

Board Office Use: Legislative File Info.	
File ID Number	16-1029
Introduction Date	May 11, 2016
Enactment Number	16-0631
Enactment Date	5/11/16



OAKLAND UNIFIED
SCHOOL DISTRICT

Community Schools. Thriving Students.

Memo

To BOARD OF EDUCATION

From Antwan Wilson, Superintendent and Secretary, Board of Education
By: Hitesh Haria, Chief Operations Officer
Roland Broach, Executive Director of Buildings, Custodial and Grounds

Board Meeting Date May 11, 2016

Subject **APPROVAL, EXECUTION AND DELIVERY OF SITE LEASE AGREEMENT, FACILITIES LEASE AGREEMENT AND OTHER ACTS RELATING TO THE CONSTRUCTION OF THE OAKLAND UNIFIED SCHOOL DISTRICT CENTRAL KITCHEN ("THE CENTER") - 2850 WEST STREET, OAKLAND, CA 94608**

Action Requested Approval by the Board of Education of the Lease Leaseback delivery of the Tenant Improvements for construction of The Center, located at 2850 West Street, Oakland, CA 94608 through the approval of the Site Lease Agreement, Facilities Lease Agreement and related construction documents.

Background California Education Code section 17406 permits the governing board of a school district, without advertising for bids, to lease to any person, firm or corporation any real property owned by the District if the instrument by which such property is leased requires the lessee to construct on the leased premises, or provide for the construction thereon, a building or buildings for the use of the school district, during the term of the lease, and provides that title to the building(s), and underlying real property, shall vest back in the school district at the expiration of the lease. This is known as the Lease- Leaseback method of construction delivery, and is an Office of Public School Construction (OPSC) approved method for the construction and modernization of California public schools.

Current Considerations

The Lease Leaseback Agreements before the Board of Education provide for Thompson Builders Corporation/Digital Design Communication/Eclipse Electric Joint Venture, a California State License Board licensed general contractor, (Developer), to lease certain District property and construct the improvements to The Center (Project) per the Division of State Architect approved design documents at a predetermined agreed upon price, and lease back the Project to the District. The final Guaranteed Project Cost (GPC), per provisions in the Education Code, in the amount of \$41.86 Million, has been reviewed by District staff and the District's Facilities Department consulting teams. The District will make tenant improvement payments (TI Payments) to the Developer during the Project's construction phase pursuant to the Facilities Lease, and once the District has made 85% percent of the GPC by way of TI Payments, the District shall take occupancy of The Center and thereafter make monthly lease payments to satisfy the remaining 15% percent of the agreed upon GPC. Thereafter the Site Lease and Facilities Lease shall terminate, and title to the Project shall vest once again with the District, free of any further encumbrances.

LBP (Local Business Participation Percentage)

50% and up to 65%

Recommendation

Approve the Site Lease Agreement, Facilities Lease Agreement and related construction documents for construction of the Tenant Improvements for The Center, located at 2850 West Street, Oakland, CA 94608.

Fiscal Impact

Measure J Capital Funds -\$41.86 Million

Attachments

- Site Lease
- Facilities Lease and all Exhibits thereto;
- Resolution of the Board of Education No:1516-0122



CONTRACT JUSTIFICATION FORM
This Form Shall Be Submitted to the Board Office
With *Every* Consent Agenda Contract.

Legislative File ID No. 16-1029

Department: Operations/Buildings, Custodial and Grounds

Vendor Name: Thompson Builders Corporation/Digital Design Communication/Eclipse Electronic Joint Venture

Contract Term: Start Date: varies End Date: depends on commencement

Annual Cost: \$ 41,860,000.00

Approved by: General Counsel

Is Vendor a local Oakland business? Yes ☐ No ☒

Why was this Vendor selected?

This vendor was selected because of their expertise in providing the multi-faceted services needed to improve the construction at The Center located at 2850 West Street.

Summarize the services this Vendor will be providing.

This vendor will be improving and modernizing The Center located at 2850 West Street, Oakland, CA 94608

Was this contract competitively bid? Yes ☐ No ☒

If No, answer the following:

1) How did you determine the price is competitive?

2) Please check the competitive bid exception relied upon:

- ☐ **Educational Materials**
- ☐ **Special Services** contracts for financial, economic, accounting, legal or administrative services
- ☐ **CUPCCAA exception** (Uniform Public Construction Cost Accounting Act)
- ☐ **Professional Service Agreements** of less than \$87,800 (increases a small amount on January 1 of each year)
- ☒ **Construction related Professional Services** such as Architects, DSA Inspectors, Environmental Consultants and Construction Managers (require a "fair, competitive selection process)
- ☐ **Energy** conservation and alternative energy supply (e.g., solar, energy conservation, co-generation and alternate energy supply sources)
- ☐ **Emergency** contracts [requires Board resolution declaring an emergency]
- ☐ **Technology** contracts
 - ☐ electronic data-processing systems, supporting software and/or services (including copiers/printers) over the \$87,800 bid limit, must be competitively advertised, but any one of the three lowest responsible bidders may be selected
 - ☐ contracts for computers, software, telecommunications equipment, microwave equipment, and other related electronic equipment and apparatus, including E-Rate solicitations, may be procured through an RFP process instead of a competitive, lowest price bid process
 - ☐ Western States Contracting Alliance Contracts (WSCA)
 - ☐ California Multiple Award Schedule Contracts (CMAS) [contracts are often used for the purchase of information technology and software]
- ☐ **Piggyback" Contracts** with other governmental entities
- ☐ **Perishable Food**
- ☐ **Sole Source**
- ☐ **Change Order for Material and Supplies** if the cost agreed upon in writing does not exceed ten percent of the original contract price
- ☐ **Other, please provide specific exception**

**RESOLUTION OF THE BOARD OF EDUCATION OF THE
OAKLAND UNIFIED SCHOOL DISTRICT**

RESOLUTION 1516-0122

**APPROVING THE EXECUTION AND DELIVERY OF THE SITE LEASE AGREEMENT,
FACILITIES LEASE AGREEMENT AND OTHER ACTS RELATING TO THE
CONSTRUCTION OF THE OAKLAND UNIFIED SCHOOL DISTRICT CENTRAL KITCHEN ("THE
CENTER") - 2850 WEST STREET, OAKLAND CA 94608**

WHEREAS, the Oakland Unified School District ("District") desires to deliver the construction of The Center ("Project"), located at 2850 West Street, Oakland CA 94608 ("Site") as a lease-leaseback project whereby the District will lease the Site which the District owns to Thompson Builders Corporation/Digital Design Communication/Eclipse Electric, JV ("Developer"), which agrees to construct the Project thereon and leaseback the Project and underlying Site to the District;

WHEREAS, California Education Code section 17406 permits the governing board of a school district, without advertising for bids, to lease to any person, firm or corporation any real property owned by the District if the instrument by which such property is leased requires the lessee to construct on the leased premises, or provide for the construction thereon, a building or buildings for the use of the school district, during the term of the lease, and provides that title to the building(s), and underlying real property, shall vest back in the school district at the expiration of the lease. This is known as the Lease- Leaseback method of construction delivery, and is an Office of Public School Construction (OPSC) approved method for the construction and modernization of California public schools.

WHEREAS, it is in the best interests of the District to cause the construction of the Project through the Lease Leaseback method of construction delivery pursuant to California Education Code section 17406;

WHEREAS, in order to complete the Project through the Lease Leaseback delivery method, it is necessary that the District enter into a Site Lease, in which the Site will be leased to the Developer, and a Facilities Lease which provides for the leaseback of the Site and the Project by the Developer to the District, and that certain other actions be taken and authorized;

WHEREAS, the Facilities Lease includes construction provisions and general conditions with which the Developer shall comply with respect to the construction of the Project and in accordance with California Law;

WHEREAS, pursuant to California Education Code section 17402, the plans and specifications for the Project must be prepared and adopted prior to entering into the Site Lease and the Facilities Lease for the Project ("Plans and Specifications");

WHEREAS, the Plans and Specifications for the Project have been prepared by the District's Architect of Record for the Project, Cody, Anderson, Wasney Architects, and the Division of the State Architect ("DSA") has given approval to the Plans and Specifications;

WHEREAS, the Board of Education has been presented with the form of each lease referred to

herein relating to the transactions contemplated hereby and the Board of Education resolves to examine and approve each document and desires to authorize and direct the execution of such documents and the consummation of such transactions relating to the Lease Leaseback delivery of the Project;

WHEREAS, all acts, conditions and things required by the laws of the State of California to have happened and to have been performed precedent to and in connection with the consummation of the transactions authorized hereby do exist, have happened, and have been performed in regular and due time, form and manner as required by law, and the District is now duly authorized and empowered, pursuant to each and every requirement of law, to consummate the contemplated transactions, for the purpose, in the manner, and upon the terms herein provided.

NOW, THEREFORE, the Board of Education of the Oakland Unified School District hereby finds, determines, declares, orders, and resolves as follows:

Section 1. That the above recitals are true and correct.

Section 2. The form of Agreement entitled "Site Lease" and the form of Agreement entitled "Facilities Lease" (with construction of Tenant Improvement provisions as Exhibits attached thereto), each to be entered into by and between the District and the Developer, which together provide generally for (i) the lease by the District of the Site to the Developer, (ii) the Leaseback of the Site and the Project improvements by Developer to the District, and (iii) the payment of certain financed lease payments by the District under the Facilities Lease in an amount equal to the aggregate tenant improvement /construction costs for the Project as set forth in the Construction Provisions and Guaranteed Project Cost, are hereby authorized and approved.

Section 3. The Board hereby approves the Lease Leaseback delivery method process, and approves the Developer's Guaranteed Project Cost ("GPC") of \$41.86 Million for the Project, which shall be construction according to the approved Plans and Specifications.

Section 4. This Resolution shall take effect upon adoption by the Board.

PASSED AND ADOPTED by the Board of Education of the Oakland Unified School District this 11th day of May, 2016; by the following vote, to wit:

AYES: Junoke Hinton Hodge, Aimee Eng, Shanthi Gonzales, Roseann Torres, Jody London, Vice President Nina Senn, President James Harris

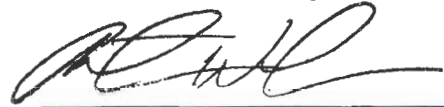
NOES: None

ABSTAINED: None

ABSENT: None

CERTIFICATION

I, Antwan Wilson, Superintendent and Secretary of the Board of Education of the Oakland Unified School District, Alameda County, State of California, do hereby certify that the foregoing Resolution was duly approved and adopted by the Board of Education of said district at a meeting thereof held on the 11th day of May, 2016 with a copy of such Resolution being on file in the Administrative Office of said District.



Antwan Wilson, Superintendent and Secretary of the Board

File ID Number: 16-1029
Introduction Date: 5/11/16
Enactment Number: 16-0671
Enactment Date: 5/11/16
By: [Signature]

do hereby agree as follows:

1. **Definitions.** Unless the context clearly otherwise requires, all words and phrases defined in the Facilities Lease shall have the same meaning in this Site Lease.
2. **Exhibits.** The following Exhibits are attached to and by reference incorporated and made a part of this Site Lease.
 - 2.1. **Exhibit A:** Description of The Center
 - 2.2. **Exhibit B:** Description of Tenant Improvement Project Site
3. **Lease of the Tenant Improvement Project Site.** The District hereby leases to the Developer, and the Developer hereby leases from the District, the Tenant Improvement Project Site, and subject only to Permitted Encumbrances, in accordance with the provisions of this Site Lease, to have and to hold for the term of this Site Lease. This Site Lease shall only take effect if the Facilities Lease is executed by the District and Developer within three (3) days of execution of this Site Lease.
 - 3.1. **Work in Phases.** If the Work of the Tenant Improvement Project is to be performed in phases, then the only areas bound by the terms of the Facilities Lease are:
 - 3.1.1. As indicated to be within specific phases of the Tenant Improvement Project and
 - 3.1.2. For which portions of the Lease Payments are still owing.
4. **Leaseback of the Tenant Improvement Project Site.** The Parties agree that the Tenant Improvement Project Site will be leased back to the District pursuant to the Facilities Lease for the term thereof.
5. **Term.** The term of this Site Lease shall commence as of the Effective Date and shall terminate on the last day of the Term of the Facilities Lease, provided the District has paid to the Developer, or its assignee, all payments which may be due under the Facilities Lease, and provided this Site Lease has not been terminated pursuant to the termination provisions of the Facilities Lease.
6. **Payment.** In consideration for the lease of the Tenant Improvement Project Site by the District to the Developer and for other good and valuable consideration, the Developer shall pay One Dollar (\$1.00) per year to the District upon execution of this Site Lease.
7. **Termination.**
 - 7.1. **Termination upon Purchase of Tenant Improvement Project.** If the District exercises its option to purchase the Tenant Improvement Project pursuant to the Facilities Lease, then this Site Lease shall terminate concurrently with the District's buy out and termination of the Facilities Lease.
 - 7.2. **Termination Due to Default by Developer.** If Developer defaults pursuant to the provision(s) of the Facilities Lease and the District terminates the Facilities Lease pursuant to the Facilities Lease provision(s) allowing termination, then the Developer shall be deemed to be in default of this Site Lease and this Site Lease shall also terminate at the same time as the Facilities Lease.
 - 7.3. **Termination Due to Default by District.** If District defaults pursuant to the provision(s) of the Facilities Lease, the Developer, or its assignee, will have the right, for the then remaining term of this Site Lease, to:
 - 7.3.1. Take possession of the Tenant Improvement Project Site;

- 7.3.2. If it deems it appropriate, cause appraisal of the Tenant Improvement Project Site and a study of the then reasonable uses thereof; and
- 7.3.3. Re-let the Tenant Improvement Project Site.
8. **Title to the Center.** During the term of this Site Lease, the District shall hold fee title to The Center, including the Tenant Improvement Project Site, and nothing in this Site Lease or the Facilities Lease shall change, in any way, the District's ownership interest in The Center.
9. **Improvements.** Title to all improvements made on the Tenant Improvement Project Site during the term hereof shall be held, vest and transfer pursuant to the terms of the Facilities Lease.
10. **No Merger.** The leaseback of the Tenant Improvement Project Site by the Developer to the District pursuant to the Facilities Lease shall not effect or result in a merger of the estates of the District in the Tenant Improvement Project Site, and the Developer shall continue to have a leasehold estate in the Tenant Improvement Project Site pursuant to this Site Lease throughout the term hereof.
11. **Right of Entry.** The District reserves the right for any of its duly authorized representatives to enter upon the Tenant Improvement Project Site at any reasonable time to inspect the same or for any other lawful purpose, provided the District follows all safety precautions required by the Developer.
12. **Quiet Enjoyment.** Subject to any rights the District may have under the Facilities Lease (in the absence of an Event of Default) to possession and enjoyment of the Tenant Improvement Project Site, the District hereby covenants and agrees that it will not take any action to prevent the Developer from having quiet and peaceable possession and enjoyment of the Tenant Improvement Project Site during the term hereof and will, at the request of the Developer, to the extent that it may lawfully do so, join in any legal action in which the Developer asserts its right to such possession and enjoyment.
13. **Waste.** The Developer agrees that at all times that it is in possession of the Tenant Improvement Project Site, it will not commit, suffer or permit any waste on the Tenant Improvement Project Site, and that it will not willfully or knowingly use or permit the use of the Tenant Improvement Project Site for any illegal purpose or act.
14. **Further Assurances and Corrective Instruments.** The Parties shall, from time to time, execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such supplements hereto and such further instruments as may reasonably be required for correcting any inadequate or incorrect description of the Tenant Improvement Project Site hereby leased or intended so to be or for carrying out the expressed intention of this Site Lease and the Facilities Lease.
15. **Representations of the District.** The District represents, covenants and warrants to the Developer as follows:
- 15.1. **Due Organization and Existence.** The District is a school district, duly organized and existing under the Constitution and laws of the State of California.
- 15.2. **Authorization.** The District has the full power and authority to enter into, to execute and to deliver this Site Lease, and to perform all of its duties and obligations hereunder, and has duly authorized the execution of this Site Lease.
- 15.3. **No Violations.** To the best of the District's actual knowledge, neither the execution and delivery of this Site Lease nor the Facilities Lease, nor the fulfillment of or compliance with the terms and conditions hereof or thereof, nor the consummation of the transactions contemplated hereby or thereby, conflicts with or results in

a breach of the terms, conditions or provisions of any restriction or any agreement or instrument to which the District is now a party or by which the District is bound, or constitutes a default under any of the foregoing, or results in the creation or imposition of any lien, charge or encumbrance whatsoever upon any of the property or assets of the District, or upon the Tenant Improvement Project Site, except Permitted Encumbrances.

15.4. CEQA Compliance. The District has complied with all requirements imposed upon it by the California Environmental Quality Act (Public Resource Code Section 21000 et seq. ("CEQA")) in connection with the Tenant Improvement Project, and no further environmental review of the Tenant Improvement Project is necessary pursuant to CEQA before the construction of the Tenant Improvement Project may commence.

15.5. No Litigation. To the best of the District's actual knowledge, there is no pending or, to the knowledge of District, threatened action or proceeding before any court or federal, state, municipal, or other government authority or administrative agency which will materially adversely affect the ability of District to perform its obligations under this Site Lease.

15.6. Condemnation Proceedings.

15.6.1. District covenants and agrees, but only to the extent that it may lawfully do so, that so long as this Site Lease remains in effect, the District will not seek to exercise the power of eminent domain with respect to the Tenant Improvement Project so as to cause a full or partial termination of this Site Lease and the Facilities Lease.

15.6.2. If for any reason the foregoing covenant is determined to be unenforceable or in some way invalid, or if District should fail or refuse to abide by such covenant, then, to the extent they may lawfully do so, the Parties agree that the financial interest of Developer shall be as indicated in the Facilities Lease.

15.7. Use and Zoning. To the best of the District's actual knowledge, the Tenant Improvement Project Site is properly zoned for its intended purpose and the use or activities contemplated by this Site Lease will not conflict with local, state or federal law.

15.8. Taxes. To the best of the District's actual knowledge, all taxes and assessments are paid current and such taxes and assessments will continue to be paid to the extent that the District is not exempt.

15.9. Hazardous Materials. District is not currently aware of any contamination to the Tenant Improvement Project Site by Hazardous Materials, except for Hazardous Materials of which District has already informed Developer. If District becomes aware of any act or circumstance which would change or render this representation incorrect, in whole or in part, District will give immediate written notice of such changed fact or circumstance to Developer.

16. Representations of the Developer. The Developer represents, covenants and warrants to the District as follows:

16.1. Due Organization and Existence. The Developer is a California corporation licensed to provide such services in the state of California, duly organized and existing under the laws of the State of California, has power to enter into this Site Lease and the Facilities Lease; is possessed of full power to lease, leaseback, and hold real and personal property and has duly authorized the execution and delivery of all of the aforesaid agreements.

16.2. Authorization. The Developer has the full power and authority to enter into, to execute and to deliver this Site Lease, and to perform all of its duties and obligations hereunder, and has duly authorized the execution of this Site Lease.

- 16.3. No Violations.** Neither the execution and delivery of this Site Lease or the Facilities Lease, nor the fulfillment of or compliance with the terms and conditions hereof or thereof, nor the consummation of the transactions contemplated hereby or thereby, conflicts with or results in a breach of the terms, conditions or provisions of any restriction or any agreement or instrument to which the Developer is now a party or by which the Developer is bound, or constitutes a default under any of the foregoing, or results in the creation or imposition of any lien, charge or encumbrance whatsoever upon any of the property or assets of the Developer, or upon the Tenant Improvement Project Site, except for Permitted Encumbrances.
- 16.4. No Bankruptcy.** Developer is not now nor has it ever been in bankruptcy or receivership.
- 16.5. No Litigation.** There is no pending or, to the knowledge of Developer, threatened action or proceeding before any court or administrative agency which will materially adversely affect the ability of Developer to perform its obligations under this Site Lease or the Facilities Lease.
- 17. Insurance and Indemnity.** The Developer and the District shall comply with the insurance requirements and the indemnity requirements as indicated in the Facilities Lease.
- 18. Assignment and Subleasing.** This Site Lease may be assigned and/or the Tenant Improvement Project Site subleased, as a whole or in part, by the Developer only upon the prior written consent of the District to such assignment or sublease, which shall not be unreasonably withheld.
- 19. Restrictions on District.** The District agrees that it will not mortgage, sell, encumber, assign, transfer or convey the Tenant Improvement Project Site or any portion thereof during the term of this Site Lease in any way that would interfere with or diminish Developer's interests indicated in this Site Lease.
- 20. Liens and Further Encumbrances.** Developer agrees to keep the Tenant Improvement Project Site and every part thereof free and clear of any and all encumbrances and/or liens, including without limitation, pledges, charges, encumbrances, claims, mechanic liens and/or other liens for or arising out of or in connection with work or labor done, services performed, or materials or appliances used or furnished for or in connection with the Tenant Improvement Project Site or the Tenant Improvement Project. Pursuant to the Facilities Lease, Developer further agrees to pay promptly and fully and discharge any and all claims on which any encumbrance and/or lien may or could be based, and to save and hold District free and harmless from any and all such liens, mortgages, and claims of liens and suits or other proceedings pertaining thereto. This subsection does not apply to Permitted Encumbrances.
- 21. Notices.** All notices, certificates or other communications hereunder shall be sufficiently given and shall be deemed to have been received as indicated below and to the parties indicated below
- 21.1.** If notice is given by personal delivery thereof, it shall be considered delivered on the day of delivery.
- 21.2.** If notice is given by overnight delivery service, it shall be considered delivered on (1) day after date deposited, as indicated by the delivery service.
- 21.3.** If notice is given by depositing same in United States mail, enclosed in a sealed envelope, it shall be considered delivered three (3) days after date deposited, as indicated by the postmarked date.
- 21.4.** If notice is given by registered or certified mail with postage prepaid, return receipt requested, it shall be considered delivered on the day the notice is signed for:

If to District:

Oakland Unified School District

Department of Facilities Planning and Management
955 High Street
Oakland, California 94601
Attention: Tadashi Nakadegawa, Facilities Director
tadashi.nakadegawa@ousd.k12.ca.us
Telephone: (510) 879-2962

If to Developer:

**Thompson Builders Corporation/Digital
Design Communication/Eclipse Electric, JV**
250 Bel Marin Keys Blvd. Building A,
Novato, CA 94949

Telephone:

With a copy to:

Orbach Huff Suarez & Henderson
1901 Harrison Street, Suite 1630
Oakland, CA 94612
Attention: Cate Boskoff
Telephone: (510) 999-7908

The Developer and the District, by notice given hereunder, may designate different addresses to which subsequent notices, certificates or other communications will be sent.

- 22. Binding Effect.** This Site Lease shall inure to the benefit of and shall be binding upon the Developer and the District and their respective successors and assigns.
- 23. No Additional Waiver Implied by One Waiver.** In the event any agreement contained in this Site Lease should be breached by either party and thereafter waived by the other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive future compliance with any term hereof or any other breach hereunder.
- 24. Severability.** In the event any provision of this Site Lease shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof, unless elimination of such invalid provision materially alters the rights and obligations embodied in this Site Lease or the Facilities Lease.
- 25. Validity.** If, as result of a challenge to the validity of the Facilities Lease there is a judicial determination that the Facilities Lease is void, voidable, or unenforceable, this Site Lease shall terminate and possession returned to the District.
- 26. Amendments, Changes and Modifications.** Except as to the termination rights of both Parties as indicated in the Facilities Lease, this Site Lease may not be amended, changed, modified, altered or terminated without the written agreement of both Parties hereto.
- 27. Obligations Absolute.** The Developer agrees that the obligations of the Developer are absolute and unconditional and not subject to any charges or setoffs against the District whatsoever.
- 28. Execution in Counterparts.** This Site Lease may be executed in several counterparts, each of which shall be an original and all of which shall constitute one and the same instrument.

- 29. Developer and District Representatives.** Whenever under the provisions of this Site Lease approval by the Developer or the District is required, or the Developer or the District is required to take some action at the request of the other, such approval or such request shall be given for the Developer by the Developer Representative and for the District by the District Representative, and any party hereto shall be authorized to rely upon any such approval or request.
- 30. Applicable Law.** This Site Lease shall be governed by and construed in accordance with the laws of the State of California, and venue shall be in the County within which The Center is located.
- 31. Attorney's Fees.** If either party brings an action or proceeding involving The Center or to enforce the terms of this Site Lease or to declare rights hereunder, each party shall bear the cost of its own attorneys' fees.
- 32. Captions.** The captions or headings in this Site Lease are for convenience only and in no way define, limit or describe the scope or intent of any provisions or sections of this Site Lease.
- 33. Prior Agreements.** This Site Lease and the corresponding Facilities Lease collectively contain all of the agreements of the Parties hereto with respect to any matter covered or mentioned in this Site Lease and no prior agreements or understanding pertaining to any such matter shall be effective for any purpose.
- 34. Further Assurances.** Parties shall promptly execute and deliver all documents and instruments reasonably requested to give effect to the provisions of this Site Lease.
- 35. Recitals Incorporated.** The Recitals set forth at the beginning of this Site Lease are hereby incorporated into its terms and provisions by this reference.
- 36. Time of the Essence.** Time is of the essence with respect to each of the terms, covenants, and conditions of this Site Lease.
- 37. Force Majeure.** A party shall be excused from the performance of any obligation imposed in this Site Lease and the exhibits hereto for any period and to the extent that a party is prevented from performing such obligation, in whole or in part, as a result of delays caused by the other party or third parties, a governmental agency or entity, an act of God, war, terrorism, civil disturbance, forces of nature, fire, flood, earthquake, strikes or lockouts, and such nonperformance will not be a default hereunder or a grounds for termination of this Site Lease.
- 38. Interpretation.** None of the Parties hereto, nor their respective counsel, shall be deemed the drafters of this Site Lease or the Facilities Lease for purposes of construing the provisions of each. The language in all parts of this Site Lease shall in all cases be construed according to its fair meaning, not strictly for or against any of the Parties hereto.

IN WITNESS WHEREOF, the Parties have caused this Site Lease to be executed by their respective officers who are duly authorized, as of the Effective Date.

ACCEPTED AND AGREED on the date indicated below:

OAKLAND UNIFIED SCHOOL DISTRICT


James Harris, President, Board of Education

6/7/16

Date


Antwan Wilson, Superintendent and Secretary,
Board of Education

6/7/16

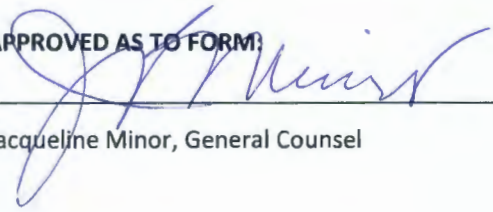
Date

Thompson Builders Corporation /Digital Design Communication/Eclipse Electric, JV
DEVELOPER

By: Paul Thompson
Its: Managing Partner

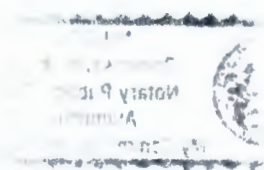
Date

APPROVED AS TO FORM:


Jacqueline Minor, General Counsel

6/6/16

Date



Site Lease:

OUSD and Thompson Builders Corporation /Digital Design Communication/Eclipse Electric, JV
The Center / Central Kitchen Tenant Improvement Project

CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

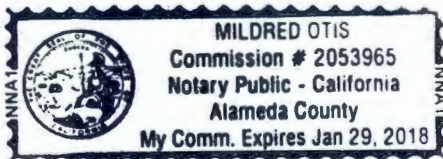
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.


STATE OF CALIFORNIA)
) SS.
COUNTY OF Alameda)

On June 7, 2016 before me, MILDRED OTIS, NOTARY
(here insert name and title of the officer)
personally appeared Antwan Wilson,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.





Notary Public
Commission expires Jan. 29, 2018

CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

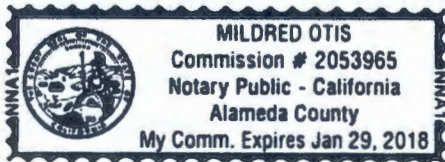
STATE OF CALIFORNIA)
COUNTY OF Alameda) SS.


On June 7, 2016 before me, MILDRED OTIS, NOTARY
(here insert name and title of the officer)

personally appeared James Harris,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.





Notary Public
Commission expires Jan. 29 2018

EXHIBIT A
TO
SITE LEASE

DESCRIPTION OF THE CENTER

Attached is the description for:



EXHIBIT B
TO
SITE LEASE

DESCRIPTION OF TENANT IMPROVEMENT PROJECT SITE

Attached is:

- The description of the Tenant Improvement Project that is subject to the Site Lease and the Facilities Lease and upon which Developer will construct the Tenant Improvement Project.

Tenant Improvement Project Description

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

Oakland Unified School District
Department of Facilities Planning and Management
955 High Street
Oakland, CA 94601
Attention: Roland Broach
Executive Director, Facilities Planning and Management

This document is recorded for the benefit of Oakland Unified School District, and recording fee(s) are exempt under Government Code section 6103.

FACILITIES LEASE

For all or a portion of the following Site:

The Oakland Unified School District Central Kitchen, The Center
2850 West Street,
Oakland, CA 94608

By and between

Oakland Unified School District
1000 Broadway Suite 680
Oakland, CA 94607

And

Thompson Builders Corporation/Digital Design Communication/Eclipse Electric Joint Venture
250 Bel Marin Keys Blvd. Building A,
Novato, CA 94949
CSLB #:997860

Dated as of _____, 2016

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

Oakland Unified School District
Department of Facilities Planning and Management
955 High Street
Oakland, CA 94601
Attention: Lance Jackson
Executive Director, Facilities Planning and Management

This document is recorded for the benefit of Oakland Unified School District, and recording fee(s) are exempt under Government Code section 6103.

SITE LEASE

For all or a portion of the following Site:

The Oakland Unified School District Central Kitchen, The Center
2850 West Street,
Oakland, CA 94608

By and between

Oakland Unified School District
1000 Broadway Suite 680
Oakland, CA 94607

And

Thompson Builders Corporation/Digital Design Communication/Eclipse Electric Joint Venture
250 Bel Marin Keys Blvd. Building A,
Novato, CA 94949
CSLB #:997860

Dated as of _____, 2016

SITE LEASE

This site lease ("Site Lease"), dated as of _____, 2016 ("Effective Date"), is made and entered into by and between the **Oakland Unified School District**, a school district duly organized and validly existing under the laws of the State of California, as lessor ("District"), and **Thompson Builders Corporation/Digital Design Communication/Eclipse Electric, Joint Venture**, a California company duly organized and licensed, License #997860 and existing under the laws of the State of California, as lessee ("Developer") (together, the "Parties").

WHEREAS, the District currently owns a parcel of land located at 2850 West Street, Oakland, CA 94608 known as the Oakland Unified School District Central Kitchen, Urban Farm, and Education Center ("The Center") and as more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference; and

WHEREAS, the District desires to provide for the **modernization and new construction of A CENTRAL KITCHEN OPERATION and appurtenant facilities, and related site work at The Center** more particularly described in **Exhibit B** ("Tenant Improvement Project"); and

WHEREAS, the District determines that a portion of The Center is adequate to accommodate the Tenant Improvement Project, as more particularly described in **Exhibit B** ("Tenant Improvement Project Site") attached hereto and incorporated herein by this reference; and

WHEREAS, District desires to have the construction of the Tenant Improvement Project completed and to lease it back, as more particularly described in the facilities lease between the Parties dated as of the Effective Date whereby the Developer agrees to lease the Tenant Improvement Project Site back to the District and perform the work of the Tenant Improvement Project ("Facilities Lease"), which Facilities Lease is incorporated herein by this reference; and

WHEREAS, the Board of Education of the District ("Board") has determined that it is in the best interests of the District and for the common benefit of the citizens residing in the District to construct the Tenant Improvement Project by leasing the Tenant Improvement Project Site to Developer and by immediately entering into the Facilities Lease under which District will lease back the Tenant Improvement Project from Developer; and

WHEREAS, the District further determines that it has entered into this Site Lease and the Facilities Lease pursuant to Education Code section 17406 as the best available and most expeditious means for the District to satisfy its substantial need for the facilities to be provided by the Tenant Improvement Project and to accommodate and educate District students; and

WHEREAS, the District is authorized under Education Code section 17406 to lease the Tenant Improvement Project Site to Developer and to have Developer develop and cause the construction of the Tenant Improvement Project thereon and lease the Tenant Improvement Project Site back to the District by means of the Facilities Lease, and the Board has duly authorized the execution and delivery of this Site Lease in order to effectuate the foregoing, based upon a finding that it is in the best interest of the District to do so; and

WHEREAS, Developer as lessee is authorized and competent to lease the Tenant Improvement Project Site from District and to develop and cause the construction of the Tenant Improvement Project on the Tenant Improvement Project Site, and has duly authorized the execution and delivery of this Site Lease; and

WHEREAS, the Parties have performed all acts, conditions and things required by law to exist, to have happened, and to have been performed prior to and in connection with the execution and entering into this Site Lease, and those conditions precedent do exist, have happened, and have been performed in regular and due time, form, and manner as required by law, and the Parties hereto are now duly authorized to execute and enter into this Site Lease;

NOW, THEREFORE, in consideration of the promises and of the mutual agreements and covenants contained herein, and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereto

FACILITIES LEASE

This facilities lease ("Facilities Lease"), dated as of _____, 2016 ("Effective Date"), is made and entered into by and between **Thompson Builders Corporation/Digital Design Communication/Eclipse Electric, Joint Venture**, a California company duly organized and licensed, License # 997860 and existing under the laws of the State of California, as sublessor ("Developer"), and **Oakland Unified School District**, a school district duly organized and validly existing under the laws of the State of California, as sublessee ("District") (together, the "Parties").

RECITALS

WHEREAS, the District currently owns a parcel of land located at 2850 West Street, Oakland, CA 94608 known as the Oakland Unified School District Central Kitchen, Urban Farm, and Education Center ("The Center") and as more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference; and

WHEREAS, the District desires to provide for **A CENTRAL KITCHEN OPERATION and appurtenant facilities, and related site work at The Center** more particularly described in **Exhibit B** ("Tenant Improvement Work" and/or "Tenant Improvement Project"); and

WHEREAS, the District determines that a portion of The Center is adequate to accommodate the Tenant Improvement Project, as more particularly described in **Exhibit B** ("Tenant Improvement Project Site") attached hereto and incorporated herein by this reference; and

WHEREAS, District has retained Cody, Anderson, Wasney, AIA ("Architect") to prepare plans and specifications for the Tenant Improvement Project ("Plans and Specifications") which have been approved by the California Division of the State Architect ("DSA"); and

WHEREAS, District and Developer have executed a site lease at the same time as this Facilities Lease whereby the District is leasing the Tenant Improvement Project Site to the Developer ("Site Lease"); and

WHEREAS, Developer represents that it has the expertise and experience to perform the services set forth in this Facilities Lease; and

WHEREAS, Developer has reviewed the Contract Documents pursuant to the Agreement for Preliminary Services as set forth in **Exhibit H** attached hereto and incorporated herein; and

WHEREAS, the District is authorized under Section 17406 of the Education Code of the State of California to lease the Tenant Improvement Project Site to Developer and to have Developer develop and construct the Tenant Improvement Project on the Tenant Improvement Project Site and to lease back to the District the Tenant Improvement Project Site and the Tenant Improvement Project, and has duly authorized the execution and delivery of this Facilities Lease; and

WHEREAS, Developer is authorized to lease the Tenant Improvement Project Site as lessee and to develop the Tenant Improvement Project and to have the Tenant Improvement Project constructed on the Tenant Improvement Project Site and to lease the Tenant Improvement Project and the Tenant Improvement Project Site back to the District, and has duly authorized the execution and delivery of this Facilities Lease; and

WHEREAS, the Board of Education of the District (the "Board") has determined that it is in the best interests of the District and for the common benefit of the citizens residing in the District to construct the Tenant Improvement Project by leasing the Tenant Improvement Project Site to Developer and by simultaneously entering into this Facilities Lease under which the District will lease back the Tenant Improvement Project Site and the Tenant

Improvement Project from Developer and if necessary, make Lease Payments as indicated in **Exhibit C** attached hereto and incorporated herein by reference); and

WHEREAS, the Parties have performed all acts, conditions and things required by law to exist, to have happened and to have been performed precedent to and in connection with the execution and entering into of this Facilities Lease and all those conditions precedent do exist, have happened and have been performed in regular and due time, form and manner as required by law, and the Parties hereto are now duly authorized to execute and enter into this Facilities Lease; and

WHEREAS, the District further acknowledges and agrees that it has entered into the Site Lease and the Facilities Lease pursuant to Education Code Section 17406 as the best available and most expeditious means for the District to satisfy its substantial need for the facilities to be provided by the Tenant Improvement Project and to accommodate and educate District students and to utilize its facilities proceeds expeditiously.

NOW, THEREFORE, in consideration of the above recitals and of the mutual covenants hereinafter contained, the Parties hereto do hereby agree as follows:

1. Definitions. In addition to the terms and entities defined above or subsequent provisions defined herein, and unless the context otherwise requires, the terms defined in this section shall, for all purposes of this Facilities Lease, have the meanings herein specified.

1.1. "Developer" or "Lessor" means **Thompson Builders Corporation/Digital Design Communication/Eclipse Electric, Joint Venture**, a California company duly organized and licensed, License # 997860 and existing under the laws of the State of California, and its successors and assigns.

1.2. "Developer's Representative" means the Managing Member of Developer, or any person authorized to act on behalf of Developer under or with respect to this Facilities Lease.

1.3. "Contract Documents" are defined in **Exhibit D** to this Facilities Lease.

1.4. "District" or "Lessee" means the **Oakland Unified School District**, a school district duly organized and existing under the laws of the State of California.

1.5. "District Representative" means the Superintendent of the District, or any other person authorized by the Board of Trustees of the District to act on behalf of the District under or with respect to this Facilities Lease.

1.6. "Permitted Encumbrances" means, as of any particular time:

- 1.6.1. Liens for general and valorem taxes and assessments, if any, not then delinquent, or which the District may permit to remain unpaid;
- 1.6.2. The Tenant Improvement Project Site lease;
- 1.6.3. This Facilities Lease,
- 1.6.4. Easements, rights of way, mineral rights, drilling rights and other rights, reservations, covenants, conditions or restrictions which exist of record as of the date of this Facilities Lease.
- 1.6.5. Easements, rights of way, mineral rights, drilling rights and other rights, reservations, covenants, conditions or restrictions established following the date of recordation of this Facilities Lease and

to which Developer and the District consent in writing which will not impair or impede the operation of the Tenant Improvement Project Site; and

2. Exhibits. The following Exhibits are attached to and by reference incorporated and made a part of this Facilities Lease:

2.1. Exhibit A: Description of The Center: The descriptions of the real property constituting the The Center.

2.2. Exhibit B: Description of the Tenant Improvement Project Site and Description of the Tenant Improvement Project: The description of the Tenant Improvement Project Site and the Tenant Improvement Project.

2.3. Exhibit C: Guaranteed Project Cost and Other Tenant Improvement Project Cost, Funding, and Payment Provisions: A detailed description of the Guaranteed Project Cost and the provisions related to the payment of that amount to the Developer.

2.4. Exhibit D: General Construction Provisions: The provisions generally describing the construction of the Tenant Improvement Work.

2.5. Exhibit E: Memorandum of Commencement Date: The Memorandum which will memorialize the commencement and expiration dates of the Term.

2.6. Exhibit F: Construction Schedule: The Construction Schedule shall be submitted in computer generated network format and shall be organized by Activity Codes representing the Developer's intended sequencing of the Tenant Improvement Work, and with time scaled network diagrams of activities. The Preliminary Construction Schedule shall include activities including:

- 2.6.1. Mobilization,
- 2.6.2. Preparation of submittals,
- 2.6.3. Specified review periods,
- 2.6.4. Procurement items,
- 2.6.5. Fabrication items,
- 2.6.6. Milestones, and
- 2.6.7. All detailed construction activities.

2.7. Exhibit G: Schedule of Values

2.8. Exhibit H: Agreement For Preliminary Services

2.9. Exhibit I: Certificates and Bonds to Lease-Leaseback Documents and Division 1 Documents to Lease-Leaseback Documents

2.10. Exhibit J: Plans, Technical Specifications, and Drawings

2.11. Exhibit K: Revisions to Contract Documents

2.12. Exhibit L: District's Insurance Documents

2.13. Exhibit M: OUSD's Local/Small Local/Small Local Resident Business Enterprise Policy

2.14. Exhibit N: Project Labor Agreement (current)

Facilities Lease:

OUSD and Thompson Builders Corporation/Digital Design Communication/Eclipse Electric, JV
The Center Tenant Improvement Project

Page 4

2.15. Exhibit O: CEQA Mitigated Negative Declaration and Initial Study

2.16. Exhibit P: Standardized Application for Tenant Improvement Payments

3. Lease of Tenant Improvement Project and Tenant Improvement Project Site.

3.1. Developer hereby leases the Tenant Improvement Project and the Tenant Improvement Project Site to the District, and the District hereby leases the Tenant Improvement Project and Tenant Improvement Project Site from Developer upon the terms and conditions set forth in this Facilities Lease.

3.2. The leasing by Developer to the District of the Tenant Improvement Project Site shall not affect or result in a merger of the District's leasehold estate pursuant to this Facilities Lease and its fee estate as lessor under the Site Lease. Developer shall continue to have and hold a leasehold estate in the Tenant Improvement Project Site pursuant to the Site Lease throughout the term thereof and the term of this Facilities Lease.

3.3. As to the Tenant Improvement Project Site, this Facilities Lease shall be deemed and constitute a sublease.

4. Term.

4.1. **Facilities Lease is Legally Binding.** This Facilities Lease is legally binding on the Parties upon execution by the Parties and the District Board's approval of this Facilities Lease. The Term of this Facilities Lease for the purposes of District's occupancy and obligation to make Lease Payments shall commence on the date the District takes beneficial occupancy of the Tenant Improvement Project ("Commencement Date") and shall terminate **twelve (12) months** after the Commencement Date (the "Term"):

4.2. On the Commencement Date, the Parties shall execute the Memorandum of Commencement attached hereto as **Exhibit E** to memorialize the commencement and expiration dates of the Term. Notwithstanding this Term, the Parties hereby acknowledge that each has obligations, duties, and rights under this Facilities Lease that exist upon execution of this Facilities Lease and prior to the beginning of the Term.

4.3. The Term may be extended or shortened upon the occurrence of the earliest of any of the following events, which shall constitute the end of the Term:

- 4.3.1. An Event of Default by District as defined herein and Developer's election to terminate this Facilities Lease as permitted herein, or
- 4.3.2. An Event of Default by Developer as defined herein and District's election to terminate this Facilities Lease as permitted herein, or
- 4.3.3. Consummation of the District's lease buyout option pursuant to the Guaranteed Project Cost and Other Tenant Improvement Project Cost, Funding, and Payment Provisions indicated in **Exhibit C** ("Guaranteed Project Cost Provisions").
- 4.3.4. A third-party taking of the Tenant Improvement Project under Eminent Domain, only if the Term is ended as indicated more specifically herein.

5. **Payment.** In consideration for the lease of the Tenant Improvement Project Site by the Developer back to the District and for other good and valuable consideration, the District shall make the Tenant Improvements Payments and Lease Payments pursuant to the Guaranteed Project Cost Provisions indicated in **Exhibit C**.

6. **Termination; Lease Terminable Only As Set Forth Herein.**

6.1. Except as otherwise expressly provided in this Facilities Lease, this Facilities Lease shall not terminate, nor shall District have any right to terminate this Facilities Lease or be entitled to the abatement of any all necessary payments pursuant to the Guaranteed Project Cost Provisions indicated in **Exhibit C** or any reduction thereof. The obligations hereunder of District shall not be otherwise affected by reason of any damage to or destruction of all or any part of the Tenant Improvement Project; the taking of the Tenant Improvement Project or any portion thereof by condemnation or otherwise; the prohibition, limitation or restriction of District's use of the Tenant Improvement Project; the interference with such use by any private person or Developer; the District's acquisition of the ownership of the Tenant Improvement Project (other than pursuant to an express provision of this Facilities Lease); any present or future law to the contrary notwithstanding. It is the intention of the Parties hereto that all necessary payments pursuant to the Guaranteed Project Cost Provisions indicated in **Exhibit C** shall continue to be payable in all events, and the obligations of the District hereunder shall continue unaffected unless the requirement to pay or perform the same shall be terminated or modified pursuant to an express provision of this Facilities Lease.

6.2. Nothing contained herein shall be deemed a waiver by the District of any rights that it may have to bring a separate action with respect to any Event of Default by Developer hereunder or under any other agreement to recover the costs and expenses associated with that action. The District covenants and agrees that it will remain obligated under this Facilities Lease in accordance with its terms.

6.3. Following Tenant Improvement Project Completion, that the District will not take any action to terminate, rescind or avoid this Facilities Lease, notwithstanding the bankruptcy, insolvency, reorganization, composition, readjustment, liquidation, dissolution, winding-up or other proceeding affecting Developer or any assignee of Developer in any such proceeding, and notwithstanding any action with respect to this Facilities Lease which may be taken by any trustee or receiver of Developer or of any assignee of Developer in any such proceeding or by any court in any such proceeding. Following Tenant Improvement Project Completion, except as otherwise expressly provided in this Facilities Lease, District waives all rights now or hereafter conferred by law to quit, terminate or surrender this Facilities Lease or the Tenant Improvement Project or any part thereof.

6.4. District acknowledges that Developer may assign an interest in some or all of the necessary payments pursuant to the Guaranteed Project Cost Provisions indicated in **Exhibit C** to a lender in order to obtain financing for the cost of constructing the Tenant Improvement Project and that the lender may rely on the foregoing covenants and provisions in connection with such financing.

6.5. The District in its sole discretion may terminate for convenience this Facilities Lease upon three (3) days written notice to the Developer. In case of a termination for convenience, the Developer shall have no claims against the District except the actual portion of the Guaranteed Project Cost expended for labor, materials, and services performed that is unpaid and can be documented through timesheets, invoices, receipts, or otherwise, through the date of termination, plus reasonable overhead and profit and reasonable documented demobilization costs.

7. **Title.**

7.1. During the Term of this Facilities Lease, the District shall hold fee title to the The Center, including the Tenant Improvement Project Site, and nothing in this Facilities Lease or the Site Lease shall change, in any way, the District's ownership interest.

7.2. During the Term of this Facilities Lease, Developer shall have a leasehold interest in the Tenant Improvement Project Site pursuant to the Site Lease.

7.3. During the Term of this Facilities Lease, the Developer shall hold title to the Tenant Improvement Project improvements provided by Developer which comprise fixtures, repairs, replacements or modifications thereto.

7.4. If the District exercises its Purchase Option pursuant the Guaranteed Project Cost Provisions indicated in **Exhibit C** or if District makes all necessary payments under the Guaranteed Project Cost Provisions indicated in **Exhibit C**, all right, title and interest of Developer, its assigns and successors in interest in and to the Tenant Improvement Project and the Tenant Improvement Project Site shall be transferred to and vested in the District at the end of the Term. Title shall be transferred to and vested in the District hereunder without the necessity for any further instrument of transfer; provided, however, that Developer agrees to execute any instrument requested by District to memorialize the termination of this Facilities Lease and transfer of title to the Tenant Improvement Project.

8. Quiet Enjoyment. Upon District's possession of the Tenant Improvement Project, Developer shall thereafter provide the District with quiet use and enjoyment of the Tenant Improvement Project, and the District shall during the Term peaceably and quietly have and hold and enjoy the Tenant Improvement Project, without suit, trouble or hindrance from Developer, except as otherwise may be set forth in this Facilities Lease. Developer will, at the request of the District and at Developer's cost, join in any legal action in which the District asserts its right to such possession and enjoyment to the extent Developer may lawfully do so. Notwithstanding the foregoing, Developer shall have the right to inspect the Tenant Improvement Project and the Tenant Improvement Project Site as provided herein.

9. Representations of the District. The District represents, covenants and warrants to the Developer as follows:

9.1. Due Organization and Existence. The District is a school district, duly organized and existing under the Constitution and laws of the State of California.

9.2. Authorization. The District has the full power and authority to enter into, to execute and to deliver this Facilities Lease, and to perform all of its duties and obligations hereunder, and has duly authorized the execution of this Facilities Lease.

9.3. No Violations. Neither the execution and delivery of this Facilities Lease nor the Site Lease, nor the fulfillment of or compliance with the terms and conditions hereof or thereof, nor the consummation of the transactions contemplated hereby or thereby, conflicts with or results in a breach of the terms, conditions or provisions of any restriction or any agreement or instrument to which the District is now a party or by which the District is bound, or constitutes a default under any of the foregoing, or results in the creation or imposition of any lien, charge or encumbrance whatsoever upon any of the property or assets of the District, or upon the Tenant Improvement Project Site, except Permitted Encumbrances

9.4. CEQA Compliance. The District has complied with all requirements imposed upon it by the California Environmental Quality Act (Public Resource Code Section 21000 *et seq.* ("CEQA")) in connection with the Tenant Improvement Project, and no further environmental review of the Tenant Improvement Project is necessary pursuant to CEQA before the construction of the Tenant Improvement Project may commence. Developer shall comply will all applicable mitigation measures, if any, adopted by any public agency with respect to this Tenant Improvement Project pursuant to the California Environmental Quality Act. (Public Resources Code section 21000 *et. seq.*).

9.5. No Litigation. Except for a validation action related to this transaction that the District may file, there is no pending or, to the knowledge of District, threatened action or proceeding before any court or federal, state, municipal, or other government authority or administrative agency which will materially adversely affect the ability of District to perform its obligations under this Facilities Lease.

9.6. Condemnation Proceedings.

- 9.6.1. District covenants and agrees, but only to the extent that it may lawfully do so, that so long as this Facilities Lease remains in effect, the District will not seek to exercise the power of eminent domain with respect to the Tenant Improvement Project so as to cause a full or partial termination of this Facilities Lease.
- 9.6.2. If for any reason the foregoing covenant is determined to be unenforceable or in some way invalid, or if District should fail or refuse to abide by such covenant, then, to the extent it may lawfully do so, District agrees that the financial interest of Developer shall be as indicated in Section 6.1 of this Facilities Lease.

10. Representations of the Developer. The Developer represents, covenants and warrants to the District as follows:

10.1. Due Organization and Existence. The Developer is a California company licensed to provide such services in the state of California, duly organized and existing under the laws of the State of California, has the power to enter into this Facilities Lease and the Site Lease; is possessed of full power to lease, lease back, and hold real and personal property and has duly authorized the execution and delivery of all of the aforesaid agreements.

10.2. Authorization. Developer has the full power and authority to enter into, to execute and to deliver this Facilities Lease, and to perform all of its duties and obligations hereunder, and has duly authorized the execution of this Facilities Lease.

10.3. No Violations. Neither the execution and delivery of this Facilities Lease and the Site Lease, nor the fulfillment of or compliance with the terms and conditions hereof or thereof, nor the consummation of the transactions contemplated hereby or thereby, conflicts with or results in a breach of the terms, conditions or provisions of any restriction or any agreement or instrument to which Developer is now a party or by which Developer is bound, or constitutes a default under any of the foregoing, or results in the creation or imposition of any lien, charge or encumbrance whatsoever upon any of the property or assets of Developer, or upon the Tenant Improvement Project Site, except Permitted Encumbrances.

10.4. No Bankruptcy. Developer is not now nor has it ever been in bankruptcy or receivership.

10.5. No Litigation. There is no pending or, to the knowledge of Developer, threatened action or proceeding before any court or administrative agency which will materially adversely affect the ability of Developer to perform its obligations under this Facilities Lease.

10.6. No Encumbrances. Developer shall not pledge any District payments of any kind, related to the Site Lease, this Facilities Lease, or in any way derived from the Tenant Improvement Project Site, and shall not mortgage or encumber the Tenant Improvement Project Site, except as may be specifically permitted pursuant to the provisions of this Facilities Lease related to Developer's financing the construction of the Tenant Improvement Project.

10.7. Continued Existence. Developer shall not voluntarily commence any act intended to dissolve or terminate the legal existence of Developer, at or before the latest of the following:

- 10.7.1. Eighteen (18) months following Tenant Improvement Project Completion,
- 10.7.2. After dismissal and final resolution of any and all disputes between the Parties and/or any third-party claims related, in any way, to the Tenant Improvement Project, Developer shall give District sixty (60) days written notice prior to dissolving or terminating the legal existence of Developer.
- 10.7.3. If any member of Developer's the joint venture comprised of Thompson Builders Corporation, Digital Design Communication, Inc. and Eclipse Electric of California DBA Eclipse Electric of Oakland, Inc. ceases to exist as a legal entity, becomes insolvent, or upon a showing of just cause, and upon written approval from the District, which approval shall not be unreasonable withheld, the remaining members may complete the terms herein.

11. Tenant Improvement Work.

11.1. Tenant Improvement Project Site Conditions and Contract Documents. Developer acknowledges that it has and will perform certain special services in preparation to perform the Tenant Improvement Work.

11.2. Construction of Tenant Improvement Project.

- 11.2.1. Developer agrees to cause the Tenant Improvement Work to be developed, constructed, and installed in accordance with the terms hereof and the Construction Provisions set forth in **Exhibit D**, including those things reasonably inferable in the Construction Provisions as being within the scope of the Tenant Improvement Project and necessary to produce the stated result even though no mention is made in the Construction Documents.
- 11.2.2. **Contract Time / Construction Schedule.** It hereby understood and agreed that assuming the District issues a Notice to Proceed on or before _____, 20____, District and Developer may also approve additional changes in the Construction Schedule. District shall have beneficial occupancy on or before _____, 20____ and Tenant Improvement Project Completion shall be on or before _____, 20____. The time period between the Notice to Proceed and Completion shall be the total Contract time ("Contract Time"). The Construction shall be performed pursuant to the construction schedule, attached hereto as **Exhibit F** ("Construction Schedule"). The Construction Schedule must be approved by the District prior to execution of this Facilities Lease.
- 11.2.3. **Schedule of Values.** The Developer has provided a schedule of values, approved by the District, which attached hereto as **Exhibit G** ("Schedule of Values"). The Schedule of Values must be approved by the District prior to execution of this Facilities Lease.
- 11.2.4. **Liquidated Damages:** Time is of the essence for all work Developer must perform to obtain Tenant Improvement Project Completion. It is hereby understood and agreed that it is and will be difficult and/or impossible to ascertain and determine the actual damage that the District will sustain in the event of and by reason of Developer's delay; therefore, Developer agrees that it shall pay to the District, as the District's exclusive remedy for Developer's delay, the sum of **One Thousand Dollars (\$1,000) per day** as liquidated damages for each and every day's delay beyond the Contract Time.
 - 11.2.4.1. It is hereby understood and agreed that the liquidated damages daily amount is not a penalty.

- 11.2.4.2. In the event any portion of the liquidated damages is not paid to the District, the District may deduct that amount from any money due or that may become due the Developer under this Facilities Lease. The District's right to assess liquidated damages is as indicated herein and in the **Exhibit D**.
- 11.2.4.3. The time during which the construction of the Tenant Improvement Project is delayed for cause as hereinafter specified may extend the Contract Time for a reasonable time as the District may grant. This provision does not exclude the recovery of damages for delay by either party under other provisions in this Facilities Lease
- 11.2.5. **Guaranteed Tenant Improvement Project Cost.** Developer will cause the Tenant Improvement Project to be constructed within the Guaranteed Project Cost as set forth and defined in the Guaranteed Project Cost Provisions indicated in **Exhibit C** and Developer, unless provided elsewhere herein, will not seek additional compensation from District in excess of that amount.
- 11.2.6. **Modifications.** If the DSA requires changes to the Contract Documents submitted by District to Developer, and those changes change the construction costs and/or construction time for the Tenant Improvement Project, then those changed costs will be handled as a Modification pursuant to the provisions of **Exhibit D**.
- 11.2.7. Developer shall cooperate with the District's efforts to obtain State funding for the Tenant Improvement Project by complying with any State requirements as reasonably requested.
- 11.2.8. **Compliance Monitoring and Enforcement by the Department of Industrial Relations.**
- 11.2.8.1. Developer shall comply with the registration and compliance monitoring provisions of Labor Code section 1771.4, including furnishing its CPRs to the Labor Commissioner of California and complying with any applicable enforcement by the Department of Industrial Relations. Labor Code section 1771.1(a) states the following:
- "A contractor or subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, as defined in this chapter, unless currently registered and qualified to perform public work pursuant to Section 1725.5. It is not a violation of this section for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded."
- 11.2.8.2. Developer acknowledges that, for purposes of Labor Code section 1725.5, this work is a public work to which Labor Code section 1771 applies. Developer shall comply with Labor Code section 1725.5, including without limitation the registration requirements. Additionally, all "subcontractors" (as defined by Labor Code section 1722.1) shall comply with Labor Code section 1725.5 to be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of the Agreement. Developer represents to the District that all "subcontractors" (as defined by Labor Code section 1722.1) are registered pursuant to Labor Code section 1725.5.
- 11.2.8.3. The Tenant Improvement Project is subject to compliance monitoring and enforcement by the Department of Industrial Relations. Developer shall post job site notices, as prescribed by regulation. Developer shall comply with all requirements of Labor Code section 1771.4, except the requirements

that are exempted by the Labor Commissioner for the Tenant Improvement Project.

12. Maintenance. Following delivery of possession of the Tenant Improvement Project by Developer to District, the repair, improvement, replacement and maintenance of the Tenant Improvement Project and the Tenant Improvement Project Site shall be at the sole cost and expense and the sole responsibility of the District, subject only to all warranties against defects in materials and workmanship of Developer as provided in **Exhibit D**. The District shall pay for or otherwise arrange for the payment of the cost of the repair and replacement of the Tenant Improvement Project resulting from ordinary wear and tear. The District waives the benefits of subsections 1 and 2 of Section 1932 of the California Civil Code, but such waiver shall not limit any of the rights of the District under the terms of this Facilities Lease.

13. Utilities. Following delivery of possession of the Tenant Improvement Project by Developer to District, the cost and expenses for all utility services, including, but not limited to, electricity, natural gas, telephone, water, sewer, trash removal, cable television, janitorial service, security, heating, water, internet service and all other utilities of any type shall be paid by District.

14. Taxes and Other Impositions. All ad valorem real property taxes, special taxes, possessory interest taxes, bonds and special lien assessments or other impositions of any kind with respect to the Tenant Improvement Project, the Tenant Improvement Project Site and the improvements thereon, charged to or imposed upon either Developer or the District or their respective interests or estates in the Tenant Improvement Project, shall at all times be paid by District. In the event any possessory interest tax is levied on Developer, its successors and assigns, by virtue of this Facilities Lease or the Site Lease, District shall pay such possessory interest tax directly, if possible, or shall reimburse Developer, its successors and assigns for the full amount thereof within thirty (30) days after presentation of proof of payment by Developer.

