

Board Office Use: Legislative File Info.	
File ID Number	15-1460
Introduction Date	8-12-2015
Enactment Number	15-1213
Enactment Date	8/12/15 EJA



OAKLAND UNIFIED
SCHOOL DISTRICT
Community Schools. Inspiring Students

Memo

To Board of Education

From Antwan Wilson, Superintendent and Secretary, Board of Education
By: Vernon Hal, Senior Business Officer, VEH
Lance Jackson, Interim Deputy Chief, Facilities Planning and Management, LJP

Board Meeting Date August 12, 2015

Subject Amendment No. 1, Small Architectural Design Contract - Murakami/Nelson - Foster Central Commissary (PEC Move)

Action Requested Approval by the Board of Education of an Amendment No. 1, Small Architectural Design Contract with Murakami/Nelson for Design Services on behalf of the District at the Foster Central Commissary (PEC Move) Project, in an amount not-to exceed \$32,830.00, increasing previous contract amount from \$43,600.00 to a not to exceed amount of \$76.430.00. All remaining portions of the agreement shall remain in full force and effect as originally stated.

Background The additional scope of work is to prepare a furniture plan in CAD for Cole School and 1000 Broadway to indicate new locations for PEC Staff and their selected furniture that will be moved. OUSD intends to distribute the final CAD furniture layout for use by IT, Telcom movers and others.

Discussion This contract encompasses the PEC Move.

LBP (Local Business Participation Percentage) 100.00%

Recommendation Approval by the Board of Education of an Amendment No. 1, Small Architectural Design Contract with Murakami/Nelson for Design Services on behalf of the District at the Foster Central Commissary (PEC Move) Project, in an amount not-to exceed \$32,830.00, increasing previous contract amount from \$43,600.00 to a not to exceed amount of \$76.430.00. All remaining portions of the agreement shall remain in full force and effect as originally stated.

Fiscal Impact Measure J

Attachments

- Independent Consultant Agreement including scope of work
- Certificate of Insurance
- Consultant Proposal



File ID Number: 15-1460
Introduction Date: 8/12/15
Enactment Number: 15-1213
Enactment Date: 8/12/15
By: OA

AMENDMENT NO. 1 TO SMALL ARCHITECTURAL DESIGN CONTRACT

This Amendment is entered into between the Oakland Unified School District (OUSD) and Murakami / Nelson. OUSD entered into an Agreement with CONTRACTOR for services on March 25, 2015, and the parties agree to amend that Agreement as follows:

1. **Services:** ☐ The scope of work is unchanged. ☒ The scope of work has changed.

If scope of work changed: Provide brief description of revised scope of work including description of expected final results, such as services, materials, products, and/or reports; attach additional pages as necessary. Attach revised scope of work.

The CONTRACTOR agrees to provide the following amended services: The additional scope of work is to prepare a furniture plan in CAD for Cole School and 1000 Broadway to indicate new locations for PEC Staff and their selected furniture that will be moved. OUSD intends to distribute the final CAD furniture layout for use by IT, Telcom movers and others.

2. **Terms (duration):** ☒ The term of the contract is unchanged. ☐ The term of the contract has changed.

If term is changed: The contract term is extended by an additional _____, and the amended expiration date is _____.

3. **Compensation:** ☐ The contract price is unchanged. ☒ The contract price has changed.

If the compensation is changed: The contract price is amended by

☒ Increase of \$32,830.00 to original contract amount

☐ Decrease of \$ _____ to original contract amount

and the new contract total is Seventy-six thousand, four hundred thirty dollars and no cents (\$76,430.00)

4. **Remaining Provisions:** All other provisions of the Agreement, and prior Amendment(s) if any, shall remain unchanged and in full force and effect as originally stated.

5. **Amendment History:**

☒ There are no previous amendments to this Agreement. ☐ This contract has previously been amended as follows:

No.	Date	General Description of Reason for Amendment	Amount of Increase (Decrease)
			\$

6. **Approval:** This Agreement is not effective and no payment shall be made to Contractor until it is approved. Approval requires signature by the Board of Education, and the Superintendent as their designee.

OAKLAND UNIFIED SCHOOL DISTRICT

James Harris
James Harris, President,
Board of Education

8/13/15
Date

Antwan Wilson
Antwan Wilson, Superintendent
Secretary, Board of Education

8/13/15
Date

Lance Jackson
Lance Jackson, Interim Deputy Chief
Facilities, Planning and Management

7/9/15
Date

CONTRACTOR

John S. Nelson
Contractor Signature

6/25/15
Date

John S. Nelson
Print Name, Title President

EXHIBIT "A" Scope of Work**Contractor Name: Murakami / Nelson****Billing Rate: Thirty-two thousand, eight hundred thirty dollars and no cents (\$32,000.00)****1. Description of Services to be Provided**

The additional scope of work is to prepare a furniture plan in CAD for Cole School and 1000 Broadway to indicate new locations for PEC Staff and their selected furniture that will be moved. OUSD intends to distribute the final CAD furniture layout for use by IT, Telcom movers and others.

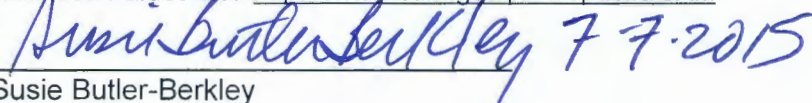
2. Specific Outcomes:

Create equitable opportunities for learning; and provide accountability for quality.

3. Alignment with District Strategic Plan: Indicate the goals and visions supported by the services of this contract:

<input type="checkbox"/> Ensure a high quality instructional core	<input type="checkbox"/> Prepare students for success in college and careers
<input type="checkbox"/> Develop social, emotional and physical health	<input type="checkbox"/> Safe, healthy and supportive schools
<input checked="" type="checkbox"/> Create equitable opportunities for learning	<input checked="" type="checkbox"/> Accountable for quality
<input type="checkbox"/> High quality and effective instruction	<input type="checkbox"/> Full service community district

Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion: The District certifies to the best of its knowledge and belief, that it and its officials: Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency according to Federal Acquisition Regulation Subpart 9.4, and by signing this contract, certifies that this vendor does not appear on the Excluded Parties List. <https://www.sam.gov/portal/public/SAM>


 Susie Butler-Berkley
 Contract Analyst

13133

April 20, 2015

EXHIBIT A

Mr. Colland Jang
Department of Facilities Planning and Management
Oakland Unified School District
955 High Street
Oakland, CA 94604

Re: Fee Proposal to Assist in PEC's move from Marcus Foster School to Cole School and 1000 Broadway

Dear Mr. Jang,

murakami/Nelson is pleased to submit the following fee proposal for architectural space planning services for the relocation of PEC (Program for Exceptional Children) to Cole School and 1000 Broadway, Suite 395. The scope of work is based on discussions and site visits with you to PEC's current location in Marcus Foster School and the attached proposed layout drawings provided by OUSD.

PROJECT DESCRIPTION

Prepare a furniture plan in CAD for Cole School and 1000 Broadway to indicate new locations for PEC staff and their selected furniture that will be moved. OUSD intends to distribute the final CAD furniture layout for use by IT, Telecom, movers and others.

