

Board Office Use: Legislative File Info.	
File ID Number	25-1879
Introduction Date	08-27-2025
Enactment Number	
Enactment Date	



Memo

To Board of Education
From Denise G. Saddler, EdD, Interim Superintendent
Preston Thomas, Chief Systems & Services Officer
Marc White, Director of Buildings & Grounds

Board Meeting Date August 27, 2025

Subject Change Order No. 1, Agreement Between Owner and Contractor – Tulum Innovative Engineering, Inc. – Jefferson Child Development Cener Site Improvements Project- Buildings & Grounds Department

Action Requested Approval by the Board of Education of Change Order No. 1, Agreement Between Owner and Contractor, by and between the **District** and **Tulum Innovative Engineering, Inc. Oakland, CA**, for the latter to replace the dry-rotted roof and 12 underground drain connections, as outlined in PCO No. 1 for the **Jefferson Child Development Cener Site Improvements Project**, in the not-to-exceed amount of **\$48,349.22**, increasing the contract price from **\$312,009.00** to **\$360,358.22**. All other terms and conditions of the Agreement remain in full force and effect.

Discussion This Change Order is for additional construction and installation services, which include PCO No. 1 to be approved for various contract changes.

LBP (Local Business Participation Percentage) Exempt

Recommendation Approval by the Board of Education of Change Order No. 1, Agreement Between Owner and Contractor, by and between the District and Tulum Innovative Engineering, Inc. Oakland, CA, for the latter to replace the dry-rotted roof and 12 underground drain connections, as outlined in PCO No. 1 for the Jefferson Child Development Cener Site Improvements Project, in the not-to-exceed amount of \$48,349.22, increasing the contract price from \$312,009.00 to \$360,358.22. All other terms and conditions of the Agreement remain in full force and effect.

Fiscal Impact OCI Oakland Children’s Initiative

Attachments

- Change Order No. 1 and Other Documents
- File ID: 25-1225
- Routing Form

Memorandum:

Date: Apr 2, 2025

To: Imani Nycosi

CC: Kenya Chatman, Colland Jang, David Colbert, Mark Newton, Ty Taylor, Juanita Hunter, Shonda Scott, Shonnell Frost-Gibbs, Blake Brown

From: Tiffany Knuckles

Subject: LBU Recommendation - Project #25003 - Jefferson CDC - Asphalt & Eaves Replacement

The LBU Compliance Team has conducted a review of the Local Business Participation guidelines in conjunction with the following project(s):

Project: 25003 | **Project Site:** Jefferson CDC - Site Improvement Project

Project Name: Asphalt and Eaves Replacement

Analysis:

Our review has determined that the funding source for the above project (**Fund 12**) is not currently monitored under the Local Business Policy. Given this information, it is our determination that the project is to be exempt from the 50% minimum Local Business Participation requirement. If the firm selected to provide services for the project outlined above is indeed a certified, local firm(s), then their work may count as an LBU value add for the District; however participation is not required.

LBU Recommendation:

Exempt ▾

If you have any questions, please feel free to contact our team at any time.

Sincerely,

Tiffany Knuckles

Local Business Compliance - Officer

360 Total Concept

Oakland Unified School District - Local Business Compliance

CHANGE ORDER

Owner: Oakland Unified School District
Project: Jefferson CDC Site Improvements
School: Jefferson CDC
Contractor: Tulum Systems

Change Order No.: 1

Date: July 8th, 2025

DSA File No.: _____
DSA Application No.: _____
OUSD Project #: 25003
Project Manager: Imani Nycosi

IF NOT PREVIOUSLY DIRECTED, THE CONTRACTOR IS HEREBY DIRECTED TO PERFORM THE WORK REQUIRED BY THIS CHANGE ORDER AND ITS ATTACHMENTS, INCLUDING BUT NOT LIMITED TO THE SUMMARY, THE RELEVANT CORs OR PCOs, AND THE BACKUP DOCUMENTATION FOR THE CORs AND PCOs.

DESCRIPTION OF AGREED CHANGES IN WORK OR CONTRACT (refer to attached pages or incorporated documents, if necessary): Dry rot replacement on roof. 12 underground drain connections.

TOTAL ADJUSTMENT TO CONTRACT PRICE BY THIS CHANGE ORDER: \$48,349.22

TOTAL ADJUSTMENT TO CONTRACT TIME BY THIS CHANGE ORDER: 0 calendar days

Director Initials JC

SUMMARY OF ADJUSTMENTS TO CONTRACT PRICE:

Original Contract Price (include all special and contingency allowances):	\$312,009.00
Prior Change Orders:	+ \$0
Total Contract Price Prior to this Change Order	= \$312,009.00
This Change Order's Adjustment:	+ \$48,349.22
Adjusted Contract Price (include all special and contingency allowances):	= \$360,358.22

Current Change Order's Percentage of Original Contract Price: 15.38%

Total Change Orders' Percentage of Original Contract Price: 15.38%

NOTE: Any unspent allowance amounts (including any contingency allowance) shall be retained by the Owner at the end of the Contract. To process an allowance expenditure, use the Allowance Expenditure Directive form, which requires signatures of Contractor and Owner, but does not require Board approval.

[NOTE TO OWNER: Use one of the two following "Summary of Adjustments to Time for Completion" tables depending on whether the contract requires completion (a) within a specified number of days or (b) by a specific date.]

SUMMARY OF ADJUSTMENTS TO TIME FOR COMPLETION:

Original contract time:	0 Calendar Days
Prior change order adjustments to contract time:	+ 0 Calendar Days
This change order's adjustment to contract time:	+ 0 Calendar Days
Adjusted contract time:	= 0 Calendar Days

Start Date per Notice to Proceed: June 2nd, 2025

Completion Deadline Based on Adjusted Contract Time: August 5th, 2025

The compensation (time and cost) set forth in this change order comprises the total compensation due the Contractor for the change defined in the change order, including extra work and impact on unchanged work. Acceptance of this change order by Contractor constitutes a full and complete accord and satisfaction of any and all claims by Contractor arising out of or relating to the work and issues covered by the change order, including but not limited to claims for the following: Costs to perform the work; contract balance; contract retention; time; extended field, home office, and other overhead; acceleration, impact, disruption, and delay damages; any and all direct and indirect costs; claims by subcontractors and suppliers; and any and all other requests to the Owner for time or money, from any source and under any legal theory whatsoever, as to the subject of this change order. No signature under protest or accompanied by reservation of rights or protest language, or any other attempts to avoid such waiver shall be of any force or effect whatsoever. No additions or deletions to this change order shall be allowed, except with the written and signed approval of the Owner. No language contained in backup material to any change order shall constitute a waiver of anything in this paragraph or the next paragraph, and such backup material shall be interpreted as though such language does not exist.

This Change Order is hereby agreed to, accepted, and approved, and will be binding and enforceable upon signature by Contractor and approval by the Owner's governing body.

<p>Approved: Architect of Record</p> <p><i>James Traber</i></p> <hr/> <p>Date: 07/29/2025</p>	<p>Approved and Agreed: General Contractor</p> <p><i>[Signature]</i></p> <hr/> <p>Date: 6/27/25</p>	<p>Approved and Agreed:</p> <p><i>[Signature]</i></p> <hr/> <p>Executive Director of ECE</p> <p>Date: 7-18-2025</p> <hr/> <p><i>[Signature]</i></p> <hr/> <p>Chief Systems & Services Facilities</p> <p>Date: 7/18/25</p>
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319-661/7106499.1

CHANGE ORDER REQUEST (Proposed Change Order)

No. 7

[The District may elect to pay a requested expenditure with a Board-approved change order, or with an approved allowance expenditure. However, any request for a time extension must be included in a Board-approved change order – an approved allowance expenditure cannot include a time extension.]

PROJECT: Jefferson CDC Site Improvement Project
Jefferson CDC

DATE: JUNE 18TH, 2025

OWNER: OAKLAND UNIFIED SCHOOL DISTRICT
CONTRACTOR: TULUM SYSTEMS
3103 Hyde St
Oakland, CA 94601

DSA FILE NO.: _____
DSA APP NO.: _____
OUSD PROJECT #: 25003
PROJECT MANAGER: Imani Nycosi

Contractor hereby submits this Change Order Request ("COR") pursuant to the contract documents.

DESCRIPTION OF PROPOSED CHANGES IN WORK (specifically refer to attached pages or incorporated documents): 12 underground roof drain connections.

OTHER PROPOSED CHANGES TO THE CONTRACT: None.

PROPOSED ADJUSTMENT TO CONTRACT PRICE: \$25,142.50

PROPOSED ADJUSTMENT TO CONTRACT TIME: 0 calendar days

REASON FOR REQUEST (check one or more):

- ☐ Unforeseen Conditions
- ☐ Direction by Government Agency
- ☒ Owner Requested
- ☐ Design Omission
- ☐ Design Error
- ☐ Other: _____

CERTIFICATION

INTELLIBID COST BREAKDOWN
SHEET S1 OF S2

CONTRACTOR: TULUM SYSTEMS

PROJECT NAME: Jefferson CDC Improvements

PROJECT NUMBER

CHANGE ORDER NUMBER: TULUM-JeffersonCDC-005

DATE: 6/1/2025

CHANGE ORDER DESCRIPTION: RFI 005-Roof Drain Connections

SUMMARY OF TOTAL COSTS			
1. TOTAL DIRECT LABOR COSTS	\$	795.84	
2. Fifteen percent (15%) of Line 1	\$	119.38	
3. Sum of Lines 1 & 2			\$ 915.22
4. TOTAL BURDEN LABOR COSTS			\$ -
5. TOTAL MATERIAL COSTS	\$	-	
6. Ten percent (15%) of Line 5	\$	-	
7. Sum of Lines 5 & 6			\$ -
8. Tax			
9. TOTAL EQUIPMENT RENTAL COSTS	\$	-	
10. Ten percent (15%) of Line 9	\$	-	
11. Sum of Lines 9 & 10			\$ -
12. TOTAL OF LOWER TIER SUBCONTRACTED	\$	\$23,073.60	
COST Native Soil \$ 23,073.60			
13. Five percent (5%) of line 12	\$	1,153.68	
14. Sum of Lines 12 & 13			\$ 24,227.28
SUBTOTAL OF DIRECT COSTS & MARK-UP			\$ 25,142.50
COST OF BONDS			\$ -
TOTAL CHANGE ORDER			\$ 25,142.50

NOTE:

1. TULUM reserves the right to amend the CO due to material or equipment cost escalation, or personnel wage increases.

RFI NO.	PAGE NO.
5	1

CONTRACT TITLE	CONTRACT NO.	PRIME CONTRACTOR
Jefferson Child Development center	1	Native Soil Inc.

CONTRACTOR'S REQUEST FOR INFORMATION				
REQUESTING PARTY NAME	REQUESTING PARTY TITLE	REQUESTING PARTY ORG.	PHONE	DATE OF REQUEST
Native Soil Inc	President		510-332-9048	05/05/25
RFI SUBJECT		SECTION(S) REFERENCED		
Roof Drains connections				
Potential Cost Impact		POTENTIAL SCHEDULE IMPACT		
NO CHANGE	tbd	tnd		
INCREASE IN COST		INCREASE IN TIME	# of Days =	
DECREASE IN COST	\$	DECREASE IN TIME	# of Days =	

INFORMATION REQUESTED	
Furnish and install Downspout boots and adapt underground drain pipes to the existing drains in order to prevent people from slipping on water and to prevent erosion and wear and tear from water over flowing on top	

GOVERNMENT RESPONSE				
RESPONDING PARTY NAME	RESPONDING PARTY TITLE	PHONE	DATE RECEIVED	DATE OF RESPONSE
		N/A		

GOVERNMENT RESPONSE TO CONTRACTOR

ATTACHMENTS FROM GOVERNMENT

NOTE: THE RFI SYSTEM IS INTENDED TO PROVIDE AN EFFICIENT MECHANISM FOR RESPONDING TO CONTRACTOR'S REQUESTS FOR INFORMATION. IT DOES NOT PROVIDE AUTHORITY TO PROCEED WITH ADDITIONAL WORK. IF THE CONTRACTOR CONSIDERS THE RFI RESPONSE A CHANGED CONDITION, PROVIDE WRITTEN NOTICE TO THE CONTRACTING OFFICER'S REPRESENTATIVE IN ACCORDANCE WITH CONTRACT PROVISIONS.

CA REVIEWER'S NAME & TITLE	CA REVIEWER'S SIGNATURE	DATE

INTELLIBID COST BREAKDOWN

SHEET S1 OF S2

CONTRACTOR: NATIVE SOIL

PROJECT NAME: Jefferson

PROJECT NUMBER 25003

CHANGE ORDER NUMBER: 5

DATE: 5/15/2025

CHANGE ORDER DESCRIPTION: Install industrial downspout boots

SUMMARY OF TOTAL COSTS			
1. TOTAL DIRECT LABOR COSTS	\$ 7,716.00		
2. Ten percent (10%) of Line 1	\$		
3. Sum of Lines 1 & 2		\$ 7,716.00	
4. TOTAL BURDEN LABOR COSTS (12%)		\$ -	
5. TOTAL MATERIAL COSTS	\$ 11,660.00		
6. Ten percent (15%) of Line 5	\$		
7. Sum of Lines 5 & 6		\$ 11,660.00	
8. Tax		\$ -	
9. TOTAL EQUIPMENT RENTAL COSTS	\$ 1,600.00		
10. Fifteen percent (15%) of Line 9	\$		
11. Sum of Lines 9 & 10		\$ 1,600.00	
12. TOTAL OF LOWER TIER SUBCONTRACTED COST	\$ 20,976.00		
\$ -			
\$ -			
13. 10 percent (10%) of line 12	\$ 2,097.60 -		
14. Sum of Lines 12 & 13		\$ -	
SUBTOTAL OF DIRECT COSTS & MARK-UP		\$ 23,073.60	
COST OF BONDS			
TOTAL CHANGE ORDER		\$ 23,073.60	

NOTE:

