED
SCHOOL DISTRICT

Memo

Board of Education

Tony Smith, Ed.D., Superintendent

Timothy White, Assistant Superintendent, Facilities Planning and Management

Board Meeting Date

August 24, 2011

Subject

Division of Facilities Planning and Management P.O's. Less than \$50,000.00

Action Requested:

Ratification by the Board of Education of the attached contracts for the Division of Facilities Planning and Management.

File ID	Vendor Name	\$	Funding Source	Type	Site	Period	City
11-1981	Associates Comfort System	\$12,600.00	GO Bond-Measure A	P.O.	Parker ES	5-4-11 thru - 7-20-11	San Leandro
11-1983	Automatic Fire Inc.	\$2,500.00	GO Bond-Measure B	P.O.	Yuk Yau CDC	4-8-11 thru 12-31-11	Concord
11-1985	Boss Graphics	\$1,235.00	GO Bond-Measure B	P.O.	Montera MS Mod	6-22-11 thru 12-31-11	Montrose
11-1986	Capitol Glass Company	\$1,945.00	GO Bond-Measure B	P.O.	Cox New Classroom Bldg.	4-22-11 thru 12-31-11	Hayward
11-1987	Charles M Salter Associates, Inc.	\$1,380.00	GO Bond-Measure B	P.O.	Chabot New Classroom & MP Building	6-23-11 thru 6-30-12	San Francisco
11-1988	Chussy International	\$119.26	GO Bond-Measure A	P.O.	Facilities	5-6-11 thru 5-13-11	Oakland
11-1989	Chussy International	\$6,250.00	GO Bond-Measure A	P.O.	Facilities	6-30-11 thru 6-30-12	Oakland
11-1990	Comack Plumbing	\$1,198.57	GO Bond-Measure B	P.O.	Madison MS Health Center	6-24-11 thru 9-30-11	Oakland
11-1991	Digital Design Communications	\$26,880.00	GO Bond-Measure B	P.O.	Cox New Classroom	5-30-11 thru 12-31-2012	Oakland
11-1992	East Bay Glass Company	\$24,350.00	Deferred Maintenance	P.O.	McClymonds HS Shop Bldg	6-1-11 thru 12-30-11	Oakland
11-1993	EBMUD	\$2,692.00	GO Bond-Measure B	P.O.	Oakland HS Mod	1-1-11 thru 10-31-11	Oakland
11-1994	FloorTec	\$1,345.00	GO Bond-Measure B	P.O.	Madison Mod	6-23-11 thru 6-30-12	Benicia
11-1995	General Roofing Co.	\$16,660.00	Deferred Maintenance	P.O.	McClymonds HS Shop Bldg	6-1-11 thru 12-30-11	Oakland
11-1996	Globe Plumbing Supply	\$606.12	Fund 35	P.O.	Downtown Educational Complex	5-16-11 thru 7-16-11	Oakland
11-1997	Lee Signs	\$5,240.41	Fund 25	P.O.	Downtown Educational Complex - La	5-16-11 thru 12-31-11	Oakland



OAKLAND UNIFIED
SCHOOL DISTRICT

					Escuelita		
1-1998	Logical Choice	\$602.80	GO Bond-Measure B	P.O.	Oakland HS Mod		Lawrenceville, GA
1-1999	Michael Baughman	\$1,000.00	GO Bond-Measure B	P.O.	Montclair New Classroom	5-11-11 thru 8-31-11	Loomis, CA
1-2000	North American Fence & Supply, Inc.	\$11,819.00	GO Bond-Measure B	P.O.	UPA	5-26-11 thru 7-1-11	Oakland
1-2002	North American Fence & Supply, Inc.	\$10,000.00	Fund 35	P.O.	Downtown Educational Complex	5-19-11 thru 6-19-11	Oakland
1-2003	School Facility Consultants	\$22,500.00	GO Bond-Measure B	P.O.	Facilities	5-23-11 thru 5-23-2012	Sacramento
1-2004	Valdez Painting	\$3,480.00	GO Bond-Measure B	P.O.	Cox New Classroom	5-3-11 thru 12-31-11	Sacramento
1-2006	Walters & Atlantis Painting - A JV	\$29,700.00	GO Bond-Measure B	P.O.	Montera Middle School	7-14-11 thru 8-15-11	Oakland
1-2007	West Coast Industrial Flooring, Inc.	\$7,806.00	GO Bond-Measure B	P.O.	Chabot	6-9-11 thru 12-31-11	Rancho Cordova

Discussion:

Among the key purposes of the District's Facilities Master Plan is to provide an academic environment for the Oakland community that will give every student, educator, and community member using our facilities the best possible opportunity for learning.

Through implementation of the Facilities Master Plan, the District intends to improve the District's facilities in terms of structural integrity, safety, reliability of operating (mechanical) systems, access to modern resources, number and type of appropriate laboratories and specialized instruction rooms, opportunities for physical education, and attractiveness, such that the Oakland Public Schools are second to none. Operation of the District schools under the planned approach is intended to ensure safety, cleanliness, and orderliness for all individuals participating in the learning process.

The basic facility needs of students such as proper lighting, functional roofs, noise control and well maintained buildings, not only convey the message that we value our students and teachers but may foster a sense of school pride and community ownership which may improve attitudes towards learning. The implementation of the Facilities Master Plan is our first step in that direction.

Fiscal Impact:

Various

Recommendation:

The Board of Education is requested to approve the Facilities Planning and Management contracts and Purchase Order for the OUSD school sites.