SCOPE OF SERVICES

As the estimated move date is June 15, 2015, the project is under severe time constraints for field survey and document preparation. murakami/Nelson will prepare a mapping layout for OUSD, but will not stamp or sign the drawings. Since the project does not involve full architectural services as described in OUSD's Agreement for Architectural Services our scope of services will be limited to the following:

1. Visit Cole
2. Visit 1000 Broadway
3. Visit Foster and measure labeled desks, file cabinets, shelves (furniture that occupies floor space)
4. Measure shared Department furniture that is labeled
5. Take note (cursory inventory) of desks, file cabinets, shelves, conf. tables/chairs that are not labeled but are "standard size", in good condition and can be used by someone else.
6. Discuss with OUSD representatives
7. Develop a layout with the labeled furniture at Cole
8. Develop a layout with the labeled furniture at 1000 Broadway
9. Replace existing labeled furniture with inventoried furniture if needed
10. Review plans with Colland at OUSD
11. Revise layout
12. Review plans prior to issuance

ASSUMPTIONS

1. Project will be completed by June 15, 2015

Mr Colland Jang
April 20, 2015

Page 2 of 2

2. OUSD will provide existing CAD drawings of 1000 Broadway
3. OUSD will develop a list of names of all the Departments and people who will have desks at Cole and 1000 Broadway prior to measuring furniture
4. OUSD will identify who can/will be sharing desks
5. OUSD will identify who will be moving to Cole or 1000 Broadway
6. Interactions with PEC will be through Colland Jang or PEC management, Robin Sasada. (no direction by staff)
7. Labeling of furniture to be moved will be done by OUSD staff prior to measuring furniture
8. 1000 Broadway offices and cubicles will generally remain unchanged
9. OUSD will map records, active and dead files

EXCLUDED SERVICES

1. Electrical, IT and Telecom design services by others
2. Structural and MEP consulting services
3. Selection of new partitions or furniture
4. Identification of existing equipment to be moved – desk copiers, printers, microwaves, shredders, coffee makers, toaster ovens, refrigerators, etc.
5. Measurement of chairs
6. Drawing of records, active and dead file storage

COMPENSATION

Our proposed fee for this work is as follows:

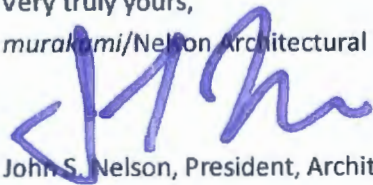
Murakami/Nelson: \$32,830

We will bill monthly, based on our standard hourly rates, not to exceed a total of **\$32,830**. A copy of our hourly rate schedule is attached.

Reimbursable expenses (overnight shipping, delivery services, etc.) will be billed at 1.1 times the actual cost. Upon receiving a Notice of Intent / Immediate Work Order we will start the field survey measurements with the understanding that a contract will be forthcoming.

Very truly yours,

Murakami/Nelson Architectural Corporation



John S. Nelson, President, Architect, AIA, LEED AP

CC: Accounting

Attached: Hourly Rate Schedule
Cole School layout from OUSD
1000 Broadway, Suite 395 layout from OUSD

PEC

Task	Principal	Proj. Mgr.	Designer	Drafter	Total hrs	Start date	Finish date
Tasks for mapping PEC to Cole and 1000 Broadway							
Visit Cole		3			3		
Visit 1000 Broadway (split with Tilden)		1			1		
Locate people on the list of staff (provide by OUSD) and measure their labeled desk, file cabinets, shelves (that take up floor space)		40		40	80		
Measure shared Department furniture that is labeled		12		12	24		
Take note (cursory inventory) of desks, file cabinets, shelves, conf. tables/chairs that are NOT labeled but are "standard size", in good condition and can be used by someone else.		12		12	24		
Discussions with OUSD		4			4		
Develop a layout with the labeled furniture at Cole		30		40	70		
Develop a layout with the labeled furniture at 1000 Broadway		8		8	16		
Replace existing labeled furniture with inventoried furniture if needed		12		20	32		
Review with Colland		4			4		
Revise layout		12		20	32		
Management	10				10		
Review Documents	6				6		
					0		
Total hours this phase	16	138	0	152	306		
Hourly Rates	\$175	\$135	\$100	\$75	306		
Total Mapping Costs	\$2,800	\$18,630	\$0	\$11,400	\$32,830		

Board Office Use: Legislative File Info.	
File ID Number	15-0434
Introduction Date	3-25-2015
Enactment Number	15-2359
Enactment Date	3/25/15 O/S



OAKLAND UNIFIED
SCHOOL DISTRICT
Community Schools, Thriving Students

Memo

To Board of Education

From Antwan Wilson, Superintendent and Secretary, Board of Education
By: Mia Settles-Tidwell, Chief Operations Officer
Timothy White, Deputy Chief, Facilities Planning and Management

Board Meeting Date March 25, 2015

Subject Small Architectural Contract - Murakami/Nelson Architectural Corporation - Foster Central Commissary (PEC Move) Project

Action Requested Approval by the Board of Education of an Small Architectural Contract with Murakami/Nelson Architectural Corporation for Design Services on behalf of the District at the Foster Central Commissary (PEC Move) Project, in an amount not-to exceed \$43,600.00. The term of this Agreement shall commence on March 25, 2015 and shall conclude no later than March 25, 2016.

Background Cole school has been designated at the location of the Program for Exceptional Children (PEC) and Police services. The building will need to be remodeled to accommodate the two entities.

Local Business Participation Percentage 100.00%

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

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

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

Recommendation

Approval by the Board of Education of an Small Architectural Contract with Murakami/Nelson Architectural Corporation for Design Services on behalf of the District at the Foster Central Commissary (PEC Move) Project, in an amount not-to exceed \$43,600.00. The term of this Agreement shall commence on March 25, 2015 and shall conclude no later than March 25, 2016.

Fiscal Impact

Measure J

Attachments

- Small Architectural Contract including scope of work
- Consultant Proposal
- Certificate of Insurance

**AGREEMENT FOR ARCHITECTURAL SERVICES
BY AND BETWEEN
OAKLAND UNIFIED SCHOOL DISTRICT
AND
Murakami/Nelson Architectural Corporation**

This Agreement for Architectural Services is made as of the **4th day of February 2015**, between the **Oakland Unified School District**, a California public school district ("District"), and **Murakami/Nelson Architectural Corporation** ("Architect") (individually a "Party" and collectively the "Parties"), for the following project ("Project"):

Foster Central Commissary (Program for Exceptional Children and Police Services Move), relocated to Cole School Campus, Oakland, CA

WITNESSETH, that for and in consideration of the mutual covenants herein contained, the Parties hereto agree as follows:

The scope of the project is to remodel Cole School for Program for Exceptional Students (PEC) and Police Services Department:

1. No Pre-Design, Schematic Design or Design Development Phases
2. Three site visits to review existing conditions
3. Review existing documents
4. Use Standard District finishes and door hardware for PEC and Police Services spaces.
5. Drawings will include:
 - a. Title Sheet with project information, location plan, index of drawings, code information.
 - b. Site Plan showing exiting, existing accessible parking, path of travel, fence modifications, gates, and dumpster area.
 - c. First floor plan with notes for demolition, finishes, reflected ceilings, and signage at new offices.
 - d. 2nd Floor plan with notes for demolition, finishes, reflected ceilings, and signage
 - e. Details – walls, door, ceiling, countertop, security gate, fencing, signage etc.
 - f. Electrical Plans (1st and 2nd Floors) showing power and lighting modifications and rough in for data.
6. Meetings with OUSD representatives

The contract will commence on March 25, 2015 and conclude no later than March 25, 2016

Definitions

- 1.1. In addition to the definitions above, the following definitions for words and phrases shall apply when used in this Agreement, including all Exhibits:
 - 1.1.1. **Agreement**: The Agreement consists exclusively of this document and all identified exhibits attached and incorporated by reference.
 - 1.1.2. **Architect**: The architect listed in the first paragraph of this Agreement, including all Consultants to the Architect.
 - 1.1.3. **As-Built Drawings ("As-Built")**: Any document prepared and submitted by District's contractor(s) that details on a Conforming Set, the actual construction performed during the Project, including changes necessitated by change orders.

- 1.1.4. **Bid Set**: The plans, drawings, and specifications at the end of the Construction Documents Phase that DSA has approved and that the District can use to go out to bid for construction of the Project.
- 1.1.5. **Conforming Set**: The plans, drawings, and specifications at the end of the Bidding Phase that incorporate all addenda, if any, issued during the Bidding Phase. The Architect shall ensure that DSA has approved all revisions to the Bid Set that are incorporated onto the Conforming Set and for which DSA approval is required.
- 1.1.6. **Consultant(s)**: Any and all consultant(s), sub-consultant(s), subcontractor(s), or agent(s) to the Architect.
- 1.1.7. **District**: The **Oakland Unified School District**.
- 1.1.8. **DSA**: The Division of the State Architect.
- 1.1.9. **Project Budget**: The total amount indicated by the District for the entire Project plus all other costs, including design, construction, administration, financing, and all other costs.
- 1.1.10. **Record Drawings**: A final set of drawings prepared by the Architect based upon marked-up prints, drawings, and other data furnished to Architect by Contractor that incorporates all changes from all As-Builts, sketches, details, and clarifications.
- 1.1.11. **Service(s)**: All labor, materials, supervision, services, tasks, and work that the Architect is required to perform and that are required by, or reasonably inferred from, the Agreement, and that are necessary for the design and completion of the Project.
- 1.1.12. **Visually Verify**: To verify to the fullest extent possible by physical inspection and reasonable investigation and without any destructive action.