INTELLIBID COST BREAKDOWN

SHEET S2 OF S2

CONTRACTOR: NATIVE SOIL

PROJECT NAME: Jefferson

PROJECT NUMBER 25003

CHANGE ORDER NUMBER: 5 DATE: 5/15/2025

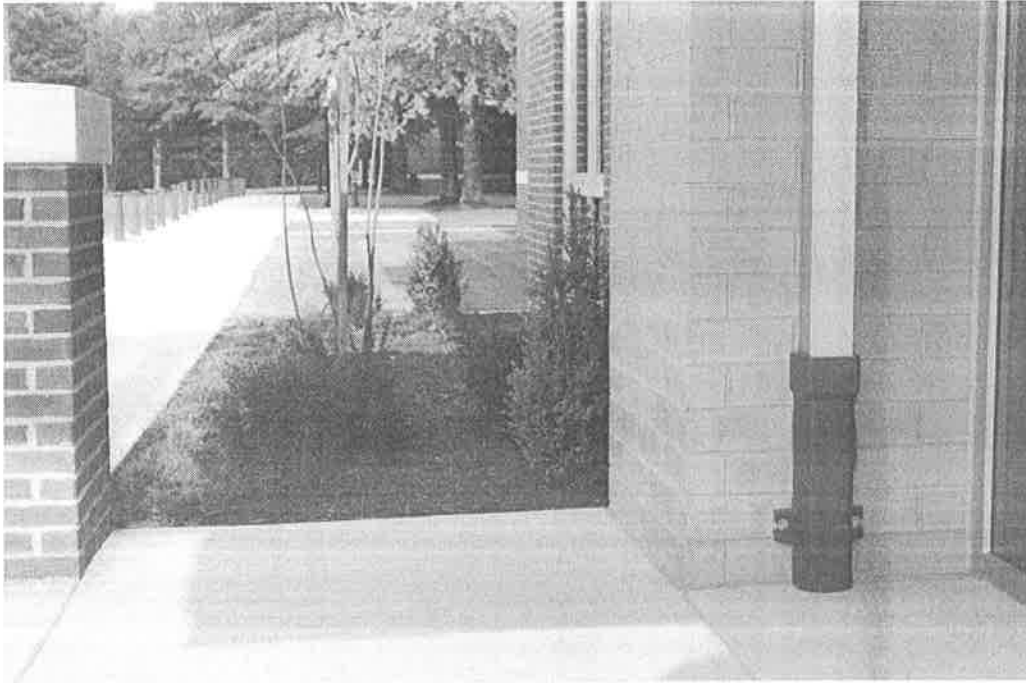
CHANGE ORDER DESCRIPTION: Install industrial downspout boots

LABOR				
NAME		HOURS	RATE	TOTAL
DIRECT COSTS	Landscape Tech 1	40.0	\$ 96.45	\$ 3,858.00
	Landscape Tech 1	40.0	\$ 96.45	\$ 3,858.00
				\$ -
				\$ -
TOTAL LABOR COSTS (Transfers to Line 1 of Sheet S1)				\$ 7,716.00
				\$ -
TOTAL BURDEN LABOR COSTS (Transfers to Line 4 of Sheet S1)				\$ -

MATERIALS					
DESCRIPTION					COST
12 Downspout Boots	12	\$	800.00		\$9,600
4" pvc drainage pipe	1	\$	1,000		\$1,000
MATERIAL COSTS (Without Sales Tax)					\$ 10,600.00
FREIGHT, SHIPPING, HANDLING					
SUBTOTAL MATERIAL COSTS (Without Sales Tax) -					\$ 10,600.00
SALES TAX ON MATERIAL AT 10% -					\$ 1,060.00
TOTAL MATERIAL COSTS		\$			11,660.00

EQUIPMENT				
SIZE AND TYPE	I.D. #	HOURS	RATE	TOTAL
Mini ex rental		16	\$ 50.00	\$ 800.00
Utility Truck		16	\$ 50.00	\$ 800.00
			\$ -	\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
TOTAL EQUIPMENT RENTAL COSTS (Transfers to Line 7 of Sheet S1)			\$	1,600.00

Example of Down Spout Boots



CHANGE ORDER REQUEST (Proposed Change Order)

No. 6

[The District may elect to pay a requested expenditure with a Board-approved change order, or with an approved allowance expenditure. However, any request for a time extension must be included in a Board-approved change order – an approved allowance expenditure cannot include a time extension.]

PROJECT: Jefferson CDC Site Improvement Project
Jefferson CDC

DATE: JUNE 9TH, 2025

OWNER: OAKLAND UNIFIED SCHOOL DISTRICT
CONTRACTOR: TULUM SYSTEMS
3103 Hyde St
Oakland, CA 94601

DSA FILE NO.: -
DSA APP NO.: -
OUSD PROJECT #: 25003
PROJECT MANAGER: Imani Nycosi

Contractor hereby submits this Change Order Request ("COR") pursuant to the contract documents.

DESCRIPTION OF PROPOSED CHANGES IN WORK (specifically refer to attached pages or incorporated documents): Dry Rot Replacement and Paint Old and New Wood.

OTHER PROPOSED CHANGES TO THE CONTRACT: None.

PROPOSED ADJUSTMENT TO CONTRACT PRICE: \$23,206.72

PROPOSED ADJUSTMENT TO CONTRACT TIME: 0 calendar days

REASON FOR REQUEST (check one or more):

- ☒ Unforeseen Conditions
- ☐ Direction by Government Agency
- ☐ Owner Requested
- ☐ Design Omission
- ☐ Design Error
- ☐ Other: _____

CERTIFICATION

I, Marissa Zamora, declare the following:

Tulum Systems has contracted with OUSD for the Jefferson CDC Site Improvement Contract ("Contract"). Tulum Systems authorized me to prepare the attached Change Order Request ("COR") for money for OUSD regarding this Contract (such COR or AER being June 9th, 2025, and requesting \$23,206.72 and/or 0 additional days), and I prepared the attached COR. I am the most knowledgeable person at Tulum Systems regarding this COR.

The attached COR or AER complies with all laws applicable to submission of a COR or AER, including but not limited to California Penal Code section 72, Government Code sections 12650 et seq. (False Claims Act), and Business and Professions Code sections 17200 et seq. (Unfair Business Practices Act). I am aware that submission or certification of false claims, or other claims that violate law or the Contract, may lead to fines, imprisonment, and/or other serious legal consequences for myself or Tulum Systems.

The attached COR does not breach the Contract, is not a false claim, does not violate any applicable law, satisfies all provisions of the Contract applicable to submission of the COR, only contains truthful and accurate supporting data, and only requests money and/or time extensions that accurately reflect the adjustments to money and time for which I believe that OUSD is responsible under its Contract with Tulum Systems.

While preparing this declaration and COR, I consulted with others (including attorneys, consultants, or others who work for Tulum Systems when necessary to ensure that the statements were true and correct.

Contractor understands and agrees that any COR or AER submitted without this certification does not meet the terms of the Contract Documents; that Owner, or Owner's representatives, may reject the COR or AER on that basis; and that unless Contractor properly and timely files the COR or AER with the certification, Contractor cannot further pursue the COR or AER in any forum and all rights to additional money or time for the issues covered by the COR or AER are waived due to a condition precedent not having been satisfied.

I declare under the penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed June 27th, 2025, at Oakland, California.

Marissa Zamora [signature]
President & CEO [name of declarant]

319-661/7106498.1

Approved: Architect of Record	Approved and Agreed: General Contractor	Approved and Agreed: Jessica Cannon Executive Director of ECE
Date:	 Date: 6/27/25	Date: 7/1/25 [Redacted] Chief Systems & Services Facilities
		Date: 7/7/25

INTELLIBID COST BREAKDOWN
SHEET S1 OF S2

CONTRACTOR: TULUM SYSTEMS

PROJECT NAME: Jefferson CDC Improvements

PROJECT NUMBER

CHANGE ORDER NUMBER: TULUM-JeffersonCDC-015

DATE:

6/11/2025

CHANGE ORDER DESCRIPTION: Dry Rot Replacement and Paint Old and New Wood

SUMMARY OF TOTAL COSTS			
1. TOTAL DIRECT LABOR COSTS	\$	795.84	
2. Fifteen percent (15%) of Line 1	\$	119.38	
3. Sum of Lines 1 & 2			\$ 915.22
4. TOTAL BURDEN LABOR COSTS			
5. TOTAL MATERIAL COSTS	\$		
6. Ten percent (10%) of Line 5	\$		
7. Sum of Lines 5 & 6			\$
8. Tax			
9. TOTAL EQUIPMENT RENTAL COSTS	\$		
10. Ten percent (10%) of Line 9	\$		
11. Sum of Lines 9 & 10			\$
12. TOTAL OF LOWER TIER SUBCONTRACTED COST	\$	21,230.00	
Native Soil \$ 21,230.00			
13. Five percent (5%) of line 12	\$	1,061.50	
14. Sum of Lines 12 & 13			\$ 23,506.00
SUBTOTAL OF DIRECT COSTS & MARK-UP			\$ 23,206.72
COST OF BONDS			\$
			\$
TOTAL CHANGE ORDER			\$ 23,206.72

NOTE:

1. TULUM reserves the right to amend the CO due to material or equipment cost escalation, or personnel wage increases.

INTELLIBID COST BREAKDOWN
SHEET S1 OF S2

CONTRACTOR: NATIVE SOIL

PROJECT NAME: Jefferson

PROJECT NUMBER 25003

CHANGE ORDER NUMBER: DATE: 6/9/2025

CHANGE ORDER DESCRIPTION: Dry Rot Replacement and Paint Old and New wood

SUMMARY OF TOTAL COSTS			
1. TOTAL DIRECT LABOR COSTS	\$ 9,600.00		
2. 10 percent (10%) of Line 1	\$		
3. Sum of Lines 1 & 2		\$ 9,600.00	
4. TOTAL BURDEN LABOR COSTS (12%)		\$	
5. TOTAL MATERIAL COSTS	\$ 8,500.00		
6. Ten percent (15%) of Line 5	\$		
7. Sum of Lines 5 & 6		\$ 8,500.00	
8. Tax		\$	
9. TOTAL EQUIPMENT RENTAL COSTS	\$ 1,200.00		
10. Fifteen percent (15%) of Line 9	\$		
11. Sum of Lines 9 & 10		\$ 1,200.00	
12. TOTAL OF LOWER TIER SUBCONTRACTED COST	\$ 20,440.00		
	\$		
13. Ten percent (10%) of line 12	\$ 1,930.00		
14. Sum of Lines 12 & 13		\$	
SUBTOTAL OF DIRECT COSTS & MARK-UP		\$	21,230.00
COST OF BONDS			
TOTAL CHANGE ORDER		\$	21,230.00

NOTE:

DIVISION OF FACILITIES PLANNING & MANAGEMENT ROUTING FORM

Project Information

Project Name	Jefferson CDC Site Improvements	Site	817
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Basic Directions

Services cannot be provided until the contract is awarded by the Board or is entered by the Superintendent pursuant to authority delegated by the Board.

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

Contractor Name	Tulum Innovative Engineering, Inc.	Agency's Contact	Marissa Zamora				
OUSD Vendor ID #	004387	Title	Project Manager				
Street Address	3101 Hyde Street	City	Oakland	State	CA	Zip	94601
Telephone	510-355-8159	Policy Expires					
Contractor History	Previously been an OUSD contractor? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Worked as an OUSD employee? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
OUSD Project #	25003						

Term of Original/Amended Contract

Date Work Will Begin (i.e., effective date of contract)	06-05-2025	Date Work Will End By (not more than 5 years from start date; for construction contracts, enter planned completion date)	8-5-2025
		New Date of Contract End (If Any)	

Compensation/Revised Compensation

If New Contract, Total Contract Price (Lump Sum)	\$	If New Contract, Total Contract Price (Not To Exceed)	\$
Pay Rate Per Hour (If Hourly)	\$	If Amendment, Change in Price	\$48,349.22
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
9186/8500	OCI	120-9186-0-8500-8500-6274-817-9180-8500-9999-99999	6274	\$48,349.22

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, Buildings and Grounds Department				
	Signature	Date Approved			
2.	OUSD Counsel, of Facilities				
	Signature <i>James Traber</i>	Date Approved	07/29/2025		
3.	Chief Systems and Services Officer				
	Signature	Date Approved			
4.	Chief Financial Officer				
	Signature	Date Approved			
5.	President, Board of Education				
	Signature	Date Approved			

Board Office Use: Legislative File Info.	
File ID Number	25-1225
Introduction Date	6-4-2025
Enactment Number	25-0956
Enactment Date	6/4/2025 CJH



**OAKLAND UNIFIED
SCHOOL DISTRICT**
Community Schools, Thriving Students

Memo (Bid Award)

To Board of Education

From Kyla Johnson-Trammell, Superintendent
Preston Thomas, Chief Systems & Services Officer
Marc White, Director of Buildings & Grounds

Board Meeting Date June 4, 2025

Subject Agreement Between Owner and Contractor – Tulum Innovative Engineering, Inc. – Jefferson Child Development Center Site Improvements Project- Buildings & Grounds Department

Action Requested Approval by the Board of Education of Agreement Between Owner and Contractor by and between the **District and Tulum Innovative Engineering, Inc.**, Oakland, CA, for the latter to provide construction services, including the removal and replacement of existing asphalt with 3 inches of hot mix asphalt, removal and replacement of damaged play matting with like-for-like materials, and removal and replacement of roof eaves for the **Jefferson Child Development Center Site Improvements Project**, in the amount of **\$312,009.00**, which includes a contingency of **\$35,000.00**, with the work anticipated to commence on **June 5, 2025**, and required to be completed within sixty (60) days, with an anticipated ending of **August 4, 2025**.

Discussion Contractor was selected through competitive bidding. (Public Contract Code § 22037).

LBP (Local Business Participation Percentage) Waived

Recommendation Approval by the Board of Education of Agreement Between Owner and Contractor by and between the District and Tulum Innovative Engineering, Inc., Oakland, CA, for the latter to provide construction services, including the removal and replacement of existing asphalt with 3 inches of hot mix asphalt, removal and replacement of damaged play matting with like-for-like materials, and removal and replacement of roof eaves for the Jefferson Child Development Center Site Improvements Project, in the amount of \$312,009.00, which includes a contingency of \$35,000.00, with the work anticipated to commence on June 5, 2025, and required to be completed within sixty (60) days, with an anticipated ending of August 4, 2025.

Fiscal Impact OCI Oakland Children's Innovation Fund 1

Attachments

- Contract Justification
- Agreement, Bonds, and Other Contract Documents
- Certificate of Insurance
- Routing Form



CONTRACT JUSTIFICATION FORM

This Form Shall Be Submitted to the Board Office With Every
Agenda Contract.

Legislative File ID No. 25- 1225

Department: Buildings & Grounds

Vendor Name: Tulum Innovative Engineering, Inc.

Project Name: Jefferson CDC Site Improvements

Project No.: 25003 Intended

Contract Term: Intended Start: June 5, 2025

End: August 4, 2025

Total Cost Over Contract Term: \$312,009.00

Approved by: Marc White

Is Vendor a local Oakland Business or has it met the requirements of the

Local Business Policy? ☐ Yes (No if Unchecked)

How was this contractor or vendor selected?

Tulum Innovative Engineering, Inc. was selected by the district as the lowest responsible and responsive bid.

Summarize the services or supplies this contractor or vendor will be providing.

Tulum Innovative Engineering, Inc. will to provide construction services, including the removal and replacement of existing asphalt with 3 inches of hot mix asphalt, removal and replacement of damaged play matting with like-for-like materials, and removal and replacement of roof eaves for the Jefferson Child Development Center Site Improvements Project.

Was this contract competitively bid?



Check box for "Yes" (If "No," leave box unchecked)

If "No," please answer the following questions:

1) How did you determine the price is competitive?