15. Insurance.

15.1. Developer's Insurance. The Developer shall comply with the insurance requirements as indicated herein.

15.1.1. Commercial General Liability and Automobile Liability Insurance. Developer shall procure and maintain, during the life of the Tenant Improvement Project, Commercial General Liability Insurance and Automobile Liability Insurance that shall protect Developer, District, and the State, from all claims for bodily injury, property damage, personal injury, death, advertising injury, and medical payments arising from operations under the Tenant Improvement Project. Developer shall ensure that Products Liability and Completed Operations coverage, Fire Damage Liability, and Any auto including owned and non-owned, are included within the above policies and at the required limits, or Developer shall procure and maintain these coverages separately.

15.1.2. Umbrella Liability Insurance.

15.1.2.1. Developer may procure and maintain, during the life of the Tenant Improvement Project, an Umbrella Liability Insurance Policy to meet the policy limit requirements of the required policies if Developer's underlying policy limits are less than required.

15.1.2.2. There shall be no gap between the per occurrence amount of any underlying policy and the start of the coverage under the Umbrella Liability Insurance Policy. Any Umbrella Liability Insurance Policy shall protect Developer, District, and the State, in amounts and including the provisions and requirements for Commercial General Liability and Automobile Liability and Employers' Liability Insurance.

15.1.3. **Subcontractor.** Developer shall require its Subcontractor(s), if any, to procure and maintain Commercial General Liability Insurance, Automobile Liability Insurance, and Umbrella Liability Insurance with minimum limits as appropriate and required by the Developer.

15.1.4. **Workers' Compensation and Employers' Liability Insurance**

15.1.4.1. In accordance with provisions of section 3700 of the California Labor Code, the Developer and every Subcontractor shall be required to secure the payment of compensation to its employees.

15.1.4.2. Developer shall procure and maintain, during the life of the Tenant Improvement Project, Workers' Compensation Insurance and Employers' Liability Insurance for all of its employees engaged in work under the Tenant Improvement Project, on/or at the Site of the Tenant Improvement Project. This coverage shall cover, at a minimum, medical and surgical treatment, disability benefits, rehabilitation therapy, and survivors' death benefits. Developer shall require its Subcontractor(s), if any, to procure and maintain Workers' Compensation Insurance and Employers' Liability Insurance for all employees of Subcontractor(s). Any class of employee or employees not covered by a Subcontractor's insurance shall be covered by Developer's insurance. If any class of employee or employees engaged in Work under the Tenant Improvement Project, on or at the Site of the Tenant Improvement Project, is not protected under the Workers' Compensation Insurance, Developer shall provide, or shall cause a Subcontractor to provide, adequate insurance coverage for the protection of any employee(s) not otherwise protected before any of those employee(s) commence work.

15.1.5. **Developer's Risk Insurance: Developer's Risk "All Risk" Insurance.** Developer shall procure and maintain, during the life of the Tenant Improvement Project, Developer's Builders Risk (Course of Construction), or similar first party property coverage acceptable to the District, issued on a replacement cost value basis. The cost shall be consistent with the total replacement cost of all insurable Work of the Tenant Improvement Project included within the Contract Documents. Coverage is to insure against all risks of accidental physical loss and shall include without limitation the perils of vandalism and/or malicious mischief (both without any limitation regarding vacancy or occupancy), sprinkler leakage, civil authority, sonic disturbance, earthquake, flood, collapse, wind, fire, lightning, and smoke. Coverage shall include debris removal, demolition, increased costs due to enforcement of all applicable ordinances and/or laws in the repair and replacement of damaged and undamaged portions of the property, and reasonable costs for the Architect's and engineering services and expenses required as a result of any insured loss upon the Work and Tenant Improvement Project, including completed Work and Work in progress, to the full insurable value thereof. The deductible for this insurance shall be paid by Developer.

15.1.5.1. **Waivers of Subrogation.** District and Developer waive all rights against (1) each other and any of their subcontractors, sub-subcontractors, agents and employees, each of the other, and (2) District's separate contractors, if any, and any of their subcontractors, sub-subcontractors, agents and employees, for damages caused by fire or other causes of loss to the extent covered by property insurance obtained pursuant to this Section or other property insurance applicable to the Work, except such rights as the Parties have to proceeds of such insurance held by either Party. District or Developer, as appropriate, shall require of the District's separate contractors, if any, and the subcontractors, sub-subcontractors, agents and employees of any of them, by appropriate agreements, written where legally required for validity, similar waivers each in favor of the other parties enumerated herein. The policies shall provide such waivers of subrogation by endorsement or otherwise. A waiver of subrogation shall be effective as to a person or entity even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, did not pay the insurance premium

directly or indirectly, and whether or not the person or entity had an insurable interest in the property damaged.

- 15.1.6. **Property of Others Insurance (if not expressly stated as part of above insurance policies).** If equipment and material are stored off-site and are in the Developer's possession, the Developer shall procure and maintain, during the storage of equipment and material, insurance coverage acceptable to the District that shall protect Developer and District from all claims for Tenant Improvement Project equipment and materials stored off-site that is lost, stolen, or damaged. The District shall be named as a loss payee for this insurance coverage. The insurance coverage shall include a "loss payable endorsement" stating that all amounts payable will be paid as a joint-check to Developer and District.

15.1.6.1. If approved in advance by District, this required insurance may be obtained by an "Employee Theft Protection Insurance Policy" or an "Employee Theft Protection Bond."

15.1.7. **Proof of Insurance and Other Requirements: Endorsements and Certificates**

15.1.7.1. Developer shall not commence Work nor shall it allow any Subcontractor to commence Work under the Tenant Improvement Project, until Developer and its Subcontractor(s) have procured all required insurance and Developer has delivered in duplicate to the District all insurance certificates indicating the required coverages have been obtained, and the District has approved these documents. If the District requests copies of Developer's insurance policies and/or endorsements from Developer, Developer shall provide them within fourteen (14) days.

15.1.7.2. Endorsements, certificates, and insurance policies shall include language stating in particular those insured, extent of insurance, location and operation to which insurance applies, expiration date, to whom cancellation and reduction notice will be sent, and length of notice period.

15.1.7.3. Developer shall be responsible for providing District and Construction Manager with thirty (30) days' written notice as practical, but in no case less than five (5) days' written notice, of any amendment, cancellation, or modification of any insurance policy required hereunder or any reduction in coverage amounts thereof.

15.1.7.4. All endorsements, certificates and insurance policies shall state that the District, its Board members, employees and agents, and the State of California, are named additional insureds under all policies except Workers' Compensation Insurance, Professional Liability Insurance, and Employers' Liability Insurance. After the Tenant Improvement Project has reached Completion, the Contractor need only retain the named additional insureds on the Completed Operations Policy.

15.1.7.5. Developer's and Subcontractors' insurance policy(s) shall be primary and non-contributory to any insurance or self-insurance maintained by District, its trustees, employees and/or agents, the State of California, Construction Manager(s), Tenant Improvement Project Manager(s), Inspector(s), and/or Architect(s).

15.1.7.6. All endorsements, except for Professional Liability, shall waive any right to subrogation against any of the named additional insureds, except Architect.

15.1.7.7. All policies shall be written on an occurrence form, except for Professional Liability which shall be on a claims-made form.

15.1.7.8. All of Developer's insurance shall be with **ADMITTED** insurance companies with an A.M. Best rating of no less than **A: VII**. Developer shall provide documentation to District demonstrating this rating.

15.1.8. **Insurance Policy Limits.** The limits of insurance shall not be less than the following amounts or as per the District's standard attached:

Commercial General Liability	Combined Single Limit	\$2,000,000
	General Aggregate	\$4,000,000
	Product Liability and Completed Operations	\$2,000,000
Automobile Liability – Any Auto	Combined Single Limit	\$2,000,000
	General Aggregate	\$4,000,000
Workers Compensation		Statutory limits pursuant to State law
Employers' Liability		\$3,000,000
Developers Risk (Course of Construction)		Issued for the value and scope of Work indicated herein.
Umbrella Policy		\$6,000,000
Property of Others	Combined Single Limit	Issued for the value and scope of Work stored off-site.
	General Aggregate	

15.2. District's Insurance.

15.2.1. Upon the execution of the Memorandum of Commencement, the District will include the facilities constructed as part of the Tenant Improvement Project to be thereafter a facility that the District is leasing and that will thereafter be covered by the insurance program in which the District currently participates. Attached hereto as **Exhibit "L"** are portions of the District's current insurance documents administered by Keenan that include the following and that are incorporated herein by this reference:

15.2.1.1. Property Program Liability Coverage

15.2.1.2. Interruption of Business / Extra Expense and Rental Value Coverage

15.2.1.3. Excess Liability

15.2.2. District shall include Contractor as an additional covered party on those policies.

15.2.3. **Rental Interruption Insurance.** District shall at all times from and after District's acceptance of the Tenant Improvement Project, carry and maintain in force for the benefit of District and Developer, as their interests may appear, rental interruption insurance to cover loss, total or partial, of the use of the Tenant Improvement Project due to damage or destruction, in an amount at least equal to the maximum estimated Lease Payments payable under this Facilities Lease during the current

or any future twelve (12) month period. This insurance may be maintained as part of or in conjunction with any other insurance coverage carried by the District, and such insurance may be maintained in whole or in part in the form of participation by the District in a joint powers agency or other program providing pooled insurance. This insurance may not be maintained in the form of self-insurance. The proceeds of this insurance shall be paid to the Developer in lieu of the Lease Payments that would otherwise be due and owing during this period.

15.2.4. **Property Insurance.** District shall at all times from and after District's acceptance of the Tenant Improvement Project, carry and maintain in force a policy of property insurance for 100% of the insurable replacement value with no coinsurance penalty, on the Tenant Improvement Project Site and the Tenant Improvement Project, together with all improvements thereon, under a standard "all risk" contract insuring against loss or damage. Developer shall be named as additional insureds or co-insureds thereon by way of endorsement. District shall not be relieved from the obligation of supplying any additional funds for replacement of the Tenant Improvement Project and the improvements thereon in the event of destruction or damage where insurance does not cover replacement costs. District shall have the right to procure the required insurance through a joint powers agency or to self-insure against such losses or portion thereof as is deemed prudent by District.

15.2.5. **Commercial General Liability Insurance.** District shall at all times from and after District's acceptance of the Tenant Improvement Project, carry and maintain in force a policy of commercial general liability insurance policy of \$1,000,000. Developer shall be named as an additional insured or co-insured thereon by way of endorsement. District shall have the right to procure the required insurance through a joint powers agency or to self-insure against such losses or portion thereof as is deemed prudent by District.

16. Indemnification.

16.1. **Developer's Indemnity Obligation.** The Developer shall indemnify, defend with legal counsel reasonably acceptable to the District, keep and hold harmless the District, and their respective board members, officers, representatives, and employees, in both individual and official capacities ("Indemnitees"), against all suits, claims, damages, losses, and expenses, caused by, arising out of or resulting from, the performance of the Tenant Improvement Work under this Facilities Lease by the Developer or its Subcontractors to the full extent allowed by the laws of the State of California, and not to any extent that would render these provisions void or unenforceable, including, without limitation, any such suit, claim, damage, loss, or expense attributable to, without limitation, bodily injury, sickness, disease, death, alleged patent violation or copyright infringement, or to injury to or destruction of tangible property (including damage to the Work itself not covered by Developer's and/or District's insurance policy(s) and including the loss of use resulting therefrom), except to the extent caused by the negligence or willful misconduct of the Indemnitees or Architect of Record. This obligation of the Developer shall not be construed to negate, abridge, or otherwise reduce any right or obligation of indemnity that would otherwise exist as to any party or person described herein. This indemnification, defense, and hold harmless obligation includes any failure or alleged failure by Developer to comply with any provision of law or the Contract Documents, including, without limitation, any stop notice actions, stop payment notice actions, or liens by the California Department of Labor Standards Enforcement.

16.1.1. The Developer shall give prompt notice to the District in the event of any injury (including death), loss, or damage included herein. Without limitation of the provisions herein, if the Developer's agreement to indemnify, defend, and hold harmless the Indemnitees as provided herein against liability for damage arising out of bodily injury to persons or damage to property caused by or resulting from the negligence of any of the Indemnitees shall to any extent be or be determined

to be void or unenforceable, it is the intention of the Parties that these circumstances shall not otherwise affect the validity or enforceability of the Developer's agreement to indemnify, defend, and hold harmless the rest of the Indemnitees, as provided herein, and in the case of any such suits, claims, damages, losses, or expenses caused in part by the default, negligence, or act or omission of the Developer, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, and in part by any of the Indemnitees, the Developer shall be and remain fully liable on its agreements and obligations herein to the full extent permitted by law.

- 16.1.2. In any and all claims against any of the Indemnitees by any employee of the Developer, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the Developer's indemnification obligation herein shall not be limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for the Developer or any Subcontractor under workers' compensation acts, disability benefit acts, or other employee benefit acts.

16.2. District's Indemnity Obligation.

- 16.2.1. To the fullest extent allowed by law, the District shall indemnify and defend Developer from and against any claims, damages, expenses or liabilities connected with this Facilities Lease, only:

16.2.1.1. If those claims, damages, expenses or liabilities relate to District's status as a sublessee under this Facilities Lease;

16.2.1.2. To the extent that those claims, damages, expenses or liabilities arise from the negligence or willful acts or omissions of District, its officers, agents or employees; and

16.2.1.3. If those claims, damages, expenses or liabilities, as enumerated above, are unrelated to District's obligations to pay the Guaranteed Tenant Improvement Project Cost.

- 16.2.2. After the Commencement Date, the District shall also indemnify and defend Contractor from and against any claims, damages, expenses or liabilities including third-party tort or contract claims that are not covered by Contractor's warranty(s) or guarantee(s) and that arise from or are connected with the District's use of the Facilities.

16.3. The Parties understand and acknowledge that the indemnity obligations stated herein may be mutual, comparative or contributory depending on the facts of specific circumstances.

17. Eminent Domain.

17.1. Total Taking After Tenant Improvement Project Delivery. If, following delivery of possession of the Tenant Improvement Project by Developer to District, all of the Tenant Improvement Project and the Tenant Improvement Project Site is taken permanently under the power of eminent domain, the Term shall cease as of the day possession shall be so taken.

- 17.1.1. The financial interest of Developer shall be limited to the amount of principal payments pursuant to the Guaranteed Project Cost Provisions indicated in **Exhibit C** that are then due or past due together with all remaining and succeeding principal payments pursuant to the Guaranteed Project Cost Provisions indicated in **Exhibit C** for the remainder of the original Term.

- 17.1.2. The balance of the award, if any, shall be paid to the District.

17.2. Total Taking Prior to Tenant Improvement Project Delivery. If all of the Tenant Improvement Project and the Tenant Improvement Project Site is taken permanently under the power of eminent domain and the Developer is still performing the work of the Tenant Improvement Project and has not yet delivered possession of the Tenant Improvement Project to District, the Term shall cease as of the day possession shall be so taken. The financial interest of Developer shall be the amount Developer has expended to date for work performed on the Tenant Improvement Project, subject to documentation reasonably satisfactory to the District.

17.3. Partial Taking. If, following delivery of possession of the Tenant Improvement Project by Developer to District, less than all of the Tenant Improvement Project and the Tenant Improvement Project Site is taken permanently, or if all of the Tenant Improvement Project and the Tenant Improvement Project Site or any part thereof is taken temporarily, under the power of eminent domain:

17.3.1. This Facilities Lease shall continue in full force and effect and shall not be terminated by virtue of that partial taking and the Parties waive the benefit of any law to the contrary; and

17.3.2. There shall be a partial abatement of any principal payments pursuant to the Guaranteed Project Cost Provisions indicated in **Exhibit C** as a result of the application of the net proceeds of any eminent domain award to the prepayment of those payments hereunder. The Parties agree to negotiate, in good faith, for an equitable split of the net proceeds of any eminent domain award and a corresponding reduction in the payments required pursuant to the Guaranteed Project Cost Provisions indicated in **Exhibit C**.

18. Damage and Destruction. If, following delivery of possession of the Tenant Improvement Project by Developer to District, the Tenant Improvement Project is totally or partially destroyed due to fire, acts of vandalism, flood, storm, earthquake, Acts of God, or other casualty beyond the control of either party hereto, the Term shall end and District shall still no longer be required to make any payments required pursuant to the Guaranteed Project Cost Provisions indicated in **Exhibit C** that are then due or past due or any remaining and succeeding principal payments pursuant to the Guaranteed Project Cost Provisions indicated in **Exhibit C** for the remainder of the original Term. The Developer shall still be due any funds, payments, or disbursements from the District's rental interruption insurance to pay for the amounts that would otherwise have been due and owing from the District under **Exhibit C**.

19. Abatement.

19.1. If, after the Parties have executed the Memorandum of Commencement Date attached hereto as **Exhibit E**, the Tenant Improvement Project becomes destroyed or damaged beyond repair, the District may determine its use of the Tenant Improvement Project abated. Thereafter, the District shall have no obligation to make, nor shall the Developer have the right to demand, any future Lease Payments as indicated in the Guaranteed Project Cost Provisions indicated in **Exhibit C** to this Facilities Lease. The Term shall cease at that time.

19.2. The Parties hereby agree that the net proceeds of the District's rental interruption insurance that the District must maintain during the Term, as required herein, shall constitute a special fund for the payment of the Lease Payments indicated in the Guaranteed Project Cost Provisions indicated in **Exhibit C**.

19.3. The District shall as soon as practicable after such event, apply the net proceeds of its insurance policy intended to cover that loss ("Net Proceeds"), either to:

19.3.1. Repair the Tenant Improvement Project to full use;

19.3.2. Replace the Tenant Improvement Project, at the District's sole cost and expense, with property of equal or greater value to the Tenant Improvement Project immediately prior to the time of the

destruction or damage, with that replacement, once completed, shall be substituted in this Facilities Lease by appropriate endorsement; or

19.3.3. Exercise the District's purchase option as indicated in the Guaranteed Project Cost Provisions indicated in **Exhibit C** to this Facilities Lease.

19.4. The District shall notify the Developer of which course of action it desires to take within thirty (30) days after the occurrence of the destruction or damage. The Net Proceeds of all insurance payable with respect to the Tenant Improvement Project shall be available to the District and shall be used to discharge the District's obligations under this Section.

20. Access.

20.1. By Developer. Developer shall have the right at all reasonable times to enter upon the Tenant Improvement Project Site to construct the Tenant Improvement Project pursuant to this Facilities Lease. Following the acceptance of the Tenant Improvement Project by District, Developer may enter the Tenant Improvement Project at reasonable times with advance notice and arrangement with District for purposes of making any repairs required to be made by Developer.

20.2. By District. The District shall have the right to enter upon the Tenant Improvement Project Site at all times. District shall comply with all safety precautions and procedures required by Developer.

21. Assignment; Subleasing.

21.1. Assignment and Subleasing by the District. Any assignment or sublease by District shall be subject to all of the following conditions:

21.1.1. This Facilities Lease and the obligation of the District to make the payments required pursuant to the Guaranteed Project Cost Provisions indicated in **Exhibit C** shall remain obligations of the District; and

21.1.2. The District shall, within thirty (30) days after the delivery thereof, furnish or cause to be furnished to Developer a true and complete copy of any assignment or sublease; and

21.2. Assignment by Developer. Developer may assign its right, title and interest in this Facilities Lease, in whole or in part to one or more assignees, only after the written consent of District, which District will not unreasonably withhold. No assignment shall be effective against the District unless and until the District has consented in writing. Notwithstanding anything to contrary contained in this Facilities Lease, no consent from the District shall be required in connection with any assignment by Developer to a lender for purposes of financing the Tenant Improvement Project as long as there are not additional costs to the District.

22. Events of Default of District.

22.1. Events of Default by District Defined. The following shall be "Events of Default" of the District under this Facilities Lease. The terms "Event of Default" and "Default" shall mean, whenever they are used as to the District in the Site Lease or this Facilities Lease, shall only be one or more of the following events:

22.1.1. Failure by the District to pay payments required pursuant to the Guaranteed Project Cost Provisions indicated in **Exhibit C**, and the continuation of such failure for a period of forty-five (45) days.

- 22.1.2. Failure by the District to perform any material covenant, condition or agreement in this Facilities Lease and that failure continues for a period of forty-five (45) days after Developer provides District with written notice specifying that failure and requesting that the failure be remedied; provided, however, if the failure stated in the notice cannot be corrected within the applicable period, Developer shall not unreasonably withhold its consent to an extension of such time if corrective action is instituted by the District within the applicable period and diligently pursued until the default is corrected.

22.2. Remedies on District's Default. If there has been an Event of Default on the District's part, the Developer may exercise any and all remedies available pursuant to law or granted pursuant to this Facilities Lease; provided, however, there shall be no right under any circumstances to accelerate any of the payments required pursuant to the Guaranteed Project Cost Provisions indicated in **Exhibit C** or otherwise declare those payments not then past due to be immediately due and payable.

- 22.2.1. Developer may rescind its leaseback of the Tenant Improvement Project Site to the District under this Facilities Lease and re-rent the Tenant Improvement Project Site to another lessee for the remaining Term for no less than the fair market value for leasing the Tenant Improvement Project Site, which shall be:

22.2.1.1. An amount determined by a mutually-agreed upon appraiser, or

22.2.1.2. If an appraiser cannot be agreed to, an amount equal to the mean between a District appraisal and a Developer appraisal for the Tenant Improvement Project Site, both prepared by an MAI-certified appraiser.

- 22.2.2. District's obligation to make the payments required pursuant to the Guaranteed Project Cost Provisions indicated in **Exhibit C** shall be:

22.2.2.1. Increased by the amount of costs, expenses, and damages incurred by the Developer in re-renting the Tenant Improvement Project Site, and

22.2.2.2. Decreased by the amount of rent Developer receives in reletting the Tenant Improvement Project Site.

- 22.2.3. The District agrees that the terms of this Facilities Lease constitute full and sufficient notice of the right of Developer to re-rent the Tenant Improvement Project Site in the Event of Default without effecting a surrender of this Facilities Lease, and further agrees that no acts of Developer in performing a re-renting as permitted herein shall constitute a surrender or termination of this Facilities Lease, but that, on the contrary, in the event of an Event of Default by the District the right to re-rent the Tenant Improvement Project Site shall vest in Developer as indicated herein.

22.3. District's Continuing Obligation. Unless there has been damage, destruction, a Taking as described above, or the Developer is in Default as indicated herein, the District shall continue to remain liable for the payments required pursuant to the Guaranteed Project Cost Provisions indicated in **Exhibit C** and those amounts shall be payable to Developer at the time and in the manner as therein provided.

22.4. No Remedy Exclusive. No remedy herein conferred upon or reserved to Developer is intended to be exclusive and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Facilities Lease or now or hereafter existing at law or in equity. No delay or omission to exercise any right or power accruing upon any Default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed

expedient. In order to entitle Developer to exercise any remedy reserved herein, it shall be necessary to give notice, as indicated in this Facilities Lease and by law.

23. Events of Default of Developer.

23.1. Events of Default by Developer Defined. The following shall be “Events of Default” of the Developer under this Facilities Lease. The terms “Event of Default” and “Default” shall mean, whenever they are used as to the Developer in the Site Lease or this Facilities Lease, shall only be one or more of the following events:

23.1.1.1. Developer unreasonably refuses or fails to prosecute the work on the Tenant Improvement Project with such reasonable diligence as will accomplish Tenant Improvement Project Completion within the Contract Time or any extension thereof;

23.1.1.2. Prior to Tenant Improvement Project Completion, Developer is adjudged a bankrupt, or files for bankruptcy, or if it should make a general assignment for the benefit of its creditors, or if a receiver should be appointed on account of its insolvency;

23.1.1.3. Developer persistently disregards applicable law as indicated in **Exhibit D**, or otherwise be in violation of **Exhibit D**.

23.1.2. Failure by the Developer to perform any material covenant, condition or agreement in this Facilities Lease and that failure continues for a period of forty-five (45) days after District provides Developer with written notice specifying that failure and requesting that the failure be remedied; provided, however, if the failure stated in the notice cannot be corrected within the applicable period, District shall not unreasonably withhold its consent to an extension of such time if corrective action is instituted by the Developer within the applicable period and diligently pursued until the default is corrected.

23.2. Remedies on Developer’s Default. If there has been an Event of Default on the Developer’s part, the District may, without waiver of or prejudice to any other right or remedy, terminate the Site Lease and Facilities Lease.

23.2.1. If District terminates the Site Lease and the Facilities Lease pursuant to this section, the Tenant Improvement Project Site and any improvements built upon the Tenant Improvement Project Site shall vest in District upon termination of the Site Lease and Facilities Lease, and District shall thereafter be required to pay only the principal amounts then due and owing pursuant to the Guaranteed Project Cost Provisions indicated in **Exhibit C**, less any damages incurred by District due to Developer’s Default.

23.2.2. The District shall retain all rights it possesses as indicated in **Exhibit D** including, without limitation:

23.2.2.1. The right to assess liquidated damages due as permitted herein;

23.2.2.2. All rights the District holds to demand performance pursuant to the Developer’s required performance bond.

24. Notices. All notices, certificates or other communications hereunder shall be sufficiently given and shall be deemed to have been received as indicated below and to the persons indicated below:

24.1. If notice is given by personal delivery thereof, it shall be considered delivered on the day of delivery.

24.2. If notice is given by overnight delivery service, it shall be considered delivered on (1) day after date deposited, as indicated by the delivery service.

24.3. If notice is given by depositing same in United States mail, enclosed in a sealed envelope, it shall be considered delivered three (3) days after date deposited, as indicated by the postmarked date.

24.4. If notice is given by registered or certified mail with postage prepaid, return receipt requested, it shall be considered delivered on the day the notice is signed for.

If to District:

Oakland Unified School District
Department of Facilities Planning and Management
955 High Street
Oakland, California 94601
Attention: Tadashi Nakadegawa, Facilities Director
tadashi.nakadegawa@ousd.k12.ca.us

If to Developer:

**Thompson Builders Corporation/Digital
Design Communication/Eclipse Electric, JV**
250 Bel Marin Keys Blvd. Building A,
Novato, CA 94949

With a copy to:

Orbach Huff Suarez & Henderson
1901 Harrison Street, Suite 1630
Oakland, CA 94612
Attention: Cate Boskoff
cboskoff@ohshlaw.com

The Developer and the District, by notice given hereunder, may designate different addresses to which subsequent notices, certificates or other communications will be sent.

25. Binding Effect. This Facilities Lease shall inure to the benefit of and shall be binding upon Developer and the District and their respective successors, transferees and assigns.

26. Lease Documents. If the validity of the Facilities Lease is challenged in court, either Party shall have the right to suspend the work until such time that the challenge is fully resolved or terminate the Tenant Improvement Project for convenience. In the event of a suspension, the District will compensate Developer for any reasonable demobilization and remobilization costs. In the event of termination for convenience, the District will compensate Developer for reasonable costs as provided in section 6.5 of this Facilities Lease. In the event of suspension, the Tenant Improvement Project schedule will be extended the amount of time of the suspension, any time needed to remobilize, and any additional time required to perform the remainder of the work because of the time of year the suspended work re-commences (e.g., adverse weather issues). Other than the costs associated with remobilization, the extended schedule duration shall be non-compensable. If, as result of the challenge to the validity of the Facilities Lease and all Exhibits thereto there is a judicial determination that the Facilities Lease is void, voidable, or unenforceable, the District agrees to indemnify and hold Developer harmless, but only as to claims or orders by the court relating to disgorgement of the funds paid under for Tenant Improvements under the Facilities Lease. If any portion of this Facilities Lease, is found to be invalid, this clause shall survive and the specific indemnity provisions herein shall remain enforceable against the District.

27. No Additional Waiver Implied by One Waiver. In the event any agreement contained in this Facilities Lease should be breached by either party and thereafter waived by the other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other breach hereunder.

28. Severability. In the event any provision of this Facilities Lease shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof, unless elimination of such invalid provision materially alters the rights and obligations embodied in this Facilities Lease or the Site Lease.

29. Amendments, Changes and Modifications. Except as to the termination rights of both Parties as indicated herein, this Facilities Lease may not be amended, changed, modified, altered or terminated without the written agreement of both Parties hereto.

30. Net-Net-Net Lease. This Facilities Lease shall be deemed and construed to be a “net-net-net lease” and the District hereby agrees that all payments it makes pursuant to the Guaranteed Project Cost Provisions indicated in **Exhibit C** shall be an absolute net return to Developer, free and clear of any expenses, charges or set-offs.

31. Execution in Counterparts. This Facilities Lease may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

32. Developer and District Representatives. Whenever under the provisions of this Facilities Lease the approval of Developer or the District is required, or Developer or the District is required to take some action at the request of the other, such approval or such request shall be given for Developer by Developer’s Representative and for the District by the District’s Representative, and any party hereto shall be authorized to rely upon any such approval or request.

33. Applicable Law. This Facilities Lease shall be governed by and construed in accordance with the laws of the State of California, Alameda County, the venue within which the The Center is located.

34. Attorney’s Fees. If either party brings an action or proceeding involving the Property or to enforce the terms of this Facilities Lease or to declare rights hereunder, each party shall bear the cost of its own attorneys’ fees.

35. Captions. The captions or headings in this Facilities Lease are for convenience only and in no way define, limit or describe the scope or intent of any provisions or Sections of this Facilities Lease.

36. Prior Agreements. This Facilities Lease and the corresponding Site Lease collectively contain all of the agreements of the Parties hereto with respect to any matter covered or mentioned in this Facilities Lease and no prior agreements or understanding pertaining to any such matter shall be effective for any purpose.

37. Further Assurances. Parties shall promptly execute and deliver all documents and instruments reasonably requested to give effect to the provisions of this Facilities Lease.

38. Recitals Incorporated. The Recitals set forth at the beginning of this Facilities Lease are hereby incorporated into its terms and provisions by this reference.

39. Time of the Essence. Time is of the essence with respect to each of the terms, covenants, and conditions of this Facilities Lease.

40. Force Majeure. A Party shall be excused from the performance of any obligation imposed in this Facilities Lease and the exhibits hereto for any period and to the extent that a Party is prevented from performing such obligation, in whole or in part, as a result of delays caused by the other Party or third parties, a governmental agency or entity,

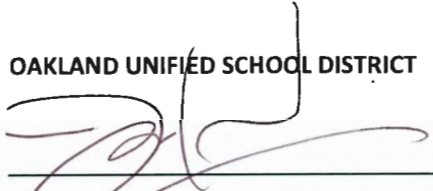
an act of God, war, terrorism, civil disturbance, forces of nature, fire, flood, earthquake, strikes or lockouts, and such nonperformance will not be a default hereunder or a grounds for termination of this Facilities Lease.

41. Interpretation. None of the Parties hereto, nor their respective counsel, shall be deemed the drafters of this Facilities Lease for purposes of construing the provisions thereof. The language in all parts of this Facilities Lease shall in all cases be construed according to its fair meaning, not strictly for or against any of the Parties hereto.


IN WITNESS WHEREOF, the Parties have caused this Facilities Lease to be executed by their respective officers who are duly authorized, as of the Effective Date.

ACCEPTED AND AGREED on the date indicated below:

OAKLAND UNIFIED SCHOOL DISTRICT


James Harris, President, Board of Education

6/7/16
Date


Antwan Wilson, Superintendent and Secretary,
Board of Education

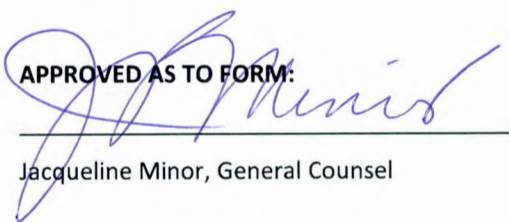
6/7/16
Date

**Thompson Builders Corporation /Digital Design Communication/Eclipse Electric, JV
DEVELOPER**

By: Paul Thompson
Its: Managing Partner

Date

APPROVED AS TO FORM:


Jacqueline Minor, General Counsel

6/6/16
Date

Facilities Lease:

OUSD and Thompson Builders Corporation/Digital Design Communication/Eclipse Electric, JV
The Center Tenant Improvement Project

Page 23

CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

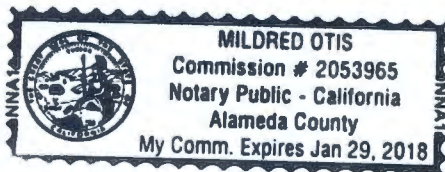
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.


STATE OF CALIFORNIA)
COUNTY OF Alameda) SS.

On June 7, 2016 before me, MILDRED OTIS, NOTARY
(here insert name and title of the officer)
personally appeared James Harris,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.





Notary Public
Commission expires Jan. 29, 2018

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

On June 7, 2016 before me, MILORED OTIS, NOTARY
(here insert name and title of the officer)
personally appeared Antwan Wilson,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

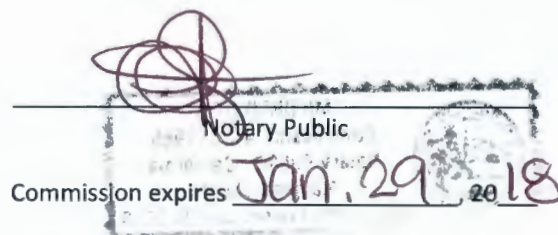


EXHIBIT A
TO
FACILITIES LEASE

DESCRIPTION OF THE CENTER

Attached is the description for:

EXHIBIT B
TO
FACILITIES LEASE

DESCRIPTION OF TENANT IMPROVEMENT PROJECT SITE

Attached is:

- The description for a portion of The Center and
- The description of the Tenant Improvement Project that is subject to the Site Lease and the Facilities Lease and upon which Developer will construct the Tenant Improvement Project.

EXHIBIT E
TO
FACILITIES LEASE

MEMORANDUM OF COMMENCEMENT DATE

This MEMORANDUM OF COMMENCEMENT DATE is dated _____, 20__, and is made by and between _____ ("Developer"), as Lessor, and the Oakland Unified School District ("District"), as Lessee.

1. Developer and District have previously entered into a Facilities Lease dated as of _____, 20__, (the "Lease") for the leasing by Developer to District of the Tenant Improvement Project Site and Tenant Improvement Project in Oakland, CA, referenced in the Lease.

2. District hereby confirms the following:

- A. That all construction of the Tenant Improvement Project required to be performed pursuant to the Facilities Lease has been completed by Developer in all respects;
- B. That District has accepted and entered into possession of the Tenant Improvement Project and now occupies same; and
- C. That the term of the Facilities Lease commenced on _____, 20__, and will expire at 11:59 P.M. on _____, 20__.

THIS MEMORANDUM OF COMMENCEMENT DATE IS ACCEPTED AND AGREED on the date indicated below:

OAKLAND UNIFIED SCHOOL DISTRICT


James Harris, President, Board of Education

5/7/16
Date


Antwan Wilson, Superintendent and Secretary,
Board of Education

6/7/16
Date

DEVELOPER

By: _____

Date

Its: _____

APPROVED AS TO FORM:


Jacqueline Minor, General Counsel

6/6/16
Date

Guaranteed Project Cost is to include any and all applicable sales taxes or other taxes that may be due in accordance with section 7051 of the Revenue and Taxation Code; Regulation 1521 of the State Board of Equalization or any other tax code that may be applicable.

27.4. Shipments

All shipments must be F.O.B. destination to Site or sites, as indicated in the Contract Documents. There must be no charge for containers, packing, unpacking, drayage, or insurance. The total Guaranteed Project Cost shall be all inclusive (including sales tax) and no additional costs of any type will be considered.

END OF DOCUMENT

EXHIBIT C
TO
FACILITIES LEASE

GUARANTEED PROJECT COST AND
OTHER TENANT IMPROVEMENT PROJECT COST, FUNDING, AND PAYMENT PROVISIONS

1. **Site Lease Payments.** As indicated in the Site Lease, Developer shall pay One Dollar (\$1.00) to the District as consideration for the Site Lease.

2. **Guaranteed Project Cost.**

2.1. Pursuant to the Facilities Lease, Developer will cause the Tenant Improvement Project to be constructed for the following amounts ("Guaranteed Project Cost"):

_____ Dollars (\$_____).

2.1.1. **Cost of the Tenant Improvement Work.** The term "Guaranteed Project Cost" or "Cost of the Work" shall mean the costs necessarily incurred in the proper performance of the Work contemplated by the Contract Documents and pursuant to the Guaranteed Project Cost submitted and approved by the District. Such costs shall be at rates not higher than the standard paid at the place of the Tenant Improvement Project except with the prior consent of the District.

2.1.1.1. **General Conditions.** The monthly rate to be paid to the Developer for General Conditions shall be as set forth in **Attachment 1** hereto. Said rates shall include all costs for labor, equipment and materials for the items identified therein which are necessary for the proper management of the Tenant Improvement Project, and shall include all costs paid or incurred by the Developer for insurance (except for general liability insurance), taxes, and all contributions, assessments and benefits, holidays, vacations, retirement benefits, incentives, whether required by law or collective bargaining agreements or otherwise paid or provided by Developer to its employees. The District reserves the right to request changes to the personnel, equipment, or facilities provided as General Conditions as may be necessary or appropriate for the proper management of the Tenant Improvement Project, in which case, the District shall be entitled to a reduction or increase in the cost of General Conditions based on the rates set forth in **Attachment 1**.

2.1.1.2. Wages or salaries of the Developer's supervisory and administrative personnel when stationed at the Tenant Improvement Project Site, and other locations in the direct performance of the Tenant Improvement Work. Billing rates for these individuals are:

Principal / VP:	\$----/HR
Tenant Improvement Project Executive:	\$----/HR
Senior Tenant Improvement Project Manager:	\$----/ HR
Tenant Improvement Project Manager / Estimator:	\$----/ HR
Assistant Tenant Improvement Project Manager:	\$----/ HR
Tenant Improvement Project Engineer:	\$---- / HR
Tenant Improvement Project Accountant / Admin:	\$---- / HR

2.1.1.3. **Subcontract Costs.** Payments made by the Developer to Subcontractors (inclusive of the Subcontractor's bonding and insurance costs, which shall be included in the subcontract amount), which payments shall be made in accordance with the requirements of the Contract Documents.

2.1.1.4. Developer-Performed Work. Costs incurred by the Developer for self-performed work at the direction of District or with the District's prior approval, as follows:

2.1.1.4.1. Actual costs to the Developer of wages of construction workers, excluding all salaried and/or administrative personnel, directly employed by the Developer to perform the construction of the Work.

2.1.1.4.2. Wages or salaries and customary benefits, such as sick leave, medical and health benefits, holidays, vacations, incentive programs, and pension plans of the Developer's field supervisory, safety and administrative personnel when stationed at the site or stationed at the Developer's principal office, only for that portion of their time required for the Work.

2.1.1.4.3. Wages and salaries and customary benefits, such as sick leave, medical and health benefits, holidays, vacations, incentive programs and pension plans of the Developer's supervisory or administrative personnel engaged at factories, workshops or on the road, in expediting the production or transportation of materials or equipment required for the Work, but only for that portion of their time required for the Work.

2.1.1.4.4. Costs paid or incurred by Developer for taxes, insurance, contributions, assessments required by law or collective bargaining agreements and for personnel not covered by such agreements, and for customary benefits such as sick leave, medical and health benefits, holidays, vacations and pensions, provided such costs are based on wages and salaries included in the Cost of the Tenant Improvement Work under Subparagraphs 2.1.1.3.1 through 2.1.1.3.3.

2.1.1.4.5. Costs, including transportation and storage, of materials and equipment incorporated in the completed construction, including costs of materials in excess of those actually installed to allow for reasonable waste and spoilage. Unused excess materials, if any, shall become the District's property at the completion of the Work or, at the District's option, shall be sold by the Developer. Any amounts realized from such sales shall be credited to the District as a deduction from the Cost of the Tenant Improvement Work.

2.1.1.4.6. Costs, including transportation and storage, installation, maintenance, dismantling and removal of materials, supplies, machinery and equipment not customarily owned by construction workers, that are provided by the Developer at the site and fully consumed in the performance of the Work; and cost (less salvage value) of such items if not fully consumed, whether sold to others or retained by the Developer. Cost for items previously used by the Developer shall mean fair market value.

2.1.1.4.7. Rental charges for temporary facilities, machinery, equipment, vehicles and vehicle expenses, and hand tools not customarily owned by construction workers that are provided by the Developer at the site, whether rented from the Developer or others, and the costs of transportation, installation, minor repairs and replacements, dismantling and removal thereof and costs of Developer's Tenant Improvement Project field office, overhead and general expenses including office supplies, parking, office equipment, and software. Rates and quantities of equipment rented shall be subject to the District's prior approval.

2.1.1.4.8. Costs of removal of debris from the site, daily clean-up costs and dumpster charges not otherwise included in the cost of the subcontracts which exceeds the clean-up provided under the General Conditions.

2.1.1.4.9. Costs of that portion of the reasonable travel, parking and subsistence expenses of the Developer's personnel incurred while traveling and discharge of duties connected with the Work.

2.1.1.4.10. Costs of materials and equipment suitably stored off the site at a mutually acceptable location, if approved in advance by the District.

2.1.1.5. Miscellaneous Costs.

2.1.1.5.1. Where not included in the General Conditions, and with the prior approval of District, costs of document reproductions (photocopying and blueprinting expenses), long distance telephone calls charges, postage, overnight and parcel delivery charges, telephone costs including cellular telephone charges, facsimile or other communication service at the Tenant Improvement Project site, job photos and progress schedules, and reasonable petty cash expenses of the site office. Developer shall consult with District to determine whether District has any vendor relationships that could reduce the cost of these items and use such vendors whenever possible.

2.1.1.5.2. Sales, use, gross receipts, local business and similar taxes imposed by a governmental authority that are related to the Work

2.1.1.5.3. Fees and assessments for permits, plan checks, licenses and inspections for which the Developer is required by the Contract Documents to pay including, but not limited to, permanent utility connection charges, street use permit, street use rental, OSHA permit and sidewalk use permit and fees.

2.1.1.5.4. Fees of laboratories for tests required by the Contract Documents.

2.1.1.5.5. Deposits lost for causes other than the Developer's or its subcontractors' negligence or failure to fulfill a specific responsibility to the District as set forth in the Contract Documents.

2.1.1.5.6. Expenses incurred in accordance with the Developer's standard personnel policy for relocation and temporary living allowances of personnel required for the Work if approved in advance by District.

2.1.1.5.7. Where requested by District, costs or expenses incurred by Developer in performing design services for the design-build systems.

2.1.1.5.8. Other costs incurred in the performance of the Work if, and to the extent approved in advance by District.

2.1.1.5.9. Costs due to emergencies incurred in taking action to prevent threatened damage, injury or loss in case of an emergency affecting the safety of persons and property.

2.1.1.5.10. Provided all other eligible costs have been deducted from the contingency and as part of the calculation of amounts due Developer for Final Payment, costs of repairing and correcting damaged or non-conforming Work executed by the Developer, Subcontractors or suppliers, providing that such damage or non-conforming Work was not caused by negligence or failure to fulfill a specific responsibility of the Developer and only to the extent that the cost of repair or correction is not recovered by the Developer from insurance, sureties, Subcontractors or suppliers.

2.1.2. **Developer's Fee.** _____ of the Guaranteed Project Cost as described in Article 2.1.1.

2.1.3. **Bonds and Insurance.** The total amount for Bonds and Insurance on the Tenant Improvement Project is _____ Dollars (\$_____), per the Schedule of Values, Exhibit G to the Facilities Lease.

2.1.4. **Developer Allowance.** Developer Allowance of _____ percent (____%) of the Cost of the Tenant Improvement Work as described in Article 2.1.1 for additional construction costs that occur over the course of construction and may be used for extra costs due to Changes in Market Conditions, Purchasing gaps, Subcontractor or supplier failure, estimating errors, overtime necessary to recover schedule re-sequencing costs, overruns in General Conditions, repair of damaged construction work not covered by Insurance and not attributable to an entity, legal fees, liens, claims, Normal inclement weather, and Developer's errors. This Allowance is not intended to be spent on District changes, errors, unforeseen conditions, costs as a result of Force Majeure events, design errors, changes due to codes and code interpretations on site by overseeing Agencies and building officials. The unused portion of the Developer Allowance shall be split between the District and Developer with sixty percent (60%) going to the District and forty percent (40%) to the Developer. Any use of Developer Allowance must be approved by District, which approval shall be granted within twenty-four (24) hours after first requested and shall not be unreasonably denied. An accurate accounting of the Developer's Allowance fund will be noted on all payment applications with a description of how the money is spent.

2.1.5. **District Allowance.** The District shall establish a separate District fund in the amount of One Million Five Hundred Thousand Dollars (\$1,500,000). This Allowance is for the exclusive use of the District for additional District generated Tenant Improvement Project costs including, but not limited to District requested changes. Any unused portion of the District Allowance shall be returned to the District at the time of Tenant Improvement Project completion or termination. An accurate accounting of the District's Allowance fund will be noted on payment applications with a description of how the money is spent.

2.2. The Guaranteed Project Cost consists of the amounts identified in **Attachment 2** to this Exhibit C. Developer will not seek additional compensation from District in excess of the Guaranteed Project Cost except for those amounts and modifications approved by District via Change Order, as set forth in Exhibit D to this Facilities Lease. District shall pay the **actual Tenant Improvement Project cost** of the work not to exceed the Guaranteed Project Cost to Developer in the form of Tenant Improvement Payments and Lease Payments as indicated herein.

2.3. Total Payment. In no event shall the cumulative total of the Tenant Improvement Payments and the Lease Payments ever exceed the Guaranteed Project Cost as defined herein, unless modified pursuant to **Exhibit D** to the Facilities Lease.

2.4. Changes to Guaranteed Tenant Improvement Project Cost.

2.4.1. As indicated in the Facilities Lease, the Parties may add or remove specific scopes of work from the Tenant Improvement Project. Based on these change(s), the Parties may agree to a reduction or increase in the Guaranteed Tenant Improvement Project Cost. If a cost impact of a change is agreed to by the Parties, it shall be reflected as a reduction or increase in the Tenant Improvement Payments and paid upon the payment request from the Developer when the work is performed. The amount of any change to the Guaranteed Project Cost shall be calculated in accordance with the provisions on "Payments" of the General Conditions, **Exhibit D** to this Facilities Lease.

2.4.2. The Parties acknowledge that the Guaranteed Project Cost is based on the Construction Documents, including the plans, and specifications, as identified in **Exhibit D** to the Facilities Lease.

2.5. Cost Savings.

2.5.1. Developer shall work cooperatively with Architect, subcontractors and District, in good faith, to identify appropriate opportunities to reduce the Tenant Improvement Project costs and promote cost savings. Any identified cost savings from the Guaranteed Project Cost shall be identified by Developer, and if approved in writing by the District, that cost savings shall be deducted from the Guaranteed Tenant Improvement Project Cost. If any cost savings require revisions to the Construction Documents, Developer shall work with the District with respect to revising the Construction Documents and, if necessary, obtaining the approval of DSA with respect to those revisions. At the District's discretion, any reasonable cost incurred by District and/or the Developer for those revisions may be paid for out of the identified savings before it is deducted from the Guaranteed Tenant Improvement Project Cost. Developer shall be entitled to an extension of Contract Time equal to the delay in Tenant Improvement Project Completion caused by any cost savings adopted by District, if requested in writing before the approval of the cost savings.

2.5.2. Any cost savings from Subcontractor or material purchases which cause the **actual Tenant Improvement Project cost** to be less than the Guaranteed Project Cost shall be split between the District and Developer with sixty percent (60%) going to the District and forty percent (40%) to the Developer.

2.6. Subcontractor / Supplier Substitution. Any substitution of a Subcontractor or supplier after issuance of the Notice to Proceed is subject to the subcontractor substitution provisions under the Public Contract Code, section 4107 *et seq.* In no event shall substitution of a local Subcontractor or supplier, used to establish S/SL/SLRBE local business participation requirements, be authorized absent prior District approval.

2.7. Insurance and Bond Reimbursements. At Tenant Improvement Tenant Improvement Project Completion, Developer shall require reimbursement from its insurance brokers and/or insurers and its bond brokers and/or sureties, all portions of Developer's bond premiums, either paid or to be paid, that are not at-risk due to a reduction in the Guaranteed Tenant Improvement Project Cost. All amounts of premium reimbursement that Developer receives from the Developer's insurance brokers and/or insurers and its bond brokers and or sureties, shall be withheld by District from Developer's Lease Payment(s). The District shall estimate this amount until Developer indicates what the total amount of this reimbursement.

3. Payment of Guaranteed Tenant Improvement Project Cost. District shall pay the Guaranteed Project Cost to Developer in the form of Tenant Improvement Payments and Lease Payments as indicated herein.

3.1. Tenant Improvement Payments. Prior to the District's taking delivery or occupancy of the Tenant Improvement Project, the District shall pay to Developer _____ (\$_____) ("Tenant Improvement Payment(s)"), based on the amount of Work satisfactorily performed and approved by the District less the total amount to be paid as Lease Payments (Fifteen percent (15%) of the Cost of the Work), according to the Developer's Schedule of Values (**Exhibit G** to the Facilities Lease) and pursuant to the provisions for Tenant Improvement payments, including Final Payment, set forth in **Exhibit D** to the Facilities Lease. Upon occupancy Eighty-Five percent (85%) of the Cost of the Work shall be paid to the Developer as Tenant Improvement Payments. The remaining Fifteen percent (15%) of the work shall be paid to the Developer as Lease Payments, as set forth in Section 3.2.5 below. In no event shall the total of Tenant Improvement Payments exceed \$_____ (85% of the Cost of the Work)

3.2. Lease Payments. After the Parties execute the Memorandum of Commencement Date, attached to the Facilities Lease as **Exhibit E**, the District shall pay to Developer _____ Dollars (\$_____) ("Lease Payment(s)"), as indicated below.

3.2.1. The Lease Payments shall be consideration for the District's rental, use, and occupancy of the Tenant Improvement Project and the Tenant Improvement Project Site and shall be made in equal monthly installments for the duration of the Term.

3.2.2. The District represents that the total annual Lease Payment obligation does not surpass the District's annual budget and will not require the District to increase or impose additional taxes or obligations on the public that did not exist prior to the execution of the Facilities Lease.

3.2.3. **Fair Rental Value.** District and Developer have agreed and determined that the total Lease Payments constitute adequate consideration for the Facilities Lease and are reasonably equivalent to the fair rental value of the Tenant Improvement Project. In making such determination, consideration has been given to the obligations of the Parties under the Facilities Lease and Site Lease, the uses and purposes which may be served by the Tenant Improvement Project and the benefits therefrom which will accrue to the District and the general public.

3.2.4. Each Payment Constitutes a Current Expense of the District.

3.2.4.1. The District and Developer understand and intend that the obligation of the District to pay Lease Payments and other payments hereunder constitutes a current expense of the District and shall not in any way be construed to be a debt of the District in contravention of any applicable constitutional or statutory limitation or requirement concerning the creation of indebtedness by the District, nor shall anything contained herein constitute a pledge of the general tax revenues, funds or moneys of the District.

3.2.4.2. Lease Payments due hereunder shall be payable only from current funds which are budgeted and appropriated or otherwise made legally available for this purpose. This Facilities Lease shall not create an immediate indebtedness for any aggregate payments that may become due hereunder.

3.2.4.3. The District covenants to take all necessary actions to include the estimated Lease Payments in each of its final approved annual budgets.

3.2.4.4. The District further covenants to make all necessary appropriations (including any supplemental appropriations) from any source of legally available funds of the District for the actual amount of Lease Payments that come due and payable during the period covered by each such budget. Developer acknowledges that the District has not pledged the full faith and credit of the District, State of California or any state agency or state department to the payment of Lease Payments or any other payments due hereunder. The covenants on the part of District contained in this Facilities Lease constitute duties imposed by law and it shall be the duty of each and every public official of the District to take such action and do such things as are required by law in the performance of the official duty of such officials to enable the District to carry out and perform the covenants and agreements in this Facilities Lease agreed to be carried out and performed by the District.

3.2.4.5. The Developer cannot, under any circumstances, accelerate the District's payments under the Facilities Lease.

3.2.5. The Lease Payment Amount shall be paid on the 1st day of each calendar month as described herein and the annual interest rate shall be 2.5%.

	Date of Payment	(A) Total Lease Payment	(B) Total Interest Due on Lease Payment	Total Lease Payment plus interest due by District to Developer (A + B)
1		\$__	2.5%	
2		\$__	2.5%	
3		\$__	2.5%	
4		\$__	2.5%	
5		\$__	2.5%	
6		\$__	2.5%	
7		\$__	2.5%	
8		\$__	2.5%	
9		\$__	2.5%	
10		\$__	2.5%	
11		\$__	2.5%	
12		\$__	2.5%	

3.3. In no event shall the cumulative total of the Tenant Improvement Payments and the Lease Payments ever exceed the Guaranteed Project Cost as defined herein, unless modified pursuant to **Exhibit D** to the Facilities Lease.

4. DISTRICT'S LEASE BUYOUT OPTION. If the District is not then in uncured Default hereunder, the District shall have the option, without penalty and exercisable one hundred eighty (180) days after the Commencement Date of this Facilities Lease, to buy out the lease and take ownership of not less than all of the Tenant Improvement Project in its "as-is, where-is" condition and terminate this Facilities Lease and Site Lease by paying the total remaining unpaid principal Lease Payment amounts as of the date the option is exercised ("Buyout Option"). Interest that would have otherwise been owed, will not be assessed if this Buyout Option is exercised.

5. NO WITHHOLD FROM TENANT IMPROVEMENT PAYMENTS. In consideration for Developer agreeing to finance 15% of the cost of the Tenant Improvement work until termination of the Lease, there shall no withhold on the value of the Work performed during construction of the Tenant Improvements. In no event shall Developer withhold any amount from its subcontractors on the value of the Work performed during construction of the Tenant Improvements.

ATTACHMENT 1
TO
EXHIBIT C
TO
FACILITIES LEASE

DETAILS OF GUARANTEED PROJECT COST GENERAL CONDITIONS

ATTACHMENT 2
TO
EXHIBIT C
TO
FACILITIES LEASE

DETAILS OF GUARANTEED TENANT IMPROVEMENT PROJECT COST

EXHIBIT D
TO
FACILITIES LEASE

GENERAL CONSTRUCTION PROVISIONS

TABLE OF CONTENTS

1.	CONTRACT TERMS AND DEFINITIONS	1
1.1.	Definitions	1
1.2.	Laws Concerning The Contract	4
1.3.	No Oral Agreements	4
1.4.	No Assignment	5
1.5.	Notice And Service Thereof	5
1.6.	No Waiver	5
1.7.	Substitutions For Specified Items	5
1.8.	Materials and Work	7
2.	[RESERVED]	8
3.	ARCHITECT	8
4.	CONSTRUCTION MANAGER	9
5.	INSPECTOR, INSPECTIONS, AND TESTS	9
5.1.	Tenant Improvement Project Inspector	9
5.2.	Tests and Inspections	10
5.3.	Costs for After Hours and/or Off Site Inspections	11
6.	DEVELOPER	11
6.1.	Status of Developer	11
6.2.	Developer's Supervision	12
6.3.	Duty to Provide Fit Workers	13
6.4.	Personnel	13
6.5.	Purchase of Materials and Equipment	14
6.6.	Off Site Storage of Materials and Equipment	14
6.7.	Documents on Work	15
6.8.	Preservation of Records	15
6.9.	Integration of Work	16
6.10.	Obtaining Licenses	16
6.11.	Work to Comply With Applicable Laws and Regulations	16
6.12.	Safety/Protection of Persons and Property	17
6.13.	Working Evenings and Weekends	19
6.14.	Cleaning Up	20
7.	SUBCONTRACTORS	20
7.3.	Bidding for Subcontractor Work	20
8.	OTHER CONTRACTS/CONTRACTORS	21
9.	DRAWINGS AND SPECIFICATIONS	22
9.3.	Trade Name or Trade Term.	22
9.8.	Ownership of Drawings	23
10.	DEVELOPER'S SUBMITTALS AND SCHEDULES	23
10.1.	Schedules, Safety Plan and Complete Subcontractor List	23
10.2.	Monthly Progress Schedule(s)	26
10.3.	Material Safety Data Sheets (MSDS)	26
10.4.	Logistic Plan	26

11.	SITE ACCESS, CONDITIONS, AND REQUIREMENTS	26
11.1.	Site Investigation	26
11.2.	Soils Investigation Report & Site Due Diligence.....	26
11.3.	Access to Work.....	28
11.4.	Layout and Field Engineering	29
11.5.	Utilities & Sanitary Facilities	29
11.6.	Surveys	29
11.7.	Regional Notification Center	29
11.8.	Existing Utility Lines	30
11.9.	Notification	30
11.10.	Hazardous Materials	30
11.11.	No Signs	34
12.	TRENCHES	34
12.1.	Trenches Greater Than Five Feet.....	34
12.2.	Excavation Safety.....	34
12.3.	No Tort Liability of District.....	34
12.4.	No Excavation Without Permits	34
12.5.	Discovery of Hazardous Waste and/or Unusual Conditions.....	34
13.	INSURANCE AND BONDS.....	35
13.1.	Developer's Insurance.	35
13.2.	Contract Security - Bonds	35
14.	WARRANTY/GUARANTEE/INDEMNITY.....	36
14.1.	Warranty/Guarantee	36
14.2.	Indemnity.....	36
15.	TIME.....	36
15.1.	Computation of Time / Adverse Weather.....	36
15.2.	Hours of Work.....	37
15.3.	Progress and Tenant Improvement Project Completion	37
15.4.	Schedule	38
15.5.	Expeditious Completion.....	38
16.	EXTENSIONS OF TIME – LIQUIDATED DAMAGES.....	38
16.1.	Liquidated Damages	38
16.2.	Excusable Delay.....	38
16.3.	No Additional Compensation for Delays Within Developer's Control	39
16.4.	Float or Slack in the Schedule.....	39
17.	CHANGES IN THE WORK.....	39
17.1.	No Changes Without Authorization	39
17.2.	Architect Authority	40
17.3.	Change Orders.....	40
17.4.	Construction Change Directives / Unilateral Change Orders	40
17.5.	Force Account Directives	41
17.6.	Price Request	42
17.7.	Proposed Change Order.....	42
17.8.	Format for Proposed Change Order	42
17.9.	Change Order Certification	47
17.10.	Determination of Change Order Cost.....	47
17.11.	Deductive Change Orders	48
17.12.	Construction Change Directives / Unilateral Change Orders	48
17.13.	Discounts, Rebates, and Refunds	48
17.14.	Accounting Records	48
17.15.	Notice Required	49

17.16.	Applicability to Subcontractors	49
17.17.	Alteration to Change Order Language.....	49
17.18.	Failure of Developer to Execute Change Order.....	49
17.19.	Allowances	49
18.	REQUESTS FOR INFORMATION	49
19.	PAYMENTS	50
19.1.	Guaranteed Tenant Improvement Project Cost.....	Error! Bookmark not defined.
19.2.	Applications for Tenant Improvement Payments.....	50
19.3.	District's Approval of Application for Tenant Improvement Payment	52
19.4.	Subcontractor Payments	56
20.	COMPLETION OF THE WORK.....	57
20.1.	Completion.....	57
20.2.	Closeout Procedures	57
20.3.	Final Inspection	58
20.4.	Costs of Multiple Inspections	59
20.5.	Beneficial Occupancy or Use Prior to Tenant Improvement Project Completion.....	59
21.	FINAL PAYMENT	60
21.1.	Final Payment	60
21.2.	Prerequisites for Final Tenant Improvement Payment	60
22.	UNCOVERING OF WORK.....	61
23.	NONCONFORMING WORK AND CORRECTION OF WORK	61
23.1.	Nonconforming Work	61
23.2.	Correction of Work	62
23.3.	District's Right to Perform Work	62
24.	TERMINATION AND SUSPENSION AND SCOPE REDUCTION	63
24.1.	Emergency Termination of Public Contracts Act of 1949	63
24.2.	Suspension of Work.....	63
24.3.	Scope Reduction.	64
25.	DISPUTES AND CLAIMS.....	64
25.1.	Performance during Dispute and Claim Resolution Process.	64
25.2.	Waiver.	64
25.3.	Intention.....	64
25.4.	Exclusive Remedy.....	64
25.5.	Other Provisions.	64
25.6.	Subcontractors.....	64
25.7.	Dispute and Claim Resolution Process	65
25.8.	Documentation of Resolution.	68
25.9.	Dispute and Claim Resolution Process – Non-Applicability.....	68
26.	LABOR, WAGE & HOUR, APPRENTICE AND RELATED PROVISIONS	69
26.1.	Developer & Subcontractor Registration.....	69
26.2.	Wage Rates, Travel and Subsistence	69
26.3.	Hours of Work.....	71
26.4.	Payroll Records	71
26.5.	Apprentices	73
26.6.	Non-Discrimination	74
26.7.	Labor First Aid	74
27.	MISCELLANEOUS.....	74
27.1.	Assignment of Antitrust Actions.....	74
27.2.	Excise Taxes.....	75
27.3.	Taxes.....	75
27.4.	Shipments	76

This Exhibit D constitutes the “General Construction Provisions” that govern the overall construction and Tenant Improvement Project Completion by Developer.