Article 2. Scope, Responsibilities, and Services of Architect

- 2.1. Architect shall provide the Services as described in **Exhibit "A,"** commencing with receipt of a written Notice to Proceed or authorization from District to perform Services requested hereunder.
- 2.2. Architect represents that the Architect has no existing interest and will not acquire any interest, direct or indirect, which could conflict in any manner or degree with the performance of Services required under this Agreement and that no person having any such interest shall be employed by Architect.
- 2.3. Architect shall comply with Education Code section 17302(a) and agrees that any plans and/or specifications included in the Services shall be prepared under the supervision of licensed personnel, and that licensed personnel shall be in "responsible charge" of persons who observe the construction.

Completion of Services

- 2.4. The Architect shall commence Services under this Agreement upon receipt of a Notice to Proceed and shall prosecute the Services diligently as described in **Exhibit "A,"** so as to proceed with and complete the Services in compliance with the time as specified in the notice, if any.

Article 3. Compensation and Value of Agreement

- 3.1. District shall pay Architect for all Services contracted for under this Agreement on a time and materials basis. The total compensation paid Architect pursuant to this Agreement may not exceed Forty-three thousand, six hundred dollars and no cents (\$43,600.00).
- 3.2. Architect shall notify District if District requested services or reimbursables will exceed the Zero Dollars (\$0.00) limit of this Agreement. If any work is performed by Architect without the prior written authorization of District, District shall not be obligated to pay for such work. The Parties may, by written agreement, increase the monetary limit of this Agreement.
- 3.3. Payment for the Work shall be made for all undisputed amounts in monthly installment payments within thirty (30) days after the Architect submits an invoice to the District for Work actually completed and after the District's written approval of the Work, or the portion of the Work for which payment is to be made.
- 3.4. **Expenses.** District shall not be liable to Architect for any costs or expenses paid or incurred by Architect in performing Services for District.

Article 4. Ownership of Data

- 4.1. Pursuant to Education Code section 17316, this Agreement creates a non-exclusive and perpetual license for District to use, at its discretion, all plans, including, but not limited to, Record Drawings, specifications, and estimates that the Architect or its consultants, prepares or causes to be prepared pursuant to this Agreement.
- 4.2. The Architect retains all rights to all copyrights, designs, and other intellectual property embodied in the plans, Record Drawings, specifications, estimates, and other documents that the Architect or its consultants prepares or causes to be prepared pursuant to this Agreement.
- 4.3. The Architect shall perform the Services and prepare all documents under this Agreement with the assistance of Computer Aided Design Drafting (CADD) (e.g., AutoCAD) Technology. The Architect shall deliver to the District, on request, a "thumb" drive and/or compact disc with these documents that is compatible with AutoCAD. As to any drawings that Architect provides in a CADD file format, the District acknowledges that anomalies and errors may be introduced into data when it is transferred or used in a computer environment, and that the District should rely on hard copies of all documents.
- 4.4. In order to document exactly what CADD information was given to the District, Architect and District shall each sign a "hard" copy of reproducible documents that depict the information at the time Architect produces the CADD information. District agrees to release Architect from all liability, damages, and/or claims that arise due to any changes made to this information by anyone other than the Architect or Consultant(s) subsequent to it being given to the District.
- 4.5. Following the termination of this Agreement, for any reason whatsoever, the Architect shall promptly deliver to the District upon written request and at no cost to the District the following items (hereinafter "Instruments of Service") in electronic format (Microsoft Word) which the District shall have the right to utilize in any way permitted by statute:
 - 4.5.1. One set of the Contract Documents, including the bidding requirements, specifications, and all existing cost estimates for the Project, in hard copy,

reproducible format.

- 4.5.2. One set of fixed image CADD files in DXF format of the drawings that are part of the Contract Documents.
- 4.5.3. One set of non-fixed image CADD drawing files in DXF and/or DWG format of the site plan, floor plans (architectural, plumbing, structural mechanical, and electrical), roof plan, sections, and exterior elevations of the Project.
- 4.5.4. All finished or unfinished documents, studies, reports, calculations, drawings, maps, models, photographs, technology data, and reports prepared by the Architect under this Agreement.
- 4.6. In the event the District changes or uses any fully or partially completed documents without the Architect's knowledge and participation, the District agrees to release Architect of responsibility for such changes, and shall indemnify, defend, and hold the Architect harmless from and against any and all claims, liabilities, suits, demands, losses, costs, and expenses including, but not limited to, reasonable attorneys' fees, on account of any damages or losses to property or persons, including injuries or death, or economic losses, arising out of that change or use except to the extent the Architect is found to be liable in a forum of competent jurisdiction. In the event District uses any fully or partially completed documents without the Architect's full involvement, the District shall remove all title blocks and other information that might identify the Architect and the Architect's consultants.

Article 5. Termination of Contract

- 5.1. If Architect fails to perform Architect's duties to the satisfaction of the District and as required by this Agreement, or if Architect fails to fulfill in a timely and professional manner Architect's material obligations under this Agreement, or if Architect shall violate any of the material terms or provisions of this Agreement, the District shall have the right to terminate this Agreement, in whole or in part, effective immediately upon the District giving written notice thereof to the Architect. In the event of a termination pursuant to this subdivision, Architect may invoice District for all Services performed until the notice of termination, but District shall have the right to withhold payment and deduct any amounts equal to the District's costs because of Architect's actions, errors, or omissions that caused the District to terminate this Agreement. The District may, at its discretion, provide the Architect time to cure its default or breach.
- 5.2. District shall have the right in its sole discretion to terminate this Agreement for its own convenience. In the event of a termination for convenience, Architect may invoice District and District shall pay all undisputed invoice(s) for Services performed until the District's notice of termination.
- 5.3. Except as indicated in this Article, termination shall have no effect upon any of the rights and obligations of the Parties arising out of any transaction occurring prior to the effective date of such termination.
- 5.4. The Architect has the right to terminate this Agreement if the District does not fulfill its material obligations under this Agreement. Such termination shall be effective after receipt of written notice from Architect to the District. Architect may invoice District and District shall pay all undisputed invoice(s) for Services performed until the Architect's notice of termination.
- 5.5. If, at any time in the progress of the Design of the Project, the governing board of the

District determines that the Project should be terminated, the Architect, upon written notice from the District of such termination, shall immediately cease Services on the Project. The District shall pay the Architect only the costs associated with the Services provided since the last invoice that has been paid and up to the notice of termination.

- 5.6. If the District suspends the Project for more than one hundred twenty (120) consecutive days, the Architect shall be compensated for Services performed prior to notice of that suspension. When the Project is resumed, the schedule shall be adjusted and the Architect's compensation shall be equitably adjusted to provide for expenses incurred in the resumption of the Architect's Services. If the District suspends the Project for more than two (2) years, the Architect may terminate this Agreement by giving written notice.

Article 6. Indemnity/Architect Liability

- 6.1. To the furthest extent permitted by California law, Architect shall defend, indemnify, and hold free and harmless the District, its agents, representatives, officers, consultants, employees, trustees, and volunteers ("Indemnified Parties") from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage, or injury of any kind, in law or equity, to property or persons, including personal injury and/or death ("Claim(s)"), to the extent that the Claim(s) arise out of, pertain to, or relate to the negligence, recklessness, errors or omissions, or willful misconduct of Architect, its directors, officials, officers, employees, contractors, subcontractors, consultants, subconsultants or agents, directly or indirectly, arising out of, connected with, or resulting from the performance of the Services, the Project, or this Agreement, including without limitation the payment of all consequential damages. This indemnity excludes Architect's liability as to the active or sole negligence or willful misconduct of the District.