2) Please check the competitive bidding exception relied upon:

Construction Contract:

- ☐ Price is at or under UPCCAA threshold of \$75,000 (as of 1/1/25)
- ☐ CMAS contract [may only include “incidental work or service”] (Public Contract Code §§10101(a) and 10298(a)) – *contact legal counsel to discuss if applicable*
- ☐ Emergency contract (Public Contract Code §§22035 and 22050) – *contact legal counsel to discuss if applicable*
- ☐ No advantage to bidding (including sole source) – *contact legal counsel to discuss if applicable*
- ☐ Completion contract – *contact legal counsel to discuss if applicable*
- ☐ Lease-leaseback contract RFP process – *contact legal counsel to discuss if applicable*
- ☐ Design-build contract RFQ/RFP process – *contact legal counsel to discuss if applicable*
- ☐ Energy service contract – *contact legal counsel to discuss if applicable*
- ☐ Other: _____ – *contact legal counsel to discuss if applicable*

Consultant Contract:

- ☐ Architect, engineer, construction project manager, land surveyor, or environmental services – selected (a) based on demonstrated competence and professional qualifications (Government Code §4526), **and** (b) using a fair, competitive RFP selection process (Government Code §§4529.10 et seq.)
- ☐ Architect or engineer *when state funds being used* – selected (a) based on demonstrated competence and professional qualifications (Government Code §4526), (b) using a fair, competitive RFP selection process (Government Code §§4529.10 et seq.), **and** (c) using a competitive process consistent with Government Code §§4526-4528 (Education Code §17070.50)
- ☐ Other professional or specially trained services or advice – no bidding or RFP required (Public Contract Code §20111(d) and Government Code §53060) – *contact legal counsel to discuss if applicable*
- ☐ For services other than above, the cost of services is \$114,800 or less (as of 1/1/25)
- ☐ No advantage to bidding (including sole source) – *contact legal counsel to discuss if applicable*

Purchasing Contract:

- ☐ Price is at or under bid threshold of \$114,800 (as of 1/1/25)
- ☐ Certain instructional materials (Public Contract Code §20118.3)
- ☐ Data processing systems and supporting software – choose one of three lowest bidders (Public Contract Code §20118.1)

- ☐ Electronic equipment – competitive negotiation (Public Contract Code §20118.2) – *contact legal counsel to discuss if applicable*
- ☐ CMAS contract [may only include “incidental work or service”] (Public Contract Code §§10101(a) and 10298(a)) – *contact legal counsel to discuss if applicable*
- ☐ Piggyback contract for purchase of personal property (Public Contract Code §20118) – *contact legal counsel to discuss if applicable*
- ☐ Supplies for emergency construction contract (Public Contract Code §§22035 and 22050) – *contact legal counsel to discuss if applicable*
- ☐ No advantage to bidding (including sole source) – *contact legal counsel to discuss if applicable*
- ☐ Other: _____

Maintenance Contract:

- ☐ Price is at or under bid threshold of \$114,800 (as of 1/1/25)
- ☐ No advantage to bidding (including sole source) – *contact legal counsel to discuss*
- ☐ Other: _____

3) Explain in detail the facts that support the applicability of the exception marked above:

Memorandum:

Date: Apr 2, 2025

To: Imani Nycosi

CC: Kenya Chatman, Colland Jang, David Colbert, Mark Newton, Ty Taylor, Juanita Hunter, Shonda Scott, Shonnell Frost-Gibbs, Blake Brown

From: Tiffany Knuckles

Subject: LBU Recommendation - Project #25003 - Jefferson CDC - Asphalt & Eaves Replacement

The LBU Compliance Team has conducted a review of the Local Business Participation guidelines in conjunction with the following project(s):

Project: 25003 | **Project Site:** Jefferson CDC - Site Improvement Project

Project Name: Asphalt and Eaves Replacement

Analysis:

Our review has determined that the funding source for the above project (**Fund 12**) is not currently monitored under the Local Business Policy. Given this information, it is our determination that the project is to be exempt from the 50% minimum Local Business Participation requirement. If the firm selected to provide services for the project outlined above is indeed a certified, local firm(s), then their work may count as an LBU value add for the District; however participation is not required.

LBU Recommendation:

Exempt ▾

If you have any questions, please feel free to contact our team at any time.

Sincerely,

Tiffany Knuckles

Local Business Compliance - Officer

360 Total Concept

Oakland Unified School District - Local Business Compliance

AGREEMENT BETWEEN OWNER AND CONTRACTOR

This Agreement, effective **June 5, 2025**, is by and between the **Oakland Unified School District**, in Alameda County, California, hereinafter called the “Owner,” and **TULUM INNOVATIVE ENGINEERING, INC.**, hereinafter called the “Contractor.”

WITNESSETH: That the Contractor and the Owner for the consideration hereinafter named agree as follows:

ARTICLE I. SCOPE OF WORK.

The Contractor agrees to furnish all labor, equipment and materials, including tools, implements, and appliances required, and to perform all the work required, by the Contract (the “Work”) in a good and workmanlike manner, free from any and all liens and claims from mechanics, material suppliers, subcontractors, artisans, machinists, teamsters, freight carriers, and laborers, and as specified in

the Jefferson Child Development Center Site Improvements Project, located at
1975 40th Avenue, Oakland, CA 94601,

all in strict compliance with the plans, drawings and specifications therefore prepared by

OUSD, 955 High Street, Oakland, California, 94601, 510-535-7044,

and other Contract Documents relating thereto.

This contract is not subject to the District’s Project Labor Agreement, dated June 30, 2021, which is available to upload found by going to the OUSD home page: ousd.org > Offices and Departs > Facilities Planning & Management Department > Click Opportunities drop-down > Project Labor Agreement(PLA) is at the bottom.

ARTICLE II. CONTRACT DOCUMENTS.

The Contractor and the Owner agree that all of the documents listed in Article 1.1.1 of the General Conditions form the “Contract Documents” which form the “Contract.” The Contractor and its subcontractors must use the Owner’s program software KAHUA, INC., for projects.

ARTICLE III. TIME TO COMPLETE AND LIQUIDATED DAMAGES.

Time is of the essence in this Contract, and the time of Completion for the Work (the “Contract Time”) shall be sixty (60) calendar days which shall start to run on (a) the date of commencement of the Work as established in the Owner’s Notice to Proceed, or (b) if no date of commencement is established in a Notice to Proceed from Owner, the date of Contractor’s actual commencement of the Work (including mobilization). The Owner anticipates that the Contract Time will start to run on **June**

5, 2025, in which case the deadline for Completion would be **August 4, 2025**.

The site for the Contract will not be available to the Contractor for construction on the following dates: N/A. The Contractor shall not be entitled to time extensions for lack of access to the site on these dates.

Failure to Complete the Work within the Contract Time and in the manner provided for by the Contract Documents, or failure to complete any specified portion of the Work by a milestone deadline, shall subject the Contractor to liquidated damages. The actual occurrence of damages and the actual amount of the damages which the Owner would suffer if the Work were not Completed within the Contract Time, or if any specified portion of the Work were not completed by a milestone deadline, are dependent upon many circumstances and conditions which could prevail in various combinations and, from the nature of the case, it is impracticable and extremely difficult to fix the actual damages. Damages which the Owner would suffer in the event of such delay include, but are not limited to, loss of the use of the Work, disruption of activities, costs of administration and supervision, third party claims, and the incalculable inconvenience and loss suffered by the public.

Accordingly, the parties agree that \$500.00 per calendar day of delay shall be the damages which the Owner shall directly incur upon failure of the Contractor to Complete the Work within the Contract Time or Complete any specified portion of the Work by a milestone deadline, as described above. Liquidated damages will accrue for failure to meet milestone deadlines even if the Contractor Completes the Work within the Contract Time.

In addition, Contractor shall be subject to liquidated damages, or actual damages if liquidated damages are not recoverable under law, for causing another contractor on the Project to fail to timely complete its work under its contract or for causing delayed *completion* of the Project. The actual occurrence of damages and the actual amount of the damages which the Owner would suffer if another contractor on the Project were to fail to timely complete its work under its contract or delay *completion* of the Project are dependent upon many circumstances and conditions which could prevail in various combinations and, from the nature of the case, it is impracticable and extremely difficult to fix the actual damages. Damages which the Owner would suffer in the event of such delay include, but are not limited to, loss of the use of the Work, loss of use of the other contractor's work, loss of use of the Project, disruption of activities, costs of administration and supervision, third party claims, the incalculable inconvenience and loss suffered by the public, and an Owner's inability to recover its delay damages from the contractors whose work was delayed by Contractor.

Accordingly, the parties agree that \$500.00 for each calendar day of delay shall be the amount of damages which the Owner shall directly incur upon Contractor causing another contractor on the Project to fail to timely complete its work under its contract or causing delayed *completion* of the Project.

For Contractor's obligations regarding claims against Owner from other contractors on the Project alleging that Contractor caused delays to their work, see General Conditions sections 3.7.4, 3.16 and 6.2.3.

If liquidated damages accrue as described above, the Owner, in addition to all other remedies provided by law, shall have the right to assess the liquidated damages at any time, and to withhold liquidated damages (and any interest thereon) at any time from any and all retention or progress payments, which would otherwise be or become due the Contractor. In addition, if it is reasonably apparent to the Owner before liquidated damages begin to accrue that they will accrue, Owner may assess and withhold, from retention or progress payments, the estimated amount of liquidated damages that will accrue in the future. If the retained percentage or withheld progress payments are not sufficient to discharge all liabilities of the Contractor incurred under this Article, the Contractor and its sureties shall continue to remain liable to the Owner until all such liabilities are satisfied in full.

If Owner accepts any work or makes any payment under the Contract Documents after a default by reason of delays, the payment or payments shall in no respect constitute a waiver or modification of any provision in the Contract Documents regarding time of Completion, milestone deadlines, or liquidated damages.

ARTICLE IV. PAYMENT AND RETENTION.

The Owner agrees to pay the Contractor in current funds **THREE HUNDRED TWELVE THOUSAND AND NINE DOLLARS AND NO/100 (\$312,009.00)** for work satisfactorily performed after receipt of properly documented and submitted Applications for Payment and to make payments on account thereof, as provided in the General Conditions.

The above contract price does not include any special allowances. The above contract price includes a general contingency allowance of **THIRTY-FIVE THOUSAND DOLLARS AND NO/100 (\$35,000.00)** to pay any additional amounts to which the Contractor may be entitled under the Contract Documents other than special allowances.

Any payment from a special allowance or general contingency allowance (“Allowance”) is entirely at the discretion, and only with the advanced written approval, of the Owner. To request payment from an Allowance, the Contractor must fully comply with the Contract Documents’ requirements related to Notice to Potential Changes, Change Order Requests, and Claims, including but not limited to Articles 4 and 7 of the General Conditions and its provisions regarding waiver of rights for failure to comply. If the Owner approves in writing a payment from an Allowance, no change order approved by Owner’s governing body shall be required, but Contractor must sign an Allowance expenditure form, after which the Contractor may include a request for such payment in its next progress payment application. Contractor’s inclusion of a request for such payment in a progress payment application, or Contractor’s acceptance of a progress payment that includes such payment, shall act as a full and complete waiver by Contractor of all rights to recover additional money related to the underlying basis of such payment; and such waiver shall be in addition to any other waiver that applies under the Contract Documents (including Article 4 of the General Conditions). If Contractor requests a time extension or other consideration in connection with or related to a requested payment from an Allowance, Contractor must comply with the Contract Documents’ requirements related to Notice to Potential Changes, Change Order Requests, and

Claims, including but not limited to Articles 4, 7, and 8 of the General Conditions and their provisions regarding waiver of rights for failure to comply, and no such time extension or other consideration may be issued until a change order is approved by the Owner's governing body pursuant to the Contract Documents. The amount of an Allowance may only be increased by a change order approved by Owner's governing body. Once an Allowance is fully spent, the Contractor must request any additional compensation pursuant to the procedures in the Contract Documents for Notices of Potential Claim, Change Order Requests, and Claims, and payment must be made by a change order approved by the Owner's governing body pursuant to the General Conditions. Upon Completion of the Work, all amounts in an Allowance that remain unspent and unencumbered shall remain the property of the Owner, Contractor shall have no claim to such funds, the Owner shall be entitled to a credit for such unused amounts against the above contract price, and the Owner may withhold such credit from any progress payment or release of retention.

ARTICLE V. CHANGES.

Changes in this Agreement or in the Work to be done under this Agreement shall be made as provided in the General Conditions.

ARTICLE VI. TERMINATION.

The Owner or Contractor may terminate the Contract as provided in the General Conditions.

ARTICLE VII. PREVAILING WAGES.

The Project is a public work, the Work shall be performed as a public work and pursuant to the provisions of Section 1770 et seq. of the Labor Code of the State of California, which are hereby incorporated by reference and made a part hereof, the Director of Industrial Relations has determined the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work in the locality in which the Work is to be performed, for each craft, classification or type of worker needed to execute this Contract. Per diem wages shall be deemed to include employer payments for health and welfare, pension, vacation, apprenticeship or other training programs, and similar purposes. Copies of the rates are on file at the Owner's principal office. The rate of prevailing wage for any craft, classification or type of workmanship to be employed on this Project is the rate established by the applicable collective bargaining agreement which rate so provided is hereby adopted by reference and shall be effective for the life of this Agreement or until the Director of the Department of Industrial Relations determines that another rate be adopted. It shall be mandatory upon the Contractor and on any subcontractor to pay not less than the said specified rates to all workers employed in the execution of this Agreement.

The Contractor and any subcontractor under the Contractor as a penalty to the Owner shall forfeit not more than Two Hundred Dollars (\$200.00) for each calendar day or portion thereof for each worker paid less than the stipulated prevailing rates for such work or craft in which such worker is employed. The difference between such stipulated 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

stipulated prevailing wage rate shall be paid to each worker by the Contractor.

The Contractor and each Subcontractor shall keep or cause to be kept an accurate record for Work on this Contract and Project showing the names, addresses, social security numbers, work classification, straight time and overtime hours worked and occupations of all laborers, workers and mechanics employed by them in connection with the performance of this Contract or any subcontract thereunder, and showing also the actual per diem wage paid to each of such workers, which records shall be open at all reasonable hours to inspection by the Owner, its officers and agents and to the representatives of the Division of Labor Standards Enforcement of the State Department of Industrial Relations. The Contractor and each subcontractor shall furnish a certified copy of all payroll records directly to the Labor Commissioner.

Public works projects shall be subject to compliance monitoring and enforcement by the Department of Industrial Relations. For all projects over Twenty-Five Thousand Dollars (\$25,000), a contractor or subcontractor shall not be qualified to submit a bid or to be listed in a bid proposal subject to the requirements of Public Contract Code section 4104 unless currently registered and qualified under Labor Code section 1725.5 to perform public work as defined by Division 2, Part 7, Chapter 1 (§§1720 et seq.) of the Labor Code. For all projects over Twenty-Five Thousand Dollars (\$25,000), a contractor or subcontractor shall not be qualified to enter into, or engage in the performance of, any contract of public work (as defined by Division 2, Part 7, Chapter 1 (§§1720 et seq.) of the Labor Code) unless currently registered and qualified under Labor Code section 1725.5 to perform public work.