- | | |
|--|---|
| <input type="checkbox"/> Instructions to Contractors | <input type="checkbox"/> Asbestos & Other Hazardous Materials Certification |
| <input type="checkbox"/> Bid Form and Proposal | <input type="checkbox"/> Lead-Product(s) Certification |
| <input type="checkbox"/> Bid Bond | <input type="checkbox"/> Insurance Certificates and Endorsements |
| <input type="checkbox"/> Designated Subcontractors List | <input type="checkbox"/> Performance Bond |
| <input type="checkbox"/> Notice to Proceed | <input type="checkbox"/> Payment Bond |
| <input type="checkbox"/> Terms and Conditions to Contract | <input type="checkbox"/> Work Specifications |
| <input type="checkbox"/> Noncollusion Affidavit | <input type="checkbox"/> Exhibit "A" ("Scope of Work") Plans |
| <input type="checkbox"/> Prevailing Wage Certification | _____ [Other] |
| <input type="checkbox"/> Workers' Compensation Certification | _____ [Other] |
| <input type="checkbox"/> Criminal Background Investigation Certification | |
| <input type="checkbox"/> Drug-Free Workplace Certification | |

9. The Contractor shall guarantee all labor and material used in the performance of this Contract for a period of one year from the date of the District's written approval of the Work.
10. By signing this Agreement, Contractor certifies, under penalty of perjury, that all the information provided in the Contract Documents is true, complete, and correct.
11. If a conflict exists between the terms of this Contract and an incorporated version of the Contractor's Proposal or Quote, this Contract shall control over the Contractor's Proposal. In no case shall a document calling for lower quality material or workmanship control. The decision of the District in the matter shall be final.
12. Information regarding Contractor::

- Type of Business Entity:
- Individual
 - Sole Proprietorship
 - Partnership
 - Limited Partnership
 - Corporation
 - Limited Liability Co
 - Other: *Joint Venture*

<p>Employer Identification and/or Social Security Number</p> <p>NOTE: Federal Code of Regulations sections 6041 and 6209 require non-corporate recipients of \$600.00 or more to furnish their taxpayer identification number to the payer. The regulations also provide that a penalty may be imposed for failure to furnish the taxpayer identification number. In order to comply with these regulations, the District requires your federal tax identification number or Social Security number, whichever is applicable.</p>
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ACCEPTED AND AGREED on the date indicated below:

OAKLAND UNIFIED SCHOOL DISTRICT

Gary Yee, President, Board of Education

Date

Edgar Rakestraw, Jr., Secretary, Board of Education

Date

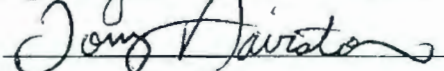


Timothy White, Asst. Sup. For Facilities Planning and Management


Date

WALTERS & ATLANTIS PAINTING, A JOINT VENTURE

Date: July 14, 2011

By: 

Print Name: TONY HAIRSTON

Its: OWNER PARTNER

Date: JULY 14, 2011

By: 

Print Name: LEON WALTERS

Its: OWNER PARTNER

APPROVED AS TO FORM:

Catherine Boskoff, Outside Facilities Counsel

Date

TERMS AND CONDITIONS TO CONTRACT

1. **NOTICE TO PROCEED:** District shall provide a Notice to Proceed to Contractor pursuant to the Contract at which time Contractor shall proceed with the Work.
2. **SITE EXAMINATION:** Contractor has examined the Site and certifies that it accepts all measurements, specifications and conditions affecting the Work to be performed at the Site. By submitting its quote, Contractor warrants that it has made all Site examination(s) that it deems necessary as to the condition of the Site, its accessibility for materials, workers and utilities, and Contractor's ability to protect existing surface and subsurface improvements. In case of conflict between specification and drawings and/or actual site condition, such conflict shall be immediately called to the attention of the designated District representative. Resolution of conflict shall be in writing as approved by a District representative. No claim for allowance of time or money will be allowed as to any other undiscovered condition on the Site.
3. **EQUIPMENT AND LABOR:** The Contractor shall furnish all tools, equipment, apparatus, facilities, transportation, labor, and material necessary to furnish the services herein described, the services to be performed at such times and places as directed by and subject to the approval of the authorized District representative indicated in the Work specifications attached hereto.
4. **SUBCONTRACTORS:** Subcontractors, if any, engaged by the Contractor for any Service or Work under this Contract shall be subject to the approval of the District. Contractor agrees to bind every subcontractor by the terms of the Contract as far as such terms are applicable to subcontractor's work, including, without limitation, all indemnification, insurance, bond, and warranty requirements. If Contractor shall subcontract any part of this Contract, Contractor shall be fully responsible to the District for acts and omissions of its subcontractor and of persons either directly or indirectly employed by itself. Nothing contained in the Contract Documents shall create any contractual relations between any subcontractor and the District.
5. **TERMINATION:** If Contractor fails to perform the Services and Contractor's duties to the satisfaction of the District, or if Contractor fails to fulfill in a timely and professional manner Contractor's obligations under this Contract, or if Contractor violates any of the terms or provisions of this Contract, the District shall have the right to terminate this Contract effective immediately upon the District giving written notice thereof to the Contractor. District shall also have the right in its sole discretion to terminate the Contract for its own convenience. Termination shall have no effect upon any of the rights and obligations of the parties arising out of any transaction occurring prior to the effective date of termination.
6. **SAFETY AND SECURITY:** Contractor is responsible for maintaining safety in the performance of this Contract. Contractor shall be responsible to ascertain from the District the rules and regulations pertaining to safety, security, and driving on school grounds, particularly when children are present.
7. **CHANGE IN SCOPE OF WORK:** Any change in the scope of the Work, method of performance, nature of materials or price thereof, or any other matter materially affecting the performance or nature of the Work shall not be paid for or accepted unless such change, addition, or deletion is approved in advance and in writing by a valid change order executed by the District and in no event shall the change or alteration exceed ten percent (10%) of the Contract Price. Contractor specifically understands, acknowledges, and agrees that the District shall have the right to request any alterations, deviations, reductions, or additions to the Project or Work, and the cost thereof shall be added to or deducted from the amount of the Contract Price by fair and reasonable valuations. Contractor also agrees to provide the District with all information requested to substantiate the cost of the change order and to inform the District whether the Work will be done by the Contractor or a subcontractor. In addition to any

other information requested, Contractor shall submit, prior to approval of the change order, its request for a time extension (if any), as well as all information necessary to substantiate its belief that such change will delay the completion of the Work. If Contractor fails to submit its request for a time extension or the necessary supporting information, it shall be deemed to have waived its right to request such extension.