Article 7. Mandatory Mediation for Claims

- 7.1. The Parties hereto agree prior to commencing any legal action relating to any Claim, as defined herein, to submit the Claim to a mandatory good-faith mediation process ("Mediation"). The Parties' expectations are that if the Claim is made by a third party (e.g., a contractor), that the third party will be a participant in that Mediation. The Parties agree that any statute of limitations applicable to any Claim shall be tolled for the period from the date a Party requests Mediation through the tenth (10th) day after termination of the Mediation, unless otherwise agreed to by the Parties.
- 7.2. Except as set forth below, the Parties agree to refrain from filing, maintaining, or prosecuting any action related to the Claim during the pendency of the Mediation provided that the Mediation must commence within thirty (30) days after a Party makes written demand to the other for Mediation.
- 7.3. The Parties shall participate in a minimum of one full-day mediation session before the Mediation may be declared unsuccessful and terminated by either Party. The Mediation shall be conducted in accordance with such rules as the Parties agree upon, or in the absence of agreement, in accordance with the Commercial Mediation Rules of JAMS/Endispute. Evidence of anything said, any admissions made, or any documents prepared in the course of the Mediation shall not be admissible in evidence or subject to discovery in any court action pursuant to Evidence Code Section 1152.5.
- 7.4. The Parties shall mutually agree to the selection of a mediator who is an attorney that is experienced in public works construction claims. If the Parties are unable to agree upon a mediator, then the mediator shall be appointed by JAMS/Endispute.

- 7.5. The Mediation shall take place at a location within twenty (20) miles of the District's administrative office. The mediator's fees and administrative fees, if any, shall be split equally between the Parties, but, unless otherwise agreed to in writing, each Party shall bear its own attorney's fees.
- 7.6. If any Party commences a legal action without first attempting to resolve the Claim as required by this Article, that Party shall be in breach of this Agreement and shall not be entitled to recover attorney's fees that might have otherwise been recoverable.
- 7.7. This mandatory mediation process shall only apply to Claims pursuant to the Architect Indemnity provision herein and shall not apply to any disputes to be resolved pursuant to the Alternative Dispute Resolution provisions herein.

Article 8. Fingerprinting

Pursuant to Education Code section 45125.2, District has determined on the basis of scope of Services in this Agreement of this Project, that Architect, Consultants, and their employees will have only limited contact with pupils at most. Architect shall promptly notify District in writing of any facts or circumstances which might reasonably lead District to determine that contact will be more than limited as defined by Education Code section 45125.1(d).

Article 9. Responsibilities of the District

- 9.1. The District shall examine the documents submitted by the Architect and shall render decisions so as to avoid unreasonable delay in the process of the Architect's Services.
- 9.2. The District shall verbally or in writing advise the Architect if the District becomes aware of any fault or defect in the Project, including any errors, omissions or inconsistencies in the Architect's documents. Failure to provide such notice shall not relieve Architect of its responsibility therefore, if any.
- 9.3. Unless the District and the Architect agree that a hazardous materials consultant shall be a Consultant of the Architect, the District shall furnish the services of a hazardous material consultant or other consultants when such services are requested in writing by Architect and deemed necessary by the District or are requested by the District. These services shall include: asbestos and lead paint survey; abatement documentation; and specifications related to said matters which are to be incorporated into bid documents prepared by Architect. If the hazardous materials consultant is furnished by the District and not a consultant of the Architect, the specifications shall include a note to the effect that they are included in the Architect's bid documents for the District's convenience and have not been prepared or reviewed by the Architect. The note shall also direct questions about the specifications to its preparer.
- 9.4. District personnel and/or its designated representatives shall coordinate with Architect as may be requested and desirable for the coordination or management of work related to the Project.
- 9.5. The District shall provide to the Architect all relevant information it knows it possesses regarding the Project that the Architect needs to perform its Services. The District shall provide this information and its decisions required under this Agreement in a timely manner and to avoid unreasonable delay in the Project.

Article 10. Liability of District

- 10.1. Other than as provided in this Agreement, District's financial obligations under this Agreement shall be limited to the payment of the compensation provided for in this Agreement. Notwithstanding any other provision of this Agreement, in no event shall District be liable, regardless of whether any claim is based on contract or tort, for any special, consequential, indirect, or incidental damages including, but not limited to, lost profits or revenue, arising out of or in connection with this Agreement for the Services performed.
- 10.2. District shall not be responsible for any damage to persons or property as a result of the use, misuse, or failure of any equipment used by Architect, or by its employees, even though such equipment may be furnished or loaned to Architect by District.

Article 11. Nondiscrimination

- 11.1. Architect agrees that no discrimination shall be made in the employment of persons under this Agreement because of the race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status of such person.
- 11.2. Architect shall comply with any and all applicable regulations and laws governing nondiscrimination in employment.

Article 12. Insurance

- 12.1. The Architect shall procure and maintain at all times it performs any portion of Services the following insurance with minimum limits equal to the amount indicated below.
- 12.1.1. **Commercial General Liability and Automobile Liability Insurance.** Commercial General Liability Insurance and Any Auto Automobile Liability Insurance that shall protect the Architect, the District, and the State from all claims of bodily injury, property damage, personal injury, death, advertising injury, and medical payments arising from or in connection with the performance of any portion of the Services. (Form CG 0001 and CA 0001, or forms substantially similar, if approved by the District.)
- 12.1.2. **Workers' Compensation and Employers' Liability Insurance.** Workers' Compensation Insurance and Employers' Liability Insurance for all of Architect's employees performing any portion of the Services. In accordance with provisions of section 3700 of the California Labor Code, the Architect shall be required to secure workers' compensation coverage for its employees. If any class of employee or employees engaged in performing any portion of the Services under this Agreement are not protected under the Workers' Compensation Statute, adequate insurance coverage for the protection of any employee(s) not otherwise protected must be obtained before any of those employee(s) commence performing any portion of the Services.
- 12.1.3. **Professional Liability (Errors and Omissions).** Professional Liability (Errors and Omissions) Insurance as appropriate to the Architect's profession.

Type of Coverage	Minimum
------------------	---------

	Requirement
Commercial General Liability Insurance , including Bodily Injury, Personal Injury, Property Damage, Advertising Injury, and Medical Payments	\$ 1,000,000
Each Occurrence	\$ 1,000,000
General Aggregate	
Automobile Liability Insurance - Any Auto	
Each Occurrence	\$ 1,000,000
General Aggregate	\$ 1,000,000
Professional Liability	\$ 1,000,000
Workers Compensation	Statutory Limits
Employer's Liability	\$ 1,000,000

12.2. **Proof of Carriage of Insurance.** The Architect shall not commence performing any portion of the Services until all required insurance has been obtained and certificates indicating the required coverage have been delivered in duplicate to the District and approved by the District. Certificates and insurance policies shall include the following:

12.2.1. A clause stating: "This policy shall not be canceled or reduced in required limits of liability or amounts of insurance until notice has been mailed to the District, stating date of cancellation or reduction. Date of cancellation or reduction shall not be less than thirty (30) days after date of mailing notice."

12.2.2. 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.

12.2.3. An endorsement stating that the District and the State and their agents, representatives, employees, trustees, officers, and volunteers are named additional insured under all policies except Workers' Compensation Insurance, Professional Liability, and Employers' Liability Insurance. An endorsement shall also state that Architect's insurance policies shall be primary to any insurance or self-insurance maintained by District.

12.2.4. All policies except the Professional Liability Policy shall be written on an occurrence form.

12.3. **Acceptability of Insurers.** Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII, unless otherwise acceptable to the District.

Article 13. Covenant Against Contingent Fees

Architect warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Architect, to solicit or secure this Agreement, and that it has not paid or agreed to pay any company or person, other than a bona fide employee working solely for the Architect, any fee, commission, percentage, brokerage fee, gift, or any other consideration contingent on or resulting from the award or making of this Agreement. For breach or violation of this warranty, the District shall have the right to annul this Agreement without liability, or in its discretion, to deduct from the contract price or consideration, or to recover, the full amount of such compensation, fee, commission, percentage fee, gift, or contingency.