ARTICLE VIII. WORKING HOURS.

In accordance with the provisions of Sections 1810 to 1815, inclusive, of the Labor Code of the State of California, which are hereby incorporated and made a part hereof, the time of service of any worker employed by the Contractor or a Subcontractor doing or contracting to do any part of the Work contemplated by this Agreement is limited and restricted to eight hours during any one calendar day and forty hours during any one calendar week, provided, that work may be performed by such employee in excess of said eight hours per day or forty hours per week provided that compensation for all hours worked in excess of eight hours per day, and forty hours per week, is paid at a rate not less than one and one-half (1½) times the basic rate of pay. The Contractor and every Subcontractor shall keep an accurate record showing the name of and the actual hours worked each calendar day and each calendar week by each worker employed by them in connection with the Work. The records shall be kept open at all reasonable hours to inspection by representatives of the Owner and the Division of Labor Law Enforcement. The Contractor shall as a penalty to the Owner forfeit Twenty-five Dollars (\$25.00) for each worker employed in the execution of this Agreement by the Contractor or by any subcontractor for each calendar day during which such worker is required or permitted to work more than eight hours in any one calendar day, and forty hours in any one calendar week, except as herein provided.

ARTICLE IX. APPRENTICES.

The Contractor agrees to comply with Chapter 1, Part 7, Division 2, Sections 1777.5 and 1777.6 of the California Labor Code, which are hereby incorporated and made a part hereof. These sections require that contractors and subcontractors employ apprentices in apprenticeable occupations in a ratio of not less than one hour of apprentice's work for each five hours of work performed by a journeyman (unless an exemption is granted in accordance with Section 1777.5) and that contractors and subcontractors shall not discriminate among otherwise qualified employees as indentured apprentices on any public works solely on the ground of sex, race, religious creed, national origin, ancestry or color. Only apprentices as defined in Labor Code Section 3077, who are in training under apprenticeship standards and who have signed written apprentice agreements, will be employed on public works in apprenticeable occupations. The responsibility for compliance with these provisions is fixed with the Contractor for all apprenticeable occupations.

ARTICLE X. DSA OVERSIGHT PROCESS.

The Contractor must comply with the applicable requirements of the Division of State Architect ("DSA") Construction Oversight Process ("DSA Oversight Process"), including but not limited to (a) notifying the Owner's Inspector of Record/Project Inspector ("IOR") upon commencement and completion of each aspect of the Work as required under DSA Form 156; (b) coordinating the Work with the IOR's inspection duties and requirements; (c) submitting verified reports under DSA Form 6-C; and (d) coordinating with the Owner, Owner's Architect, any Construction Manager, any laboratories, and the IOR to meet the DSA Oversight Process requirements without delay or added costs to the Work or Project.

Contractor shall be responsible for any additional DSA fees related to review of proposed changes to the DSA-approved construction documents, to the extent the proposed changes were caused by Contractor's wrongful act or omissions. If inspected Work is found to be in non-compliance with the DSA-approved construction documents or the DSA-approved testing and inspection program, then it must be removed and corrected. Any construction that covers unapproved or uninspected Work is subject to removal and correction, at Contractor's expense, in order to permit inspection and approval of the covered work in accordance with the DSA Oversight Process.

ARTICLE XI. INDEMNIFICATION AND INSURANCE.

The Contractor will defend, indemnify and hold harmless the Owner, its governing board, officers, agents, trustees, employees and others as provided in the General Conditions.

By this statement the Contractor represents that it has secured the payment of Workers' Compensation in compliance with the provisions of the Labor Code of the State of California and during the performance of the work contemplated herein will continue so to comply with said provisions of said Code. The Contractor shall supply the Owner with certificates of insurance evidencing that Workers' Compensation Insurance is in effect and providing that the Owner will receive thirty (30) days' notice of cancellation.

Contractor shall provide the insurance set forth in the General Conditions. The amount of general liability insurance shall be \$2,000,000 per occurrence for bodily injury, personal injury and property damage and the amount of automobile liability insurance shall be \$1,000,000 per accident for bodily injury and property damage combined single limit.

ARTICLE XII. ENTIRE AGREEMENT.

The Contract constitutes the entire agreement between the parties relating to the Work, and supersedes any prior or contemporaneous agreement between the parties, oral or written, including the Owner's award of the Contract to Contractor, unless such agreement is expressly incorporated herein. The Owner makes no representations or warranties, express or implied, not specified in the Contract. The Contract is intended as the complete and exclusive statement of the parties' agreement pursuant to Code of Civil Procedure section 1856.

ARTICLE XIII. EXECUTION OF OTHER DOCUMENTS.

The parties to this Agreement shall cooperate fully in the execution of any and all other documents and in the completion of any additional actions that may be necessary or appropriate to give full force and effect to the terms and intent of the Contract.

ARTICLE XIV. EXECUTION IN COUNTERPARTS.

This Agreement may be executed in counterparts such that the signatures may appear on separate signature pages. A copy, or an original, with all signatures appended together, shall be deemed a fully executed Agreement.

ARTICLE XV. BINDING EFFECT.

Contractor, by execution of this Agreement, acknowledges that Contractor has read this Agreement and the other Contract Documents, understands them, and agrees to be bound by their terms and conditions. The Contract shall inure to the benefit of and shall be binding upon the Contractor and the Owner and their respective successors and assigns.

ARTICLE XVI. SEVERABILITY; GOVERNING LAW; CHOICE OF FORUM.

If any provision of the Contract shall be held invalid or unenforceable by a court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof. The Contract shall be governed by the laws of the State of California. Any action or proceeding seeking any relief under or with respect to this Agreement shall be brought solely in the Superior Court of the State of California for the County of Alameda, subject to transfer of venue under applicable State law, provided that nothing in this Agreement shall constitute a waiver of immunity to suit by Owner.

ARTICLE XVII. AMENDMENTS.

The terms of the Contract shall not be waived, altered, modified, supplemented or amended in any manner whatsoever except by written agreement, including a change order, signed by the parties and approved or ratified by the Governing Board.

ARTICLE XVIII. ASSIGNMENT OF CONTRACT.

The Contractor shall not assign or transfer by operation of law or otherwise any or all of its rights, burdens, duties or obligations without the prior written consent of the surety on the payment bond, the surety on the performance bond and the Owner.

ARTICLE XIX. WRITTEN NOTICE.

Written notice shall be deemed to have been duly served if delivered in person to the individual or member of the firm or to an officer of the corporation for whom it was intended, or if delivered at or sent by registered or certified or overnight mail to the last business address known to the person who gives the notice.

ARTICLE XX. SANCTIONS IN RESPONSE TO RUSSIAN AGGRESSION

The Owner requires Contractor to comply with the Governor’s March 4, 2022, Executive Order N-6-22 (“Order”) relating to any existing sanctions imposed by the United States government and the State of California in response to Russia’s actions in Ukraine, including additional requirements for contracts of \$5 million or more. Failure to comply may result in the termination of the Contract.

CONTRACTOR:
TULUM INNOVATIVE ENGINEERING, INC.

Signature: Marissa M Zamora

Name: Marissa Zamora Date: 5/2/25

(Chairman, Pres., or Vice-Pres. President & CEO

Signature Marissa M Zamora

Name: Marissa Zamora Date: 5/2/25

(Secretary, Asst. Secretary, CFO, or Asst. Treasure)_____

OAKLAND UNIFIED SCHOOL DISTRICT

Jennifer Brouhard
Jennifer Brouhard, President, Board of Education

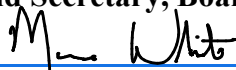
6/5/2025
Date



**Kyla Johnson-Trammell, Superintendent
and Secretary, Board of Education**

6/5/2025

Date



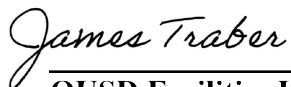
MARC WHITE (May 8, 2025 15:34 PDT)

Marc White, Director of Buildings & Grounds

05/08/2025

Date

Approved As To Form:



05/07/2025

OUSD Facilities Legal Counsel

Date

1019937

**CALIFORNIA CONTRACTOR'S
LICENSE NO.**

10/31/2026

LICENSE EXPIRATION DATE

NOTE: Contractor must give the full business address of the Contractor and sign with Contractor's usual signature. Partnerships must furnish the full name of all partners and the Agreement must be signed in the partnership name by a general partner with authority to bind the partnership in such matters, followed by the signature and designation of the person signing. The name of the person signing shall also be typed or printed below the signature. Corporations must sign with the legal name of the corporation, followed by the name of the state of incorporation and by the signature and designation of the chairman of the board, president or any vice president, and then followed by a second signature by the secretary, assistant secretary, the chief financial officer or assistant treasurer. All persons signing must be authorized to bind the corporation in the matter. The name of each person signing shall also be typed or printed below the signature. Satisfactory evidence of the authority of the officer signing on behalf of a corporation shall be furnished.

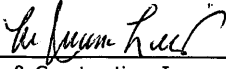
Oakland Unified School District
Division of Facilities Planning and Management

BID OPENING TABULATION SHEET

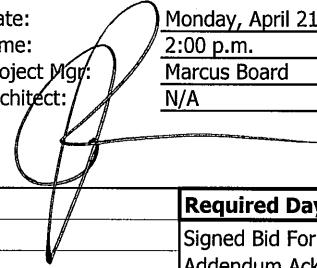
School: Re-Bid-Jefferson CDC
Project: Roofing, Asphalt & Playmatting
Project #: 25003
Estimate: \$ 350,000.00

Date: Monday, April 21, 2025
Time: 2:00 p.m.
Project Mgr: Marcus Board
Architect: N/A

Signature of Witness to Bid



Signature of Bid Opener



Company:	RK Roofing & Construction, Inc.	Base Bid:	\$ 472,250.00	Required Day of Bid:	
Address:	249 Estudillo Avenue	Allowance:	\$ 35,000.00	Signed Bid Form	X
City/State:	San Leandro, CA 94577	TOTAL:	\$ 507,250.00	Addendum Acknow.	X
Phone:	510-902-7663	Alternates		Bid Bond	X
Fax:				Non-Collusion	X
				Iran Contracting Certification	
		<u>Time Submitted</u>	<u>Date Submitted</u>	Site Visit Certification	X
		1:53 p.m.	4/21/2025	Contractor's Sub List	X
				Debarment Suspension & Schd Z	X
				Local Business Participation Form	
		<u>Time Opened</u>	<u>Date Opened</u>	DVBE Forms	
		2:10 p.m.	4/21/2025		
Company:	Tulum Innovative Engineering, DBA Tulum Systems	Base Bid:	\$ 277,009.00	Required Day of Bid:	
Address:	3101 Hyde Street	Allowance:	\$ 35,000.00	Signed Bid Form	X
City/State:	Oakland, CA 94601	TOTAL:	\$ 312,009.00	Addendum Acknow.	X
Phone:	510-689-2783	Alternates		Bid Bond	X
Fax:				Non-Collusion	X
				Iran Contracting Certification	
		<u>Time Submitted</u>	<u>Date Submitted</u>	Site Visit Certification	X
		1:14 p.m.	4/21/2025	Contractor's Sub List	X
				Debarment Suspension & Schd Z	X
				Local Business Participation Form	
		<u>Time Opened</u>	<u>Date Opened</u>	DVBE Forms	
		2:17 p.m.	4/21/2025		
Company:	Stronger Building Services	Base Bid:	\$ 367,000.00	Required Day of Bid:	
Address:	580 Harlan Street	Allowance:	\$ 35,000.00	Signed Bid Form	X
City/State:	San Leandro, CA 94577	TOTAL:	\$ 402,000.00	Addendum Acknow.	X
Phone:	510-487-8363	Alternates		Bid Bond	X
Fax:	510-487-8246			Non-Collusion	X
				Iran Contracting Certification	
		<u>Time Submitted</u>	<u>Date Submitted</u>	Site Visit Certification	X
		1:24 p.m.	4/21/2025	Contractor's Sub List	X
				Debarment Suspension & Schd Z	X
				Local Business Participation Form	
		<u>Time Opened</u>	<u>Date Opened</u>	DVBE Forms	
		2:21 p.m.	4/21/2025		
Company:	Mark Lee & Yong Kay, Inc., DBA Bay Construction	Base Bid:	\$ 457,000.00	Required Day of Bid:	
Address:	4026 Martin Luther King Jr. Way	Allowance:	\$ 35,000.00	Signed Bid Form	X
City/State:	Oakland, CA 94609	TOTAL:	\$ 492,000.00	Addendum Acknow.	X
Phone:	510-658-7225	Alternates:		Bid Bond	X
Fax:	510-658-4890			Non-Collusion	X
				Iran Contracting Certification	
		<u>Time Submitted</u>	<u>Date Submitted</u>	Site Visit Certification	X
		1:47 p.m.	4/21/2025	Contractor's Sub List	X
				Debarment Suspension & Schd Z	X
				Local Business Participation Form	
		<u>Time Opened</u>	<u>Date Opened</u>	DVBE Forms	
		2:26 p.m.	4/21/2025		

BID FORM
DOCUMENT 00 31 01

OAKLAND UNIFIED SCHOOL DISTRICT

Facilities Planning and Management

High Street, Oakland, CA 94601

Dear Board Members:

The undersigned, doing business under the firm name of Tulum Innovative Engineering Inc., hereby proposes and agrees to enter into a contract, with the Oakland Unified School District ("Owner"), to furnish any and all labor, materials, applicable taxes, equipment and services for the completion of Work as described hereinafter and in the Contract Documents as **Jefferson Child Development Center Roofing, Asphalt & Playground Improvements Project, located at 1975 40th Avenue, Oakland, (the "Contract")**, Scope of work includes: Remove single-ply roofing on the overhang and install 2-ply torch-down. Add drains with crickets for proper slope. Replace cap with full cap. Repair, repaint, and replace all dry rot. Provide warranty for Contractor and Material. Asphalt Replacement: Remove and replace asphalt with 3" HMA, ensuring proper slope to drains. Repair and replace drains as needed. Install header boards where needed. Stripe playground per site-coordinated plan. Provide warranty for Contractor and Material. Playground improvements: Remove and replace play matting. Replace grass patch with new grass. Ensure all work meets with OUSD standards.

The Contract Documents were prepared by OUSD, 955 High Street, Oakland, 510-535-7044.

Bid Amount (Base Bid):

The undersigned proposes to furnish such labor, materials, applicable taxes, equipment and services for the amount of :

<u>Two hundred seventy seven thousand nine</u> Dollars <i>Bid Amount Without Contingency Allowance</i>	<u>\$277,009</u>
<u>Thirty-Five Thousand</u> Dollars <i>Total of Allowances (see Section IV of Agreement)</i>	<u>\$35,000.00</u>
<u>Three hundred twelve thousand nine</u> Dollars <i>Total Base Bid Amount</i>	<u>\$312,009</u>

OAKLAND UNIFIED SCHOOL DISTRICT
JEFFERSON CHILD DEVELOPMENT CENTER
ROOFING, ASPHALT & PLAYGROUND IMPROVEMENTS
PROJECT NO. 25003
FEBRUARY 19, 2025

BID FORM
DOCUMENT 00 31 01

7. Of the contracts identified in response to Question #2, above, identify each contract where the public agency owner or one or more of its representatives for the contract are contractually or legally prohibited from speaking to the Owner about any aspects of the contract, including the following information for each such contract:

a. The aspect or aspects of the contract the public agency owner or its representative is prohibited from discussing with the Owner.

b. The details of the contractual or legal prohibition that prevents the public agency owner or its representative from speaking with the Owner about an aspect of the contract.

c. Whether you agree to waive the above contractual or legal prohibition so that the public agency owner or its representative may speak with the Owner about all aspects of the contract, including your performance of the work under the contract and any disputes that occurred during the contract.