8. **TRENCH SHORING:** If this Contract is in excess of \$25,000 and is for the excavation of any trench deeper than five (5) feet, Contractor must submit and obtain District acceptance, in advance of excavation, of a detailed plan showing the design of shoring, bracing, sloping, or other provisions to be made for worker protection from the hazard of caving ground during the excavation of such trench or trenches. If the plan varies from the shoring system standards, the plan shall be prepared by a registered civil or structural engineer.
9. **EXCAVATIONS OVER FOUR FEET:** If this Contract includes excavations over four (4) feet, Contractor shall promptly, and before the following conditions are disturbed, notify the District, in writing, of any: (1) Material that the Contractor believes may be material that is hazardous waste, as defined in Section 25117 of the Health and Safety Code, that is required to be removed to a Class I, Class II, or Class III disposal site in accordance with provisions of existing law; (2) Subsurface or latent physical conditions at the site differing from those indicated; or (3) Unknown physical conditions at the site of any unusual nature, different materially from those ordinarily encountered and generally recognized as inherent in work of the character provided for in the Contract. The District shall promptly investigate the conditions, and if it finds that the conditions do materially so differ, or do involve hazardous waste, and cause a decrease or increase in the Contractor's cost of, or the time required for, performance of any part of the Work shall issue a change order under the procedures described in the Contract. In the event that a dispute arises between the District and the Contractor whether the conditions materially differ, or involve hazardous waste, or cause a decrease or increase in the Contractor's cost of, or time required for, performance of any part of the work, the Contractor shall not be excused from any scheduled completion date provided for by the contract, but shall proceed with all Work to be performed under the contract. The Contractor shall retain any and all rights provided either by Contract or by law which pertain to the resolution of disputes and protests between the contracting parties.
10. **LEAD-BASED PAINT:** Pursuant to the Lead-Safe Schools Protection Act (Education Code Section 32240 et seq.) and other applicable law, no lead-based paint, lead plumbing and solders, or other potential sources of lead contamination shall be utilized on this Project, and only trained and state-certified contractors, inspectors and workers shall undertake any action to abate existing risk factors for lead. Contractor must execute the Lead-Based Paint Certification, if applicable.
11. **WORKERS:** Contractor shall at all times enforce strict discipline and good order among its employees and the employees of its subcontractors and shall not employ or work any unfit person or anyone not skilled in work assigned to him or her. Any person in the employ of the Contractor or a subcontractor whom the District may deem incompetent or unfit shall be dismissed from the Site and shall not again be employed at Site without written consent from the District.
12. **CORRECTION OF ERRORS:** Contractor shall perform, at its own cost and expense and without reimbursement from the District, any work necessary to correct errors or omissions which are caused by the Contractor's failure to comply with the standard of care required herein.
13. **SUBSTITUTIONS:** No substitutions of material from those specified in the Work Specifications shall be made without the prior written approval of the District.
14. **CONTRACTOR SUPERVISION:** Contractor shall provide competent supervision of personnel employed on the job Site, use of equipment, and quality of workmanship. Supervisor shall be on site at all times.

15. **CLEAN UP:** Debris shall be removed from the Premises. The Site shall be in order at all times when work is not actually being performed and shall be maintained in a reasonably clean condition.
16. **ACCESS TO WORK:** District representatives shall at all time have access to the Work wherever it is in preparation or in progress. Contractor shall provide safe and proper facilities for such access.
17. **PROTECTION OF WORK AND PROPERTY:** The Contractor shall erect and properly maintain at all times, as required by conditions and progress of the Work, all necessary safeguards, signs, barriers, lights, and security persons for protection of workers and the public, and shall post danger signs warning against hazards created by the Work. In an emergency affecting life and safety of life or of Work or of adjoining property, Contractor, without special instruction or authorization from District, is permitted to act at his discretion to prevent such threatened loss or injury. District representative shall be advised immediately if such action has been necessary.
18. **ASSIGNMENT OF CONTRACT:** The Contractor shall not assign or transfer in any way any or all of its rights, burdens, duties, or obligations under this Contract without the prior written consent of the District.
19. **TIME IS OF THE ESSENCE:** Time is of the essence in the performance of and compliance with each of the provisions and conditions of this Contract.
20. **OCCUPANCY:** District reserves the right to occupy buildings at any time before formal Contract completion and such occupancy shall not constitute final acceptance or approval of any part of the Work covered by this Contract, nor shall such occupancy extend the date specified for completion of the Work.
21. **FORCE MAJEUR CLAUSE:** The Contractor shall be excused from performance hereunder during the time and to the extent that it is prevented from obtaining delivery, or performing by act of God, fire, strike, loss, or shortage of transportation facilities, lock-out, commandeering of materials, product, plant, or facilities by the government, when satisfactory evidence thereof is presented to the District, provided that it is satisfactorily established that the non-performance is not due to the fault or neglect of the Contractor.
22. **INDEMNIFICATION / HOLD HARMLESS CLAUSE:** To the furthest extent permitted by California law, Contractor shall defend, indemnify, and hold harmless the District, their agents, representatives, officers, consultants, employees, and volunteers (the "indemnified parties") from any and all demands, losses, liabilities, claims, suits, and actions (the "claims") of any kind, nature, and description, including, but not limited to, attorneys' fees and costs, directly or indirectly arising from personal or bodily injuries, death, property damage, or otherwise arising out of, connected with, or resulting from the performance of this Contract unless the claims are caused wholly by the sole negligence or willful misconduct of the indemnified parties. The District shall have the right to accept or reject any legal representation that Contractor proposes to defend the District.
23. **PAYMENT:** On a monthly basis, Contractor shall submit an application for payment based upon the estimated value for materials delivered or services performed under the Contract as of the date of submission ("Application for Payment"). Within thirty (30) days after District's approval of the Application for Payment, Contractor shall be paid a sum equal to ninety percent (90%) of the value of the Work performed (as verified by Architect and Inspector and certified by Contractor) up to the last day of the previous month, less the aggregate of previous payments and amount to be withheld. The District may deduct from any payment an amount necessary to protect the District from loss because of: (1) liquidated damages which have accrued as of the date of the application for payment; (2) any sums expended by the District in performing any of Contractor's obligations under the Contract which Contractor has failed to perform or

has performed inadequately; (3) defective Work not remedied; (4) stop notices as allowed by state law; (5) reasonable doubt that the Work can be completed for the unpaid balance of the Total Contract price or by the scheduled completion date; (6) unsatisfactory prosecution of the Work by Contractor; (7) unauthorized deviations from the Contract; (8) failure of the Contractor to maintain or submit on a timely basis proper and sufficient documentation as required by the Contract or by District during the prosecution of the Work; (9) erroneous or false estimates by the Contractor of the value of the Work performed; (10) any sums representing expenses, losses, or damages, as determined by the District, incurred by the District for which Contractor is liable under the Contract; and (11) any other sums which the District is entitled to recover from Contractor under the terms of the Contract or pursuant to state law, including section 1727 of the California Labor Code. The failure by the District to deduct any of these sums from a progress payment shall not constitute a waiver of the District's right to such sums. The District shall retain 10% from all amounts owing as retention. Retention shall be paid pursuant to Public Contract Code sections 7107 and 7200.