Article 14. Entire Agreement/Modification

This Agreement, including the Exhibits incorporated by reference into this Agreement, supersedes all previous contracts and constitutes the entire understanding of the Parties hereto. Architect shall be entitled to no other benefits than those specified herein. No changes, amendments, or alterations shall be effective unless in writing and signed by both Parties. Architect specifically acknowledges that in entering this Agreement, Architect relies solely upon the provisions contained in this Agreement and no others.

Article 15. Non-Assignment of Agreement

In as much as this Agreement is intended to secure the specialized Services of the Architect, Architect may not assign, transfer, delegate, or sublet any interest therein without the prior written consent of District and any such assignment, transfer, delegation, or sublease without the District's prior written consent shall be considered null and void. Likewise, District may not assign, transfer, delegate, or sublet any interest therein without the prior written consent of Architect and any such assignment, transfer, delegation, or sublease without Architect's prior written consent shall be considered null and void.

Article 16. Law/Venue

- 16.1. This Agreement has been executed and delivered in the State of California and the validity, enforceability, and interpretation of any of the clauses of this Agreement shall be determined and governed by the laws of the State of California.
- 16.2. The county in which the District administration office is located shall be the venue for any action or proceeding that may be brought, or arise out of, in connection with or by reason of this Agreement.

Article 17. Alternative Dispute Resolution

17.1. Architect's Invoices

- 17.1.1. If the District disapproves of any portion or amount(s) of the Architect's invoices, the District shall within thirty (30) days of receipt by the District of any of the Architect's invoices, communicate to the Architect in writing, with reasonable detail, what portion or amount of the Architect's invoices that are disapproved for payment, what portion or amount of the Architect's invoices that are approved for payment, and the basis for the District's disapproval of the disputed portion(s) or amount(s) of the Architect's invoices ("Disputed Architect Invoice Detail").
- 17.1.2. If the Architect disagrees with the Disputed Architect Invoice Detail, the Architect shall communicate to the District in writing, and request to meet and confer in good faith with respect to any such disapproved portion or amount of the Architect invoices and the Disputed Architect Invoice Detail to determine if the dispute can be resolved. Such meet and confer communications shall include, but are not limited to, face-to-face meetings within thirty (30) days of the Architect's notice to the District with the appropriate District and Architect personnel as appropriate and necessary.
- 17.1.3. If the Parties cannot resolve the matter during this meet and confer process, the Parties shall handle the matter as a dispute as indicated herein.

- 17.2. Disputes between the parties arising out of this Agreement shall be resolved by the

following processes:

- 17.2.1. **Negotiation.** The parties shall first attempt in good faith to resolve any controversy or dispute arising out of or relating to this Agreement by negotiation. The Parties' meet and confer process for any Disputed Architect Invoice Detail shall satisfy this negotiation requirement.
 - 17.2.2. **Mediation.** Within thirty (30) days, but no earlier than fifteen (15) days, following the earlier of receipt of notice by one party by the other party of a demand for mediation, the parties shall submit the dispute to non-binding mediation administered by the AAA (or other agreed upon rules) under its construction industry mediation rules, unless waived by mutual stipulation of both parties.
 - 17.2.3. **Litigation.** Disputes arising from this Agreement that cannot be settled through negotiation or mediation (after those processes have been exhausted) shall be litigated in the California Superior Court in the county in which the Project that is the subject of this Agreement is located.
- 17.3. Architect shall neither rescind nor stop the progress of its work pending the outcome of any dispute under this Agreement.

Article 18. Severability

If any term, covenant, condition, or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions hereof shall remain in full force and effect and shall in no way be affected, impaired, or invalidated thereby.

Article 19. Employment Status

- 19.1. Architect shall, during the entire term of Agreement, be construed to be an independent contractor and nothing in this Agreement is intended nor shall be construed to create an employer-employee relationship, a joint venture relationship, or to allow District to exercise discretion or control over the professional manner in which the Architect performs the Services which are the subject matter of this Agreement; provided always, however, that the Services to be provided by Architect shall be provided in a manner consistent with all applicable standards and regulations governing such Services.
- 19.2. Architect understands and agrees that the Architect's personnel are not and will not be eligible for membership in or any benefits from any District group plan for hospital, surgical, or medical insurance or for membership in any District retirement program or for paid vacation, paid sick leave, or other leave, with or without pay, or for other benefits which accrue to a District employee.
- 19.3. Should District, in its discretion, or a relevant taxing authority such as the Internal Revenue Service or the State Employment Development Department, or both, determine that Architect is an employee for purposes of collection of any employment taxes, the amounts payable under this Agreement shall be reduced by amounts equal to both the employee and employer portions of the tax due (and offsetting any credits for amounts already paid by Architect which can be applied against this liability). District shall then forward those amounts to the relevant taxing authority.
- 19.4. Should a relevant taxing authority determine a liability for past services performed by Architect for District, upon notification of such fact by District, Architect shall promptly remit

such amount due or arrange with District to have the amount due withheld from future payments to Architect under this Agreement (again, offsetting any amounts already paid by Architect which can be applied as a credit against such liability).

- 19.5. A determination of employment status pursuant to the preceding paragraphs of this Article shall be solely for the purposes of the particular tax in question and, for all other purposes of this Agreement, Architect shall not be considered an employee of District. Notwithstanding the foregoing, should any court, arbitrator, or administrative authority determine that Architect is an employee for any other purpose, then Architect agrees to a reduction in District's liability resulting from this Agreement pursuant to principles similar to those stated in the foregoing paragraphs so that the total expenses of District under this Agreement shall not be greater than they would have been had the court, arbitrator, or administrative authority determined that Architect was not an employee.
- 19.6. Nothing in this Agreement shall operate to confer rights or benefits on persons or entities not a party to this Agreement.

Article 20. Warranty and Certification of Architect

- 20.1. Architect warrants and certifies that the Architect is properly certified and licensed under the laws and regulations of the State of California to provide the professional Services that it has herein agreed to perform.
- 20.2. Architect warrants and certifies that it is aware of the provisions of the California Labor Code that 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 it certifies that it will comply with those provisions before commencing the performance of the Services of this Agreement.
- 20.3. Architect warrants and certifies that it is aware of the provisions of the California Labor Code that require the payment of prevailing wage rates and the performance of other requirements on certain "public works" and "maintenance" projects ("Prevailing Wage Laws"). Since the Architect is performing Services as part of an applicable "public works" or "maintenance" project, and since the total compensation may be One Thousand Dollars (\$1,000) or more, the Architect agrees to fully comply with and to require its Consultant(s) to fully comply with all applicable Prevailing Wage Laws.

Article 21. Cost Disclosure - Documents And Written Reports

Architect shall be responsible for compliance with California Government Code section 7550, if the total cost of the Contract is over Five Thousand Dollars (\$5,000).

Article 22. Notices & Communications

Notices and communications between the Parties to this Agreement may be sent to the following addresses:

District:

Oakland Unified School District
955 High Street
Oakland, CA 94607
Attn: Tadashi Nakadegawa

Architect:

Murakami/Nelson Architectural Corporation
100 Filbert Street
Oakland, CA 94607
Attn: John S. Nelson

Any notice personally given shall be effective upon receipt. Any notice sent by facsimile shall be effective the day after receipt. Any notice sent by overnight delivery service shall

be effective the day after delivery. Any notice given by mail shall be effective three (3) days after deposit in the United States mail.

Article 23. Disabled Veteran Business Enterprise Participation

Pursuant to section 17076.11 of the Education Code, the District has a participation goal for disabled veteran business enterprises ("DVBES") of at least three percent (3%), per year, of funds expended each year by the District on projects that use funds allocated by the State Allocation Board pursuant to the Leroy F. Greene School Facilities Act (the "Act"). This Project may use funds allocated under the Act. Therefore, to the extent feasible and pertaining to future hirings, the Architect, before it executes this Agreement, shall provide to the District certification of compliance with the procedures for implementation of DVBE contracting goals, appropriate documentation identifying the amount paid to DVBEs in conjunction with the contract, and documentation demonstrating the Architect's good faith efforts to meet these goals.