1. CONTRACT TERMS AND DEFINITIONS

1.1. Definitions

Wherever used in the Contract Documents, the following terms shall have the meanings indicated, which shall be applicable to both the singular and plural thereof:

1.1.1. Adverse Weather: Shall be only weather that satisfies all of the following conditions: (1) unusually severe precipitation, sleet, snow, hail, heat, or cold conditions in excess of the norm for the location and time of year it occurred, and (2) at the Tenant Improvement Project.

1.1.2. Allowance: Amount(s) included in the Guaranteed Project Cost that the Parties agree shall be used, if used at all, to pay for the specific cost or construction of the specific scope of work identified with that amount of money. By agreeing to an Allowance amount, the Parties agree (1) the specific scope of Work or cost may not be necessary; (2) the cost to perform the specific scope of Work cannot be determined on the Effective Date; (3) is a reasonable estimate of the cost to do the specific scope of Work.

1.1.3. Approval, Approved, and/or Accepted: Refer to written authorization, unless stated otherwise.

1.1.4. Architect: The individual, partnership, corporation, joint venture, or any combination thereof, named as Architect, who will have the rights and authority assigned to the Architect in the Contract Documents. The term Architect means the District's Architect on this Tenant Improvement Project or the Architect's authorized representative.

1.1.5. Beneficial Occupancy: Occupancy of the Tenant Improvement Project by the District for its intended purpose and which produces relatively little interference with the Developer in completing construction.

1.1.6. Change Order: A written order to the Developer authorizing an addition to, deletion from, or revision in the Work, and/or authorizing an adjustment in the Guaranteed Project Cost or Contract Time. If a Change Order is required to be approved by DSA, the District may call it a Construction Change Document.

1.1.7. Construction Change Directive: A written order prepared and issued by the District, the Construction Manager, and/or the Architect and signed by the District and the Architect, directing a change in the Work. **A Construction Change Directive is NOT a Construction Change Document (which is defined above as a Change Order that DSA must approve).**

1.1.8. Construction Manager: The individual, partnership, corporation, joint venture, or any combination thereof, or its authorized representative, named as such by the District. If no Construction Manager is used on the Tenant Improvement Project that is the subject of this Contract, then all references to Construction Manager herein shall be read to refer to District.

1.1.9. Construction Schedule: The progress schedule of construction of the Tenant Improvement Project as provided by Developer and approved by District.

1.1.10. Contract, Contract Documents: The Contract consists exclusively of the documents evidencing the agreement of the District and Developer, identified as the Contract Documents. The Contract Documents consist of the following documents:

- 1.1.10.1.** Site Lease
- 1.1.10.2.** Facilities Lease, with all of its Exhibits
- 1.1.10.3.** These General Construction Provisions
- 1.1.10.4.** Noncollusion Affidavit
- 1.1.10.5.** Guarantee Form
- 1.1.10.6.** Workers' Compensation Certification
- 1.1.10.7.** Prevailing Wage Certification
- 1.1.10.8.** Disabled Veterans Business Enterprise Participation Certification
- 1.1.10.9.** Drug-Free Workplace Certification
- 1.1.10.10.** Tobacco-Free Environment Certification
- 1.1.10.11.** Lead-Based Paint Certification
- 1.1.10.12.** Hazardous Materials Certification
- 1.1.10.13.** Imported Materials Certification
- 1.1.10.14.** Criminal Background Investigation/Fingerprinting Certification
- 1.1.10.15.** Roofing Contract Financial Interest Certification
- 1.1.10.16.** Storm Water Pollution Prevention Plan
- 1.1.10.17.** Performance Bond
- 1.1.10.18.** Payment Bond (Developer's Labor & Material Bond)
- 1.1.10.19.** All Division 1 Documents, which shall only supplement these General Construction Provisions, but shall not control if their provisions contradict these Construction Provisions
- 1.1.10.20.** All Plans, Technical Specifications, and Drawings
- 1.1.10.21.** Any and all addenda to any of the above documents
- 1.1.10.22.** Any and all change orders or written modifications to the above documents if approved in writing by the District

1.1.11. Contract Time: The time period stated in the Facilities Lease for Tenant Improvement Project Completion.

1.1.12. Daily Job Report(s): Daily Tenant Improvement Project reports prepared by the Developer's employee(s) who are present on Site, which shall include the information required herein.

1.1.13. Day(s): Unless otherwise designated, day(s) means calendar day(s).

1.1.14. Developer (or "Contractor"): The entity identified in the Facilities Lease as contracting to perform the Work to be done under this Contract, or the legal representative of such a person or persons.

1.1.15. District (or "Owner"): The public agency or the school district for which the Work is performed. The governing board of the District or its designees will act for the District in all matters pertaining to the Contract. The District may, at any time,

1.1.15.1. Direct the Developer to communicate with or provide notice to the Construction Manager or the Architect on matters for which the Contract Documents indicate the Developer will communicate with or provide notice to the District; and/or

1.1.15.2. Direct the Construction Manager or the Architect to communicate with or direct the Developer on matters for which the Contract Documents indicate the District will communicate with or direct the Developer.

1.1.16. Drawings: (or “Plans”) The graphic and pictorial portions of the Contract Documents showing the design, location, scope and dimensions of the work, generally including plans, elevations, sections, details, schedules, sequence of operation, and diagrams.

1.1.17. DSA: Division of the State Architect.

1.1.18. Guaranteed Project Cost (or “Contract Price” or “GPC” or “Guaranteed Maximum Price” or “GMP”): The total monies payable to the Developer under the terms and conditions of the Contract Documents.

1.1.19. Product(s): New material, machinery, components, equipment, fixtures and systems forming the Work, including existing materials or components required and approved by the District for reuse.

1.1.20. Product Data: Illustrations, standard schedules, performance charts, instructions, brochures, diagrams, and other information furnished by the Developer to illustrate a material, product, or system for some portion of the Work.

1.1.21. Tenant Improvement Project: The planned undertaking as provided for in the Contract Documents.

1.1.22. Tenant Improvement Project Completion: Where the Work to construct the Tenant Improvement Project is 100% complete, including all punch list items. Final DSA approval of the Tenant Improvement Project is not required for Tenant Improvement Project Completion.

1.1.23. Tenant Improvement Project Inspector (or “Inspector” or “IOR”): The individual(s) retained by the District in accordance with title 24 of the California Code of Regulations to monitor and inspect the Tenant Improvement Project.

1.1.24. Tenant Improvement Project Manager (or “Program Manager”): The individual, partnership, corporation, joint venture, or any combination thereof, or its authorized representative, named as such by the District. If no Tenant Improvement Project Manager is designated for Tenant Improvement Project that is the subject of this Contract, then all references to Tenant Improvement Project Manager herein shall be read to refer to District.

1.1.25. Provide: Shall include “provide complete in place,” that is, “furnish and install,” and “provide complete and functioning as intended in place” unless specifically stated otherwise.

1.1.26. Request for Information (or “RFI”): A written request prepared by the Developer requesting that the Architect provide additional information necessary to clarify or amplify an item in the Contract Documents that the Developer believes is not clearly shown or called for in the Drawings or Specifications or other portions of the Contract Documents, or to address problems that have arisen under field conditions.

1.1.27. Request for Substitution: A request by Developer to substitute an equal or superior material, product, thing, or service for a specific material, product, thing, or service that has been designated in the Contract Documents by a specific brand or trade name.

1.1.28. Safety Orders: Written and/or verbal orders for construction issued by the California Division of Industrial Safety ("CalOSHA") or by the United States Occupational Safety and Health Administration ("OSHA").

1.1.29. Safety Plan: Developer's safety plan specifically adapted for the Tenant Improvement Project. Developer's Safety Plan shall comply with all provisions regarding Tenant Improvement Project safety, including all applicable provisions in these General Construction Provisions.

1.1.30. Samples: Physical examples that illustrate materials, products, equipment, finishes, colors, or workmanship and that, when approved in accordance with the Contract Documents, establish standards by which portions of the Work will be judged.

1.1.31. Shop Drawings: All drawings, prints, diagrams, illustrations, brochures, schedules, and other data that are prepared by the Developer, a subcontractor, manufacturer, supplier, or distributor, that illustrate how specific portions of the Work shall be fabricated or installed.

1.1.32. Site: The Tenant Improvement Project site as shown on the Drawings.

1.1.33. Specifications: That portion of the Contract Documents, Division 1 through Division 49, and all technical sections, and addenda to all of these, if any, consisting of written descriptions and requirements of a technical nature of materials, equipment, construction methods and systems, standards, and workmanship.

1.1.34. Subcontractor: A contractor and/or supplier who is under contract with the Developer or with any other subcontractor, regardless of tier, to perform a portion of the Work of the Tenant Improvement Project.

1.1.35. Submittal Schedule: The schedule of submittals as provided by Developer and approved by District.

1.1.36. Surety: The person, firm, or corporation that executes as surety the Developer's Performance Bond and Payment Bond, and must be a California admitted surety insurer as defined in the Code of Civil Procedure section 995.120.

1.1.37. Work: All labor, materials, equipment, components, appliances, supervision, coordination, and services required by, or reasonably inferred from, the Contract Documents, that are necessary for Tenant Improvement Project Completion.

1.2. Laws Concerning The Contract

Contract is subject to all provisions of the Constitution and laws of California governing, controlling, or affecting District, or the property, funds, operations, or powers of District, and such provisions are by this reference made a part hereof. Any provision required by law to be included in this Contract shall be deemed to be inserted.

1.3. No Oral Agreements

No oral agreement or conversation with any officer, agent, or employee of District, either before or after execution of Contract, shall affect or modify any of the terms or obligations contained in any of the documents comprising the Contract.

1.4. No Assignment

Except as specifically permitted in the Facilities Lease, Developer shall not assign this Contract or any part thereof including, without limitation, any services or money to become due hereunder without the prior written consent of the District. Assignment without District's prior written consent shall be null and void. Any assignment of money due or to be come due under this Contract shall be subject to a prior lien for services rendered or material supplied for performance of work called for under this Contract in favor of all persons, firms, or corporations rendering services or supplying material to the extent that claims are filed pursuant to the Civil Code, Code of Civil Procedure, Government Code, Labor Code, and/or Public Contract Code, and shall also be subject to deductions for liquidated damages or withholding of payments as determined by District in accordance with this Contract. Developer shall not assign or transfer in any manner to a Subcontractor or supplier the right to prosecute or maintain an action against the District.

1.5. Notice And Service Thereof

Any notice from one party to the other or otherwise under Contract shall be in writing and shall be dated and signed by the party giving notice or by a duly authorized representative of that party. Notice shall be served and considered effective if given in one of the following manners:

- 1.5.1. By personal delivery; considered delivered on the day of delivery.
- 1.5.2. By overnight delivery service; considered delivered one (1) day after date deposited, as indicated by the delivery service.
- 1.5.3. By depositing same in United States mail, enclosed in a sealed envelope; considered delivered three (3) days after date deposited, as indicated by the postmarked date.
- 1.5.4. By registered or certified mail with postage prepaid, return receipt requested; considered delivered on the day the notice is signed for.

1.6. No Waiver

The failure of District in any one or more instances to insist upon strict performance of any of the terms of this Contract or to exercise any option herein conferred shall not be construed as a waiver or relinquishment to any extent of the right to assert or rely upon any such terms or option on any future occasion. No action or failure to act by the District, Architect, or Construction Manager shall constitute a waiver of any right or duty afforded the District under the Contract, nor shall any action or failure to act constitute an approval of or acquiescence in any breach thereunder, except as may be specifically agreed in writing.

1.7. Substitutions For Specified Items

- 1.7.1. Developer shall not substitute any items identified in the Contract Documents without complying with the procedures indicated in the Contract Documents and without prior written approval of the District.
- 1.7.2. Requests for substitutions must be done by the successful firm at the time the successful firm submits its GPC.
- 1.7.3. Requests for substitutions after award of the Contract are discouraged and can only be done with approval of the District, in its sole discretion.

1.7.4. Whenever in the Plans and Specifications any materials, process, or article is indicated or specified by grade, patent, or proprietary name, or by name of manufacturer, that Plans and Specifications shall be deemed to be followed by the words "or equal." Developer may, unless otherwise stated, offer any material, process, or article that shall be substantially equal or better in every respect to that so indicated or specified.

1.7.4.1. If the material, process, or article offered by Developer is not, in the opinion of the District, substantially equal or better in every respect to that specified, then Developer shall furnish the material, process, or article specified in the Plans and Specifications without any additional compensation or change order.

1.7.4.2. This provision shall not be applicable with respect to any material, product, thing or service for which District made findings and gave notice in accordance with Public Contract Code section 3400(b); therefore, Developer shall not be entitled to request a substitution with respect to those materials, products or services.

1.7.5. A request for a substitution shall be in writing and shall include:

1.7.5.1. All variations of the proposed substitute from the material specified including, but not limited to, principles of operation, materials, or construction finish, thickness or gauge of materials, dimensions, weight, and tolerances;

1.7.5.2. Available maintenance, repair or replacement services;

1.7.5.3. Increases or decreases in operating, maintenance, repair, replacement, and spare parts costs;

1.7.5.4. Whether or not acceptance of the substitute will require other changes in the Work (or in work performed by the District or others under Contract with the District); and

1.7.5.5. The time impact on any part of the Work resulting directly or indirectly from acceptance of the proposed substitute.

1.7.6. No substitutions shall be made until approved, in writing, by the District. The burden of proof as to equality of any material, process, or article shall rest with Developer. The Developer warrants that if substitutes are approved:

1.7.6.1. The proposed substitute is equal or superior in all respects to that specified, and that such proposed substitute is suitable and fit for the intended purpose and will perform adequately the function and achieve the results called for by the general design and the Contract Documents;

1.7.6.2. The Developer provides the same warranties and guarantees for the substitute that would be provided for that specified;

1.7.6.3. The Developer shall be fully responsible for the installation of the substitute and any changes in the Work required, either directly or indirectly, because of the acceptance of such substitute, with no increase in Contract Price or Contract Time. Incidental changes or extra component parts required to accommodate the substitute will be made by the Developer without a change in the Contract Price or Contract Time;

1.7.6.4. The Developer shall be responsible for any re-design costs occasioned by District's acceptance and/or approval of any substitute; and

1.7.6.5. The Developer shall, in the event that a substitute is less costly than that specified, credit the District with one hundred percent (100%) of the net difference between the substitute and the originally specified material. In this event, the Developer agrees to execute a deductive Change Order to reflect that credit.

1.7.7. In the event Developer furnishes a material, process, or article more expensive than that specified, the difference in the cost of that material, process, or article so furnished shall be borne by Developer.

1.7.8. In no event shall the District be liable for any increase in GPC or Contract Time due to any claimed delay in the evaluation of any proposed substitute or in the acceptance or rejection of any proposed substitute.

1.7.9. If the District approves a substitution after the award of the Contract, the District shall memorialize that approval in a Change Order or other applicable Contract modification process.

1.8. Materials and Work

1.8.1. Except as otherwise specifically stated in this Contract, Developer shall provide and pay for all materials, labor, tools, equipment, transportation, supervision, temporary constructions of every nature, and all other services, management, and facilities of every nature whatsoever necessary to execute and complete this Contract within the Contract Time.

1.8.2. Unless otherwise specified, all materials shall be new and the best of their respective kinds and grades as noted or specified, and workmanship shall be of good quality.

1.8.3. Materials shall be furnished in ample quantities and at such times as to insure uninterrupted progress of Work and shall be stored properly and protected as required.

1.8.4. For all materials and equipment specified or indicated in the Drawings, the Developer shall provide all labor, materials, equipment, and services necessary for complete assemblies and complete working systems, functioning as intended, including incidental items not indicated on Drawings, nor mentioned in the Specifications, that can legitimately and reasonably be inferred to belong to the Work described, or be necessary in good practice to provide a complete assembly or system. In all instances, material and equipment shall be installed in strict accordance with each manufacturer's most recent published recommendations and specifications.

1.8.5. Developer shall, after award of Contract by District and after relevant submittals have been approved, place orders for materials and/or equipment as specified so that delivery of same may be made without delays to the Work. Developer shall, upon demand from District, present documentary evidence showing that orders have been placed.

1.8.6. District reserves the right but has no obligation, for any neglect in complying with the above instructions, to place orders for such materials and/or equipment as it may deem advisable in order that the Work may be completed at the date specified in the Facilities Lease, and all expenses incidental to the procuring of said materials and/or equipment shall be paid for by Developer or withheld from payment(s) to Developer.

1.8.7. Developer warrants good title to all material, supplies, and equipment installed or incorporated in Work and agrees upon Tenant Improvement Project Completion to deliver the Site to District, together with all improvements and appurtenances constructed or placed thereon by it, and free from any claims, liens, or charges. Developer further agrees that neither it nor any person, firm, or corporation furnishing any materials or labor for any work covered by the Contract shall have any right to lien any portion of the Premises or any improvement or appurtenance thereon, except that Developer may install metering devices or other equipment of utility companies or of political subdivision, title to which is commonly retained by utility company or political subdivision. In the event of installation of any such metering device or equipment, Developer shall advise District as to owner thereof.

1.8.8. Nothing contained in this Article, however, shall defeat or impair the rights of persons furnishing materials or labor under any bond given by Developer for their protection or any rights under any law permitting such protection or any rights under any law permitting such persons to look to funds due Developer in hands of District (e.g., stop payment notices), and this provision shall be inserted in all subcontracts and material contracts and notice of its provisions shall be given to all persons furnishing material for work when no formal contract is entered into for such material.

1.8.9. Title to new materials and/or equipment for the Work of this Contract and attendant liability for its protection and safety shall remain with Developer until incorporated in the Work of this Contract and Title is transferred to the District pursuant to the Facilities Lease. No part of any materials and/or equipment shall be removed from its place of storage except for immediate installation in the Work of this Contract. Developer shall keep an accurate inventory of all materials and/or equipment in a manner satisfactory to District or its authorized representative and shall, at the District's request, forward it to the District.

1.8.10. Developer certifies that it shall comply with the recycled product requirements of Public Contract Code section 22150, et seq., including, without limitation, section 22154 which states, "All businesses shall certify in writing to the contracting officer, or his or her representative, the minimum, if not exact, percentage of postconsumer material in the products, materials, goods, or supplies being offered or sold to any local public entity."

1.8.11. Storage of Items Off-Site. The District may request that Developer procure and store off-site certain equipment, supplies, and or materials. In addition, the Developer may request that it be permitted to procure and store off-site certain equipment, supplies, and or materials. In either case, and before the District issues payment for those item(s), the Developer shall comply with the insurance and/or bond requirements herein related to the storage of off-site items that the District has paid for and that the Developer remains in possession of.

2. [RESERVED]

3. ARCHITECT

3.1. The Architect shall represent the District during the Tenant Improvement Project and will observe the progress and quality of the Work on behalf of the District. Architect shall have the authority to act on behalf of District to the extent expressly provided in the Contract Documents and to the extent determined by District. Architect shall have authority to reject materials, workmanship, and/or the Work whenever rejection may be necessary, in Architect's reasonable opinion, to insure the proper execution of the Contract.

3.2. Architect shall, with the District and on behalf of the District, determine the amount, quality, acceptability, and fitness of all parts of the Work, and interpret the Specifications, Drawings, and shall, with the District, interpret all other Contract Documents.

3.3. Architect shall have all authority and responsibility established by law, including title 24 of the California Code of Regulations.

3.4. Developer shall provide District and the Construction Manager with a copy of all written communication between Developer and Architect at the same time as that communication is made to Architect, including, without limitation, all RFIs, correspondence, submittals, claims, and proposed change orders.

4. CONSTRUCTION MANAGER

4.1. If a construction manager is used on this Tenant Improvement Project ("Construction Manager" or "CM"), the Construction Manager will provide administration of the Contract on the District's behalf. After execution of the Contract, all correspondence and/or instructions from Developer and/or District shall be forwarded through the Construction Manager. The Construction Manager will not be responsible for and will not have control or charge of construction means, methods, techniques, sequences, or procedures or for safety precautions in connection with the Work, which shall all remain the Developer's responsibility.

4.2. The Construction Manager, however, will have authority to reject materials and/or workmanship not conforming to the Contract Documents, as determined by the District, the Architect, and/or the Tenant Improvement Project Inspector. The Construction Manager shall also have the authority to require special inspection or testing of any portion of the Work, whether it has been fabricated, installed, or fully completed. Any decision made by the Construction Manager, in good faith, shall not give rise to any duty or responsibility of the Construction Manager to the Developer, any Subcontractor, their agents, employees, or other persons performing any of the Work. The Construction Manager shall have free access to any or all parts of Work at any time.

4.3. If the District does not use a Construction Manager on this Tenant Improvement Project, all references to Construction Manager or CM shall be read as District.

5. INSPECTOR, INSPECTIONS, AND TESTS

5.1. Tenant Improvement Project Inspector

5.1.1. One or more Tenant Improvement Project Inspector(s), including special Tenant Improvement Project Inspector(s), as required, will be assigned to the Work by District, in accordance with requirements of title 24, part 1, of the California Code of Regulations, to enforce the building code and monitor compliance with Plans and Specifications for the Tenant Improvement Project previously approved by the DSA. Duties of Tenant Improvement Project Inspector(s) are specifically defined in section 4-342 of said part 1 of title 24.

5.1.2. No Work shall be carried on except with the knowledge and under the inspection of the Tenant Improvement Project Inspector(s). The Tenant Improvement Project Inspector(s) shall have free access to any or all parts of Work at any time. Developer shall furnish Tenant Improvement Project Inspector(s) reasonable opportunities for obtaining such information as may be necessary to keep Tenant Improvement Project Inspector(s) fully informed respecting progress and manner of work and character of materials. Inspection of Work shall not relieve Developer from an obligation to fulfill this Contract. Tenant Improvement Project Inspector(s) and the DSA are authorized to stop work whenever the Developer and/or its Subcontractor(s) are not complying with the Contract Documents.

Any work stoppage by the Tenant Improvement Project Inspector(s) and/or DSA shall be without liability to the District. Developer shall instruct its Subcontractors and employees accordingly.

5.1.3. If Developer and/or any Subcontractor requests that the Tenant Improvement Project Inspector(s) perform any inspection off-site, this shall only be done if it is allowable pursuant to applicable regulations and DSA. If the off-site inspections are more frequent than are reasonable for the type of off-site inspection, those inspections shall be at the expense of the Developer.

5.1.4. Developer acknowledges that the DSA inspection, approval and certification process for Tenant Improvement Projects was revised in 2012-2013 and that Developer must comply with the requirements of the most recent versions of DSA document PR 13-01. Below are provisions of this document from 2012-2013: PR 13-01 (Procedure: Construction Oversight Process) - Duties of Developer related to the use of "Tenant Improvement Project Inspection Card" (Form DSA 152).

5.1.4.1. The Developer shall carefully study the DSA approved documents and shall plan a schedule of operations well ahead of time.

5.1.4.2. If at any time it is discovered that Work is being done which is not in accordance with the DSA approved construction documents, the Developer shall correct the Work immediately.

5.1.4.3. Verify that Forms DSA 152 are issued for the Tenant Improvement Project prior to the commencement of construction.

5.1.4.4. Meet with the design team, the Laboratory of Record and the Tenant Improvement Project Inspector to mutually communicate and understand the testing and inspection program and the methods of communication appropriate for the Tenant Improvement Project.

5.1.4.5. Notify the Tenant Improvement Project Inspector, in writing, of the commencement of construction of each and every aspect of the Work at least 48 hours in advance by submitting form DSA 156 (or other agreed upon written documents) to the Tenant Improvement Project Inspector.

5.1.4.6. Notify the Tenant Improvement Project Inspector of the completion of construction of each and every aspect of the Work by submitting form DSA 156 (or other agreed upon written documents) to the Tenant Improvement Project Inspector.

5.1.4.7. Consider the relationship of the signed off blocks and sections of the Form DSA 152 and the commencement of subsequent work. Until the Tenant Improvement Project Inspector has signed off applicable blocks and sections of the Form DSA 152, the Developer may be prohibited from proceeding with subsequent construction activities that cover up the unapproved work. Any subsequent construction activities, that cover up the unapproved work, will be subject to a "Stop Work Order" from the DSA or the District and are subject to removal and remediation if found to be in non-compliance with the DSA approved construction documents.

5.2. Tests and Inspections

5.2.1. Tests and Inspections shall comply with title 24, part 1, California Code of Regulations, group 1, article 5, section 4-335, and with the provisions of the Specifications.

5.2.2. The District will select an independent testing laboratory to conduct the tests. Selection of the materials required to be tested shall be by the laboratory or the District's representative and not

by the Developer. The Developer shall notify the District's representative a sufficient time in advance of its readiness for required observation or inspection.

5.2.3. The Developer shall notify the District's representative a sufficient time in advance of the manufacture of material to be supplied under the Contract Documents, which must by terms of the Contract Documents be tested, in order that the District may arrange for the testing of same at the source of supply. This notice shall be, at a minimum, seventy-two (72) hours prior to the manufacture of the material that needs to be tested. These notifications shall be submitted in all instances via hard copy and, if requested by the Tenant Improvement Project Inspector(s), also electronically via an internet-based notification/reporting system.

5.2.4. Any material shipped by the Developer from the source of supply prior to having satisfactorily passed such testing and inspection or prior to the receipt of notice from said representative that such testing and inspection will not be required, shall not be incorporated into and/or onto the Tenant Improvement Project.

5.2.5. The District will select and pay testing laboratory costs for all tests and inspections. Costs of tests of any materials found to be not in compliance with the Contract Documents shall be paid for by the District and reimbursed by the Developer or deducted from the Guaranteed Tenant Improvement Project Cost.

5.3. Costs for After Hours and/or Off Site Inspections

If the Developer performs Work outside the Inspector's regular working hours or requests the Inspector to perform inspections off Site, costs of any inspections required outside regular working hours or off Site shall be borne by the Developer and may be invoiced to the Developer by the District or the District may deduct those expenses from the next Tenant Improvement Payment.

6. DEVELOPER

Developer shall construct the Work for the Contract price including any adjustment(s) to the Guaranteed Project Cost pursuant to provisions herein regarding changes to the Guaranteed Tenant Improvement Project Cost. Except as otherwise indicated herein, Developer shall provide and pay for all labor, materials, equipment, permits, fees, licenses, facilities, transportation, taxes, and services necessary for the proper execution and Tenant Improvement Project Completion..

6.1. Status of Developer

6.1.1. Developer is and shall at all times be deemed to be an independent contractor and shall be wholly responsible for the manner in which it and its Subcontractors perform the services required of it by the Contract Documents. Nothing herein contained shall be construed as creating the relationship of employer and employee, or principal and agent, between the District, or any of the District's employees or agents, and Developer or any of Developer's Subcontractors, agents or employees. Developer assumes exclusively the responsibility for the acts of its employees as they relate to the services to be provided during the course and scope of their employment. Developer, its Subcontractors, agents, and its employees shall not be entitled to any rights or privileges of District employees. District shall be permitted to monitor the Developer's activities to determine compliance with the terms of this Contract.

6.1.2. As required by law, Developer and all Subcontractors shall be properly licensed and regulated by the Contractors State License Board, located at 9821 Business Park Drive, Sacramento,

California 95827, with a mailing address of Post Office Box 26000, Sacramento, CA 95826, and with a website at <http://www.cslb.ca.gov>.

6.2. Developer's Supervision

6.2.1. During progress of the Work, Developer shall keep on the Premises, and at all other appropriate locations where any Work related to the Contract is being performed, minimum staffing as indicated in Exhibit K to the Facilities Lease. These persons shall each comply with the following:

6.2.1.1. Each shall be an employee of the Developer, to whom the District does not object.

6.2.1.2. Each shall speak fluently English, written and verbal, and the predominant language of the Developer's employees.

6.2.2. Before commencing the Work herein, Developer shall give written notice to District of the name of its Tenant Improvement Project manager and construction superintendent. Neither the Developer's Tenant Improvement Project manager nor construction superintendent shall be changed except with prior written notice to District, unless the Developer's Tenant Improvement Project manager and/or construction superintendent proves to be unsatisfactory to Developer, District, any of the District's employees, agents, the Construction Manager, or the Architect, in which case, Developer shall notify District in writing or if such Tenant Improvement Project manager or construction superintendent are no longer employed by Developer. District retains the right to reasonably refuse Developer's replacement personnel. The Developer's Tenant Improvement Project manager and construction superintendent shall each represent Developer, and all directions given to Developer's Tenant Improvement Project manager and/or construction superintendent shall be as binding as if given to Developer.

6.2.3. Developer shall give efficient supervision to Work, using its best skill and attention. Developer shall carefully study and compare all Contract Documents, Drawings, Specifications, and other instructions and shall at once report to District, Construction Manager, and Architect any error, inconsistency, or omission that Developer or its employees and Subcontractors may discover, in writing, with a copy to District's Tenant Improvement Project Inspector(s).

6.2.4. The Developer's Tenant Improvement Project manager shall devote sufficient time to the Tenant Improvement Project on site, and in the Developer's home office to pre-plan activities to meet the Tenant Improvement Project schedule and fulfill all Contract obligations. This includes making timely submittals, issuing and disseminating necessary RFI's, promptly processing and distributing bulletins, change orders and payments, keeping required logs current etc. If any of these activities fall behind contract requirements or dates necessary to complete the Tenant Improvement Project on time, the Developer must provide a full time Tenant Improvement Project manager on site dedicated solely to the Tenant Improvement Project, until the deficiencies are corrected.

6.2.5. The Developer shall verify all indicated dimensions before ordering materials or equipment, or before performing Work. The Developer shall take field measurements, verify field conditions, and shall carefully compare such field measurements and conditions and other information known to the Developer with the Tenant Improvement Project Documents before commencing Work. Errors, inconsistencies or omissions discovered shall be reported to the District at once. Upon commencement of any item of Work, the Developer shall be responsible for dimensions related to such item of Work and shall make any corrections necessary to make Work properly fit at no additional cost to District. This responsibility for verification of dimensions is a non-delegable duty and may not be delegated to subcontractors or agents.

6.2.6. Developer shall not be relieved from performing Work related to omissions from the plans, drawings or specifications, or misdescriptions of details of Work which are manifestly necessary to carry out the intent of the plans, drawings and specifications, or which are customarily performed. Developer shall perform this Work as if fully and correctly set forth and described in the plans, drawings and specifications.

6.2.7. The Developer shall be solely responsible for the means, methods, techniques, sequences, and procedures of construction. The Developer shall be responsible to see that the finished Work complies accurately with the Contract Documents.

6.3. Duty to Provide Fit Workers

6.3.1. Developer and Subcontractor(s) shall at all times enforce strict discipline and good order among their employees and shall not employ or work any unfit person or anyone not skilled in work assigned to that person. It shall be the responsibility of Developer to ensure compliance with this requirement. District may require Developer to permanently remove unfit persons from Tenant Improvement Project Site.

6.3.2. Any person in the employ of Developer or Subcontractor(s) whom District may deem incompetent or unfit shall be excluded from working on the Tenant Improvement Project and shall not again be employed on the Tenant Improvement Project except with the prior written consent of District.

6.3.3. The Developer shall furnish labor that can work in harmony with all other elements of labor employed or to be employed in the Work.

6.3.4. If Developer intends to make any change in the name or legal nature of the Developer's entity, Developer must first notify the District. The District shall determine if Developer's intended change is permissible while performing this Contract.

6.4. Personnel

6.4.1. All persons working for Developer and Subcontractor(s) shall refrain from using profane or vulgar language, or any other language that is inappropriate on the job site.

6.4.2. The Developer shall employ a full-time superintendent and necessary assistants who shall have complete authority to represent and act on behalf on the Developer on all matters pertaining to the Work. The superintendent shall be competent and have a minimum of five (5) years of experience in construction supervision on Tenant Improvement Projects of similar scale and complexity. The superintendent shall be satisfactory to the District and, if not satisfactory, shall be replaced by the Developer with one that is acceptable. The superintendent shall not be changed without the written consent of the District unless the superintendent ceases to be employed by the Developer.

6.4.3. The Developer shall employ a competent estimator and necessary assistants, or contact for sufficient services of an estimating consultant and to process proposed change orders. The estimator shall have a minimum of five (5) years of experience in estimating. The estimator shall be satisfactory to the District and, if not satisfactory, shall be replaced by the Developer with one that is acceptable. The estimator shall not be changed without the written consent of the District unless the estimator ceases to be employed by the Developer. The Developer shall submit PCO's requested by the District within fourteen (14) calendar days.

6.4.4. The Developer shall employ a competent scheduler and necessary assistants, or contract for sufficient services of a scheduling consultant. The scheduler shall have a minimum of five (5) years of experience in scheduling. The scheduler shall be satisfactory to the District and, if not satisfactory, shall be replaced by the Developer with one that is acceptable. The scheduler shall not be changed without the written consent of the District unless the scheduler ceases to be employed by the Developer.

6.4.5. Developer shall at all times enforce strict discipline and good order among Developer's employees, and shall not employ on the Tenant Improvement Project any unfit person or anyone not skilled in the task assigned.

6.4.6. If Developer or any Subcontractor on the Tenant Improvement Project site fails to comply with any provision of paragraph 6.4, the District may have the offending person(s) immediately removed from the site, and such person(s) shall be replaced within three (3) days, at no additional expense to the District. Developer, on behalf of it and its subcontractors, hereby waives any claim that the provisions of this paragraph or the enforcement thereof interferes, or has the potential to interfere, with its right to control the means and methods of its performance and duties under this Contract.

6.5. Purchase of Materials and Equipment

The Developer is required to order, obtain, and store materials and equipment sufficiently in advance of its Work at no additional cost or advance payment from District to assure that there will be no delays.

6.6. Off Site Storage of Materials and Equipment

6.6.1. Off-Site Storage of Materials and Equipment. Developer shall not store materials and/or equipment off site without first obtaining the District's express, written consent. If Developer receives District's consent to store materials and/or equipment off site ("Stored Materials"), Developer shall comply with all of the following:

6.6.1.1. Property of Others Insurance. Developer shall procure and maintain, during the entire time Stored Materials are in off-site storage, insurance coverage acceptable to the District that shall protect Developer and District from all claims for Stored Materials that are lost, stolen, or damaged. The District shall be named as a loss payee for this insurance coverage. The insurance coverage shall include a "loss payable endorsement" stating that all amounts payable will be paid as a joint-check to the Developer and District. If approved in advance by District, this required insurance may be obtained by an "Employee Theft Protection Insurance Policy" or an "Employee Theft Protection Bond."

6.6.1.2. Payment for Stored Materials. District shall only make payment to Developer for Stored Materials if agreed upon in advance, in writing, by the District and provided that Developer submits an itemized list of all Stored Materials with Developer's Application for Payment. Developer's itemized list of all Stored Materials shall be supported by all of the following:

6.6.1.2.1. Itemized breakdown of the Stored Materials for the purpose of requesting partial payment, identifying the serial numbers and exact storage location of each piece of equipment and material; and

6.6.1.2.2. Verified invoices for the Stored Materials; and

6.6.1.2.3. Original copy of Property of Others Insurance, Employee Theft Protection Insurance Policy, or an Employee Theft Protection Bond based on the type of insurance required by the District. These documents shall include certificates and endorsements stating the coverage and that the District is a loss payee or obligee, as appropriate.

6.7. Documents on Work

6.7.1. Developer shall at all times keep on the Work Site, or at another location as the District may authorize in writing, one legible copy of all Contract Documents, including Addenda and Change Orders, Construction Change Directives, and titles 19 and 24 of the California Code of Regulations, the specified edition(s) of the Uniform Building Code (electronic versions are acceptable), all approved Drawings, Plans Schedules, and Specifications, and all codes referred to in the Specifications, and made part thereof. These documents shall be kept in good order and available to District, Construction Manager, Architect, Architect's representatives, the Tenant Improvement Project Inspector(s), and all authorities having jurisdiction. Developer shall be acquainted with and comply with the provisions of these titles as they relate to this Tenant Improvement Project. (See particularly the duties of Developer, title 24, part 1, California Code of Regulations, § 4-343.) Developer shall also be acquainted with and comply with all California Code of Regulations provisions relating to conditions on this Tenant Improvement Project, particularly titles 8 and 17. Developer shall coordinate with Architect and Construction Manager and shall submit its verified report(s) according to the requirements of title 24.

6.7.2. Daily Job Reports

6.7.2.1. Developer shall maintain, at a minimum, at least one (1) set of Daily Job Reports on the Tenant Improvement Project. These must be prepared by the Developer's employee(s) who are present on Site, and must include, at a minimum, the following information:

- 6.7.2.1.1.** A brief description of all Work performed on that day.
- 6.7.2.1.2.** A summary of all other pertinent events and/or occurrences on that day.
- 6.7.2.1.3.** The weather conditions on that day.
- 6.7.2.1.4.** A list of all Subcontractor(s) working on that day,
- 6.7.2.1.5.** A list of each Developer employee working on that day and the total hours worked for each employee.
- 6.7.2.1.6.** A complete list of all major equipment on Site that day, whether in use or not.
- 6.7.2.1.7.** All complete list of all materials, supplies, and equipment delivered on that day.
- 6.7.2.1.8.** A complete list of all inspections and tests performed on that day.

6.7.2.2. Each day Developer shall provide a copy of the previous day's Daily Job Report to the District or the District's Construction Manager.

6.8. Preservation of Records

The District shall have the right to examine and audit all Daily Job Reports or other Tenant Improvement Project records of Developer's Tenant Improvement Project manager(s), Tenant Improvement Project superintendent(s), and/or Tenant Improvement Project foreperson(s), all certified payroll records and/or related documents including, without limitation, payroll, payment, timekeeping and tracking documents; all books, estimates, records, contracts, documents, cost data, subcontract job cost reports, and other data of the Developer, any Subcontractor, and/or supplier, including computations and Tenant Improvement Projections related to estimating, negotiating, pricing, or performing the Work or Contract modification, in order to evaluate the accuracy, completeness, and currency of the cost, manpower,

coordination, supervision, or pricing data at no additional cost to the District. These documents may be duplicative and/or be in addition to any documents held in escrow by the District. The Developer shall make available at all reasonable times the materials described in this paragraph for the examination, audit, or reproduction until three (3) years after final payment under this Contract. Notwithstanding the provisions above, Developer shall provide any records requested by any governmental agency, if available, after the time set forth above.

6.9. Integration of Work

6.9.1. Developer shall do all cutting, fitting, patching, and preparation of Work as required to make its several parts come together properly, to fit it to receive or be received by work of other contractors, and to coordinate tolerances to various pieces of work, showing upon, or reasonably implied by, the Drawings and Specifications for the completed structure, and shall conform them as District and/or Architect may direct.

6.9.2. All cost caused by defective or ill-timed Work shall be borne by Developer, inclusive of repair work.

6.9.3. Developer shall not endanger any work performed by it or anyone else by cutting, excavating, or otherwise altering work and shall not cut or alter work of any other contractor except with consent of District.

6.10. Obtaining Licenses

Except for DSA fees or charges, Developer shall secure and pay for all of its required licenses, and certificates necessary for prosecution of Work before the date of the commencement of the Work or before the licenses, and certificates are legally required to continue the Work without interruption. The Developer shall obtain and pay, only when legally required, for all licenses and certificates required to be obtained from or issued by any authority having jurisdiction over any part of the Work included in the Contract. All final permits and certificates shall be delivered to District before demand is made for final payment.

6.11. Work to Comply With Applicable Laws and Regulations

6.11.1. Developer shall give all notices and comply with all applicable laws, ordinances, rules, and regulations relating to the Work, including the specific laws, ordinances, rules, and regulations as indicated and specified in the Contract Documents and identified below, including but not limited to the appropriate statutes and administrative code sections. If Developer observes that Drawings and Specifications are at variance therewith, or should Developer become aware of the development of conditions not covered by Contract Documents that will result in finished Work being at variance therewith, Developer shall promptly notify District in writing and any changes deemed necessary by District shall be made as provided in the Contract Documents for changes in Work.

6.11.1.1. National Electrical Safety Code, U. S. Department of Commerce

6.11.1.2. National Board of Fire Underwriters' Regulations

6.11.1.3. Uniform Building Code, latest addition, and the California Code of Regulations, title 24, including amendments

6.11.1.4. Manual of Accident Prevention in Construction, latest edition, published by A.G.C. of America

6.11.1.5. Industrial Accident Commission's Safety Orders, State of California

6.11.1.6. Regulations of the State Fire Marshall (title 19, California Code of Regulations) and Pertinent Local Fire Safety Codes

- 6.11.1.7. Americans with Disabilities Act
- 6.11.1.8. Education Code of the State of California
- 6.11.1.9. Government Code of the State of California
- 6.11.1.10. Labor Code of the State of California, division 2, part 7, Public Works and Public Agencies
- 6.11.1.11. Public Contract Code of the State of California
- 6.11.1.12. California Art Preservation Act
- 6.11.1.13. U. S. Copyright Act
- 6.11.1.14. U. S. Visual Artists Rights Act

6.11.2. Developer shall comply with all applicable mitigation measures, if any, adopted by any public agency with respect to this Tenant Improvement Project pursuant to the California Environmental Quality Act (Public Resources Code section 21000 et seq.)

6.11.3. If Developer performs any Work that it knew, or through exercise of reasonable care should have known, to be contrary to any applicable laws, ordinance, rules, or regulations, Developer shall bear all costs arising therefrom.

6.11.4. Where Specifications or Drawings state that materials, processes, or procedures must be approved by the DSA, State Fire Marshall, or other body or agency, Developer shall be responsible for satisfying requirements of such bodies or agencies.

6.12. Safety/Protection of Persons and Property

6.12.1. The Developer will be solely and completely responsible for conditions of the Work Site, including safety of all persons and property during performance of the Work. This requirement will apply continuously and not be limited to normal working hours.

6.12.2. The wearing of hard hats will be mandatory at all times for all personnel on Site. Developer shall supply sufficient hard hats to properly equip all employees and visitors.

6.12.3. Any construction review of the Developer's performance is not intended to include review of the adequacy of the Developer's safety measures in, on, or near the Work Site.

6.12.4. Implementation and maintenance of safety programs shall be the sole responsibility of the Developer.

6.12.5. The Developer shall furnish to the District a copy of the Developer's safety plan within the time frame indicated in the Contract Documents and specifically adapted for the Tenant Improvement Project.

6.12.6. Developer shall be responsible for all damages to persons or property that occur as a result of its fault or negligence in connection with the prosecution of this Contract and shall take all necessary measures and be responsible for the proper care, Tenant Improvement Project Completion and final acceptance by District. Developer shall not be responsible for damage to the Work caused by "acts of God" as defined in Public Contract Code section 7105.

6.12.7. Developer shall take, and require Subcontractors to take, all necessary precautions for safety of workers on the Tenant Improvement Project and shall comply with all applicable federal, state, local, and other safety laws, standards, orders, rules, regulations, and building codes to prevent accidents or injury to persons on, about, or adjacent to premises where Work is being performed and

to provide a safe and healthful place of employment. Developer shall furnish, erect, and properly maintain at all times, all necessary safety devices, safeguards, construction canopies, signs, nets, barriers, lights, and watchmen for protection of workers and the public and shall post danger signs warning against hazards created by such features in the course of construction.

6.12.8. Hazards Control – Developer shall store volatile wastes in covered metal containers and remove them from the Site regularly, which shall be daily when appropriate for the type of hazardous wastes to be removed. Developer shall prevent accumulation of wastes that create hazardous conditions. Developer shall provide adequate ventilation during use of volatile or noxious substances.

6.12.9. Developer shall designate a responsible member of its organization on the Tenant Improvement Project, whose duty shall be to post information regarding protection and obligations of workers and other notices required under occupational safety and health laws, to comply with reporting and other occupational safety requirements, and to protect the life, safety, and health of workers. Name and position of person so designated shall be reported to District by Developer.

6.12.10. Developer shall correct any violations of safety laws, rules, orders, standards, or regulations. Upon the issuance of a citation or notice of violation by the Division of Occupational Safety and Health, Developer shall correct such violation promptly.

6.12.11. Storm Water Permits. Developer shall comply with any District storm water requirements that are approved by the District and applicable to the Tenant Improvement Project, at no additional cost to the District.

6.12.11.1. Developer shall perform the Work of the Tenant Improvement Project related to being the District's Qualified SWPPP (Storm Water Pollution Prevention Plan) Practitioner ("QSP").

6.12.11.2. As the District's QSP, Developer shall be responsible for storm water and non-storm water visual observations, sampling, and analysis per the District's SWPPP.

6.12.11.3. Developer shall strictly follow the requirements to implement all the provisions of the SWPPP including, without limitation, preparation of monitoring and recording reports and providing those to the District.

6.12.11.4. Developer's indemnity obligations as indicated in the Facilities Lease are applicable to any damages, penalties, fees, charges, or related expenses assessed or charged to the District by any water boards or agencies with jurisdiction related to compliance with the Storm Water Permits.

6.12.12. In an emergency affecting safety of life or of work or of adjoining property, Developer, without special instruction or authorization, shall act, at its discretion, to prevent such threatened loss or injury. Any compensation claimed by Developer on account of emergency work shall be determined by agreement.

6.12.13. All salvage materials will become the property of the Developer and shall be removed from the Site unless otherwise called for in the Contract Documents. However, the District reserves the right to designate certain items of value that shall be turned over to the District unless otherwise directed by District.

6.12.14. All connections to public utilities and/or existing on-site services shall be made and maintained in such a manner as to not interfere with the continuing use of same by the District during the entire progress of the Work.

6.12.15. Developer shall provide such heat, covering, and enclosures as are necessary to protect all Work, materials, equipment, appliances, and tools against damage by weather conditions, such as extreme heat, cold, rain, snow, dry winds, flooding, or dampness.

6.12.16. The Developer shall protect and preserve the Work from all damage or accident, providing any temporary roofs, window and door coverings, boxing, or other construction as required by the Architect. The Developer shall be responsible for existing structures, walks, roads, trees, landscaping, and/or improvements in working areas; and shall provide adequate protection therefor. If temporary removal is necessary of any of the above items, or damage occurs due to the Work, the Developer shall replace same at his expense with same kind, quality, and size of Work or item damaged. This shall include any adjoining property of the District and others.

6.12.17. Developer shall take adequate precautions to protect existing roads, sidewalks, curbs, pavements, utilities, adjoining property, and structures (including, without limitation, protection from settlement or loss of lateral support), and to avoid damage thereto, and repair any damage thereto caused by construction operations of the Developer.

6.12.18. Developer shall confine apparatus, the storage of materials, and the operations of workers to limits indicated by law, ordinances, permits, or directions of District, Construction Manager or Architect, and shall not interfere with the Work or unreasonably encumber Premises or overload any structure with materials. Developer shall enforce all instructions of District and Architect regarding signs, advertising, fires, and smoking, and require that all workers comply with all regulations while on Tenant Improvement Project Site.

6.12.19. Developer, Developer's employees, Subcontractors, Subcontractors' employees, or any person associated with the Work shall conduct themselves in a manner appropriate for a The Center. No verbal or physical contact with neighbors, students, and faculty, profanity, or inappropriate attire or behavior will be permitted. District may require Developer to permanently remove non-complying persons from Tenant Improvement Project Site.

6.12.20. Developer shall take care to prevent disturbing or covering any survey markers, monuments, or other devices marking property boundaries or corners. If such markers are disturbed, Developer shall have a civil engineer, registered as a professional engineer in California, replace them at no cost to District.

6.12.21. In the event that the Developer enters into any agreement with owners of any adjacent property to enter upon the adjacent property for the purpose of performing the Work, Developer shall fully indemnify, defend, and hold harmless each person, entity, firm, or agency that owns or has any interest in adjacent property. The form and content of the agreement of indemnification shall be approved by the District prior to the commencement of any Work on or about the adjacent property. The Developer shall also indemnify the District as provided in the indemnification provision herein. These provisions shall be in addition to any other requirements of the owners of the adjacent property.

6.13. Working Evenings and Weekends

Developer may be required to work evenings and/or weekends at no additional cost to the District. Developer shall give the District seventy-two (72) hours' notice prior to performing any evening and/or weekend Work. Developer shall perform all evening and/or weekend work only upon District's written approval and in compliance with all applicable rules, regulations, laws, and local ordinances including,

without limitation, all noise and light limitations. Developer shall reimburse the District for any Inspector charges necessitated by the Developer's evening, weekend and/or legal holiday work, unless the District has agreed to be responsible for such costs at the District's expense in advance of the evening and/or weekend work.

6.14. Cleaning Up

6.14.1. The Developer shall provide all services, labor, materials, and equipment necessary for protecting the Work, all school occupants, furnishings, equipment, and building structure from damage until Tenant Improvement Project Completion and final acceptance by District. Dust barriers shall be provided to isolate dust and dirt from construction operations. Upon Tenant Improvement Project Completion, Developer shall clean to the original state any areas beyond the Work area that become dust laden as a result of the Work. The Developer must erect the necessary warning signs and barricades to ensure the safety of all school occupants. The Developer at all times must maintain good housekeeping practices to reduce the risk of fire damage and must make a fire extinguisher, fire blanket, and/or fire watch, as applicable, available at each location where cutting, braising, soldering, and/or welding is being performed or where there is an increased risk of fire.

6.14.2. Developer at all times shall keep Premises free from debris such as waste, rubbish, and excess materials and equipment caused by the Work. Developer shall not leave debris under, in, or about the Premises, but shall promptly remove same from the Premises on a daily basis. If Developer fails to clean up, District may do so and the cost thereof shall be charged to Developer. If Contract is for work on an existing facility, Developer shall also perform specific clean-up on or about the Premises upon request by the District as it deems necessary for the continuing education process. Developer shall comply with all related provisions of the Specifications.

6.14.3. If the Construction Manager, Architect, or District observes the accumulation of trash and debris, the District will give the Developer a 24-hour written notice to mitigate the condition.

6.14.4. Should the Developer fail to perform the required clean-up, or should the clean-up be deemed unsatisfactory by the District, the District will then perform the clean-up. All cost associated with the clean-up work (including all travel, payroll burden, and costs for supervision) will be deducted from the Guaranteed Tenant Improvement Project Cost, or District may withhold those amounts from payment(s) to Developer.

7. SUBCONTRACTORS

7.1. Developer shall provide the District with information for all of Developer's Subcontracts and Subcontractors.

7.2. No contractual relationship exists between the District and any Subcontractor, supplier, or sub-subcontractor by reason of this Contract.

7.3. Bidding for Subcontractor Work

7.3.1. Developer is required to receive at least three (3) to seven (7) bona fide bids from Subcontractors for all scopes of work on the Tenant Improvement Project that constitute more than three percent (3%) of the total Tenant Improvement Project scope. Prior to the Developer seeking bids, the District and Developer shall agree to the minimum number of bona fide bids required for each scope and/or trade.

7.3.2. Developer shall provide all bids received from all Subcontractors to the District and shall justify, to the District's satisfaction, if Developer does not choose the lowest bidding Subcontractor for a specific scope of work.

7.3.3. Developer must seek District's prior approval if it wishes to provide fewer than the minimum number of bona fide bids from Subcontractors.

7.3.4. Developer and all Subcontractors must be prequalified to work on District Tenant Improvement Projects.

7.4. Developer agrees to bind every Subcontractor by terms of Contract as far as those terms are applicable to Subcontractor's work. If Developer shall subcontract any part of this Contract, Developer shall be as fully responsible to District for acts and omissions of any Subcontractor and of persons either directly or indirectly employed by any Subcontractor, as it is for acts and omissions of persons directly employed by Developer. The divisions or sections of the Specifications are not intended to control the Developer in dividing the Work among Subcontractors or limit the work performed by any trade.

7.5. District's consent to, or approval of, or failure to object to, any Subcontractor under this Contract shall not in any way relieve Developer of any obligations under this Contract and no such consent shall be deemed to waive any provisions of this Contract.

7.6. Developer is directed to familiarize itself with sections 1720 through 1861 of the Labor Code of the State of California, as regards the payment of prevailing wages and related issues, and to comply with all applicable requirements therein all including, without limitation, section 1775 and the Developer's and Subcontractors' obligations and liability for violations of prevailing wage law and other applicable laws.

7.7. The Developer shall be responsible for the coordination of the trades, Subcontractors, sub-subcontractors, and material or equipment suppliers working on the Tenant Improvement Project.

7.8. Developer is solely responsible for settling any differences between the Developer and its Subcontractor(s) or between Subcontractors.

7.9. Developer must include in all of its subcontracts the assignment provisions as indicated in the Termination section of these General Construction Provisions.

8. OTHER CONTRACTS/CONTRACTORS

8.1. District reserves the right to let other contracts, and/or to perform work with its own forces, in connection with the Tenant Improvement Project. Developer shall afford other contractors reasonable opportunity for introduction and storage of their materials and execution of their work and shall properly coordinate and connect Developer's Work with the work of other contractors.

8.2. In addition to Developer's obligation to protect its own Work, Developer shall protect the work of any other contractor that Developer encounters while working on the Tenant Improvement Project.

8.3. If any part of Developer's Work depends for proper execution or results upon work of District or any other contractor, the Developer shall inspect and promptly report to the District in writing before proceeding with its Work any defects in District's or any other contractor's work that render Developer's Work unsuitable for proper execution and results. Developer shall be held accountable for damages to District for District's or any other contractor's work that Developer failed to inspect or should have inspected. Developer's failure to inspect and report shall constitute Developer's acceptance of all District's or any other contractor's work as fit

and proper for reception of Developer's Work, except as to defects that may develop in District's or any other contractor's work after execution of Developer's Work.

8.4. To ensure proper execution of its subsequent work, Developer shall measure and inspect work already in place and shall at once report to the District in writing any discrepancy between that executed work and the Contract Documents.

8.5. Developer shall ascertain to its own satisfaction the scope of the Tenant Improvement Project and nature of District's or any other contracts that have been or may be awarded by District in prosecution of the Tenant Improvement Project to the end that Developer may perform this Contract in light of the other contracts, if any.

8.6. Nothing herein contained shall be interpreted as granting to Developer exclusive occupancy of the Site, the Premises, or of the Tenant Improvement Project. The District shall have complete access to the Tenant Improvement Project site for any reasonable purpose at all times. Developer shall not cause any unnecessary hindrance or delay to the use and/or school operation(s) of the Premises and/or to District or any other contractor working on the Tenant Improvement Project. If simultaneous execution of any contract or school operation is likely to cause interference with performance of Developer's Contract, Developer shall coordinate with those contractor(s), person(s), and/or entity(s) and shall notify the District of the resolution.

9. DRAWINGS AND SPECIFICATIONS

9.1. A complete list of all Drawings for the Tenant Improvement Project is to be found as an index on the Drawings themselves, and/or may be provided to the Developer and/or in the Table of Contents.

9.2. Materials or Work described in words that so applied have a well-known technical or trade meaning shall be deemed to refer to recognized standards, unless noted otherwise.

9.3. Trade Name or Trade Term.

It is not the intention of this Contract to go into detailed descriptions of any materials and/or methods commonly known to the trade under "trade name" or "trade term." The mere mention or notation of "trade name" or "trade term" shall be considered a sufficient notice to Developer that it will be required to complete the work so named, complete, finished, and operable, with all its appurtenances, according to the best practices of the trade.

9.4. The naming of any material and/or equipment shall mean furnishing and installing of same, including all incidental and accessory items thereto and/or labor therefor, as per best practices of the trade(s) involved, unless specifically noted otherwise.

9.5. Contract Documents are complementary, and what is called for by one shall be binding as if called for by all. As such, Drawings and Specifications are intended to be fully cooperative and to agree. However, if Developer observes that Drawings and Specifications are in conflict, Developer shall promptly notify District and Architect in writing, and any necessary changes shall be made as provided in the Contract Documents.

9.6. Should any question arise concerning the intent or meaning of the Contract Documents, including the Plans and Specifications, the question shall be submitted to the District for interpretation. If a conflict exists in the Contract Documents, these General Construction Provisions shall control over the Facilities Lease, which shall control over the Site Lease, which shall control over Division 1 Documents, which shall control over Division 2 through Division 49 documents, which shall control over figured dimensions, which shall control over large-scale drawings, which shall control over small-scale drawings. In no case shall a document calling

for lower quality and/or quantity material or workmanship control. However, in the case of discrepancy or ambiguity solely between and among the Drawings and Specifications, the discrepancy or ambiguity shall be resolved in favor of the interpretation that will provide District with the functionally complete and operable Tenant Improvement Project described in the Drawings and Specifications. In case of ambiguity, conflict, or lack of information, District will furnish clarifications with reasonable promptness.

9.7. Drawings and Specifications are intended to comply with all laws, ordinances, rules, and regulations of constituted authorities having jurisdiction, and where referred to in the Contract Documents, the laws, ordinances, rules, and regulations shall be considered as a part of the Contract within the limits specified. Developer shall bear all expense of correcting work done contrary to said laws, ordinances, rules, and regulations and for which the Developer knew or reasonably should have known did not comply with those laws, ordinances, rules, and regulations.

9.8. Ownership of Drawings

All copies of Plans, Drawings, Designs, Specifications, and copies of other incidental architectural and engineering work, or copies of other Contract Documents furnished by District, are the property of District. They are not to be used by Developer in other work and, with the exception of signed sets of Contract Documents, are to be returned to District on request at completion of Work, or may be used by District as it may require without any additional costs to District. Neither the Developer nor any Subcontractor, or material or equipment supplier shall own or claim a copyright in the Drawings, Specifications, and other documents prepared by the Architect. District hereby grants the Developer, Subcontractors, sub-subcontractors, and material or equipment suppliers a limited license to use applicable portions of the Drawings prepared for the Tenant Improvement Project in the execution of their Work under the Contract Documents.

10. DEVELOPER'S SUBMITTALS AND SCHEDULES

Developer's submittals shall comply with the provisions and requirements of the Specifications including, without limitation Submittals.

10.1. Schedules, Safety Plan and Complete Subcontractor List

10.1.1. Within TEN (10) calendar days after the date of the Notice to Proceed (unless otherwise specified in the Notice to Proceed or in the Special Conditions), Developer shall prepare and submit to the District for review, in a form supported by sufficient data to substantiate its accuracy as the District may require:

10.1.1.1. Schedule of Work. Developer shall provide a preliminary schedule of construction indicating the starting and completion dates of the various stages of the Work, including any information and following any form as may be specified in the Specifications. Once approved by District, this shall become the Construction Schedule. This schedule shall include and identify all tasks that are on the Tenant Improvement Project's critical path with a specific determination of the start and completion of each critical path task, all contract milestones and each milestone's completion date(s) as may be required by the District, and the date of Tenant Improvement Project Completion.

10.1.1.1.1. Proposed Advanced Schedule. The District is not required to accept an early completion ("advanced") schedule; i.e., one that shows early completion dates for the Contract completion or milestones. Developer shall not be entitled to extra compensation if the District allows the Developer to proceed performing the Contract on an earlier ("advanced") schedule and Developer completes the Tenant Improvement Project, for whatever reason, beyond the

date shown in that earlier ("advanced") schedule, but within the Time for Completion indicated in the Contract. A schedule showing the work completed in less than the Time for Completion indicated in the Contract, shall be considered to have Tenant Improvement Project Float.

10.1.1.1.2. Float or Slack in the Schedule. Float or slack is the amount of time between the early start date and the late start date, or the early finish date and the late finish date, of any of the activities in the schedule. Float or slack is not for the exclusive use or benefit of either Party the Developer or the District, but its use shall be determined solely by the District.

10.1.1.2. Schedule of Submittals. The Developer shall provide a preliminary schedule of submittals, including Shop Drawings, Product Data, and Samples submittals. Once approved by District, this shall become the Submittal Schedule. All submittals shall be forwarded to the District by the date indicated on the approved Submittal Schedule, unless an earlier date is necessary to maintain the Construction Schedule, in which case those submittals shall be forwarded to the District so as not to delay the Construction Schedule.

10.1.1.3. Schedule of Values. The Developer shall provide a preliminary schedule of values for all component parts of the Work for which progress payments may be requested. The schedule of values must include quantities and prices of items totaling the Guaranteed Project Cost and must subdivide the Work into component parts in sufficient detail to serve as the basis for progress payments during construction. The preliminary schedule of values should include, at a minimum, the following information and the following structure:

10.1.1.3.1. Divided into at least the following categories:

- 10.1.1.3.1.1.** Overhead and profit;
- 10.1.1.3.1.2.** Supervision;
- 10.1.1.3.1.3.** General conditions;
- 10.1.1.3.1.4.** Layout;
- 10.1.1.3.1.5.** Mobilization;
- 10.1.1.3.1.6.** Submittals;
- 10.1.1.3.1.7.** Bonds and insurance;
- 10.1.1.3.1.8.** Closeout documentation;
- 10.1.1.3.1.9.** Demolition;
- 10.1.1.3.1.10.** Installation;
- 10.1.1.3.1.11.** Rough-in;
- 10.1.1.3.1.12.** Finishes;
- 10.1.1.3.1.13.** Testing;
- 10.1.1.3.1.14.** Punchlist and acceptance.

10.1.1.3.2. Divided by each of the following areas:

- 10.1.1.3.2.1.** Site Work;
- 10.1.1.3.2.2.** By each building;
- 10.1.1.3.2.3.** By each floor;
- 10.1.1.3.2.4.** By division of Work.

10.1.1.3.3. The preliminary schedule of values shall not provide for values any greater or less than the following percentages of the Contract value:

- 10.1.1.3.3.1.** Mobilization and layout combined to equal not more than 1%;

- 10.1.1.3.3.2.** Submittals, samples and shop drawings combined to equal not more than two percent (2%);
- 10.1.1.3.3.3.** Bonds and insurance combined to equal not more than three percent (3%);
- 10.1.1.3.3.4.** Punchlist and acceptance value combined to equal not less than one percent (1%);
- 10.1.1.3.3.5.** No schedule of value (except as noted herein) shall be greater than one percent (1%).

10.1.1.3.4. Closeout Documentation. Closeout Documentation shall have a value in the preliminary schedule of not less than two percent (2%). The value for Closeout Documentation shall be in addition to and shall not be a part of the Contract lease payments.

10.1.1.3.5. Notwithstanding any provision of the Contract Documents to the contrary, payment of the Developer's overhead, supervision, general conditions costs, and profit, as reflected in the Cost Breakdown, shall be paid by the District in equal installments, based on percentage complete, with the disbursement of Progress Payments and the Final Payment.

10.1.1.3.6. Developer shall certify that the preliminary schedule of values as submitted to the District is accurate and reflects the costs as developed in preparing Developer's bid. The preliminary schedule of values shall be subject to the District's review and approval of the form and content thereof. In the event that the District objects to any portion of the preliminary schedule of values, the District shall notify the Developer, in writing, of the District's objection(s) to the preliminary schedule of values. Within five (5) calendar days of the date of the District's written objection(s), Developer shall submit a revised preliminary schedule of values to the District for review and approval. The foregoing procedure for the preparation, review and approval of the preliminary schedule of values shall continue until the District has approved the entirety of the preliminary schedule of values.

10.1.1.3.7. Once the preliminary schedule of values is approved by the District, this shall become the Schedule of Values. The Schedule of Values shall not be thereafter modified or amended by the Developer without the prior written consent and approval of the District, which may be granted or withheld in the sole discretion of the District.

10.1.1.4. Safety Plan. The Developer shall provide a preliminary Developer's Safety Plan specifically adapted for the Tenant Improvement Project. Developer's Safety Plan shall comply with the following requirements:

- 10.1.1.4.1.** All applicable requirements of California Division of Industrial Safety ("CalOSHA") and/or of the United States Occupational Safety and Health Administration ("OSHA").
- 10.1.1.4.2.** All provisions regarding Tenant Improvement Project safety, including all applicable provisions in these General Conditions
- 10.1.1.4.3.** Developer's Safety Plan shall be prepared in both English and in the predominate language(s) of the Developer's and its Subcontractors' employees.

10.1.1.5. Complete Subcontractor List. Developer shall provide a preliminary Subcontractor List stating the name, address, telephone number, facsimile number, California State Contractors License number, DIR registration number, classification, and monetary value of all Subcontracts for parties furnishing labor, material, or equipment for the Tenant Improvement Project.

10.1.2. Developer must provide all schedules both in hard copy and electronically, in a format (e.g., Microsoft Tenant Improvement Project or Primavera) approved in advance by the District.

10.1.3. The District will review the schedules submitted and the Developer shall make changes and corrections in the schedules as requested by the District and resubmit the schedules until approved by the District.

10.1.4. The District shall have the right at any time to revise the Schedule of Values if, in the District's sole opinion, the Schedule of Values does not accurately reflect the value of the Work performed.

10.1.5. All submittals and schedules must be approved by the District before Developer can rely on them as a basis for payment.

10.2. Monthly Progress Schedule(s)

10.2.1. Developer shall provide Monthly Progress Schedule(s) to the District. A Monthly Progress Schedule shall update the approved Construction Schedule or the last Monthly Progress Schedule, showing all work completed and to be completed. The Monthly Progress Schedule shall be sent to the District and shall be in a format acceptable to the District and contain a written narrative of the progress of work that month and any changes, delays, or events that may affect the work. The process for District approval of the Monthly Progress Schedule shall be the same as the process for approval of the Construction Schedule.

10.2.2. Developer shall also submit Monthly Progress Schedule(s) with all payment applications.

10.3. Material Safety Data Sheets (MSDS)

Developer is required to ensure Material Safety Data Sheets are available in a readily accessible place at the Work Site for any material requiring a Material Safety Data Sheet per the Federal "Hazard Communication" standard, or employees right to know law. The Developer is also required to ensure proper labeling on substances brought onto the Tenant Improvement Project Site and that any person working with the material or within the general area of the material is informed of the hazards of the substance and follows proper handling and protection procedures. Two additional copies of the Material Safety Data Sheets shall also be submitted directly to the District.

10.4. Logistic Plan

Developer shall provide a staging and logistics plan identifying laydown areas, loading and unloading areas, crane locations, fence locations, temporary utility connections, trailer locations, and emergency evacuation meeting area. This Logistics Plan must be approved by the District prior to the Developer mobilizing on the Site.

11. SITE ACCESS, CONDITIONS, AND REQUIREMENTS

11.1. Site Investigation

Developer has made a careful investigation of the Site and is familiar with the requirements of the Contract and has accepted the known existing conditions of the Site.

11.2. Soils Investigation Report & Site Due Diligence

11.2.1. When a soils investigation report obtained from test holes at Site is available, that report shall be available to the Developer but shall not be a part of this Contract. Any information obtained from that report or any information given on Drawings as to subsurface soil condition or to elevations of existing grades or elevations of underlying rock is approximate only, is not guaranteed, does not form a part of this Contract. Developer may reasonably rely thereon, however the District makes no warranty regarding the completeness or accuracy of any such report or other information regarding subsurface conditions. Developer acknowledges that it has made visual examination of Site and has made whatever tests Developer deems appropriate to determine underground condition of soil.

11.2.2. If Developer encounters subsurface or latent conditions at Site materially differing from those shown on Drawings or indicated in Specifications, or for unknown conditions of an unusual nature that differ materially from those ordinarily encountered in the Work of the character provided for in the Contract Documents, Developer shall give notice to the District immediately before conditions are disturbed and in no event later than ten (10) days after first observance of the conditions.

11.2.2.1. The District will promptly investigate such conditions and, if they differ materially and cause an increase or decrease in Developer's cost of, or time required for, performance of any part of the Work, will equitably adjust the Contract Sum or Contract Time, or both.

11.2.2.2. If the District determines that the conditions at the site are not materially different from those indicated in the Contract Documents and that no change in the terms of the Contract is justified, the District will notify Developer in writing, stating the reasons.

11.2.2.3. If after receiving the response, Developer still intends to pursue a Claim, it shall provide written notice within ten (10) days after it has received the decision.

11.2.2.4. Conditions will not be qualified as concealed or unknown if they were readily visible or reasonably observable.

11.2.3. Developer's Diligence. Developer's agreement to the Contract Price confirms that it has made a careful examination of the Contract Documents, that it has an understanding of the nature, extent, and location of Work to be performed and that it expressly represents that it has completed the following:

11.2.3.1. Developer has visited the Tenant Improvement Project Site, if required, and has examined thoroughly and understood the nature and extent of the Contract Documents, Work, Site, locality, actual conditions, visible as-built conditions, and all local conditions and federal, state and local laws, and regulations that in any manner may affect cost, progress, performance, or furnishing of Work or that relate to any aspect of the means, methods, techniques, sequences, or procedures of construction to be employed by Developer and safety precautions and programs incident thereto;

11.2.3.2. Developer has conducted or obtained and has understood all examinations, investigations, explorations, tests, reports, and studies that pertain to the subsurface conditions, as-built conditions, underground facilities, and all other physical conditions at or contiguous to the Site or otherwise that may affect the cost, progress, performance, or furnishing of Work, as Developer considers reasonably necessary for the performance or furnishing of Work at the Guaranteed Tenant Improvement Project Cost, excepting unknown, hidden or concealed conditions, within the Contract Time, and in accordance with the other terms and conditions of Contract Documents, including specifically the provisions of the General Construction Provisions; and no additional examinations,

investigations, explorations, tests, reports, studies, or similar information or data are or will be required by Developer for such purposes;

11.2.3.3. Developer has correlated its knowledge and the results of all such observations, examinations, investigations, explorations, tests, reports, and studies with the terms and conditions of the Contract Documents;

11.2.3.4. Developer has given the District prompt written notice of all conflicts, errors, ambiguities, or discrepancies that it has discovered in or among the Contract Documents and the actual conditions, and the written resolution thereof by the District is acceptable to Developer;

11.2.3.5. Developer has made a complete disclosure in writing to the District of all facts bearing upon any possible interest, direct or indirect, that Developer believes any representative of the District or other officer or employee of the District presently has or will have in this Contract or in the performance thereof or in any portion of the profits thereof;

11.2.3.6. Developer is charged with all information and knowledge that a reasonable contractor would ascertain from having performed this required work, investigation, research, and analysis. The Guaranteed Project Cost includes entire cost of all work "incidental" to completion of the Work.

11.2.3.7. Conditions Shown on the Contract Documents: Information as to underground conditions, as-built conditions, or other conditions or obstructions, indicated in the Contract Documents, e.g., on Drawings or in Specifications, has been obtained with reasonable care, and has been recorded in good faith. However, District only warrants, and Developer may only rely, on the accuracy of limited types of information.

11.2.3.7.1. As to above-ground conditions or as-built conditions shown or indicated in the Contract Documents, there is no warranty, express or implied, or any representation express or implied, that such information is correctly shown or indicated. This information is verifiable by independent investigation and Developer is required to make such verification. Developer shall rely on the results of its own independent investigation. Developer shall not rely on District-supplied information regarding above-ground conditions or as-built conditions.

11.2.3.7.2. As to any subsurface condition shown or indicated in the Contract Documents, Developer may rely only upon the general accuracy of actual reported depths, actual reported character of materials, actual reported soil types, actual reported water conditions, or actual obstructions shown or indicated. District is not responsible for the completeness of such information for preparing a proposal or construction; nor is District responsible in any way for any conclusions or opinions of Developer drawn from such information; nor is District responsible for subsurface conditions that are not specifically shown (for example, District is not responsible for soil conditions in areas contiguous to areas where a subsurface condition is shown).

11.2.4. Conditions Shown in Reports and Drawings Supplied for Informational Purposes. Reference is made to the document entitled Geotechnical Data (if attached), and the document entitled Existing Conditions (if attached), for identification of:

11.2.4.1. Subsurface Conditions. Those reports of explorations and tests of subsurface conditions at or contiguous to the Tenant Improvement Project Site that have been utilized by Architect in preparing the Contract Documents; and

11.2.4.2. Physical Conditions. Those drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the Tenant Improvement Project Site that has been utilized by Architect in preparing the Contract Documents.

11.2.4.3. These reports and drawings are not Contract Documents and, except for any “technical” data regarding subsurface conditions specifically identified in Geotechnical Data and Existing Conditions, and underground facilities data, Developer may not in any manner rely on the information in these reports and drawings. Subject to the foregoing, Developer must make its own independent investigation of all conditions affecting the Work and must not rely on information provided by District.

11.3. Access to Work

District and its representatives shall at all times have access to Work wherever it is in preparation or progress, including storage and fabrication. Developer shall provide safe and proper facilities for such access so that District's representatives may perform their functions.

11.4. Layout and Field Engineering

11.4.1. All field engineering required for layout of this Work and establishing grades for earthwork operations shall be furnished by Developer at its expense. This Work shall be done by a qualified, California-registered civil engineer and/or surveyor (as appropriate) approved in writing by District and Architect.

11.4.2. The Developer shall be responsible for having ascertained pertinent local conditions such as location, accessibility, and general character of the Site and for having satisfied itself as to the conditions under which the Work is to be performed. District shall not be liable for any claim for allowances because of Developer's error or negligence in acquainting itself with the conditions at the Site.

11.4.3. Developer shall protect and preserve established benchmarks and monuments and shall make no changes in locations without the prior written approval of District. Developer shall replace any benchmarks or monuments that are lost or destroyed subsequent to proper notification of District and with District's approval.

11.5. Utilities & Sanitary Facilities

Developer shall provide all required utilities and sanitary facilities.

11.6. Surveys

Developer shall provide surveys done by a California-licensed civil engineer surveyor to determine locations of construction, grading, and site work as required to perform the Work.

11.7. Regional Notification Center

The Developer, except in an emergency, shall contact the appropriate regional notification center at least two (2) days prior to commencing any excavation if the excavation will be conducted in an area or in a private easement that is known, or reasonably should be known, to contain subsurface installations other than the underground facilities owned or operated by the District, and obtain an inquiry identification number from that notification center. No excavation shall be commenced and/or carried out by the

11.10.2. Developer shall give written notice to District, Construction Manager, and Architect promptly, before any of the following conditions are disturbed, and in no event later than twenty-four (24) hours after first observance, of any:

11.10.2.1. Material that Developer believes may be material that is hazardous waste or hazardous material, 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;

11.10.2.2. Other material that may present a substantial danger to persons or property exposed thereto in connection with Work at the Tenant Improvement Project Site.

11.10.3. Developer's written notice shall indicate whether the hazardous waste or material was shown or indicated in the Contract Documents to be within the scope of Work, and whether the materials were brought to the site by Developer, its Subcontractors, suppliers, or anyone else for whom Developer is responsible. As used in this section the term "hazardous materials" shall include, without limitation, asbestos, lead, Polychlorinated biphenyl (PCB), petroleum and related hydrocarbons, and radioactive material.

11.10.4. In response to Developer's written notice, the District shall investigate the identified conditions.

11.10.5. If District determines that conditions do not involve hazardous materials or that no change in terms of Contract is justified, District shall so notify Developer in writing, stating reasons. If District and Developer cannot agree on whether conditions justify an adjustment in Contract Price or Contract Time, or on the extent of any adjustment, Developer shall proceed with the Work as directed by District.

11.10.6. If after receipt of notice from District, Developer does not agree to resume Work based on a reasonable belief it is unsafe, or does not agree to resume Work under special conditions, then District may order that portion of Work connected with the hazardous condition or affected area, be deleted from the Work, or performed by others, or District may invoke its rights to terminate the Contract in whole or in part. District will determine entitlement to or the amount or extent of an adjustment, if any, in Contract Price or Contract Time as a result of deleting such portion of Work, or performing the Work by others.

11.10.7. If Developer stops Work in connection with any hazardous condition and in any area affected thereby, Developer shall immediately redeploy its workers, equipment, and materials, as necessary, to other portions of the Work to minimize delay and disruption.

11.10.8. Additional Warranties and Representations

11.10.8.1. Developer represents and warrants that it, its employees, and its subcontractors and their employees, shall at all times have the required levels of familiarity with the Tenant Improvement Project Site and the Work, training, and ability to comply fully with all applicable law and contract requirements for safe and expeditious performance of the Work, including whatever training is or may be required regarding the activities to be performed (including, but not limited to, all training required to address adequately the actual or potential dangers of Contract performance).

11.10.8.2. Developer represents and warrants that it, its employees, and its subcontractors and their employees, shall at all times have and maintain in good standing any and all certifications and

Developer unless an inquiry identification number has been assigned to the Developer or any Subcontractor and the Developer has given the District the identification number. Any damages arising from Developer's failure to make appropriate notification shall be at the sole risk and expense of the Developer. Any delays caused by failure to make appropriate notification shall be at the sole risk of the Developer and shall not be considered for an extension of the Contract time.

11.8. Existing Utility Lines

11.8.1. Pursuant to Government Code section 4215, District assumes the responsibility for removal, relocation, and protection of main or trunk utility lines and facilities located on the construction Site at the time of commencement of construction under this Contract with respect to any such utility facilities that are not identified in the Plans and Specifications. Developer shall not be assessed for liquidated damages for delay in Tenant Improvement Project Completion caused by failure of District or the owner of a utility to provide for removal or relocation of such utility facilities.

11.8.2. Locations of existing utilities provided by District shall not be considered exact, but approximate within reasonable margin and shall not relieve Developer of responsibilities to exercise reasonable care nor costs of repair due to Developer's failure to do so. District shall compensate Developer for the costs of locating, repairing damage not due to the failure of Developer to exercise reasonable care, and removing or relocating such utility facilities not indicated in the Plans and Specifications with reasonable accuracy, and for equipment necessarily idle during such work.

11.8.3. No provision herein shall be construed to preclude assessment against Developer for any other delays in Tenant Improvement Project Completion. Nothing in this Article shall be deemed to require District to indicate the presence of existing service laterals, appurtenances, or other utility lines, within the exception of main or trunk utility lines. Whenever the presence of these utilities on the Site of the construction Tenant Improvement Project can be inferred from the presence of other visible facilities, such as buildings, meter junction boxes, on or adjacent to the Site of the construction.

11.8.4. If Developer, while performing Work under this Contract, discovers utility facilities not identified by District in Contract Plans and Specifications, Developer shall immediately, but in no case longer than two (2) business days, notify the District and the utility in writing. The cost of repair for damage to above-mentioned visible facilities without prior written notification to the District shall be borne by the Developer.

11.9. Notification

Developer understands, acknowledges and agrees that the purpose for prompt notification to the District pursuant to these provisions is to allow the District to investigate the condition(s) so that the District shall have the opportunity to decide how the District desires to proceed as a result of the condition(s). Accordingly, failure of Developer to promptly notify the District in writing, pursuant to the applicable provisions of these General Conditions, shall constitute Developer's waiver of any claim for damages or delay incurred as a result of the condition(s).

11.10. Hazardous Materials

11.10.1. District is the generator of any hazardous materials that are on the Site and which are not brought to the Site by Developer. Developer is solely responsible for the exacerbation of Hazardous Materials. The cost of assessment, storage, and disposal of such shall be included in the Work.

licenses required by applicable federal, state, and other governmental and quasi-governmental requirements applicable to the Work.

11.10.8.3. Developer represents and warrants that it has studied carefully all requirements of the Specifications regarding procedures for demolition, hazardous waste abatement, or safety practices, specified in the Contract, and prior to submitting its bid, has either (a) verified to its satisfaction that the specified procedures are adequate and sufficient to achieve the results intended by the Contract Documents, or (b) by way of approved "or equal" request or request for clarification and written Addenda, secured changes to the specified procedures sufficient to achieve the results intended by the Contract Documents. Developer accepts the risk that any specified procedure will result in a completed Tenant Improvement Project in full compliance with the Contract Documents.

11.10.9. Monitoring and Testing

11.10.9.1. District reserves the right, in its sole discretion, to conduct air monitoring, earth monitoring, Work monitoring, and any other tests (in addition to testing required under the agreement or applicable law), to monitor Contract requirements of safe and statutorily compliant work methods and (where applicable) safe re-entry level air standards under state and federal law upon completion of the job, and compliance of the work with periodic and final inspection by public and quasi-public entities having jurisdiction.

11.10.9.2. Developer acknowledges that District has the right to perform, or cause to be performed, various activities and tests including, but not limited to, pre-abatement, during abatement, and post-abatement air monitoring, that District shall have no obligation to perform said activities and tests, and that a portion of said activities and tests may take place prior to the completion of the Work by Developer. In the event District elects to perform these activities and tests, Developer shall afford District ample access to the Site and all areas of the Work as may be necessary for the performance of these activities and tests. Developer will include the potential impact of these activities or tests by District in the Contract Price and the Scheduled Completion Date.

11.10.9.3. Notwithstanding District's rights granted by this paragraph, Developer may retain its own industrial hygiene consultant at Developer's own expense and may collect samples and perform tests including, but not limited to, pre-abatement, during abatement, and post-abatement personal air monitoring, and District reserves the right to request documentation of all such activities and tests performed by Developer relating to the Work and Developer shall provide that documentation immediately upon request, but in no event later than THREE (3) days upon request.

11.10.10. Compliance with Laws

11.10.10.1. Developer shall perform safe, expeditious, and orderly work in accordance with the best practices and the highest standards in the hazardous waste abatement, removal, and disposal industry, the applicable law, and the Contract Documents, including, but not limited to, all responsibilities relating to the preparation and return of waste shipment records, all requirements of the law, delivering of all requisite notices, and obtaining all necessary governmental and quasi-governmental approvals.

11.10.10.2. Developer represents that it is familiar with and shall comply with all laws applicable to the Work or completed Work including, but not limited to, all federal, state, and local laws, statutes, standards, rules, regulations, and ordinances applicable to the Work relating to:

11.10.10.2.1. The protection of the public health, welfare and environment;

11.10.10.2.2. Storage, handling, or use of asbestos, PCB, lead, petroleum based products or other hazardous materials;

11.10.10.2.3. The generation, processing, treatment, storage, transport, disposal, destruction, or other management of asbestos, PCB, lead, petroleum, or hazardous waste materials or other waste materials of any kind; and

11.10.10.2.4. The protection of environmentally sensitive areas such as wetlands and coastal areas.

11.10.11. Disposal

11.10.11.1. Developer has the sole responsibility for determining current waste storage, handling, transportation, and disposal regulations for the Tenant Improvement Project Site and for each waste disposal facility. Developer must comply fully at its sole cost and expense with these regulations and any applicable law. District may, but is not obligated to, require submittals with this information for it to review consistent with the Contract Documents.

11.10.11.2. Developer shall develop and implement a system acceptable to District to track hazardous waste from the Tenant Improvement Project Site to disposal, including appropriate "Hazardous Waste Manifests" on the EPA form, so that District may track the volume of waste deposited in each landfill and receive from each facility a certificate of receipt.

11.10.11.3. Developer shall provide District with the name and address of each waste disposal facility prior to any disposal, and District shall have the right to reject any proposed disposal facility. Developer shall not use any disposal facility to which District has objected. Developer shall document actual disposal or destruction of waste at a designated facility by completing a disposal certificate or certificate of destruction forwarding the original to District.

11.10.12. Permits

11.10.12.1. Before performing any of the Work, and at such other times as may be required by applicable law, Developer shall deliver all requisite notices and obtain the approval of all governmental and quasi-governmental authorities having jurisdiction over the Work. Developer shall submit evidence satisfactory to District that Developer and any disposal facility:

11.10.12.1.1. Have obtained all required permits, approvals, and the like in a timely manner both prior to commencement of the Work and thereafter as and when required by applicable law, and

11.10.12.1.2. Are in compliance with all such permits, approvals and the regulations.

For example, before commencing any work in connection with the Work involving asbestos-containing materials, or PCBs, or other hazardous materials subject to regulation, Developer agrees to provide the required notice of intent to renovate or demolish to the appropriate state or federal agency having jurisdiction, by certified mail, return receipt requested, or by some other method of transmittal for which a return receipt is obtained, and to send a copy of that notice to District. Developer shall not conduct any Work involving asbestos-containing materials or PCBs unless Developer has first confirmed that the appropriate agency having jurisdiction is in receipt of the required notification. All permits, licenses, and bonds that are required by governmental or quasi-

governmental authorities, and all fees, deposits, tap fees, offsite easements, and asbestos and PCB disposal facilities expenses necessary for the prosecution of the Work, shall be procured and paid for by Developer. Developer shall give all notices and comply with the all applicable laws bearing on the conduct of the Work as drawn and specified. If Developer observes or reasonably should have observed that Plans and Specifications and other Contract Documents are at variance therewith, it shall be responsible for promptly notifying District in writing of such fact. If Developer performs any Work contrary to applicable laws, it shall bear all costs arising therefrom.

11.10.12.2. In the case of any permits or notices held in District's name or of necessity to be made in District's name, District shall cooperate with Developer in securing the permit or giving the notice, but the Developer shall prepare for District review and execution upon approval, all necessary applications, notices, and other materials.

11.11. No Signs

Neither the Developer nor any other person or entity shall display any signs not required by law or the Contract Documents at the Site, fences trailers, offices, or elsewhere on the Site without specific prior written approval of the District.

12. TRENCHES

12.1. Trenches Greater Than Five Feet

Pursuant to Labor Code section 6705, if the Guaranteed Project Cost exceeds \$25,000 and involves the excavation of any trench or trenches five (5) feet or more in depth, the Developer shall, in advance of excavation, promptly submit to the District and/or a registered civil or structural engineer employed by the District or Architect, a detailed plan showing the design of shoring for protection from the hazard of caving ground during the excavation of such trench or trenches.

12.2. Excavation Safety

If such plan varies from the Shoring System Standards established by the Construction Safety Orders, the plan shall be prepared by a registered civil or structural engineer, but in no case shall such plan be less effective than that required by the Construction Safety Orders. No excavation of such trench or trenches shall be commenced until said plan has been accepted by the District or by the person to whom authority to accept has been delegated by the District.

12.3. No Tort Liability of District

Pursuant to Labor Code section 6705, nothing in this Article shall impose tort liability upon the District or any of its employees.

12.4. No Excavation Without Permits

The Developer shall not commence any excavation Work until it has secured all necessary permits including the required CAL OSHA excavation/shoring permit. Any permits shall be prominently displayed on the Site prior to the commencement of any excavation.

12.5. Discovery of Hazardous Waste and/or Unusual Conditions

12.5.1. Pursuant to Public Contract Code section 7104, if the Work involves digging trenches or other excavations that extend deeper than four feet below the Surface, the Developer shall promptly, , and before the following conditions are disturbed, notify the District, in writing, of any:

12.5.1.1. Material that the Developer 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.

12.5.1.2. Subsurface or latent physical conditions at the Site differing from those indicated.

12.5.1.3. 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.

12.5.2. 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 Developer's cost of, or the time required for, performance of any part of the Work, shall issue a Change Order under the procedures described herein.

12.5.3. In the event that a dispute arises between District and the Developer whether the conditions materially differ, or involve hazardous waste, or cause a decrease or increase in the Developer's cost of, or time required for, performance of any part of the Work, the Developer 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 Developer shall retain any and all rights provided either by Contract or by law that pertain to the resolution of disputes and protests, which include the requirement that Developer complies with the notice and Proposed Change Order provisions of the Contract Documents. Developer's failure to submit a Proposed Change Order pursuant to the terms of the Contract Documents shall be deemed a waiver of Developer's right to an adjustment of the Contract Price of Contract Time.

13. INSURANCE AND BONDS

13.1. Developer's Insurance.

The Developer shall comply with the insurance requirements as indicated in the Facilities Lease.

13.2. Contract Security - Bonds

13.2.1. Developer shall furnish two surety bonds issued by a California admitted surety insurer as follows:

13.2.1.1. Performance Bond: A bond in an amount at least equal to one hundred percent (100%) of Contract Price as security for faithful performance of this Contract.

13.2.1.2. Payment Bond: A bond in an amount at least equal to one hundred percent (100%) of the Contract Price as security for payment of persons performing labor and/or furnishing materials in connection with this Contract.

13.2.2. Cost of bonds shall be included in the Guaranteed Tenant Improvement Project Cost.

13.2.3. All bonds related to this Tenant Improvement Project shall be on the forms provided in the Contract Documents and shall comply with all requirements of the Contract Documents.

14. WARRANTY/GUARANTEE/INDEMNITY

14.1. Warranty/Guarantee

14.1.1. The Developer shall obtain and preserve for the benefit of the District, manufacturer's warranties on materials, fixtures, and equipment incorporated into the Work.

14.1.2. In addition to guarantees required elsewhere, Developer shall, and hereby does guarantee and warrant all Work furnished on the job against all defects for a period of ONE (1) year after the later of the following dates:

14.1.2.1. Tenant Improvement Project Completion,

14.1.2.2. The commissioning date for the Tenant Improvement Project, if any.

14.1.3. At the District's sole option, Developer shall repair or replace any and all of that Work, together with any other Work that may be displaced in so doing, that may prove defective in workmanship and/or materials within a ONE (1) year period from date of completion as defined above without expense whatsoever to District. In the event of failure of Developer and/or Surety to commence and pursue with diligence said replacements or repairs within ten (10) days after being notified in writing, Developer and Surety hereby acknowledge and agree that District is authorized to proceed to have defects repaired and made good at expense of Developer and/or Surety who hereby agree to pay costs and charges therefore immediately on demand.

14.1.4. If, in the opinion of District, defective work creates a dangerous condition or requires immediate correction or attention to prevent further loss to District or to prevent interruption of operations of District, District will attempt to give the notice required above. If Developer or Surety cannot be contacted or neither complies with District's request for correction within a reasonable time as determined by District, District may, notwithstanding the above provision, proceed to make any and all corrections and/or provide attentions the District believes are necessary. The costs of correction or attention shall be charged against Developer and Surety of the guarantees provided in this Article or elsewhere in this Contract.

14.1.5. The above provisions do not in any way limit the guarantees on any items for which a longer guarantee is specified or on any items for which a manufacturer gives a guarantee for a longer period. Developer shall furnish to District all appropriate guarantee or warranty certificates as indicated in the Specifications or upon request by District.

14.1.6. Nothing herein shall limit any other rights or remedies available to District.

14.2. Indemnity

Developer shall indemnify the District as indicated in the Facilities Lease.

15. TIME

15.1. Computation of Time / Adverse Weather

15.1.1.1. The Developer will only be allowed a time extension for Adverse Weather conditions and only if all of the following conditions are met:

15.1.1.1.1. The weather conditions constitute Adverse Weather, as defined herein;

15.1.1.1.2. Developer can verify that the Adverse Weather caused delays in excess of five hours of the indicated labor required to complete the scheduled tasks of Work on the day affected by the Adverse Weather;

15.1.1.1.3. The Developer's crew is dismissed as a result of the Adverse Weather; and

15.1.1.1.4. The number of days of delay for the month exceeds the following parameters. The District and Developer may negotiate a different minimum number of days, which shall be as indicated in Exhibit K to the Facilities Lease:

January	<u>11</u>	July	<u>0</u>
February	<u>10</u>	August	<u>0</u>
March	<u>10</u>	September	<u>1</u>
April	<u>6</u>	October	<u>4</u>
May	<u>3</u>	November	<u>7</u>
June	<u>1</u>	December	<u>10</u>

15.1.2. A day-for-day extension will only be allowed for those days in excess of those indicated herein.

15.1.3. The Contract Time has been determined with consideration given to the average climate weather conditions prevailing in the County in which the Tenant Improvement Project is located.

15.2. Hours of Work

Work shall be performed during regular working hours as permitted by the appropriate governmental agency except that in the event of an emergency, or when required to complete the Work in accordance with job progress, Work may be performed outside of regular working hours with the advance written consent of the District and approval of any required governmental agencies.

15.3. Progress and Tenant Improvement Project Completion

15.3.1. Time of the Essence

Time limits stated in the Contract Documents are of the essence to the Contract. By executing the Facilities Lease, the Developer confirms that the Contract Time is a reasonable period for Tenant Improvement Project Completion.

15.3.2. No Commencement Without Insurance

The Developer shall not commence operations on the Tenant Improvement Project or elsewhere prior to the effective date of insurance and bonds. The date of commencement of the Work shall not be changed by the effective date of such insurance. If Developer commences Work without insurance and bonds, all Work is performed at Developer's peril and shall not be compensable until and unless Developer secures bonds and insurance pursuant to the terms of the Contract Documents and subject to District claim for damages.

15.3.3. Sufficient Forces

Developer and Subcontractors shall continuously furnish sufficient forces to ensure the prosecution of the Work in accordance with the Construction Schedule to obtain Tenant Improvement Project Completion within the Contract Time.

15.4. Schedule

Developer shall provide to District, Construction Manager, and Architect a schedule in conformance with the Contract Documents and as required in these General Construction Provisions.

15.5. Expeditious Completion

The Developer shall proceed expeditiously with adequate forces and shall achieve Completion within the Contract Time.

16. EXTENSIONS OF TIME – LIQUIDATED DAMAGES

16.1. Liquidated Damages

Developer and District hereby agree that the exact amount of damages for failure to complete the Work within the time specified is extremely difficult or impossible to determine. If the Work is not completed within the time specified in the Contract Documents, it is understood that the District will suffer damage. It being impractical and unfeasible to determine the amount of actual damage, it is agreed the Developer shall pay to District as fixed and liquidated damages, and not as a penalty, the amount set forth in the Facilities Lease for each calendar day of delay beyond the Contract Time. Developer and its Surety shall be liable for the amount thereof pursuant to Government Code section 53069.85.

16.2. Excusable Delay

16.2.1. Developer shall not be charged for liquidated damages because of any delays beyond the Contract Time which are not the fault of Developer or its Subcontractors, including acts of God as defined in Public Contract Code section 7105, acts of enemy, epidemics, and quarantine restrictions. Developer shall, within five (5) calendar days of any delay, notify District in writing of causes of delay including documentation and facts explaining the delay. District shall review the facts and extent of any delay and shall grant extension(s) of time for completing Work when, in its judgment, the findings of fact justify an extension. Extension(s) of time shall apply only to that portion of Work affected by delay, and shall not apply to other portions of Work not so affected. An extension of time may only be granted if Developer has timely submitted the Construction Schedule as required herein.

16.2.2. Developer shall notify the District pursuant to the claims provisions in these General Construction Provisions of any anticipated delay and its cause. Following submission of a notice of delay, the District may determine whether the delay is to be considered avoidable or unavoidable, how long it continues, and to what extent the prosecution and Tenant Improvement Project Completion might be delayed thereby.

16.2.3. In the event the Developer requests an extension of Contract Time for unavoidable delay, such request shall be submitted in accordance with the provisions in the Contract Documents governing changes in Work. When requesting time, requests must be submitted with full justification and documentation. If the Developer fails to submit justification, it waives its right to a time extension

at a later date. Such justification must be based on the official Construction Schedule as updated at the time of occurrence of the delay or execution of Work related to any changes to the Scope of Work. Any claim for delay must include the following information as support, without limitation:

16.2.3.1. The duration of the activity relating to the changes in the Work and the resources (manpower, equipment, material, etc.) required to perform the activities within the stated duration.

16.2.3.2. Specific logical ties to the Construction Schedule for the proposed changes and/or delay showing the activity/activities in the Construction Schedule that are affected by the change and/or delay. (A portion of any delay of seven (7) days or more must be provided.)

16.2.3.3. A revised Construction Schedule must be submitted.

16.3. No Additional Compensation for Delays Within Developer's Control

16.3.1. Developer is aware that governmental agencies, including, without limitation, the Division of the State Architect, the Department of General Services, gas companies, electrical utility companies, water districts, and other agencies may have to approve Developer-prepared drawings or approve a proposed installation. Accordingly, Developer has included in the Guaranteed Tenant Improvement Project Cost, time for possible review of its drawings and for reasonable delays and damages that may be caused by such agencies. Thus, Developer is not entitled to make a claim for damages or delays arising from the review of Developer's drawings.

16.3.2. Developer shall only be entitled to compensation for delay when all of the following conditions are met:

16.3.2.1. The District or its consultants, employees, architects or contractors are responsible for the delay;

16.3.2.2. The delay was not reasonably anticipated by District and Developer; and

16.3.2.3. Developer complies with the claims procedure of the Contract Documents.

16.4. Float or Slack in the Schedule

16.4.1.1.1. Float or slack is the amount of time between the early start date and the late start date, or the early finish date and the late finish date, of any of the activities in the schedule. Float or slack is not for the exclusive use of or benefit of either the District or the Developer, however it shall be used as necessary to accommodate delays in the progress of the Work which may occur during the course of construction, as determined by the District. Developer shall not be entitled to an extension of time for any claimed delays to the extent that such delays may be covered by the float.

17. CHANGES IN THE WORK

17.1. No Changes Without Authorization

17.1.1. There shall be no change whatsoever in the Drawings, Specifications, or in the Work without an executed Change Order authorized by the District as herein provided. District shall not be liable for the cost of any extra work, any changes to the Contract Time, or any substitutions, changes, additions,

omissions, or deviations from the Drawings and Specifications unless the District's governing board has authorized the same and the cost thereof has been approved in writing by Change Order. No extension of time for performance of the Work shall be allowed hereunder unless claim for such extension is made at the time changes in the Work are ordered, and such time duly adjusted in writing in the Change Order. The provisions of the Contract Documents shall apply to all such changes, additions, and omissions with the same effect as if originally embodied in the Drawings and Specifications.

17.1.2. Developer shall perform immediately all work that has been authorized by a fully executed Change Order. Developer shall be fully responsible for any and all delays and/or expenses caused by Developer's failure to expeditiously perform this Work.

17.1.3. Should any Change Order result in an increase in the Guaranteed Tenant Improvement Project Cost, the cost of that Change Order shall be agreed to, in writing, in advance by Developer and District. In the event that Developer proceeds with any change in Work without a Change Order executed by the District, Developer waives any claim of additional compensation or time for that additional work.

17.1.4. Developer understands, acknowledges, and agrees that the reason for District authorization is so that District may have an opportunity to analyze the Work and decide whether the District shall proceed with the Change Order or alter the Tenant Improvement Project so that a change in Work becomes unnecessary.

17.2. Architect Authority

The Architect will have authority to order minor changes in the Work not involving any adjustment in the Guaranteed Tenant Improvement Project Cost, or an extension of the Contract Time, or a change that is inconsistent with the intent of the Contract Documents. These changes shall be effected by written Change Order or by Architect's response(s) to RFI(s).

17.3. Change Orders

17.3.1. A Change Order is a written instrument prepared and issued by the District and/or the Architect and signed by the District (as authorized by the District's governing board), the Developer, the Architect, and approved by the Tenant Improvement Project Inspector (if necessary) and DSA (if necessary), stating their agreement regarding all of the following:

17.3.1.1. A description of a change in the Work;

17.3.1.2. The amount of the adjustment in the Guaranteed Tenant Improvement Project Cost, if any; and

17.3.1.3. The extent of the adjustment in the Contract Time, if any.

17.3.2. If a Change Order is required to be approved by DSA, the District may call it a Construction Change Document.

17.4. Construction Change Directives / Unilateral Change Orders

17.4.1. A Construction Change Directive (or Unilateral Change Order) is a written order prepared and issued by the District, the Construction Manager, and/or the Architect and signed by the District

and the Architect, directing a change in the Work. The District may as provided by law, by Construction Change Directive and without invalidating the Contract, order changes in the Work consisting of additions, deletions, or other revisions. If all or a portion of the Tenant Improvement Project is being funded by funds requiring approval by the State Allocation Board (SAB), these revisions may be subject to compensation once approval of same is received and funded by the SAB, and funds are released by the Office of Public School Construction (OPSC). Any dispute as to the sum of the Construction Change Directive or timing of payment shall be resolved pursuant to the Payment and Claims and Disputes provisions herein. **A Construction Change Directive is NOT a Construction Change Document (which is defined above as a Change Order that DSA must approve).**

17.4.2. The District may issue a Construction Change Directive in the absence of agreement on the terms of a Change Order.

17.5. Force Account Directives

17.5.1. When work, for which a definite price has not been agreed upon in advance, is to be paid for on a force account basis, all direct costs necessarily incurred and paid by the Developer for labor, material, and equipment used in the performance of that Work, shall be subject to the approval of the District and compensation will be determined as set forth herein.

17.5.2. District will issue a Force Account Directive to proceed with the Work on a force account basis, and a not-to-exceed budget will be established by District.

17.5.3. All requirements regarding direct cost for labor, labor burden, material, equipment, and markups on direct costs for overhead and profit described in this section shall apply to Force Account Directives. However, District will only pay for actual costs verified in the field by the District or its authorized representative(s) on a daily basis.

17.5.4. Developer shall be responsible for all cost related to the administration of Force Account Directive. The markup for overhead and profit for Developer modifications shall be full compensation to the Developer to administer Force Account Directive.

17.5.5. Developer shall notify District or its authorized representative(s) at least twenty-four (24) hours prior to proceeding with any of the force account work. Furthermore, the Developer shall notify the District when it has consumed eighty percent (80%) of the budget, and shall not exceed the budget unless specifically authorized in writing by the District. Developer will not be compensated for force account work in the event that Developer fails to timely notify the District regarding the commencement of force account work, or exceeding the force account budget.

17.5.6. Developer shall diligently proceed with the work, and on a daily basis, submit a daily force account report on a form supplied by the District no later than 5:00 p.m. each day. The report shall contain a detailed itemization of the daily labor, material, and equipment used on the force account work only. The names of the individuals performing the force account work shall be included on the daily force account reports. The type and model of equipment shall be identified and listed. District will review the information contained in the reports, and sign the reports no later than the next work day, and return a copy of the report to Developer for its records. District will not sign, nor will Developer receive compensation for work District cannot verify. Developer will provide a weekly force account summary indicating the status of each Force Account Directive in terms of percent complete of the not-to-exceed budget and the estimated percent complete of the work.

17.5.7. In the event Developer and District reach a written agreement on a set cost for the work while the work is proceeding based on a Force Account Directive, the Developer's signed daily force account reports shall be discontinued and all previously signed reports shall be invalid.

17.6. Price Request

17.6.1. Definition of Price Request

A Price Request ("PR") is a written request prepared by the District or the Architect requesting the Developer to submit to the District and/or the Architect an estimate of the effect of a proposed change in the Work on the Guaranteed Project Cost and the Contract Time.

17.6.2. Scope of Price Request

A Price Request shall contain adequate information, including any necessary Drawings and Specifications, to enable Developer to provide the cost breakdowns required herein. The Developer shall not be entitled to any additional compensation for preparing a response to a Price Request, whether ultimately accepted or not.

17.7. Proposed Change Order

17.7.1. Definition of Proposed Change Order

A Proposed Change Order ("PCO") is a written request prepared by the Developer, using the Format for Proposed Change described herein, requesting that the District and the Architect issue a Change Order based upon a proposed change to the Work.

17.7.2. Changes in Guaranteed Tenant Improvement Project Cost

A PCO shall include breakdowns pursuant to the revisions herein to validate any change in Guaranteed Tenant Improvement Project Cost.

17.7.3. Changes in Time

A PCO shall also include any changes in time required to complete the Tenant Improvement Project. Any additional time requested shall not be the number of days to make the proposed change, but must be based upon the impact to the Construction Schedule as defined in the Contract Documents. If Developer fails to request a time extension in a PCO, then the Developer is thereafter precluded from requesting time and/or claiming a delay.

17.7.4. Unknown and/or Unforeseen Conditions

If Developer submits a PCO requesting an increase in Guaranteed Project Cost and/or Contract Time that is based at least partially on Developer's assertion that Developer has encountered unknown and/or unforeseen condition(s) on the Tenant Improvement Project, then Developer shall base the PCO on provable information that demonstrates that the unknown and/or unforeseen condition(s) were actually or reasonably unknown and/or unforeseen. If not, the District shall deny the PCO and the Developer shall complete the Tenant Improvement Project without any increase in Guaranteed Project Cost and/or Contract Time based on that PCO.

17.7.5. Time to Submit PCO.

Developer shall submit its PCO within five (5) days of the date Developer discovers, or reasonably should discover, the circumstances giving rise to the PCO, unless additional time to submit a PCO is granted in writing by the District. Developer's failure to timely submit a PCO shall be a complete waiver of all rights to additional compensation or time otherwise resulting from the events giving rise to the PCO.

17.8. Format for Proposed Change Order

17.8.1. The following "Format for Proposed Change" shall be used as applicable by the District and the Developer (e.g. Change Orders, PCO's) to communicate proposed additions and deductions to the Contract, supported by attached documentation:

FORMAT FOR PROPOSED CHANGE

Line	Item	Amount (\$) (+/-)
1	Direct Labor and Allowable Fringe Benefit Costs (1A and 1B): Attach all applicable supporting documentation.	
	1A. Total Basic Labor, per applicable DIR Published Determination(s)..... \$ _____	
	1B. Total Basic Fringe Benefits, per applicable DIR Published Determination(s)..... \$ _____	
	Line 1 ► <u>Subtotal of Lines:</u> 1A + 1B =	
2	Materials: Attach itemized quantity and unit cost plus sales tax and invoice(s) from vendor(s).	
3	Equipment: Attach invoice(s) from supplier(s).	
4	Line 4 ► <u>Subtotal of Lines:</u> 1 + 2 + 3 =	
5	Markup on Self-Performed Work, Max 10%, per terms of Agreement (see below):	
6	Markup on Lower-Tier Subcontractor(s)-Performed Work Max 5%, per terms of Agreement (see below):	
7	Line 7 ► <u>Subtotal of Lines:</u> 4 + 5 + 6 =	
8	Markup for Labor Burden on <u>Line 1</u> , Max 25%, per terms of Agreement (see below):	
9	Bonds & Insurance for Prime/General Contractor Only, Applied only to <u>Line 4</u> (Max 2%):	
10	TOTAL ► <u>Subtotal of Lines:</u> 7 + 8 + 9 =	
Change in Contract Time..... No. of Days =		

17.8.2. Maximum Allowable Markup & Labor Burden on Changes.

17.8.2.1. Maximum Allowable Markup on Self-Performed Work. With respect to pricing the portion of PCOs and Change Orders involving self-performed work, the maximum markup percentage fee to be paid for self-performed work by Developer or its Subcontractor (regardless of tier) for a change shall be a single markup percentage not-to-exceed ten percent (10%) of the net direct cost of the sum of: (i) direct labor and allowable fringe benefit costs (Format for Proposed Change, Lines 1A + 1B); (ii) the net cost of material and installed equipment incorporated into the change or extra work (Format for Proposed Change, Line 2), and (iii) net rental cost of major equipment and related fuel costs necessary to complete the change in the work (Format for Proposed Change, Line 3).

17.8.2.2. Maximum Allowable Markup on Lower-Tier Subcontractor(s)-Performed Work. With respect to pricing the portion of PCOs and Change Orders involving work performed by lower-tier Subcontractors, the maximum markup percentage fee allowable to the Developer or Subcontractor supervising the lower-tier Subcontractor's work for a change shall be a single markup percentage not-to-exceed five percent (5%) of the net of all approved work of a Change Order performed by all Subcontractors combined on any particular PCO or Change Order.

17.8.2.3. Maximum Allowable Labor Burden.

17.8.2.3.1. The allowable labor burden ("Labor Burden") on changes shall be defined as including only (i) Contractor's net actual cost of payroll taxes (including FICA, Medicare, SUTA, FUTA) and (ii) Developer's net actual cost for worker's compensation insurance (taking into consideration, without limitation, adjustments for experience modifiers, premium discounts, dividends, rebates, expense constants, assigned risk pool costs, net cost reductions due to policies with deductibles for self-insured losses, assigned risk rebates, etc.).

17.8.2.3.2. With respect to pricing Labor Burden of PCOs and Change Orders, District has established a maximum allowable amount of twenty-five percent (25%) of the Labor Burden associated with the work of the change as a reasonable percentage to be used for pricing PCOs and Change Orders. However, the percentage-amount of Labor Burden allowed for the work of a change may be examined and adjusted by District, in its sole discretion, if documentation justifiably establishes the percentage-amount should be so adjusted; in no event shall the percentage-amount applied to a PCO or Change Order exceed thirty percent (30%).

17.8.3. All proposed cost requests by Developer for a change shall include a complete itemized breakdown with the following detail:

17.8.3.1. Labor; Fringe Benefits. Labor breakdown by trade classification, basic hourly rate and employer payments (e.g., fringe benefits) as published by the DIR, and estimated hours. Labor costs shall only include fringe benefits indicated by governing trade organizations. Wages shall not exceed current prevailing wages in the locality for performance of the changes.

17.8.3.1.1. The Developer's or Subcontractors' Labor Burden shall only be charged as indicated herein. In no event shall Developer include any other charges than as indicated herein without the prior written approval of the District.

17.8.3.2. Material. Material quantities, and types of products, and transportation costs, if applicable.

17.8.3.3. Equipment. Equipment breakdown by make, type, size, rental rates, equipment hours and transportation costs, if applicable.

17.8.3.3.1. The equipment costs shall not exceed one hundred percent (100%) of the Association of Equipment Distributors (AED) rental rates or Caltrans rates, whichever is less. Hourly, daily, weekly, or monthly rates shall be used, whichever is lower. Hourly rates including operator shall not be used.

17.8.3.3.2. The actual time to be paid for equipment shall be the time that the equipment is in productive operation on the Work under Contract Modification. In computing the hourly rental of equipment, any time less than thirty (30) minutes shall be considered one-half (1/2) hour. No payment will be made for time while equipment is inoperative due to breakdown, or for non-workdays. In addition, the rental time shall not include the time required to move the equipment to and from the Tenant Improvement Project site. No mobilization or demobilization will be allowed for equipment already on site. If such equipment is not moved by its own power, then loading and transportation costs will be paid in lieu of rental time thereof. However, neither moving time nor loading and transportation costs will be paid if the equipment is used on the Tenant Improvement Project Site in any other way than upon the work directly related to the Contract Modification.

17.8.3.3.3. Individual pieces of equipment having a replacement value of one thousand dollars (\$1,000) or less shall be considered to be small tools or small equipment, and no payment will be made since the costs of these tools and equipment is included as part of the markup for overhead and profit defined herein.

17.8.3.3.4. Payment to the Developer for the use of equipment as set forth above shall constitute full compensation to the Developer for the cost of fuel, power, oil, lubricants, supplies, small equipment, necessary attachments, repairs and maintenance of any kind, depreciation, storage, insurance, labor (except for equipment operators), and any and all costs to the Developer incidental to the use of the equipment.

17.8.3.3.5. Should Developer, or any of its owners, officers, directors or agents, hold any ownership interest in any company, organization, association or corporation from whom rental equipment is secured. Developer shall immediately notify District of such and the price set for any such rental shall be agreed upon in advance by the Developer and the District.

17.8.3.4. Markup for Overhead and Profit. Markup allowed for changes in work is inclusive of and shall be used to compensate Developer for overhead and profit for all costs for all administration, general conditions, and supervision, including, without limitation:

17.8.3.4.1. All field, field office and home office personnel including, but not limited to, principals, Tenant Improvement Project managers, superintendents, supervisory foremen, estimators, Tenant Improvement Project engineers, detailers, draftsmen, schedulers, consultants, watchmen, payroll clerks, administrative assistants, labor compliance costs and secretaries.

17.8.3.4.2. All field, field office and home office expenses including, but not limited to, field trailers, parking, storage sheds, office equipment and supplies, telephone service and long distance telephone calls, fax machines, temporary utilities, sanitary facilities and services, janitorial services, small tools and equipment with a cost under \$1000 each, portable scaffolding, blocking, shores, appliances, job vehicles, security and fencing, conformance to regulatory

requirements including compliance to safety regulations, safety programs and meetings, cartage, warranties, As-Built Drawings, as well as any related maintenance costs.

17.8.3.4.3. Administrative functions such as, but not limited to, reviewing, coordinating, distributing, processing, posting, recording, estimating, negotiating, expediting, engineering, drawing, detailing, revising shop drawings, carting, cleaning, protecting the work, and other incidental Work related to the change.

17.8.3.4.4. All other costs and taxes required to be paid, but not included under direct costs as defined above including, without limitation, payroll taxes, social security, etc.

17.8.3.5. Developer's Additional Bonds and Insurance, If Any. All costs for Developer's additional bonds and insurance, if any applicable to the change. Developer shall not include any mark-up for these costs. The maximum allowable percentage for bonds and insurance for a change shall not exceed two percent (2%) of the direct labor and allowable fringe benefit costs (Format for Proposed Change, Lines 1A + 1B).

17.8.3.6. Taxes. Federal excise tax shall not be included. District will issue an exemption on request.

17.8.3.7. Time. Justification for any adjustment in Contract Time including a schedule analysis identifying critical schedule activities delayed by the request.

17.9. Change Order Certification

17.9.1. All Change Orders and PCOs must include the following certification by the Developer:

The undersigned Developer approves the foregoing as to the changes, if any, and the Guaranteed Project Cost specified for each item and as to the extension of time allowed, if any, for Tenant Improvement Project Completion, and agrees to furnish all labor, materials, and service, and perform all work necessary to complete any additional work specified for the consideration stated herein. Submission of sums which have no basis in fact or which Developer knows are false are at the sole risk of Developer and may be a violation of the False Claims Act set forth under Government Code section 12650 et seq. It is understood that the changes herein to the Contract shall only be effective when approved by the governing board of the District.

It is expressly understood that the value of the extra Work or changes expressly includes any and all of the Developer's costs, expenses, field overhead, home office overhead, and profit, both direct and indirect, resulting from additional time required on the Tenant Improvement Project or resulting from delay to the Tenant Improvement Project. Any costs, expenses, damages, or time extensions not included are deemed waived.

17.10. Determination of Change Order Cost

17.10.1. The amount of the increase or decrease in the Guaranteed Project Cost from a Change Order, if any, shall be determined in one or more of the following ways as applicable to a specific situation and at the District's discretion:

17.10.1.1. District acceptance of a PCO;

17.10.1.2. By amounts contained in Developer's Schedule of Values, if applicable;

17.10.1.3. By agreement between District and Developer.

17.10.2. If the District has put in Allowance(s) and/or allowance(s) in Exhibit "C" to the Facilities Lease, then approved Change Order(s) may be paid out of those Allowance(s) and/or allowance(s), pursuant to Exhibit "C" and if agreed to by the District.

17.11. Deductive Change Orders

All deductive Change Order(s) must be prepared pursuant to the provisions herein. If Developer offers a proposed amount for a deductive Change Order(s), Developer shall include a minimum of five percent (5%) total overhead, profit & general conditions to be deducted with the amount of the work of the Change Order(s). If Subcontractor work is involved, Subcontractors shall also include a minimum of five percent (5%) total overhead, profit & general conditions to be deducted with the amount of its deducted work. Any deviation from this provision shall not be permitted without the District's prior written approval.

17.12. Construction Change Directives / Unilateral Change Orders

17.12.1. A Construction Change Directive (or Unilateral Change Order) is a written order prepared and issued by the District, the Construction Manager, and/or the Architect and signed by the District and the Architect, directing a change in the Work. The District may as provided by law, by Construction Change Directive and without invalidating the Contract, order changes in the Work consisting of additions, deletions, or other revisions. If all or a portion of the Tenant Improvement Project is being funded by funds requiring approval by the State Allocation Board (SAB), these revisions may be subject to compensation once approval of same is received and funded by the SAB, and funds are released by the Office of Public School Construction (OPSC). Any dispute as to the sum of the Construction Change Directive or timing of payment shall be resolved pursuant to the Payment and Claims and Disputes provisions herein. A Construction Change Directive is NOT a Construction Change Document (which is defined above as a Change Order that DSA must approve).

17.12.2. The District may issue a Construction Change Directive in the absence of agreement on the terms of a Change Order.

17.13. Discounts, Rebates, and Refunds

For purposes of determining the cost, if any, of any change, addition, or omission to the Work hereunder, all trade discounts, rebates, refunds, and all returns from the sale of surplus materials and equipment shall accrue and be credited to the Developer, and the Developer shall make provisions so that such discounts, rebates, refunds, and returns may be secured, and the amount thereof shall be allowed as a reduction of the Developer's cost in determining the actual cost of construction for purposes of any change, addition, or omission in the Work as provided herein. Such discounts and rebates generated as a result of early payments shall only be credited to the District, provided that the District provides Developer with early payment in order to secure such discounts and rebates.

17.14. Accounting Records

With respect to portions of the Work performed by Change Orders, the Developer shall keep and maintain cost-accounting records satisfactory to the District, which shall be available to the District on

the same terms as any other books and records the Developer is required to maintain under the Contract Documents.

17.15. Notice Required

If the Developer is seeking an adjustment to the Guaranteed Tenant Improvement Project Cost, or any extension in the Contract Time for Tenant Improvement Project Completion, it shall notify the District pursuant to the provisions herein. No adjustment in the Contract Price or Contract Time shall be considered unless made in accordance with this subparagraph. Developer shall proceed to execute the Work even though the adjustment may not have been agreed upon. Any change in the Guaranteed Project Cost or extension of the Contract Time resulting from such claim shall be authorized by a Change Order.

17.16. Applicability to Subcontractors

Any requirements under this Article shall be equally applicable to Change Orders issued to Subcontractors by the Developer to the extent as required by the Contract Documents.

17.17. Alteration to Change Order Language

Developer shall not alter Change Orders or reserve time in Change Orders. Developer shall execute finalized Change Orders and proceed under the provisions herein with proper notice.

17.18. Failure of Developer to Execute Change Order

Developer shall be in default of the Contract if Developer fails to execute a Change Order when the Developer agrees with the addition and/or deletion of the Work in that Change Order.

17.19. Allowances

To the extent any item or portion of the Work is required by the Contract Documents to be priced as an Allowance, any amounts remaining in the Allowance which are to be deducted from the Guaranteed Project Cost shall be calculated according to the provisions of Exhibit "C" to the Facilities Lease and the Deductive Change Order provisions herein.

18. REQUESTS FOR INFORMATION

18.1. Any Request for Information ("RFI") shall reference all applicable Contract Document(s), including Specification section(s), detail(s), page number(s), drawing number(s), and sheet number(s), etc. The Developer shall make suggestions and interpretations of the issue raised by each Request for Information. A Request for Information cannot modify the Guaranteed Tenant Improvement Project Cost, Contract Time, or the Contract Documents.

18.2. The Developer shall be responsible for any costs incurred for professional services that District may deduct from any amounts owing to the Developer, if Developer makes multiple Requests for Information that request interpretation(s) or decision(s) of a matter where the information sought is equally available to the Developer. District, at its sole discretion, shall deduct from and/or invoice Developer for all the professional services arising herein.

18.3. Requests for Information shall comply with all requirements of the Contract Documents.

18.4. Prior to submitting the RFI, Developer shall diligently review the Contract Documents for information responsive to the RFI, including information incorporated by reference. Developer should not issue RFI's regarding information contained in or inferable from the Contract Documents, including information incorporated by reference. An RFI is invalid if the RFI response is contained in or inferable from the Contract Documents.

18.5. Developer shall be responsible for preparing and submitting RFI's so as to not cause delay to the progress of the Work nor to cause any impact to the Developer's labor productivity. An RFI may be considered untimely if not submitted within Forty Eight (48) hours of receipt from a Developer's subcontractor. Untimely submission of any RFI will preclude Developer from asserting any claims for delay or for labor impact against the District.

19. PAYMENTS

19.1. Guaranteed Project Cost

As compensation for Developer's construction of the Tenant Improvement Project, the District shall pay Developer pursuant to the terms of Exhibit "C" to the Facilities Lease.

19.2. Applications for Tenant Improvement Payments

19.2.1. Procedure for Applications for Tenant Improvement Payments

19.2.1.1. Not before the fifth (5th) day of each calendar month during the progress of the Work, Developer shall submit to the District and the Architect an itemized Application for Payment for Work completed in accordance with the Schedule of Values. The Developer shall include in the Application for Tenant Improvement Payments an itemized list of equipment and materials that are stored off-site and are in the Developer's possession. Each Application for Tenant Improvement Payment shall be notarized, if required, and supported by the following or each portion thereof unless waived by the District in writing:

19.2.1.1.1. The amount paid to the date of the Application for Tenant Improvement Payment to the Developer, to all its Subcontractors, and all others furnishing labor, material, or equipment for its Contract;

19.2.1.1.2. The amount being requested under the Application for Tenant Improvement Payment by the Developer on its own behalf and separately stating the amount requested on behalf of each of the Subcontractors and all others furnishing labor, material, and equipment under the Contract;

19.2.1.1.3. The balance that will be due to each of such entities after said payment is made;

19.2.1.1.4. A certification that the As-Built Drawings and annotated Specifications are current;

19.2.1.1.5. Itemized breakdown of work done for the purpose of requesting partial payment;

19.2.1.1.6. An updated and acceptable construction schedule in conformance with the provisions herein;

19.2.1.1.7. The additions to and subtractions from the Guaranteed Project Cost and Contract Time;

19.2.1.1.8. Material invoices, evidence of equipment purchases, rentals, and other support and details of cost as the District may require from time to time;

19.2.1.1.9. The percentage of completion of the Developer's Work by line item;

19.2.1.1.10. Schedule of Values updated from the preceding Application for Tenant Improvement Payment;

19.2.1.1.11. If Developer includes in the Application for Tenant Improvement Payments an itemized list of equipment and materials that are stored off-site and are in the Developer's possession, the Developer's Application for Tenant Improvement Payment shall be supported by the following:

19.2.1.1.11.1. Itemized breakdown of equipment and materials that are stored off-site and are in the Developer's possession for the purpose of requesting partial payment, identifying the serial numbers and exact storage location of each piece of equipment and material;

19.2.1.1.11.2. Verified invoices for equipment and materials that are stored off-site and are in the Developer's possession;

19.2.1.1.11.3. Original copy of Property of Others Insurance, Employee Theft Protection Insurance Policy or an Employee Theft Protection Bond. These documents shall include for the itemized equipment and materials that are stored off-site and are in the Developer's possession, certificates and endorsements stating the coverage and stating that the District is a loss payee or obligee, as appropriate;

19.2.1.1.12. A duly completed and executed "Conditional Waiver and Release on Progress Payment" compliant with Civil Code section 8132 from each subcontractor of any tier and supplier to be paid from the current Tenant Improvement Payment;

19.2.1.1.13. A duly completed and executed "Unconditional Waiver and Release on Progress Payment" compliant with Civil Code section 8134 from each subcontractor of any tier and supplier that was paid from the Tenant Improvement Payment from sixty (60) days prior; and

19.2.1.1.14. A certification by the Developer of the following:

The Developer warrants title to all Work performed as of the date of this payment application. The Developer further warrants that all Work performed as of the date of this payment application is free and clear of liens, claims, security interests, or encumbrances in favor of the Developer, Subcontractors, material and equipment suppliers, workers, or other persons or entities making a claim by reason of having provided labor, materials, and equipment relating to the Work, except those of which the District has been informed. If requested by the District, a third party, or as required by the California Department of Industrial Relations all requested or required certified payroll record ("CPR(s)") for each journeyman, apprentice, worker, or other employee employed by the Developer and/or each Subcontractor in connection with the Work for the period of the Application for Payment.

19.2.1.1.15. Developer shall be subject to the False Claims Act set forth under Government Code section 12650 et seq., for information provided with any Application for Progress Payment.

19.2.1.1.16. If the District has requested and if not previously submitted as requested, all remaining certified payroll record ("CPR(s)") for each journeyman, apprentice, worker, or other employee employed by the Developer and/or each Subcontractor in connection with the Work for the period of the Application for Payment.

19.2.2. Prerequisites for Tenant Improvement Payments

19.2.2.1. First Payment Request: The following items, if applicable, must be completed before the District will accept and/or process the Developer's first payment request:

19.2.2.2. Schedule of unit prices, if applicable;

19.2.2.3. Receipt by Architect of all submittals due as of the date of the payment application;

19.2.2.4. Copies of authorizations and licenses from governing authorities;

19.2.2.5. Initial progress report;

19.2.2.6. Surveyor qualifications;

19.2.2.7. Written acceptance of District's survey of rough grading, if applicable;

19.2.2.8. List of all Subcontractors, with names, license numbers, telephone numbers, and Scope of Work;

19.2.2.9. All bonds and insurance endorsements; and

19.2.2.10. Resumes of Developer's Tenant Improvement Project manager, and if applicable, job site secretary, record documents recorder, and job site superintendent.

19.2.3. No Waiver of Criteria. Any payments made to Developer where criteria set forth herein have not been met shall not constitute a waiver of said criteria by District. Instead, such payment shall be construed as a good faith effort by District to resolve differences so Developer may pay its Subcontractors and suppliers. Developer agrees that failure to submit such items may constitute a breach of contract by Developer and may subject Developer to termination.

19.3. District's Approval of Application for Tenant Improvement Payment

19.3.1. Upon receipt of an Application for Tenant Improvement Payment, The District shall act in accordance with both of the following:

19.3.1.1. Each Application for Tenant Improvement Payment shall be reviewed by the District as soon as practicable after receipt for the purpose of determining that the Application for Tenant Improvement Payment is a proper Application for Tenant Improvement Payment.

19.3.1.2. Any Application for Tenant Improvement Payment determined not to be a proper Application for Tenant Improvement Payment suitable for payment shall be returned to the Developer as soon as practicable, but not later than seven (7) days, after receipt. An Application for

Tenant Improvement Payment returned pursuant to this paragraph shall be accompanied by a document setting forth in writing the reasons why the Application for Tenant Improvement Payment is not proper. The number of days available to the District to make a payment without being subject to any applicable statute regarding prompt payment or interest accrual shall be reduced by the number of days by which the District exceeds this seven-day return requirement.

19.3.1.3. An Application for Tenant Improvement Payment shall be considered properly executed if funds are available for each payment request from a Schedule of Value line item in the Application for Tenant Improvement Payment, and payment is not delayed due to an audit inquiry by a financial officer or auditor of the District, the County, or the State.

19.3.1.3.1. An Application for Tenant Improvement Payment shall be considered improperly executed and returned, if payment is requested from a Schedule of Value line item that exceeds the percentage of Work performed in that pay period for that scope of Work, or that does not have funds available or that have been exhausted for that Schedule of Value line item, or if an Application for Tenant Improvement Payment includes line items not shown in the Schedule of Values of **Exhibit G**.

19.3.2. The District's review of the Developer's Application for Tenant Improvement Payment will be based on the District's and the Architect's observations at the Site and the data comprising the Application for Tenant Improvement Payment that the Work has progressed to the point indicated and that, to the best of the District's and the Architect's knowledge, information, and belief, the quality of the Work is in accordance with the Contract Documents. The foregoing representations are subject to:

19.3.2.1. Observation of the Work for general conformance with the Contract Documents,

19.3.2.2. Results of subsequent tests and inspections,

19.3.2.3. Minor deviations from the Contract Documents correctable prior to Tenant Improvement Project Completion, and

19.3.2.4. Specific qualifications expressed by the Architect.

19.3.3. District's approval of the certified Application for Tenant Improvement Payment shall be based on Developer complying with all requirements for a fully complete and valid certified Application for Tenant Improvement Payment.

19.3.4. If Developer includes in its Application for Tenant Improvement Payments an itemized list of equipment and materials that are stored off-site and are in the Developer's possession, Developer shall provide all required supporting documentation.

19.3.5. Payments to Developer

19.3.5.1. Within thirty (30) days after District approval of the Application for Tenant Improvement Payment, Developer shall be paid a sum equal to the value of the Work performed (as verified by Architect and Inspector and certified by Developer) up to the last day of the previous month, less the aggregate of previous payments and amount to be withheld as allowable herein. The value of the Work completed shall be Developer's best estimate. No inaccuracy or error in Developer's estimate shall operate to release the Developer, or any Surety upon any bond, from damages arising from such Work, or from the District's right to enforce each and every provision of this Contract, and the District shall have the right subsequently to correct any error made in any estimate for payment.

19.3.5.2. In consideration for Developer agreeing to finance 15% of the cost of the Tenant Improvement work until termination of the Lease, there shall no withhold on the value of the Work performed during construction of the Tenant Improvements. In no event shall Developer withhold any amount in retention from its subcontractors on the value of the Work performed during construction of the Tenant Improvements.

19.3.5.3. The Developer shall not be entitled to have any payment requests processed, or be entitled to have any payment made for Work performed, so long as any lawful or proper direction given by the District concerning the Work, or any portion thereof, remains incomplete.

19.3.6. No Waiver

No payment by District hereunder shall be interpreted so as to imply that District has inspected, approved, or accepted any part of the Work. Notwithstanding any payment, the District may enforce each and every provision of this Contract. The District may correct or require correction of any error subsequent to any payment.

19.3.7. Warranty of Title

19.3.7.1. If a lien or a claim based on a stop payment notice of any nature should at any time be filed against the Work or any District property, by any entity that has supplied material or services at the request of the Developer, Developer and Developer's Surety shall promptly, on demand by District and at Developer's and Surety's own expense, take any and all action necessary to cause any such lien or a claim based on a stop payment notice to be released or discharged immediately therefrom.

19.3.7.2. If the Developer fails to furnish to the District within ten (10) calendar days after demand by the District, satisfactory evidence that a lien or a claim based on a stop payment notice has been so released, discharged, or secured, the District may discharge such indebtedness and deduct the amount required therefor, together with any and all losses, costs, damages, and attorney's fees and expense incurred or suffered by District from any sum payable to Developer under the Contract.

19.3.8. Decisions to Withhold Payment

19.3.8.1. Reasons to Withhold Payment

The District may withhold payment to the extent reasonably necessary to protect the District if, in the District's opinion, the representations to the District required herein cannot be made. The District may withhold payment to such extent as may be necessary to protect the District from loss because of, but not limited to:

19.3.8.1.1. Defective Work not remedied within **FORTY-EIGHT (48)** hours of written notice to Developer;

19.3.8.1.2. Stop payment notices or other liens served upon the District as a result of the Contract;

19.3.8.1.3. Liquidated damages assessed against the Developer

19.3.8.1.4. The cost of Tenant Improvement Project Completion if there exists reasonable doubt that the Work can be completed for the unpaid balance of the Guaranteed Project Cost or by the Contract Time;

19.3.8.1.5. Damage to the District or other contractor(s);

19.3.8.1.6. Unsatisfactory prosecution of the Work by the Developer;

19.3.8.1.7. Failure to store and properly secure materials;

19.3.8.1.8. Failure of the Developer to submit, on a timely basis, proper, sufficient, and acceptable documentation required by the Contract Documents, including, without limitation, a Construction Schedule, Schedule of Submittals, Schedule of Values, Monthly Progress Schedules, Shop Drawings, Product Data and samples, Proposed product lists, executed Change Orders, and/or verified reports;

19.3.8.1.9. Failure of the Developer to submit As-Built Drawings;

19.3.8.1.10. Erroneous estimates by the Developer of the value of the Work performed, or other false statements in an Application for Payment;

19.3.8.1.11. Unauthorized deviations from the Contract Documents;

19.3.8.1.12. Failure of the Developer to prosecute the Work in a timely manner in compliance with the milestones within the Construction Schedule, established progress schedules, and/or completion dates;

19.3.8.1.13. If requested by the District, or the failure to provide to the DIR, certified payroll records acceptable to the District and the DIR for each journeyman, apprentice, worker, or other employee employed by the Developer and/or each Subcontractor in connection with the Work for the period of the Application for Payment;;

19.3.8.1.14. Failure to properly pay prevailing wages as defined in Labor Code sections 1720 et seq. and/or failure to comply with any other Labor Code requirements;

19.3.8.1.15. Failure to properly maintain or clean up the Site;

19.3.8.1.16. Payments to indemnify, defend, or hold harmless the District;

19.3.8.1.17. Any payments due to the District, including but not limited to payments for failed tests, utilities changes, or permits;

19.3.8.1.18. Failure to pay Subcontractor(s) or supplier(s) as required by law and by the Contract Documents;

19.3.8.1.19. Developer is otherwise in breach, default, or in substantial violation of any provision of this Contract.

19.3.8.1.20. Extra services for Architect.

19.3.8.1.21. Extra services for the Inspector including but not limited to overtime tests and inspection or reinspection required due to Developer's failed tests or installation of unapproved or defective materials and Developer's requests for inspection and Developer's failure to attend the inspection.

19.3.8.1.22. Payment is delayed due to an audit inquiry by the State, the County Office of Education, the County, or any entity with jurisdiction related to the Tenant Improvement Project.

19.3.8.1.23. Any other obligation(s) of the District which the District is authorized and/or compelled by law to perform.

19.3.8.2. Reallocation of Withheld Amounts. District may, in its reasonable discretion, apply any withheld amount to pay outstanding claims or obligations as defined herein. In so doing, District shall make such payments on behalf of Developer only after providing fourteen (14) days prior written notice to Developer, requesting the Developer provide information in response to same. District shall consider all information provided by Developer in exercising its discretion to pay any such claim or obligation. These payments may be made without prior judicial determination of claim or obligation. District will render Developer an accounting of funds disbursed on behalf of Developer.

19.3.8.3. If Developer defaults or neglects to carry out the Work in accordance with the Contract Documents or fails to perform any provision thereof, District may, after **FORTY-EIGHT (48)** hours written notice to the Developer and, without prejudice to any other remedy, make good such deficiencies. The District shall adjust the total Guaranteed Project Cost by reducing the amount thereof by the cost of making good such deficiencies. If District deems it inexpedient to correct Work that is damaged, defective, or not done in accordance with Contract provisions, an equitable reduction in the Guaranteed Project Cost (of at least one hundred twenty-five percent (125%) of the estimated reasonable value of the nonconforming Work) shall be made therefor.

19.3.9. Payment After Cure

When Developer removes the grounds for declining approval, payment shall be made for amounts withheld because of them. No interest shall be paid on any amounts withheld due to the failure of the Developer to perform in accordance with the terms and conditions of the Contract Documents.

19.4. Subcontractor Payments

19.4.1. Payments to Subcontractors

No later than ten (10) days after receipt of each Tenant Improvement Payment, or pursuant to Business and Professions Code section 7108.5 and Public Contract Code section 7107, the Developer shall pay to each Subcontractor, out of the amount paid to the Developer on account of such Subcontractor's portion of the Work, the amount to which said Subcontractor is entitled. The Developer shall, by appropriate agreement with each Subcontractor, require each Subcontractor to make payments to its Sub-subcontractors in a similar manner.

19.4.2. No Obligation of District for Subcontractor Payment

The District shall have no obligation to pay, or to see to the payment of, money to a Subcontractor except as may otherwise be required by law.

19.4.3. Joint Checks

Provided Developer is in breach of its payment obligations to its subcontractors and after 14 days written notice, District shall have the right in its sole discretion, if necessary for the protection of the District, to issue joint checks made payable to the Developer and Subcontractors and material or equipment suppliers. The joint check payees shall be responsible for the allocation and disbursement of funds included as part of any such joint payment. In no event shall any joint check payment be construed to create any contract between the District and a Subcontractor of any tier, any obligation from the District to such Subcontractor, or rights in such Subcontractor against the District.

20. COMPLETION OF THE WORK

20.1. Completion

20.1.1. The Tenant Improvement Project may only be accepted by action of the governing board of the District.

20.1.2. District, at its sole option, may accept the Tenant Improvement Project and have a Notice of Completion recorded when Tenant Improvement Project Completion has been completed to the satisfaction of District, except for minor corrective items, as distinguished from incomplete items. If Contractor fails to complete all minor corrective items within thirty (30) days after the date of the District's acceptance of the Tenant Improvement Project, District shall withhold from the final Tenant Improvement Payment one hundred fifty percent (150%) of an estimate of the amount sufficient to complete the corrective items, as determined by District, until the item(s) are completed.

20.1.3. At the end of the thirty (30) day period, if there are any items remaining to be corrected, District may elect to proceed as provided herein related to adjustments to Guaranteed Tenant Improvement Project Cost, and/or District's right to perform the Work of the Contractor.

20.2. Closeout Procedures

20.2.1. In addition to the closeout procedures indicated herein, Developer shall comply with all the closeout requirements, procedures, and actions as indicated in all Contract Documents.

20.2.2. Punch List

The Developer shall notify the Architect when Developer considers the Work complete. Upon notification, Architect will prepare a list of minor items to be completed or corrected ("Punch List"). The Developer and/or its Subcontractors shall proceed promptly to complete and correct items on the Punch List. Failure to include an item on Punch List does not alter the responsibility of the Developer to complete all Work in accordance with the Contract Documents.

20.2.3. Closeout Requirements

20.2.3.1. Utility Connections

Buildings shall be connected to water, gas, sewer, and electric services, complete and ready for use. Service connections shall be made and existing services reconnected.

20.2.3.2. As-Built Drawings

20.2.3.2.1. Developer shall provide exact "as-built" of the Work upon Tenant Improvement Project Completion as indicated in the Contract Documents ("As-Built Drawings").

20.2.3.2.2. Developer is liable and responsible for any and all inaccuracies in As-Built Drawings, even if inaccuracies become evident at a future date.

20.2.3.2.3. Upon Tenant Improvement Project Completion and as a condition precedent to approval of final payment, Developer shall obtain the Inspector's approval of the corrected prints and provide to the District the As-Built Drawings and information on disk. When completed, Developer shall deliver corrected sepias and diskette/CD/other data storage device acceptable to District with AutoCAD file to the District.

20.2.3.3. Maintenance Manuals: Developer shall prepare all operation and maintenance manuals and date as indicated in the Contract Documents.

20.2.3.4. Closeout Documentation: Developer shall provide all Closeout Documentation, which shall include the following, without limitation:

20.2.3.4.1. A full set of final As-Built Drawings, as further defined herein.

20.2.3.4.2. All Operations & Maintenance Manuals and information, as further defined herein.

20.2.3.4.3. All Warranties, as further defined herein.

20.2.3.4.4. Verified report(s) for all scope(s) of work (DSA 6-C, Rev 03/22/13, or more recent revision if available).

20.3. Final Inspection

20.3.1. Developer shall comply with Punch List procedures as provided herein and in all the Contract Documents, and maintain the presence of its District-approved Tenant Improvement Project superintendent and Tenant Improvement Project manager until the Punch List is complete to ensure proper and timely completion of the Punch List. Under no circumstances shall Developer demobilize its forces prior to completion of the Punch List. Upon receipt of Developer's written notice that all of the Punch List items have been fully completed and the Work is ready for final inspection and acceptance, Architect and Tenant Improvement Project Inspector will inspect the Work and shall submit to Developer and District a final inspection report noting the Work, if any, required in order to complete in accordance with the Contract Documents. Absent unusual circumstances, this report shall consist of the Punch List items not yet satisfactorily completed.

20.3.2. Upon Developer's completion of all items on the Punch List and any other uncompleted portions of the Work, the Developer shall notify the District and Architect, who shall again inspect such Work. If the Architect finds the Work complete and acceptable under the Contract Documents, the Architect will notify Developer, who shall then jointly submit to the Architect and the District its final Application for Payment.

20.3.3. Final Inspection Requirements

20.3.3.1. Before calling for final inspection, Developer shall determine that the following have been performed:

20.3.3.1.1. The Work has been completed.

20.3.3.1.2. All life safety items are completed and in working order.

20.3.3.1.3. Mechanical and electrical Work are complete and tested, fixtures are in place, connected, and ready for tryout.

20.3.3.1.4. Electrical circuits scheduled in panels and disconnect switches labeled.

20.3.3.1.5. Painting and special finishes complete.

20.3.3.1.6. Doors complete with hardware, cleaned of protective film, relieved of sticking or binding, and in working order.

20.3.3.1.7. Tops and bottoms of doors sealed.

20.3.3.1.8. Floors waxed and polished as specified.

20.3.3.1.9. Broken glass replaced and glass cleaned.

20.3.3.1.10. Grounds cleared of Developer's equipment, raked clean of debris, and trash removed from Site.

20.3.3.1.11. Work cleaned, free of stains, scratches, and other foreign matter, of damaged and broken material replaced.

20.3.3.1.12. Finished and decorative work shall have marks, dirt, and superfluous labels removed.

20.3.3.1.13. Final cleanup, as provided herein.

20.4. Costs of Multiple Inspections

More than two (2) requests of the District to make a final inspection shall be considered an additional service of District, Architect, Construction Manager, and/or Tenant Improvement Project Inspector, and all subsequent costs will be invoiced to Developer and if funds are available, withheld from remaining payments.

20.5. Beneficial Occupancy or Use Prior to Tenant Improvement Project Completion

20.5.1. District's Rights to Beneficial Occupancy or Use

The District may, at its sole discretion, have Beneficial Occupancy or use of any completed or partially completed portion of the Tenant Improvement Project at any stage. Neither the District's Final Acceptance, the making of Final Payment, nor the Beneficial Occupancy or use of the Tenant Improvement Project, in whole or in part, by District shall constitute acceptance of the Tenant Improvement Project not in accordance with the Contract Documents nor relieve the Developer or the Developer's Performance Bond Surety from liability with respect to any warranties or responsibility for faulty or defective Work or materials, equipment and workmanship incorporated therein. The District and the Developer shall agree in writing to the responsibilities assigned to each of them for payments, security, maintenance, heat, utilities, damage to the Tenant Improvement Project, insurance, the period for correction of the Work, and the commencement of warranties required by the Contract Documents. Any dispute as to responsibilities shall be resolved pursuant to the Disputes and Claims provisions herein, with the added provision that during the dispute process,

the District shall have the right to Beneficial Occupancy or use any portion of the Tenant Improvement Project that it needs or desires to use.

20.5.2. Inspection Prior to Beneficial Occupancy or Use

Immediately prior to partial Beneficial Occupancy or use of the Tenant Improvement Project, the District, the Developer, and the Architect shall jointly inspect the area to be occupied or portion of the Tenant Improvement Project to be used in order to determine and record the condition of the Work.

20.5.3. No Waiver

Unless otherwise agreed upon, partial or entire occupancy or use of a portion or portions of the Tenant Improvement Project shall not in of itself constitute or acceptance of the Tenant Improvement Project not complying with the requirements of the Contract Documents.

21. FINAL PAYMENT

21.1. Final Payment

Upon receipt and approval of a valid and final Application for Tenant Improvement Payment, the Architect will issue a final Certificate of Tenant Improvement Payment. The District shall thereupon jointly inspect the Work and either accept the Tenant Improvement Project as complete or notify the Architect and the Developer in writing of reasons why the Tenant Improvement Project is not complete. Upon acceptance of the Tenant Improvement Project (absent unusual circumstances, will occur when the Punch List items have been satisfactorily completed), the District shall record a Notice of Completion with the County Recorder, and the Developer shall, upon receipt of final Tenant Improvement Payment from the District, pay the amount due Subcontractors. The amount of the final Tenant Improvement Payment shall be equal to the remaining value of the work performed less the total amount to be paid as Lease Payments pursuant to Exhibit C.

21.2. Prerequisites for Final Tenant Improvement Payment

The following conditions must be fulfilled prior to Final Tenant Improvement Payment:

21.2.1. A full and final waiver or release of all Stop payment notices in connection with the Work shall be submitted by Developer, including a release of Stop payment notice in recordable form, together with (to the extent permitted by law) a copy of the full and final release of all Stop payment notice rights.

21.2.2. A duly completed and executed "Conditional Waiver and Release on Final Payment" compliant with Civil Code section 8136 from Developer and each subcontractor of any tier and supplier to be paid from the current Tenant Improvement Payment;

21.2.3. A duly completed and executed "Unconditional Waiver and Release on Final Payment" compliant with Civil Code section 8138 from each subcontractor of any tier and supplier that was paid from the previous Tenant Improvement Payment; and

21.2.4. The Developer shall have made all corrections to the Work that are required to remedy any defects therein, to obtain compliance with the Contract Documents or any requirements of applicable

codes and ordinances, or to fulfill any of the orders or directions of District required under the Contract Documents.

21.2.5. Each Subcontractor shall have delivered to the Developer all written guarantees, warranties, applications, and bonds required by the Contract Documents for its portion of the Work.

21.2.6. Developer must have completed all requirements set forth under "Closeout Procedures," Including, without limitation, an approved set of complete As-Built Drawings.

21.2.7. Architect shall have issued its written approval that final payment can be made.

21.2.8. The Developer shall have delivered to the District all manuals and materials required by the Contract Documents.

21.2.9. The Developer shall have completed final clean up as provided herein.

21.2.10. After approval by the District of the Architect's Certificate of Payment,

21.2.11. After the satisfaction of the conditions set forth herein, and

21.2.12. After thirty-five (35) days following Tenant Improvement Project Completion.

21.2.13. No interest shall be paid on any amounts withheld due to a failure of the Developer to perform, in accordance with the terms and conditions of the Contract Documents.

22. UNCOVERING OF WORK

If a portion of the Work is covered without Inspector or Architect approval or not in compliance with the Contract Documents, it must, if required in writing by the District, the Tenant Improvement Project Inspector, or the Architect, be uncovered for the Tenant Improvement Project Inspector's or the Architect's observation and be replaced at the Developer's expense without change in the Guaranteed Project Cost or Contract Time.

23. NONCONFORMING WORK AND CORRECTION OF WORK

23.1. Nonconforming Work

23.1.1. Developer shall promptly remove from Premises all Work identified by District as failing to conform to the Contract Documents whether incorporated or not. Developer shall promptly replace and re-execute its own Work to comply with the Contract Documents without additional expense to the District and shall bear the expense of making good all work of other contractors destroyed or damaged by any removal or replacement pursuant hereto and/or any delays to the District or other contractors caused thereby.

23.1.2. If Developer does not remove or reasonably begin and diligently remove Work that District has identified as failing to conform to the Contract Documents within a reasonable time, not to exceed five (5) calendar days, District may remove it and may store any material at Developer's expense. If Developer does not pay expense(s) of that removal within ten (10) days' time thereafter, District may, upon ten (10) days' written notice, sell any material at auction or at private sale and shall deduct all costs and expenses incurred by the District and/or District may withhold those amounts from payment(s) to Developer.

23.2. Correction of Work

23.2.1. Correction of Rejected Work

Pursuant to the notice provisions herein, the Developer shall promptly correct the Work rejected by the District, the Architect, or the Tenant Improvement Project Inspector as failing to conform to the requirements of the Contract Documents, whether observed before or after Tenant Improvement Project Completion and whether or not fabricated, installed, or completed. The Developer shall bear costs of correcting the rejected Work, including additional testing, inspections, and compensation for the Inspector's or the Architect's services and expenses made necessary thereby.

23.2.2. One-Year Warranty Corrections

If, within one (1) year after the date of Tenant Improvement Project Completion or a designated portion thereof, or after the date for commencement of warranties established hereunder, or by the terms of an applicable special warranty required by the Contract Documents, any of the Work is found to be not in accordance with the requirements of the Contract Documents, the Developer shall correct it promptly after receipt of written notice from the District to do so. This period of one (1) year shall be extended with respect to portions of the Work first performed after Tenant Improvement Project Completion by the period of time between Tenant Improvement Project Completion and the actual performance of the Work. This obligation hereunder shall survive acceptance of the Work under the Contract and termination of the Contract. The District shall give such notice promptly after discovery of the condition.

23.3. District's Right to Perform Work

23.3.1. If the Developer should neglect to prosecute or reasonably begin and diligently prosecute the Work properly or fail to perform any provisions of this contract, the District, after five (5) calendar days written notice to the Developer, may, without prejudice to any other remedy it may have, make good such deficiencies and may deduct the cost thereof from the payment then or thereafter due the Developer.

23.3.2. If it is found at any time, before or after Tenant Improvement Project Completion, that Developer has varied from the Drawings and/or Specifications, including, but not limited to, variation in material, quality, form, or finish, or in the amount or value of the materials and labor used, District may require at its option:

23.3.2.1. That all such improper Work be removed, remade or replaced, and all work disturbed by these changes be made good by Developer at no additional cost to the District;

23.3.2.2. That the District deduct from any amount due Developer the sum of money equivalent to the difference in value between the work performed and that called for by the Drawings and Specifications; or

23.3.2.3. That the District exercise any other remedy it may have at law or under the Contract Documents, including but not limited to the District hiring its own forces or another contractor to replace the Developer's nonconforming Work, in which case the District shall either issue a deductive Change Order or invoice the Developer for the cost of that work. Developer shall pay any invoices within thirty (30) days of receipt of same or District may withhold those amounts from payment(s) to Developer.

24. TERMINATION AND SUSPENSION AND SCOPE REDUCTION

The Parties' rights to terminate the Tenant Improvement Project are as indicated in the Facilities Lease. In the event of a termination of the Facilities Lease and notwithstanding any other provision in the Contract Documents, the Surety shall remain liable to all obligees under the Payment Bond and to the District under the Performance Bond for any claim related to the Tenant Improvement Project.

24.1. Emergency Termination of Public Contracts Act of 1949

24.1.1. In addition to the Parties' right to termination under the Facilities Lease, this Contract is subject to termination as provided by sections 4410 and 4411 of the Government Code of the State of California, being a portion of the Emergency Termination of Public Contracts Act of 1949.

24.1.1.1. Section 4410 of the Government Code states:

In the event a national emergency occurs, and public work, being performed by contract, is stopped, directly or indirectly, because of the freezing or diversion of materials, equipment or labor, as the result of an order or a proclamation of the President of the United States, or of an order of any federal authority, and the circumstances or conditions are such that it is impracticable within a reasonable time to proceed with a substantial portion of the work, then the public agency and the contractor may, by written agreement, terminate said contract.

24.1.1.2. Section 4411 of the Government Code states:

Such an agreement shall include the terms and conditions of the termination of the contract and provision for the payment of compensation or money, if any, which either party shall pay to the other or any other person, under the facts and circumstances in the case.

24.1.1.3. Compensation to the Developer shall be determined on the basis of the reasonable value of the Work done, including preparatory work. As an exception to the foregoing and at the District's discretion, in the case of any fully completed separate item or portion of the Work for which there is a separate previously submitted unit price or item on the accepted schedule of values, that price shall control. The District, at its sole discretion, may adopt the Guaranteed Project Cost as the reasonable value of the work done or any portion thereof.

24.2. Suspension of Work.

24.2.1. District may, without cause, order Developer in writing to suspend, delay or interrupt the Tenant Improvement Project in whole or in part for such period of time as District may determine. When the District resumes the Tenant Improvement Project, the Parties will attempt to negotiate an adjustment in the GPC for increases or decreases in the cost of performance of the Tenant Improvement Project caused by suspense, delay or interruption. If the Parties cannot agree on an adjusted GPC, the District may terminate the Contract as permitted herein.

24.2.2. In the event that the District exercises this option, the District shall pay for any and all Work and materials completed or delivered onto the Site for which value is received, and the value of any and all Work then in progress and orders actually placed which cannot be canceled up to the date of notice of termination. The value of work and materials paid for shall include a factor of six percent (6%) for the Developer's overhead and profit and there shall be no other costs or expenses paid to Developer. All work, materials and orders paid for pursuant to this provision shall become the property of the District.

24.3. Scope Reduction.

In cases of suspension, partial or complete termination, or at the discretion of the District, the District reserves the right to unilaterally approve a deductive Change Order to reduce scope of work or perform work with other forces or its own forces.

25. DISPUTES AND CLAIMS

25.1. Performance during Dispute and Claim Resolution Process.

The Developer shall diligently proceed with Work on the Tenant Improvement Project at the same time that Disputes and Claims are addressed under this Article. It is the intent of District to resolve Disputes with the Developer as close to the events giving rise to the Disputes as possible, and to avoid stale or late Claims and the late documenting of Claims. Developer's failure to diligently proceed in accordance with the District's instructions or the Contract terms will be considered a material breach of this Agreement and a waiver of Developer's rights under this Agreement.

25.2. Waiver.

If Developer fails to timely submit any written notices required under the terms of the Contract or in this Disputes and Claims section, Developer waives and releases its rights regarding further review of its Dispute or Claim, unless Developer and District mutually agree in writing to other time limits.

25.3. Intention.

The Dispute and Claims Resolution Process required herein are intended to provide a concise mechanism for resolving Disputes and Claims as they arise during the Tenant Improvement Project, while requiring accurate documentation related to contested issues as to those Disputes and Claims that are not contemporaneously resolved.

25.4. Exclusive Remedy.

Compliance with the notice provisions of the Contract as well as the claim submission procedures described in this Disputes and Claims section is an express condition precedent to Developer's right to commence litigation, file a claim under the California Government Code, or commence any other legal action. The Developer cannot assert or bring any Claim in any Government Code claim or subsequent legal action until that Claim has gone through the Dispute and Claims Resolution Process herein. The District hereby exercises the power conferred upon it by Government Code Sections 930.2 and 930.4 to augment claims presentation procedures and create its own Dispute and Claims Resolution Process as an exclusive remedy as indicated in this Disputes and Claims section.

25.5. Other Provisions.

If portions of the Contract, other than this Disputes and Claims section establish a specific process regarding a specific subject, then that process shall govern and control the resolutions of any disagreements thereunder. Otherwise, the provisions in this Disputes and Claims section shall control the resolution of all Disputes and Claims.

25.6. Subcontractors.

Developer is responsible for providing this Disputes and Claims section to its Subcontractors and for ensuring that all Subcontractors or others who may assert Claims by and through Subcontractors and/or the Developer are informed of the Dispute and Claims resolution process in this Disputes and Claims section. No Claim submitted by any party that fails to follow the provisions of this Disputes and Claims section will be considered. Developer shall indemnify, keep and hold harmless the District and its consultants, against all suits, claims, damages, losses, and expenses, including but not limited to attorney's fees, caused by, arising out of, resulting from, or incidental to, the failure to provide this Disputes and Claims section to its Subcontractors or others who may assert Claims by and through Subcontractors and/or the Developer.

25.7. Dispute and Claim Resolution Process

25.7.1. Dispute: A Dispute is a request, demand or assertion by Developer or by Subcontractor(s) or others who make a demand or request by and through a Subcontractor or Developer during performance of the Work regarding money and/or time adjustments with which the District does not agree.

25.7.2. Claim: A Claim is a Dispute that remains unresolved after conclusion of the Dispute Resolution Process identified below. Individual unresolved Disputes may be aggregated into one or more Claim(s).

25.7.3. Dispute Resolution Process (Not for Claims)

25.7.3.1. Identifying, Presenting and Documenting a Dispute

25.7.3.1.1. Every Dispute shall be stated with specificity in writing and signed by Developer under penalty of perjury and presented to the District within thirty (30) calendar days of the incidents giving rise to the Dispute. The writing shall:

25.7.3.1.1.1. Identify all of the issues, events, conditions, circumstances and/or causes giving rise to the Dispute;

25.7.3.1.1.2. Identify all pertinent dates and/or durations and all actual and/or anticipated effects on the GPC, milestones and/or Contract Time adjustments; and

25.7.3.1.1.3. Identify in detail line-item costs if the Dispute seeks money.

25.7.3.1.2. The writing shall be accompanied by all documents substantiating Developer's position regarding the Dispute. A Dispute that asserts an effect on any schedule milestones and/or Contract Time shall include all pertinent scheduling data demonstrating the impact(s) on the critical path(s), milestone(s) and/or Contract Time.

25.7.3.1.3. Developer acknowledges that its failure, for any reason, to give written notice (with supporting documentation to permit the District's review and evaluation) within the time frame required by the provisions in this Disputes and Claims section, or its actual or constructive knowledge of any instruction, request, Drawings, Specifications, action, condition, omission, default or other situation for which the Developer believes there should an adjustment of the GPC or Contract Time shall be deemed Developer's waiver, release, discharge and relinquishment of any right to assert, request, or demand any entitlement to an adjustment of the Contract Time or the GPC on account of any such instruction, request, Drawings, Specifications, action, condition, omission, default or other situation. Developer further acknowledged that strict compliance with the requirements of the provisions in this Disputes and Claims section is an

express condition precedent to Developer's right to arbitrate or litigate a claim. Developer specifically agrees to assert no demands or claims in arbitration or litigation unless there has been strict compliance with the provisions in this Disputes and Claims section.

25.7.3.1.4. Architect's and/or Construction Manager's ("AE/CM") Initial Decision. The District's AE/CM shall issue a written decision regarding the Dispute to the Developer within ten (10) calendar days of receipt of the written Dispute from the Developer.

25.7.3.2. Meet and Confer

25.7.3.2.1. Where There Is No Agreement: If there is no agreement between Developer and the AE/CM on a Dispute, then within ten (10) calendar days of the date of the District's written decision in response to a Dispute or PCO, Developer shall give written notice and demand a review, as indicated below, if Contractor ever intends to seek any relief in connection with the District's rejection.

25.7.3.2.2. Where There Is Partial Agreement: If Developer and the AE/CM partially agree on a Dispute but do not reach complete agreement, then the AE/CM shall issue a written decision or prepare a Change Order, if applicable, for the issues and/or amounts agreed to. Developer shall give written notice and demand for review, as indicated below, if Developer ever intends to seek relief in connection with the portion of the Dispute rejected by District.

25.7.3.2.3. For those issues not agreed to, Developer shall give written notice of its demand for a meet and confer meeting with District staff. A meet and confer meeting with District staff shall be a condition precedent to Developer seeking any further relief, including a demand for review as indicated below, in connection with the District's rejection.

25.7.3.3. Developer Demand for Review of Dispute

25.7.3.3.1. Developer shall submit a written demand for review to the District with copy to the AE/CM, within ten (10) calendar days of receiving the District or AE/CM's rejection of Developer's Dispute. The written demand for review shall include copies of all documentation the Developer intends to rely upon in substantiating Developer position regarding the Dispute, including any supplementary documentation the Developer deems appropriate for the District's consideration.

25.7.3.3.1.1. District's Written Decision. The District will review the Dispute and issue a written decision to Developer within thirty (30) calendar days from the date the demand for review and supporting documentation are received. The District has the option to meet with Developer, or with Developer and any other party, before issuing a decision.

25.7.3.3.1.2. If no decision is issued within thirty (30) days after the demand for review, the District will be deemed to have rejected Developer's Dispute in its entirety, and Developer shall proceed with the Claim Resolution Process below.

25.7.3.3.1.3. If the District's decision completely resolves the Dispute, the District will prepare and process a Change Order, if applicable, or proceed accordingly.

25.7.3.3.1.4. If the District rejects the Developer's Dispute in whole or in part or does not issue a timely written response, and if Developer ever intends to seek relief regarding the unresolved issues of the Dispute, then Developer shall proceed with the Claim Resolution Process below.

25.7.3.3.1.5. Developer's costs incurred in seeking relief under this Disputes and Claims section are not recoverable from District.

25.7.4. Claim Resolution Process.

25.7.4.1. If Developer's Dispute has not been resolved during the Dispute Resolution Process, the Developer shall submit within thirty (30) days of the District's written decision, a Claim with the required documentation set forth below for District's consideration.

25.7.4.2. Developer shall furnish three (3) certified copies of the required Claim documentation. The Claim documentation shall be complete when furnished. The evaluation of Developer's Claim will be based on District records and the Claim document furnished by Developer.

25.7.4.3. Developer's Claim documentation shall conform to generally accepted accounting principles and shall be in the following format:

25.7.4.3.1. General Introduction

25.7.4.3.2. General Background Discussion

25.7.4.3.3. Index of Issues (listed numerically)

25.7.4.3.4. For each issue, provide the following information and begin each issue on a new page:

25.7.4.3.4.1. Background

25.7.4.3.4.2. Chronology

25.7.4.3.4.3. Developer's position including all reason(s) for District's potential liability

25.7.4.3.4.4. Supporting documentation of merit or entitlement

25.7.4.3.4.5. Supporting documentation of damages

25.7.4.3.5. All critical path method schedules, both as-planned, monthly updates, schedule revisions, and as-build along with the computer disks of all schedules related to the Claim.

25.7.4.3.6. Productivity exhibits (if appropriate)

25.7.4.3.7. Summary of Damages for each issue

25.7.4.4. Supporting documentation of merit or entitlement for each issue shall be cited by reference, photocopies, or explanation. Supporting documentation may include, but shall not be limited to the Contract Documents; correspondence; conference notes; shop drawings and submittals; shop drawing logs; survey books; inspection reports; delivery schedules; test reports; daily reports; subcontracts; fragmentary CPM schedules or time impact analyses; photographs; technical reports; requests for information; field instructions; and all other related records necessary to support the Developer's Claim.

25.7.4.5. Supporting documentation of damages for each issue shall be cited, photocopied, or explained. Supporting documentation may include, but shall not be limited to, any or all documents related to the preparation and submission of the proposal; certified, detailed labor records, including labor distribution reports; material and equipment procurement records; construction equipment ownership costs records or rental records; job cost reports; Subcontractor or vendor files and cost records; service cost records; purchase orders; invoices; Tenant Improvement Project as-planned and as-built cost records; general ledger records; variance reports; accounting adjustment records; and any other accounting materials necessary to support the Developer's Claim.

25.7.4.6. Developer shall include in its Claim documents all issue items and information that Developer contends are part of its Claim. Issues not included in the Claim documents shall not be considered.

25.7.4.7. Each copy of the Claim documentation shall be certified by a responsible officer of the Developer in accordance with the requirements of the Contract Documents.

25.7.4.8. The District may withhold from a Tenant Improvement Payment an amount not to exceed 150 percent of the disputed amount. The District may, but is not obligated to, notify the Surety and request the Surety's assistance in resolving the controversy.

25.7.4.9. District's Written Decision. The District will render a written decision to the Developer relative to the Claim. The District's written decision shall be final and binding on the party(ies), unless Developer requests mediation pursuant to this subsection.

25.7.4.10. Mediation. Within thirty (30) days after the District renders its written decision, the Developer may request that the parties submit the Claim to mediation. Absent a request for mediation, the District's written decision is final and binding on the parties.

25.7.4.11. Litigation. If, after a mediation as indicated above, the parties have not resolved the Claim, the receiving party's decision made pursuant to mediation will be conclusive and binding regarding the Dispute unless the submitting party commences an action in a court of competent jurisdiction to contest such decision within ninety (90) days following the conclusion of such mediation or one (1) year following the accrual of the cause of action, whichever is later.

25.7.5. The District shall be entitled to remedy any false claims, as defined in California Government Code section 12650 *et seq.*, made to the District by the Developer or any Subcontractor under the standards set forth in Government Code section 12650 *et seq.* Any Developer or Subcontractor who submits a false claim shall be liable to the District for three times the amount of damages that the District sustains because of the false claim. A Developer or Subcontractor who submits a false claim shall also be liable to the District for (a) the costs, including attorney fees, of a civil action brought to recover any of those penalties or damages, and (b) a civil penalty of up to \$11,000 for each false claim.

25.8. Documentation of Resolution.

If a Claim is resolved, the District shall determine if that resolution shall be documented in an Agreement and Release of Any and All Claims form or other document, as appropriate.

25.9. Dispute and Claim Resolution Process – Non-Applicability.

The procedures and provisions in this Disputes and Claims section shall not apply to:

25.9.1. District's determination of what Work is or will be constructed, or whether the Work complies with the Contract Documents for purposes of accepting the Work;

25.9.2. District's rights and obligations as a public entity, such as, but without limitation, the revocation of pre-qualified or qualified status, barring a contractor from District contracts, the imposition of penalties or forfeitures prescribed by statute or regulation; provided, however, that penalties imposed against a public entity by statutes such as Section 7107 of the Public Contract Code, shall be subject to the mandatory dispute resolution provisions of this Disputes and Claims section and the Contract;

25.9.3. Personal injury, wrongful death or property damage claims;

25.9.4. Latent defect or breach of warranty or guarantee to repair;

25.9.5. Stop notices or stop payment notices; or

25.9.6. Any other District rights as set forth herein.

26. LABOR, WAGE & HOUR, APPRENTICE AND RELATED PROVISIONS

26.1. Developer & Subcontractor Registration

26.1.1. Developer shall comply with the registration and compliance monitoring provisions of Labor Code section 1771.4, including furnishing its CPRs to the Labor Commissioner of California and complying with any applicable enforcement by the Department of Industrial Relations. Labor Code section 1771.1(a) states the following:

"A contractor or subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, as defined in this chapter, unless currently registered and qualified to perform public work pursuant to Section 1725.5. It is not a violation of this section for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded."

26.1.2. Developer acknowledges that, for purposes of Labor Code section 1725.5, all or some of the Work is a public work to which Labor Code section 1771 applies. Developer shall comply with Labor Code section 1725.5, including without limitation the registration requirements. Additionally, all Developer's Subcontractors shall comply with Labor Code section 1725.5 to be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of the Contract. Developer represents that all of its Subcontractors are registered pursuant to Labor Code section 1725.5.

26.1.3. The Tenant Improvement Project is subject to compliance monitoring and enforcement by the Department of Industrial Relations. Developer shall post job site notices, as prescribed by regulation. Developer shall comply with all requirements of Labor Code section 1771.4, except the requirements that are exempted by the Labor Commissioner for the Tenant Improvement Project.

26.2. Wage Rates, Travel and Subsistence

26.2.1. Pursuant to the provisions of article 2 (commencing at section 1770), chapter 1, part 7, division 2, of the Labor Code of California, the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work in the locality in which this public work is to be performed for each craft, classification, or type of worker needed to execute this Contract are on file at the District's principal office and copies will be made available to any interested party on request. Developer shall obtain and post a copy of these wage rates at the job site.

26.2.2. Holiday and overtime work, when permitted by law, shall be paid for at a rate of at least one and one-half times the above specified rate of per diem wages, unless otherwise specified. The holidays upon which those rates shall be paid need not be specified by the District, but shall be all holidays recognized in the applicable collective bargaining agreement. If the prevailing rate is not based on a collectively bargained rate, the holidays upon which the prevailing rate shall be paid shall be as provided in Section 6700 of the Government Code.

26.2.3. Developer shall pay and shall cause to be paid each worker engaged in Work on the Tenant Improvement Project not less than the general prevailing rate of per diem wages determined by the Director of the Department of Industrial Relations ("DIR") ("Director"), regardless of any contractual relationship which may be alleged to exist between Developer or any Subcontractor and such workers.

26.2.4. If during the period this bid is required to remain open, the Director determines that there has been a change in any prevailing rate of per diem wages in the locality in which the Work under the Contract is to be performed, such change shall not alter the wage rates in the Notice to Bidders or the Contract subsequently awarded.

26.2.5. Pursuant to Labor Code section 1775, Developer shall, as a penalty to District, forfeit the statutory amount, (currently not to exceed two hundred dollars (\$200) for each calendar day, or portion thereof), for each worker paid less than the prevailing rates, as determined by the District and/or the Director, for the work or craft in which that worker is employed for any public work done under Contract by Developer or by any Subcontractor under it.

26.2.5.1. The amount of the penalty shall not be less than forty dollars (\$40) for each calendar day, or portion thereof, unless the failure of Developer was a good faith mistake and, if so, the error was promptly and voluntarily corrected when brought to the attention of Developer.

26.2.5.2. The amount of the penalty shall not be less than eighty dollars (\$80) for each calendar day or portion thereof, if Developer has been assessed penalties within the previous three (3) years for failing to meet Developer's prevailing wage obligations on a separate contract, unless those penalties were subsequently withdrawn or overturned.

26.2.5.3. The amount of the penalty may not be less than one hundred twenty dollars (\$120) for each calendar day, or portion thereof, if the Labor Commissioner determines the Developer willfully violated Labor Code section 1775.

26.2.5.4. The difference between such prevailing wage rates and the amount paid to each worker for each calendar day or portion thereof for which each worker was paid less than the prevailing wage rate, shall be paid to each worker by Developer.

26.2.6. Any worker employed to perform Work on the Tenant Improvement Project, which Work is not covered by any classification listed in the general prevailing wage rate of per diem wages determined by the Director, shall be paid not less than the minimum rate of wages specified therein for the classification which most nearly corresponds to Work to be performed by him, and such

minimum wage rate shall be retroactive to time of initial employment of such person in such classification.

26.2.7. Pursuant to Labor Code section 1773.1, per diem wages are deemed to include employer payments for health and welfare, pension, vacation, travel time, subsistence pay, and apprenticeship or other training programs authorized by section 3093, and similar purposes.

26.2.8. Developer shall post at appropriate conspicuous points on the Site of Tenant Improvement Project, a schedule showing all determined minimum wage rates and all authorized deductions, if any, from unpaid wages actually earned. In addition, Developer shall post a sign-in log for all workers and visitors to the Site, a list of all subcontractors of any tier on the Site, and the required Equal Employment Opportunity poster(s).

26.3. Hours of Work

26.3.1. As provided in article 3 (commencing at section 1810), chapter 1, part 7, division 2, of the Labor Code, eight (8) hours of labor shall constitute a legal days work. The time of service of any worker employed at any time by Developer or by any Subcontractor on any subcontract under this Contract upon the Work or upon any part of the Work contemplated by this Contract shall be limited and restricted by Developer to eight (8) hours per day, and forty (40) hours during any one week, except as hereinafter provided. Notwithstanding the provisions hereinabove set forth, Work performed by employees of Developer in excess of eight (8) hours per day and forty (40) hours during any one week, shall be permitted upon this public work upon compensation for all hours worked in excess of eight (8) hours per day at not less than one and one-half times the basic rate of pay.

26.3.2. Developer shall keep and shall cause each Subcontractor to keep an accurate record showing the name of and actual hours worked each calendar day and each calendar week by each worker employed by Developer in connection with the Work or any part of the Work contemplated by this Contract. The record shall be kept open at all reasonable hours to the inspection of District and to the Division of Labor Standards Enforcement of the DIR.

26.3.3. Pursuant to Labor Code section 1813, Developer shall as a penalty to the District forfeit the statutory amount (believed by the District to be currently one hundred dollars (\$100)) for each worker employed in the execution of this Contract by Developer or by any Subcontractor for each calendar day during which such worker is required or permitted to work more than eight (8) hours in any one calendar day and forty (40) hours in any one calendar week in violation of the provisions of article 3 (commencing at section 1810), chapter 1, part 7, division 2, of the Labor Code.

26.3.4. Any Work necessary to be performed after regular working hours, or on Sundays or other holidays shall be performed without additional expense to the District.

26.4. Payroll Records

26.4.1. If requested by the District, Developer shall provide to the District and shall cause each Subcontractor performing any portion of the Work under this Contract to provide to the District and an accurate and certified payroll record ("CPR(s)"), showing the name, address, social security number, work classification, straight time, and overtime hours worked each day and week, and the actual per diem wages paid to each journeyman, apprentice, worker, or other employee employed by the Developer and/or each Subcontractor in connection with the Work.

26.4.1.1. In addition to any other requirements pursuant to Labor Code sections 1770, et seq., the CPRs enumerated hereunder shall be certified and shall be provided to the District on a weekly basis. The CPRs from the Developer and each Subcontractor for each week shall be provided on or before Wednesday of the week following the week covered by the CPRs. District shall not make any payment to Developer until:

26.4.1.1.1. Developer and/or its Subcontractor(s) provide CPRs acceptable to the District, and

26.4.1.1.2. The District is given sufficient time to review and/or audit the CPRs to determine their acceptability. Any delay in Developer and/or its Subcontractor(s) providing CPRs to the District in a timely manner will directly delay the District's review and/or audit of the CPRs and Developer's payment.

26.4.2. All CPRs shall be available for inspection at all reasonable hours at the principal office of Developer on the following basis:

26.4.2.1. A certified copy of an employee's CPR shall be made available for inspection or furnished to the employee or his/her authorized representative on request.

26.4.2.2. CPRs shall be made available for inspection or furnished upon request to a representative of District, Division of Labor Standards Enforcement, Division of Apprenticeship Standards, and/or the Department of Industrial Relations.

26.4.2.3. CPRs shall be made available upon request by the public for inspection or copies thereof made; provided, however, that a request by the public shall be made through either the District, Division of Apprenticeship Standards, or the Division of Labor Standards Enforcement. If the requested CPRs have not been provided pursuant to the provisions herein, the requesting party shall, prior to being provided the records reimburse the costs of preparation by Developer, Subcontractors, and the entity through which the request was made. The public shall not be given access to the records at the principal office of Developer.

26.4.3. The form of certification for the CPRs shall be as follows:

I, _____ (Name-Print), the undersigned, am the _____ (Position in business) with the authority to act for and on behalf of _____ (Name of business and/or Developer), certify under penalty of perjury that the records or copies thereof submitted and consisting of _____ (Description, number of pages) are the originals or true, full, and correct copies of the originals which depict the payroll record(s) of actual disbursements by way of cash, check, or whatever form to the individual or individual named, and (b) we have complied with the requirements of sections 1771, 1811, and 1815 of the Labor Code for any work performed by our employees on the Tenant Improvement Project.

Date: _____ Signature: _____
(Section 16401 of Title 8 of the California Code of Regulations)

26.4.4. Each Developer shall file a certified copy of the CPRs with the entity that requested the records within ten (10) days after receipt of a written request.

26.4.5. Any copy of records made available for inspection as copies and furnished upon request to the public or any public agency by District, Division of Apprenticeship Standards, or Division of Labor Standards Enforcement shall be marked or obliterated in such a manner as to prevent disclosure of an

individual's name, address, and social security number. The name and address of Developer awarded Contract or performing Contract shall not be marked or obliterated.

26.4.6. Developer shall inform District of the location of the records enumerated hereunder, including the street address, city, and county, and shall, within five (5) working days, provide a notice of change of location and address.

26.4.7. In the event of noncompliance with the requirements of this section, Developer shall have ten (10) days in which to comply subsequent to receipt of written notice specifying in what respects Developer must comply with this section. Should noncompliance still be evident after the ten (10) day period, Developer shall, as a penalty to District, forfeit one hundred dollars (\$100) for each calendar day, or portion thereof, for each worker, until strict compliance is effectuated. Upon the request of Division of Apprenticeship Standards or Division of Labor Standards Enforcement, these penalties shall be withheld from Tenant Improvement Payment and/or Lease Payments then due.

26.4.8. It shall be the responsibility of Developer to ensure compliance with the provisions of Labor Code section 1776.

26.5. Apprentices

26.5.1. Developer acknowledges and agrees that, if this Contract involves a dollar amount greater than or a number of working days greater than that specified in Labor Code section 1777.5, then this Contract is governed by the provisions of Labor Code Section 1777.5. It shall be the responsibility of Developer to ensure compliance with this Article and with Labor Code section 1777.5 for all apprenticeship occupations.

26.5.2. Apprentices of any crafts or trades may be employed and, when required by Labor Code section 1777.5, shall be employed provided they are properly registered in full compliance with the provisions of the Labor Code.

26.5.3. Every such apprentice shall be paid the standard wage paid to apprentices under the regulations of the craft or trade at which he/she is employed, and shall be employed only at the work of the craft or trade to which she/he is registered.

26.5.4. Only apprentices, as defined in section 3077 of the Labor Code, who are in training under apprenticeship standards and written apprentice agreements under chapter 4 (commencing at section 3070), division 3, of the Labor Code, are eligible to be employed. The employment and training of each apprentice shall be in accordance with the provisions of the apprenticeship standards and apprentice agreements under which he/she is training.

26.5.5. Pursuant to Labor Code section 1777.5, if that section applies to this Contract as indicated above, Developer and any Subcontractors employing workers in any apprenticeable craft or trade in performing any Work under this Contract shall apply to the applicable joint apprenticeship committee for a certificate approving the Developer or Subcontractor under the applicable apprenticeship standards and fixing the ratio of apprentices to journeymen employed in performing the Work.

26.5.6. Pursuant to Labor Code section 1777.5, if that section applies to this Contract as indicated above, Developer and any Subcontractor may be required to make contributions to the apprenticeship program.

26.5.7. If Developer or Subcontractor willfully fails to comply with Labor Code section 1777.5, then, upon a determination of noncompliance by the Administrator of Apprenticeship, it shall:

26.5.7.1. Be denied the right to bid on any subsequent Tenant Improvement Project for one (1) year from the date of such determination;

26.5.7.2. Forfeit as a penalty to District the full amount as stated in Labor Code section 1777.7. Interpretation and enforcement of these provisions shall be in accordance with the rules and procedures of the California Apprenticeship Council and under the authority of the Chief of the Division of Apprenticeship Standards.

26.5.8. Developer and all Subcontractors shall comply with Labor Code section 1777.6, which section forbids certain discriminatory practices in the employment of apprentices.

26.5.9. Developer shall become fully acquainted with the law regarding apprentices prior to commencement of the Work. Special attention is directed to sections 1777.5, 1777.6, and 1777.7 of the Labor Code, and title 8, California Code of Regulations, section 200 et seq. Questions may be directed to the State Division of Apprenticeship Standards, 455 Golden Gate Avenue, San Francisco, California 94102.

26.5.10. Developer shall ensure compliance with all certification requirements for all workers on the Tenant Improvement Project including, without limitation, the requirements for electrician certification in Labor Code section 108, et seq.

26.6. Non-Discrimination

26.6.1. Developer herein agrees not to discriminate in its recruiting, hiring, promotion, demotion, or termination practices on the basis of race, religious creed, national origin, ancestry, sex, age, or physical handicap in the performance of this Contract and to comply with the provisions of the California Fair Employment and Housing Act as set forth in part 2.8 of division 3 of the California Government Code, commencing at section 12900; the Federal Civil Rights Act of 1964, as set forth in Public Law 88-352, and all amendments thereto; Executive Order 11246, and all administrative rules and regulations found to be applicable to Developer and Subcontractor.

26.6.2. Special requirements for Federally Assisted Construction Contracts: During the performance of this Contract, Developer agrees to incorporate in all subcontracts the provisions set forth in Chapter 60-1.4(b) of Title 41 published in Volume 33 No. 104 of the Federal Register dated May 28, 1968.

26.7. Labor First Aid

Developer shall maintain emergency first aid treatment for Developer's workers on the Tenant Improvement Project which complies with the Federal Occupational Safety and Health Act of 1970 (29 U.S.C. § 651 et seq.), the California Occupational Safety and Health Act of 1973, and all related regulations, including without limitation sections 330 et seq. of Title 8 of the California Code of Regulations.

27. MISCELLANEOUS

27.1. Assignment of Antitrust Actions

Although this Tenant Improvement Project may not have been formally bid, the following provisions may apply:

27.1.1. Section 7103.5(b) of the Public Contract Code states:

In entering into a public works contract or subcontract to supply goods, services, or materials pursuant to a public works contract, the Developer or subcontractor offers and agrees to assign to the awarding body all rights, title, and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. § 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, made and become effective at the time the awarding body tenders final payment to the Developer, without further acknowledgment by the Parties.

27.1.2. Section 4552 of the Government Code states:

In submitting a bid to a public purchasing body, the bidder offers and agrees that if the bid is accepted, it will assign to the purchasing body all rights, title, and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. § 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, materials, or services by the bidder for sale to the purchasing body pursuant to the bid. Such assignment shall be made and become effective at the time the purchasing body tenders final payment to the bidder.

27.1.3. Section 4553 of the Government Code states:

If an awarding body or public purchasing body receives, either through judgment or settlement, a monetary recovery for a cause of action assigned under this chapter, the assignor shall be entitled to receive reimbursement for actual legal costs incurred and may, upon demand, recover from the public body any portion of the recovery, including treble damages, attributable to overcharges that were paid by the assignor but were not paid by the public body as part of the bid price, less the expenses incurred in obtaining that portion of the recovery.

27.1.4. Section 4554 of the Government Code states:

Upon demand in writing by the assignor, the assignee shall, within one year from such demand, reassign the cause of action assigned under this part if the assignor has been or may have been injured by the violation of law for which the cause of action arose and (a) the assignee has not been injured thereby, or (b) the assignee declines to file a court action for the cause of action.

27.1.5. Under this Article, "public purchasing body" is District and "bidder" is Developer.

27.2. **Excise Taxes**

If, under Federal Excise Tax Law, any transaction hereunder constitutes a sale on which a Federal Excise Tax is imposed and the sale is exempt from such Federal Excise Tax because it is a sale to a State or Local Government for its exclusive use, District, upon request, will execute documents necessary to show (1) that District is a political subdivision of the State for the purposes of such exemption, and (2) that the sale is for the exclusive use of District. No Federal Excise Tax for such materials shall be included in any Guaranteed Tenant Improvement Project Cost.

27.3. **Taxes**

Guaranteed Project Cost is to include any and all applicable sales taxes or other taxes that may be due in accordance with section 7051 of the Revenue and Taxation Code; Regulation 1521 of the State Board of Equalization or any other tax code that may be applicable.

27.4. Shipments

All shipments must be F.O.B. destination to Site or sites, as indicated in the Contract Documents. There must be no charge for containers, packing, unpacking, drayage, or insurance. The total Guaranteed Project Cost shall be all inclusive (including sales tax) and no additional costs of any type will be considered.

END OF DOCUMENT

**EXHIBIT E
TO
FACILITIES LEASE**

MEMORANDUM OF COMMENCEMENT DATE

This MEMORANDUM OF COMMENCEMENT DATE is dated _____, 20____, and is made by and between _____ ("Developer"), as Lessor, and the Oakland Unified School District ("District"), as Lessee.

1. Developer and District have previously entered into a Facilities Lease dated as of _____, 20____, (the "Lease") for the leasing by Developer to District of the Tenant Improvement Project Site and Tenant Improvement Project in Oakland, CA, referenced in the Lease.

2. District hereby confirms the following:

- A. That all construction of the Tenant Improvement Project required to be performed pursuant to the Facilities Lease has been completed by Developer in all respects;
- B. That District has accepted and entered into possession of the Tenant Improvement Project and now occupies same; and
- C. That the term of the Facilities Lease commenced on _____, 20____, and will expire at 11:59 P.M. on _____, 20____.

THIS MEMORANDUM OF COMMENCEMENT DATE IS ACCEPTED AND AGREED on the date indicated below:

OAKLAND UNIFIED SCHOOL DISTRICT

James Harris, President, Board of Education	Date

Edgar Rakestraw, Jr., Secretary, Board of Education	Date

DEVELOPER

By:	Date
Its: _____	

APPROVED AS TO FORM:

Jacqueline Minor, General Counsel	Date

EXHIBIT F
TO
FACILITIES LEASE

CONSTRUCTION SCHEDULE

Attached is a detailed Tenant Improvement Project Construction Schedule with a duration no longer than the Contract Time, and with specific milestones that Developer shall meet, and that has been approved by the District.

EXHIBIT G
TO
FACILITIES LEASE

SCHEDULE OF VALUES

Attached is a detailed Schedule of Values that complies with the requirements of the Construction Provisions (Exhibit D) and that has been approved by the District.

EXHIBIT H
TO
FACILITIES LEASE

AGREEMENT FOR PRELIMINARY SERVICES

EXHIBIT I
TO
FACILITIES LEASE

CERTIFICATES AND BONDS TO LEASE-LEASEBACK DOCUMENTS
AND
DIVISION 1 DOCUMENTS TO LEASE-LEASEBACK DOCUMENTS

OUSD and Thompson Builders Corporation/Digital Design Communication/Eclipse Electric, JV

Tenant Improvement Project: The Oakland Unified School District Central Kitchen, Urban Farm, and Education Center

TABLE OF CONTENTS

CERTIFICATES AND BONDS TO LEASE-LEASEBACK DOCUMENTS

SPECIAL CONDITIONS	
NONCOLLUSION CERTIFICATION	3
WORKERS' COMPENSATION DECLARATION.....	4
PREVAILING WAGE AND RELATED LABOR REQUIREMENTS CERTIFICATION	5
DISABLED VETERAN BUSINESS ENTERPRISE PARTICIPATION CERTIFICATION	6
DVBE PARTICIPATION REPORT	7
DRUG-FREE WORKPLACE CERTIFICATION	7
TOBACCO-FREE ENVIRONMENT CERTIFICATION.....	10
HAZARDOUS MATERIALS CERTIFICATION	11
LEAD-BASED MATERIALS CERTIFICATION.....	12
IMPORTED MATERIALS CERTIFICATION	15
CRIMINAL BACKGROUND INVESTIGATION / FINGERPRINTING CERTIFICATION	16
ROOFING CONTRACT FINANCIAL INTEREST CERTIFICATION (Public Contract Code § 3006)	18
PERFORMANCE BOND (100% of Contract Price)	19
PAYMENT BOND -- Developer's Labor & Material Bond (100% of Contract Price).....	21

NONCOLLUSION DECLARATION
Public Contract Code § 7106

TO BE EXECUTED BY DEVELOPER

The undersigned declares:

I am the _____ **[PRINT YOUR TITLE]**

of _____ **[PRINT FIRM NAME]**,

the party making the foregoing Facilities Lease.

The Facilities Lease is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The Facilities Lease is genuine and not collusive or sham. The Developer has not directly or indirectly induced or solicited any other contractor to put in a false or sham bid. The Developer has not directly or indirectly colluded, conspired, connived, or agreed with any contractor or anyone else to put in a sham proposal, or to refrain from proposing. The Developer has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the Cost of the Tenant Improvement Work of the Developer or any other contractor, or to fix any overhead, profit, or cost element of the Cost of the Tenant Improvement Work, or of that of any other contractor. All statements contained in the Facilities Lease and Developer's proposal are true. The Developer has not, directly or indirectly, submitted his or her Cost of the Tenant Improvement Work or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof, to effectuate a collusive or sham proposal or contract, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a Developer 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 Developer.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on the following date:

Date: _____

Proper Name of Developer: _____

City, State: _____

Signature: _____

Print Name: _____

Title: _____

(ATTACH NOTARIAL ACKNOWLEDGMENT FOR THE ABOVE SIGNATURE)

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:

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

Date: _____

Proper Name of Developer: _____

Signature: _____

Print Name: _____

Title: _____

(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 the Contract.)

**PREVAILING WAGE AND
RELATED LABOR REQUIREMENTS 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 Tenant Improvement Project including, without limitation, requirement that Developer and all of its Subcontractors are registered pursuant to Labor Code section 1771, et seq..

Date: _____

Proper Name of Developer: _____

Signature: _____

Print Name: _____

Title: _____

DISABLED VETERAN BUSINESS ENTERPRISE
PARTICIPATION CERTIFICATION

Section 17076.11 of the Education Code requires school districts using funds allocated pursuant to the State of California School Facility Program ("Program") for the construction and/or modernization of school buildings to have a participation goal for disabled veteran business enterprises ("DVBE") of at least three percent (3%), per year, of the overall dollar amount expended each year by the school district on Tenant Improvement Projects that receive state funding.

1. **Disabled Veteran Business Enterprise.** A DVBE is a business enterprise certified by the California Office of Small Business as a DVBE.
2. **DVBE Participation Policy.** The District is committed to achieving this DVBE participation goal. The District encourages Developer to ensure maximum opportunities for the participation of DVBEs in the Work of the Contract.
3. **DVBE Participation Goal.** The three percent (3%) participation goal is not a quota, set-aside or rigid proportion.
4. **Certification of Participation.** At the time of execution of the Contract, the Developer will provide a statement to the District of anticipated participation of DVBEs in the contract.
5. **Submission of Report.** During performance of the Contract, Developer shall monitor the Work of the Contract, award of subcontracts and contracts for materials, equipment and supplies for the purpose of determining DVBE participation in the Work of the Contract.
 - a) Developer shall report on a monthly basis all DVBEs utilized in the performance of the Work, the type or classification of the Work performed by each DVBE, and the dollar value of the Work performed by each DVBE.
 - b) Upon completion of the Work of the Contract, Developer shall submit a report to the District in the form attached hereto identifying all DVBEs utilized in the performance of the Work, the type or classification of the Work performed by each DVBE, and the dollar value of the Work performed by each DVBE.
 - i) The submission to the District of this report is a condition precedent to the District's obligation to make payment of the Final Payment under the Contract Documents. The submission of this report shall be in addition to, and not in lieu of, any other conditions precedent set forth in the Contract Documents for the District's obligation to make payment of the Final Payment.
 - ii) The District reserves the right to request additional information or documentation from the Developer evidencing efforts to comply with the three percent (3%) DVBE participation goal.

DVBE PARTICIPATION REPORT

Developer Name: _____ Date: _____

Tenant Improvement Project Name: _____ Tenant Improvement Project Number: ____

DVBE Firm Name	Trade / Portion of Work	Subcontract/ Contract Value
Add more sheets as needed to include all information for each DVBE		

Does the cumulative dollar value of these DVBE contracts meet or exceed the participation goal of three percent (3%) of the final Contract Price, as adjusted by all change orders?

YES _____ NO _____

If your response is "NO", please attach to this report a detailed description of the reasons for your firm did not achieve the participation goal of three percent (3%) of the final Contract Price.

I certify and declare under penalty of perjury under the laws of the State of California that all the foregoing information is complete, true, and correct.

Date: _____

Proper Name of Developer: _____

Signature: _____

Print Name: _____

Title: _____

DRUG-FREE WORKPLACE CERTIFICATION

This Drug-Free Workplace Certification form is required from the Developer pursuant to Government Code sections 8350 et seq., the Drug-Free Workplace Act of 1990. The Drug-Free Workplace Act of 1990 requires that every person or organization awarded a contract or grant for the procurement of any property or service from any state agency must certify that it will provide a drug-free workplace by doing certain specified acts. In addition, the Act provides that each contract or grant awarded by a state agency may be subject to suspension of payments or termination of the contract or grant, and the contractor or grantee may be subject to debarment from future contracting, if the contracting agency determines that specified acts have occurred.

The District is not a "state agency" as defined in the applicable section(s) of the Government Code, but the District is a local agency and public school district under California law and requires all contractors on District Tenant Improvement Projects to comply with the provisions and requirements of Government Code sections 8350 et seq., the Drug-Free Workplace Act of 1990.

Developer shall certify that it will provide a drug-free workplace by doing all of the following:

- 1 Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance is prohibited in the person's or organization's workplace and specifying actions which will be taken against employees for violations of the prohibition;
- 2 Establishing a drug-free awareness program to inform employees about all of the following:
 - a. The dangers of drug abuse in the workplace.
 - b. The person's or organization's policy of maintaining a drug-free workplace.
 - c. The availability of drug counseling, rehabilitation, and employee-assistance programs.
 - d. The penalties that may be imposed upon employees for drug abuse violations.
- 3 Requiring that each employee engaged in the performance of the contract or grant be given a copy of the statement required above, and that, as a condition of employment on the contract or grant, the employee agrees to abide by the terms of the statement.

I, the undersigned, agree to fulfill the terms and requirements of Government Code section 8355 listed above and will publish a statement notifying employees concerning (a) the prohibition of controlled substance at the workplace, (b) establishing a drug-free awareness program, and (c) requiring that each employee engaged in the performance of the contract be given a copy of the statement required by section 8355(a), and requiring that the employee agree to abide by the terms of that statement.

I also understand that if the District determines that I have either (a) made a false certification herein, or (b) violated this certification by failing to carry out the requirements of section 8355, that the Contract awarded herein is subject to termination, suspension of payments, or both. I further understand that, should I violate the terms of the Drug-Free Workplace Act of 1990, I may be subject to debarment in accordance with the requirements of section 8350 et seq.

I acknowledge that I am aware of the provisions of Government Code section 8350 et seq. and hereby certify that I will adhere to the requirements of the Drug-Free Workplace Act of 1990.

Date: _____

Proper Name of Developer: _____

Signature: _____

Print Name: _____

Title: _____

TOBACCO-FREE ENVIRONMENT CERTIFICATION

Pursuant to, without limitation, 20 U.S.C section 6083, Labor Code section 6400 et seq., Health & Safety Code section 104350 et seq. and District Board Policies, all District sites, including the Tenant Improvement Project site, are tobacco-free environments. Smoking and the use of tobacco products by all persons is prohibited on or in District property. District property includes school buildings, school grounds, school owned vehicles and vehicles owned by others while on District property.

I acknowledge that I am aware of the District's policy regarding tobacco-free environments at District sites, including the Tenant Improvement Project site and hereby certify that I will adhere to the requirements of that policy and not permit any of my firm's employees, agents, subcontractors, or my firm's subcontractors' employees or agents to use tobacco and/or smoke on the Tenant Improvement Project site.

Date: _____

Proper Name of Developer: _____

Signature: _____

Print Name: _____

Title: _____

HAZARDOUS MATERIALS CERTIFICATION

1. Developer 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 Hazardous Material"), shall be furnished, installed, or incorporated in any way into the Tenant Improvement Project or in any tools, devices, clothing, or equipment used to affect any portion of Developer's work on the Tenant Improvement Project for District.
2. Developer further certifies that it has instructed its employees with respect to the above-mentioned standards, hazards, risks, and liabilities.
3. 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.
4. 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 Developer if the material is found to be New Hazardous Material.
5. All Work or materials found to be New Hazardous Material or Work or material installed with equipment containing "New Hazardous Material" will be immediately rejected and this Work will be removed at Developer's expense at no additional cost to the District.
6. Developer has read and understood the document Hazardous Materials Procedures & Requirements, and shall comply with all the provisions outlined therein.

Date: _____

Proper Name of Developer: _____

Signature: _____

Print Name: _____

Title: _____

In addition to the requirement to provide this certification, Developer agrees that it shall provide all documentation requested by the District to confirm compliance with the requirements herein.

LEAD-BASED MATERIALS CERTIFICATION

This certification provides notice to the Developer that:

- (1) The Developer's work may disturb lead-containing building materials.
- (2) The Developer must notify the District if any work may result in the disturbance of lead-containing building materials.

1. Lead as a Health Hazard

Lead poisoning is recognized as a serious environmental health hazard facing children today. Even at low levels of exposure, much lower than previously believed, lead can impair the development of a child's central nervous system, causing learning disabilities, and leading to serious behavioral problems. Lead enters the environment as tiny lead particles and lead dust disbursts when paint chips, chalks, peels, wears away over time, or is otherwise disturbed. Ingestion of lead dust is the most common pathway of childhood poisoning; lead dust gets on a child's hands and toys and then into a child's mouth through common hand-to-mouth activity. Exposures may result from construction or remodeling activities that disturb lead paint, from ordinary wear and tear of windows and doors, or from friction on other surfaces.

Ordinary construction and renovation or repainting activities carried out without lead-safe work practices can disturb lead-based paint and create significant hazards. Improper removal practices, such as dry scraping, sanding, or water blasting painted surfaces, are likely to generate high volumes of lead dust.

Because the Developer and its employees will be providing services for the District, and because the Developer's work may disturb lead-containing building materials, DEVELOPER 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.

2. Overview of California Law

Education Code section 32240 et seq. is known as the Lead Safe Schools Protection Act. Under this act, the Department of Health Services ("DHS") is to conduct a sample survey of schools in the State of California for the purpose of developing risk factors to predict lead contamination in public schools. (Ed. Code, § 32241.)

Any school that undertakes any action to abate existing risk factors for lead is required to utilize trained and state-certified contractors, inspectors, and workers. (Ed. Code, § 32243, subd. (b).) Moreover, lead-based paint, lead plumbing, and solders, or other potential sources of lead contamination, shall not be utilized in the construction of any new school facility or the modernization or renovation of any existing school facility. (Ed. Code, § 32244.)

Both the Federal Occupational Safety and Health Administration ("Fed/OSHA") and the California Division of Occupational Safety and Health ("Cal/OSHA") have implemented safety orders applicable to all construction work where a contractor's employee may be occupationally exposed to lead.

The OSHA Regulations apply to all construction work where a contractor's employee may be occupationally exposed to lead. The OSHA Regulations contain specific and detailed requirements imposed on contractors subject to that regulation. The OSHA Regulations define construction work as work for construction, alteration, and/or repair, including painting and decorating. It includes, but is not limited to, the following:

- a. Demolition or salvage of structures where lead or materials containing lead are present;

- b. Removal or encapsulation of materials containing lead;
- c. New construction, alteration, repair, or renovation of structures, substrates, or portions thereof, that contain lead, or materials containing lead;
- d. Installation of products containing lead;
- e. Lead contamination/emergency cleanup;
- f. Transportation, disposal, storage, or containment of lead or materials containing lead on the site or location at which construction activities are performed; and
- g. Maintenance operations associated with the construction activities described in the subsection.

Because 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 Developer, 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).

The Developer must notify the District if any Work may result in the disturbance of lead-containing building materials. Any and all Work that may result in the disturbance of lead-containing building materials must be coordinated through the District. A signed copy of this Certification must be on file prior to beginning Work on the Tenant Improvement Project, along with all current insurance certificates.

3. Renovation, Repair and Painting Rule, Section 402(c)(3) of the Toxic Substances Control Act

In 2008, the U.S. Environmental Protection Agency, issued a rule pursuant to the authority of Section 402(c)(3) of the Toxic Substances Control Act, requiring lead safe work practices to reduce exposure to lead hazards created by renovation, repair and painting activities that disturb lead-based paint (Renovation, Repair and Painting Rule). Renovations in homes, childcare facilities, and schools built prior to 1978 must be conducted by certified renovations firms, using renovators with accredited training, and following the work practice requirements to reduce human exposures to lead.

Developer, its workers and subcontractors must fully and adequately comply with all applicable laws, rules and regulations governing lead-based materials, including those rules and regulations appearing within title 40 of the Code of Federal Regulations as part 745 (40 CFR 745).

The requirements apply to all contractors who disturb lead-based paint in a six-square-foot area or greater indoors or a 20-square-foot area outdoors. If a DPH-certified inspector or risk assessor determines that a home constructed before 1978 is lead-free, the federal certification is not required for anyone working on that particular building.

4. Developer's Liability

If the Developer fails to comply with any applicable laws, rules, or regulations, and that failure results in a site or worker contamination, the Developer 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 Developer 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 Developer 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 The Center within the District.

The Developer 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 Developer.

The Developer hereby acknowledges, under penalty of perjury, that it:

1. Has received notification of potential lead-based materials on the District's property;
2. Is knowledgeable regarding and will comply with all applicable laws, rules, and regulations governing work with, and disposal of, lead.

The undersigned warrants that he/she has the authority to sign on behalf of and bind the Developer. The District may require proof of such authority.

Date: _____

Proper Name of Developer: _____

Signature: _____

Print Name: _____

Title: _____

IMPORTED MATERIALS CERTIFICATION

This form shall be executed by Developer and by all entities that, in any way, provide or deliver and/or supply any soils, aggregate, or related materials ("Fill") to the Tenant Improvement Project Site. All Fill shall satisfy the requirements of any environmental review of the Tenant Improvement Project performed pursuant to the statutes and guidelines of the California Environmental Quality Act, sections 21000 et seq. of the Public Resources Code ("CEQA"), and the requirements of sections 17210 et seq. of the Education Code, including requirements for a Phase I environmental assessment acceptable to the State of California Department of Education and Department of Toxic Substances Control.

To the furthest extent permitted by California law, the indemnification provisions in the Contract Documents apply to, without limitation, any claim(s) connected with providing, delivering, and/or supplying Fill.

Certification of: ☐ Delivery Firm/Transporter ☐ Supplier ☐ Manufacturer
 ☐ Wholesaler ☐ Broker ☐ Retailer
 ☐ Distributor ☐ Other _____

Type of Entity: ☐ Corporation ☐ General Partnership
 ☐ Limited Partnership ☐ Limited Liability Company
 ☐ Sole Proprietorship ☐ Other _____

Name of firm ("Firm"): _____

Mailing address: _____

Addresses of branch office used for this Tenant Improvement Project: _____

If subsidiary, name and address of parent company: _____

By my signature below, I hereby certify that I am aware of section 25260 of the Health and Safety Code and the sections referenced therein regarding the definition of hazardous material. I further certify on behalf of the Firm that all soils, aggregates, or related materials provided, delivered, and/or supplied or that will be provided, delivered, and/or supplied by this Firm to the Tenant Improvement Project Site are free of any and all hazardous material as defined in section 25260 of the Health and Safety Code. I further certify that I am authorized to make this certification on behalf of the Firm.

Date: _____

Proper Name of Developer: _____

Signature: _____

Print Name: _____

Title: _____

In addition to the requirement to provide this certification, Developer agrees that it shall provide all documentation requested by the District to confirm compliance with the requirements herein.

CRIMINAL BACKGROUND INVESTIGATION / FINGERPRINTING CERTIFICATION

TENANT IMPROVEMENT PROJECT/CONTRACT NO.: _____ between _____ School District (the "District" or the "Owner") and _____ (the "Developer") (the "Contract" or the "Tenant Improvement Project").

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

- (1) He/she is a representative of the Developer,
- (2) He/she is familiar with the facts herein certified,
- (3) He/she is authorized and qualified to execute this certificate on behalf of Developer; and
- (4) That the information in this Criminal Background Investigation / Fingerprinting Certification is true and correct.

1. **Education Code.** Developer has taken at least one of the following actions with respect to the Tenant Improvement Project (check all that apply):

_____ The Developer has complied with the fingerprinting requirements of Education Code section 45125.1 with respect to all Developer'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 ("DOJ") has determined (per the DOJ process for Applicant Agencies described more fully on its website, located at: <http://oag.ca.gov/fingerprints/agencies>) that none of those employees have been convicted of a felony, as that term is defined in Education Code section 45122.1. A complete and accurate list of Developer'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, Developer has installed or will install, prior to commencement of work, a physical barrier at the Tenant Improvement Project site, that will limit contact between Developer's employees and District pupils at all times; and/or

_____ Pursuant to Education Code section 45125.2, Developer certifies that all employees will be under the continual supervision of, and monitored by, an employee of the Developer 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 Developer's employees and its subcontractors' employees is:

Name: _____

Title: _____

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

2. **Megan's Law (Sex Offenders).** I have verified and will continue to verify that the employees of Developer that will be on the Tenant Improvement Project site and the employees of the Subcontractor(s) that will be on the Tenant Improvement Project site are **not** listed on California's "Megan's Law" Website (<http://www.meganslaw.ca.gov/>).

Developer’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 Developer.

Date: _____

Proper Name of Developer: _____

Signature: _____

Print Name: _____

Title: _____

ROOFING CONTRACT FINANCIAL INTEREST CERTIFICATION (Public Contract Code § 3006)

I, _____, _____
Name Name of Developer

certify that I have not offered, given, or agreed to give, received, accepted, or agreed to accept, any gift, contribution, or any financial incentive whatsoever to or from any person in connection with the roof Tenant Improvement Project contract or subcontract on the Tenant Improvement Project. As used in this certification, "person" means any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

Furthermore, I _____, _____
Name Name of Developer

certify that I do not have, and throughout the duration of the Contract, I will not have, any financial relationship in connection with the performance of the Contract with any architect, engineer, roofing consultant, materials manufacturer, distributor, or vendor that is not disclosed below.

I, _____, _____
Name Name of Developer

have the following financial relationships with an architect, engineer, roofing consultant, materials manufacturer, distributor, or vendor, or other person in connection with the following roof Tenant Improvement Project contract:

Name of firm ("Firm"): _____

Mailing address: _____

Address of branch office used for this Tenant Improvement Project: _____

If subsidiary, name and address of parent company: _____

I certify that to the best of my knowledge, the contents of this disclosure are true, or are believed to be true.

Date: _____

Proper Name of Developer: _____

Signature: _____

Print Name: _____

Title: _____

PERFORMANCE BOND (100% of Cost of the Tenant Improvement Work)

(Note: Developer must use this form, NOT a surety company form.)

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, the governing board ("Board") of the _____ Unified School District ("District") and _____ Company, Inc., ("Principal") have entered into a contract for the furnishing of all materials and labor, services and transportation, necessary, convenient, and proper to perform tenant improvement work for the following Tenant Improvement Project:

_____ (Tenant Improvement Project Name)
("Tenant Improvement Project" or "Contract")

which Contract dated _____, 20____, and all of the Contract Documents attached to or forming a part of the Contract, are hereby referred to and made a part hereof, and

WHEREAS, said Principal is required under the terms of the Contract to furnish a bond for the faithful performance of the Contract;

NOW, THEREFORE, the Principal and _____ ("Surety") are held and firmly bound unto the Board of the District in the penal sum of:

_____ DOLLARS

(\$ _____), lawful money of the United States, for the payment of which sum well and truly to be made we bind ourselves, our heirs, executors, administrators, successors, and assigns jointly and severally, firmly by these presents, to:

- Perform all the work required to complete the Tenant Improvement Project; and
- Pay to the District all damages the District incurs as a result of the Principal's failure to perform all the Work required to complete the Tenant Improvement Project.

The condition of the obligation is such that, if the above bounden Principal, his or its heirs, executors, administrators, successors, or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions, and agreements in the Contract and any alteration thereof made as therein provided, on his or its part to be kept and performed at the time and in the intent and meaning, including all contractual guarantees and warranties of materials and workmanship, and shall indemnify and save harmless the District, its trustees, officers and agents, as therein stipulated, then this obligation shall become null and void, otherwise it shall be and remain in full force and virtue.

As a condition precedent to the satisfactory completion of the Contract, the above obligation shall hold good for a period equal to the warranty and/or guarantee period of the Contract, during which time Surety's obligation shall continue if Developer shall fail to make full, complete, and satisfactory repair, replace, and totally protect the District from loss or damage resulting from or caused by defective materials or faulty workmanship. The obligations of Surety hereunder shall continue so long as any obligation of Developer remains. Nothing herein shall limit the District's rights or the Developer's or Surety's obligations under the Contract, law or equity, including, but not limited to, California Code of Civil Procedure section 337.15.

The Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of the Contract or to the Work to be performed thereunder shall in any way affect its

obligation on this bond, and it does hereby waive notice of any such change, extension of time, alteration, or addition to the Contract Documents or to the Work.

Any claims under this bond may be addressed to the Surety at the following address. This cannot be the Developer's broker for this bond, but must be an employee of the Surety or the Surety's legal counsel:

Attention: _____

Telephone No.: (____) ____ - _____

Fax No.: (____) ____ - _____

E-mail Address: _____

IN WITNESS WHEREOF, two (2) identical counterparts of this instrument, each of which shall for all purposes be deemed an original thereof, have been duly executed by the Principal and Surety above named, on the _____ day of _____, 20____.

Principal

Surety

(Name of Principal)

(Name of Surety)

(Signature of Person with Authority)

(Signature of Person with Authority)

(Print Name)

(Print Name)

(Name of California Agent of Surety)

(Address of California Agent of Surety)

(Telephone Number of California Agent of Surety)

Developer must attach a Notarial Acknowledgment for all Surety's signatures and a Power of Attorney and Certificate of Authority for Surety. The California Department of Insurance must authorize the Surety to be an admitted surety insurer.

PAYMENT BOND -- Developer's Labor & Material Bond (100% of Cost of Tenant Improvement Work)
(Note: Developer must use this form, NOT a surety company form.)

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, the governing board ("Board") of the _____ Unified School District (or "District") and _____ Company, Inc., ("Principal") have entered into a contract for the furnishing of all materials and labor, services and transportation, necessary, convenient, and proper to

_____ (Tenant Improvement Project Name)
("Tenant Improvement Project" or "Contract")

which Contract dated _____, 20____, and all of the Contract Documents attached to or forming a part of the Contract, are hereby referred to and made a part hereof, and

WHEREAS, pursuant to law and the Contract, the Principal is required, before entering upon the performance of the work, to file a good and sufficient bond with the body by which the Contract is awarded in an amount equal to 100 percent (100%) of the Contract price, to secure the claims to which reference is made in the Civil Code of California, including sections 9100 et seq., and the Labor Code of California, including section 1741.

NOW, THEREFORE, the Principal and _____, ("Surety") are held and firmly bound unto all laborers, material men, and other persons referred to in said statutes in the penal sum of:

_____ DOLLARS

(\$ _____), lawful money of the United States, being a sum not less than the total amount payable by the terms of Contract, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, or assigns, jointly and severally, by these presents.

The condition of this obligation is that if the Principal or any of his or its subcontractors, of the heirs, executors, administrators, successors, or assigns of any, all, or either of them shall fail to pay for any labor, materials, provisions, provender, or other supplies, used in, upon, for or about the performance of the work contracted to be done, or for any work or labor thereon of any kind, or for amounts due under the Unemployment Insurance Act with respect to such work or labor, that the Surety will pay the same in an amount not exceeding the amount herein above set forth, and also in case suit is brought upon this bond, will pay a reasonable attorney's fee to be awarded and fixed by the Court, and to be taxed as costs and to be included in the judgment therein rendered.

It is hereby expressly stipulated and agreed that this bond shall inure to the benefit of any and all persons, companies, and corporations entitled to file claims under sections 3179 through 3214 and 3247 through 3252 of the Civil Code, so as to give a right of action to them or their assigns in any suit brought upon this bond.

Should the condition of this bond be fully performed, then this obligation shall become null and void; otherwise it shall be and remain in full force and affect.

The Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of the Contract or to the Work to be performed thereunder shall in any way affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alteration, or addition to the Contract Documents or to the Work.

IN WITNESS WHEREOF, two (2) identical counterparts of this instrument, each of which shall for all purposes be deemed an original thereof, have been duly executed by the Principal and Surety above named, on the _____ day of _____, 20____.

Principal

(Name of Principal)

(Signature of Person with Authority)

(Print Name)

Surety

(Name of Surety)

(Signature of Person with Authority)

(Print Name)

(Name of California Agent of Surety)

(Address of California Agent of Surety)

(Telephone Number of California Agent of Surety)

Developer must attach a Notarial Acknowledgment for all Surety's signatures and a Power of Attorney and Certificate of Authority for Surety. The California Department of Insurance must authorize the Surety to be an admitted surety insurer.

Division 1 Documents
to
Lease-Leaseback Documents

COORDINATION AND TENANT IMPROVEMENT PROJECT MEETINGS	24
CONSTRUCTION SCHEDULE - NETWORK ANALYSIS.....	27
SUBMITTALS.....	35
REGULATORY REQUIREMENTS	39
TESTING LABORATORY SERVICES	41
TEMPORARY FACILITIES AND CONTROLS.....	46
SITE STANDARDS.....	50
TEMPORARY TREE AND PLANT PROTECTION.....	52
STORM WATER POLLUTION PREVENTION PLAN – CONSTRUCTION	55
MATERIALS AND EQUIPMENT	58
DELIVERY, STORAGE AND HANDLING	60
CONTRACT CLOSEOUT AND FINAL CLEANING	61
FIELD ENGINEERING	63
CUTTING AND PATCHING	64
DEMOLITION WASTE MANAGEMENT	68
OPERATION AND MAINTENANCE DATA	75
WARRANTIES	78
RECORD DOCUMENTS	79
COMMISSIONING	81

COORDINATION AND TENANT IMPROVEMENT PROJECT MEETINGS

1. GENERAL

1.1. SECTION INCLUDES

- 1.1.1. Coordination Responsibilities of the Developer
- 1.1.2. Field Engineering Responsibilities of the Developer
- 1.1.3. Preconstruction Conference.
- 1.1.4. Progress Meetings.
- 1.1.5. Pre-Installation Conferences.
- 1.1.6. Post Construction Dedication.

1.2. COORDINATION RESPONSIBILITIES OF THE DEVELOPER

- 1.2.1. Coordinate scheduling, submittals, and Work of the Specifications to assure efficient and orderly sequence of installation of interdependent construction elements, with provisions for accommodating items installed later.
- 1.2.2. Prior to commencement of a particular type or kind of work examine relevant information, contract documents, and subsequent data issued to the Tenant Improvement Project.
- 1.2.3. Verify that utility requirement characteristics of operating equipment are compatible with building utilities. Coordinate work of various sections having interdependent responsibilities for installing, connecting to, and placing in service, such equipment.
- 1.2.4. Closing up of holes, backfilling, and other covering up operations shall not proceed until all enclosed or covered work and inspections have been completed. Verify before proceeding.
- 1.2.5. Coordinate space requirements and installation of mechanical and electrical work which are indicated diagrammatically on Drawings. Follow routing shown for pipes, ducts, and conduit as closely as practicable; place runs parallel with line of building. Utilize spaces efficiently to maximize accessibility for other installations, for maintenance, and for repairs.
- 1.2.6. In finished areas except as otherwise indicated, conceal pipes, ducts, and wiring within the construction. Coordinate locations of fixtures and outlets with finish elements.
- 1.2.7. In locations where several elements of mechanical and electrical work must be sequenced and positioned with precision in order to fit into available space, prepare coordination drawings showing the actual conditions required for the installation. Prepare coordination drawings prior to purchasing, fabricating, or installing any of the elements required to be coordinated.
- 1.2.8. Closing up of walls, partitions or furred spaces, backfilling, and other covering up operations shall not proceed until all enclosed or covered work and inspections have been completed. Verify before proceeding.
- 1.2.9. Coordinate completion and clean up of Work of separate sections in preparation for completion and for portions of work designated for District's occupancy.
- 1.2.10. After District occupancy of Tenant Improvement Project, coordinate access to Site for correction of defective Work and Work not in accordance with Contract Documents, to minimize disruption of District's activities.
- 1.2.11. Coordinate all utility company work in accordance with the Contract Documents.

1.3. FIELD ENGINEERING RESPONSIBILITIES OF THE DEVELOPER

- 1.3.1. Developer shall employ a Land Surveyor registered in the State of California and acceptable to the Construction Manager.
- 1.3.2. Control datum for survey is that established by District provided survey. Developer to locate and protect survey control and reference points.
- 1.3.3. Replace dislocated survey control points based on original survey control.
- 1.3.4. Provide field engineering services. Establish elevations, lines, and levels utilizing

- recognized engineering survey practices.
- 1.3.5. Upon completion of Work, submit certificate signed by the Land Surveyor, that elevations and locations of Work are in conformance with Contract Documents. Record deviations on Record Drawings.

1.4. PRECONSTRUCTION CONFERENCE

- 1.4.1. Construction Manager or Tenant Improvement Project Engineer will schedule a conference immediately after receipt of fully executed Contract Documents prior to Tenant Improvement Project mobilization.
- 1.4.2. Mandatory Attendance: Construction Manager, Tenant Improvement Project Engineer, Inspector of Record, Architect of Record, Developer, Developer's Tenant Improvement Project Manager, and Developer's Job/Tenant Improvement Project Superintendent.
- 1.4.3. Optional Attendance: Architect's consultants, subcontractors, and utility company representatives.
- 1.4.4. Construction Manager shall preside at conference and shall prepare and record minutes and distribute copies.
- 1.4.5. Agenda:
- 1.4.5.1. Execution of District-Developer Agreement.
 - 1.4.5.2. Issue Notice to Proceed.
 - 1.4.5.3. Submission of executed bonds and insurance certificates.
 - 1.4.5.4. Distribution of Contract Documents.
 - 1.4.5.5. Submission of list of Subcontractors, list of Products, Schedule of Values, and Progress Schedule.
 - 1.4.5.6. Designation of responsible personnel representing the parties.
 - 1.4.5.7. Procedures for processing Construction Directives and Change Orders.
 - 1.4.5.8. Procedures for Request for Information.
 - 1.4.5.9. Procedures for testing and inspecting.
 - 1.4.5.10. Procedures for processing applications for payment.
 - 1.4.5.11. Procedures for Tenant Improvement Project closeout.
 - 1.4.5.12. Use of Premises.
 - 1.4.5.13. Work restrictions.
 - 1.4.5.14. District's occupancy requirements or options.
 - 1.4.5.15. Responsibility for temporary facilities and controls.
 - 1.4.5.16. Construction waste management and recycling.
 - 1.4.5.17. Parking availability.
 - 1.4.5.18. Office, work and storage areas.
 - 1.4.5.19. Equipment deliveries and priority.
 - 1.4.5.20. Security.
 - 1.4.5.21. Progress cleaning.

1.5. PROGRESS MEETINGS

- 1.5.1. Construction Manager shall schedule and administer meetings throughout progress of the Work at a minimum of every week.
- 1.5.2. Construction Manager or Tenant Improvement Project Engineer will make arrangements for meetings, prepare agenda, and preside at meetings. Construction Manager shall record minutes (Field Reports), and distribute copies.
- 1.5.3. Attendance Required: Tenant Improvement Project Manager, Job Superintendent, Construction Manager, Tenant Improvement Project Engineer, Tenant Improvement Project Inspector (Inspector of Record), Architect of Record, Subcontractors, and suppliers as appropriate to agenda topics for each meeting.
- 1.5.4. Agenda:
- 1.5.4.1. Review minutes of previous meetings. (Field Reports)
 - 1.5.4.2. Safety, and jobsite visits

- 1.5.4.3. Review of Work progress.
- 1.5.4.4. Field observations, problems, and decisions.
- 1.5.4.5. Identification of problems which impede planned progress.
- 1.5.4.6. Review of submittals schedule and status of submittals.
- 1.5.4.7. Review of off-site fabrication and delivery schedules.
- 1.5.4.8. Maintenance of construction schedule.
- 1.5.4.9. Corrective measures to regain Tenant Improvement Projected schedules.
- 1.5.4.10. Planned progress during succeeding work period.
- 1.5.4.11. Coordination of Tenant Improvement Projected progress.
- 1.5.4.12. Maintenance of quality and work standards.
- 1.5.4.13. Effect of proposed changes on progress schedule and coordination.
- 1.5.4.14. Other business relating to Work.
- 1.5.5. District has authority to schedule meetings other than those listed, as necessary.

1.6. PRE-INSTALLATION CONFERENCES

When required in individual specification section, or requested by the District Developer shall convene a pre-installation conference prior to commencing work of the section. Refer to individual specification section for timing requirements of conference.

- 1.6.1. Developer shall require his/her subcontractors and suppliers directly affecting, or affected by, work of the specific section to attend.
- 1.6.2. Notify the Construction Manager, Tenant Improvement Project Engineer, Inspector of Record, and Architect of Record four (4) days in advance of meeting date.
- 1.6.3. The pre-installation conference may coincide with a regularly scheduled progress meeting.
- 1.6.4. Developer shall prepare agenda, preside at conference, record minutes, and distribute copies within two (2) days after conference to participants.
- 1.6.5. The purpose of the meeting will be to review Contract Documents, conditions of installation, preparation and installation procedures, and coordination with related work and manufacturer's recommendations.
- 1.6.6. Pre-installation Schedule: As a minimum, Work being installed under the Contract Documents technical sections will require pre-installation conferences. Developer shall review the technical specifications and add all additional requirements for pre-installation meetings contained in those sections.

1.7. POST CONSTRUCTION DEDICATION

- 1.7.1. Attendance Required: Tenant Improvement Project Superintendent, Developer, Tenant Improvement Project Manager, major subcontractors, Construction Manager, Tenant Improvement Project Engineer, Inspector of Record, and Architect of Record.
- 1.7.2. Preparation prior to Dedication: Developer and appropriate subcontractors and suppliers shall:
- 1.7.3. Assist District in operation of mechanical devices and systems.
 - 1.7.3.1. Verify operation and adjust controls for communication systems.
 - 1.7.3.2. Assist District in operation of lighting systems.

END OF DOCUMENT

CONSTRUCTION SCHEDULE - NETWORK ANALYSIS

1. GENERAL

1.1. REFERENCES

- 1.1.1. Construction Planning and Scheduling Manual - A Manual for General Contractors and the Construction Industry, The Associated General Contractors of America (AGC).
- 1.1.2. CSI - Construction Specifications Institute MP-2-1 Master Format.
- 1.1.3. U.S. National Weather Service - Local Climatological Data.

1.2. PERFORMANCE REQUIREMENTS

- 1.2.1. All Developer's schedules shall comply with the baseline and milestones as indicated in the draft "Program Schedule" the District provided as a draft **Exhibit "F"** to the Facilities Lease.
- 1.2.2. Ensure adequate scheduling during construction activities so Work may be prosecuted in an orderly and expeditious manner within stipulated Contract Time.
- 1.2.3. Ensure coordination of Developer and subcontractors at all levels.
- 1.2.4. Ensure coordination of submittals, fabrication, delivery, erection, installation, and testing of Products, materials and equipment.
- 1.2.5. Ensure on-time delivery of District furnished Products, materials and equipment.
- 1.2.6. Ensure coordination of jurisdictional reviews.
- 1.2.7. Prepare applications for payment.
- 1.2.8. Monitor progress of Work.
- 1.2.9. Prepare proper requests for changes to Contract Time.
- 1.2.10. Prepare proper requests for changes to Construction Schedule.
- 1.2.11. Assist in detection of schedule delays and identification of corrective actions.

1.3. QUALITY ASSURANCE

- 1.3.1. Perform scheduling work in accordance with Construction Planning and Scheduling Manual published by the AGC.
- 1.3.2. Maintain one copy of Construction Planning and Scheduling Manual on Site.
- 1.3.3. In the event of discrepancy between the AGC publication and the Contract Documents, provisions of the Contract Documents shall govern.

1.4. QUALIFICATIONS

1.4.1. Scheduler:

- 1.4.1.1. Developer shall retain a construction scheduler to work in enough capacity to perform all of the Developer's requirements to prepare the Construction Schedule. The Scheduler shall plan, coordinate, execute, and monitor a cost/resource loaded critical path method (CPM) schedule as required for Tenant Improvement Project and have a minimum of five (5) years direct experience using CPM.
- 1.4.1.2. Scheduler will cooperate with District and shall be available on site for monitoring, maintaining and updating schedules in a timely manner.
- 1.4.1.3. District has the right to reject the Scheduler based upon a lack of experience as required by this Document or based on lack of performance and timeliness of schedule submittals/fragnets on past Tenant Improvement Projects. Developer shall within seven (7) calendar days of District's rejection, propose another scheduler who meets the experience requirements stated above.

- 1.4.2. **Administrative Personnel:** Five (5) years minimum experience in using and monitoring schedules on comparable Tenant Improvement Projects.

1.5. SUBMITTALS

- 1.5.1. Submission of submittals pursuant to "Developer's Submittals and Schedules" in **Exhibit D**.

- 1.5.2. Submit Short Interval Schedule at each Construction Progress Meeting.
- 1.5.3. Submit Time Adjustment Schedule within five (5) days of commencement of a claimed delay.
- 1.5.4. Submit Recovery Schedules as required for timely completion of Work or when demanded by the District.
- 1.5.5. Submit job cost reports when demanded by the District.
- 1.5.6. Submit one (1) reproducible and two (2) copies of each schedule and cost report.
- 1.5.7. Submit large format plotted schedules monthly or at the request of the District or Construction Manager.
- 1.6. REVIEW AND EVALUATION**
 - 1.6.1. Developer shall participate in joint review of Construction Schedule and Reports with District and Construction Manager.
 - 1.6.2. Within seven (7) days of receipt of District and Construction Manager's comments provide satisfactory revision to Construction Schedule or adequate justification for activities in question.
 - 1.6.3. In the event that an activity or element of Work is not detected by District or Construction Manager review, such omission or error shall be corrected by next scheduled update and shall not affect Contract Time.
 - 1.6.4. Acceptance by District of corrected Construction Schedule shall be a condition precedent to making any Tenant Improvement Payment.
 - 1.6.5. Cost-loaded values of Construction Schedule shall be basis for determining Tenant Improvement Payment.
 - 1.6.6. Review and acceptance by District and Construction Manager of Preliminary Work Schedule or Construction Schedule does not constitute responsibility whatsoever for accuracy or feasibility of schedules nor does such acceptance expressly or impliedly warrant, acknowledge or admit reasonableness of activities, logic, duration, manpower, cost or equipment loading stated or implied on schedules.
- 1.7. FORMAT**
 - 1.7.1. Prepare diagrams and supporting mathematical analyses using Precedence Diagramming Method, under concepts and methods outlined in AGC Construction Planning and Scheduling Manual.
 - 1.7.2. **Listings:** Reading from left to right, in ascending order for each activity.
 - 1.7.3. **Diagram Size:** 42 inches maximum height x width required.
 - 1.7.4. **Scale and Spacing:** To allow for legible notations and revisions.
 - 1.7.5. Illustrate order and interdependence of activities and sequence of Work.
 - 1.7.6. Illustrate complete sequence of construction by activity.
 - 1.7.7. Provide legend of symbols and abbreviations used.
- 1.8. COST AND SCHEDULE REPORTS**
 - 1.8.1. **Activity Analysis:** Tabulate each activity of network diagram and identify for each activity:
 - 1.8.1.1. Description.
 - 1.8.1.2. Interface with outside contractors or agencies.
 - 1.8.1.3. Number.
 - 1.8.1.4. Preceding and following number.
 - 1.8.1.5. Duration.
 - 1.8.1.6. Earliest start date, earliest finish date.
 - 1.8.1.7. Actual start date, actual finish date.
 - 1.8.1.8. Latest start date, latest finish date.
 - 1.8.1.9. Total and free float.
 - 1.8.1.10. Identification of critical path activity.
 - 1.8.1.11. Monetary value keyed to Schedule of Values.

- 1.8.1.12. Manpower requirements.
 - 1.8.1.13. Responsibility.
 - 1.8.1.14. Percentage complete.
 - 1.8.1.15. Variance positive or negative.
 - 1.8.2. **Cost Report:** Tabulate each activity of network diagram and identify for each activity:
 - 1.8.2.1. Description.
 - 1.8.2.2. Number.
 - 1.8.2.3. Total cost.
 - 1.8.2.4. Percentage complete.
 - 1.8.2.5. Value prior to current period.
 - 1.8.2.6. Value this period.
 - 1.8.2.7. Value to date.
 - 1.8.3. **Required Sorts:** List activities in sorts or groups:
 - 1.8.3.1. By activity number.
 - 1.8.3.2. By amount of float time in order of early start.
 - 1.8.3.3. By responsibility in order of earliest start date.
 - 1.8.3.4. In order of latest start dates.
 - 1.8.3.5. In order of latest finish dates.
 - 1.8.3.6. Application for payment sorted by Schedule of Values.
 - 1.8.3.7. Listing of activities on critical path.
 - 1.8.4. Listing of basic input data which generates schedule.
- 1.9. CONSTRUCTION SCHEDULE**
- 1.9.1. Developer shall develop and submit a cost loaded preliminary schedule of construction (or Preliminary Construction Schedule) as required by this Document and the Contract Documents. It shall be submitted in computer generated network format and shall be organized by Activity Codes representing the Developer's intended sequencing of the Work, and with time scaled network diagrams of activities. The Preliminary Construction Schedule shall include activities such as mobilization, preparation of submittals, specified review periods, procurement items, fabrication items, milestones, and all detailed construction activities.
 - 1.9.2. Upon District's acceptance of the Preliminary Construction Schedule, Developer shall update the accepted Preliminary Construction Schedule until Developer's Construction Schedule is fully developed and accepted. Once approved by District, this shall become the Construction Schedule. This schedule shall include and identify all tasks that are on the Tenant Improvement Project's critical path with a specific determination of the start and completion of each critical path task, all contract milestones and each milestone's completion date(s) as may be required by the District, and the date of Tenant Improvement Project Completion. Since updates to the Construction Schedule are the basis for payment to Developer, submittal and acceptance of the Construction Schedule and updates shall be a condition precedent to making of monthly payments, as indicated in the General Construction Provisions (Exhibit "D" to the Facilities Lease).
 - 1.9.3. Failure to submit an adequate or accurate Preliminary Construction Schedule, Construction Schedule, updates thereto or failure to submit on established dates, will be considered a breach of Contract.
 - 1.9.4. Failure to include any activity shall not be an excuse for completing all Work by required Completion Date.
 - 1.9.5. Activities of long intervals shall be broken into increments no longer than fourteen (14) days or a value over \$20,000 unless approved by the District or it is non-construction activity for procurement and delivery.
 - 1.9.6. The Construction Schedule shall comply with the following and include the following:
 - 1.9.6.1. Provide a written narrative describing Developer's approach to

- mobilization, procurement, and construction during the first thirty (30) calendar days including crew sizes, equipment and material delivery, Site access, submittals, and permits.
- 1.9.6.2. Shall designate critical path or paths.
 - 1.9.6.3. Procurement activities to include mobilization, shop drawings and sample submittals.
 - 1.9.6.4. Identification of key and long-lead elements and realistic delivery dates.
 - 1.9.6.5. Construction activities in units of whole days limited to fourteen (14) days for each activity except non-construction, procurement and delivery.
 - 1.9.6.6. Approximate cost and duration of each activity.
 - 1.9.6.7. Shall contain seasonal weather considerations.
 - 1.9.6.8. Indicate a date for Tenant Improvement Project Completion that is no later than Completion Date subject to any time extensions processed as part of a Change Order.
 - 1.9.6.9. Conform to mandatory dates specified in the Contract Documents.
 - 1.9.6.10. Developer shall allow for inclement weather in the Proposed Baseline Schedule by incorporating an activity titled "Rain Day Impact Allowance" as the last activity prior to the Completion Milestone. No other activities may be concurrent with it. The duration of the Rain Day Impact Allowance activity will in accordance with the Contract Documents, including "Computation of Time / Adverse Weather" in Exhibit "D", and will be calculated from the Notice to Proceed until the Completion.
 - 1.9.6.11. Level of detail shall correspond to complexity of work involved.
 - 1.9.6.12. Indicate procurement activities, delivery, and installation of District furnished material and equipment.
 - 1.9.6.13. Designate critical path or paths.
 - 1.9.6.14. Subcontractor work at all levels shall be included in schedule.
 - 1.9.6.15. As developed shall show sequence and interdependence of activities required for complete performance of Work.
 - 1.9.6.16. Shall be logical and show a coordinated plan of Work.
 - 1.9.6.17. Show order of activities and major points of interface, including specific dates of completion.
 - 1.9.6.18. Duration of activities shall be coordinated with subcontractors and suppliers and shall be best estimate of time required.
 - 1.9.6.19. Shall show description, duration and float for each activity.
 - 1.9.7. **Activity.** An activity shall meet the following criteria:
 - 1.9.7.1. Any portion or element of Work or action that is precisely described, readily identifiable, and is a function of a logical sequential process.
 - 1.9.7.2. Descriptions shall be clear and concise. Beginning and end shall be readily verifiable. Starts and finishes shall be scheduled by logical restraints.
 - 1.9.7.3. Responsibility shall be identified with a single performing entity.
 - 1.9.7.4. Additional codes shall identify building, floor, and CSI classification.
 - 1.9.7.5. Assigned dollar value (cost-loading) of each activity shall cumulatively equal total contract amount. Mobilization, bond and insurance costs shall be separate. General requirement costs, overhead, profit, shall be prorated throughout all activities. Activity costs shall correlate with Schedule of Values.
 - 1.9.7.6. Major construction equipment shall be assigned to each activity.
 - 1.9.7.7. Activities labeled start, continue or completion are not allowed.
 - 1.9.8. **Equipment and Materials.** For major equipment and materials show a sequence of activities including:

- 1.9.8.1. Preparation of shop drawings and sample submissions.
- 1.9.8.2. Review of shop drawings and samples.
- 1.9.8.3. Finish and color selection.
- 1.9.8.4. Fabrication and delivery.
- 1.9.8.5. Erection or installation.
- 1.9.8.6. Testing.
- 1.9.9. Include a minimum of fifteen (15) days prior to Completion Date for punch lists and clean up. No other activities shall be scheduled during this period.
- 1.10. SHORT INTERVAL SCHEDULE**
 - 1.10.1. The Four-Week Rolling Schedule shall be based on the most recent District Accepted Construction Schedule or Update. It shall include weekly updates to all construction, submittal, fabrication/procurement, and separate Work Contract activities. Developer shall ensure that it accurately reflects the current progress of the Work.
 - 1.10.2. Shall be fully developed horizontal bar-chart-type schedule directly derived from Construction Schedule.
 - 1.10.3. Prepare schedule on sheet of sufficient width to clearly show data.
 - 1.10.4. Provide continuous heavy vertical line identifying first day of week.
 - 1.10.5. Provide continuous subordinate vertical line identifying each day of week.
 - 1.10.6. Identify activities by same activity number and description as Construction Schedule.
 - 1.10.7. Show each activity in proper sequence.
 - 1.10.8. Indicate graphically sequences necessary for related activities.
 - 1.10.9. Indicate activities completed or in progress for previous two (2) week period.
 - 1.10.10. Indicate activities scheduled for succeeding two (2) week period.
 - 1.10.11. Further detail may be added if necessary to monitor schedule.
- 1.11. REQUESTED TIME ADJUSTMENT SCHEDULE**
 - 1.11.1. Updated Construction Schedule shall not show a Completion Date later than the Contract Time, subject to any time extensions processed as part of a Change Order.
 - 1.11.2. If an extension of time is requested, a separate schedule entitled "Requested Time Adjustment Schedule" shall be submitted to District and Architect.
 - 1.11.3. Indicate requested adjustments in Contract Time which are due to changes or delays in completion of Work.
 - 1.11.4. Extension request shall include forecast of Tenant Improvement Project Completion date and actual achievement of any dates listed in Contract Documents.
 - 1.11.5. To the extent that any requests are pending at time of any Construction Schedule update, Time Adjustment Schedule shall also be updated.
 - 1.11.6. Schedule shall be a time-scaled network analysis.
 - 1.11.7. Accompany schedule with formal written time extension request and detailed impact analysis justifying extension.
 - 1.11.8. Time impact analysis shall demonstrate time impact based upon date of delay, and status of construction at that time and event time computation of all affected activities. Event times shall be those as shown in latest Construction Schedule.
 - 1.11.9. Activity delays shall not automatically constitute an extension of Contract Time.
 - 1.11.10. Failure of subcontractors shall not be justification for an extension of time.
 - 1.11.11. Float is not for the exclusive use or benefit of any single party. Float time shall be apportioned according to needs of Tenant Improvement Project, as determined by the District.
 - 1.11.12. Float suppression techniques such as preferential sequencing, special lead/lag logic restraints, extended activity durations, or imposed dates shall **not** be allowed without the prior written permission of the District.
 - 1.11.13. Extensions will be granted only to extent that time adjustments to activities exceed total positive float of the critical path and extends Completion date.

- 1.11.14. District shall not have an obligation to consider any time extension request unless requirements of Contract Documents, and specifically, but not limited to these requirements are complied with.
- 1.11.15. District shall not be responsible or liable for any construction acceleration due to failure of District to grant time extensions under Contract Documents should requested adjustments in Contract Time not substantially comply with submission and justification requirements of Contract for time extension requests.
- 1.11.16. In the event a Requested Time Adjustment Schedule and Time Impact Analysis are not submitted within ten (10) days after commencement of a delay it is mutually agreed that delay does not require a Contract Time extension.

1.12. RECOVERY SCHEDULE

- 1.12.1. When activities are behind Construction Schedule a supplementary Recovery Schedule shall be submitted.
- 1.12.2. Developer shall prepare and submit to the District a Recovery Schedule at any time requested by the District, at no cost to the District.
- 1.12.3. Form and detail shall be sufficient to explain and display how activities will be rescheduled to regain compliance with Construction Schedule and to complete the Work by the Completion Date.
- 1.12.4. Maximum duration shall be one (1) month and shall coincide with payment period.
- 1.12.5. Ten (10) days prior to expiration of Recovery Schedule, Developer shall have to show verification to determine if activities have regained compliance with Construction Schedule. Based upon this verification the following will occur:
 - 1.12.5.1. Supplemental Recovery Schedule will be submitted to address subsequent payment period
 - 1.12.5.2. Construction Schedule will be resumed.

1.13. UPDATING SCHEDULES

- 1.13.1. Review and update schedule at least ten (10) days prior to submitting an Application for Payment.
- 1.13.2. Maintain schedule to record actual prosecution and progress.
- 1.13.3. Identify approved Change Orders which affect schedule as separate new activities.
- 1.13.4. No other revisions shall be made to schedule unless authorized by District.
- 1.13.5. **Written Narrative Report:** Developer shall include a written report to explain the Monthly Schedule Update. The narrative shall, at a minimum include the following headings with appropriate discussions of each topic:
 - 1.13.5.1. Activities or portions of activities completed during previous reporting period.
 - 1.13.5.2. Actual start dates for activities currently in progress.
 - 1.13.5.3. Deviations from critical path in days ahead or behind.
 - 1.13.5.4. List of major construction equipment used and any equipment idle.
 - 1.13.5.5. Number of personnel by craft engaged on Work during reporting period.
 - 1.13.5.6. Progress analysis describing problem areas.
 - 1.13.5.7. Current and anticipated delay factors and their impact.
 - 1.13.5.8. Proposed corrective actions and logic revisions for Recovery Schedule.
 - 1.13.5.9. Proposed modifications, additions, deletions and changes in logic of Construction Schedule.
 - 1.13.5.10. In updating the Schedule, Developer shall not modify Activity ID numbers, schedule calculation rules/criteria, or the Activity Coding Structure required.
- 1.13.6. Schedule update will form basis upon which Tenant Improvement Payments will be made.
- 1.13.7. District will not be obligated to review or process Application for Payment until schedule and Progress Report have been submitted.

1.14. DISTRIBUTION

- 1.14.1. Following joint review and acceptance of updated schedules distribute copies to District, Architect, and all other concerned parties.
- 1.14.2. Instruct recipients to promptly report in writing any problem anticipated by Tenant Improvement Projections shown in schedule.

2. PRODUCTS

2.1. SCHEDULING SOFTWARE

Developer shall utilize MS Tenant Improvement Project software for scheduling software and shall employ the Critical Path Method (CPM) in the development and maintenance of the Construction Schedule.

2.2. ELECTRONIC DATA

Provide compact disk(s) that contain a back-up of the Proposed Baseline Schedule data on it. The electronic P6 files shall be saved in ".XER" type format.

END OF DOCUMENT

SUBMITTALS

1. GENERAL

1.1. SUBMITTAL PROCEDURES – USE OF PRIMAVERA

- 1.1.1. DEVELOPER SHALL UTILIZE DISTRICT APPROVED SOFTWARE FOR THE SUBMITTAL PROCESS.**
- 1.1.2. Developer shall transmit each submittal in conformance with requirements of this Document. For each submittal, Developer shall:
 - 1.1.2.1. Sequentially number the transmittal forms. Resubmitted submittals must have the original number with an alphabetic suffix;
 - 1.1.2.2. Identify Tenant Improvement Project and Architect's Tenant Improvement Project number, Developer, Subcontractor or supplier; pertinent Drawing sheet and detail number(s), and specification Section number, as appropriate;
 - 1.1.2.3. Apply Developer's stamp, signed or initialed certifying that review, verification of Products required, field dimensions, adjacent construction work, and coordination of information is in accordance with the requirements of the Work and Contract Documents. Submittals without Developer's stamp and signature will be returned without review.
- 1.1.3. Coordinate preparation and processing of submittals with performance of Work. Transmit each submittal sufficiently in advance of performance of Work to avoid delay.
 - 1.1.3.1. Coordinate each submittal with fabrication, purchasing, testing, delivery, other submittals, and related activities that require sequential activity.
 - 1.1.3.2. Coordinate transmittal of different types of submittals for related parts of Work so processing will not be delayed because of the need to review submittals concurrently for coordination.
 - 1.1.3.3. Architect reserves the right to withhold action on a submittal requiring coordination with other submittals until related submittals are received.
- 1.1.4. Comply with Contract Documents for list of submittals and time requirements for scheduled performance of Work.
- 1.1.5. No extension of Contract Time will be authorized because of failure to transmit submittals to the Architect sufficiently in advance of the Work to permit processing.
- 1.1.6. Identify variations from Contract Documents and Product or system limitations which may be detrimental to successful performance of the completed Work.
- 1.1.7. Provide space for Developer and Architect review stamps.
- 1.1.8. Revise and resubmit submittals as required, identify all changes made since previous submittal.
- 1.1.9. Distribute copies of reviewed submittals to concerned parties. Instruct parties to promptly report any inability to comply with provisions.
- 1.1.10. Submittals not requested will not be recognized or processed. Submittals not requested will be returned without review.

1.2. SHOP DRAWINGS

- 1.2.1. Do not reproduce Contract Documents or copy standard information as the basis of shop drawings. Standard information prepared without specific reference to the Tenant Improvement Project is not a shop drawing.
- 1.2.2. Do not use or allow others to use Shop Drawings which have been submitted and have been rejected.

1.3. ELECTRONIC SUBMITTAL PROCESS

- 1.3.1. Submittal Procedure for Large Format shop drawings.**
 - 1.3.1.1. Developer shall provide six (6) paper copies and of the large format Shop

Drawings directly to the District and the Construction Manager (CM) and Developer will provide an electronic transmittal (with a detailed description of the submittal including the subject, specification number and number of drawings) using the District approved software/program.

- 1.3.1.2. Developer shall verify that the Schedule of Submittals and all submittal log(s) are accurate and up to date.
- 1.3.1.3. The District and Architect will review and markup each Submittal and provide changes to Developer for Developer's incorporation into the Submittal.
- 1.3.1.4. This process will continue until the Developer has provided a Submittal that is acceptable to the District and the Architect.
- 1.3.1.5. Once a Submittal is accepted, the District will provide a final accepted Submittal to the Developer and the Developer will closeout that one Submittal.
- 1.3.1.6. Developer shall send one (1) copy of the completed record submittal of the large format documents to a vendor (Ford Graphics is suggested) and using the District approved software/program.

1.3.2. Product Data, Calculations and Small Format Drawings

- 1.3.2.1. Developer shall upload/post one (1) electronic copy (from manufacturer's website or pre-scanned) of the product literature, data, calculations, and/or small format shop drawings using the District approved software/program with a Transmittal (with a detailed description of the submittal) directly to the CM.
- 1.3.2.2. The District and Architect will review and markup each Submittal and provide changes to Developer for Developer's incorporation into the Submittal.
- 1.3.2.3. This process will continue until the Developer has provided a Submittal that is acceptable to the District and the Architect.
- 1.3.2.4. Once a Submittal is accepted, the District will provide a final accepted Submittal to the Developer and Developer will closeout that one Submittal.
- 1.3.2.5. Developer shall send one (1) copy of the completed record submittal of the large format documents to a vendor for scanning and posting using the District approved software/program.

1.3.3. Sample Submittal Procedure – (Product / Assembly Samples)

- 1.3.3.1. Developer shall provide four (4) physical samples directly to the District and the CM and Developer will provide an electronic transmittal (with a detailed description of the submittal including the subject, specification number and number of drawings) using the District approved software/program.
- 1.3.3.2. The District and Architect will review and markup each Submittal and provide changes to Developer for Developer's incorporation into the Submittal.
- 1.3.3.3. This process will continue until the Developer has provided a Submittal that is acceptable to the District and the Architect.
- 1.3.3.4. Once a Submittal is accepted, the District will provide a final accepted Submittal to the Developer and the Developer will closeout that one Submittal.
- 1.3.3.5. Developer shall send one (1) copy of the completed record submittal of the large format documents to a vendor (Ford Graphics is suggested) for using the District approved software/program.

1.4. PRODUCT DATA

In addition to the above requirements, mark each copy to identify applicable products, models, options, and other data. Supplement manufacturers' standard data to provide information unique to this Tenant Improvement Project.

1.5. SAMPLES

- 1.5.1. In addition to the above requirements, submit samples to illustrate functional and aesthetic characteristics of the Product in accordance with this Document, with integral parts and attachment devices. Coordinate sample submittals for interfacing work.

- 1.5.2. Where specific colors or patterns are not indicated, provide materials and products specified in the full range of color, texture and pattern for selection by District. Range shall include standard stocked color/texture/pattern, standard color/texture/pattern not stocked, but available from manufacturer, and special color/ texture/pattern available from manufacturer as advertised in product data and brochures. Unless otherwise indicated in individual specification sections, District may select from any range at no additional cost to District.
- 1.5.3. Include identification on each sample, with full Tenant Improvement Project information.
- 1.5.4. Submit the number of samples that Developer requires, plus one that will be retained by Architect and one by District.
- 1.5.5. Reviewed samples which may be used in the Work are indicated in individual specification Sections.
- 1.6. MANUFACTURER'S INSTRUCTION**
 - 1.6.1. When specified in individual specification Sections, submit manufacturers' printed instructions for delivery, storage, assembly, installation, start-up, adjusting, and finishing, in quantities specified for Product Data.
 - 1.6.2. Identify conflicts between manufacturers' instructions and Contract Documents.
- 1.7. MANUFACTURER'S CERTIFICATES**
 - 1.7.1. When specified in individual specification Sections, submit manufacturers' certificate to Architect for review, in quantities specified for Product Data.
 - 1.7.2. Indicate material or Product conforms to or exceeds specified requirements. Submit supporting reference date, affidavits, and certifications as appropriate.
 - 1.7.3. Certificates may be recent or previous test results on material or Product, but must be acceptable to District.
- 1.8. MOCK-UP**
 - 1.8.1. Where indicated, provide mock-ups as required. Mock-ups shall be prepared per the specifications and shall accurately and reasonably represent the quality of construction the Developer will provide. If the mock-up or portions thereof do not adequately represent the quality of the work specified, the Developer shall modify it as needed.
 - 1.8.2. Once completed to the District's satisfaction, the mock-up shall serve as the standard of quality for the work.
 - 1.8.3. All mock-ups, at District's option, shall remain the property of the District. If not required by the District, Developer shall remove and dispose of the mock-up.
 - 1.8.4. Where indicated, on-site mock-ups, if accepted, may be integrated into the Work.
- 1.9. DEFERRED APPROVAL REQUIREMENTS**
 - 1.9.1. Installation of deferred approval items shall not be started until detailed plans, specifications, and engineering calculations have been accepted and signed by the Architect or Engineer in general responsible charge of design and signed by a California registered Architect or professional engineer who has been delegated responsibility covering the work shown on a particular plan or specification and approved by the Division of the State Architect (DSA). Deferred approval items for this Tenant Improvement Project are as indicated in the Contract Documents.
 - 1.9.2. Deferred approval drawings and specifications become part of the approved documents for the Tenant Improvement Project when they are submitted to and approved by DSA.
 - 1.9.3. Submit material using electronic submittal process as defined above.
 - 1.9.4. Identify and specify all supports, fasteners, spacing, penetrations, etc., for each of the deferred approval items, including calculations for each and all fasteners.
 - 1.9.5. Submit documents to Architect for review prior to requesting that the Architect forward it to the DSA.
 - 1.9.6. Documents shall bear the stamp and signature of the Structural, Mechanical, or

- Electrical Engineer licensed in California who is responsible for that work.
- 1.9.7. Architect and its subconsultants will review the documents only for conformance with design concept. The Architect will then forward the Submittal to DSA for approval.
 - 1.9.8. Developer shall respond to review comments made by DSA and revise and resubmit submittal to the Architect for re-submittal to DSA for final approval.

END OF DOCUMENT

REGULATORY REQUIREMENTS

1. GENERAL

1.1. DESCRIPTION

This section covers the general requirements for regulatory requirements pertaining to the Work and is supplementary to all other regulatory requirements mentioned or referenced elsewhere in the Contract Documents.

1.2. REQUIREMENTS OF REGULATORY AGENCIES

- 1.2.1.** All statutes, ordinances, laws, rules, codes, regulations, standards, and the lawful orders of all public authorities having jurisdiction of the Work, are hereby incorporated into the Contract Documents as if repeated in full herein and are intended to be included in any reference to Code or Building Code, unless otherwise specified, including, without limitation, the references in the list below. Developer shall make available at the Site copies of all the listed documents applicable to the Work as the District and/or Architect may request, including, without limitation, applicable portions of the California Code of Regulations (C.C.R.).
- 1.2.2.** This Tenant Improvement Project shall be governed by applicable regulations, including, without limitation, the State of California's Administrative Regulations for the Division of the State Architect-Structural Safety (DSA/SS), Chapter 4, Part 1, Title 24, C.C.R., and the most current version on the date the Contract is executed and as it pertains to school construction including, without limitation:
 - 1.2.2.1.** Test and testing laboratory pursuant to Section 4-335 (District shall pay for the testing laboratory).
 - 1.2.2.2.** All special inspections pursuant to Section 4-333(d).
 - 1.2.2.3.** Developer shall submit verified reports pursuant to Section 4-336 & 4-343(c).
 - 1.2.2.4.** Administration
 - 1.2.2.4.1.** Duties of the Architect and Engineers shall be pursuant to Section and 4-341.
 - 1.2.2.4.2.** Duties of Developer shall be pursuant Section 4-343.
 - 1.2.2.4.3.** Verified Reports shall be pursuant to Section 4-336.
 - 1.2.2.5.** Developer shall keep and make available a copy of Part 1 and 2 of the most current version of C.C.R., Title 24 at the Site during construction.
 - 1.2.2.6.** Developer shall notify the Division of State Architect (DSA) upon the start of construction pursuant to Section 4-331.
 - 1.2.2.7.** Addenda and Change Orders shall be pursuant to Section 4-338.
- 1.2.3.** Items of deferred approval shall be clearly marked on the first sheet of the Architect's and/or Engineer's approved Drawings. All items later submitted for approval shall be pursuant to Title 24 requirements to the DSA.
 - 1.2.3.1.** Building Standards Administrative Code, C.C.R., Title 24, Part 1..
 - 1.2.3.2.** California Building Code (CBC), C.C.R., Title 24, Part 2.; (Uniform Building code volumes 1-3 and California Amendments).
 - 1.2.3.3.** California Electrical Code (CEC), C.C.R., Title 24, Part 3 ; (National Electrical Code and California Amendments).
 - 1.2.3.4.** California Mechanical Code (CMC), C.C.R., Title 24, Part 4 ; (Uniform Mechanical Code and California Amendments).
 - 1.2.3.5.** California Plumbing Code (CPC), C.C.R., Title 24, Part 5; (Uniform Plumbing Code and California Amendments).
 - 1.2.3.6.** California Fire Code (CFC), C.C.R., Title 24, Part 9; (Fire Plumbing Code and California Amendments).
 - 1.2.3.7.** California Referenced Standards Code, C.C.R., Title 24, Part 12.
 - 1.2.3.8.** State Fire Marshal Regulations, C.C.R., Title 19, Public Safety.

- 1.2.3.9. Partial List of Applicable NFPA Standards:
- 1.2.3.9.1. NFPA 13 - Automatic Sprinkler System.
 - 1.2.3.9.2. NFPA 14 - Standpipes Systems.
 - 1.2.3.9.3. NFPA 17A - Wet Chemical System
 - 1.2.3.9.4. NFPA 24 - Private Fire Mains.
 - 1.2.3.9.5. (California Amended) NFPA 72 - National Fire Alarm Codes.
 - 1.2.3.9.6. NFPA 253 - Critical Radiant Flux of Floor Covering System.
 - 1.2.3.9.7. FPA 2001 - Clean Agent Fire Extinguishing Systems.
- 1.2.3.10. California Division of the State Architect Interpretation of Regulations Manual.

END OF DOCUMENT

TESTING LABORATORY SERVICES

1. GENERAL

1.1. REFERENCES

- 1.1.1. ASTM D3740 - Practice for Evaluation of Agencies Engaged in Testing and/or Inspection of Soil and Rock as Used in Engineering Design and Construction.
- 1.1.2. ASTM E329 - Recommended Practice for Inspection and Testing Agencies for Concrete, Steel, and Bituminous Materials as Used in Construction.
- 1.1.3. CBC - California Building Code.
- 1.1.4. UBC - Uniform Building Code.
- 1.1.5. Title 24, Parts 1 and 2, of the California Code of Regulations. Developer shall keep a copy of these available at the job Site for ready reference during construction
- 1.1.6. DSA - Division of the State Architect, Office of Regulation Services, Structural Safety Section. DSA shall be notified at or before the start of construction.

1.2. OBSERVATION AND SUPERVISION

- 1.2.1. The District and Construction Manager or their appointed representatives will review the Work and the Developer shall provide facilities and access to the Work at all times as required to facilitate this review. Administration by the Architect and any consulting Structural Engineer will be in accordance with applicable regulations, including, without limitation, 24 C.C.R. §4-341.
- 1.2.2. One or more Tenant Improvement Project Inspector(s) approved by DSA and employed by or in contract with the District("Tenant Improvement Project Inspector"), will observe the Work in accordance with 24 C.C.R. §§4-333(b) and 4-342:
- 1.2.3. Tenant Improvement Project Inspector shall have access to the Work wherever it is in preparation or progress for ascertaining that the Work is in accordance with the Contract Documents and all applicable code sections. Developer shall provide facilities and access as required and shall provide assistance for sampling or measuring materials.
 - 1.2.3.1. Tenant Improvement Project Inspector will notify District and Architect and inform Developer of any observed failure of Work or material to conform to Contract Documents.
 - 1.2.3.2. The Tenant Improvement Project Inspector shall observe and monitor all testing and inspection activities required.
- 1.2.4. Developer shall conform with all applicable laws as indicated in the Contract Documents, including, without limitation, to 24 C.C.R. §4-343. Developer shall supervise and direct the Work and maintain a competent superintendent on the Tenant Improvement Project who is authorized to act in all matters pertaining to the Work. The Developer shall inspect all materials, as they arrive, for compliance with the Contract Documents. Developer shall reject defective Work or materials immediately upon delivery or failure of the Work or material to comply with the Contract Documents. The Developer shall submit verified reports as indicated in the Contract Documents, including, without limitation, the Specifications and as required by 24 C.C.R. §4-336.

1.3. TESTING LABORATORIES AND AGENCIES

- 1.3.1. Testing agencies and tests shall be in conformance with the Contract Documents and the requirements of 24 C.C.R. §4-335.
- 1.3.2. Testing and inspection in connection with earthwork shall be under the direction of the District's consulting soils engineer ("Soils Engineer").
- 1.3.3. Testing and inspection of construction materials and workmanship shall be performed by a qualified laboratory ("Testing Laboratory" or "Laboratory"). The Testing Laboratory shall be under direction of an engineer registered in the State of California, shall conform to requirements of ASTM E329, and shall be employed by or in contract with the District.

1.4. TESTS AND INSPECTIONS

- 1.4.1. Developer shall be responsible for notifying District and Tenant Improvement Project Inspector of all required tests and inspections. Developer shall notify District and Tenant Improvement Project Inspector forty-eight (48) hours in advance of performing any Work requiring testing or inspection.
- 1.4.2. Developer shall provide access to Work to be tested and furnish incidental labor, equipment, and facilities to facilitate all inspections and tests.
- 1.4.3. District will pay for first inspections and tests required by the Title 24 and other inspections or tests that District and/or Architect may direct to have made, including, but not limited to, the following principal items:
 - 1.4.3.1. Tests and observations for earthwork and pavings.
 - 1.4.3.2. Tests for concrete mix designs, including tests of trial batches.
 - 1.4.3.3. Tests and inspections for structural steel work.
 - 1.4.3.4. Field tests for framing lumber moisture content.
 - 1.4.3.5. Additional tests directed by District that establish that materials and installation comply with the Contract Documents.
 - 1.4.3.6. Test and observation of welding and expansion anchors.
 - 1.4.3.7. Factory observation of components and assembly of modular prefabrication structures and buildings.
- 1.4.4. District may at its discretion, pay and back charge Developer for:
 - 1.4.4.1. Retests or reinspections, if required, and tests or inspection required due to Developer error or lack of required identifications of material.
 - 1.4.4.2. Uncovering of work in accordance with Contract Documents.
 - 1.4.4.3. Testing done on weekends, holidays, and overtime will be chargeable to Developer for the overtime portion.
 - 1.4.4.4. Testing done off site.
- 1.4.5. Testing and inspection reports and certifications:
 - 1.4.5.1. If initially received by Developer, Developer shall provide to each of the following a copy of the agency or laboratory report of each test or inspection or certification: District; Construction Manager, if any; Architect; Consulting Engineer, if any; Other Engineers on the Tenant Improvement Project, as appropriate; and; Tenant Improvement Project Inspector.
 - 1.4.5.2. When the test or inspection is one required by the Title 24, a copy of the report shall also be provided to the DSA.

1.5. SELECTION AND PAYMENT

- 1.5.1. District will hire and pay for services of an independent Testing Laboratory to perform specified inspection and testing as specified by District's Testing Laboratory.
- 1.5.2. District's hiring of Testing Laboratory shall in no way relieve Developer of its obligation to perform work in accordance with requirements of Contract Documents.

1.6. DISTRICT'S TESTING LABORATORY RESPONSIBILITIES

- 1.6.1. Test samples of mixes submitted by Inspector.
- 1.6.2. Perform specified inspection, sampling, and testing of Products in accordance with specified standards.
- 1.6.3. Notify Architect and Developer of observed irregularities or non-conformance of Work or Products.
- 1.6.4. Attend preconstruction conferences and progress meetings when requested by Architect.

1.7. LABORATORY REPORTS

- 1.7.1. After each inspection and test, District shall then submit one copy of laboratory report to Developer Reports of test results of materials and inspections found not to be in

compliance with the requirements of the Contract Documents shall be forwarded immediately.

- 1.7.2. Each Testing Laboratory shall submit a verified report covering all of the tests which were required to be made by that agency during the progress of the Tenant Improvement Project. Such report shall be furnished each time that Work is suspended, covering the tests up to that time and at the Completion of the Tenant Improvement Project, covering all tests.

1.8. LIMITS ON TESTING LABORATORY AUTHORITY

- 1.8.1. Laboratory may not release, revoke, alter, or enlarge on requirements of Contract Documents.
- 1.8.2. Laboratory may not approve or accept any portion of the Work.
- 1.8.3. Laboratory may not assume any duties of Developer
- 1.8.4. Laboratory has no authority to stop the Work.

1.9. DEVELOPER RESPONSIBILITIES

- 1.9.1. Submit proposed items for testing as required herein and/or as further required in the Contract Documents to Architect for review in accordance with applicable specifications.
- 1.9.2. Cooperate with Laboratory personnel, and provide access to the Work and to manufacturer's facilities.
- 1.9.3. Notify Architect, District, and Testing Laboratory 48 hours prior to expected time for operations requiring inspection and testing services.
- 1.9.4. When tests or inspections cannot be performed after such notice, reimburse District for Laboratory personnel and travel expenses incurred due to the Developer's negligence.
- 1.9.5. Developer shall notify District a sufficient time in advance of the manufacture of material to be supplied by Developer pursuant to the Contract Documents, which must by terms of the Contract be tested, in order that the District may arrange for the testing of same at the source of supply.
 - 1.9.5.1. Any material shipped by the Developer from the source of supply prior to having satisfactorily passed such testing and inspection or prior to the receipt of notice that such testing and inspection will not be required shall not be incorporated in the Work.
- 1.9.6. Contract and pay for services of District's Testing Laboratory to perform additional inspections, sampling and testing required when initial tests indicate Developer's work and/or materials does not comply with Contract Documents.

1.10. SCHEDULE OF INSPECTIONS AND TESTS

The Testing Laboratory shall perform tests and inspections for the following in conformance with the (CBC) California Building Code (International Building Code with State of California Amendments), California Code of Regulations, Title 24, Part 2:

- Structural Tests and Special Inspections (Chapter 17A)
 - Special Inspections (§ 1704A)
- Soils and Foundations (Chapter 18A)
 - Geotechnical Investigations (§ 1803A)
- Concrete (Chapter 19A)
 - Specifications for Tests and Materials (§)
 - Concrete Quality, Mixing and Placing (§)
 - Concrete Reinforcement and Anchor Testing Inspection (§ 1916A)
- Masonry (Chapter 21A)
 - Masonry Construction Materials (§ 2103A)
 - Masonry Quality (§ 2103A)
 - Quality Assurance (§ 2105A)
- Structural Steel (Chapter 22A)

- Structural Steel (§ 2205A)
 - Identification & Protection of Steel for Structural Purposes (§ 2203A)
 - Inspection and Tests of Structural Steel (§ 2212A)
- Wood (Chapter 23)
 - Minimum Standards and Quality (§ 2303)
 - Wood Construction (§ 1704A.6)
- Exterior Walls (Chapter 14)
 - Masonry Units (§ 1404.4)
 - Masonry Construction Materials (§ 2103A)
 - Exterior Insulation and Finish Systems (§ 1408)
- Roof Assemblies and Roofing Structures (Chapter 15)
 - Materials (§ 1506)
- Aluminum (Chapter 20)
 - Materials (§ 2002.1)
 - Inspection (§ 2003.1)
- 1.10.1. **Plumbing**
Testing as specified in the Specifications including, but not limited to: Sterilization, soil waste and vent, water piping, source of water, gas piping, downspouts and storm drains.
- 1.10.2. **Automatic Fire Sprinklers (where applicable)**
Testing as specified in the Specifications including, but not limited to: hydrostatic pressure.
- 1.10.3. **Heating, Ventilating and Air Conditioning:**
Testing as specified in the Specifications including, but not limited to: Ductwork tests, cooling tower tests, boiler tests, controls testing, piping tests, water and air systems, and test and balance of heating and air conditioning systems.
- 1.10.4. **Electrical**
Testing as specified in the Specifications including, but not limited to: Equipment testing, all electrical system operations, grounding system and checking insulation after cable is pulled.
- 1.11. **TENANT IMPROVEMENT PROJECT INSPECTOR'S ACCESS TO SITE**
 - 1.11.1. A Tenant Improvement Project Inspector employed by the District in accordance with the requirement of State of California Code of Regulations, Title 24, Part 1 will be assigned to the Work. Tenant Improvement Project Inspector's duties are specifically defined in 24. C.C.R. §4-342, and as indicated in the General Construction Provisions (Exhibit "D" to the Facilities Lease).
 - 1.11.2. District and Construction Manager shall at all times have access for the purpose of inspection to all parts of the Work and to the shops wherein the Work is in preparation, and Developer shall at all times maintain proper facilities and provide safe access for such inspection.
 - 1.11.3. The Work in all stages of progress shall be subject to the personal continuous observation of the Inspector. Inspector shall have free access to any or all parts of the Work at any time. Developer shall furnish the Inspector reasonable facilities for obtaining such information as may be necessary to keep Inspector fully informed respecting the progress and manner of the Work and the character of the materials. Inspection of the Work shall not relieve the Developer from any obligation set forth in the Contract Documents.
 - 1.11.4. The Inspector is not authorized to change, revoke, alter, enlarge or decrease in any way any requirement of the Contract Documents, drawings, specifications or subsequent change orders.

- 1.11.5. Whenever there is insufficient evidence of compliance with any of the provisions of Title 24 or evidence that any material or construction does not conform to the requirements of Title 24, the Division of the State Architect may require tests as proof of compliance. Test methods shall be as specified herein or by other recognized and accepted test methods determined by the Division of the State Architect. All tests shall be performed by a testing laboratory accepted by the Division of the State Architect.

END OF DOCUMENT

TEMPORARY FACILITIES AND CONTROLS

1. GENERAL

1.1. LOGISTICS PLAN

Developer shall provide to the District for prior approval the Developer's mobilization and logistics plan for the Site which shall include, at a minimum, the provisions herein.

1.2. TEMPORARY UTILITIES

1.2.1. Electric Power and Lighting

1.2.1.1. Developer will furnish and pay for power during the course of the work to the extent power is not in the building(s) or on the Site. Developer shall be responsible for providing temporary facilities required on the Site to point of intended use.

1.2.1.2. Developer shall furnish, wire for, install, and maintain temporary electrical lights wherever it is necessary to provide illumination for the proper performance and/or observation of the Work: a minimum of 20 foot-candles for rough work and 50 foot-candles for finish work.

1.2.1.3. Developer shall be responsible for maintaining existing lighting levels in the Tenant Improvement Project vicinity should temporary outages or service interruptions occur.

1.2.2. Heat and Ventilation

1.2.2.1. Developer shall provide temporary heat to maintain environmental conditions to facilitate progress of the Work, to meet specified minimum conditions for the installation and curing of materials, and to protect materials and finishes from damage due to improper temperature and humidity conditions. Portable heaters shall be standard units complete with controls.

1.2.2.2. Developer shall provide forced ventilation and dehumidification, as required, of enclosed areas for proper installation and curing of materials, to disperse humidity, and to prevent accumulations of dust, fumes, vapors, and gases.

1.2.2.3. Developer shall pay the costs of installation, maintenance, operation, and removal of temporary heat and ventilation, including costs for fuel consumed, required for the performance of the Work.

1.2.3. Water

1.2.3.1. District will furnish and pay for water during the course of the work. Developer shall be responsible for providing temporary facilities required.

1.2.3.2. Developer shall make potable water available for human consumption.

1.2.4. Sanitary Facilities

1.2.4.1. Developer shall provide sanitary temporary facilities in no fewer numbers than required by law and such additional facilities as may be directed by the Inspector for the use of all workers. The facilities shall be maintained in a sanitary condition at all times and shall be left at the Site until removal is directed by the Tenant Improvement Project Inspector or Developer completes all Work.

1.2.4.2. Use of toilet facilities in the Work shall not be permitted except by consent of the Tenant Improvement Project Inspector and District.

1.2.5. Telephone and Internet Service

1.2.5.1. Developer shall arrange with local telephone and internet service company(ies) for service for the performance of the Work. Developer shall, at a minimum, provide in its field office one line for telephone, internet and one line for fax machine.

1.2.5.2. Developer shall pay the costs for internet, telephone, and fax lines installation,

maintenance, service, and removal; for Construction Site Office, Construction Manager's Office and Inspector's Office.

1.2.6. Fire Protection:

1.2.6.1. Developer shall provide and maintain fire extinguishers and other equipment for fire protection. Such equipment shall be designated for use for fire protection only and shall comply with all requirements of the California Fire, State Fire Marshall and/or its designee.

1.2.6.2. Where on-site welding and burning of steel is unavoidable, Developer shall provide protection for adjacent surfaces.

1.2.7. Trash Removal:

Developer shall provide trash removal on a timely basis, not less than weekly from all Site Offices and the Site.

1.2.8. Temporary Facilities:

1.2.8.1. Developer shall provide the following facilities, trailers, offices, and services, fully furnished for the intended uses including desks, chairs, plan tables, etc.:

1.2.8.1.1. One office trailer for its own use and large enough for use for meetings with Tenant Improvement Project personnel.

1.3. CONSTRUCTION AIDS

1.3.1. Plant and Equipment:

1.3.1.1. Developer shall furnish, operate, and maintain a complete plant for fabricating, handling, conveying, installing, and erecting materials and equipment; and for conveyances for transporting workmen. Include elevators, hoists, debris chutes, and other equipment, tools, and appliances necessary for performance of the Work.

1.3.1.2. Developer shall maintain plant and equipment in safe and efficient operating condition. Damages due to defective plant and equipment, and uses made thereof, shall be repaired by Developer at no expense to the District.

1.3.2. No District tools or equipment shall be used by Developer for the performance of the Work.

1.4. BARRIERS AND ENCLOSURES

1.4.1. Developer shall obtain District's written permission for locations and types of temporary barriers and enclosures, including fire-rated materials proposed for use, prior to their installation.

1.4.2. Developer shall provide a six (6) foot high, chain link perimeter fence with post driven into the ground and fabric screen as a temporary barrier around construction area. Developer shall provide and maintain temporary enclosures to prevent public entry and to protect persons using other buildings and portions of the Site and/or Premises. Developer shall remove temporary fence, barriers and enclosure upon Completion of the Work.

1.4.3. Developer shall provide site access to existing facilities for persons using other buildings and portions of the Site, the public, and for deliveries and other services and activities.

1.5. SECURITY

1.5.1. Developer shall secure all construction equipment, machinery and vehicles, park and store only within fenced area, and render inoperable during non-work hours. Developer is responsible for insuring that no construction materials, tools, equipment, machinery or vehicles can be used for unauthorized entry or other damage or interference to activities and security of existing facilities adjacent to and in the vicinity of the Tenant Improvement Project Site.

1.5.2. Developer shall provide a security guard located on the Tenant Improvement Project Site during non-working hours.

1.6. TEMPORARY CONTROLS

1.6.1. Noise Control

- 1.6.1.1. Developer acknowledges that adjacent facilities may remain in operation during all or a portion of the Work, and it shall take all reasonable precautions to minimize noise as required by applicable laws and the Contract Documents.
- 1.6.1.2. Notice of proposed noisy operations, including without limitation, operation of pneumatic demolition tools, concrete saws, and other equipment, shall be submitted to District a minimum of forty-eight (48) hours in advance of their performance.

1.6.2. Noise and Vibration

- 1.6.2.1. Equipment and impact tools shall have intake and exhaust mufflers.
- 1.6.2.2. Developer shall cooperate with District to minimize and/or cease the use of noisy and vibratory equipment if that equipment becomes objectionable by its longevity.

1.6.3. Dust and Dirt

- 1.6.3.1. Developer shall conduct demolition and construction operations to minimize the generation of dust and dirt, and prevent dust and dirt from interfering with the progress of the Work and from accumulating in the Work and adjacent areas including, without limitation, occupied facilities.
- 1.6.3.2. Developer shall periodically water exterior demolition and construction areas to minimize the generation of dust and dirt.
- 1.6.3.3. Developer shall ensure that all hauling equipment and trucks carrying loads of soil and debris shall have their loads sprayed with water or covered with tarpaulins, and as otherwise required by local and state ordinance.
- 1.6.3.4. Developer shall prevent dust and dirt from accumulating on walks, roadways, parking areas, and planting, and from washing into sewer and storm drain lines.

1.6.4. Water

Developer shall not permit surface and subsurface water, and other liquids, to accumulate in or about the vicinity of the Premises. Should accumulation develop, Developer shall control the water or other liquid, and suitably dispose of it by means of temporary pumps, piping, drainage lines, troughs, ditches, dams, or other methods.

1.6.5. Pollution

- 1.6.5.1. No burning of refuse, debris, or other materials shall be permitted on or in the vicinity of the Premises.
- 1.6.5.2. Developer shall comply with applicable regulatory requirements and anti-pollution ordinances during the conduct of the Work including, without limitation, demolition, construction, and disposal operations.

1.6.6. Lighting

If portable lights are used after dark, all light must be located so as not to direct light into neighboring property.

1.7. JOB SIGN(S)

1.7.1. General:

- 1.7.1.1. Developer shall provide and maintain and locate a Tenant Improvement Project identification sign with the design, text, and colors designated by District and/or the Architect. Sign shall be protected in place and maintained by the Developer.
- 1.7.1.2. Signs other than the specified Tenant Improvement Project sign and or signs required by law, for safety, or for egress, shall not be permitted, unless otherwise approved in advance by the District.

1.7.2. Materials:

- 1.7.2.1. Structure and Framing: Structurally sound, new or used wood or metal; wood shall be nominal 3/4-inch exterior grade plywood.

- 1.7.2.2. Sign Surface: Minimum 3/4-inch exterior grade plywood.
- 1.7.2.3. Sign shall be mounted on 4"x4" wooden posts embedded at least thirty six (36) inches into the soil or placed in concrete.
- 1.7.2.4. Paint: Exterior quality, of type and colors selected by the District and/or the Architect.

1.7.3. Fabrication:

- 1.7.3.1. Developer shall fabricate to provide smooth, even surface for painting.
- 1.7.3.2. Size: 4'-0" x 8'-0", unless otherwise indicated.
- 1.7.3.3. Developer shall paint exposed surfaces of supports, framing, and surface material with exterior grade paint: one coat of primer and one coat of finish paint.
- 1.7.3.4. Text and Graphics: As indicated.

1.8. PUBLICITY RELEASES

Developer shall not release any information, story, photograph, plan, or drawing relating information about the Tenant Improvement Project to anyone, including press and other public communications medium, including, without limitation, on website(s). Developer shall not bring anyone onto the Tenant Improvement Project site during or after construction for the purpose of publicity or marketing without prior written permission of the District.

END OF DOCUMENT

SITE STANDARDS

1. GENERAL

1.1. REQUIREMENTS OF THE DISTRICT

1.1.1. Drug-Free Schools and Safety Requirements:

- 1.1.1.1. No drugs, alcohol, smoking or the use of tobacco products are allowed at any time in any buildings, Developer-owned vehicles or vehicles owned by others while on District property. No students, staff, visitors, or contractors are to use drugs on these sites.
- 1.1.1.2. Developer shall post: "Non-Smoking Area" in a highly visible location on Site. Developer may designate a smoking area outside of District property within the public right-of-way, provided that this area remains quiet and unobtrusive to adjacent neighbors. This smoking area must be kept clean at all times.
- 1.1.1.3. Developer shall ensure that no alcohol, firearms, weapons, or controlled substances enter or are used at the Site. Developer shall immediately remove from the Site and terminate the employment of any employee(s) found in violation of this provision.

- 1.1.2. **Language:** Unacceptable and/or loud language will not be tolerated, "Cat calls" or other derogatory language toward students or public will not be allowed.

1.1.3. Disturbing the Peace (Noise and Lighting):

- 1.1.3.1. Developer shall observe the noise ordinance of the Site at all times including, without limitation, all applicable local, city, and/or state laws, ordinances, and/or regulations regarding noise and allowable noise levels.
- 1.1.3.2. District reserves the right to prohibit the use of radios at the Site, except for handheld communication radios.
- 1.1.3.3. If portable lights are used after dark, the lights must be located so as not to direct light into neighboring properties.

1.1.4. Traffic:

- 1.1.4.1. Driving on the Premises shall be limited to periods when students and public are not present. If driving or deliveries must be made during the school hours, two (2) or more ground guides shall lead the vehicle across the area of travel. In no case shall driving take place across playgrounds or other pedestrian paths during recess, lunch, and/or class period changes. The speed limit on-the Premises shall be five (5) miles per hour (maximum) or less if conditions require. Developer shall not have any deliveries to the Tenant Improvement Project during the hour before school begins at the Site and during the half hour after school ends at the Site without prior written permission from the Construction Manager or the District.
- 1.1.4.2. All paths of travel for deliveries, including without limitation, material, equipment, and supply deliveries, shall be reviewed and approved by District in advance.
- 1.1.4.3. District shall designate a construction entry to the Site. If Developer requests, District determines it is required, and to the extent possible, District shall designate a staging area so as not to interfere with the normal functioning of school facilities. Location of gates and fencing shall be approved in advance with District and at Developer's expense.
- 1.1.4.4. Parking areas shall be reviewed and approved by District in advance. No parking is to occur under the drip line of trees or in areas that could otherwise be damaged.
- 1.1.4.5. All of the above shall be observed and complied with by the Developer and all workers on the Site. Failure to follow these directives could result in

individual(s) being suspended or removed from the work force at the discretion of the District. The same rules and regulations shall apply equally to delivery personnel, inspectors, consultants, and other visitors to the Site.

END OF DOCUMENT

TEMPORARY TREE AND PLANT PROTECTION

WHERE SUBSTANTIAL TREE PROTECTION WILL BE REQUIRED ON THE SITE, OBTAIN AN ARBORIST TO REVIEW THIS DOCUMENT PRIOR TO CONSTRUCTION.

1. GENERAL

1.1. SUMMARY

This Document includes the protection and trimming of existing trees that interfere with, or are affected by, execution of the Work, whether temporary or permanent construction.

1.2. DEFINITIONS

Tree Protection Zone: Area surrounding individual trees or groups of trees to remain during construction, and defined by the drip line of individual trees or the perimeter drip line of groups of trees, unless otherwise indicated.

1.3. SUBMITTALS

- 1.3.1. Product Data: For each type of product indicated.
- 1.3.2. Tree Pruning Schedule: Written schedule from arborist detailing scope and extent of pruning of trees to remain that interfere with or are affected by construction.
- 1.3.3. Qualification Data: For tree service firm and arborist.
- 1.3.4. Certification: From arborist, certifying that trees indicated to remain have been protected during construction according to recognized standards and that trees were promptly and properly treated and repaired when damaged.
- 1.3.5. Maintenance Recommendations: From arborist, for care and protection of trees affected by construction during and after completing the Work.

1.4. QUALITY ASSURANCE

- 1.4.1. Tree Service Firm Qualifications: An experienced tree service firm that has successfully completed tree protection and trimming work similar to that required for this Tenant Improvement Project and that will assign an experienced, qualified arborist to Tenant Improvement Project site during execution of tree protection and trimming.
- 1.4.2. Arborist Qualifications: An arborist certified by ISA (International Society of Arboriculture) or licensed in the jurisdiction where Tenant Improvement Project is located.
- 1.4.3. Tree Pruning Standard: Comply with ANSI A300 (Part 1), "Tree, Shrub, and Other Woody Plant Maintenance--Standard Practices (Pruning)."
 - 1.4.3.1. Before tree protection and trimming operations begin, meet with District to review tree protection and trimming procedures and responsibilities.

2. PRODUCTS

2.1. MATERIALS

- 2.1.1. Drainage Fill: Selected crushed stone, or crushed or uncrushed gravel, washed, ASTM D 448, Size 24, with 90 to 100 percent passing a 2-1/2-inch (63-mm) sieve and not more than 10 percent passing a 3/4-inch (19-mm) sieve.
- 2.1.2. Topsoil: Natural or cultivated surface-soil layer containing organic matter and sand, silt, and clay particles; friable, pervious, and black or a darker shade of brown, gray, or red than underlying subsoil; reasonably free of subsoil, clay lumps, gravel, and other objects more than 1 inch (25 mm) in diameter; and free of weeds, roots, and toxic and other nonsoil materials.
 - 2.1.2.1. Obtain topsoil only from well-drained sites where topsoil is 4 inches (100 mm) deep or more; do not obtain from bogs or marshes.
- 2.1.3. Filter Fabric: Manufacturer's standard, nonwoven, pervious, geotextile fabric of polypropylene, nylon, or polyester fibers.
- 2.1.4. Chain-Link Fence: Metallic-coated steel chain-link fence fabric of 0.120-inch- (3-mm-) diameter wire; a minimum of 48 inches (1200 mm) high; with 1.9-inch- (48-mm-)

- diameter line posts; 2-3/8-inch- (60-mm-) diameter terminal and corner posts; 1-5/8-inch- (41-mm-) diameter top rail; and 0.177-inch- (4.5-mm-) diameter bottom tension wire; with tie wires, hog ring ties, and other accessories for a complete fence system.
- 2.1.5. Select mulch as recommended by arborist or landscape architect.
- 2.1.6. Organic Mulch: Use shredded hardwood, ground or shredded bark, or wood and bark chips, all free of deleterious materials.

3. EXECUTION

3.1. PREPARATION

- 3.1.1. Temporary Fencing: Install temporary fencing around tree protection zones to protect remaining trees and vegetation from construction damage. Maintain temporary fence and remove when construction is complete.
- 3.1.2. Install chain-link fence according to ASTM F 567 and manufacturer's written instructions.
- 3.1.3. Protect tree root systems from damage caused by runoff or spillage of noxious materials while mixing, placing, or storing construction materials. Protect root systems from ponding, eroding, or excessive wetting caused by dewatering operations.
- 3.1.4. Mulch areas inside tree protection zones and other areas indicated.
 - 3.1.4.1. Select mulch as recommended by arborist or landscape architect.
 - 3.1.4.2. Apply 2-inch (50-mm) to 3-inch (75-mm) average thickness of organic mulch. Do not place mulch within 6 inches (150 mm) of tree trunks.
- 3.1.5. Do not store construction materials, debris, or excavated material inside tree protection zones. Do not permit vehicles or foot traffic within tree protection zones; prevent soil compaction over root systems.
- 3.1.6. Maintain tree protection zones free of weeds and trash.
- 3.1.7. Do not allow fires within tree protection zones.

3.2. EXCAVATION

- 3.2.1. Install shoring or other protective support systems to minimize sloping or benching of excavations where construction or utility excavation is near trees to be protected.
- 3.2.2. Do not excavate within tree protection zones, unless otherwise indicated.
- 3.2.3. Where excavation for new construction is required within tree protection zones, hand clear and excavate to minimize damage to root systems. Use narrow-tine spading forks and comb soil to expose roots.
 - 3.2.3.1. Do not allow exposed roots to dry out before placing permanent backfill. Provide temporary earth cover or pack with peat moss and wrap with burlap. Water and maintain in a moist condition. Temporarily support and protect roots from damage until they are permanently relocated and covered with soil.
- 3.2.4. Where utility trenches are required within tree protection zones, tunnel under or around roots by drilling, auger boring, pipe jacking, or digging by hand.
 - 3.2.4.1. Root Pruning: Do not cut main lateral roots or taproots; cut only smaller roots that interfere with installation of utilities. Cut roots with sharp pruning instruments; do not break or chop.

3.3. REGRADING

- 3.3.1. Grade Lowering: Where new finish grade is indicated below existing grade around trees, slope grade beyond tree protection zones. Maintain existing grades within tree protection zones.
- 3.3.2. Grade Lowering: Where new finish grade is indicated below existing grade around trees, slope grade away from trees as recommended by arborist, unless otherwise indicated.
 - 3.3.2.1. Root Pruning: Prune tree roots exposed during grade lowering. Do not cut main lateral roots or taproots; cut only smaller roots. Cut roots with sharp pruning instruments; do not break or chop.

- 3.3.3. Minor Fill: Where existing grade is 6 inches (150 mm) or less below elevation of finish grade, fill with topsoil. Place topsoil in a single uncompacted layer and hand grade to required finish elevations.
- 3.3.4. Moderate Fill: Where existing grade is more than 6 inches (150 mm) but less than 12 inches (300 mm) below elevation of finish grade, place drainage fill, filter fabric, and topsoil on existing grade as follows:
 - 3.3.4.1. Carefully place drainage fill against tree trunk approximately 2 inches (50 mm) above elevation of finish grade and extend not less than 18 inches (450 mm) from tree trunk on all sides. For balance of area within drip-line perimeter, place drainage fill up to 6 inches (150 mm) below elevation of grade.
 - 3.3.4.2. Place filter fabric with edges overlapping 6 inches (150 mm) minimum.
 - 3.3.4.3. Place fill layer of topsoil to finish grade. Do not compact drainage fill or topsoil. Hand grade to required finish elevations.
- 3.4. **TREE PRUNING**
 - 3.4.1. Prune trees to remain that are affected by temporary and permanent construction.
 - 3.4.2. Prune trees to remain to compensate for root loss caused by damaging or cutting root system. Provide subsequent maintenance during Contract period as recommended by arborist.
 - 3.4.3. Pruning Standards: Prune trees according to ANSI A300 (Part 1), as recommended by arborist report.
 - 3.4.4. Adjust pruning requirements per arborist's recommendations.
 - 3.4.5. Cut branches with sharp pruning instruments; do not break or chop.
 - 3.4.6. Modify below to specific Tenant Improvement Project requirements.
 - 3.4.7. Chip removed tree branches and dispose of or spread over areas identified by District.
- 3.5. **TREE REPAIR AND REPLACEMENT**
 - 3.5.1. Promptly repair trees damaged by construction operations within 24 hours. Treat damaged trunks, limbs, and roots according to arborist's written instructions.
 - 3.5.2. Remove and replace trees indicated to remain that die or are damaged during construction operations or that are incapable of restoring to normal growth pattern.
 - 3.5.2.1. Provide new trees of 6-inch (150-mm) caliper size and of a when damaged trees more than 6 inches (150 mm) in caliper size, measured 12 inches (300 mm) above grade, are required to be replaced. Plant and maintain new trees as specified in Contract Documents.
 - 3.5.3. Where recommended by arborist report, aerate surface soil, compacted during construction, 10 feet (3 m) beyond drip line and no closer than 36 inches (900 mm) to tree trunk. Drill 2-inch (50-mm) diameter holes a minimum of 12 inches (300 mm) deep at 24 inches (600 mm) o.c. Backfill holes with an equal mix of augered soil and sand.
- 3.6. **DISPOSAL OF WASTE MATERIALS**
 - 3.6.1. Burning is not permitted.
 - 3.6.2. Disposal: Remove excess excavated material and displaced trees from Site.

END OF DOCUMENT

STORM WATER POLLUTION PREVENTION PLAN – CONSTRUCTION

PURSUANT TO THE PROVISIONS OF EXHIBIT “D” AND THE CONTRACT DOCUMENTS, DEVELOPER SHALL PERFORM THE WORK OF THE TENANT IMPROVEMENT PROJECT RELATED TO BEING THE DISTRICT’S QUALIFIED SWPPP (STORM WATER POLLUTION PREVENTION PLAN) PRACTITIONER (“QSP”). THE DEVELOPER SHALL COMPLY WITH THE FOLLOWING PROVISIONS AND THE SWPPP. IF THE SWPPP CONTAINS OTHER MORE DETAILED OR CONFLICTING PROVISIONS AND/OR REQUIRES THE DEVELOPER TO TAKE OTHER ACTIONS OR ACTIVITIES, THE DEVELOPER MUST COMPLY WITH THE SWPPP.

1. INTRODUCTION

- 1.1. In order to enroll in the construction storm water permit and before construction activities begin, the District will file certain submittals referred to as Permit Registration Documents (PRDS) with the Regional Water Quality Control Board.

2. GENERAL

The Clean Water Act and Porter Cologne Water Quality Act prohibit the discharge of any water containing pollutants from certain construction sites unless a National Pollutant Discharge Elimination System permit is first obtained and followed. The National Pollutant Discharge Elimination System General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction Storm Water Permit) Order No. 2009-0009-DWQ as amended by Order No. 2010-0014-DWQ (NPDES No. CAS000002) issued by the California State Water Resources Control Board (State Water Board) authorizes the discharge of storm water and certain non-storm water from construction sites if certain conditions and measures are taken. The District has determined that the construction of this Tenant Improvement Project requires enrollment in the Construction Storm Water Permit.

3. SUBMITTALS

3.1. GENERAL

All submittals shall be made in a form conducive for the District to electronically upload the approved submittals to the Storm water Multi-Application Reporting and Tracking System (SMARTS).

3.2. RAIN EVENT ACTION PLAN (REAP)

- 3.2.1. A Rain Event Action Plan (REAP) is a written document, specific for each rain event. A REAP should be designed that when implemented it protects all exposed portions of the site within 48 hours of any likely. The General Permit requires Risk Level 2 and 3 dischargers to develop and implement a REAP designed to protect all exposed portions of their sites within 48 hours prior to any likely precipitation event. The REAP requirement is designed to ensure that the discharger has adequate materials, staff, and time to implement erosion and sediment control measures that are intended to reduce the amount of sediment and other pollutants generated from the active site. A REAP must be developed when there is likely a forecast of 50% or greater probability of precipitation in the Tenant Improvement Project area. (The National Oceanic and Atmospheric Administration (NOAA) defines a chance of precipitation as a probability of precipitation of 30% to 50% chance of producing precipitation in the Tenant Improvement Project area.¹⁴ NOAA defines the probability of precipitation (PoP) as the likelihood of occurrence (expressed as a percent) of a measurable amount (0.01 inch or more) of liquid precipitation (or the water equivalent of frozen precipitation) during a specified period of time at any given point in the forecast area.) Forecasts are normally issued for 12- hour time periods.
- 3.2.2. If the District’s QSD determines that the site is a Risk Level 2 or 3 the Developer’s QSP shall prepare the REAP for the Work in compliance with the General Permit and the SWPPP.

3.3. RECORDS

All electronic and hardcopy records required by the Construction Storm Water Permit shall be submitted to the District within seven (7) days of Completion of the Tenant Improvement Project.

4. PERMIT REGISTRATION DOCUMENTS

Prior to any activities on Site that disturb the Site's surface, the Permit Registration Documents (PRDs) required by the Construction Storm Water Permit must be filed with the Regional Water Quality Control Board. The District shall file the PRDs with the Regional Water Quality Control Board to activate coverage under the Construction Storm Water Permit.

5. IMPLEMENTATION REQUIREMENTS

- 5.1. Developer shall not conduct any activities that may affect the Site's construction runoff water quality until the District provides Developer with the Waste Discharger Identification Number (WDID) assigned to this Tenant Improvement Project by the State Water Board.
- 5.2. Developer shall keep a copy of the approved SWPPP at the job site. The SWPPP shall be made available when requested by a representative of the Regional Water Quality Control Board, State Water Resources Control Board, United States Environmental Protection Agency, or the local storm water management agency. Requests from the public shall be directed to the District for response.
- 5.3. Developer shall designate in writing to the District a Qualified SWPPP Practitioner (QSP) who shall be responsible for implementing the SWPPP, REAP (if applicable), ATS (if applicable), conducting non-storm water and storm water visual observations, and for ensuring that all best management practices (BMPs) required by the SWPPP and General Permit are properly implemented and maintained.
- 5.4. All measures required by the SWPPP shall be implemented concurrent with the commencement of construction. Pollution practices and devices shall be followed or installed as early in the construction schedule as possible with frequent upgrading of devices as construction progresses.
- 5.5. Developer shall ensure that all measures are properly maintained and repaired to protect the water quality of discharges.

6. INSPECTION, SAMPLING, ANALYSIS, AND RECORD KEEPING REQUIREMENTS

The Developer's QSP shall conduct all required visual observations, sampling, analysis, reporting, and record keeping required by the SWPPP and the Construction Storm Water Permit.

7. REPORTING REQUIREMENTS

Developer shall prepare and provide all the reports, which include, but are not limited to the Annual Report and any NEL Violation Reports or NAL Exceedance Reports, all of which are required by the SWPPP and the Construction Storm Water Permit.

8. ANNUAL REPORT

By August 1 of each year (defined as July 1 to June 30) that had at least one continuous three (3) month period coverage under the General Permit, Developer shall complete and submit to the District an Annual Report, as required by the General Permit. If the Tenant Improvement Project is complete prior to August 1, Developer shall submit the report prior to acceptance of the Tenant Improvement Project.

9. COMPLETION OF WORK

- 9.1. Clean-up shall be performed as each portion of the work progresses. All refuse, excess material, and possible pollutants shall be disposed of in a legal manner off-site and all temporary and permanent SWPPP devices shall be in place and maintained in good condition.
- 9.2. At Completion of Work, Developer shall inspect installed SWPPP devices, and present the currently implemented SWPPP with all backup records to the District.

10. NOTICE OF TERMINATION (NOT)

A Notice of Termination (NOT) must be submitted by the Developer to the District for electronic submittal by the Legally Responsible Person via SMARTS to terminate coverage under the General Permit. The NOT must include a final Site Map and representative photographs of the Tenant Improvement Project site that demonstrate final stabilization has been achieved. The NOT shall be submitted to the District on or before the Developer submits its final application for payment. If the Regional Water Board rejects the NOT for any reason, the Developer shall

revise the NOT as many times as necessary to get the Regional Water Board's approval. The Regional Water Board will consider a construction site complete when the conditions of the General Permit, Section II.D have been met.

11. QUALITY ASSURANCE

- 11.1. Before performing any of the obligations indicated herein, the Developer's QSP shall meet the training and certification requirements in the Construction Storm Water Permit.
- 11.2. Developer shall perform the Work in strict compliance with the approved SWPPP, REAP, ATS, and the Construction Storm Water Permit.
- 11.3. Developer shall conduct at least a one-hour training session on the requirements of the SWPPP for each employee before an employee conducts any construction on the Site. Developer shall maintain documentation of this employee training at the site for review by the District or any regulatory agency.

12. PERFORMANCE REQUIREMENTS

- 12.1. The Storm Water Pollution Prevention Plan is a minimum requirement. Revisions and modifications to the SWPPP are acceptable only if they maintain levels of protection equal to or greater than originally specified.
- 12.2. Read and be thoroughly familiar with all of the requirements of the SWPPP.
- 12.3. Inspect and monitor all work and storage areas for compliance with the SWPPP prior to any anticipated rain.
- 12.4. Complete any and all corrective measures as may be directed by the regulatory agency.
- 12.5. **Penalties:** Developer shall pay any fees and any penalties that may be imposed by the regulatory agency for non-compliance with SWPPP during the course of Work.
- 12.6. **Costs:** Developer to pay all costs associated with the implementation of the requirements of the SWPPP in order to maintain compliance with the Permit. This includes installation of all Housekeeping BMPs, General Site and Material Management BMPs, Inspection requirements, maintenance requirements, and all other requirements specified in the SWPPP.

13. MATERIALS

All temporary and permanent storm water pollution prevention facilities, equipment, and materials as required by or as necessary to comply with the SWPPP as described in the BMP Handbook.

END OF DOCUMENT

MATERIALS AND EQUIPMENT

1. GENERAL

1.1. MATERIAL AND EQUIPMENT

- 1.1.1. Only items approved by the District and/or Architect shall be used.
- 1.1.2. Developer shall submit lists of Products and other Product information in accordance with the Contract Documents, including, without limitation, the provisions regarding the submittals.

1.2. MATERIAL AND EQUIPMENT COLORS

- 1.2.1. The Developer shall comply with all schedule(s) of colors provided by the District and/or Architect.
- 1.2.2. No individual color selections will be made until after approval of all pertinent materials and equipment and after receipt of appropriate samples in accordance with the Contract Documents, including, without limitation, the provisions regarding the submittals.
- 1.2.3. Developer shall request priority in writing for any item requiring advance ordering to maintain the approved Construction Schedule.

1.3. DELIVERY, STORAGE, AND HANDLING

- 1.3.1. Developer shall deliver manufactured materials in original packages, containers, or bundles (with seals unbroken), bearing name or identification mark of manufacturer.
- 1.3.2. Developer shall deliver fabrications in as large assemblies as practicable; where specified as shop-primed or shop-finished, package or crate as required to preserve such priming or finish intact and free from abrasion.
- 1.3.3. Developer shall store materials in such a manner as necessary to properly protect them from damage. Materials or equipment damaged by handling, weather, dirt, or from any other cause will not be accepted.
- 1.3.4. Except for items that the District has approved, in writing, for Developer to store off-site, all materials are not be acceptable that have been warehoused for long periods of time, stored or transported in improper environment, improperly packaged, inadequately labeled, poorly protected, excessively shipped, deviated from normal distribution pattern, or reassembled.
- 1.3.5. Developer shall store material so as to cause no obstructions of sidewalks, roadways, and underground services. Developer shall protect material and equipment furnished pursuant to the Contract Documents.
- 1.3.6. Developer may store materials on Site with prior written approval by the District, all material shall remain under Developer's control and Developer shall remain liable for any damage to the materials. Should the Tenant Improvement Project Site not have storage area available, the Developer shall provide for off-site storage at no cost to District.
- 1.3.7. When any room in Tenant Improvement Project is used as a shop or storeroom, the Developer shall be responsible for any repairs, patching, or cleaning necessary due to that use. Location of storage space shall be subject to prior written approval by District.

2. PRODUCTS

2.1. MANUFACTURERS

- 2.1.1. Manufacturers listed in various sections of Contract Documents are names of those manufacturers that are believed to be capable of supplying one or more of items specified therein.
- 2.1.2. The listing of a manufacturer does not imply that every product of that manufacturer is acceptable as meeting the requirements of the Contract Documents.

2.2. FACILITIES AND EQUIPMENT

Developer shall provide, install, maintain, and operate a complete and adequate facility for handling, the execution, disposal, and distribution of material and equipment as required for proper and timely performance of Work.

2.3. MATERIAL REFERENCE STANDARDS

Where material is specified solely by reference to "standard specifications" and if requested by District, Developer shall submit for review data on actual material proposed to be incorporated into Work, listing name and address of vendor, manufacturer, or producer, and trade or brand names of those materials, and data substantiating compliance with standard specifications.

3. EXECUTION

3.1. WORKMANSHIP

- 3.1.1. Where not more specifically described in any other Contract Documents, workmanship shall conform to methods and operations of best standards and accepted practices of trade or trades involved and shall include items of fabrication, construction, or installation regularly furnished or required for completion (including finish and for successful operation, as intended).
- 3.1.2. Work shall be executed by tradespersons skilled in their respective field of work. When completed, parts shall have been durably and substantially built and present a neat appearance.

3.2. COORDINATION

- 3.2.1. Developer shall coordinate installation of materials and equipment so as to not interfere with installation of other work. Adjustment or rework because of Developer's failure to coordinate will be at no additional cost to District.
- 3.2.2. Developer shall examine in-place materials and equipment for readiness, completeness, fitness to be concealed or to receive Work, and compliance with Contract Documents. Concealing or covering work constitutes acceptance of additional cost which will result should in-place materials and equipment be found unsuitable for receiving other work or otherwise deviating from the requirements of the Contract Documents.

3.3. COMPLETENESS

Developer shall provide all portions of the Work, unless clearly stated otherwise, installed complete and operational with all elements, accessories, anchorages, utility connections, etc., in manner to assure well-balanced performance, in accordance with manufacturer's recommendations and in accordance with Contract Documents. For example, electric water coolers require water, electricity, and drain services; roof drains require drain system; sinks fit within countertop, etc. Terms such as "installed complete," "operable condition," "for use intended," "connected to all utilities," "terminate with proper cap," "adequately anchored," "patch and refinish," "to match similar," should be assumed to apply in all cases, except where completeness of functional or operable condition is specifically stated as not required.

3.4. APPROVED INSTALLER OR APPLICATOR

Developer shall ensure that all installations are only performed by a manufacturer's approved installer or applicator.

3.5. MANUFACTURER'S RECOMMENDATIONS

All installations shall be in accordance with manufacturer's published recommendations and specific written directions of manufacturer's representative. Should Contract Documents differ from recommendations of manufacturer or directions of manufacturer's representative, Developer shall analyze differences, make recommendations to the District and the Architect in writing, and shall not proceed until interpretation or clarification has been issued by the District and/or the Architect.

END OF DOCUMENT

DELIVERY, STORAGE AND HANDLING

1. GENERAL

1.1. PRODUCTS

- 1.1.1. Products are as defined in the General Construction Provisions (Exhibit "D" to the Facilities Lease).
- 1.1.2. Developer shall not use and/or reuse materials and/or equipment removed from existing Premises, except as specifically permitted by the Contract Documents.
- 1.1.3. Developer shall provide interchangeable components of the same manufacturer, for similar components.

1.2. TRANSPORTATION AND HANDLING

- 1.2.1. Developer shall transport and handle Products in accordance with manufacturer's instructions.
- 1.2.2. Developer shall promptly inspect shipments to confirm that Products comply with Contract requirements, are of correct quantity, and are undamaged.
- 1.2.3. Developer shall provide equipment and personnel to properly handle Products to prevent soiling, disfigurement, or damage.

1.3. STORAGE AND PROTECTION

- 1.3.1. Developer shall store and protect Products in accordance with manufacturer's instructions, with seals and labels intact and legible. Developer shall store sensitive Products in weather-tight, climate controlled enclosures.
- 1.3.2. Developer shall place fabricated Products that are stored outside, on above-ground sloped supports.
- 1.3.3. Developer shall provide off-site storage and protection for Products when Site does not permit on-site storage or protection.
- 1.3.4. Developer shall cover Products subject to deterioration with impervious sheet covering and provide ventilation to avoid condensation.
- 1.3.5. Developer shall store loose granular materials on solid flat surfaces in a well-drained area and prevent mixing with foreign matter.
- 1.3.6. Developer shall provide equipment and personnel to store Products by methods to prevent soiling, disfigurement, or damage.
- 1.3.7. Developer shall arrange storage of Products to permit access for inspection and periodically inspect to assure Products are undamaged and are maintained under specified conditions.

END OF DOCUMENT

CONTRACT CLOSEOUT AND FINAL CLEANING

1. GENERAL

1.1. CLOSEOUT PROCEDURES

Developer shall comply with all closeout provisions as indicated in the General Construction Provisions (Exhibit "D" to the Facilities Lease).

1.2. FINAL CLEANING

- 1.2.1. Developer shall execute final cleaning prior to final inspection.
- 1.2.2. Developer shall clean interior and exterior glass and surfaces exposed to view; remove temporary labels, tape, stains, and foreign substances, polish transparent and glossy surfaces, wax and polish new vinyl floor surfaces, vacuum carpeted and soft surfaces.
- 1.2.3. Developer shall clean equipment and fixtures to a sanitary condition.
- 1.2.4. Developer shall replace filters of operating equipment.
- 1.2.5. Developer shall clean debris from roofs, gutters, down spouts, and drainage systems.
- 1.2.6. Developer shall clean Site, sweep paved areas, and rake clean landscaped surfaces.
- 1.2.7. Developer shall remove waste and surplus materials, rubbish from the Site.

1.3. ADJUSTING

Developer shall adjust operating products and equipment to ensure smooth and unhindered operation.

1.4. RECORD DOCUMENTS AND SHOP DRAWINGS

Developer shall legibly mark each item to record actual construction, including:

- 1.4.1. Measured depths of foundation in relation to finish floor datum.
- 1.4.2. Measured horizontal and vertical locations of underground utilities and appurtenances, referenced to permit surface improvements.
- 1.4.3. Measured locations of internal utilities and appurtenances concealed in construction, referenced to visible and accessible features of the Work.
- 1.4.4. Field changes of dimension and detail.
- 1.4.5. Details not on original Contract Drawings
- 1.4.6. Changes made by modification(s).
- 1.4.7. References to related Shop Drawings and modifications.
- 1.4.8. Developer will Record Drawings to District in an electronic format and one set on paper.
- 1.4.9. Developer shall submit all required documents to District and/or Architect prior to or with its final Application for Payment.

1.5. INSTRUCTION OF DISTRICT PERSONNEL

- 1.5.1. Before final inspection, at agreed upon times, Developer shall instruct District's designated personnel in operation, adjustment, and maintenance of products, equipment, and systems.
- 1.5.2. For equipment requiring seasonal operation, Developer shall perform instructions for other seasons within six (6) months.
- 1.5.3. Developer shall use operation and maintenance manuals as basis for instruction. Developer shall review contents of manual with personnel in detail to explain all aspects of operation and maintenance.
- 1.5.4. Developer shall prepare and insert additional data in Operation and Maintenance Manual when need for such data becomes apparent during instruction.
- 1.5.5. Developer shall use operation and maintenance manuals as basis for instruction. Developer shall review contents of manual with personnel in detail to explain all aspects of operation and maintenance.
- 1.5.6. Developer shall be available for up to two (2) four-hour sessions of additional training of District personnel at any time within the first year of operation of the Site.

1.6. SPARE PARTS AND MAINTENANCE MATERIALS

- 1.6.1. Developer shall provide products, spare parts, maintenance, and extra materials in quantities specified in the Specifications and in Manufacturer's recommendations.

- 1.6.2. Developer shall provide District all required Operation and Maintenance Data.
END OF DOCUMENT

FIELD ENGINEERING

1. GENERAL

1.1. REQUIREMENTS INCLUDED

- 1.1.1. Developer shall provide and pay for field engineering services by a California-registered engineer, required for the Tenant Improvement Project, including, without limitations:
 - 1.1.1.1. Survey work required in execution of the Tenant Improvement Project.
 - 1.1.1.2. Civil or other professional engineering services specified, or required to execute Developer's construction methods.

1.2. QUALIFICATIONS OF SURVEYOR OR ENGINEERS

Developer shall only use a qualified licensed engineer or registered land surveyor, to whom District makes no objection.

1.3. SURVEY REFERENCE POINTS

- 1.3.1. Existing basic horizontal and vertical control points for the Tenant Improvement Project are those designated on the Drawings.
- 1.3.2. Developer shall locate and protect control points prior to starting Site Work and preserve all permanent reference points during construction. In addition Developer shall:
 - 1.3.2.1. Make no changes or relocation without prior written notice to District and Architect.
 - 1.3.2.2. Report to District and Construction Manager when any reference point is lost or destroyed, or requires relocation because of necessary changes in grades or locations.
 - 1.3.2.3. Require surveyor to replace Tenant Improvement Project control points based on original survey control that may be lost or destroyed.

1.4. RECORDS

Developer shall maintain a complete, accurate log of all control and survey work as it progresses.

1.5. SUBMITTALS

- 1.5.1. Developer shall submit name and address of Surveyor and Professional Engineer to District and Construct Manager prior to its/their work on the Tenant Improvement Project.
- 1.5.2. On request of District and Construction Manager, Developer shall submit documentation to verify accuracy of field engineering work, at no additional cost to the District.
- 1.5.3. Developer shall submit a certificate signed by registered engineer or surveyor certifying that elevations and locations of improvements are in conformance or nonconformance with Contract Documents.

2. EXECUTION

2.1. COMPLIANCE WITH LAWS

Developer is responsible for meeting all applicable codes, OSHA, safety and shoring requirements.

2.2. NONCONFORMING WORK

Developer is responsible for any re-surveying required by correction of nonconforming work.

END OF DOCUMENT

CUTTING AND PATCHING

1. GENERAL

1.1. CUTTING AND PATCHING

- 1.1.1. Developer shall be responsible for all cutting, fitting, and patching, including associated excavation and backfill, required to complete the Work or to:
 - 1.1.1.1. Make several parts fit together properly.
 - 1.1.1.2. Uncover portions of Work to provide for installation of ill-timed Work.
 - 1.1.1.3. Remove and replace defective Work.
 - 1.1.1.4. Remove and replace Work not conforming to requirements of Contract Documents.
 - 1.1.1.5. Remove Samples of installed Work as specified for testing.
 - 1.1.1.6. Provide routine penetrations of non-structural surfaces for installation of piping and electrical conduit.
 - 1.1.1.7. Attaching new materials to existing remodeling areas – including painting (or other finishes) to match existing conditions.
- 1.1.2. In addition to Contract requirements, upon written instructions from District, Developer shall uncover Work to provide for observations of covered Work in accordance with the Contract Documents; remove samples of installed materials for testing as directed by District; and remove Work to provide for alteration of existing Work.
- 1.1.3. Developer shall not cut or alter Work, or any part of it, in such a way that endangers or compromises the integrity of the Work, the Tenant Improvement Project, or work of others.
- 1.1.4. Developer shall not cut and patch operating elements and safety related components in a manner that results in reducing their capacity to perform as intended or that results in increased maintenance or decreased operational life or safety. Operating elements include the following:
 - 1.1.4.1. Primary operational systems and equipment.
 - 1.1.4.2. Air or smoke barriers.
 - 1.1.4.3. Fire-suppression systems.
 - 1.1.4.4. Mechanical systems piping and ducts.
 - 1.1.4.5. Control systems.
 - 1.1.4.6. Communication systems.
 - 1.1.4.7. Conveying systems.
 - 1.1.4.8. Electrical wiring systems.
- 1.1.5. Developer shall not cut and patch miscellaneous elements or related components in a manner that could change their load-carrying capacity, that results in reducing capacity to perform as intended, or that results in increased maintenance or decreased operational life of safety. Miscellaneous elements include the following:
 - 1.1.5.1. Water, moisture or vapor barriers.
 - 1.1.5.2. Membranes and flashings.
 - 1.1.5.3. Exterior curtain-wall construction.
 - 1.1.5.4. Equipment supports.
 - 1.1.5.5. Piping, ductwork, vessels and equipment.
 - 1.1.5.6. Noise and vibration control elements and systems.
 - 1.1.5.7. Shoring, bracing and sheeting.

1.2. SUBMITTALS

- 1.2.1. Developer shall submit written notice to District pursuant to the applicable notice provisions of the Contract Documents, requesting consent to proceed with the cutting or alteration (Request) at least ten (10) days prior to any cutting or alterations that may

affect the structural safety of Tenant Improvement Project, or work of others, including the following:

- 1.2.1.1. The work of the District or other trades.
- 1.2.1.2. Structural value or integrity of any element of Tenant Improvement Project.
- 1.2.1.3. Integrity or effectiveness of weather-exposed or weather-resistant elements or systems.
- 1.2.1.4. Efficiency, operational life, maintenance or safety of operational elements.
- 1.2.1.5. Visual qualities of sight-exposed elements.
- 1.2.2. Developer's Request shall also include:
 - 1.2.2.1. Identification of Tenant Improvement Project.
 - 1.2.2.2. Description of affected Work.
 - 1.2.2.3. Necessity for cutting, alteration, or excavations.
 - 1.2.2.4. Affects of Work on District, other trades, or structural or weatherproof integrity of Tenant Improvement Project.
 - 1.2.2.5. Description of proposed Work:
 - 1.2.2.5.1. Scope of cutting, patching, alteration, or excavation.
 - 1.2.2.5.2. Trades that will execute Work.
 - 1.2.2.5.3. Products proposed to be used.
 - 1.2.2.5.4. Extent of refinishing to be done.
 - 1.2.2.6. Alternates to cutting and patching.
 - 1.2.2.7. Cost proposal, when applicable.
 - 1.2.2.8. The scheduled date the Developer intends to perform the Work and the duration of time to complete the Work.
 - 1.2.2.9. Written permission of other trades whose Work will be affected.

1.3. QUALITY ASSURANCE

- 1.3.1. Developer shall ensure that cutting, fitting, and patching shall achieve security, strength, weather protection, appearance for aesthetic match, efficiency, operational life, maintenance, safety of operational elements, and the continuity of existing fire ratings.
- 1.3.2. Developer shall ensure that cutting, fitting, and patching shall successfully duplicate undisturbed adjacent profiles, materials, textures, finishes, colors, and that materials shall match existing construction. Where there is dispute as to whether duplication is successful or has been achieved to a reasonable degree, the District's decision shall be final.

1.4. PAYMENT FOR COSTS

- 1.4.1. Cost caused by ill-timed or defective Work or Work not conforming to Contract Documents, including costs for additional services of the District, its consultants, including but not limited to the Construction Manager, the Architect, the Tenant Improvement Project Inspector(s), Engineers, and Agents, will be paid by Developer and/or deducted from the Contract by the District.
- 1.4.2. District shall only pay for cost of Work if it is part of the original Contract Price or if a change has been made to the contract in compliance with the provisions of the General Construction Provisions (Exhibit "D" to the Facilities Lease). Cost of Work performed upon instructions from the District, other than defective or nonconforming Work, will be paid by District on approval of written Change Order. Developer shall provide written cost proposals prior to proceeding with cutting and patching.

2. PRODUCTS

2.1. MATERIALS

- 2.1.1. Developer shall provide for replacement and restoration of Work removed. Developer shall comply with the Contract Documents and with the Industry Standard(s), for the type of Work, and the Specification requirements for each specific product involved. If

not specified, Developer shall first recommend a product of a manufacturer or appropriate trade association for approval by the District.

- 2.1.2. Materials to be cut and patched include those damaged by the performance of the Work.

3. EXECUTION

3.1. INSPECTION

- 3.1.1. Developer shall inspect existing conditions of the Site and the Work, including elements subject to movement or damage during cutting and patching, excavating and backfilling. After uncovering Work, Developer shall inspect conditions affecting installation of new products.
- 3.1.2. Developer shall report unsatisfactory or questionable conditions in writing to District as indicated in the General Construction Provisions (Exhibit "D" to the Facilities Lease) and shall proceed with Work as indicated in the General Construction Provisions (Exhibit "D" to the Facilities Lease) by District.

3.2. PREPARATION

- 3.2.1. Developer shall provide shoring, bracing and supports as required to maintain structural integrity for all portions of the Tenant Improvement Project, including all requirements of the Tenant Improvement Project.
- 3.2.2. Developer shall provide devices and methods to protect other portions of Tenant Improvement Project from damage.
- 3.2.3. Developer shall, provide all necessary protection from weather and extremes of temperature and humidity for the Tenant Improvement Project, including without limitation, any work that may be exposed by cutting and patching Work. Developer shall keep excavations free from water.

3.3. ERECTION, INSTALLATION AND APPLICATION

- 3.3.1. With respect to performance, Developer shall:
- 3.3.1.1. Execute fitting and adjustment of products to provide finished installation to comply with and match specified tolerances and finishes.
- 3.3.1.2. Execute cutting and demolition by methods that will prevent damage to other Work, and provide proper surfaces to receive installation of repairs and new Work.
- 3.3.1.3. Execute cutting, demolition excavating, and backfilling by methods that will prevent damage to other Work and damage from settlement.
- 3.3.1.4. Developer shall employ original installer or fabricator to perform cutting and patching for:
- 3.3.1.5. Weather-exposed surfaces and moisture-resistant elements such as roofing, sheet metal, sealants, waterproofing, and other trades.
- 3.3.1.6. Sight-exposed finished surfaces.
- 3.3.2. Developer shall execute fitting and adjustment of products to provide a finished installation to comply with specified products, functions, tolerances, and finishes as shown or specified in the Contract Documents including, without limitation, the Drawings and Specifications.
- 3.3.3. Developer shall fit Work airtight to pipes, sleeves, ducts, conduit, and other penetrations through surfaces. Developer shall conform to all Code requirements for penetrations or the Drawings and Specifications, whichever calls for a higher quality or more thorough requirement. Developer shall maintain integrity of both rated and non-rated fire walls, ceilings, floors, etc.
- 3.3.4. Developer shall restore Work which has been cut or removed. Developer shall install new products to provide completed Work in accordance with requirements of the Contract Documents and as required to match surrounding areas and surfaces.

- 3.3.5. Developer shall refinish all continuous surfaces to nearest intersection as necessary to match the existing finish to any new finish.

END OF DOCUMENT

DEMOLITION WASTE MANAGEMENT

1. GENERAL

1.1. DEFINITIONS

- 1.1.1. **Construction and Demolition Waste:** Building and site improvement materials and waste materials resulting from construction and demolition or selective demolition operations.
- 1.1.2. **Disposal:** Removal off-site of demolition and construction waste and subsequent sale, recycling, reuse, or deposit in landfill or incinerator acceptable to authorities having jurisdiction.
- 1.1.3. **Recycle:** Recovery of demolition or construction waste for subsequent processing in preparation for reuse.
- 1.1.4. **Salvage:** Recovery of demolition or construction waste and subsequent sale or reuse in another facility.
- 1.1.5. **Salvage and Reuse:** Recovery of demolition or construction waste and subsequent incorporation into the Work.
- 1.1.6. **Waste Management Coordinator:** Developer's designated representative responsible for preparation and execution of demolition waste management plan.

1.2. PERFORMANCE GOALS

- 1.2.1. **General:** Develop waste management plan that results in end-of-Tenant Improvement Project rates for salvage/recycling of seventy-five percent (75%) by weight of total waste generated by the Work.
- 1.2.2. **Salvage/Recycle Goals:** Salvage and recycle as much nonhazardous construction and demolition waste as possible. District has established a minimum goal of seventy-five percent (75%) by weight of total waste generated by the Work for the following materials:
 - Demolition Soils Waste:
 - Green Materials: Trees, stumps, trimmings, and land clearing debris.
 - Asphaltic concrete paving.
 - Concrete.
 - Decorative masonry and rocks.
 - Concrete reinforcing steel.
 - Brick.
 - Concrete masonry units.
 - Wood studs, joists, and sheathing.
 - Plywood and oriented strand board.
 - Wood paneling and wood trim.
 - Interior casework.
 - Structural and miscellaneous steel.
 - Rough hardware.
 - Roofing.
 - Insulation.
 - Windows, doors, and frames.
 - Door hardware.
 - Windows.
 - Glazing.
 - Metal: Ferrous and non-ferrous.
 - Gypsum board.
 - Acoustical tile and panels.
 - Carpet.

- Carpet pad.
- Demountable partitions.
- Equipment:
 - Cabinets.
 - Plumbing fixtures and piping.
 - Supports and hangers.
 - Valves.
 - Fire sprinklers.
 - Mechanical equipment.
 - Refrigerants.
 - Electrical conduit.
 - Copper wiring.
 - Lighting fixtures, lamps and ballasts.
 - Electrical devices.
 - Switchgear and panel boards.
 - Historical items for Archive Tenant Improvement Project.

1.3. SUBMITTALS

- 1.3.1. **Waste Management Plan:** Submit five (5) copies of plan concurrent with the Schedule of Submittals as indicated in the General Construction Provisions (Exhibit "D" to the Facilities Lease).
- 1.3.2. **Waste Reduction Progress Reports:** Concurrent with each Application for Payment, submit five (5) copies of reports. Include separate reports for demolition and construction waste. Include the following information:
 - 1.3.2.1. Material category;
 - 1.3.2.2. Generation point of waste;
 - 1.3.2.3. Total quantity of waste in tons;
 - 1.3.2.4. Quantity of waste salvaged, both estimated and actual in tons;
 - 1.3.2.5. Quantity of waste recycled, both estimated and actual in tons;
 - 1.3.2.6. Total quantity of waste recovered (salvaged plus recycled) in tons; and
 - 1.3.2.7. Total quantity of waste recovered (salvaged plus recycled) as a percentage of total waste.
- 1.3.3. **Forms:** Prepare waste reduction progress reports.
- 1.3.4. **Waste Reduction Calculations:** Before Completion, submit five (5) copies of calculated end-of-Tenant Improvement Project rates for salvage, recycling, and disposal as a percentage of total waste generated by the Work. Developer may request information from District to assist in preparing these calculations.
- 1.3.5. **Records of Donations:** Indicate receipt and acceptance of salvageable waste donated to individuals and organizations. Indicate whether organization is tax exempt.
- 1.3.6. **Records of Sales:** Indicate receipt and acceptance of salvageable waste sold to individuals and organizations. Indicate whether organization is tax exempt.
- 1.3.7. **Recycling and Processing Facility Records:** Indicate receipt and acceptance of recyclable waste by recycling and processing facilities licensed to accept them. Include manifests, weight tickets, receipts, and invoices.
- 1.3.8. **Landfill and Incinerator Disposal Records:** Indicate receipt and acceptance of waste by landfills and incinerator facilities licensed to accept them. Include manifests, weight tickets, receipts, and invoices.
- 1.3.9. **Qualification Data:** For Developer's Waste Management Coordinator.
- 1.3.10. **Statement of Refrigerant Recovery:** Signed by refrigerant recovery technician responsible for recovering refrigerant, stating that all refrigerant that was present was recovered and that recovery was performed according to EPA regulations. Include name and address of technician and date refrigerant was recovered.

- 1.3.11. **Hazardous Materials Abatement:** Coordinate with other applicable Specifications for the removal of hazardous components of materials to be recycled.
- 1.4. **QUALITY ASSURANCE**
 - 1.4.1. **Waste Management Coordinator:** Submit qualifications for District's approval.
 - 1.4.2. **Regulatory Requirements:** Comply with hauling and disposal regulations of authorities having jurisdiction.
 - 1.4.3. **Waste Management Conference:** Conduct conference at Tenant Improvement Project site to comply with requirements in the Contract Documents. Review methods and procedures related to waste management including, but not limited to, the following:
 - 1.4.3.1. Review and discuss waste management plan including responsibilities of Waste Management Coordinator;
 - 1.4.3.2. Review requirements for documenting quantities of each type of waste and its disposition;
 - 1.4.3.3. Review and finalize procedures for materials separation and verify availability of containers and bins needed to avoid delays;
 - 1.4.3.4. Review procedures for periodic waste collection and transportation to recycling and disposal facilities; and
 - 1.4.3.5. Review waste management requirements for each trade.
 - 1.4.4. **Quality of Recycled Material for Re-Use On Site:** Coordinate with testing requirements under the appropriate sections.
- 1.5. **WASTE MANAGEMENT PLAN**
 - 1.5.1. **General:** Develop plan consisting of waste identification, waste reduction work plan, and cost/revenue analysis. Include separate sections in plan for different types of demolition waste. Indicate quantities by weight or volume, but use same units of measure throughout waste management plan.
 - 1.5.2. **Waste Identification:** Indicate anticipated types and quantities of demolition and site-clearing waste generated by the Work in accordance with the District as defined below. Include estimated quantities and assumptions for estimates.
 - 1.5.2.1. Fully contained, segregated hazardous materials disposal.
 - 1.5.2.1.1. Class I Hazardous Materials Landfill
 - 1.5.2.2. Reuse of building materials or salvageable items.
 - 1.5.2.2.1. Wood trim, interior casework, historical items (Archive Tenant Improvement Project).
 - 1.5.2.2.2. Windows, doors, hardware.
 - 1.5.2.2.3. Equipment.
 - 1.5.2.3. Source separation of recyclable materials.
 - 1.5.2.3.1. Asphalt.
 - 1.5.2.3.2. Concrete, concrete block, decorative masonry, and rocks.
 - 1.5.2.3.3. Green Materials: Trees, stumps, trimmings, and land-clearing debris.
 - 1.5.2.3.4. Metal: Ferrous and non-ferrous.
 - 1.5.2.3.5. Brick.
 - 1.5.2.3.6. Soil.
 - 1.5.2.3.7. Wood: Flooring, sheathing, structural lumber, finish lumber.
 - 1.5.2.3.8. Gypsum board.
 - 1.5.2.4. On-site crushing of asphalt and concrete for use on or off-site.
 - 1.5.2.5. Mixed debris recycling facilities.
 - 1.5.2.5.1. For materials which cannot be feasibly separated.
 - 1.5.2.5.2. Ship to mixed materials recycling facility.
 - 1.5.2.6. Waste disposal to landfill.

1.5.2.6.1. For all remaining materials which cannot be recycled, reused, separated, or mixed.

1.5.2.6.1.1. Ceiling tiles.

1.5.2.6.1.2. Carpet.

1.5.2.6.1.3. Plaster, stucco.

1.5.2.6.1.4. Mixed demolition debris.

1.5.3. **Waste Reduction Work Plan:** List each type of waste and whether it will be salvaged, recycled, or disposed of in landfill or incinerator. Include points of waste generation, total quantity of each type of waste, quantity for each means of recovery, and handling and transportation procedures.

1.5.3.1. Salvaged Materials for Reuse: For materials that will be salvaged and reused in this Tenant Improvement Project, describe methods for preparing salvaged materials before incorporation into the Work.

1.5.3.2. Salvaged Materials for Sale: For materials that will be sold to individuals and organizations, include list of their names, addresses, and telephone numbers.

1.5.3.3. Salvaged Materials for Donation: For materials that will be donated to individuals and organizations, include list of their names, addresses, and telephone numbers.

1.5.3.4. Recycled Materials: Include list of local receivers and processors and type of recycled materials each will accept. Include names, addresses, and telephone numbers.

1.5.3.5. Disposed Materials: Indicate how and where materials will be disposed of. Include name, address, and telephone number of each landfill and incinerator facility.

1.5.3.6. Handling and Transportation Procedures: Include method that will be used for separating recyclable waste including sizes of containers, container labeling, and designated location on Tenant Improvement Project site where materials separation will be located.

1.5.4. **Cost/Revenue Analysis:** Indicate total cost of waste disposal as if there was no waste management plan and net additional cost or net savings resulting from implementing waste management plan. Include the following:

1.5.4.1. Total quantity of waste.

1.5.4.2. Estimated cost of disposal (cost per unit). Include hauling and tipping fees and cost of collection containers for each type of waste.

1.5.4.3. Total cost of disposal (with no waste management).

1.5.4.4. Revenue from salvaged materials.

1.5.4.5. Revenue from recycled materials.

1.5.4.6. Savings in hauling and tipping fees by donating materials.

1.5.4.7. Savings in hauling and tipping fees that are avoided.

1.5.4.8. Handling and transportation costs. Include cost of collection containers for each type of waste.

1.5.4.9. Net additional cost or net savings from waste management plan.

1.5.5. **Forms:** Prepare waste management plan.

2. PRODUCTS

Not Used

3. EXECUTION

3.1. PLAN IMPLEMENTATION

3.1.1. **General:** Provide handling, containers, storage, signage, transportation, and other items as required to implement waste management plan during the entire duration of the Contract.

- 3.1.2. **Waste Management Coordinator:** Waste management coordinator shall work with representative of the District for implementing, monitoring, and reporting status of waste management work plan. Coordinator shall be present at Tenant Improvement Project site for duration of Tenant Improvement Project.
- 3.1.3. **Training:** Train workers, subcontractors, and suppliers on proper waste management procedures, as appropriate for the Work occurring at Tenant Improvement Project site.
 - 3.1.3.1. Distribute waste management plan to everyone concerned within 3 days of submittal return.
 - 3.1.3.2. Distribute waste management plan to entities when they first begin work on-site. Review plan procedures and locations established for salvage, recycling, and disposal.
- 3.1.4. **Site Access and Temporary Controls:** Conduct waste management operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.
 - 3.1.4.1. Designate and label specific areas on Tenant Improvement Project site necessary for separating materials that are to be salvaged, recycled, reused, donated, and sold.
 - 3.1.4.2. Comply with Temporary Facilities and Controls, for controlling dust and dirt, environmental protection, and noise control.
- 3.1.5. **Weighing and Documentation:** Separate and weigh all items to be recycled or salvaged.
 - 3.1.5.1. Weight shall be measured by the ton or fraction thereof.
 - 3.1.5.2. Measurement of weight shall be by a properly calibrated scale bearing a current seal of the appropriate weights and measures representation.
 - 3.1.5.3. Measured weights shall be recorded along with all other required documentation.
- 3.2. **DISPOSITION OF SALVAGED MATERIALS AND ITEMS**
 - 3.2.1. Salvaged Materials for Reuse in the Work:
 - 3.2.1.1. Clean or wash salvaged items.
 - 3.2.1.2. Crush and stock pile material for re-use on-site or transport off site.
 - 3.2.1.3. Stockpile materials in an area which is safe from standing water or erosion.
 - 3.2.1.4. Protect stockpiles until ready for re-use.
 - 3.2.1.5. Re-install salvaged materials to comply with installation requirements for new materials.
 - 3.2.2. Salvaged Items are not permitted to be sold on Tenant Improvement Project site.
 - 3.2.3. Salvaged Items shall be removed from Tenant Improvement Project site for disposition at an appropriate salvage supply yard.
 - 3.2.4. Salvaged Items for District's Use: None.
- 3.3. **RECYCLING DEMOLITION WASTE, GENERAL**
 - 3.3.1. **General:** Recycle paper and beverage containers used by on-site workers.
 - 3.3.2. **Waste Recycling Receivers and Processors:** Licensed entity normally engaged in the business of receiving, recycling, and processing waste materials with a minimum of 5 years of documented experience with the types of waste products to be processed under the provisions of this section.
 - 3.3.3. **Recycling Incentives:** Revenues, savings, rebates, tax credits, and other incentives received for recycling waste materials shall be shared equally by District and Developer
 - 3.3.4. **Procedures:** Separate recyclable waste from other waste materials, trash, and debris. Separate recyclable waste by type at Tenant Improvement Project site to the maximum extent practical.
 - 3.3.4.1. Provide appropriately marked containers or bins for controlling recyclable waste until they are removed from Tenant Improvement Project site. Include list of acceptable and unacceptable materials at each container and bin.

- 3.3.4.2. Inspect containers and bins for contamination and remove contaminated materials if found.
- 3.3.4.3. Stockpile processed materials on-site without intermixing with other materials. Place, grade, and shape stockpiles to drain surface water. Cover to prevent windblown dust.
- 3.3.4.4. Stockpile materials away from construction area. Do not store within drip line of remaining trees.
- 3.3.4.5. Store components off the ground and protect from the weather.
- 3.3.4.6. Remove recyclable waste off District's property and transport to recycling receiver or processor.

3.4. RECYCLING DEMOLITION WASTE

- 3.4.1. **Bituminous Concrete Paving:** Break up and transport paving to asphalt-recycling facility, or process on-site.
- 3.4.2. **Concrete Reinforcement:** Remove reinforcement and other metals from concrete and sort with other metals.
- 3.4.3. **Concrete:** Break up and transport to concrete-recycling facility or process on site.
- 3.4.4. **Concrete:** Crush concrete and screen to comply with requirements in Specifications regarding Earthwork: Re-use as fill at contractor's option.
- 3.4.5. **Masonry Reinforcement:** Remove metal reinforcement, anchors, and ties from masonry and sort with other metals.
- 3.4.6. **Masonry:** Crush masonry and screen to comply with requirements in Specifications regarding Earthwork for use as satisfactory soil for fill.
- 3.4.7. **Wood Materials:** Separate lumber, engineered wood products, panel products, and treated wood materials. Dispose of as salvage or recycle for filler or mulch at an appropriate facility.
- 3.4.8. **Metals:** Separate metals by type.
 - 3.4.8.1. **Structural Steel and Other Metals:** Separate members according to size, type of member, and length.
 - 3.4.8.2. Recycle bolts, nuts, washers, and other rough hardware.
 - 3.4.8.3. **Non-Ferrous Metals:** Separate by type.
- 3.4.9. **Asphalt Shingle Roofing:** Separate organic and glass-fiber asphalt shingles and felts. Remove and dispose of nails, staples, and accessories.
- 3.4.10. **Gypsum Board:** Stack large clean pieces on wood pallets and store in a dry location. Remove edge trim and sort with other metals. Remove and dispose of fasteners.
- 3.4.11. **Acoustical Ceiling Panels and Tile:** Stack large clean pieces on wood pallets and store in a dry location.
- 3.4.12. **Acoustical Ceiling Suspension Systems:** Separate suspension system, trim, and other metals from panels and tile and sort with other metals.
- 3.4.13. **Carpets and Pads:** Roll large pieces tightly after removing debris, trash, adhesive, and tack strips.
- 3.4.14. **Equipment: Drain tanks, piping, and fixtures:** Seal openings with caps or plugs. Protect equipment from exposure to weather. Sort and recycle by types of metal.
- 3.4.15. **Plumbing Fixtures:** Separate and recycle.
- 3.4.16. **Piping:** Reduce piping to straight lengths and arrange by type and size. Separate supports, hangers, valves, sprinklers, and other components by type and size.
Lighting Fixtures: Remove lamps and separate fixtures by type and protect from breakage and weather.
- 3.4.17. **Electrical Devices:** Separate switches, receptacles, switchgear, transformers, meters, panelboards, circuit breakers, and other devices by type.
- 3.4.18. **Conduit:** Reduce conduit to straight lengths and store by type and size.

- 3.4.19. **Green Materials:** Separate out roots, stumps, trunks, shrubs, mulch, and other green matter and transport off-site for appropriate processing.

3.5. DISPOSAL OF WASTE

- 3.5.1. **General:** Except for items or materials to be salvaged, recycled, or otherwise reused, remove waste materials from Tenant Improvement Project site and legally dispose of them in a landfill or incinerator acceptable to authorities having jurisdiction.
- 3.5.2. Do not allow waste materials that are to be disposed of accumulate on-site. Remove and transport debris in a manner that will prevent spillage on or off site.
- 3.5.3. **Burning:** Do not burn and waste materials on-site.
- 3.5.4. **Disposal:** Transport waste materials off site and legally dispose of them.

END OF DOCUMENT

OPERATION AND MAINTENANCE DATA

1. GENERAL

1.1. QUALITY ASSURANCE

Developer shall prepare instructions and data by personnel experienced in maintenance and operation of described products.

1.2. FORMAT

- 1.2.1. Developer shall prepare data in the form of an instructional manual entitled "OPERATIONS AND MAINTENANCE MANUAL & INSTRUCTIONS" ("Manual").
- 1.2.2. Binders: Developer shall use commercial quality, 8-1/2 by 11 inch, three-side rings, with durable plastic covers; two inch maximum ring size. When multiple binders are used, Developer shall correlate data into related consistent groupings.
- 1.2.3. Cover: Developer shall identify each binder with typed or printed title "OPERATION AND MAINTENANCE MANUAL & INSTRUCTIONS"; and shall list title of Tenant Improvement Project and identify subject matter of contents.
- 1.2.4. Developer shall arrange content by systems process flow under section numbers and sequence of Table of Contents of the Contract Documents.
- 1.2.5. Developer shall provide tabbed fly leaf for each separate Product and system, with typed description of Product and major component parts of equipment.
- 1.2.6. Text: The content shall include Manufacturer's printed data, or typewritten data on 24 pound paper.
- 1.2.7. Drawings: Developer shall provide with reinforced punched binder tab and shall bind in with text; folding larger drawings to size of text pages.

1.3. CONTENTS, EACH VOLUME

- 1.3.1. Table of Contents: Developer shall provide title of Tenant Improvement Project; names, addresses, and telephone numbers of the Architect, any engineers, subconsultants, Subcontractor(s), and Developer with name of responsible parties; and schedule of Products and systems, indexed to content of the volume.
- 1.3.2. For Each Product or System: Developer shall list names, addresses, and telephone numbers of Subcontractor(s) and suppliers, including local source of supplies and replacement parts.
- 1.3.3. Product Data: Developer shall mark each sheet to clearly identify specific Products and component parts, and data applicable to installation. Delete inapplicable information.
- 1.3.4. Drawings: Developer shall supplement Product data to illustrate relations of component parts of equipment and systems, to show control and flow diagrams. Developer shall not use Tenant Improvement Project Record Documents as maintenance drawings.
- 1.3.5. Text: The Developer shall include any and all information as required to supplement Product data. Developer shall provide logical sequence of instructions for each procedure, incorporating manufacturer's instructions.

1.4. MANUAL FOR MATERIALS AND FINISHES

- 1.4.1. Building Products, Applied Materials, and Finishes: Developer shall include Product data, with catalog number, size, composition, and color and texture designations. Developer shall provide information for re-ordering custom manufactured Products.
- 1.4.2. Instructions for Care and Maintenance: Developer shall include Manufacturer's recommendations for cleaning agents and methods, precautions against detrimental agents and methods, and recommended schedule for cleaning and maintenance.
- 1.4.3. Moisture Protection and Weather Exposed Products: Developer shall include Product data listing applicable reference standards, chemical composition, and details of installation. Developer shall provide recommendations for inspections, maintenance, and repair.

- 1.4.4. Additional Requirements: Developer shall include all additional requirements as specified in the Specifications.
- 1.4.5. Developer shall provide a listing in Table of Contents for design data, with tabbed fly sheet and space for insertion of data.

1.5. MANUAL FOR EQUIPMENT AND SYSTEMS

- 1.5.1. Each Item of Equipment and Each System: Developer shall include description of unit or system, and component parts and identify function, normal operating characteristics, and limiting conditions. Developer shall include performance curves, engineering data and tests, and complete nomenclature, and commercial number of replaceable parts.
- 1.5.2. Panelboard Circuit Directories: Developer shall provide electrical service characteristics, controls, and communications.
- 1.5.3. Developer shall include color coded wiring diagrams as installed.
- 1.5.4. Operating Procedures: Developer shall include start-up, break-in, and routine normal operating instructions and sequences. Developer shall include regulation, control, stopping, shut-down, and emergency instructions. Developer shall include summer, winter, and any special operating instructions.
- 1.5.5. Maintenance Requirements: Developer shall include routine procedures and guide for trouble-shooting; disassembly, repair, and reassembly instructions; and alignment, adjusting, balancing, and checking instructions.
- 1.5.6. Developer shall provide servicing and lubrication schedule, and list of lubricants required.
- 1.5.7. Developer shall include manufacturer's operation and maintenance instructions.
- 1.5.8. Developer shall include sequence of operation by controls manufacturer.
- 1.5.9. Developer shall provide original manufacturer's parts list, illustrations, assembly drawings, and diagrams required for maintenance.
- 1.5.10. Developer shall provide control diagrams by controls manufacturer as installed.
- 1.5.11. Developer shall provide Developer's coordination drawings, with color coded piping diagrams as installed.
- 1.5.12. Developer shall provide charts of valve tag numbers, with location and function of each valve, keyed to flow and control diagrams.
- 1.5.13. Developer shall provide list of original manufacturer's spare parts, current prices, and recommended quantities to be maintained in storage.
- 1.5.14. Additional Requirements: Developer shall include all additional requirements as specified in Specification(s).
- 1.5.15. Developer shall provide a listing in Table of Contents for design data, with tabbed fly sheet and space for insertion of data.

1.6. SUBMITTAL

- 1.6.1. Concurrent with the Schedule of Submittals as indicated in the General Construction Provisions (Exhibit "D" to the Facilities Lease), Developer shall submit to the District for review two (2) copies of a preliminary draft of proposed formats and outlines of the contents of the Manual.
- 1.6.2. For equipment, or component parts of equipment put into service during construction and to be operated by District, Developer shall submit draft content for that portion of the Manual within ten (10) days after acceptance of that equipment or component.
- 1.6.3. On or before the Developer submits its final application for payment, Developer shall submit two (2) copies of a complete Manual in final form. The District will provide comments to Developer and Developer must revise the content of the Manual as required by District prior to District's approval of Developer's final Application for Payment.
- 1.6.4. Developer must submit two (2) copies of revised Manual in final form within ten (10) days after receiving District's comments. Failure to do so will be a basis for the District

withholding funds sufficient to protect itself for Developer's failure to provide a final Manual to the District. All final documents to be concurrently provided to the District in an electronic format.

END OF DOCUMENT

WARRANTIES

1. GENERAL

1.1. FORMAT

- 1.1.1. Binders: Developer shall use commercial quality, 8-1/2 by 11 inch, three-side rings, with durable plastic covers; two inch maximum ring size.
- 1.1.2. Cover: Developer shall identify each binder with typed or printed title "WARRANTIES" and shall list title of Tenant Improvement Project.
- 1.1.3. Table of Contents: Developer shall provide title of Tenant Improvement Project; name, address, and telephone number of Developer and equipment supplier, and name of responsible principal. Developer shall identify each item with the number and title of the specific Specification, document, provision, or section in which the name of the Product or work item is specified.
- 1.1.4. Developer shall separate each warranty with index tab sheets keyed to the Table of Contents listing, providing full information and using separate typed sheets as necessary. Developer shall list each applicable and/or responsible Subcontractor(s), supplier(s), and/or manufacturer(s), with name, address, and telephone number of each responsible principal(s).

1.2. PREPARATION

- 1.2.1. Developer shall obtain warranties, executed in duplicate by each applicable and/or responsible subcontractor(s), supplier(s), and manufacturer(s), within ten (10) days after completion of the applicable item or work. Except for items put into use with District's permission, Developer shall leave date of beginning of time of warranty until the date of completion is determined.
- 1.2.2. Developer shall verify that warranties are in proper form, contain full information, and are notarized, when required.
- 1.2.3. Developer shall co-execute submittals when required.
- 1.2.4. Developer shall retain warranties until time specified for submittal.

1.3. TIME OF SUBMITTALS

- 1.3.1. For equipment or component parts of equipment put into service during construction with District's permission, Developer shall submit a draft warranty for that equipment or component within ten (10) days after acceptance of that equipment or component.
- 1.3.2. On or before the Developer submits its final application for payment, Developer shall submit all warranties and related documents in final form. The District will provide comments to Developer and Developer must revise the content of the warranties as required by District prior to District's approval of Developer's final Application for Payment.
- 1.3.3. For items of Work that are not completed until after the date of Completion, Developer shall provide an updated warranty for those item(s) of Work within ten (10) days after acceptance, listing the date of acceptance as start of warranty period.

END OF DOCUMENT

RECORD DOCUMENTS

1. RECORD DRAWINGS

1.1. GENERAL

- 1.1.1. "Record Drawings" may also be referred to in the Contract as "As-Built Drawings."
- 1.1.2. As indicated in the Contract Documents, District will provide Developer with one set of reproducible plans of the original Contract Drawings.
- 1.1.3. Developer shall maintain at each Tenant Improvement Project Site one (1) set of marked-up plans and shall transfer all changes and information to those marked-up plans, as often as required in the Contract Documents, but in no case less than once each month. Developer shall submit to the Tenant Improvement Project Inspector one set of reproducible vellums of the Tenant Improvement Project Record Drawings ("As-Built") showing all changes incorporated into the Work since the preceding monthly submittal. The As-Built shall be available at the Tenant Improvement Project Site. The Developer shall submit reproducible vellums at the conclusion of the Tenant Improvement Project following review of the blueline prints.
- 1.1.4. Label and date each Record Drawing "RECORD DOCUMENT" in legibly printed letters.
- 1.1.5. All deviations in construction, including but not limited to pipe and conduit locations and deviations caused by without limitation Change Orders, Construction Directives, RFI's, and Addenda, shall be accurately and legibly recorded by Developer
- 1.1.6. Locations and changes shall be done by Developer in a neat and legible manner and, where applicable, indicated by drawing a "cloud" around the changed or additional information.

1.2. RECORD DRAWING INFORMATION

- 1.2.1. Developer shall record the following information:
 - 1.2.1.1. Locations of Work buried under or outside each building, including, without limitation, all utilities, plumbing and electrical lines, and conduits.
 - 1.2.1.2. Actual numbering of each electrical circuit.
 - 1.2.1.3. Locations of significant Work concealed inside each building whose general locations are changed from those shown on the Contract Drawings.
 - 1.2.1.4. Locations of all items, not necessarily concealed, which vary from the Contract Documents.
 - 1.2.1.5. Installed location of all cathodic protection anodes.
 - 1.2.1.6. Deviations from the sizes, locations, and other features of installations shown in the Contract Documents.
 - 1.2.1.7. Locations of underground work, points of connection, changes in direction, valves, manholes, catch basins, capped stubouts, invert elevations, etc.
 - 1.2.1.8. Sufficient information to locate Work concealed in each building with reasonable ease and accuracy.
- 1.2.2. In some instances, this information may be recorded by dimension. In other instances, it may be recorded in relation to the spaces in the building near which it was installed.
- 1.2.3. Developer shall provide additional drawings as necessary for clarification.
- 1.2.4. Developer shall provide reproducible record drawings, made from final Shop Drawings marked "No Exceptions Taken" or "Approved as Noted."

2. RECORD SPECIFICATIONS

Developer shall mark each section legibly to record manufacturer, trade name, catalog number, and supplier of each Product and item of equipment actually installed.

3. MAINTENANCE OF RECORD DOCUMENTS

- 3.1. Developer shall store Record Documents apart from documents used for construction as follows:
 - 3.1.1. Provide files and racks for storage of Record Documents.
 - 3.1.2. Maintain Record Documents in a clean, dry, legible condition and in good order.

3.2. Developer shall not use Record Documents for construction purposes.

END OF DOCUMENT

COMMISSIONING

1. GENERAL

1.1. SUMMARY

- 1.1.1. Commissioning is a process for validating and documenting that the facility and its systems are constructed and perform in conformity with the Contract Documents.
- 1.1.2. The objective of the commissioning process is to verify that the performance of the facility and its systems meet or exceed the design intent.
- 1.1.3. Commissioning includes special facility start-up processes used to bring the facility to a fully operational state, free of deficiencies in an efficient and timely manner.
- 1.1.4. Training on related systems and equipment operation and maintenance shall be scheduled to commence only after start-up is complete and systems are verified to be 100% complete and functional.

1.2. DESCRIPTION

- 1.2.1. **Developer Startup:** Sub-phase of Developer's work ending with Acceptance of Work, during which Developer performs a pre-planned program of activities including starting, testing, inspecting, adjusting balancing, correcting deficiencies and other similar activities.
 - 1.2.1.1. The District, Construction Manager and Architect and the Inspector shall be present to observe and identify deficiencies in building systems operations.
- 1.2.2. The completion of startup means the entire Construction Tenant Improvement Project including startup and fine tuning has been performed to the requirements of the Contract Documents and is verified in writing by the District, Construction Manager and Architect.
- 1.2.3. **Fine Tuning:** Fine tuning is the responsibility of Developers after District occupancy and ending one (1) year after District occupancy. During this time the Developer is responsible for optimizing systems and correcting deficiencies arising under normal operating conditions.
 - 1.2.3.1. Includes a period after occupancy where systems are optimized under "live" operating conditions and all construction deficiencies are corrected.
 - 1.2.3.2. Fine Tuning shall extend from date of District occupancy to one year after occupancy.

1.3. DEFINITION OF TERMS

- 1.3.1. **Developer's Pre-Commissioning Checklists:** Includes installation and start-up items as specified to be completed by the appropriate contractors prior to operational verification through the functional testing process.
- 1.3.2. **Installation Verification Process:** Includes the on-site inspection and review of related system components for conformance to Contract Documents. The Developer shall verify systems readiness for functional testing procedures prior to the start of functional testing. Deficiencies will be documented by the Inspector for future resolution.
- 1.3.3. **Functional Performance Testing Process:** Includes the documented testing of system parameters, under actual or simulated operating conditions. Final performance commissioning of systems will begin only after the appropriate Developer certifies that systems are 100% complete and ready for functional testing. The Developer will be required to schedule, coordinate and perform device tests, calibration and functional performance test procedures.
- 1.3.4. **Deficiencies and Resolutions List:** Includes a list of noted deficiencies discovered as a result of the commissioning process. This list also includes the current disposition of issues, and the date of final resolution as confirmed by the Construction Manager and Inspector. Deficiencies are defined as those issues where products execution or

performance does not satisfy the Tenant Improvement Project Contract Documents and/or the design intent.

1.4. COMMISSIONING SCHEDULE

- 1.4.1. Provide schedules for Developer Start-Up work.
- 1.4.2. Incorporate in overall construction schedule.
- 1.4.3. Developer's activities, which will be performed as specified under Fine Tuning, shall be completed within one (1) year from date of occupancy by the District.

1.5. SUBMITTALS

- 1.5.1. Submit Draft and Final Developer Start-up Forms as described in this Document. Submit Draft Report for Construction Manager and Architect's review and comment prior to Final Submission. Submit Final Report not later than twenty weeks before scheduled date of Acceptance of Work.
- 1.5.2. Prepare and submit one copy of report form to be used in preparation of reports for:
 - 1.5.2.1. Food Service Equipment.
 - 1.5.2.2. Gymnasium Equipment and Scoreboards
 - 1.5.2.3. Laboratory Fume Hoods
 - 1.5.2.4. Elevators
 - 1.5.2.5. Each mechanical system specified in the Specifications.
 - 1.5.2.6. Each Electrical system specified in the Specifications.
- 1.5.3. Each System Report shall be submitted including the following:
 - 1.5.3.1. Tenant Improvement Project Name
 - 1.5.3.2. Name of System
 - 1.5.3.3. Index of report's content
 - 1.5.3.4. Adjacent to list of equipment, columns to indicate status of equipment operation, to date and to sign off equipment start-up.
 - 1.5.3.5. Space to record equipment and operational problems which cannot be corrected with scheduled Developer Start-Up program and which may delay Acceptance of Work.
 - 1.5.3.6. Manufacturer's equipment start-up reports.
 - 1.5.3.7. Systems' testing, balancing, and adjusting reports.
 - 1.5.3.8. Equipment Report Forms shall include the following: Tenant Improvement Project name, name of equipment, starting and testing procedures to be performed and observations and test results to be recorded.

1.6. COMMISSIONING DUTIES AND RESPONSIBILITIES

- 1.6.1. Developer Duties and Responsibilities:
 - 1.6.1.1. Assure the participation and cooperation of Subcontractors and Suppliers under their jurisdictions as required to complete the commissioning process.
 - 1.6.1.2. Complete Commissioning Report Forms. Reports are to be completed in a neat easily readable condition.
 - 1.6.1.3. Complete the respective start-up and check out procedures and insure readiness of equipment and systems prior to the start of the functional performance testing. Written confirmation of system readiness for performance testing is required.
 - 1.6.1.4. Provide qualified representatives for the functional performance commissioning process.
 - 1.6.1.5. Assure that all subcontractors, suppliers, test and balance, controls, etc. include in their respective contracts cost necessary to participate in and complete the commissioning process.
- 1.6.2. **Duties and Responsibilities of Others for Commissioning:** The commissioning process requires the active participation of the Construction Manager, District, Architect and any other related Consultants on the Tenant Improvement Project.

1.7. SYSTEM FAILURES

After a second failure of a system to successfully meet the criteria as set for in the functional performance testing process, the Developer shall reimburse the District for cost associated with any additional retesting required due to uncorrected deficiencies. Costs shall include salary, benefits, overhead, travel costs and per diem lodging costs if applicable.

END OF DOCUMENT

EXHIBIT J
TO
FACILITIES LEASE

PLANS, TECHNICAL SPECIFICATIONS, AND DRAWINGS

**[PROVIDE A COMPLETE LIST OF ALL PLANS, TECHNICAL SPECS,
AND OTHER DRAWINGS.]**

EXHIBIT K
TO
FACILITIES LEASE

REVISIONS TO CONTRACT DOCUMENTS

(FOR _____ TENANT IMPROVEMENT PROJECT)

REVISE/COMPLETE AS APPROPRIATE

FACILITIES LEASE

Section 3.4 (Occupied The Center) and Section 3.5 (Work During Instructional Time): Developer shall comply with the following limitations:

- _____
- _____
- _____

Section 3.6 (No Work During Student Testing): The following dates and times apply to this section:

- _____
- _____
- _____

EXHIBIT D TO FACILITIES LEASE

Section 5.2.1 [Staffing Requirement]: The minimum staffing for the Tenant Improvement Project shall be a competent:

- Tenant Improvement Project Manager,
- Construction Superintendent,
- Tenant Improvement Project Engineer, and
- Tenant Improvement Project Administrator

Developer shall provide with its proposal the name and resume for each specific individual that it is proposing for each position. Those persons shall be made available for interviews with the District, if requested

Section 7.3.4 [Prequalification]: PREQUALIFICATION IS REQUIRED PURSUANT PUBLIC CONTRACT CODE 20111.6.

The Firm and all Subcontractors with the following license classifications must also have been prequalified by the District: Subcontractors with an A, B, C-4, C-7, C-10, C-16, C-20, C-34, C-36, C-38, C-42, C-43, and/or C-46 license(s) that intend to bid as a first-tier Subcontractor to a general contractor (prime contractor) that is bidding directly to the District. The following Subcontractors have been prequalified by the District:

- Mechanical Subcontractors

_____, _____, CA; CSLB No. _____

_____, _____, CA; CSLB No. _____

_____, _____, CA; CSLB No. _____

_____, _____, CA; CSLB No. _____

_____, _____, CA; CSLB No. _____

_____, _____, CA; CSLB No. _____

_____, _____, CA; CSLB No. _____

_____, _____, CA; CSLB No. _____

- **Electrical Subcontractors**

_____, _____, CA; CSLB No. _____

_____, _____, CA; CSLB No. _____

_____, _____, CA; CSLB No. _____

_____, _____, CA; CSLB No. _____

_____, _____, CA; CSLB No. _____

_____, _____, CA; CSLB No. _____

_____, _____, CA; CSLB No. _____

_____, _____, CA; CSLB No. _____

- **Plumbing Subcontractors**

_____, _____, CA; CSLB No. _____

_____, _____, CA; CSLB No. _____

_____, _____, CA; CSLB No. _____

_____, _____, CA; CSLB No. _____

_____, _____, CA; CSLB No. _____

_____, _____, CA; CSLB No. _____

_____, _____, CA; CSLB No. _____

_____, _____, CA; CSLB No. _____

Article 10 (DEVELOPER'S SUBMITTALS AND SCHEDULES)

Schedule of Submittals. Developer shall provide each of the following items within these time frames:

Submittal Schedule	
Activity	Date to Complete
Construction Schedule	From Successful Firm with GPC
Schedule of Values	From Successful Firm with GPC
Safety Plan	From Successful Firm with GPC
Complete Subcontractor List	From Successful Firm ten (10) days after Board Approval of Contract
Logistics Plan	From Successful Firm with GPC
Product Submittals	From Successful Firm _____ () days after Board Approval of Contract
Procurement items	
Fabrication items	
Samples	From Successful Firm _____ () days after Board Approval of Contract
Shop Drawings	From Successful Firm _____ () days after Board Approval of Contract

Section 15.1.1.4: The number of days that must be exceeded to claim extra time for "Adverse Weather":

January	<u>6</u>	July	<u>0</u>
February	<u>5</u>	August	<u>0</u>
March	<u>4</u>	September	<u>1</u>
April	<u>3</u>	October	<u>2</u>
May	<u>1</u>	November	<u>4</u>
June	<u>0</u>	December	<u>5</u>

EXHIBIT L
TO
FACILITIES LEASE

DISTRICT'S CURRENT INSURANCE DOCUMENTS
The Center Tenant Improvement Project

EXHIBIT M
TO
FACILITIES LEASE

DISTRICT'S CURRENT INSURANCE DOCUMENTS
The Center Tenant Improvement Project

EXHIBIT N
TO
FACILITIES LEASE

DISTRICT'S PROJECT LABOR AGREEMENT
The Center Tenant Improvement Project

EXHIBIT O
TO
FACILITIES LEASE

DISTRICT'S CEQA MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY
The Center Tenant Improvement Project

EXHIBIT P
TO
FACILITIES LEASE

DISTRICT'S STANDARDIZED APPLICATION FOR TENANT IMPROVEMENT PAYMENTS
The Center Tenant Improvement Project