24. **PERMITS AND LICENSES:** The Contractor and all of its employees, agents, and subcontractors shall secure and maintain in force, at Contractor's sole cost and expense, all licenses and permits as are required by law, in connection with the furnishing of materials, supplies, or services herein listed.
25. **INDEPENDENT CONTRACTOR STATUS:** While engaged in carrying out the Services of this Contract, the Contractor is an independent contractor, and not an officer, employee, agent, partner, or joint venture of the District. Contractor shall be solely responsible for its Worker's Compensation insurance, taxes, and other similar charges or obligations. Contractor shall be liable for its own actions, including its negligence or gross negligence, and shall be liable for the acts, omissions, or errors of its agents or employees.
26. **ANTI-DISCRIMINATION:** It is the policy of the District that in connection with all work performed under Contracts there be no discrimination against any employee engaged in the work because of race, color, ancestry, national origin, or religious creed, and therefore the Contractor agrees to comply with applicable Federal and California laws including, but not limited to the California Fair Employment Practice Act beginning with Government Code Section 12900 and Labor Code Section 1735. In addition, the Contractor agrees to require like compliance by all its subcontractor(s).
27. **DISABLED VETERAN BUSINESS ENTERPRISES:** Section 17076.11 of the Education Code requires school districts using funds allocated pursuant to the State of California School Facility Program for the construction or modernization of a school building (SFP Funds) to have a participation of at least 3 percent (3%), per year, of the overall dollar amount expended each year by the school district, for disabled veteran business enterprises (DVBE). If this Contract uses SFP Funds, Contractor must submit, with its executed Contract, appropriate documentation to the District identifying the steps Contractor has taken to solicit DVBE participation in conjunction with this Contract.
28. **NO SMOKING:** The District has a "NO SMOKING" policy at all sites. Contractor is responsible to make sure that no one smokes on school district property.
29. **PAYMENT BOND AND PERFORMANCE BOND:** If the Contract Price equals or exceeds twenty five thousand dollars (\$25,000) the Contractor shall not commence the Work until it has provided to the District, in a form acceptable to the District, a Payment (Labor and Material) Bond and a Performance Bond, each in an amount equivalent to 100 percent of the Contract Price issued by a surety admitted to issue bonds in the State of California and otherwise acceptable to the District.
30. **CONTRACTOR'S INSURANCE:** Contractor has in force, and during the term of this Agreement shall maintain in force with the minimum indicated limits, the following insurance: **Commercial General Liability insurance:** \$1,000,000.00 for each occurrence and general aggregate with Products and Completed Operations Coverage;

Automobile Liability - Any Auto: combined single limit of \$1,000,000.00 **Excess Liability insurance:** \$2,000,000.00 **Workers Compensation:** Statutory limits. Contractor shall provide to the District certificate(s) of insurance and endorsements satisfactory to the District. The policy(ies) shall not be amended or modified and the coverage amounts shall not be reduced without thirty (30) days written notice to the District prior to cancellation. Except for worker's compensation insurance, the District, the Architect, and the Project Manager shall be named as an additional insured on all policies. The Contractor's policy(ies) shall be primary; any insurance carried by the District shall only be secondary and supplemental. All endorsements shall waive any right to subrogation against any of the named additional insureds. All policies shall be written on an occurrence form. Contractor shall not allow any subcontractor, employee, or agent to commence work on this Contract or any subcontract until the insurance required of the Contractor, subcontractor, or agent has been obtained.

31. **WARRANTY/QUALITY:** Unless a longer warranty is called for elsewhere in the Contract Documents, the Contractor, manufacturer, or their assigned agents shall guarantee the workmanship, product or service performed against defective workmanship, defects or failures of materials for a minimum period of one (1) year from filing the Notice of Completion with the county in which the Site is located. All workmanship and merchandise must be warranted to be in compliance with applicable California energy, conservation, environmental, and educational standards.
32. **CONFIDENTIALITY:** The Contractor shall maintain the confidentiality of all information, documents, programs, procedures, and all other items that Contractor encounters while performing the Contractor's Services to the extent allowed by law. This requirement shall be ongoing and shall survive the expiration or termination of this Contract and specifically includes all student, parent, and disciplinary information.
33. **COMPLIANCE WITH LAWS:** Contractor shall give all notices and comply with all laws, ordinance, rules and regulations bearing on conduct of the Work as indicated or specified. If Contractor observes that any of the Work required by this Contract is at variance with any such laws, ordinance, rules or regulations, Contractor shall notify the District, in writing, and, at the sole option of the District, any necessary changes to the scope of the Work shall be made and this Contract shall be appropriately amended in writing, or this Contract shall be terminated effective upon Contractor's receipt of a written termination notice from the District. If Contractor performs any work that is in violation of any laws, ordinances, rules or regulations, without first notifying the District of the violation, Contractor shall bear all costs arising therefrom.
34. **DISPUTES:** In the event of a dispute between the parties as to performance of the Work, the interpretation of this Contract, or payment or nonpayment for work performed or not performed, the parties shall attempt to resolve the dispute by those procedures set forth in Public Contract Code section 20104, et seq., if applicable. Pending resolution of the dispute, Contractor agrees it will neither rescind the Contract nor stop the progress of the Work, but will allow determination by the court of the State of California, in the county in which the District's administration office is located, having competent jurisdiction of the dispute. All claims of over \$375,000, which are outside the scope of Public Contract Code section 20104, et seq., may be determined by independent arbitration if mutually agreeable, otherwise by litigation.
 - Notice of the demand for arbitration of a dispute shall be filed in writing with the other party to the Contract.
 - The demand for arbitration of any claim of over \$375,000 shall be made within a reasonable time after written notice of the dispute has been provided to the other party, but in no case longer than ninety (90) days after initial written notice, and the demand shall not be made later than the time of Contractor submission of the request for final payment.