Addendum No. 1 Date 4/4/25

Addendum No. _____ Date _____

This bid may be withdrawn in writing at any time prior to the scheduled time for the opening of bids, including any authorized postponement thereof.

A bidder shall not submit this bid form unless the bidder's California contractor's license number appears clearly on it, the license expiration date and class are stated, and the bid form contains a statement that the representations made therein are made under penalty of perjury. Any bid submitted by a contractor who is not licensed pursuant to Business and Professions Code section 7028.15 shall be considered nonresponsive and shall be rejected. Any bid not containing the above information may be considered nonresponsive and may be rejected.

Proof of Bidder's registration per Labor Code §1725.5 must be submitted with this bid form.

NOTE: This bid form must give the full business address of the bidder and be signed by bidder with bidder's usual signature. Partnerships must furnish the full name of all partners and must be signed in the partnership name by a general partner with authority to bind the partnership in such matters, followed by the signature and designation of the person signing. The name of the person signing shall also be typed or printed below the signature. Corporations must sign with the legal name of the corporation, followed by the name of the state of incorporation and by the signature and designation of the chairman of the board, president or any vice president, and then followed by a second signature by the secretary, assistant secretary, the chief financial officer or assistant treasurer. All persons signing must be authorized to bind the corporation in the matter. The name of each person signing shall also be typed or printed below the signature. Satisfactory evidence of the authority of the officers signing on behalf of a corporation shall be furnished with the bid.

The undersigned declares under penalty of perjury under the laws of the State of California that the representations made in this bid are true and correct.

TULUM INNOVATIVE ENGINEERING

Name of Company as Licensed in California: DBA TULUM SYSTEMS
Business Address: 3101 HYDE STREET, OAKLAND, CA 94601
Telephone Number: (510) 689-2763
California Contractor License No.: 1019937
Class and Expiration Date: B, C-10
Public Works Contractor Registration No.: #10044659
State of Incorporation, if Applicable: CALIFORNIA

INDIVIDUAL:

Dated: _____, 20__

Signature: _____

{SR799810}3

OAKLAND UNIFIED SCHOOL DISTRICT
JEFFERSON CHILD DEVELOPMENT CENTER
ROOFING, ASPHALT & PLAYGROUND IMPROVEMENTS
PROJECT NO. 25003
FEBRUARY 19, 2025

BID FORM
DOCUMENT 00 31 01

(Name)

PARTNERSHIP:

Evidence of authority to bind partnership is attached.

Dated: _____, 20__

Signature: _____


(Name)

General Partner

CORPORATION:

Evidence of authority to bind corporation is attached.

Dated: 4/21, 2025

Signature: 
MELISSA A. ZAMORA (Name)
PRESIDENT/CEO (Chairman, Pres., or Vice-Pres.)

Signature: _____

(Name)

(Secretary, Asst. Secretary, CFO, or Asst. Treasurer)

{SR799810}4

OAKLAND UNIFIED SCHOOL DISTRICT
JEFFERSON CHILD DEVELOPMENT CENTER
ROOFING, ASPHALT & PLAYGROUND IMPROVEMENTS
PROJECT NO. 25003
FEBRUARY 19, 2025

BID FORM
DOCUMENT 00 31 01

By submitting this bid, bidder acknowledges and agrees that the Total Base Bid Amount accounts for any and all allowances.	
--	--

Miscellaneous:

The low bid shall be determined as described in the Notice to Bidders.

The undersigned 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>

The undersigned shall, within ten (10) days after the date of such mailing, faxing, or delivering of a Notice of Award or prior to the commencement of the Work, whichever is earlier, execute and deliver an agreement in the form of agreement present in these Contract Documents and give Performance and Payment Bonds in accordance with the Instructions to Bidders.

The undersigned declares that it has read and understands the Contract Documents, including but not limited to the Notice to Bidders, the Instructions to Bidders, the Agreement, the General Conditions, the Drawings, the Specifications, and any Special Conditions.

The undersigned hereby designates as the office to which such Notice of Award of Contract may be mailed, faxed, or delivered:

TULUM SYSTEMS, 3101 HYDE STREET, OAKLAND, CA 94601

Our Public Liability and Property Damage Insurance is placed with:

JAMES RIVER INSURANCE

Our Workers' Compensation Insurance is placed with:

BENCH MARK INSURANCE

Circular letters, bulletins, addenda, etc., bound with the specifications or issued during the time of bidding are included in the bid, and, in Completing the Contract, they are to become a part thereof.

The receipt of the following addenda to the specifications is acknowledged:

Addendum No. 1 Date 4/4/35
Addendum No. Date

Addendum No. Date
Addendum No. Date

{SR799810}2

OAKLAND UNIFIED SCHOOL DISTRICT
JEFFERSON CHILD DEVELOPMENT CENTER
ROOFING, ASPHALT & PLAYGROUND IMPROVEMENTS
PROJECT NO. 25003
FEBRUARY 19, 2025

BID FORM
DOCUMENT 00 31 01

ARTS-GS **Articles of Incorporation of a General Stock Corporation**

3837027

To form a **general stock corporation** in California, you can fill out this form or prepare your own document, and submit for filing along with:

- A \$100 filing fee.
- A separate, non-refundable \$15 service fee also must be included, if you **drop off** the completed form or document.

Important! Corporations in California may have to pay a minimum \$800 yearly tax to the California Franchise Tax Board. For more information, go to <https://www.ftb.ca.gov>.

Note: Before submitting the completed form, you should consult with a private attorney for advice about your specific business needs.

FILED
Secretary of State
State of California

OCT 26 2015

This Space For Office Use Only

For questions about this form, go to www.sos.ca.gov/business/be/filing-tips.htm.

Corporate Name (List the proposed corporate name. Go to www.sos.ca.gov/business/be/name-availability.htm for general corporate name requirements and restrictions.)

- ① The name of the corporation is TULUM Innovative Engineering, Inc.

Corporate Purpose

- ② The purpose of the corporation is to engage in any lawful act or activity for which a corporation may be organized under the General Corporation Law of California other than the banking business, the trust company business or the practice of a profession permitted to be incorporated by the California Corporations Code.

Service of Process (List a California resident or a California registered corporate agent that agrees to be your initial agent to accept service of process in case your corporation is sued. You may list any adult who lives in California. You may not list your own corporation as the agent. Do not list an address if the agent is a California registered corporate agent as the address for service of process is already on file.)

- ③ a. Marissa Zamora
Agent's Name
- b. 3101 Hyde Street Oakland CA 94601
Agent's Street Address (if agent is not a corporation) - Do not list a P.O. Box City (no abbreviations) State Zip

Corporate Addresses

- ④ a. 3101 Hyde Street Oakland CA 94601
Initial Street Address of Corporation - Do not list a P.O. Box City (no abbreviations) State Zip
- b. _____
Initial Mailing Address of Corporation, if different from 4a City (no abbreviations) State Zip

Shares (List the number of shares the corporation is authorized to issue. Note: Before shares of stock are sold or issued, the corporation must comply with the Corporate Securities Law of 1968 administered by the California Department of Business Oversight. For more information, go to www.dbc.ca.gov or call the California Department of Business Oversight at (866) 275-2677.)

- ⑤ This corporation is authorized to issue only one class of shares of stock.
The total number of shares which this corporation is authorized to issue is 1000

This form must be signed by each incorporator. If you need more space, attach extra pages that are 1-sided and on standard letter-sized paper (8 1/2" x 11"). All attachments are made part of these articles of incorporation.

Marissa Zamora
Incorporator Sign here

Marissa Zamora
Print your name here

Make check/money order payable to: Secretary of State
Upon filing, we will return one (1) uncertified copy of your filed document for free, and will certify the copy upon request and payment of a \$5 certification fee.

By Mail
Secretary of State
Business Entities, P.O. Box 944280
Sacramento, CA 94244-2600

Drop-Off
Secretary of State
1500 11th Street, 3rd Floor
Sacramento, CA 95814



I hereby certify that the foregoing
transcript of _____ page(s)
is a full, true and correct copy of the
original record in the custody of the
California Secretary of State's office.

OCT 27 2015

Date: _____

A handwritten signature in cursive script, appearing to read "Alex Padilla".

ALEX PADILLA, Secretary of State

BID BOND
DOCUMENT 00 40 00

Bond Number: n/a

KNOW ALL MEN BY THESE PRESENTS that we the undersigned
Tulum Innovative Engineering, Inc. as Principal and
Swiss Re Corporate Solutions America Insurance Corporation as Surety, are hereby held and firmly bound
unto the Oakland Unified School District ("Owner") in the sum of
ten percent of total amount bid Dollars (\$ 10%) for payment of which sum, well
and truly to be made, we hereby jointly and severally bind ourselves, our heirs, executors,
administrators, successors and assigns.

The condition of the above obligation is such that whereas the Principal has
submitted to the Owner a certain bid, attached hereto and hereby made a part hereof, to
enter into a Contract in writing for the construction of Joaquin Miller Elementary in
strict accordance with Contract Documents. Site Improvements

NOW, THEREFORE,

- a. If said bid shall be rejected, or, in the alternative;
- b. If said bid shall be accepted and the Principal shall execute and deliver a
contract in the form of agreement attached hereto and shall execute and deliver
Performance and Payment Bonds in the forms attached hereto (all properly completed in
accordance with said bid), and shall in all other respects perform the agreement created
by the acceptance of said bid;

Then this obligation shall be void, otherwise the same shall remain in full force
and effect, it being expressly understood and agreed that the liability of the Surety for any
and all default of the Principal hereunder shall be the amount of this obligation as herein
stated.

Surety, for value received, hereby stipulates and agrees that no change, extension
of time, alteration or addition to the terms of the Contract on the call for bids, or to the
Work to be performed hereunder, or the specifications accompanying the same, shall in
any way affect its obligation under this bond, and it does hereby waive notice of any such
change, extension of time, alteration or addition to the terms of said Contract or the call
for bids, or to the Work, or to the specifications.

(SR798944) 1

OAKLAND UNIFIED SCHOOL DISTRICT
JOAQUIN MILLER ELEMENTARY SCHOOL
SITE IMPROVEMENTS
PROJECT NO. 24167
APRIL 1, 2025

BID BOND
DOCUMENT 00 40 00

IN WITNESS WHEREOF, the above-bounden parties have executed this instrument under several seals this 21st day of April, 2025, the name and corporate party being hereto affixed and these presents duly signed by its

undersigned representative, pursuant to authority of its governing body. In the presence of:

(Notary Seal)

Tulum Innovative Engineering, Inc.

(Principal)

(Business Address)

Swiss Re Corporate Solutions America Insurance Corporation

(Corporate Surety)

777 South Figueroa Street, Suite 3700

Los Angeles, CA 90017

Business Address)

By: 

Cyndi Beilman, Attorney-in-Fact

The rate or premium of this bond is n/a per thousand, the total amount of premium charged, \$ n/a.

(The above must be filled in by Corporate Surety).

{SR798944}2

OAKLAND UNIFIED SCHOOL DISTRICT
JOAQUIN MILLER ELEMENTARY SCHOOL
SITE IMPROVEMENTS
PROJECT NO. 24167
APRIL 1, 2025

BID BOND
DOCUMENT 00 40 00

SWISS RE CORPORATE SOLUTIONS

SWISS RE CORPORATE SOLUTIONS AMERICA INSURANCE CORPORATION ("SRCSAIC")
SWISS RE CORPORATE SOLUTIONS PREMIER INSURANCE CORPORATION ("SRCSPIC")
WESTPORT INSURANCE CORPORATION ("WIC")

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, THAT SRCSAIC, a corporation duly organized and existing under laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, and SRCSPIC, a corporation organized and existing under the laws of the State of Missouri and having its principal office in the City of Kansas City, Missouri, and WIC, organized under the laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, each does hereby make, constitute and appoint:

CYNDI BEILMAN, REBECCA BRANNAN, AND JAMIE MAGNUSSEN

JOINTLY OR SEVERALLY

Its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its act and deed, bonds or other writings obligatory in the nature of a bond on behalf of each of said Companies, as surety, on contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract or suretyship executed under this authority shall exceed the amount of:

FIFTY MILLION (\$50,000,000.00) DOLLARS

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both SRCSAIC and SRCSPIC at meetings duly called and held on the 18th of November 2021 and WIC by written consent of its Executive Committee dated July 13, 2011.

"RESOLVED, that any two of the President, any Managing Director, any Senior Vice President, any Vice President, the Secretary or any Assistant Secretary be, and each or any of them hereby is, authorized to execute a Power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Corporation bonds, undertakings and all contracts of surety, and that each or any of them hereby is authorized to attest to the execution of any such Power of Attorney and to attach therein the seal of the Corporation; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Corporation may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be binding upon the Corporation when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached."



By David Satory, Senior Vice President of SRCSAIC & Senior Vice President of SRCSPIC & Senior Vice President of WIC

By Gabriel Jacques, Senior Vice President of SRCSAIC & Senior Vice President of SRCSPIC & Senior Vice President of WIC



IN WITNESS WHEREOF, SRCSAIC, SRCSPIC, and WIC have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers

this 24TH day of FEBRUARY, 20 24

State of Illinois
County of Cook

SS

Swiss Re Corporate Solutions America Insurance Corporation
Swiss Re Corporate Solutions Premier Insurance Corporation
Westport Insurance Corporation

On this 24TH day of FEBRUARY, 20 24, before me, a Notary Public personally appeared David Satory, Senior Vice President of SRCSAIC and Senior Vice President of SRCSPIC and Senior Vice President of WIC and Gabriel Jacques, Senior Vice President of SRCSAIC and Senior Vice President of SRCSPIC and Senior Vice President of WIC, personally known to me, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as officers of and acknowledged said instrument to be the voluntary act and deed of their respective companies.

Karen M. Szveda
Karen M. Szveda, Notary

I, Jeffrey Goldberg, the duly elected Senior Vice President and Assistant Secretary of SRCSAIC and SRCSPIC and WIC, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by said SRCSAIC and SRCSPIC and WIC, which is still in full force and effect.

IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this 21st day of April, 20 25



Jeffrey Goldberg, Senior Vice President & Assistant Secretary of SRCSAIC and SRCSPIC and WIC

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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 San Diego }

On April 21, 2025 before me, Pam Davis, Notary Public,
Date Insert Name of Notary exactly as it appears on the official seal

personally appeared Cyndi Bellman

Name(s) of Signer(s)



Place Notary Seal Above

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.