Article 24. District's Right to Audit

- 24.1. District retains the right to review and audit, and the reasonable right of access to Architect's and any Consultant's premises to review and audit the Architect's compliance with the provisions of this Agreement ("District's Right"). The District's Right includes the right to inspect, photocopy, and to retain copies, outside of the Architect's premises, of any and all Project-related records and other information with appropriate safeguards, if such retention is deemed necessary by the District in its sole discretion. The District shall keep this information confidential, as allowed by applicable law.
- 24.2. The District's Right includes the right to examine any and all books, records, documents, and any other evidence of procedures and practices that the District determines are necessary to discover and verify that the Architect is in compliance with all requirements of this Agreement.
- 24.3. If there is a claim for additional compensation or for Extra Services, the District's Right includes the right to examine books, records, documents, and any and all other evidence and accounting procedures and practices that the District determines are necessary to discover and verify all direct and indirect costs, of whatever nature, which are claimed to have been incurred or anticipated to be incurred.
- 24.4. The Architect shall maintain complete and accurate records for a minimum of seven (7) years and in accordance with generally accepted accounting practices in the industry. The Architect shall make available to the District for review and audit all Project related accounting records and documents and any other financial data. Upon District's request, the Architect shall submit exact duplicates of originals of all requested records to the District.
- 24.5. The Architect shall include audit provisions in any and all of its subcontracts, and shall ensure that these sections are binding upon all Consultants.
- 24.6. Architect shall comply with these provisions within fifteen (15) days of the District's written request to review and audit any or all of Architect's Project-related records and information.

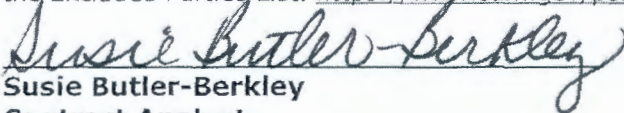
Article 25. Local, Small Local and Small Local Resident Business Enterprise Program (L/SL/SLRBE). Architect shall comply with the requirements of the District's L/SL/SLRBE Program, as applicable, which may require a fifty percent (50%) mandatory minimum local participation requirement in the performance of this Agreement. A copy of the District's L/SL/SLRBE Program can be obtained on the District website, at www.ousd.k12.ca.us, under

the Facilities Planning & Management Department drop down menu, Bids and Requests for Proposals.

Article 26. Other Provisions

- 26.1. Neither the District's review of, approval of, nor payment for any of the Services required under this Agreement shall be construed to operate as a waiver of any rights under this Agreement, and Architect shall remain liable to the District in accordance with this Agreement for all damages to the District caused by Architect's failure to perform any of the Services furnished under this Agreement to the standard of care of the Architect for its Services, which shall be, at a minimum, the standard of care of architects performing similar work for California school districts in or around the same geographic area of the District.
- 26.2. Each Party warrants that it has had the opportunity to consult counsel and understands the terms of this Agreement and the consequences of executing it. In addition, each party acknowledges that the drafting of this Agreement was the product of negotiation, that no party is the author of this Agreement, and that this Agreement shall not be construed against any party as the drafter of the Agreement.
- 26.3. The Architect acknowledges that the District is a public agency that is subject to heightened curiosity by the news media and the public and that the Architect may not be apprised of all facts surrounding the Project that Architect is working on. Accordingly, Architect shall promptly refer all inquiries from the news media or public concerning this Agreement or its performance under the Agreement to the District, and Architect shall not make any statements or disclose any documents to the media or the public relating to the performance under this Agreement or the effects caused thereby. If Architect receives a complaint from a citizen or member of the public concerning the performance or effects of this Agreement, it shall promptly inform the District of that complaint. In its sole discretion, the District shall determine the appropriate response to the complaint.
- 26.4. **Exhibit "A"** and all Certificates attached hereto are hereby incorporated by this reference and made a part of this Agreement.

Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion: The District certifies to the best of its knowledge and belief, that it and its officials: Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency according to Federal Acquisition Regulation Subpart 9.4, and by signing this contract, certifies that this vendor does not appear on the Excluded Parties List. <https://www.sam.gov/portal/public/SAM>


Susie Butler-Berkley
Contract Analyst

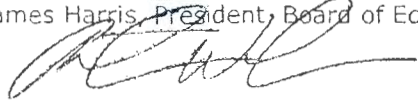
IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date(s) indicated below.

ACCEPTED AND AGREED on the date indicated below:


OAKLAND UNIFIED SCHOOL DISTRICT


James Harris, President, Board of Education

3/26/15
Date


Antwan Wilson, Superintendent & Secretary, Board of Education

3/26/15
Date

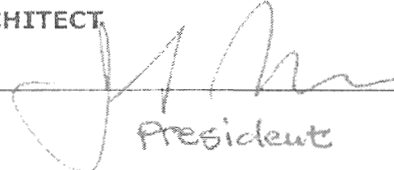

Timothy White, Deputy Chief, Facilities Planning and Management

3/26/15

Date

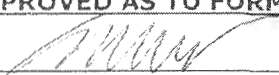
ARCHITECT

By:
Its:


President

2/11/15
Date

APPROVED AS TO FORM:


OUSD Facilities Legal Counsel

2-24-15

Date

File ID Number: 15-6434
Introduction Date: 3/25/15
Enactment Number: 15-0554
Enactment Date: 3/25/15
By: OL

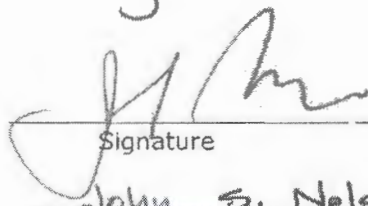
**CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND
VOLUNTARY EXCLUSION**

I am aware of and hereby certify that neither Murakami/Nelson [Type name of Architect] nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency. I further agree that I will include this clause without modification in all lower tier transactions, solicitations, proposals, contracts and subcontracts.

Where the Architect or any lower participant is unable to certify to this statement, it shall attach an explanation hereto.

IN WITNESS WHEREOF, this instrument has been duly executed by the Principal of the above named Architect on the 11th day of February 2014 for the purposes of submission of this Agreement.

By:



Signature
John S. Nelson

Typed or Printed Name
President

Title

EXHIBIT "A"

SCOPE OF SERVICES

Architect's entire Proposal is not made part of this Agreement.

GENERAL DESCRIPTION

The scope of the project is to prepare the first and second floors of the Cole School for use by the Program for Exceptional Children (PEC) and consolidate the OUSD Police Services on the second floor of the school. This work includes demolition and removal of existing walls, cabinets, finishes, etc.; construction of new private offices based upon layouts provided by OUSD and installation of new finishes in the former classroom/office spaces. Finishes will be based upon OUSD Standards. Some heating systems and lighting fixtures will be modified or replaced to accommodate new private offices. Offices will be designed to have walls and ceilings with a 50 STC sound rating. Security fencing on the second floor will limit visibility of Police Services from the PEC area. Site modifications include modifications to fencing at the exterior elevator, a fenced dumpster area with a concrete pad, asphalt patch and various gates with appropriate hardware.

SCOPE OF SERVICES

The project is under severe time constraints for document preparation, bidding and construction. Since the documents need to be completed by February 6, 2015 most information will be indicated by notes on the plans with limited details. This represents a minimal set of construction documents and with non-selective bidding may result in more than normal RFI's and Change Orders during construction. Murakami/Nelson will prepare drawings for the Oakland School District OUSD, but will not stamp or sign them. Drawings will be on standard OUSD sheets. Since the project does not involve full architectural services as we have narrowed and limited our scope of services to the following:

1. No Pre-Design, Schematic Design or Design Development Phases
2. Three site visits to review existing conditions
3. Review existing documents
4. Use standard District finishes and door hardware for PEC and Police Services spaces
5. Drawings will include:
 - a. **Title Sheet** with project information, location plan, index of drawings, code information
 - b. **Site Plan** showing exiting, existing accessible parking, path of travel, fence modifications, gates & dumpster area.
 - c. **First Floor Plan** with notes for demolition, finishes, ceilings and signage at new offices
 - d. **Second Floor Plan** with notes for demolition, finishes, ceilings and signage at new offices
 - e. **Details** - walls, doors, ceiling, security gate, fencing, signage, etc.
 - f. **Electrical plans** (first and second floors) showing power and lighting modifications and rough in for data.
6. Meetings with OUSD representatives (3 meetings max.)

ASSUMPTIONS

1. OUSD will provide existing drawings of the school
2. OUSD representatives will be point of contact for receiving, filtering and disseminating PEC and OUSDPS requirements
3. The project will be designed, bid and constructed within the times indicated by OUSD (CD's 2/6, Bid 3/3 and Constructed 4/27-6/10)

4. Project will not be submitted to DSA
5. No underground utilities are required for this project
6. There is adequate power for the uses intended
7. OUSD will provide a layout of all spaces with furniture
8. OUSD will provide a list of equipment, their power requirements and where the equipment will be located
9. OUSD will provide a year's worth of electrical utility bills for us to confirm peak demand
10. New construction will comply with current codes
11. Finishes, doors and door hardware will be noted on the plans
12. Corridor finishes will not be upgraded
13. Reflected ceiling plans will only be provided for new offices and classrooms affected by that work
14. A/V, data, security, fire alarm and communications modifications will be designed by others
15. Fire sprinkler modifications will be design/build by OUSD consultant
16. New electrical in exposed locations will be run in wiremold meeting District's standards
17. The space above the new stage level offices will not be used for storage or other uses
18. OUSD will coordinate the work of other consultants and design/build firms
19. Compliance with CHPS is not required
20. Specifications will be covered by notes on the drawings
21. Final drawings will be provided in PDF and AutoCAD format for use by District in bidding and construction
22. The project will be competitively bid
23. OUSD representatives will manage the construction effort
24. OUSD will coordinate all hazardous materials mitigation

EXCLUDED SERVICES

1. Structural, Mechanical, Plumbing, Landscape, and Civil Engineering design services
2. Interior Elevations, schedules, separate reflected ceiling plans, separate demolition plans, sections, exterior elevations, specification manual
3. Bidding or construction administration services
4. Record Drawings
5. Additive or deductive alternates
6. Re-striping of parking lot
7. Design of accessible restrooms
8. Accessibility improvements outside area of new office construction
9. Disabled parking and signage
10. Revisions to the design or drawings because of changes in scope, arrangements, or structure after the 100% drawings have been completed
11. Building permit, plan check and testing/inspection fees
12. Re-design due to the construction costs exceeding the construction budget
13. Design of layout and seismic anchorage of file drawers, shelving, and other equipment or furnishing / furniture.
14. CHPS forms
15. Energy Calculations
16. Cost Estimating
17. Color Board, furniture/partition selection

EXHIBIT B
FEES

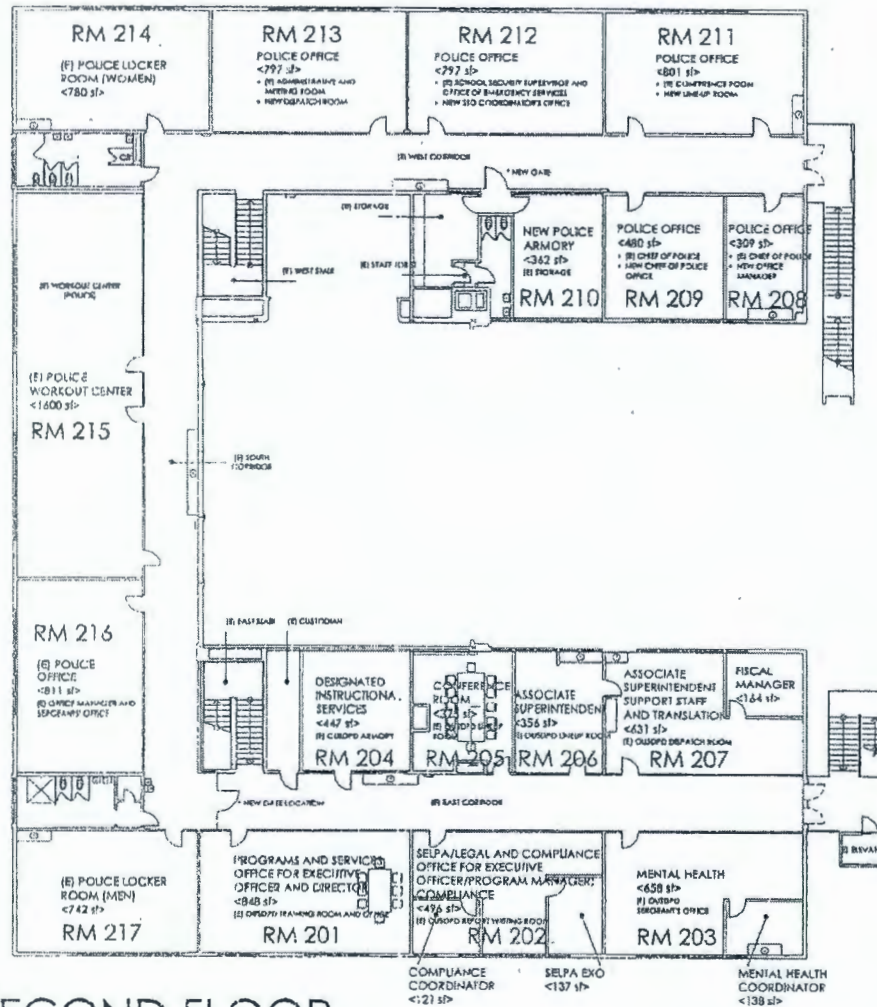
The fee for the services notes in Exhibit "A" is not to exceed \$43,600. This fee will be billed on an hourly basis at the consultant's standard hourly rates. If Construction Administration services are needed during construction they will be tracked and billed accordingly.

HOURLY BILLING RATES
January 2015

Principal:	\$175 - \$190/hr.
Associate Principal:	\$145 - \$175/hr.
Project Architect:	\$130 - \$145/hr.
Senior Designer:	\$100 - \$130/hr.
Designer / Drafter:	\$75 - \$100/hr.
Drafter:	\$60 - \$75/hr.
Clerical / Administrative:	\$50 - \$70/hr.

PLANS

PROGRAMS FOR EXCEPTIONAL CHILDREN (PEC) / IT DEPT / OUSD PD at COLE SITE



SECOND FLOOR

PROPOSED PLAN 1/23/2015 v1613

Client#: 175

MURAKNELS

ACORDTM

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/12/2015

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

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

PRODUCER Dealey, Renton & Associates P. O. Box 12675 Oakland, CA 94604-2675 510 465-3090		CONTACT NAME: PHONE (A/C, No, Ext): 510 465-3090 FAX (A/C, No): 510 452-2193 E-MAIL ADDRESS:	
INSURED Murakami/Nelson Architectural Corporatn 100 Filbert Street Oakland, CA 94607		INSURER(S) AFFORDING COVERAGE INSURER A: Sentinel Insurance Co. LTD INSURER B: Hartford Ins. Co of Midwest INSURER C: Liberty Insurance Underwriters, INSURER D: INSURER E: INSURER F:	
		NAIC # 11000 37478	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC		57SBWBG8743	08/18/2014	08/18/2015	EACH OCCURRENCE \$2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$1,000,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$2,000,000 GENERAL AGGREGATE \$4,000,000 PRODUCTS - COMP/OP AGG \$4,000,000 \$
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS <input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$		57SBWBG8743	08/18/2014	08/18/2015	COMBINED SINGLE LIMIT (Ea accident) \$2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ EACH OCCURRENCE \$ AGGREGATE \$ \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE/OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	57WEGGC7737	04/01/2014	04/01/2015	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
C	Professional Liability		AEA1015860002	09/22/2014	09/22/2015	\$1,000,000 per claim \$2,000,000 annl aggr.

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

PROJECT: Foster Central Commissary (Program for Exceptional Children and Police Services Move), relocated to Cole School Campus, Oakland, CA. Oakland Unified School District, its directors, officers, employees, agents, and representatives and the State and their agents, representatives, employees, trustees, officers, consultants and volunteers are additional insureds for General and Non Owned & Hired Auto Liability per policy form wording. 30 days notice of cancellation provisions apply per policy form wording.

CERTIFICATE HOLDER

CANCELLATION

Oakland Unified School District
 955 High Street
 Oakland, CA 94601

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

AUTHORIZED REPRESENTATIVE

Senardelli, CPCU

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Insured: Murakami/Nelson Architectural Corporatn
Insurer: Sentinel Insurance Co. LTD
Policy Number: 57SBWBG8743
Policy Effective Date: 08/18/2014

SCHEDULE NAME OF ADDITIONAL INSURED PERSONS OR ORGANIZATIONS CONT: PROJECT: Foster Central
Additional Insured: Commissary (Program for Exceptional Children and Police Services Move), relocated to Cole School Campus, Oakland,
CA. Oakland Unified School District, its directors, officers, employees, agents, and representatives and the State and their
agents, representatives, employees, trustees, officers, consultants and volunteers

EXCERPTS FROM: Hartford Form SS 00 08 04 05

BUSINESS LIABILITY COVERAGE FORM

C. WHO IS AN INSURED

6. Additional Insureds When Required By Written Contract, Written Agreement Or Permit

The person(s) or organization(s) identified in Paragraphs a. through f. below are additional insureds when you have agreed, in a written contract, written agreement or because of a permit issued by a state or political subdivision, that such person or organization be added as an additional insured on your policy, provided the injury or damage occurs subsequent to the execution of the contract or agreement, or the issuance of the permit. A person or organization is an additional insured under this provision only for that period of time required by the contract, agreement or permit.

f. Any Other Party

(1) Any other person or organization who is not an insured under Paragraphs a. through e. above, but only with respect to liability for "bodily injury, "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

(a) In the performance of your ongoing operations;

(b) In connection with your premises owned by or rented to you; or

(c) In connection with "your work" and included within the "products- completed operations hazard, but only if

(i) The written contract or written agreement requires you to provide such coverage to such additional insured; and

(ii) This Coverage Part provides coverage for "bodily injury" or "property damage" included within the "products-completed operations hazard.

(2) With respect to the insurance afforded to these additional insureds, this insurance does not apply to: "Bodily injury, "property damage" or "personal and advertising injury" arising out of the rendering of, or the failure to render, any professional architectural, engineering or surveying services, including: inspection, or engineering

E.5. Separation of Insureds

Except with respect to the Limits of Insurance, and any rights or duties specifically assigned in this policy to the first Named Insured, this insurance applies:

a. As if each Named Insured were the only Named Insured; and

b. Separately to each insured against whom a claim is made or "suit" is brought.

E.7.b.(7).(b) Primary And Non-Contributory To Other Insurance When Required By Contract

If you have agreed in a written contract, written agreement or permit that this insurance is primary and non-contributory with the additional insured's own insurance, this insurance is primary and we will not seek contribution from that other insurance.

E.8.b. Waiver Of Rights Of Recovery (Waiver Of Subrogation)

If the insured has waived any rights of recovery against any person or organization for all or part of any payment, including Supplementary Payments, we have made under this Coverage Part, we also waive that right, provided the insured waived their rights of recovery against such person or organization in a contract, agreement or permit that was executed prior to the injury or damage.

EXCERPT FROM Hartford Form SS 04 38 06 01

HIRED AUTO AND NON-OWNED AUTO

B. With respect to the operation of a "non-owned auto", WHO IS AN INSURED is replaced by the following:
The following are "insureds":

d. Anyone liable for the conduct of an "insured", but only to the extent of that liability.



SMALL ARCHITECTURAL CONTRACT ROUTING FORM

Project Information

Project Name	Foster Central Commissary (PEC Move)	Site	184
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Basic Directions

Services cannot be provided until the contract is fully approved and a Purchase Order has been issued.

Attachment Checklist	<input type="checkbox"/> Proof of general liability insurance, including certificates and endorsements, if contract is over \$15,000 <input type="checkbox"/> Workers compensation insurance certification, unless vendor is a sole provider
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Contractor Information

Contractor Name	Murakami/Nelson Architectural Corporation	Agency's Contact	John S. Nelson				
OUSD Vendor ID #	V050197	Title	Architect of Record				
Street Address	100 Filbert Street	City	Oakland	State	CA	Zip	94607
Telephone	510-444-7959	Policy Expires	8-18-2015				
Contractor History	Previously been an OUSD contractor? X Yes <input type="checkbox"/> No	Worked as an OUSD employee? <input type="checkbox"/> Yes X No					
OUSD Project #	13133						

Term

Date Work Will Begin	3-25-2015	Date Work Will End By (not more than 5 years from start date)	3-25-2016
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Compensation

Total Contract Amount	\$	Total Contract Not To Exceed	\$43,600.00
Pay Rate Per Hour (If Hourly)	\$	If Amendment, Changed Amount	\$
Other Expenses		Requisition Number	

Budget Information

If you are planning to multi-fund a contract using LEP funds, please contact the State and Federal Office before completing requisition.

Resource #	Funding Source	Org Key	Object Code	Amount
9350	Measure J	1849905890	6215	\$43,600.00

Approval and Routing (in order of approval steps)

Services cannot be provided before the contract is fully approved and a Purchase Order is issued. Signing this document affirms that to your knowledge services were not provided before a PO was issued.

	Division Head	Phone	510-535-7038	Fax	510-535-7082
1.	Director, Facilities Planning and Management				
	Signature	Date Approved	2/12/15		
2.	General Counsel, Department of Facilities Planning and Management				
	Signature	Date Approved	2-24-15		
3.	Deputy Chief, Facilities Planning and Management				
	Signature	Date Approved	2/12/15		
4.	Chief Operations Officer, Board of Education				
	Signature	Date Approved	2/13/15		
	President, Board of Education				
5.	Signature	Date Approved			



AMENDMENT SMALL ARCHITECTURAL DESIGN ROUTING FORM

Project Information			
Project Name	Foster Central Commissary (PEC Move)	Site	184
Basic Directions			
Services cannot be provided until the contract is fully approved and a Purchase Order has been issued.			
Attachment Checklist	<input type="checkbox"/> Proof of general liability insurance, including certificates and endorsements, if contract is over \$15,000 <input type="checkbox"/> Workers compensation insurance certification, unless vendor is a sole provider		

Contractor Information							
Contractor Name	Murakami/Nelson	Agency's Contact	John S. Nelson				
OUSD Vendor ID #	V057372	Title	Architect of Record				
Street Address	100 Filbert Street	City	Oakland	State	CA	Zip	94607
Telephone	510-444-7959	Policy Expires	8-18-2015				
Contractor History	Previously been an OUSD contractor? X Yes <input type="checkbox"/> No		Worked as an OUSD employee? <input type="checkbox"/> Yes x No				
OUSD Project #	13133						

Term			
Date Work Will Begin	3-25-2015	Date Work Will End By (not more than 5 years from start date)	3-25-2016

Compensation			
Total Contract Amount	\$	Total Contract Not To Exceed	\$76,430.00
Pay Rate Per Hour (If Hourly)	\$	If Amendment, Changed Amount	\$32,830.00
Other Expenses		Requisition Number	

Budget Information				
If you are planning to multi-fund a contract using LEP funds, please contact the State and Federal Office before completing requisition.				
Resource #	Funding Source	Org Key	Object Code	Amount
9350	Measure J	1849905890	6215	\$32,830.00

Approval and Routing (in order of approval steps)					
Services cannot be provided before the contract is fully approved and a Purchase Order is issued. Signing this document affirms that to your knowledge services were not provided before a PO was issued.					
	Division Head		Phone	510-535-7038	Fax 510-535-7082
1.	Director, Facilities Planning and Management				
	Signature		Date Approved	7/7/15	
2.	General Counsel, Department of Facilities Planning and Management				
	Signature		Date Approved	7-9-15	
3.	Interim Deputy Chief, Facilities Planning and Management				
	Signature		Date Approved	7/9/15	
4.	Senior Business Officer				
	Signature		Date Approved	7/28/15	
5.	President, Board of Education				
	Signature		Date Approved		