35. **LABOR CODE REQUIREMENTS:** The Contractor shall comply with all applicable provisions of the California Labor Code, Division 3, Part 7, Chapter 1, Articles 1-5, including, without limitation, the payment of the general prevailing per diem wage rates for public work projects of more than one thousand dollars (\$1,000). Copies of the prevailing rate of per diem wages are on file with the District. In addition, the Contractor and each subcontractor shall comply with Chapter 1 of Division 2, Part 7 of the California Labor Code, beginning with Section 1720, and including Section 1735, 1777.5 and 1777.6, forbidding discrimination, and Sections 1776, 1777.5 and 1777.6 concerning the employment of apprentices by Contractor or subcontractors. Willful failure to comply may result in penalties, including loss of the right to bid on or receive public works contracts.
- **Certified Payroll Records:** Contractor and its subcontractor(s) shall keep accurate certified payroll records of employees and shall make them available to the District immediately upon request.
36. **ANTI-TRUST CLAIM:** Contractor and its subcontractor(s) agree to assign to the District all rights, title, and interest in and to all causes of action they may have under Section 4 of the Clayton Act (15 U.S.C. Sec. 15) or under the Cartwright Act (Chapter 2 (commencing with Section 16700) of Part 2 of Division 7 of the Business and Professions Code), arising from purchases of goods, services, or materials pursuant to the Contract or a subcontract. This assignment shall be made and become effective at the time the District tenders final payment to the Contractor, without further acknowledgment by the parties.
37. **GOVERNING LAW:** This Contract shall be governed by and construed in accordance with the laws of the State of California with venue of any action in Monterey County, the county where the District administration office is located.
38. **PROVISIONS REQUIRED BY LAW DEEMED INSERTED:** Each and every provision of law and clause required by law to be inserted in this Contract shall be deemed to be inserted herein and this Contract shall be read and enforced as though it were included therein.
39. **BINDING CONTRACT:** This Contract shall be binding upon the parties hereto and upon their successors and assigns, and shall inure to the benefit of said parties and their successors and assigns.
40. **DISTRICT WAIVER:** District's waiver of any term, condition, covenant or waiver of a breach of any term, condition or covenant shall not constitute the waiver of any other term, condition or covenant or the waiver of a breach of any other term, condition or covenant.
41. **INVALID TERM:** If any provision of this Contract is declared or determined by any court of competent jurisdiction to be illegal, invalid or unenforceable, the legality, validity or enforceability of the remaining parts, terms and provisions shall not be affected thereby, and said illegal, unenforceable or invalid part, term or provision will be deemed not to be a part of this Contract.
42. **ENTIRE CONTRACT:** This Contract sets forth the entire Contract between the parties hereto and fully supersedes any and all prior agreements, understanding, written or oral, between the parties hereto pertaining to the subject matter thereof. This Contract may be modified only by writing upon mutual consent.

PREVAILING WAGE CERTIFICATION

I hereby certify that I will conform to the State of California Public Works Contract requirements regarding prevailing wages, benefits, on-site audits with 48-hours notice, payroll records, and apprentice and trainee employment requirements, for all Work on the above Project.

Date: 7/8/11
Proper Name of Contractor: Walters & Atlantis Painting, A Joint Venture
Signature: [Handwritten Signature]
Print Name: TONY HAINSTON
Title: OWNER PARTNER

WORKERS' COMPENSATION CERTIFICATION

Labor Code section 3700 in relevant part provides:

Every employer except the State shall secure the payment of compensation in one or more of the following ways:

- a. By being insured against liability to pay compensation by one or more insurers duly authorized to write compensation insurance in this state.
- b. By securing from the Director of Industrial Relations a certificate of consent to self-insure, which may be given upon furnishing proof satisfactory to the Director of Industrial Relations of ability to self-insure and to pay any compensation that may become due to his employees.

I am aware of the provisions of section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the Work of this Contract.

Date: 7/14/11
Proper Name of Contractor: WALTERS & ATLANTIS PAINTING
Signature: [Handwritten Signature]
Print Name: TONY HAINSTON
Title: OWNER PARTNER

(In accordance with Article 5 - commencing at section 1860, chapter 1, part 7, division 2 of the Labor Code, the above certificate must be signed and filed with the awarding body prior to performing any Work under this Contract.)

CRIMINAL BACKGROUND INVESTIGATION CERTIFICATION

The undersigned does hereby certify to the governing board of the District as follows:

That I am a representative of the Contractor currently under contract ("Contract") with the District; that I am familiar with the facts herein certified, and am authorized and qualified to execute this certificate on behalf of Contractor.

Contractor certifies that it has taken at least one of the following actions with respect to the construction Project that is the subject of the Contract (check all that apply):

 The Contractor has complied with the fingerprinting requirements of Education Code section 45125.1 with respect to all Contractor's employees and all of its subcontractors' employees who may have contact with District pupils in the course of providing services pursuant to the Contract, and the California Department of Justice has determined that none of those employees has been convicted of a felony, as that term is defined in Education Code section 45122. 1. A complete and accurate list of Contractor's employees and of all of its subcontractors' employees who may come in contact with District pupils during the course and scope of the Contract is attached hereto; and/or

 Pursuant to Education Code section 45125.2, Contractor has installed or will install, prior to commencement of Work, a physical barrier at the Work Site, that will limit contact between Contractor's employees and District pupils at all times; and/or

 Pursuant to Education Code section 45125.2, Contractor certifies that all employees will be under the continual supervision of, and monitored by, an employee of the Contractor who the California Department of Justice has ascertained has not been convicted of a violent or serious felony. The name and title of the employee who will be supervising Contractor's employees and its subcontractors' employees is

Name: _____

Title: _____

The Work on the Contract is at an unoccupied school site and no employee and/or subcontractor or supplier of any tier of Contract shall come in contact with the District pupils.

Contractor's responsibility for background clearance extends to all of its employees, Subcontractors, and employees of Subcontractors coming into contact with District pupils regardless of whether they are designated as employees or acting as independent contractors of the Contractor.