Signature

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of the form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner ☐ Limited ☐ General
☒ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

Signer is Representing: _____

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

Signer is Representing: _____

SITE VISIT CERTIFICATION
DOCUMENT 00 40 02

TO BE EXECUTED BY BIDDER AND SUBMITTED WITH BID
IF SITE VISIT WAS MANDATORY

**PROJECT: Jefferson Child Development Center Roofing, Asphalt & Playground
Improvements**

Check option that applies:

_____ I certify that I visited the Site of the proposed Work and became fully acquainted with the conditions relating to construction and labor. I fully understand the facilities, difficulties, and restrictions attending the execution of the Work under contract.

☒ I certify that Rafael Zambora (Bidder's representative) visited the Site of the proposed Work and became fully acquainted with the conditions relating to construction and labor. The Bidder's representative fully understood the facilities, difficulties, and restrictions attending the execution of the Work under contract.

Bidder fully indemnifies the Oakland Unified School District, its Architect, its Engineer, its Construction Manager, and all of their respective officers, agents, employees, and consultants from any damage, or omissions, related to conditions that could have been identified during my visit and/or the Bidder's representative's visit to the Site.

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date:

4/21/2025

Proper Name of Bidder:

TULUM INNOVATIVE ENGINEERING DBA TULUM SYSTEMS

Signature:



Print Name:

MARISSA M. ZAMBORA

Title:

PRESIDENT/CEO

END OF DOCUMENT

NONCOLLUSION DECLARATION
DOCUMENT 00 40 03

Owner: Oakland Unified School District
Contract: Jefferson Child Development Center Roofing, Asphalt, & Playground
Improvements

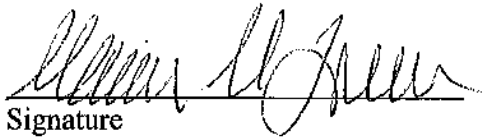
The undersigned declares:

I am the PRESIDENT/CEO of TULUM INNOVATIVE ENGINEERING DBA TULUM SYSTEMS, the party making the foregoing bid or proposal ("Bid").

The Bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The Bid is genuine and not collusive or sham. The bidder or proposer ("Bidder") has not directly or indirectly induced or solicited any other Bidder to put in a false or sham bid. The Bidder has not directly or indirectly colluded, conspired, connived, or agreed with any Bidder or anyone else to put in a sham Bid, or to refrain from bidding or proposing ("Bidding"). The Bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the Bid price of the Bidder or any other Bidder, or to fix any overhead, profit, or cost element of the Bid price, or of that of any other Bidder. All statements contained in the Bid are true. The Bidder has not, directly or indirectly, submitted his or her Bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, Bid depository, or to any member or agent thereof to effectuate a collusive or sham Bid, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a Bidder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the Bidder.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on APRIL 21, 2025 at OAKLAND [city], CA [state].


Signature

MARISSA H. ZAMORA
Print Name

OAKLAND UNIFIED SCHOOL DISTRICT
JEFFERSON CHILD DEVELOPMENT CENTER
ROOFING, ASPHALT & PLAYGROUND IMPROVEMENTS
PROJECT NO. 25003
FEBRUARY 19, 2025

NON-COLLUSION
DOCUMENT 00 40 03

SUFFICIENT FUNDS DECLARATION

DOCUMENT 00 11 13

(Labor Code section 2810)

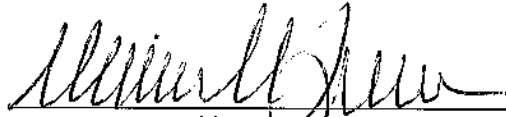
To Be Executed by Bidder and Submitted with Bid

Owner: Oakland Unified School District
Contract: Jefferson Child Development Center Roofing, Asphalt & Playground
Improvements Project

I, MARISA M. ZAMORA, declare that I am the PRESIDENT/CEO
[insert title] of TULUM INNOVATIVE ENGINEERING, the entity making and submitting the bid for
DEA TULUM SYSTEMS the above Project that accompanies this Declaration, and that such bid includes sufficient
funds to permit TULUM INNOVATIVE ENGINEERING [insert name of entity] to comply with all local,
state or federal labor laws or regulations during the Project, including payment of
prevailing wage, and that DEA TULUM SYSTEMS [insert name of entity] will comply with
the provisions of Labor Code section 2810(d) if awarded the Contract.

I declare under penalty of perjury under the laws of the State of California that the
foregoing is true and correct and executed on APRIL 21 2025, at OAKLAND [city],
CA [state].

Date: 4/21/2025


Signature
Print Name: MARISSA M. ZAMORA
Print Title: PRESIDENT/CEO

OAKLAND UNIFIED SCHOOL DISTRICT
JEFFERSON CHILD DEVELOPMENT CENTER
ROOFING, ASPHALT & PLAYGROUND IMPROVEMENTS
PROJECT NO. 25003
FEBRUARY 19, 2025

SUFFICIENT FUNDS DECLARATION
DOCUMENT 00 11 13

**FINGERPRINTING NOTICE AND ACKNOWLEDGMENT
FOR CONSTRUCTION CONTRACTS**

(Education Code Section 45125.2)

DOCUMENT 00 43 00

Business entities entering into contracts with the Owner for the construction, reconstruction, rehabilitation or repair of a facility may comply with Education Code section 45125.2, in which case it would not have to comply with Section 45125.1. If such an entity is not compliant with Section 45125.2, then it must comply with Section 45125.1. Such entities are responsible for ensuring full compliance with the law and should therefore review all applicable statutes and regulations. Therefore, the following information is provided simply to assist you with compliance with the law:

1. The Owner has determined that your employee(s), or you as a sole proprietor, will have more than limited contact with students, therefore the law requires that you must use one or more of the following methods to ensure the safety of pupils (Education Code §45125.2(a)):
 - a. Install a physical barrier at the worksite to limit contact with pupils.
 - b. If you are not a sole proprietorship, have one of your employees, whom the Department of Justice has ascertained has not been convicted of a violent or serious felony (see **Attachment A** to this Notice and Acknowledgement), continually monitor and supervise all of your employees. For the Department of Justice to so ascertain, your employee may submit fingerprints to the Department of Justice pursuant to Education Code section 45125.1(a).
 - c. Arrange, with Owner's approval, for surveillance of your employees by Owner's personnel.

Prior to commencing the Work, you shall submit the Independent Contractor Student Contact Form (see **Attachment B** to this Notice and Acknowledgement) to the Owner, which will indicate which of the above methods you will use.

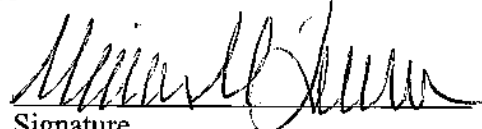
2. If you are providing services in an emergency or exceptional situation, you are not required to comply with Education Code section 45125.2, above. An "emergency or exceptional" situation is one in which pupil health or safety is endangered or when repairs are needed to make a facility safe and habitable. Owner shall determine whether an emergency or exceptional situation exists. (Education Code §45125.2(d).)

{SR798850} 1

3. If you use one or more of the three methods in Section 1 (above), you are not required to comply with Education Code section 45125.1. (Education Code §45125.2(b).)

I have read the foregoing and agree to comply with the requirements of this notice and Education Code sections 45125.1 and 45125.2 as applicable.

Dated: 4/21/2025


Signature

Name: MARISSA M. ZAMORA

Title: PRESIDENT / CEO

{SR798850}2

OAKLAND UNIFIED SCHOOL DISTRICT
JEFFERSON CHILD DEVELOPMENT CENTER
ROOFING, ASPHALT, & PLAYGROUND IMPROVEMENTS
PROJECT NO. 25003
FEBRUARY 19, 2025

FINGERPRINTING NOTICE &
ACKNOWLEDGING CERTIFICATE
DOCUMENT 00 43 00

IRAN CONTRACTING ACT CERTIFICATION

(Public Contract Code sections 2202-2208)


DOCUMENT 00 40 04

(To be Executed by Bidder and Submitted With Bid)

As required by Public Contract Code ("PCC") section 2204 for contracts of \$1,000,000 or more, please insert bidder's or financial institution's name and Federal ID Number (if available) and complete one of the options below. Please note that California law establishes penalties for providing false certifications, including civil penalties equal to the greater of \$250,000 or twice the amount of the contract for which the false certification was made; contract termination; and three-year ineligibility to bid on contracts. (PCC §2205.)

OPTION #1 - CERTIFICATION

I, the official named below, certify I am duly authorized to execute this certification on behalf of the bidder/financial institution identified below, and the bidder/financial institution identified below is not on the current list of persons engaged in investment activities in Iran created by California Department of General Services ("DGS") and is not a financial institution extending twenty million dollars (\$20,000,000) or more in credit to another person/bidder, for 45 days or more, if that other person/bidder will use the credit to provide goods or services in the energy sector in Iran and is identified on the current list of persons engaged in investment activities in Iran created by DGS. (PCC §2204(a).)

<i>Bidder Name/Financial Institution (Printed)</i> TULUM INNOVATIVE ENGINEERING DBA TULUM SYSTEMS		<i>Federal ID Number (or n/a)</i>
<i>By (Authorized Signature)</i> 		
<i>Printed Name and Title of Person Signing</i> MARISSA M. ZAMORA, PRESIDENT / CEO		
<i>Date Executed</i> 4/21/2025	<i>Executed in</i> OAKLAND, CA.	

OPTION #2 - EXEMPTION

Pursuant to Public Contract Code sections 2203(c) and (d), a public entity may permit a bidder/financial institution engaged in investment activities in Iran, on a case-by-case basis, to be eligible for, or to bid on, submit a proposal for, or enters into or renews, a contract for goods and services. If you have obtained an exemption from the certification requirement under the Iran Contracting Act, please fill out the information below, and attach documentation demonstrating the exemption approval.

<i>Bidder Name/Financial Institution (Printed)</i>	<i>Federal ID Number (or n/a)</i>
<i>By (Authorized Signature)</i>	

OAKLAND UNIFIED SCHOOL DISTRICT
JEFFERSON CHILD DEVELOPMENT CENTER
ROOFING, ASPHALT & PLAYGROUND IMPROVEMENTS
PROJECT NO. 25003
FEBRUARY 19, 2025

IRAN CONTRACTING
DOCUMENT 00 40 04

Printed Name and Title of Person Signing

Date Executed

OAKLAND UNIFIED SCHOOL DISTRICT
JEFFERSON CHILD DEVELOPMENT CENTER
ROOFING, ASPHALT & PLAYGROUND IMPROVEMENTS
PROJECT NO. 25003
FEBRUARY 19, 2025

IRAN CONTRACTING
DOCUMENT 00 40 04

{SR798838}

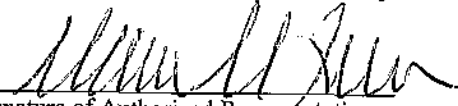
SCHEDULE Z
DOCUMENT 00 52 00

**CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY
AND VOLUNTARY EXCLUSION – LOWER TIER COVERED TRANSACTION**

Under the requirements of OMB Circular A-133 Supplement, part 3, Section 1, the District is required to obtain certifications that contractors and sub-grantees receiving awards exceeding \$25,000 have not been suspended or debarred from participating in federally funded procurement activities.

The undersigned company certifies to the best of its knowledge and belief that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by any Federal department or agency; and that none of its subcontractors are presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by any Federal department or agency.

If the undersigned company is unable to certify to the above statement, it shall attach an explanation to this proposal.

By signing and submitting this form the company's authorized representative hereby certifies as to the above stated conditions.			
TULUM INNOVATIVE ENGINEERING DBA TULUM SYSTEMS			
Company Name		Signature of Authorized Representative	
3101 HYDE ST, OAKLAND, CA 94601		MARISSA M. ZAMORA	
Address		Type or Print Name	
(510)	(888)-2763	4/21/2025	
Area Code	Phone	Date	Type or Print Name

END OF DOCUMENT

QUESTIONNAIRE REGARDING QUALIFICATIONS AND EXPERIENCE

DOCUMENT 00 21 00

****This form is not subject to the prequalification requirement. It is used solely to gather information to confirm that the contractor is a responsive bidder.**

The Jefferson Child Development Center Roofing, Asphalt & Playground Improvements Project
Contract for the Oakland Unified School District ("Owner")

With its bid on this contract, each bidder must submit complete answers and information in response to the following questions and requests. Attach as many pages of explanation and documents as necessary.

1. If any information or answer submitted with your most recent prequalification application to the Owner is no longer complete or accurate, provide all additional information so that the information or answer is complete and accurate. (If you need a copy of your most recent prequalification application, please contact the Owner.)
2. Identify all public works contracts on which you have performed work over the last **5 years** where you entered a direct (i.e., prime) contract with the public agency owner of the project, and provide the following information for each contract (but information already provided in your most recent prequalification application or in response to Question #1 above need not be repeated here):
 - a. The public agency owner, its design professional, and its construction manager.
 - b. The contact persons at the owner, the design professional, and the construction manager.
 - c. The name of project.
 - d. The delivery method of the project (e.g., single prime competitive bidding, multiple prime competitive bidding, design-build, lease-leaseback, etc.).
 - e. The date of the owner's award of the contract to you.
 - f. The original scope of work in the contract.
 - g. The original contract price.
 - h. The original contract time for performance.
 - i. Any claims against the owner presented by you, including the amount claimed and each basis of the claim. *N/A*
 - j. Any lawsuit or cross-complaint against the owner filed by you, including the amount claimed, each basis of the lawsuit or cross-complaint, the name of the court, and the case number. *N/A*

OAKLAND UNIFIED SCHOOL DISTRICT
JEFFERSON CHILD DEVELOPMENT CENTER
ROOFING, ASPHALT & PLAYGROUND IMPROVEMENTS
PROJECT NO. 25003
FEBRUARY 19, 2025

QUESTIONNAIRE REGARDING
QUALIFICATIONS AND EXPERIENCE
DOCUMENT 00 21 00

k. Any demand for arbitration given to the owner by you, including the amount claimed and each basis of the demand for arbitration. *N/A*

l. Any amounts withheld by owner from progress payments to you or release of retention to you, including the amount withheld and the each basis for the withholding. *N/A*

m. Any lawsuit or cross-complaint filed by the owner against you, including the amount claimed, the name of the court, and the case number. *N/A*

n. Any demand for arbitration given by the owner to you, including the amount claimed and each basis of the demand for arbitration. *N/A*

o. A copy of any settlement agreement, change order, or other document (including e-mail or letter) that resolved one or more of the above claims, lawsuits, cross-complaints, or arbitrations. *N/A*

p. The total of payments you received from the public agency owner for the project, including all settlements, change orders, awards, or judgments; and the total of any payments from you to the public agency owner for the project, including all settlements, change orders, awards, or judgments. *N/A*

3. Of the contracts identified in response to Question #2, above, identify each contract where your work was not completed by the original completion deadline, including the following information for each such contract: *N/A*

a. Number of days from original completion deadline to full and final completion of your work on the project as required by the contract. *N/A*

b. All reasons for the delay in completion, including delay for which you were responsible. *N/A*