Date: July 14, 2011

Proper Name of Contractor: Walters & Atlantis Painting, A Joint Venture

Signature: [Handwritten Signature]

Print Name: TONY HARRISON

Title: OWNER PARTNER

ASBESTOS & OTHER HAZARDOUS MATERIALS CERTIFICATION

Contractor hereby certifies that no Asbestos, or Asbestos-Containing Materials, polychlorinated biphenyl (PCB), or any material listed by the federal or state Environmental Protection Agency or federal or state health agencies as a hazardous material, or any other material defined as being hazardous under federal or state laws, rules, or regulations "New Material Hazardous", shall be furnished, installed, or incorporated in any way into the Project or in any tools, devices, clothing, or equipment used to affect any portion of Contractor's work on the Project for District.

Contractor further certifies that it has instructed its employees with respect to the above-mentioned standards, hazards, risks, and liabilities.

Asbestos and/or asbestos-containing material shall be defined as all items containing but not limited to chrysotile, crocidolite, amosite, anthophyllite, tremolite, and actinolite. Any or all material containing greater than one-tenth of one percent (.1%) asbestos shall be defined as asbestos-containing material.

Any disputes involving the question of whether or not material is New Hazardous Material shall be settled by electron microscopy or other appropriate and recognized testing procedure, at the District's determination. The costs of any such tests shall be paid by Contractor if the material is found to be New Hazardous Material.

All Work or materials found to be New Hazardous Material or Work or material installed with "New Hazardous Material" containing equipment will be immediately rejected and this Work will be removed at Contractor's expense at no additional cost to the District.

Contractor has read and understood the document Hazardous Materials Procedures & Requirements, and shall comply with all the provisions outlined therein.

Date: 07/14/11
Proper Name of : WALTERS & Atlantic's Painting
Signature: [Handwritten Signature]
Print Name: Tony Harkston
Title: OWNER PARTNER

LEAD-PRODUCT(S) CERTIFICATION

California Occupational Safety and Health Administration (CalOSHA), Environmental Protection Agency (EPA), California Department of Health Services (DHS), California Department of Education (CDE), and the Consumer Product Safety Commission (CPSC) regulate lead-containing paint and lead products.

Because the Contractor and its employees will be providing services for the District, and because the Contractor's work may disturb lead-containing building materials, **CONTRACTOR IS HEREBY NOTIFIED** of the potential presence of lead-containing materials located within certain buildings utilized by the District. All school buildings built prior to 1993 are presumed to contain some lead-based paint until sampling proves otherwise.

The CDE mandates that school districts utilize DHS lead-certified personnel when a lead-based hazard is identified. Examples of lead-certified personnel include: project designers, inspectors, and abatement workers. Furthermore, since it is assumed by the district that all painted surfaces (interior as well as exterior) within the District contain some level of lead, it is imperative that the Contractor, its workers and subcontractors fully and adequately comply with all applicable laws, rules and regulations governing lead-based materials **(Including Title 8, California Code of Regulations, Section 1532.1)**. Any and all Work which may result in the disturbance of lead-containing building materials must be coordinated through the District.

The California Education Code also prohibits the use or import of lead-containing paint, lead plumbing and solders, or other potential sources of lead contamination in the construction of any new school facility or in the modernization or renovation of any existing school facility. The Contractor shall provide the District with any sample results prior to beginning Work, during the Work, and after the completion of the Work. The District may request to examine, prior to the commencement of the Work, the lead training records of each employee of the Contractor.

If failure to comply with these laws, rules, and regulations results in a site or worker contamination, the Contractor will be held solely responsible for all costs involved in any required corrective actions, and shall defend, indemnify and hold harmless the District, pursuant to the indemnification provisions of the Contract, for all damages and other claims arising therefrom. If lead disturbance is anticipated in the Work, only persons with appropriate accreditation, registrations, licenses and training shall conduct this Work.

It shall be the responsibility of the Contractor to properly dispose of any and all waste products, including but not limited to, paint chips, any collected residue, or any other visual material that may occur from the prepping of any painted surface. It will be the responsibility of the Contractor to provide the proper disposal of any hazardous waste by a certified hazardous waste hauler. This company shall be registered with the Department of Transportation (DOT) and shall be able to issue a current manifest number upon transporting any hazardous material from any school site within the District.

THE UNDERSIGNED HEREBY ACKNOWLEDGES, UNDER PENALTY OF PERJURY, THAT HE OR SHE HAS RECEIVED NOTIFICATION OF POTENTIAL LEAD-BASED MATERIALS ON THE OWNER'S PROPERTY, AS WELL AS THE EXISTENCE OF APPLICABLE LAWS, RULES AND REGULATIONS GOVERNING WORK WITH, AND DISPOSAL OF, SUCH MATERIALS WITH WHICH IT MUST COMPLY. THE UNDERSIGNED ALSO WARRANTS THAT HE OR SHE HAS THE AUTHORITY TO SIGN ON BEHALF OF AND BIND THE CONTRACTOR.

Date:

7/14/11

Proper Name of Contractor:

WALTERS & ATLANTIS PAINTING

Signature:

[Handwritten Signature]

Print Name:

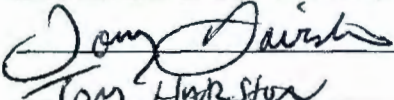
TOBY HANSTON

Title:

OWNER PARTNER

DRUG/SMOKE-FREE WORKPLACE CERTIFICATION

The District and all District projects are "drug-free" and "smoke-free" workplaces and, as such, require that the Project Manager be subject to the requirements mandated by California Government Code Section 8340, et seq., when on the Project site. The Drug-Free Workplace Act of 1990 requires that every person or entity awarded a contract or grant for the procurement of any property or service from a State agency certify that it will provide a drug-free workplace and, in that respect, comply with certain obligations set forth in that Act. In addition, the Drug-Free Workplace Act provides that each contract or grant awarded by the State agency may be subject to suspension of payments or termination for failure to comply with such Act. It is the sole responsibility of the Project Manager to police and oversee its personnel on the Project. If the Project Manager fails to comply with the Drug-Free Workplace Act or the smoke-free workplace policy of the District, the District may enforce its lawful rights to suspend pending or subsequent payments and to terminate this Agreement and may pursue all other rights and remedies it may have against the Project Manager at law and/or in equity.

Date: 7/14/11
Proper Name of Contractor: WALTER & ATLANTIS PARTNERS
Signature: 
Print Name: Tom Hurston
Title: OWNER PARTNER

FACILITIES PLANNING
AND MANAGEMENT

2011 JUL 15 A 10:44

10 1 - 3

Walters & Atlantis Painting

A Joint Venture

570 14th Street, Suite 1

Oakland, CA 94612

Phone (650)906-8801 Fax (510)832-4723

License No. 865392

MBE/DBE/SLBE

TO: Oakland Unified School District

ATTENTION: John Esposito

PHONE: 510.388.4896

FAX: _____

REGARDING PROJECT

Montera Middle School, 5555 Ascot

Dr., Oakland, CA

BID DATE: 07/13/2011

We propose to furnish the labor only as listed below according to the specifications exhibited to us, including Addendums issued, and subject to all terms and conditions herein, for the sum of:

BASE BID: \$ 29,700.00 SCOPE OF WORK: _____

<u>Water wash, prep, prime and paint body all the portables with low sheen 1245. Sand and prime doors.</u>	
<u>Paint all windows and screens. Use 1250 at trim.....</u>	<u>\$ 29,700.00</u>
<u>Alternate Add: Sand and prime handrails</u>	<u>3,500.00</u>
<u>Alternate Add: Wash and prime decks with durapoxy.....</u>	<u>2,500.00</u>
<u>Alternate Add: Water-wash, prep, prime and one coat of paint on backside of portable.....</u>	<u>4,000.00</u>

ADDENDUM(S) NOTED: _____ ALTERNATES: N/A

EXCLUSIONS:

- | | |
|--|---------------------------------------|
| Testing and Inspection | Stain benches |
| Furnishing of Temporary Water & Power | Disposal of debris |
| Demolition | Any fireproofing |
| Cost of Penalties & Liquidated Damages | Any glazing |
| Any roofing | Any carpentry |
| Any flooring | Any handrails |
| Any decking | Any painting at backside of portables |
| Supplying or furnishing any material | |

SUBCONTRACT REQUIREMENTS:

One Mobilization, if we stop work and demobilize, there will be a fee to remobilize.

PAYMENT SCHEDULE:

AGREEMENT:

This proposal is subject to the condition that ALL of its terms are to be incorporated into any subsequent Subcontract Agreement between the Contractor and Walters & Atlantis Painting. The prevailing party in any dispute arising under this agreement shall be entitled to its reasonable attorney's fees and costs in addition to any other damages or recovery which might be awarded to that party

THIS PROPOSAL IS VALID FOR 30 DAYS FROM BID DATE. PLEASE SIGN AND RETURN ORIGINAL VIA FAX AND MAIL. WE CAN NOT PROCEED WITHOUT A SIGNED BID AGREEMENT.

APPROVED THIS DATE _____

By: _____

Title: _____



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
7/15/2011

PRODUCER (800)450-8013 FAX: (800)434-8053
 Target Financial & Insurance Services
 6630 Flanders Drive
 License #0743582
 San Diego CA 92121

INSURED
 Walters & Atlantis Painting, A Joint Venture
 570 14th Street
 Suite 1
 Oakland CA 94612

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURERS AFFORDING COVERAGE NAIC

INSURER A: Navigators Specialty Lines
 INSURER B: Delos Insurance Company
 INSURER C: NORGUARD Insurance Company
 INSURER D:

COVERAGES

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. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS

INSR ADD'L LTR INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LDC	04N0015037	11/2/2010	11/2/2011	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPROP AGG \$ 1,000,000
B	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS	02A550339101	11/2/2010	11/2/2011	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN EA ACC \$ AUTO ONLY AGG \$
	EXCESS / UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE DEDUCTIBLE \$ RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In WA) <input type="checkbox"/> Y/N If yes, describe under SPECIAL PROVISIONS below	WAWC113060	9/30/2010	9/30/2011	<input checked="" type="checkbox"/> WC STATUTORY LIMITS OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
	OTHER				

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS
 *10 days notice of cancellation for nonpayment of premium/30 days all others. Certificate holder is named additional insured, endorsement to follow from carrier.
 Re: Montezuma Middle School - 5555 Ascot Dr, Oakland, CA

CERTIFICATE HOLDER

(510) 535-7042
 Oakland Unified School District
 955 High Street
 Oakland, CA 94601

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30* DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

Carl Savoia/KRG

ACORD 25 (2009/01)
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BLANKET ADDITIONAL INSURED- OWNERS, LESSEES OR CONTRACTORS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
SCHEDULE

Policy Number: 04-N0015037	Endorsement Effective: 7/15/2011
Named Insured: WALTERS & ATLANTIS PAINTING, A JOINT VENTURE DBA:	Countersigned By: <i>Lisa Erickson</i>

SCHEDULE

Name of Person or Organization: OAKLAND UNIFIED SCHOOL DISTRICT 955 HIGH STREET OAKLAND, CA, 94601
Location: 5555 ASCOT DRIVE, OAKLAND, CA, 94601

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

- A. Section II -- Who Is An Insured** is amended to include as an insured the person or organization shown in the Schedule, but only to the extent that the person or organization shown in the Schedule is held liable for your acts or omissions arising out of your ongoing operations performed for that insured.
- B.** With respect to the insurance afforded to these additional insureds, the following exclusion is added:
- 2. Exclusions**
- This insurance does not apply to "bodily injury" or "property damage" occurring after:
- (1) All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the site of the covered operations has been completed; or
 - (2) That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.
- C.** The words "you" and "your" refer to the Named insured shown in the Declarations.
- D.** "Your work" means work or operations performed by you or on your behalf; and materials, parts or equipment furnished in connection with such work or operations.

Primary Wording

If required by written contract or agreement: Such insurance as is afforded by this policy shall be primary insurance, and any insurance or self-insurance maintained by the above additional insured(s) shall be excess of the insurance afforded to the named insured and shall not contribute to it.

Waiver of Subrogation

If required by written contract or agreement: We waive any right of recovery we may have against an entity that is an additional insured per the terms of this endorsement because of payments we make for injury or damage arising out of "your work" done under a contract with that person or organization.