4. Of the contracts identified in response to Question #2, above, identify each contract where a Civil Wage and Penalty Assessment ("CWPA") or Determination of Civil Penalty ("DCP") was issued by the Division of Labor Standards Enforcement against you or your subcontractors, including the following information for each such CWPA and DCP on that contract:

a. Description of each CWPA and DCP, including the amount of any wages due or penalties assessed under each CWPA and DCP. *N/A*

b. A copy of each CWPA and DCP. *N/A*

c. Reasons for the issuance of each CWPA and DCP. *N/A*

5. Of the contracts identified in response to Question #2, above, identify each contract where the work concerned including the following information for each such contract:

a. _____

b. _____

6. Of the contracts identified in response to Question #2, above, identify each contract where the work concerned including the following information for each such contract:

a. _____

b. _____

7. Of the contracts identified in response to Question #2, above, identify each contract where the public agency owner or one or more of its representatives for the contract are contractually or legally prohibited from speaking to the Owner about any aspects of the contract, including the following information for each such contract: *N/A*

a. The aspect or aspects of the contract the public agency owner or its representative is prohibited from discussing with the Owner. *N/A*

b. The details of the contractual or legal prohibition that prevents the public agency owner or its representative from speaking with the Owner about an aspect of the contract. *N/A*

c. Whether you agree to waive the above contractual or legal prohibition so that the public agency owner or its representative may speak with the Owner about all aspects of the contract, including your performance of the work under the contract and any disputes that occurred during the contract. *N/A*

Completed Projects:

- **Owner:** Oakland Unified School District
- **Contact Persons at the Owner:** Pamila Henderson
- **Design Professional:** N/A
- **Construction Manager:** Pamila Henderson
- **Project Name:** 1000 Broadway Demolition
- **Delivery Method:** Bid
- **Date of Award of the Contract:** 7/26/19
- **Original Scope of Work:** Building Demolition
- **Original Contract Amount:** \$460,000.00
- **Original Contract Time for Performance:** 120 days
- **Claims:** N/A
- **Lawsuits:** N/A
- **Arbitration:** N/A
- **Amounts withheld:** N/A
- **Settlements:** N/A
- **CWPA and DCP:** N/A

- **Owner:** Oakland Unified School District
- **Contact Persons at the Owner:** Pamela Henderson
- **Design Professional:** N/A
- **Construction Manager:** Pamila Henderson
- **Project Name:** Central Office Move
- **Delivery Method:** Bid
- **Date of Award of the Contract:** 9/8/23
- **Original Scope of Work:** Building Demolition
- **Original Contract Amount:** \$151,880.00
- **Original Contract Time for Performance:** 90 days
- **Claims:** N/A
- **Lawsuits:** N/A
- **Arbitration:** N/A
- **Amounts withheld:** N/A
- **Settlements:** N/A
- **CWPA and DCP:** N/A

- **Owner:** Oakland Unified School District
- **Contact Persons at the Owner:** Superintendent's Office
- **Design Professional:** N/A
- **Construction Manager:** Dexter
- **Project Name:** Professional Service Agreement
- **Delivery Method:** Bid
- **Date of Award of the Contract:** 9/13/22
- **Original Scope of Work:** Site maintenance and repairs
- **Original Contract Amount:** \$99,000.00
- **Original Contract Time for Performance:** 120 days
- **Claims:** N/A
- **Lawsuits:** N/A
- **Arbitration:** N/A
- **Amounts withheld:** N/A
- **Settlements:** N/A
- **CWPA and DCP:** N/A

- **Owner:** Oakland Unified School District
- **Contact Persons at the Owner:** JaQuan Cornish
- **Design Professional:** N/A
- **Construction Manager:** JaQuan Cornish
- **Project Name:** Oakland HS-CTE Upgrades
- **Delivery Method:** Bid
- **Date of Award of the Contract:** 4/17/24
- **Original Scope of Work:** New power reels at Oakland HS
- **Original Contract Amount:** \$59,688.00
- **Original Contract Time for Performance:** 60 days
- **Claims:** N/A
- **Lawsuits:** N/A
- **Arbitration:** N/A
- **Amounts withheld:** N/A
- **Settlements:** N/A
- **CWPA and DCP:** N/A

- **Owner:** Oakland Unified School District
- **Contact Persons at the Owner:** April Clements
- **Design Professional:** N/A
- **Construction Manager:** April Clements
- **Project Name:** Marquee power at MPA Primary, Laurel, Allendale, Sankofa, Global, and Hoover
- **Delivery Method:** Bid
- **Date of Award of the Contract:** 1/29/25
- **Original Scope of Work:** Site and power work for marquee signs
- **Original Contract Amount:** \$49,737.00
- **Original Contract Time for Performance:** 60 days
- **Claims:** N/A
- **Lawsuits:** N/A
- **Arbitration:** N/A
- **Amounts withheld:** N/A
- **Settlements:** N/A
- **CWPA and DCP:** N/A

- **Owner:** Oakland Unified School District
- **Contact Persons at the Owner:** Nick Kuvetakis
- **Design Professional:** N/A
- **Construction Manager:** Nick Kuvetakis
- **Project Name:** Cafeteria Building HVAC power on roof at MLK
- **Delivery Method:** Bid
- **Date of Award of the Contract:** 7/29/21
- **Original Scope of Work:** Roof and HVAC power in cafeteria building
- **Original Contract Amount:** \$35,880.00
- **Original Contract Time for Performance:** 60 days
- **Claims:** N/A
- **Lawsuits:** N/A
- **Arbitration:** N/A
- **Amounts withheld:** N/A
- **Settlements:** N/A
- **CWPA and DCP:** N/A

PERFORMANCE BOND
DOCUMENT 00 61 00

Premium: \$5,680.00
Premium based on final contract
price is subject to audit
Bond Number: 2365556

2025-05-21 10:04

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS that we, Tulum Innovative Engineering, Inc. dba Tulum Systems as Principal, and Swiss Re Corporate Solutions America Insurance Corporation, as Surety, are held and firmly bound unto the Oakland Unified School District, in the County of Alameda, State of California, hereinafter called the "Owner," in the sum of Three hundred twelve thousand nine and 00/100----- Dollars (\$ 312,009.00) for the payment of which sum well and truly made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, to the Owner for the full performance of a certain contract with the Owner, the terms of which are incorporated herein by reference, dated **June 5, 2025**, for construction of

the Jefferson Child Development Center Roofing, Asphalt & Playground Improvements Project, located at 1975 40th Avenue, Oakland; (the "Contract"),
Scope of work includes: Remove single-ply roofing on the overhang and install 2-ply torch-down. Add drains with crickets for proper slope. Replace cap with full cap. Repair, repaint, and replace all dry rot. Provide warranty for Contractor and Material. Asphalt Replacement: Remove and replace asphalt with 3" HMA, ensuring proper slope to drains. Repair and replace drains as needed. Install header boards where needed. Stripe playground per site-coordinated plan. Provide warranty for Contractor and Material. Playground Improvements: Remove and replace play matting. Replace grass patch with new grass. Ensure all work meets with OUSD standards.

The condition of this obligation is such that, if the Principal shall well and truly perform and fulfill all the undertakings, covenants, terms, conditions, and agreements of said Contract during the original term of said Contract and any extensions thereof that may be granted by the Owner, with or without notice to the Surety, and for the period of time specified in the Contract after completion for correction of faulty or improper materials and workmanship and during the life of any guaranty or warranty required under the Contract, and shall also well and truly perform and fulfill all the undertakings, covenants, terms, conditions and agreement of any and all duly authorized modifications of said Contract that may hereafter be made, then this obligation is to be void, otherwise to remain in full force and virtue.

And the said 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 or the specifications accompanying the same, 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 terms of the Contract, or to the Work, or to the specifications.

{SR798942} 1

OAKLAND UNIFIED SCHOOL DISTRICT
JEFFERSON CHILD DEVELOPMENT CENTER
ROOFING, ASPHALT & PLAYGROUND IMPROVEMENTS
PROJECT NO.:25004

PERFORMANCE BOND
DOCUMENT 00 61 00

No further agreement between Surety and Owner shall be required as a prerequisite to the Surety performing its obligations under this bond. In the event that the Surety elects to complete the Work of the Contract after termination of the Contract by Owner, the Surety may not hire Principal, or any of Principal's owners, employees, or subcontractors, to perform the Work without the written consent of Owner, and the Owner may grant or withhold such consent within its sole discretion.

IN WITNESS WHEREOF, the above-bounden parties have executed this instrument under their several seals this 1st day of May, 2025, hereto affixed and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.

(To be signed by)
(Principal and Surety,)
(and acknowledged and)
(Notarial Seal attached)

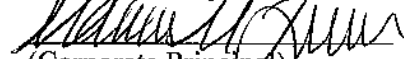
(Affix Corporate Seal)

(Individual Principal)

(Business Address)

(Affix Corporate Seal)

Tulum Innovative Engineering, Inc. dba Tulum Systems


(Corporate Principal)

3101 Hyde St, Oakland, CA 94601
(Business Address)

(Affix Corporate Seal)

Swiss Re Corporate Solutions America Insurance Corporation
(Corporate Surety)

777 South Figueroa Street, Suite 3700
(Business Address)
Los Angeles, CA 90017

By: 

Cyndi Beilman, Attorney-in-Fact

{SR798942}2

OAKLAND UNIFIED SCHOOL DISTRICT
JEFFERSON CHILD DEVELOPMENT CENTER
ROOFING, ASPHALT & PLAYGROUND IMPROVEMENTS
PROJECT NO.:25004

PERFORMANCE BOND
DOCUMENT 00 61 00

The rate of premium on this bond is $\frac{\$100,000 \times \$25}{\$212,009 \times \$15}$ per thousand.

The total amount of premium charged is \$5,680.00.

The above must be filled in by Corporate Surety.

{SR798942}3

OAKLAND UNIFIED SCHOOL DISTRICT
JEFFERSON CHILD DEVELOPMENT CENTER
ROOFING, ASPHALT & PLAYGROUND IMPROVEMENTS
PROJECT NO.:25004

PERFORMANCE BOND
DOCUMENT 00 61 00

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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.

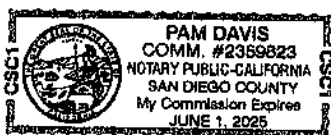
STATE OF CALIFORNIA

County of San Diego

On May 1, 2025 before me, Pam Davis, Notary Public,
Date Insert Name of Notary exactly as it appears on the official seal

personally appeared Cyndi Beilman

Name(s) of Signer(s)



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

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

Witness my hand and official seal.

Signature

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of the form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner ☐ Limited ☐ General
☒ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

Signer is Representing: _____

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

Signer is Representing: _____

ACKNOWLEDGMENT

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

On 05/02/2025 before me, Galan Benin, Notary Public
(insert name and title of the officer)

personally appeared Marissa Zamora
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.

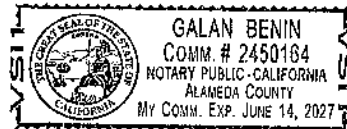
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



SWISS RE CORPORATE SOLUTIONS

SWISS RE CORPORATE SOLUTIONS AMERICA INSURANCE CORPORATION ("SRCSAIC")
SWISS RE CORPORATE SOLUTIONS PREMIER INSURANCE CORPORATION ("SRCSPIC")
WESTPORT INSURANCE CORPORATION ("WIC")

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, THAT SRCSAIC, a corporation duly organized and existing under laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, and SRCSPIC, a corporation organized and existing under the laws of the State of Missouri and having its principal office in the City of Kansas City, Missouri, and WIC, organized under the laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, each does hereby make, constitute and appoint:

CYNDI BEILMAN, REBECCA BRANNAN, AND JAMIE MAGNUSSEN

JOINTLY OR SEVERALLY

Its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its act and deed, bonds or other writings obligatory in the nature of a bond on behalf of each of said Companies, as surety, on contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract or suretyship executed under this authority shall exceed the amount of:

FIFTY MILLION (\$50,000,000.00) DOLLARS

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both SRCSAIC and SRCSPIC at meetings duly called and held on the 18th of November 2021 and WIC by written consent of its Executive Committee dated July 18, 2011.

"RESOLVED, that any two of the President, any Managing Director, any Senior Vice President, any Vice President, the Secretary or any Assistant Secretary be, and each or any of them hereby is, authorized to execute a Power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Corporation bonds, undertakings and all contracts of surety, and that each or any of them hereby is authorized to attest to the execution of any such Power of Attorney and to attach therein the seal of the Corporation; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Corporation may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be binding upon the Corporation when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached."



By David Satory
David Satory, Senior Vice President of SRCSAIC & Senior Vice President of SRCSPIC & Senior Vice President of WIC

By Gabriel Jacquez
Gabriel Jacquez, Senior Vice President of SRCSAIC & Senior Vice President of SRCSPIC & Senior Vice President of WIC



IN WITNESS WHEREOF, SRCSAIC, SRCSPIC, and WIC have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers

this 24TH day of FEBRUARY, 20 24

State of Illinois
County of Cook

§§

Swiss Re Corporate Solutions America Insurance Corporation
Swiss Re Corporate Solutions Premier Insurance Corporation
Westport Insurance Corporation

On this 24TH day of FEBRUARY, 20 24, before me, a Notary Public personally appeared David Satory, Senior Vice President of SRCSAIC and Senior Vice President of SRCSPIC and Senior Vice President of WIC and Gabriel Jacquez, Senior Vice President of SRCSAIC and Senior Vice President of SRCSPIC and Senior Vice President of WIC, personally known to me, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as officers of and acknowledged said instrument to be the voluntary act and deed of their respective companies.

Karen M. Szweda
Karen M. Szweda, Notary

I, Jeffrey Goldberg, the duly elected Senior Vice President and Assistant Secretary of SRCSAIC and SRCSPIC and WIC, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by said SRCSAIC and SRCSPIC and WIC, which is still in full force and effect.

IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this 1st day of May, 20 25



Jeffrey Goldberg
Jeffrey Goldberg, Senior Vice President & Assistant Secretary of SRCSAIC and SRCSPIC and WIC

PAYMENT BOND
DOCUMENT 00 61 01
(Labor and Material)

Premium: Included in Performance Bond
Premium based on final contract
price is subject to audit
Bond Number: 2365556

2021/25/2021

FACILITIES MGMT

KNOW ALL MEN BY THESE PRESENTS:

That WHEREAS, the Oakland Unified School District (the "Owner" of the public works contract described below) and Tulum Innovative Engineering, Inc. dba Tulum Systems, hereinafter designated as the "Principal," have entered into a Contract for the furnishing of all materials and labor, services and transportation, necessary, convenient, and proper to construct

the Jefferson Child Development Center Roofing, Asphalt & Playground Improvements Project, located at 1975 40th Avenue, Oakland, (the "Contract"),
Scope of work includes: Remove single-ply roofing on the overhang and install 2-ply torch-down. Add drains with crickets for proper slope. Replace cap with full cap. Repair, repaint, and replace all dry rot. Provide warranty for Contractor and Material. Asphalt Replacement: Remove and replace asphalt with 3" HMA, ensuring proper slope to drains. Repair and replace drains as needed. Install header boards where needed. Stripe playground per site-coordinated plan. Provide warranty for Contractor and Material. Playground Improvements: Remove and replace play matting. Replace grass patch with new grass. Ensure all work meets with OUSD standards.

which said agreement dated **June 5, 2025**, and all of the Contract Documents are hereby referred to and made a part hereof;

and

WHEREAS, the Principal is required, before entering upon the performance of the work, to file a good and sufficient bond with the body by whom the Contract is awarded to secure the claims arising under said agreement.

NOW, THEREFORE, THESE PRESENTS WITNESSETH:

That the said Principal and the undersigned Swiss Re Corporate Solutions America Insurance Corporation ("Surety") are held and firmly bound unto all laborers, material men, and other persons, and bound for all amounts due, referred to in Civil Code section 9554, subdivision (b), in the sum of Three hundred twelve thousand nine and 00/100----- Dollars (\$ 312,009.00) which sum well and truly 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 said Principal or any of its subcontractors, or the heirs, executors, administrators, successors, or assigns of any, all, or either of them, shall fail to pay any of the persons named in Civil Code section 9100, or any of the

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OAKLAND UNIFIED SCHOOL DISTRICT
JEFFERSON CHILD DEVELOPMENT CENTER
ROOFING, ASPHALT, & PLAYGROUND IMPROVEMENTS
PROJECT NO.:25003

PAYMENT BOND
DOCUMENT 00 61 01

amounts due, as specified in Civil Code section 9554, subdivision (b), that said Surety will pay the same in an amount not exceeding the amount hereinabove set forth, and also in case suit is brought upon this bond, will pay costs and reasonable attorney's fees 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 so as to give a right of action to them or their assigns in any suit brought upon this bond.

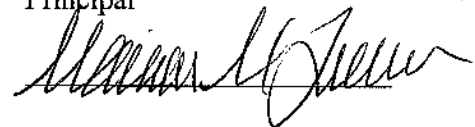
Should the condition of this bond be fully performed, then this obligation shall become null and void, otherwise it shall be and remain in full force and effect.

And the said Surety, for value received, thereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of said contract or the specifications accompanying the same shall in any manner affect its obligations on this bond, and it does hereby waive notice of any such change, extension, alteration, or addition.

IN WITNESS WHEREOF, this instrument has been duly executed by the Principal and Surety this 1st day of May, 2025.

(To be signed by)
(Principal and Surety,)
(and acknowledged and)
(Notarial Seal attached)

Tulum Innovative Engineering, Inc. dba Tulum Systems
Principal



Swiss Re Corporate Solutions America Insurance Corporation
Surety

By: 
Attorney-in-Fact

Cyndi Beilman, Attorney-in-Fact

The above bond is accepted and approved this ____ day of _____.

{SR798938}2

OAKLAND UNIFIED SCHOOL DISTRICT
JEFFERSON CHILD DEVELOPMENT CENTER
ROOFING, ASPHALT, & PLAYGROUND IMPROVEMENTS
PROJECT NO.:25003

PAYMENT BOND
DOCUMENT 00 61 01

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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.

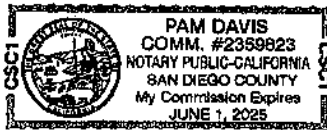
STATE OF CALIFORNIA

County of San Diego

On May 1, 2025 before me, Pam Davis, Notary Public,
Date Insert Name of Notary exactly as it appears on the official seal

personally appeared Cyndi Beilman

Name(s) of Signer(s)



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

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

Witness my hand and official seal.

Signature

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of the form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner ☐ Limited ☐ General
☒ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

Signer is Representing: _____

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

Signer is Representing: _____

ACKNOWLEDGMENT

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

On 03/02/2025 before me, Galan Benin, Notary Public
(insert name and title of the officer)

personally appeared Marissa Zamora
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.

Signature

Benn

(Seal)



SWISS RE CORPORATE SOLUTIONS

SWISS RE CORPORATE SOLUTIONS AMERICA INSURANCE CORPORATION ("SRCSAIC")
SWISS RE CORPORATE SOLUTIONS PREMIER INSURANCE CORPORATION ("SRCSPIC")
WESTPORT INSURANCE CORPORATION ("WIC")

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, THAT SRCSAIC, a corporation duly organized and existing under laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, and SRCSPIC, a corporation organized and existing under the laws of the State of Missouri and having its principal office in the City of Kansas City, Missouri, and WIC, organized under the laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, each does hereby make, constitute and appoint:

CYNDI BEILMAN, REBECCA BRANNAN, AND JAMIE MAGNUSSEN

JOINTLY OR SEVERALLY

Its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its act and deed, bonds or other writings obligatory in the nature of a bond on behalf of each of said Companies, as surety, on contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract or suretyship executed under this authority shall exceed the amount of:

FIFTY MILLION (\$50,000,000.00) DOLLARS

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both SRCSAIC and SRCSPIC at meetings duly called and held on the 18th of November 2021 and WIC by written consent of its Executive Committee dated July 18, 2011.

"RESOLVED, that any two of the President, any Managing Director, any Senior Vice President, any Vice President, the Secretary or any Assistant Secretary be, and each or any of them hereby is, authorized to execute a Power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Corporation bonds, undertakings and all contracts of surety, and that each or any of them hereby is authorized to attest to the execution of any such Power of Attorney and to attach therein the seal of the Corporation; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Corporation may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be binding upon the Corporation when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached."



By David Satory
David Satory, Senior Vice President of SRCSAIC & Senior Vice President of SRCSPIC & Senior Vice President of WIC



By Gabriel Jacquez
Gabriel Jacquez, Senior Vice President of SRCSAIC & Senior Vice President of SRCSPIC & Senior Vice President of WIC

IN WITNESS WHEREOF, SRCSAIC, SRCSPIC, and WIC have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers

this 24TH day of FEBRUARY, 20 24

State of Illinois
County of Cook



Swiss Re Corporate Solutions America Insurance Corporation
Swiss Re Corporate Solutions Premier Insurance Corporation
Westport Insurance Corporation

On this 24TH day of FEBRUARY, 20 24, before me, a Notary Public personally appeared David Satory, Senior Vice President of SRCSAIC and Senior Vice President of SRCSPIC and Senior Vice President of WIC and Gabriel Jacquez, Senior Vice President of SRCSAIC and Senior Vice President of SRCSPIC and Senior Vice President of WIC, personally known to me, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as officers of and acknowledged said instrument to be the voluntary act and deed of their respective companies:

Karen M. Szveda
Karen M. Szveda, Notary

I, Jeffrey Goldberg, the duly elected Senior Vice President and Assistant Secretary of SRCSAIC and SRCSPIC and WIC, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by said SRCSAIC and SRCSPIC and WIC, which is still in full force and effect.

IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this 1st day of May, 20 25



Jeffrey Goldberg
Jeffrey Goldberg, Senior Vice President & Assistant Secretary of SRCSAIC and SRCSPIC and WIC



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/6/2025

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

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

PRODUCER Arthur J. Gallagher Risk Management Services, LLC 500 N. Brand Blvd. Suite 100 Glendale CA 91203 License#: 0D69293	CONTACT NAME: Jennifer Balek PHONE (A/C, No, Ext): 805-367-3337 E-MAIL ADDRESS: Jennifer_Balek@ajg.com INSURER(S) AFFORDING COVERAGE <table><tr><td>INSURER A: Westchester Surplus Lines Insurance Company</td><td>NAIC # 10172</td></tr><tr><td>INSURER B: James River Insurance Company</td><td>12203</td></tr><tr><td>INSURER C: California Automobile Insurance Company</td><td>38342</td></tr><tr><td>INSURER D: Benchmark Insurance Company</td><td>41394</td></tr><tr><td>INSURER E:</td><td></td></tr><tr><td>INSURER F:</td><td></td></tr></table>	INSURER A: Westchester Surplus Lines Insurance Company	NAIC # 10172	INSURER B: James River Insurance Company	12203	INSURER C: California Automobile Insurance Company	38342	INSURER D: Benchmark Insurance Company	41394	INSURER E:		INSURER F:	
INSURER A: Westchester Surplus Lines Insurance Company	NAIC # 10172												
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INSURER C: California Automobile Insurance Company	38342												
INSURER D: Benchmark Insurance Company	41394												
INSURER E:													
INSURER F:													
INSURED Tulum Innovative Engineering, Inc. dba Tulum Systems 3101 Hyde St Oakland CA 94601													

COVERAGES**CERTIFICATE NUMBER:** 448926505**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 INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS														
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:	Y Y	00138006-2	12/9/2024	12/9/2025	<table><tr><td>EACH OCCURRENCE</td><td>\$ 1,000,000</td></tr><tr><td>DAMAGE TO RENTED PREMISES (Ea occurrence)</td><td>\$ 50,000</td></tr><tr><td>MED EXP (Any one person)</td><td>\$ 1,000</td></tr><tr><td>PERSONAL & ADV INJURY</td><td>\$ 1,000,000</td></tr><tr><td>GENERAL AGGREGATE</td><td>\$ 2,000,000</td></tr><tr><td>PRODUCTS - COMP/OP AGG</td><td>\$ 2,000,000</td></tr><tr><td></td><td>\$</td></tr></table>	EACH OCCURRENCE	\$ 1,000,000	DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 50,000	MED EXP (Any one person)	\$ 1,000	PERSONAL & ADV INJURY	\$ 1,000,000	GENERAL AGGREGATE	\$ 2,000,000	PRODUCTS - COMP/OP AGG	\$ 2,000,000		\$
EACH OCCURRENCE	\$ 1,000,000																			
DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 50,000																			
MED EXP (Any one person)	\$ 1,000																			
PERSONAL & ADV INJURY	\$ 1,000,000																			
GENERAL AGGREGATE	\$ 2,000,000																			
PRODUCTS - COMP/OP AGG	\$ 2,000,000																			
	\$																			
C	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY		BA040000084330	10/7/2024	10/7/2025	<table><tr><td>COMBINED SINGLE LIMIT (Ea accident)</td><td>\$ 1,000,000</td></tr><tr><td>BODILY INJURY (Per person)</td><td>\$</td></tr><tr><td>BODILY INJURY (Per accident)</td><td>\$</td></tr><tr><td>PROPERTY DAMAGE (Per accident)</td><td>\$</td></tr><tr><td></td><td>\$</td></tr></table>	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000	BODILY INJURY (Per person)	\$	BODILY INJURY (Per accident)	\$	PROPERTY DAMAGE (Per accident)	\$		\$				
COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000																			
BODILY INJURY (Per person)	\$																			
BODILY INJURY (Per accident)	\$																			
PROPERTY DAMAGE (Per accident)	\$																			
	\$																			
B	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$		00138049-2	12/9/2024	12/9/2025	<table><tr><td>EACH OCCURRENCE</td><td>\$ 3,000,000</td></tr><tr><td>AGGREGATE</td><td>\$ 3,000,000</td></tr><tr><td></td><td>\$</td></tr></table>	EACH OCCURRENCE	\$ 3,000,000	AGGREGATE	\$ 3,000,000		\$								
EACH OCCURRENCE	\$ 3,000,000																			
AGGREGATE	\$ 3,000,000																			
	\$																			
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y N/A	99 WC-00003207-00	10/7/2024	10/7/2025	<table><tr><td><input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER</td><td></td></tr><tr><td>E.L. EACH ACCIDENT</td><td>\$ 1,000,000</td></tr><tr><td>E.L. DISEASE - EA EMPLOYEE</td><td>\$ 1,000,000</td></tr><tr><td>E.L. DISEASE - POLICY LIMIT</td><td>\$ 1,000,000</td></tr></table>	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER		E.L. EACH ACCIDENT	\$ 1,000,000	E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000	E.L. DISEASE - POLICY LIMIT	\$ 1,000,000						
<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER																				
E.L. EACH ACCIDENT	\$ 1,000,000																			
E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000																			
E.L. DISEASE - POLICY LIMIT	\$ 1,000,000																			
A	Pollution-Claims Made		G2830383A005	4/20/2025	4/20/2026	<table><tr><td>Limit/Agg Aggregate Deductible</td><td>\$1,000,000 \$1,000,000 \$5,000</td></tr></table>	Limit/Agg Aggregate Deductible	\$1,000,000 \$1,000,000 \$5,000												
Limit/Agg Aggregate Deductible	\$1,000,000 \$1,000,000 \$5,000																			

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

RE: The Jefferson Child Development Center Site Improvements Project, located at 1975 40th Avenue, Oakland, CA 94601. Oakland Unified School District in Alameda County, Owner, its governing board, officers, agents, trustee, employees, and any other person or entity are included as additional insured on General Liability policies. Insurance is primary not contributing. Waiver of subrogation applies in favor of additional insureds to General Liability, and Workers Compensation.

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

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ACORD 25 (2016/03)

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THIS CERTIFICATE SUPERSEDES PREVIOUSLY ISSUED CERTIFICATE

DIVISION OF FACILITIES PLANNING & MANAGEMENT ROUTING FORM

Project Information

Project Name	Jefferson CDC Site Improvements	Site	817
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Basic Directions

Services cannot be provided until the contract is awarded by the Board or is entered by the Superintendent pursuant to authority delegated by the Board.

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

Contractor Name	Tulum Innovative Engineering, Inc.	Agency's Contact		Marissa Zamora			
OUSD Vendor ID #	004387	Title		Project Manager			
Street Address	3101 Hyde Street	City	Oakland	State	CA	Zip	94601
Telephone	510-355-8159	Policy Expires					
Contractor History	Previously been an OUSD contractor? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Worked as an OUSD employee? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
OUSD Project #	25003						

Term of Original/Amended Contract

Date Work Will Begin (i.e., effective date of contract)	06-05-2025	Date Work Will End By (not more than 5 years from start date; for construction contracts, enter planned completion date)	8-4-2025
		New Date of Contract End (If Any)	

Compensation/Revised Compensation

If New Contract, Total Contract Price (Lump Sum)	\$312,009.00	If New Contract, Total Contract Price (Not To Exceed)	\$
Pay Rate Per Hour (If Hourly)	\$	If Amendment, Change in Price	\$
Other Expenses		Requisition Number	

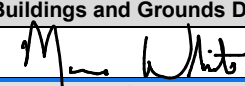


Budget Information

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
9186/8500	OCI	120-9186-0-8500-8500-6274-817-9180-8500-9999-99999	6274	\$312,009.00

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, Buildings and Grounds Department				
	Signature 	Date Approved	05/08/2025		
2.	OUSD Counsel, Facilities (May 8, 2025 15:34 PDT)				
	Signature 	Date Approved	05/7/2025		
	Chief Systems and Services Officer				
3.	Signature 	Date Approved	05/09/2025		
	Chief Financial Officer				
4.	Signature	Date Approved			
	President, Board of Education				
5.	Signature	Date Approved			