ANF- ES 043 (5/2006)

mod
mod

OAKLAND UNIFIED SCHOOL DISTRICT
Department of Facilities Planning & Management

AGREEMENT REQUEST FORM

DATE SUBMITTED 7/19/11 SUBMITTED BY: Tadashi Nakadegawa

1058615

SECTION I. TYPE OF AGREEMENT (PLEASE CHECK ONE BOX)

1.) A&E (Architects and Engineers) Contract	<input type="checkbox"/>	5.) "Small"(under \$15,000.00) Construction Contract	<input type="checkbox"/>
2.) IOR (Inspector of Record) Contract	<input type="checkbox"/>	6.) Resolution Awarding Bid & Construction Contract	<input type="checkbox"/>
3.) Agreement for Professional Services-Testing Etc.	<input type="checkbox"/>	7.) Change Order	<input type="checkbox"/>
4.) Amendment to Agreement for Professional Services (Amendment #--)	<input checked="" type="checkbox"/>	8.) Purchase Order	<input type="checkbox"/>

Vendor Number: _____
Fiscal Year: 2011/2012
P.O. Under \$50K: X
Date Processed: 7-21-2011
To: MB 72 To DR: _____

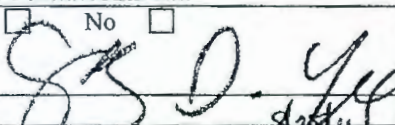
SECTION II LOCAL BUSINESS PARTICIPATION PERCENTAGE

Local Business	Small Local Business	Small Local Resident Business	Total Percentage

All requests will require the Assistant Superintendent's and the Director of Facilities Authorization and Signature

	Date		Date
Timothy E. White Assistant Superintendent		Tadashi Nakadegawa Director of Facilities	<u>7/19/11</u>

SECTION III. AGREEMENT INFORMATION:

Project Name:	Montera Middle School Portable Painting	Project No:	<u>2119901812-</u>
Vendor Name:	Walters & Atlantis Painting A Joint Venture	Vendor Contact:	Tony Hairston
Vendor Phone Number:	650-906-8801 510-832-4723	Vendor Mailing Address:	570 14 th Street, Suite 1 Oakland, CA 94612 <u>6230</u>
Agreement Start & Stop Dates:	Start: 7/14/11 Stop: 8/15/11	Amounts:	Current Contract Amount: Not to Exceed Amount: 29,700.00 Revised Contract Amount:
Has Work Started?	Yes <input type="checkbox"/> No <input type="checkbox"/> If yes give an explanation:	Has Work Been Completed?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Certificate of Insurance Attached	<input type="checkbox"/> Yes <input type="checkbox"/> No	Date provided:	

Project # 03034

Gary D. Yee, Ed.D.
President, Board of Education

For Construction Contracts \$15,000, please provide or attach the following:

- 1) Number of Bids Received, List of Bidders and Amounts (Bid Form) (Attach Bid Documents)
 - 2) Date(s) of Bid Advertisement _____
 - 3) Date of Bid Opening _____
 - 4) Name of Architect _____
 - 5) Liquidated damages per day _____
 - 6) Performance Bonds Attached _____
 - 7) Payment Bonds Attached _____
 - 8) Number of Phases _____
- (Sections 6 & 7 to be completed by Contract Board of Education Administration department)

Scope of Work: (Needed to prepare Executive Summary - Painting school portable at Montera Middle School.)

Discussion Information (Needed to prepare Executive Summary) West Bay Builders, Inc. a developer for the purposes of providing preliminary consulting services to facilitate and manage the construction and modernization of the Montclair Elementary School Project.

LEGISLATIVE FILE
File ID No. 11-2004
Introduction Date 8-10-2011
Enactment No. 11-1563
Enactment Date 8-24-11

Funding Source _____ Budget Number: _____

RECEIVED
7-24-2011

CONTRACTOR: WALTERS & ATLANTIS PAINTING, A JOINT VENTURE
TAX I.D. NUMBER 20-3834376

OAKLAND UNIFIED SCHOOL DISTRICT
AGREEMENT FOR MAINTENANCE AND REPAIR SERVICES

CUPCCAA exempt PROJECT \$30,000 AND UNDER

Montera Portable Painting

THIS CONTRACT is made and entered into this 14th day of July, 2011 ("Contract"), by and between **WALTERS & ATLANTIS PAINTING, A JOINT VENTURE** ("Contractor") and Oakland Unified School District ("District").

1. The Contractor shall furnish to the District for a total price of **Twenty Nine Thousand Seven Hundred Dollars** (\$29,700.00) ("Contract Price"), the following services ("Services" or "Work"): **Painting of the School Portables at Montera Middle School**
2. Contractor shall possess and maintain in good standing throughout the performance of the Work the State of California Contractor License required to perform the Work. Contractor shall perform the Work at Montera Middle School ("Premises" or "Site"). The Project is the scope of Work performed at the Site.
3. Work shall be completed on or before August 15, 2011 ("Contract Time") from the date specified in the District's Notice to Proceed. Contractor agrees that if the Work is not completed within the Contract Time and/or pursuant to the completion schedule, construction schedule, or project milestones developed pursuant to provisions of the Contract, it is understood, acknowledged, and agreed that the District will suffer damage which is not capable of being calculated. Pursuant to Government Code section 53069.85, Contractor shall pay to the District, as fixed and liquidated damages for these incalculable damages, the sum of TWO HUNDRED Dollars (\$ 200.00) per day for each and every calendar day of delay beyond the Contract Time or beyond any completion schedule, construction schedule, or Project milestones established pursuant to the Contract.
4. The Contractor shall not commence the Work under this Contract until the Contractor has submitted and the District has approved the performance bond, payment (labor and material) bond(s), the certificate(s) and affidavit(s), and the endorsement(s) of insurance required under the Terms and Conditions and the District has issued a Notice to Proceed.
5. Payment for the Work shall be made in accordance with the Terms and Conditions.
6. Inspection and acceptance of the Work shall be performed by _____ of the Facilities Department of the District.
7. This Contract incorporates by this reference the Terms and Conditions attached hereto. The Contractor, by executing this Contract, agrees to comply with all the Terms and Conditions.
8. The Contract Documents include only the following documents, as indicated: