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

Memo

To Board of Education

From Denise Gail Saddler, Ed.D., Interim Superintendent
Preston Thomas, Chief Systems & Services Officer

Board Meeting Date October 22, 2025

Subject Amendment No. 2, Agreement for Engineering Services – Verde Design, Inc. – Calvin Simmons Middle School Turf Field Replacement Project – Division of Facilities Planning and Management

Action Requested Approval by the Board of Education of Amendment No. 2, Agreement for Engineering Services by and between the District and **Verde Design, Inc.**, Santa Clara, CA, for the latter to provide Design and Architectural Services, as outlined in the Proposal dated September 23, 2025, which is attached to this Amendment as Exhibit A, for the **Calvin Simmons Middle School Turf Replacement Project**, in an additional amount of \$371, 405.00, increasing the not-to-exceed amount of the Agreement from **\$661,705.00** to **\$1,033,110.00**, with work scheduled to commence on October 23, 2025, and scheduled to end on October 23, 2026. All other terms and condition of the Agreement remain in full force and effect.

Discussion This Amendment is for engineering design services for the Calvin Simmons Middle School Turf Field Replacement Project for a one-year period.

LBP (Local Business Participation Percentage) Exempt

Recommendation Approval by the Board of Education of Amendment No. 2, Agreement for Engineering Services by and between the District and Verde Design, Inc., Santa Clara, CA, for the latter to provide Design and Architectural Services, as outlined in the Proposal dated September 23, 2025, which is attached to this Amendment as Exhibit A, for the Calvin Simmons Middle School Turf Replacement Project, in an additional amount of \$371,405.00, increasing the not-to-exceed amount of the Agreement from \$661,705.00 to \$1,033,110.00, with work scheduled to commence on October 23, 2025, and scheduled to end on October 23, 2026. All other terms and condition of the Agreement remain in full force and effect.

Fiscal Impact Fund 1 General Fund – ELOP

Attachments

- Amendment No 2, including Exhibits
- Routing Form
- File ID's: 25-1157 & 25-0843

AMENDMENT NO. 2

MASTER STANDBY AGREEMENT FOR ENGINEERING SERVICES

This Amendment is entered into between the Oakland Unified School District and **Verde Design, Inc.** ("Contractor") to amend the **Engineering Services Agreement** between the District and the Contractor dated **April 24, 2025** ("Agreement"), for the **Calvin Simmons Turf & Field Replacement Project** ("Project"), as set forth below and in the Exhibit A attached hereto and incorporated herein by this reference:

1. **Services:** ☐ The scope of work is unchanged. ☒ The scope of work has changed.
If scope of work changed: Provide brief description of revised scope of work including description of expected final results, such as services, materials, products, and/or reports; attach additional pages as necessary.
 The CONTRACTOR shall provide the following amended services: To provide design and architectural services for Calvin Simmons Middle School, as outlined in the Proposal dated September 23, 2025, which is attached hereto as Exhibit A of this Amendment.

2. **Terms (duration):** ☒ The term of the contract is unchanged. ☐ The term of the contract has changed.
If term is changed: The contract term of this amendment is extended _____.

3. **Compensation:** ☐ The contract price is unchanged. ☒ The contract price has changed.
If the compensation is changed: The not to exceed contract price is
☒ Increased by: **Three Hundred Seventy-One Thousand Four Hundred Five Dollars and No/100 (\$371,405.00).**

☐ Decreased by _____ dollars and no/100 (\$_____).

Prior to this amendment, the not-to-exceed total contract price was **Six Hundred Sixty-Six Thousand Seven Hundred Five Dollars and No/100 (\$661,705.00)**, and after this amendment, the not-to-exceed total contract price will be: **One Million Thirty-Three Thousand One Hundred Ten Dollars and No/100 (\$1,033,110.00).**

4. Amendment History:

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

No.	Date	General Description of Reason for Amendment	Amount of Increase (Decrease)
01	5-28-2025	Compensation	\$661,705.00

5. **No Further Modifications.** Except as expressly modified by this Amendment, all other terms and condition of the Agreement remain unmodified and in full force and effect. In the event of any conflict between this Amendment and the Agreement, the terms of this Amendment shall control.

6. **Entire Agreement.** This Amendment, together with the Agreement and any prior amendments thereto, constitutes the entire agreement between the parties concerning the Project and the subject matter hereof and superseded any prior or contemporaneous oral or written discussions, representations, or agreements regarding the same. No modification or waiver of any provision of this Amendment shall be binding unless in writing and signed by both parties.

7. **Approval:** This Amendment is not effective, and no payment shall be made to Contractor based on this Amendment, until it is signed by Contractor and approved by the Board of Education.

8. **Authority.** Each party represents and warrants that is has full legal authority to enter into this Amendment and that the individuals executing this Amendment on behalf of the respective parties have been duly authorized to do so.

OAKLAND UNIFIED SCHOOL DISTRICT

Jennifer Brouhard, President,
Board of Education

Date

Denise Gail Saddler, Ed.D., Interim Superintendent
and Interim Secretary, Board of Education

Date

On behalf of
Preston Thomas
Preston Thomas, Chief Systems &
Services Officer

09/25/2025
Date

CONTRACTOR: VERDE DESIGN, INC.

Mark Baginski
Contractor Signature

9/17/2025
Date

Mark Baginski, Principal

Print Name, Title

Approval as to form:

James Traber
James Traber, Esq.
Facilities Counsel

9/24/2025
Date

EXHIBIT “A”
Scope of Work for Amendment

Contractor Name: Verde Design, Inc.

1. Detailed Description of Services to be provided: To provide design and architectural services for Calvin Simmons Middle School, as outlined in the Proposal dated September 23, 2025, which is attached hereto as Exhibit A of this Amendment.

2. Specific Outcomes:

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

☐ Ensure a high quality instructional core	☐ Prepare students for success in college and careers
☐ Develop social, emotional and physical health	☒ Safe, healthy and supportive schools
☒ Create equitable opportunities for learning	☒ Accountable for quality
☐ High quality and effective instruction	☐ Full service community district

EXHIBIT A
TO
AMENDMENT NO. 2
PROJECT ASSIGNMENT

This Project Assignment is executed between Oakland Unified School District (“District”) and Verde Design, Inc (“Architect”) pursuant to the Master Agreement for Architectural Services (“Agreement”) between the Architect and the District dated April 24, 2025. By this reference, the Agreement is incorporated herein as if set forth in full.

1. Description of Work To Be Performed By Design Consultant

The Architect will provide design and architectural services for Calvin Simmons School (\$371,405.00), as outlined in the Proposal dated September 23, 2025, which is attached to this Assignment as Schedule A.

2. Project Budget (District's written statement of funds available to pay for all Project Costs)

Three Hundred Forty-One Thousand Four-hundred Five Dollars and No/100 (\$371,405.00).

3. Basic Services. The Architect will provide the following Basic Services noted below for the above-described Project.

Basic Services Phases

- ☒ Schematic Design
- ☒ Design Development
 - ☒ Preliminary Plans Value Engineering
 - ☒ Preliminary Plans Phase Constructability Review
- ☒ Construction Documents
 - ☒ Construction Drawings Value Engineering
 - ☒ Construction Drawings Constructability Review
- ☒ Bidding
- ☒ Construction
- ☒ Post-Construction

Design Consultants Included in Basic Services

- ☒ Structural
- ☒ Civil
 - ☒ On-Site
 - ☐ Off Site
- ☐ Mechanical
- ☐ Plumbing
- ☐ Electrical
- ☐ Telecommunications/Data
- ☒ Landscaping
- ☒ Other: _____

Basic Services Submittal Schedule:

	START DATE	FINISH DATE
Schematic Design Phase	October 6, 2025	October 20, 2025
Initial Design Development Phase	October 21, 2025	November 4, 2025

Final Design Development Phase	November 4, 2026	November 18, 2026
Preliminary Plans Value Engineering; Constructability Review	Value Engineering: <u>Nov 19, 2025</u> Constructability Review: <u>Nov 19, 2025</u>	Value Engineering: <u>Nov 19, 2025</u> Constructability Review: <u>Nov 19, 2025</u>
Initial Construction Documents Phase	Nov 20, 2025	Dec 1, 2025
Final Construction Documents Phase	Dec 15, 2025	January 15, 2026
Construction Drawings Value Engineering; Constructability Review	Value Engineering: <u>Jan 16, 2026</u> Constructability Review: <u>Jan 16, 2026</u>	Value Engineering: <u>Jan 16, 2026</u> Constructability Review: <u>Jan 16, 2026</u>
Bidding	Dec 15, 2025	January 30, 2025
Construction	February 6, 2026	May 7, 2026
Post-Construction	May 7, 2026	May 14, 2026

4. Architect Compensation:

A. Payment Method:

- ☐ **Method A: Percentage of Computed Cost for New Construction and Additions**

Architect shall provide all the services identified as Basic Services as indicated above using the following fee schedule. To determine the Architect's Fee using this method, the computed cost of the project shall be multiplied by the applicable percentages below. The term "computed cost" is equal to the bid amount or Guaranteed Maximum Price plus any additive alternates not taken plus any change orders for additional scope of work.

- a. Nine (9%) percent of the first five hundred thousand dollars (\$500,000) of computed cost;
- b. Eight and one-half (8 ½ %) percent of the next five hundred thousand dollars (\$500,000) of computed cost;
- c. Eight (8%) percent of the next One Million Dollars (\$1,000,000) of computed cost;

- d. Seven (7%) percent of the next Four Million Dollars (\$4,000,000) of computed cost;
- e. Six (6%) percent of the next Four Million Dollars (\$4,000,000) of computed cost;
- f. Five (5%) percent of the computed cost in excess of (\$10,000,000).

Factory Built Portables. Four (4%) percent of the first Thirty-Five thousand Dollars (\$35,000) of the cost of factory built portables (Building cost only, all non-building costs and building costs beyond Thirty-Five Thousand Dollars shall be calculated per items a-f above).

(Reuse of Plans) Compensation for Re-use of Plans for new construction and addition projects shall be reduced from the full fee calculation to reflect savings due to re-use of existing documents as follows:

- a. 35% fee reduction for buildings only during Schematic Design Phase.
- b. 35% fee reduction for buildings only during Design Development Phase.
- c. 35% fee reduction for buildings only during Construction Document Phase.
- d. All other fees for buildings (DSA approval, Bidding and Construction Administration) shall be full fee.
- e. All fees related to the site development work shall be full fee.
- f. Design and engineering modifications due to program changes as required by the District, or code changes enacted subsequent to original plan approval, shall be billed as additional services or Re-use Fee reduction shall be adjusted to a mutually agreeable percentage to account for such changes.

Timeline of Payments under Method A

<u>Schematic Design (100% Completion):</u>	10% of Architect Fee
<u>Design Development (100% Completion):</u>	15% of Architect Fee
<u>Construction Documents (90% Completion):</u>	40% of Architect Fee, to be paid monthly based on actual level of completion.
<u>DSA Approval of Construction Drawings:</u>	5% of estimated Architect Fee
<u>Procurement Phase:</u>	5% of estimated Architect Fee as set forth on Attachment "A", when procurement is completed
<u>Construction Administration:</u>	25% of estimated Architect Fee, to be paid as follows: Procurement complete: 5% Construction 25% complete: 4% Construction 50% complete: 4% Construction 75% complete: 5% Construction 100% complete: 5%

	Submittal of final records: 2%
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☐ **Method B: Percentage of Computed Cost for Modernization, Renovation & Rehabilitation:**

- a. Twelve (12%) percent of the first five hundred thousand dollars (\$500,000) of computed cost;
- b. Eleven and one-half (11 ½ %) percent of the next five hundred thousand dollars (\$500,000) of computed cost;
- c. Eleven (11%) percent of the next One Million Dollars (\$1,000,000) of computed cost;
- d. Ten (10%) percent of the next Four Million Dollars (\$4,000,000) of computed cost;
- e. Nine (9%) percent of the next Four Million Dollars (\$4,000,000) of computed cost;
- f. Eight (8%) percent of the computed cost in excess of (\$10,000,000).

Billing shall proceed on the same timeline as payments for Method A.

☒ **Method C Stipulated Sum:** The Parties agree to a Stipulated Sum for all basic services and design consultants included in basic services. Billing shall proceed on the same timeline as payments for Method A [*or include other payment timeline*].

☐ **Method D - Hourly Billing Rates:** Compensation for services rendered by principals and employees shall be based upon the rates as stated on the Design Consultant's Hourly Rate schedule which shall be attached hereto. The rates shall remain the same for the duration of each project. The total cost for the work shall not exceed [*insert not to exceed figure if desired*].

B. Additional Provisions

1. Architect shall receive one hundred and ten (110%) percent of all Reimbursable Expenses, expressly authorized in advance by the District in writing, except as specifically excluded, incurred by the Architect, the Architect's employees, and consultants in the interest of the Project.
2. If specialty consultants are required who are not included as part of Basic Services, then the District shall reimburse the Architect one hundred and ten (110%) percent of their actual cost.
3. If any portions of the Project are deleted or otherwise not constructed, compensation for those portions of the Project shall be payable to the extent services

are performed on those portions.

4. Architect shall receive reimbursement at cost for:
 - a. Reproduction of drawings and specifications in excess of the copies provided by this Agreement.
 - b. Architect shall receive reimbursement at cost for fees advanced for securing approval of authorities having jurisdiction over the Project.

SCHEDULE A
PROPOSAL



Revised September 23, 2025

Preston Thomas
Chief Systems and Services Office (CSSO)
Oakland Unified School District
955 High Street
Oakland, CA 94601

2455 The Alameda
Santa Clara, CA 95050
(408) 985-7200
www.verdedesigninc.com

**RE: Oakland USD – Calvin Simmons Turf Replacement Schematic Design,
Contract Documents and Construction Administration
Verde Design Proposal No. 2514700M**

Dear Preston,

In response to Oakland Unified School District (OUSD or Client) request for proposal, Verde Design (VDI) is pleased to submit the following proposal for development of construction documents and to provide construction administration services for the replacement of the multi-use field and accessibility-related improvements at Calvin Simmons School. The basis of our proposal is the RFP documents issued by OUSD and the June 2024 Field Assessment by Cupples Keller, provided by the District.

Based subsequent conversations with the district it is our understanding that the projects will be delivered by CMAS or SourceWell contract and NOT Lease-Lease Back. This proposal shall remain valid for a period of sixty (60) days.

PROJECT APPROACH AND UNDERSTANDING:

Verde Design proposes to develop a contract document plan set and specifications package for the improvements identified within the previously prepared assessment that were determined to include existing safety, drainage, ADA accessibility, and other deficiencies for the overall campus and the synthetic turf field.

Site improvements recommended in the assessment include re-grading of the northwest corner of the field to raise the field where there is currently a low point (potentially adding a retaining wall), and consideration for adding herringbone flat panel subdrain connected to the trench drain system. Additional improvements include refurbishing of existing fencing/gates. Accessibility improvement

recommendations include re-striping of existing parking stalls, re-painting of ADA parking curbs, and repaving of existing parking stalls. These recommendations will be evaluated by the design team during the initial site investigation.

As part of our recommended scope, destructive testing of the existing synthetic turf fields to evaluate the performance of the existing field drainage system is included in this proposal. This testing is highly recommended as field drainage performance can be reduced over time and understanding this at this stage is critical to developing recommendations. We will retain TD Sports to assist us in opening three locations to allow for testing of the permeable stone base and collector trench system. Once the field subbase is open, we will conduct field permeability tests using the ASTM F2898-II: "Standard Test Method for Permeability of Synthetic Turf Sports Field Base Stone and Surface System by Non-confined Area Flood Test Method" We will test the permeable stone base and the areas over the collector trenches to determine the infiltration capacity of the field. Pending the results of the testing the Consultant will prepare a report outlining the findings and presenting options to the district allowing an informed decision to be made regarding the next steps. Based on the outcome of the testing and solution option selected the appropriate details will be developed as part of the plan set.

The following improvements are included:

1. Removal and recycling of the existing synthetic turf and infill per Shaw Sport Turf recycling program
2. Assessment of field drainage through destructive testing of existing field
3. ADA refinements to the parking lot, path of travel, drinking fountain(s), and potential accessible restroom improvements.
4. Grading improvements which may include adding a retaining wall at the NW corner of the field.
5. New Shaw GameOn synthetic turf carpet and organic infill for the multi/use soccer lines within the footprint of the existing turf area.
6. Irrigation and drainage structure modifications if/as needed
7. New athletic site furnishings such as new soccer goals, padding, trash receptacles, and benches
8. New/refurbished fencing and netting system
9. Storage Containers – Non-building type

A schematic design phase will consist of information gathering through consultant topographic survey and as-built information provided by OUSD. Upon execution of the contract, a review of the information provided will be summarized in a brief report and site plan confirming the full scope of work necessary for the project to gain DSA approval. This process will determine the final concept along with the project budget as the project progresses to the next phase of contract documents.

A contract document package will be provided to OUSD at 90% level with systems such as drainage, material plans and accessibility details at a more developed level for quantifying for a cost estimate to be provided with the submittal package. Since these improvements occur at a public school, coordination with the Division of the State Architect (DSA) will take place at this 90% initial submittal level. Based on the scope of improvements, we anticipate DSA reviews by for Access and Fire, Life, Safety. Comments from OUSD and DSA will be incorporated into a 100%/DSA Backcheck set submitted for DSA approval.

We understand that Shaw Sports Turf will be the sole source for synthetic turf for this project and as such will prepare and will enter a CMAS or SourceWell contract to provide the construction, product and installation of the improvements identified in the DSA approved documents. VDI would suggest OUSD provide Shaw with the DSA submittal set of plans and specifications to provide input and establish pricing prior to DSA comments and backcheck submittal.

VDI will be retained for construction administration services through project completion and close-out. VDI has included RFI and submittal processing, substitution and change order evaluation, construction meeting attendance up to eight meetings, and generating a punch list. VDI would suggest the field submittals begin during the time when DSA is reviewing the plans to allow for the field to be manufactured at the earliest moment.

VDI is retaining consultants on the project to provide specialized services for this project. We have included the following:

1. **K2A Architects** will provide Accessibility and Design Professional in Responsible Charge (DPIRC) services for the project. For the purposes of this proposal, it is assumed that only minor items such as adjustments to signage, soap dispensers, and the like will be needed. If structural, fire alarm or

mechanical or plumbing upgrades are required we have provided an allowance as part of our proposal to address these unknowns.

2. **Sandis** will provide topographic surveying services around the field and parking lot, and underground utility surveying services beneath the field and directly adjacent to it. (*Time Saver Approach – we will identify the specific deficient accessibility items and target the topographic survey to these specific area versus capturing the entire project area.*)
3. **TD Sports Group** will perform destructive testing of the synthetic turf field
4. **AKH Structural Engineers** will provide any necessary structural engineering.

Given the very quick turnaround of this proposal, in some cases we are using allowances for certain aspects of the project which require further investigation to fully identify the scope of work necessary. In these cases, once we are under contract we will conduct investigations and provide a fixed fee price for the services needed.

We believe that given the nature of the work and the proposed time frame for the project we will file for an erosivity waiver form the State Water Resource Control board for the project. If the scope or timing of the project were to change then an SWPPP may be needed at which time we can provide as an additional service.

SCOPE OF SERVICES

Based on past similar successful projects, VDI proposes the following detailed scope of work for the above-mentioned Project Understanding:

A Schematic Design Phase

1. Gather information from available as-builts from OUSD.
2. Contact DSA to review the projects and identify an accelerated process to approval.
3. Conduct site investigations/visits, site survey as needed. Coordinate with consultant team, as necessary.
4. Coordinate with District the available time frames to conduct the ASTM F2898-11 testing for the existing field. Note: this is a destructive test and normally requires one full day to test and repair for each field. However, we ask for the District to plan two days of non-operation per each field.
5. Review results of testing and prepare a report consisting of an executive summary of findings, recommended, alternative solutions and supportive data. Storm Water calculations will also be provided.

6. Prepare conceptual plan options based on the programmatic elements described in the understanding above.
 - a) Initial Material (Site) Plan of Multi-use field to include soccer (and any other appropriate field striping), drainage, grading, and ADA improvements.
 - b) Material Cutsheets of proposed programmed elements.
 - c) Rough Order of Magnitude Cost Estimates
7. Internal review, preparation, and agenda for concept review meeting.
8. Conduct concept review meeting with OUSD to determine level of improvements and project budget.
9. Based on input received during concept review meeting refine plans into the final conceptual plans for review with OUSD.
10. Prepare 50% Progress Set to include the following plans for inclusion in the cost analysis:
 - a) Revised Material (Site) Plan of multi-use field
 - b) Draft Accessibility Plan
 - c) Draft Construction Details
 - d) Revised Rough Order of Magnitude Cost Estimates
11. Final meeting with OUSD to share final concept and costs.
12. Submit 50% Progress Set to DSA.
13. Project Administration as required to coordinate the work with the consultant team.

B Construction Document Package – 90%/DSA Initial Submittal

Upon receiving comments from OUSD and receiving authorization to proceed into construction documentation, incorporate comments into the 50%/DSA initial construction documents.

1. Develop drawings and details completed to a 90%/DSA Initial construction document level as required for the synthetic turf field area and coordinating with OUSD as needed to coordinate the overall package.
2. The following drawings will be provided related to the project:
 - a) Cover Sheet
 - b) Accessibility Routing Plan.
 - c) Existing Conditions/As built/Survey Plan.
 - d) Erosion Control Plan.
 - e) Demolition Plan.
 - f) Grading Plan; Drainage/Utility Plan.

- g) Layout Plan.
 - h) Material/Detail Reference Plan.
 - i) Irrigation Plan.
 - j) Construction Details for the above items.
 - k) Technical Specifications (Scope related section only (MS Word format), and coordinate with OUSD Division One Specifications
- 3. Statement of probable construction costs.
 - 4. In-house redline and revisions.
 - 5. Submittal preparation and DSA coordination.
 - 6. Share DSA submittal set with OUSD and Shaw Sports Turf.
 - 7. Redline and review Quality Control (QC).
 - 8. Attend a meeting to review the package with OUSD and Shaw Sports Turf. Meeting agenda and minutes are to be provided.
 - 9. Project Administration as required to coordinate the work with DSA and OUSD.

C Construction Document Package – 100%/DSA Backcheck

Based on DSA Review of initial 90% package, Verde Design to prepare 100%/DSA Backcheck Submittal Package

- 1. Review DSA, OUSD and SHAW comments and incorporate into Backcheck submittal.
- 2. Prepare 100%/DSA Backcheck Submittal Package.
- 3. Revise specifications to incorporate comments.
- 4. Final redline and review Quality Control (QC).
- 5. Submittal preparation and DSA backcheck coordination as necessary to gain DSA approval.
- 6. After DSA approval, Verde Design will coordinate with OUSD the transfer of an electronic set of stamped and signed plans and specifications. OUSD will be disbursement to Shaw Sports Turf for final GMP.
- 7. Project Administration as required to coordinate the work with OUSD/Shaw Sports Turf.

D Construction Administration Services

- 1. Review and respond to bidder requests.
- 2. Attend one (1) pre-construction meeting.

3. Process and coordinate submittals and shop drawings (max. 2 submittals for any one product; additional re-submittals will be billed on an additional Time-and-Materials basis)
4. Visit project site during existing turf removal process and inspect base for any potential issues.
5. Visit project site up to ten (10) times to inspect installation procedures for new field product.
6. RFI coordination and processing.
7. Change Orders evaluation.
8. Substitution request evaluation.
9. Provide attendance at one stringline test of the base prior to Brock pad and synthetic turf installation.
10. Provide one (1) substantial completion walk through and generate a punch list.
11. Complete one (1) final walkthrough for the turf installation and generate final punch list, if necessary. All subsequent punch walks will be billed on an additional Time-and-Materials basis.
12. Review all Contractor warranties/guaranties and M&O documentation for our scope of work.
13. Close project and organize electronic files, plans, and construction binders, and finalize turf field testing requirements.

PROJECT SCHEDULE:

We understand the District has a desired schedule of Starting construction on February 6th and completion of the construction on May 7 of 2025. Our design schedule has been developed based on an accelerated design schedule to best meet these objectives. We are, however, limited by the schedule DSA can accommodate and with predictable timeframes for DSA review. We have record of approximate review times for recent DSA projects of a similar scope, and have included these presumed dates in our schedule.

VDI will initiate the project by speaking with DSA regarding the project and if there are any steps we can take along the way to accelerate the project via special processes or approaches to the work. We do plan to submit the DSA 1 Reg within 24 hours of approval to begin the clock moving.

Below we have listed the milestone dates we anticipate for the project based on the information available.

1. Project kick-off/DSA Registration	10/23/25
2. 50% DSA Progress Set	11/04/25
3. 90% DSA Submittal	12/16/25
4. DSA Backcheck Submittal/Shaw Sports Turf Pricing	01/12/26
5. Estimated Construction Period	2/6/26-5/7/26

PROFESSIONAL COMPENSATION:

For above proposed scope of services that is based on our project understanding and the project timeline identified above, Verde Design, Inc. respectfully proposes a lump sum fee of **\$341,405**. Please see below a breakdown noting each phase's fee amount and consultant fees as well:

Verde Design

Schematic Design Phase:	\$ 27,510
Contract Document – 90%/Initial DSA:	\$ 65,495
Contract Document – 100%/DSA Backcheck:	\$ 42,555
Construction Administration Services:	\$ 54,870

Consultant Fees

K2A Architects Fees:	\$ 96,470
AKH Structural Engineer:	\$ 16,500
Sandis Survey Fees:	\$ 27,005
TD Sports Fees:	\$ 11,000
Total Fees:	\$341,405

This fee is based on the current hourly rate of the office as defined by our attached current Charge Rate Schedule, as well as the anticipated work effort that will be required to successfully complete this project.

OPTIONAL SERVICES:

1. Contingency – Architectural Improvements	\$ 30,000
Total Optional Service Fees:	\$ 30,000

CHANGE IN SERVICES:

District may order changes in scope, character, or service, either decreasing or increasing the amount of Verde Design's services, and if necessary, changing the character of services. If such changes are ordered, Consultant is entitled to full compensation for all services performed and expense incurred prior to receipt of notice of change.

CLIENTS. SPONSIBILITIES:

To complete the items described in Scope of Services above, we respectfully ask OUSD to provide the following information.

1. Athletic programming needs including specific field layout and identification of what sports and activities will be programmed.
2. Any record drawings showing utilities that may serve anticipated improvements. These may include drainage, utilities, irrigation, electrical, etc.
3. Local codes, ordinances, and policies.
4. Development and maintenance practice guidelines.
5. Other pertinent data including as-built documents showing existing infrastructure, water source, available water pressure controller location, connection locations for water, drainage locations for the combined sewer and storm system, site grading, and any specific owner requests regarding field design and maintenance.
6. Any specific OUSD requests regarding project budget and schedule.
7. Permit Fees
8. Testing and Inspection Fees
9. CEQA

SPECIAL PROVISIONS:

Without attempting to be all-inclusive and for purposes of clarity, the following items are specifically not included in the Scope of Services.

1. Presentations to public bodies.
2. Engineering (Electrical, Mechanical)
3. Construction Management services.
4. Existing synthetic turf environmental testing (may be required by specific landfills)

5. Utility relocation design and documentation services and other elements excluded above in the scope of work
6. Environmental review, studies, or CEQA documentation.
7. Work outside the identified project area
8. Meetings other than those listed
9. QSD/P services
10. Any permit or application fees required for this project
11. Permitting or Coordination with public agencies (other than DSA and OUSD)
12. Testing and Inspection fees
13. New backstop, dugouts, or foul line fencing /netting – can be provided as an additional service if requested

BILLINGS AND PAYMENT:

Invoices will be sent by the 10th of the month for work completed through the 25th of the previous month. Any additional services will be billed separate from contracted services. Payment is due and payable within 30 days of the statement date.

Preston, if this proposal meets with your approval, please sign where indicated below and return this signed proposal as a verification of Scope of Services. Thank you for the opportunity to continue working with OUSD. We really value our positive professional relationship!

Respectfully Submitted,
Verde Design

Mark S Baye

**Mark Baginski, RLA
Principal**

PROPOSAL APPROVED BY:

Oakland Unified School District

Pranisha
PRANITA RANBHISE 09/23/2025
Name Date

CC: Verde Design Distribution
Attachment: Charge Rate Schedule



DIVISION OF FACILITIES PLANNING AND MANAGEMENT ROUTING FORM

Project Information

Project Name	Calvin Simmons Turf Field Replacement Project	Site	335
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	☒ Proof of general liability insurance, including certificates and endorsements, if contract is over \$15,000 ☒ Workers compensation insurance certification, unless vendor is a sole provider		

Contractor Information

Contractor Name	Verde Design, Inc.	Agency's Contact	Mark Baginski				
OUSD Vendor ID #	004498	Title	Principal				
Street Address	2455 The Alameda	City	Santa Clara	State	CA	Zip	95050
Telephone	408-985-7260	Policy Expires					
Contractor History	Previously been an OUSD contractor? ☒ Yes ☐ No		Worked as an OUSD employee? ☐ Yes ☒ No				
OUSD Project #	25026						

Term of Original/Amended Contract

Date Work Will Begin (i.e., effective date of contract)	04-24-2025	Date Work Will End By (not more than 5 years from start date; for construction contracts, enter planned completion date)	
		New Date of Contract End (If Any)	10-23-2026

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	\$ 371,405.00
Other Expenses		Requisition Number	

Budget Information

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

Resource #	Funding Source	Org Key	Object Code	Amount
2600/9000	Fund 1 ELOP	010-2600-0-9000-8500-6215-335-9180-0092-9999-25026	6215	\$371,405.00

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.	Executive Director of Facilities				
	Signature <i>[Signature]</i>	Date Approved	09/26/2025		
2.	General Counsel, Department of Facilities				
	Signature <i>James Traber</i>	Date Approved	9/24/2025		
3.	Chief Systems & Services Officer <i>on behalf of Preston Thomas</i>				
	Signature <i>[Signature]</i>	Date Approved	09/26/2025		
4.	Chief Financial Officer				
	Signature	Date Approved			
5.	President, Board of Education				
	Signature	Date Approved			

Board Office Use: Legislative File Info.	
File ID Number	25-1157
Introduction Date	05-28-2025
Enactment Number	25-0789
Enactment Date	5/28/2025 os



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

Memo

To Board of Education

From Kyla Johnson-Trammell, Superintendent
Preston Thomas, Chief Systems & Services Officer
Kenya Chatman, Executive Director of Facilities

Board Meeting Date May 28, 2025

Subject Amendment No. 1 to Agreement for Master Architectural Services – Verde Design, Inc. –Oakland High School Turf Field Replacement Project – Division of Facilities Planning and Management

Action Requested Approval by the Board of Education of Amendment No. 1 to the Master Agreement for Architectural Services by and between the District and Verde Design, Inc. Santa Clara, CA, for the latter to provide Design and Architectural Services for the **Oakland High School Turf and Field Replacement Project and for the International Community School & Think College Now at Cesar Chavez Turf Field Replacement Project**, in an additional total amount of **\$661,705.00**, (Oakland High School Turf Replacement Project - \$326,945.00, and International Community School & Think College Now Project - \$334,760.00), increasing the Agreement's total not-to-exceed amount from \$0.00 to \$661,705.00, with work scheduled to commence on May 29, 2025, and scheduled to end on May 28, 2026. All other terms and condition of the Agreement remain in full force and effect.

Discussion This Amendment is for engineering design services for the Oakland High School Turf Field Replacement Project and for the International Community School & Think College Now Project for a one-year period.

LBP (Local Business Participation Percentage) Waived

Recommendation Approval by the Board of Education of Amendment No. 1 to the Master Agreement for Architectural Services by and between the District and Verde Design, Inc. Santa Clara, CA, for the latter to provide Design and Architectural Services for the Oakland High School Turf and Field Replacement Project and for the International Community School & Think College Now at Cesar Chavez Turf Field Replacement Project, in an additional total amount of \$661,705.00, (Oakland High School Turf Replacement Project - \$326,945.00, and International Community School & Think College Now Project - \$334,760.00), increasing the Agreement's total not-to-exceed amount from \$0.00 to \$661,705.00, with work scheduled to commence on May 29, 2025, and scheduled to end on May 28, 2026. All other terms and condition of the Agreement remain in full force and effect.

Fiscal Impact Fund 1 General Fund – ELOP

Attachments

- Amendment No 1, including Exhibits
- Routing Form
- File ID: 25-0843

AMENDMENT NO. 1 TO

MASTER STANDBY AGREEMENT FOR ARCHITECTURAL SERVICES

This Amendment is entered into between the Oakland Unified School District and **Verde Design, Inc.** ("Contractor") to amend the **Master Architectural Services Agreement** between the District and the Contractor dated **April 24, 2025** ("Agreement"), for the **Oakland High School and International Community School & Think College Now at Cesar Chavez Elementary School Turf & Field Replacement Project** ("Amendment No. 1 Project"), as set forth below and in the Exhibit A attached hereto and incorporated herein by this reference:

1. Services:	☐ The scope of work is <u>unchanged</u> .	☒ The scope of work has <u>changed</u> .
If scope of work changed: Provide brief description of revised scope of work including description of expected final results, such as services, materials, products, and/or reports; attach additional pages as necessary. The CONTRACTOR shall provide the following amended services: To provide design and architectural services for Oakland High School (\$326,945.00) and International Community Think College Now at Cesar Chavez (\$334,760.00), as outlined in the Proposal dated April 8, 2025, which is attached hereto as Schedule A of Exhibit A of this Amendment .		
2. Terms (duration):	☒ The term of the contract is <u>unchanged</u> .	
If term is changed: The contract term is extended _____.		
3. Compensation:	☐ The contract price is <u>unchanged</u> .	
If the compensation is changed: The not to exceed contract price is ☒ Increased by: <u>Six Hundred Sixty-One Thousand Seven Hundred Five Dollars and No/100 (\$661,705.00).</u> ☐ Decreased by _____ dollars and no/100 (\$_____). Prior to this amendment, the not-to-exceed total contract price was <u>ZERO Dollars and No/100 (\$0.00).</u> and after this amendment, the not-to-exceed total contract price will be: <u>Six Hundred Sixty-One Thousand Seven Hundred Five Dollars and No/100 (\$661,705.00).</u>		

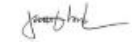
4. Amendment History:

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

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

- 5. Project Assignment.** The services under this Amendment for the Amendment No. 1 Project shall be performed by Contractor pursuant to the Project Assignment attached hereto as Exhibit A.
- 6. No Further Modifications.** Except as expressly modified by this Amendment, all other terms and condition of the Agreement remain unmodified and in full force and effect. In the event of any conflict between this Amendment and the Agreement, the terms of this Amendment shall control.
- 7. Entire Agreement.** This Amendment, together with the Agreement and any prior amendments thereto, constitutes the entire agreement between the parties concerning the Project and the subject matter hereof and superseded any prior or contemporaneous oral or written discussions, representations, or agreements regarding the same. No modification or waiver of any provision of this Amendment shall be binding unless in writing and signed by both parties.
- 8. Approval:** This Amendment is not effective, and no payment shall be made to Contractor based on this Amendment, until it is signed by Contractor and approved by the Board of Education.

9. **Authority.** Each party represents and warrants that it has full legal authority to enter into this Amendment and that the individuals executing this Amendment on behalf of the respective parties have been duly authorized to do so.

OAKLAND UNIFIED SCHOOL DISTRICT

Jennifer Brouhard, President,
Board of Education

5/29/2025

Date



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

5/29/2025

Date



Preston Thomas (May 2, 2025 07:09 PDT)
Preston Thomas, Chief Systems &
Services Officer

05/02/2025

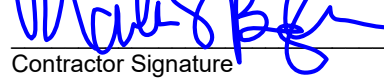
Date

Approval as to form:

James Traber, Esq.
Facilities Counsel

05/01/2025

Date

CONTRACTOR: VERDE DESIGN, INC.

05.01.25

Contractor Signature

Date

Mark S. Baginski, Principal

Print Name, Title

EXHIBIT “A”
Scope of Work for Amendment

Contractor Name: Verde Design, Inc.

1. Detailed Description of Services to be provided: : To provide design and architectural services for Oakland High School (\$326,945.00) and International Community Think College Now at Cesar Chavez (\$334,760.00), as outlined in the Proposal dated April 8, 2025, which is attached hereto as Schedule A of Exhibit A of this Amendment .

2. Specific Outcomes:

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

☐ Ensure a high quality instructional core	☐ Prepare students for success in college and careers
☐ Develop social, emotional and physical health	☒ Safe, healthy and supportive schools
☒ Create equitable opportunities for learning	☒ Accountable for quality
☐ High quality and effective instruction	☐ Full service community district

EXHIBIT A
TO
AMENDMENT NO. 1
PROJECT ASSIGNMENT

This Project Assignment is executed between Oakland Unified School District (“District”) and Verde Design, Inc (“Architect”) pursuant to the Master Agreement for Architectural Services (“Agreement”) between the Architect and the District dated April 24, 2025. By this reference, the Agreement is incorporated herein as if set forth in full.

1. Description of Work To Be Performed By Design Consultant

The Architect will provide design and architectural services for Oakland High School (\$326,945.00) and International Community Think College Now at Cesar Chavez (\$334,760.00), as outlined in the Proposal dated April 8, 2025, which is attached to this Assignment as Schedule A.

2. Project Budget (District's written statement of funds available to pay for all Project Costs)

Six Hundred Sixty-One Thousand Seven Hundred Five Dollars and No/100 (\$661,705.00).

3. Basic Services. The Architect will provide the following Basic Services noted below for the above-described Project.

Basic Services Phases

- X Schematic Design
- X Design Development
 - X Preliminary Plans Value Engineering
 - X Preliminary Plans Phase Constructability Review
- X Construction Documents
 - X Construction Drawings Value Engineering
 - X Construction Drawings Constructability Review
- X Bidding
- X Construction
- X Post-Construction

Design Consultants Included in Basic Services

- ☐ Structural
- X Civil
 - X On-Site
 - X Off-Site
- ☐ Mechanical
- ☐ Plumbing
- ☐ Electrical
- ☐ Telecommunications/Data
- X Landscaping
- ☐ Other: _____

Basic Services Submittal Schedule:

	START DATE	FINISH DATE
Schematic Design Phase	April 14, 2025	April 25, 2025
Initial Design Development Phase	April 28, 2025	May 2, 2025

Final Design Development Phase	May 5, 2025	May 9, 2025
Preliminary Plans Value Engineering; Constructability Review	Value Engineering: May 12, 2025 Constructability Review: May 12, 2025	Value Engineering: May 15, 2025 Constructability Review: May 15, 2025
Initial Construction Documents Phase	May 16, 2025	May 23, 2025
Final Construction Documents Phase	May 26, 2025	May 30, 2025
Construction Drawings Value Engineering; Constructability Review	Value Engineering: June 2, 2025 Constructability Review: June 2, 2025	Value Engineering: June 16, 2025 Constructability Review: June 6, 2025
Bidding	June 9, 2025	June 30, 2025
Construction	July 21, 2025	August 29, 2025
Post-Construction	September 1, 2025	September 19, 2025

4. Architect Compensation:

A. Payment Method:

- ☐ **Method A: Percentage of Computed Cost for New Construction and Additions**

Architect shall provide all the services identified as Basic Services as indicated above using the following fee schedule. To determine the Architect's Fee using this method, the computed cost of the project shall be multiplied by the applicable percentages below. The term "computed cost" is equal to the bid amount or Guaranteed Maximum Price plus any additive alternates not taken plus any change orders for additional scope of work.

- a. Nine (9%) percent of the first five hundred thousand dollars (\$500,000) of computed cost;
- b. Eight and one-half (8 ½ %) percent of the next five hundred thousand dollars (\$500,000) of computed cost;
- c. Eight (8%) percent of the next One Million Dollars (\$1,000,000) of computed cost;

- d. Seven (7%) percent of the next Four Million Dollars (\$4,000,000) of computed cost;
- e. Six (6%) percent of the next Four Million Dollars (\$4,000,000) of computed cost;
- f. Five (5%) percent of the computed cost in excess of (\$10,000,000).

Factory Built Portables. Four (4%) percent of the first Thirty-Five thousand Dollars (\$35,000) of the cost of factory built portables (Building cost only, all non-building costs and building costs beyond Thirty-Five Thousand Dollars shall be calculated per items a-f above).

(Reuse of Plans) Compensation for Re-use of Plans for new construction and addition projects shall be reduced from the full fee calculation to reflect savings due to re-use of existing documents as follows:

- a. 35% fee reduction for buildings only during Schematic Design Phase.
- b. 35% fee reduction for buildings only during Design Development Phase.
- c. 35% fee reduction for buildings only during Construction Document Phase.
- d. All other fees for buildings (DSA approval, Bidding and Construction Administration) shall be full fee.
- e. All fees related to the site development work shall be full fee.
- f. Design and engineering modifications due to program changes as required by the District, or code changes enacted subsequent to original plan approval, shall be billed as additional services or Re-use Fee reduction shall be adjusted to a mutually agreeable percentage to account for such changes.

Timeline of Payments under Method A

<u>Schematic Design (100% Completion):</u>	10% of Architect Fee
<u>Design Development (100% Completion):</u>	15% of Architect Fee
<u>Construction Documents (90% Completion):</u>	40% of Architect Fee, to be paid monthly based on actual level of completion.
<u>DSA Approval of Construction Drawings:</u>	5% of estimated Architect Fee
<u>Procurement Phase:</u>	5% of estimated Architect Fee as set forth on Attachment "A", when procurement is completed
<u>Construction Administration:</u>	25% of estimated Architect Fee, to be paid as follows: Procurement complete: 5% Construction 25% complete: 4% Construction 50% complete: 4% Construction 75% complete: 5% Construction 100% complete: 5%

	Submittal of final records: 2%
--	--------------------------------

☐ **Method B: Percentage of Computed Cost for Modernization, Renovation & Rehabilitation:**

- a. Twelve (12%) percent of the first five hundred thousand dollars (\$500,000) of computed cost;
- b. Eleven and one-half (11 ½ %) percent of the next five hundred thousand dollars (\$500,000) of computed cost;
- c. Eleven (11%) percent of the next One Million Dollars (\$1,000,000) of computed cost;
- d. Ten (10%) percent of the next Four Million Dollars (\$4,000,000) of computed cost;
- e. Nine (9%) percent of the next Four Million Dollars (\$4,000,000) of computed cost;
- f. Eight (8%) percent of the computed cost in excess of (\$10,000,000).

Billing shall proceed on the same timeline as payments for Method A.

X Method C Stipulated Sum: The Parties agree to a Stipulated Sum for all basic services and design consultants included in basic services. Billing shall proceed on the same timeline as payments for Method A.

☐ **Method D - Hourly Billing Rates:** Compensation for services rendered by principals and employees shall be based upon the rates as stated on the Design Consultant's Hourly Rate schedule which shall be attached hereto. The rates shall remain the same for the duration of each project. The total cost for the work shall not exceed [*insert not to exceed figure if desired*].

B. Additional Provisions

1. Architect shall receive one hundred and ten (110%) percent of all Reimbursable Expenses, expressly authorized in advance by the District in writing, except as specifically excluded, incurred by the Architect, the Architect's employees, and consultants in the interest of the Project.
2. If specialty consultants are required who are not included as part of Basic Services, then the District shall reimburse the Architect one hundred and ten (110%) percent of their actual cost.
3. If any portions of the Project are deleted or otherwise not constructed, compensation for those portions of the Project shall be payable to the extent services

are performed on those portions.

4. Architect shall receive reimbursement at cost for:
 - a. Reproduction of drawings and specifications in excess of the copies provided by this Agreement.
 - b. Architect shall receive reimbursement at cost for fees advanced for securing approval of authorities having jurisdiction over the Project.

SCHEDULE A
PROPOSAL

[see attached]



VERDE DESIGN

2455 The Alameda, Suite 200

Santa Clara, CA 95050

t 408.985.7200 f 408.985.7260

www.verdedesigninc.com

Revised April 29, 2025

Preston Thomas
Chief Systems and Services Office (CSSO)
Oakland Unified School District
955 High Street
Oakland, CA 94601

**RE: Oakland USD – Oakland High School Track and Turf Replacement Schematic Design, Contract Documents and Construction Administration
Verde Design Proposal No. 2505900M**

Dear Preston,

In response to Oakland Unified School District (OUSD or Client) request for proposal, Verde Design (VDI) is pleased to submit the following proposal for development of construction documents and to provide construction administration services for the replacement of the multi-use field and all-weather track surfacing at Oakland High School. The basis of our proposal is the RFP documents issued by OUSD and the previously prepared and referenced synthetic turf field, all-weather track assessment and recommendations provided by Verde Design.

Based subsequent conversations with the district it is our understanding that the projects will be delivered by CMAS or SourceWell contract and NOT Lease-Lease Back. This proposal shall remain valid for a period of sixty (60) days.

PROJECT APPROACH AND UNDERSTANDING:

Verde Design proposes to develop a contract document plan set and specifications package for the improvements identified within the previously prepared assessment that were determined to be existing safety, ADA accessibility, and deficiencies for both the existing all-weather track and synthetic turf field.

The following improvements are included:

1. Removal and recycling of the existing synthetic turf and infill per Shaw Sport Turf recycling program

2. ADA refinements to the parking lot, path of travel, drinking fountain(s), and accessible restroom improvements.
3. New Shaw GameOn synthetic turf carpet and organic infill for the multi/use football/soccer/unified lacrosse lines on the rectangular area of the field and a combination softball/baseball infield.
4. New subgrade, drain rock and extension of drainage system for new baseball/softball infield area (currently infield fines).
5. Extend e-layer to new infield area of field.
6. Plan for 20% repair of existing e-layer (as allowance in construction cost)
7. New track drain at edge of field
8. Re-slope track at bleachers to create positive flow of track to new track drain
9. Repair and resurface track and restripe – (Assuming this work will be a CMAS/SourceWell contract)
10. Irrigation and drainage structure modifications if/as needed
11. New athletic site furnishings such as new soccer and lacrosse goals, New football uprights, new foul poles, padding, trash receptacle, bases, and benches
12. New fencing and netting system
13. Storage Containers – Non-building type

A schematic design phase will consist of information gathering through consultant topographic survey and as-built information provided by OUSD. Upon execution of the contract, a review of the information provided will be summarized in a brief report and site plan confirming the full scope of work necessary for the project to gain DSA approval. This process will determine the final concept along with the project budget as the project progresses to the next phase of contract documents.

A contract document package will be provided to OUSD at 90% level with systems such as drainage, material plans and accessibility details at a more developed level for quantifying for a cost estimate to be provided with the submittal package. Since these improvements occur at a public school, coordination with the Division of the State Architect (DSA) will take place at this 90% initial submittal level. Based on the scope of improvements, we anticipate DSA reviews by for Access and Fire, Life, Safety. Comments from OUSD and DSA will be incorporated into a 100%/DSA Backcheck set submitted for DSA approval.

We understand that Shaw Sports Turf will be the sole source for synthetic turf for this project and as such will prepare and will enter a CMAS or SourceWell contract to provide the construction, product and installation of the improvements identified in the DSA approved documents. VDI would suggest OUSD provide Shaw with the DSA submittal set of plans and specifications to provide input and establish pricing prior to DSA comments and backcheck submittal. We understand that the all-weather track surfacing will also be provided via CMAS or SourceWell contract.

VDI will be retained for construction administration services through project completion and close-out. VDI has included RFI and submittal processing, substitution and change order evaluation, construction meeting attendance up to eight meetings, and generating a punch list. VDI would suggest the field submittals begin during the time when DSA is reviewing the plans to allow for the field to be manufactured at the earliest moment.

VDI is retaining consultants on the project to provide specialized services for this project. We have included the following:

1. **K2A Architects** will provide Accessibility and Design Professional in Responsible Charge (DPIRC) services for the project. For the purposes of this proposal, it is assumed that only minor items such as adjustments to signage, soap dispensers, and the like will be needed. If structural, fire alarm or mechanical or plumbing upgrades are required we have provided an allowance as part of our proposal to address these unknowns.
2. **Sandis** will provide topographic and visible utility surveying services. (*Time Saver Approach – we will identify the specific deficient accessibility items and target the topographic survey to these specific area versus capturing the entire project area.*)
3. **AKH Structural Engineers** will provide any necessary structural engineering.

Given the very quick turnaround of this proposal, in some cases we are using allowances for certain aspects of the project which require further investigation to fully identify the scope of work necessary. In these cases, once we are under contract we will conduct investigations and provide a fixed fee price for the services needed.

We believe that given the nature of the work and the proposed time frame for the project we will file for an erosivity waiver form the State Water Resource Control

board for the project. If the scope or timing of the project were to change then an SWPPP may be needed at which time we can provide as an additional service.

SCOPE OF SERVICES

Based on past similar successful projects, VDI proposes the following detailed scope of work for the above-mentioned Project Understanding:

A Schematic Design Phase

1. Gather information from available as-builts from OUSD.
2. Contact DSA to review the projects and identify an accelerated process to approval.
3. Conduct site investigations/visits, site survey as needed. Coordinate with consultant team, as necessary.
4. Prepare conceptual plan options based on the programmatic elements described in the understanding above.
 - a) Initial Material (Site) Plan of Multi-use field repositioned to allow for football, soccer and new unified lacrosse lines, addition of new synthetic turf combination infield for baseball and softball. **Note – Due to multi-sport use the baseball mound will need to be portable.** All-weather track surfacing and ADA improvements.
 - b) Material Cutsheets of proposed programmed elements.
 - c) Rough Order of Magnitude Cost Estimates
5. Internal review, preparation, and agenda for concept review meeting.
6. Conduct concept review meeting with OUSD to determine level of improvements and project budget.
7. Based on input received during concept review meeting refine plans into the final conceptual plans for review with OUSD.
8. Prepare 50% Progress Set to include the following plans for inclusion in the cost analysis:
 - a) Revised Material (Site) Plan of multi-use field and all-weather track surfacing
 - b) Draft Accessibility Plan
 - c) Draft Construction Details
 - d) Revised Rough Order of Magnitude Cost Estimates
9. Final meeting with OUSD to share final concept and costs.
10. Submit 50% Progress Set to DSA.

11. Project Administration as required to coordinate the work with the consultant team.

B Construction Document Package – 90%/DSA Initial Submittal

Upon receiving comments from OUSD and receiving authorization to proceed into construction documentation, incorporate comments into the 50%/DSA initial construction documents.

1. Develop drawings and details completed to a 90%/DSA Initial construction document level as required for the synthetic turf field area and coordinating with OUSD as needed to coordinate the overall package.
2. The following drawings will be provided related to the project:
 - a) Cover Sheet
 - b) Accessibility Routing Plan.
 - c) Existing Conditions/As built/Survey Plan.
 - d) Erosion Control Plan.
 - e) Demolition Plan.
 - f) Grading Plan; Drainage/Utility Plan.
 - g) Layout Plan.
 - h) Material/Detail Reference Plan.
 - i) Irrigation Plan.
 - j) Construction Details for the above items.
 - k) Technical Specifications (Scope related section only (MS Word format), and coordinate with OUSD Division One Specifications
3. Statement of probable construction costs.
4. In-house redline and revisions.
5. Submittal preparation and DSA coordination.
6. Share DSA submittal set with OUSD, Shaw Sports Turf and All-Weather Track Surfacing Vendor.
7. Redline and review Quality Control (QC).
8. Attend a meeting to review the package with OUSD and Shaw Sports Turf. Meeting agenda and minutes are to be provided.
9. Project Administration as required to coordinate the work with DSA and OUSD.

C Construction Document Package – 100%/DSA Backcheck

Based on DSA Review of initial 90% package, Verde Design to prepare 100%/DSA Backcheck Submittal Package

1. Review DSA, OUSD and SHAW comments and incorporate into Backcheck submittal.
2. Prepare 100%/DSA Backcheck Submittal Package.
3. Revise specifications to incorporate comments.
4. Final redline and review Quality Control (QC).
5. Submittal preparation and DSA backcheck coordination as necessary to gain DSA approval.
6. After DSA approval, Verde Design will coordinate with OUSD the transfer of an electronic set of stamped and signed plans and specifications. OUSD will be disbursement to Shaw Sports Turf for final GMP.
7. Project Administration as required to coordinate the work with OUSD/Shaw Sports Turf.

D Construction Administration Services

1. Review and respond to bidder requests.
2. Attend one (1) pre-construction meeting.
3. Process and coordinate submittals and shop drawings (max. 2 submittals for any one product; additional re-submittals will be billed on an additional Time-and-Materials basis)
4. Visit project site during existing turf removal process and inspect base for any potential issues.
5. Visit project site up to ten (10) times to inspect installation procedures for new field product.
6. RFI coordination and processing.
7. Change Orders evaluation.
8. Substitution request evaluation.
9. Provide attendance at one stringline test of the base prior to Brock pad and synthetic turf installation.
10. Provide one (1) substantial completion walk through and generate a punch list.
11. Complete one (1) final walkthrough for the turf installation and generate final punch list, if necessary. All subsequent punch walks will be billed on an additional Time-and-Materials basis.

12. Review all Contractor warranties/guaranties and M&O documentation for our scope of work.
13. Close project and organize electronic files, plans, and construction binders, and finalize turf field testing requirements.

PROJECT SCHEDULE:

We understand the District has a desired schedule of Starting construction on June 1 and completion of the construction on August 1 of 2025. Our design schedule has been developed based on an accelerated design schedule to best meet these objectives. We are, however, limited by the schedule DSA can accommodate and with predictable timeframes for DSA review. We have contacted DSA to ascertain current schedule for projects being submitted and have included these presumed dates in our schedule.

VDI will initiate the project by speaking with DSA regarding the project and if there are any steps we can take along the way to accelerate the project via special processes or approaches to the work. We do plan to submit the DSA 1 Reg within 24 hours of approval to begin the clock moving.

Below we have listed the milestone dates we anticipate for the project based on the information available.

- | | |
|---|-----------------|
| 1. Project kick-off/DSA Registration | 4/14/25 |
| 2. 50% DSA Progress Set | 4/29/25 |
| 3. 90% DSA Submittal | 5/28/25 |
| 4. DSA Backcheck Submittal/Shaw Sports Turf Pricing | 7/4/25 |
| 5. Estimated Construction Period | 7/30/25-12/4/25 |

The project contract dates of 5/28/2025- 5/28/2026 as provided by the OUSD project manager are acceptable to VDI.

PROFESSIONAL COMPENSATION:

For above proposed scope of services that is based on our project understanding and the project timeline identified above, Verde Design, Inc. respectfully proposes a lump sum fee of **\$296,945**. Please see below a breakdown noting each phase's fee amount and consultant fees as well:

Verde Design

Schematic Design Phase:	\$ 26,570
Contract Document – 90%/Initial DSA:	\$ 62,605
Contract Document – 100%/DSA Backcheck:	\$ 41,115
Construction Administration Services:	\$ 53,025

Consultant Fees

K2A Architects Fees:	\$ 80,300
AKH Structural Engineer	\$ 16,060
Sandis Survey Fees:	\$ 17,270
Total Fees:	\$296,945

This fee is based on the current hourly rate of the office as defined by our attached current Charge Rate Schedule, as well as the anticipated work effort that will be required to successfully complete this project.

OPTIONAL SERVICES:

1. Contingency – Architectural Improvements	\$ 30,000
Total Optional Service Fees:	\$ 30,000

CHANGE IN SERVICES:

District may order changes in scope, character, or service, either decreasing or increasing the amount of Verde Design's services, and if necessary, changing the character of services. If such changes are ordered, Consultant is entitled to full compensation for all services performed and expense incurred prior to receipt of notice of change.

CLIENTS. SPONSIBILITIES:

To complete the items described in Scope of Services above, we respectfully ask OUSD to provide the following information.

1. Athletic programming needs including specific field layout and identification of what sports and activities will be programmed.

2. Any record drawings showing utilities that may serve anticipated improvements. These may include drainage, utilities, irrigation, electrical, etc.
3. Local codes, ordinances, and policies.
4. Development and maintenance practice guidelines.
5. Other pertinent data including as-built documents showing existing infrastructure, water source, available water pressure controller location, connection locations for water, drainage locations for the combined sewer and storm system, site grading, and any specific owner requests regarding field design and maintenance.
6. Any specific OUSD requests regarding project budget and schedule.
7. Permit Fees
8. Testing and Inspection Fees
9. CEQA

SPECIAL PROVISIONS:

Without attempting to be all-inclusive and for purposes of clarity, the following items are specifically not included in the Scope of Services.

1. Presentations to public bodies.
2. Engineering (Electrical, Mechanical)
3. Construction Management services.
4. Subsurface and utility investigation/validation.
5. Existing synthetic turf environmental testing (may be required by specific landfills)
6. Utility relocation design and documentation services and other elements excluded above in the scope of work
7. Environmental review, studies, or CEQA documentation.
8. Work outside the identified project area
9. Meetings other than those listed
10. QSD/P services
11. Any permit or application fees required for this project
12. Permitting or Coordination with public agencies (other than DSA and OUSD)
13. Testing and Inspection fees
14. New backstop, dugouts, or foul line fencing /netting – can be provided as an additional service if requested

BILLINGS AND PAYMENT:

Invoices will be sent by the 10th of the month for work completed through the 25th of the previous month. Any additional services will be billed separate from contracted services. Payment is due and payable within 30 days of the statement date.

Preston, if this proposal meets with your approval, please sign where indicated below and return this signed proposal as a verification of Scope of Services. Thank you for the opportunity to continue working with OUSD. We really value our positive professional relationship!

Respectfully Submitted,
Verde Design



Mark Baginski, RLA
Principal

PROPOSAL APPROVED BY:
Oakland Unified School District

Name

Date

CC: Verde Design Distribution
Attachment: Charge Rate Schedule



Revised April 29, 2025

Preston Thomas
Chief Systems and Services Office (CSSO)
Oakland Unified School District
955 High Street
Oakland, CA 94601

**RE: Oakland USD – International Community School (Cesar Chavez)
Turf Replacement Schematic Design, Contract Documents and Construction
Administration
Verde Design Proposal No. 2506000M**

Dear Preston,

In response to Oakland Unified School District (OUSD or Client) request for proposal, Verde Design (VDI) is pleased to submit the following proposal for development of construction documents and to provide construction administration services for the replacement of the soccer and softball fields at the International Community School. The basis of our proposal is the RFP documents issued by OUSD and the previously prepared and referenced synthetic turf field assessment and recommendations for International Community School softball field and soccer field provided by Verde Design.

Based subsequent conversations with the district it is our understanding that the projects will be delivered by CMAS or SourceWell contract and NOT Lease-Lease Back. This proposal shall remain valid for a period of sixty (60) days.

PROJECT APPROACH AND UNDERSTANDING:

Verde Design proposes to develop a contract document plan set and specifications package for the improvements identified within the previously prepared assessment that were determined to be existing safety, ADA accessibility, and deficiencies for both the softball and soccer fields.

The following improvements are included:

1. Removal and recycling of the existing synthetic turf and infill per Shaw Sport Turf recycling program
2. ADA refinements to the parking lot, path of travel, drinking fountain(s), and accessible restroom improvements.
3. New Shaw GameOn synthetic turf carpet and organic infill for the softball and soccer fields, inclusion of
4. New Brock YSR-XD drainage/shock pad
5. New perimeter trench piping and drain rock.
6. Perimeter rock grade adjustments to accept new Brock pad
7. Irrigation and drainage structure modifications if/as needed
8. New athletic site furnishings such as goals, foul poles, padding, trash receptacle, bases, and benches
9. New Clamshell backstop – to limit foul balls from leaving the field to the rear.
10. Perimeter fencing upgrades at Softball field to eliminate existing parked car and field fence interference.
11. New chainlink dugouts with roof
12. Storage Containers – Non-building type

A schematic design phase will consist of information gathering through consultant topographic survey and as-built information provided by OUSD. Upon execution of the contract, a review of the information provided will be summarized in a brief report and site plan confirming the full scope of work necessary for the project to gain DSA approval. This process will determine the final concept along with the project budget as the project progresses to the next phase of contract documents.

A contract document package will be provided to OUSD at a 90% level with systems such as drainage, material plans and accessibility details at a more developed level for quantifying for a cost estimate to be provided with the submittal package. Since these improvements occur at a public school, coordination with the Division of the State Architect (DSA) will take place at this 90% initial submittal level. Based on the scope of improvements, we anticipate DSA reviews by for Access and Fire/Life Safety. Comments from OUSD and DSA will be incorporated into a 100%/DSA Backcheck set submitted for DSA approval.

We understand that Shaw Sports Turf will be the sole source for the project and as such will prepare and will enter a CMAS or SourceWell contract to provide the

construction, product and installation of the improvements identified in the DSA approved documents. VDI would suggest OUSD provide Shaw with the DSA submittal set of plans and specifications to provide input and establish pricing prior to DSA comments and backcheck submittal.

VDI will be retained for construction administration services through project completion and close-out. VDI has included RFI and submittal processing, substitution and change order evaluation, construction meeting attendance up to eight meetings, and generating a punch list. VDI would suggest the field submittals begin during the time when DSA is reviewing the plans to allow for the field to be manufactured at the earliest moment.

VDI is retaining consultants on the project to provide specialized services for this project. We have included the following:

1. **K2A Architects** will provide Accessibility and Design Professional in Responsible Charge (DPIRC) services for the project. For the purposes of this proposal, it is assumed that only minor items such as adjustments to signage, soap dispensers, and the like will be needed. If structural, fire alarm or mechanical or plumbing upgrades are required we have provided an allowance as part of our proposal to address these unknowns.
2. **Sandis** will provide topographic and visible utility surveying services. (*Time Saver Approach – we will identify the specific deficient accessibility items and target the topographic survey to these specific area versus capturing the entire project area.*)
3. **AKH Structural Engineers** will provide any necessary structural engineering.

Given the very quick turnaround of this proposal, in some cases we are using allowances for certain aspects of the project which require further investigation to fully identify the scope of work necessary. In these cases, once we are under contract we will conduct investigations and provide a fixed fee price for the services needed.

We believe that given the nature of the work and the proposed time frame for the project we will file for an erosivity waiver form the State Water Resource Control board for the project. If the scope or timing of the project were to change then an SWPPP may be needed at which time we can provide as an additional service.

SCOPE OF SERVICES

Based on past similar successful projects, VDI proposes the following detailed scope of work for the above-mentioned Project Understanding:

A Schematic Design Phase

1. Gather information from available as-builts from OUSD.
2. Contact DSA to review the projects and identify an accelerated process to approval.
3. Conduct site investigations/visits, site survey as needed. Coordinate with consultant team, as necessary.
4. Prepare conceptual plan options based on the programmatic elements described in the understanding above.
 - a) Initial Material (Site) Plan of Soccer with youth and adult soccer field layouts at Cesar Chavez Soccer Field and little league/softball layouts on the adjacent field.
 - b) Material Cutsheets of proposed programmed elements.
 - c) Rough Order of Magnitude Cost Estimates
5. Internal review, preparation, and agenda for concept review meeting.
6. Conduct concept review meeting with OUSD to determine level of improvements and project budget.
7. Based on input received during concept review meeting refine plans into the final conceptual plans for review with OUSD.
8. Prepare 50% Progress Set to include the following plans for inclusion in the cost analysis:
 - a) Revised Material (Site) Plan of Soccer and Softball Fields
 - b) Draft Accessibility Plan
 - c) Draft Construction Details
 - d) Revised Rough Order of Magnitude Cost Estimates
9. Final meeting with OUSD to share final concept and costs.
10. Submit 50% Progress Set to DSA.
11. Project Administration as required to coordinate the work with the consultant team.

B Construction Document Package – 90%/DSA Initial Submittal

Upon receiving comments from OUSD and receiving authorization to proceed into construction documentation, incorporate comments into the 90%/DSA initial construction documents.

1. Develop drawings and details completed to a 90%/DSA Initial construction document level as required for the synthetic turf field area and coordinating with OUSD as needed to coordinate the overall package.
2. The following drawings will be provided related to the project:
 - a) Cover Sheet
 - b) Accessibility Routing Plan.
 - c) Existing Conditions/As built/Survey Plan.
 - d) Erosion Control Plan.
 - e) Demolition Plan.
 - f) Grading Plan; Drainage/Utility Plan.
 - g) Layout Plan.
 - h) Material/Detail Reference Plan.
 - i) Irrigation Plan.
 - j) Construction Details for the above items.
 - k) Technical Specifications (Scope related section only (MS Word format), and coordinate with OUSD Division One Specifications
3. Statement of probable construction costs.
4. In-house redline and revisions.
5. Submittal preparation and DSA coordination.
6. Share DSA submittal set with OUSD and Shaw Sports Turf.
7. Redline and review Quality Control (QC).
8. Attend a meeting to review the package with OUSD and Shaw Sports Turf. Meeting agenda and minutes are to be provided.
9. Project Administration as required to coordinate the work with DSA and OUSD.

C Construction Document Package – 100%/DSA Backcheck

Based on DSA Review of initial 90% package, Verde Design to prepare 100%/DSA Backcheck Submittal Package

1. Review DSA, OUSD and SHAW comments and incorporate into Backcheck submittal.
2. Prepare 100%/DSA Backcheck Submittal Package.

3. Revise specifications to incorporate comments.
4. Final redline and review Quality Control (QC).
5. Submittal preparation and DSA backcheck coordination as necessary to gain DSA approval.
6. After DSA approval, Verde Design will coordinate with OUSD the transfer of an electronic set of stamped and signed plans and specifications. OUSD will be disbursement to Shaw Sports Turf for final GMP.
7. Project Administration as required to coordinate the work with OUSD/Shaw Sports Turf.

D Construction Administration Services

1. Review and respond to bidder requests.
2. Attend one (1) pre-construction meeting.
3. Process and coordinate submittals and shop drawings (max. 2 submittals for any one product; additional re-submittals will be billed on an additional Time-and-Materials basis)
4. Visit project site during existing turf removal process and inspect base for any potential issues.
5. Visit project site up to ten (10) times to inspect installation procedures for new field product.
6. RFI coordination and processing.
7. Change Orders evaluation.
8. Substitution request evaluation.
9. Provide attendance at one stringline test of the base prior to Brock pad and synthetic turf installation.
10. Provide one (1) substantial completion walk through and generate a punch list.
11. Complete one (1) final walkthrough for the turf installation and generate final punch list, if necessary. All subsequent punch walks will be billed on an additional Time-and-Materials basis.
12. Review all Contractor warranties/guaranties and M&O documentation for our scope of work.
13. Close project and organize electronic files, plans, and construction binders, and finalize turf field testing requirements.

PROJECT SCHEDULE:

We understand the District has a desired schedule of starting construction on June 1 and completion of the construction on August 1 of 2025. Our design schedule has been developed based on an accelerated design schedule to best meet these objectives. We are, however, limited by the schedule DSA can accommodate and with predictable timeframes for DSA review. We have contacted DSA to ascertain current schedule for projects being submitted and have included these presumed dates in our schedule.

VDI will initiate the project by speaking with DSA regarding the project and if there are any steps we can take along the way to accelerate the project via special processes or approaches to the work.

Below we have listed the milestone dates we anticipate for the project based on the information available.

- | | |
|---|-----------------|
| 1. Project kick-off/DSA Registration | 4/14/25 |
| 2. 50% DSA Progress Set | 4/23/25 |
| 3. 90% DSA Submittal | 5/27/25 |
| 4. DSA Backcheck Submittal/Shaw Sports Turf Pricing | 7/2/25 |
| 5. Estimated Construction Period | 7/24/25-9/25/25 |

The project contract dates of 5/28/2025- 5/28/2026 as provided by the OUSD project manager are acceptable to VDI.

PROFESSIONAL COMPENSATION:

For above proposed scope of services that is based on our project understanding and the project timeline identified above, Verde Design, Inc. respectfully proposes a lump sum fee of **\$304,760**. Please see below a breakdown noting each phase's fee amount and consultant fees as well:

Verde Design

Schematic Design Phase:	\$ 26,570
Contract Document – 90%/Initial DSA:	\$ 62,605
Contract Document – 100%/DSA Backcheck:	\$ 41,115
Construction Administration Services:	\$ 46,760

Consultant Fees

K2A Architects Fees:	\$ 95,700
AKH Structural Engineer	\$ 14,740
Sandis Survey Fees:	\$ 17,270
Total Fees:	\$ 304,760

This fee is based on the current hourly rate of the office as defined by our attached current Charge Rate Schedule, as well as the anticipated work effort that will be required to successfully complete this project.

OPTIONAL SERVICES:

1. Contingency – Architectural Improvements	\$ 30,000
Total Optional Service Fees:	\$ 30,000

CHANGE IN SERVICES:

District may order changes in scope, character, or service, either decreasing or increasing the amount of Verde Design's services, and if necessary, changing the character of services. If such changes are ordered, Consultant is entitled to full compensation for all services performed and expense incurred prior to receipt of notice of change.

CLIENTS. SPONSIBILITIES:

To complete the items described in Scope of Services above, we respectfully ask OUSD to provide the following information.

1. Athletic programming needs including specific field layout and identification of what sports and activities will be programmed.
2. Any record drawings showing utilities that may serve anticipated improvements. These may include drainage, utilities, irrigation, electrical, etc.
3. Local codes, ordinances, and policies.
4. Development and maintenance practice guidelines.
5. Other pertinent data including as-built documents showing existing infrastructure, water source, available water pressure controller location, connection locations for water, drainage locations for the combined sewer and

storm system, site grading, and any specific owner requests regarding field design and maintenance.

6. Any specific OUSD requests regarding project budget and schedule.
7. Permit Fees
8. Testing and Inspection Fees
9. CEQA

SPECIAL PROVISIONS:

Without attempting to be all-inclusive and for purposes of clarity, the following items are specifically not included in the Scope of Services.

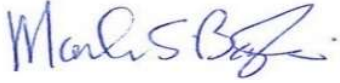
1. Presentations to public bodies.
2. Engineering (Electrical, Mechanical)
3. Construction Management services.
4. Subsurface and utility investigation/validation.
5. Existing synthetic turf environmental testing (may be required by specific landfills)
6. Utility relocation design and documentation services and other elements excluded above in the scope of work
7. Environmental review, studies, or CEQA documentation.
8. Work outside the identified project area
9. Meetings other than those listed
10. QSD/P services
11. Any permit or application fees required for this project
12. Permitting or Coordination with public agencies (other than DSA and OUSD)
13. Testing and Inspection fees

BILLINGS AND PAYMENT:

Invoices will be sent by the 10th of the month for work completed through the 25th of the previous month. Any additional services will be billed separate from contracted services. Payment is due and payable within 30 days of the statement date.

Preston, if this proposal meets with your approval, please sign where indicated below and return this signed proposal as a verification of Scope of Services. Thank you for the opportunity to continue working with OUSD. We really value our positive professional relationship!

Respectfully Submitted,
Verde Design



Mark Baginski, RLA
Principal

PROPOSAL APPROVED BY:
Oakland Unified School District

Name

Date

CC: Verde Design Distribution
Attachment: Charge Rate Schedule

DIVISION OF FACILITIES PLANNING AND MANAGEMENT ROUTING FORM

Project Information

Project Name	Oakland High School Turf Field Replacement International Community Think College Now at Cesar Chavez Turf Replacement	Site	353-913
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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	☒ Proof of general liability insurance, including certificates and endorsements, if contract is over \$15,000 ☒ Workers compensation insurance certification, unless vendor is a sole provider
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Contractor Information

Contractor Name	Verde Design, Inc.	Agency's Contact		Mark Baginski				
OUSD Vendor ID #	004498	Title		Principal				
Street Address	2455 The Alameda	City	Santa Clara	State	CA	Zip	95050	
Telephone	408-985-7260	Policy Expires						
Contractor History	Previously been an OUSD contractor? ☒ Yes ☐ No		Worked as an OUSD employee? ☐ Yes ☒ No					
OUSD Project #	25025 & 25024							

Term of Original/Amended Contract

Date Work Will Begin (i.e., effective date of contract)	5-29-2025	Date Work Will End By (not more than 5 years from start date; for construction contracts, enter planned completion date)	
		New Date of Contract End (If Any)	5-29-2026

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	\$ 661,705.00
Other Expenses		Requisition Number	

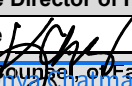
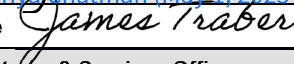
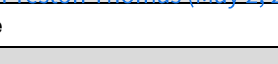
Budget Information

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

Resource #	Funding Source	Org Key	Object Code	Amount
2600/9000	Fund 1 ELOP	010-2600-0-9000-8500-6215-913-9220-0092-9999-25025	6215	\$334,760.00
		010-2600-0-9000-8500-6215-913-9220-0092-9999-25024	6215	\$326,945.00

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.	Executive Director of Facilities				
	Signature 	Date Approved	05/01/2025		
2.	General Counsel of Facilities				
	Signature 	Date Approved	05/01/2025		
3.	Chief Systems & Services Officer				
	Signature 	Date Approved	05/02/2025		
4.	Chief Financial Officer				
	Signature 	Date Approved			
5.	President, Board of Education				
	Signature	Date Approved			

Board Office Use: Legislative File Info.	
File ID Number	25-0843
Introduction Date	04-23-2025
Enactment Number	25-0591
Enactment Date	4/23/2025 os



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

Memo

To	Board of Education
From	Kyla Johnson-Trammell, Superintendent Preston Thomas, Chief Systems & Services Officer, Division of Facilities Planning and Management – Kenya Chatman, Executive Director of Facilities
Board Meeting Date	April 23, 2025
Subject	Design Consultant Services Master Agreement For Various School Projects– Verde Design, Inc. -Turf Field Replacement Projects Various Sites – Division of Facilities Planning and Management
Action Requested	Approval by the Board of Education of Design Consultant Services Master Agreement For Various School Projects, by and between the District and Verde Design, Inc., Santa Clara, CA, for the latter to provide design and architectural services for the District’s Turf and Field Replacement Projects at various school sites, in the not-to-exceed amount of \$0, with work scheduled to commence on April 24, 2025, and scheduled to end on April 1, 2028. Future projects under this Master Agreement will be executed through amendments for the Turf and Field Replacement at Various Sites Project.
Discussion	Consultant was 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.)
LBP (Local Business Participation Percentage)	50%
Recommendation	Approval by the Board of Education of Design Consultant Services Master Agreement For Various School Projects, by and between the District and Verde Design, Inc., Santa Clara, CA, for the latter to provide design and architectural services for the District’s Turf and Field Replacement Projects at various school sites, in the not-to-exceed amount of \$0, with work scheduled to commence on April 24, 2025, and scheduled to end on April 1, 2028. Future projects under this Master Agreement will be executed through amendments for the Turf and Field Replacement at Various Sites Project.
Fiscal Impact	Fund 21 – Building Fund Measure Y
Attachments	• Justification Form • Agreement, including Exhibits • 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. 25-0843

Department: Division of Facilities Planning and Management

Vendor Name: Verde Design, Inc.

Project Name: Turf Field Replacement Projects Various Sites Project No.: 918

Contract Term: Intended Start: 04-24-2025 Intended End: 04-01-2028

Total Cost Over Contract Term: \$0.00

Approved by: Preston Thomas

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?

RFQ was issued on March 3, 2025, to select competitive and qualified design consultants and architectural firms for inclusion in a pool dedicated to the successful and timely execution of specialty turf field projects across various sites. This process ensures that only experienced professionals, capable of delivering high-quality design and construction solutions, are chosen to contribute to the development of these projects, meeting both the technical and logistical demands of each location.

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

The master agreement will encompass a range of tasks for turf field replacement projects. This includes the removal of existing turf, preparation of the base to support the new turf, and the installation of the new field. Additionally, the scope of services will ensure compliance with drainage requirements to maintain optimal field conditions and adhere to ADA accessibility standards, ensuring safe and inclusive access for all users.

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?

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.)

2) Please check the competitive bidding exception relied upon:

Construction Contract:

- ☐ Price is at or under UPCCAA threshold of \$60,000 (as of 1/1/19)
- ☐ 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 \$109,300 or less (as of 1/1/23)
- ☐ No advantage to bidding (including sole source) – *contact legal counsel to discuss if applicable*

Purchasing Contract:

- ☐ Price is at or under bid threshold of \$109,300 (as of 1/1/23)
- ☐ 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 \$109,300 (as of 1/1/23)
- ☐ 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:

- 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.)

POLICY NUMBER 605016326

COMMERCIAL GENERAL LIABILITY

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED – OWNERS, LESSEES OR
ORGANIZATION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name of Person or Organization:

Oakland Unified School District, its Officers, Officials, Employees and Volunteers.

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

Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

It is agreed that this insurance is primary, and that any insurance issued to the additional insured applicable to a loss, other than that provided by this endorsement, shall be excess over this insurance, to the extent any insured, other than the additional insured, is solely negligent for any liabilities, losses, claims, suits, judgments, injuries, costs and/or otherwise demands.

DESIGN CONSULTANT SERVICES MASTER AGREEMENT FOR VARIOUS SCHOOL PROJECTS

This Design Consultant Services Agreement (“Agreement”) is entered into this **April 24, 2025**, (“Effective Date”) by and between **OAKLAND UNIFIED SCHOOL DISTRICT** (“District”) and **VERDE DESIGN, INC.** (“Design Consultant” or “Architect”). District and/or Design Consultant may be referred to individually herein as a “Party,” or collectively as the “Parties.”

RECITALS

A. The District is a California school district duly organized and validly existing under the laws of the state of California.

B. The Design Consultant is a professional services firm duly organized under the laws of the state of California. The Design Consultant represents it has the background, knowledge, licensing, experience and skill necessary to provide the services set forth in this Agreement.

C. The District and Design Consultant desire to enter into an agreement for the Design Consultant to provide the District with professional services on selected projects (each hereinafter referred to as a “Project”) as requested and authorized by specific authorization prepared and submitted by the Design Consultant for approval by the District, each hereinafter referred to as the “Project Authorization.”

D. It is the intention of the Parties that the Design Consultant provide the District, pursuant to each executed Project Authorization, architectural and engineering services under the management and oversight of the District’s staff for the Project.

E. As required by applicable law, personnel of the Design Consultant and its Subconsultants shall be duly licensed as architects and/or registered as engineers under the laws of the state of California and are otherwise qualified and capable of providing and performing the Basic Services and its other obligations under this Agreement in accordance with the terms hereof.

NOW, THEREFORE, it is mutually agreed by and between the undersigned Parties as follows:

ARTICLE 1. GENERAL PROVISIONS

1.1. SCOPE OF SERVICES

- A. The District shall authorize the Design Consultant to proceed on each Project with a written Project Authorization which:
1. Provides a description of the type, size and scope of the Project;
 2. States the Project Budget;
 3. Specifies the Basic Services and/or Additional Services required of the Design Consultant;
 4. Identifies the services and responsibilities of the District or others for the Project;
 5. States method and/or amount of compensation to be paid to the Design Consultant for its services;
 6. Identifies the key Personnel to be used for the project;
 7. Identifies the specific Subconsultants to be used for the project;
 8. States the Preliminary Project Schedule;
 9. Indicates additional or special provisions related to the Project and/or modifications to this Agreement that may pertain to the Project.
- B. A Project Authorization, when signed by the District and the Design Consultant, shall become an effective and integral part of this Agreement with each and all of the provisions of one such document applying to the other as to the applicable Project, except as specifically modified or set

forth to the contrary in the Project Authorization.

- C. The District and Design Consultant have endeavored to delineate the scope of the Basic Services to be provided by Design Consultant in Article 2, below. Such descriptions are not intended to be comprehensive, it being understood that Design Consultant shall be required, without adjustment or addition to the fixed rates or maximum compensation agreed to herein, to provide any services, whether or not listed in Article 2 that are within the scope of its field of professional practice and that are reasonably inferable as being necessary, or that would be customarily furnished by other providers of professional services of the type and nature provided for in this Agreement, to accomplish the Basic Services set forth in Article 2. Should the District proceed to perform the Project in multiple phases, such Scope of Services, as further described herein, shall be applicable to all phases of the Project. To the extent there are any ambiguities and/or conflicting terms and provisions as between the Design Consultant's Proposal and this Agreement, this Agreement shall control and govern.

1.2. PERFORMANCE STANDARDS

All services performed under this Agreement shall be performed by the Design Consultant and its Subconsultants in a manner consistent with the standard of care under California law applicable to those who provide similar services for projects of the type, scope and complexity of the Project subject to this Agreement in the locality of the Project; the Applicable Laws; the terms of this Agreement; and using their professional skill and judgment (hereinafter "Standard of Care"). Design Consultant shall strictly comply with all the terms of this Agreement.

1.3. AUTHORITY OF THE DESIGN CONSULTANT

Design Consultant's authority to act on behalf of District is limited to its scope of authority set forth in this Agreement. Notwithstanding anything else stated in this Agreement or any Contract Documents, Design Consultant does not have the express or implied authority to obligate District to any expenditure of money or extension of contractual time periods, including, without limitation, any adjustment to the price or time of performance of any contract between District and its Contractors, Separate Contractors, Specialty Consultants, Program Manager or other third persons or parties. The Design Consultant shall be liable to the District and third parties for the consequences of the Design Consultant's actions or conduct exceeding the limited scope of the Design Consultant's authority to act on behalf of the District.

1.4. KEY PERSONNEL

1.4.1. Of Essence. The services to be provided by Design Consultant under this Agreement shall be performed or directed by the Key Personnel, as identified in the Project Authorization.

1.4.2. Commitment, Cooperation. Recognizing the necessity of a close working relationship with the District, the Design Consultant's principals and employees shall furnish the skill, efforts and judgment of its organization in the performance of their duties and responsibilities under this Agreement, subject at all times to District's discretion, and provide their knowledge, ideas, experience and abilities relating to the efficient design and construction of the Project and to cooperate fully with all members of the Project Team.

1.4.3. Additions, Removals, Replacements.

- 1. Additions.** It is contemplated that from time to time individuals will be added to the list of Key Personnel as necessary and appropriate to the stages of planning, programming, designing and constructing of the Project. Design Consultant shall anticipate the need for such additions by submitting to the District no later than seven (7) Days prior to the need therefore, a proposed amendment to the list of Key Personnel setting forth the Design Consultant's proposed additions and the reasons for such additions. The District shall promptly review the proposed additions and either

approve or disapprove thereof in writing, along with a statement of the reasons for any disapproval. Design Consultant shall not employ any individual to perform the functions as Key Personnel without the advance approval of the District, which approval may be granted or withheld in their sole discretion.

2. **Removals.** Design Consultant shall not, for so long as any person serving as Key Personnel is employed by Design Consultant, remove, substitute or reduce the level of effort of such person without the District's prior written approval, which may be granted or withheld in its sole discretion. If District is dissatisfied with the services rendered by any Key Personnel, Design Consultant shall promptly recommend a substitute person.
3. **Replacements.** If any Key Personnel ceases employment with Design Consultant or is requested to be removed pursuant to Paragraph 1.4.3.2 above, then Design Consultant shall promptly notify District of a proposed substitute person of at least equal qualifications to perform the same functions to be approved by District, which approval may be granted or withheld in its sole discretion. Design Consultant shall bear, at its own expense and without reimbursement by District, all costs associated with replacing, for any reason, any Key Personnel.

1.4.4. **Engagement by District.** In the event Design Consultant ceases its business operations altogether or this Agreement is terminated by District for cause, District shall have the right, but not the obligation, without liability or obligation to Design Consultant or any other person or entity, to directly engage the services of any of the Key Personnel in accordance with the provisions of this Paragraph 1.4.4. In the event that Design Consultant learns that any of the Key Personnel will be leaving the employ of Design Consultant, Design Consultant shall promptly notify District. District shall then have the rights described in this Paragraph 1.4.4 to engage directly the services of such persons.

1.4.5. **Project Representative.** The Design Consultant's designated project representative has the authority to act on behalf of the Design Consultant in respect to all matters that are the subject of this Agreement, including, without limitation, the power and authority to enter into agreements or modifications to agreements that contractually bind Design Consultant. Authority to enter into agreements or modifications to agreements that contractually bind and/or change the terms and conditions of the contract with the District shall remain with the District's Facilities Director or his/her designee.

1.4.6. **Design Consultant's Employees.** All persons employed by Design Consultant shall be the employees of Design Consultant and not of District. Design Consultant shall be solely responsible for any workers' compensation obligations, withholding taxes, unemployment insurance and any other employer obligations with respect to all employees working for Design Consultant.

1.5. SUBCONSULTANTS

For Subconsultants other than those designated and included in the Agreement, Design Consultant may, with prior approval by District, enter into written contracts with Subconsultants to perform portions of the services provided for in this Agreement. Design Consultant's request for hiring of a Sub consultant shall be submitted in a writing that describes the scope of services to be contracted, the name of the proposed Sub consultant and the estimated total cost and/or hourly rates for the Sub consultant's services. The District shall have reasonable discretion in approving any Sub consultant and such approval must be in writing to be effective. The District shall use its best efforts to approve or disapprove of proposed Subconsultants within seven (7) Days of Design Consultant's request. Design Consultant shall remain responsible to the District for the quality and performance of all Subconsultants' services. Design Consultant may, upon advance written notice to the District,

terminate and replace the services of any Sub consultant, subject in all cases to the prior written approval of the District, not to be unreasonably withheld. Every subcontract or agreement of any kind entered into between Design Consultant and Sub consultant (or between any Sub consultant and other independent contractor Subconsultants) shall contain appropriate language whereby Sub consultant, without creating any contractual obligation on the part of the District to the Sub consultant or anyone working under contract to Sub consultant, accepts and agrees to be bound by all of the obligations of this Agreement, including, without limitation, those obligations pertaining to indemnification, insurance, accounting records, audit and ownership of documents, and agrees to include in its contracts with its Subconsultants a contingent assignment of those contracts to the District or its designee, effective only upon written acceptance by the District or its designee.

1.6. OWNERSHIP OF DESIGN DOCUMENTS

1.6.1. Property of the District. All materials, including CAD and BIM files, images, presentations, reports, media, documents, specifications, records, calculations and digital and analog files and materials employed in the creation of same (collectively, "Design Documents") prepared by the Design Consultant and its Sub- consultants, the designs depicted in them, and any presentation materials, shall become, upon their creation and services paid, the property of the District whether the Project for which they are made is executed or not. Without limitation to the foregoing, the District shall hold, and Design Consultant shall be deemed to have been irrevocably assigned to the District in perpetuity with no reserved or retained rights in any other persons or entities, all copyrights or other intellectual property rights relating to the Design Documents. The District hereby grants to Design Consultant and its Subconsultants a license, revocable at will of the District, to use and copy such documents during the term of this Agreement for the sole purpose of performing the services required under this Agreement. With the exception of standard and generic details in the Drawings, the Design Documents shall not be used as a whole, or in substantial part, by the Design Consultant on other projects without prior agreement.

1.6.2. Use of Design Documents. The District may use the Design Documents, without the Design Consultant's consent, in connection with the Project, including, without limitation, future additions, alterations, connections, repairs, information, reference, use or occupancy of a Project. The District may reuse the Design Documents for other Projects at no additional cost, provided however, that the District shall hold harmless and indemnify the Design Consultant against any losses arising from the District's use of the Design Documents for any other purpose, including use of the Design Documents on other projects, and District shall defend Design Consultant from and against any claims arising from any unauthorized use.

1.6.3. Bidding. The Design Consultant, upon request, shall provide copies of the Design Documents in the number required by the District for bidding and construction purposes in connection with the Project as part of its Basic Services. The District reserves the right to select the type of document reproduction and to establish where the reproduction will be accomplished.

1.6.4. Termination. In the event of termination of this Agreement by either Party for any reason, the District reserves the right to receive, and the Design Consultant shall promptly provide to the District upon payment of all undisputed monies due, all Drawings, Specifications, models, and other Design Documents prepared under this Agreement prior to the date of termination by the Design Consultant and its Subconsultants for this Project. The foregoing shall include without limitation, all drafts and all electronic files of the Design Documents. Unless otherwise agreed to by the District, the Design Consultant shall deliver all such Design Documents to the District within fifteen (15) Days of the date of the exercise of the termination rights under this Agreement. Design Consultant shall be permitted, at its sole cost and expense to retain copies, including reproducible copies, of the Design Documents for information and reference

purposes only. Any dispute regarding the amount of any payment to be made by the District under this Agreement shall be resolved per Article 6.3 of the Agreement.

1.7. COMPLIANCE WITH APPLICABLE LAWS

Design Consultant shall, at all times in its performance of its obligations under this Agreement, be responsible to comply with the Standard of Care in the application of Applicable Laws, including, without limitation, those rules or regulations enacted or issued by the District.

1.8. TIME OF ESSENCE

All time limits set forth in this Agreement pertaining to the performance of any obligation or act are of the essence to this Agreement.

**ARTICLE 2.
BASIC SERVICES**

The Design Consultant's professional services relative to a Project, as specifically identified and authorized on a Project Authorization, shall be performed within certain Phases of Work. The Phases, generally described below, outline the possible services contained within the Phases. These general Phase descriptions are intended to be solely for the convenience of reference and not as a determinative of the services to be actually performed or authorized for a specific project.

The Basic Services shall include but may not be limited to Basic Planning Services, Schematic Design, Design Development, Construction Documents, Construction Administration and the Project Closeout Phases. Such services may include but may not be limited to the following disciplines: Civil, Architectural, Structural, Mechanical including HVAC, Plumbing, Fire Protection, Electrical, Acoustical, Audio Visual and Hardware. The required deliverables may include but may not be limited to Drawings, Specifications, Basis of Design Report and Cost Estimating Report. Design Consultant shall perform the following Basic Services as set forth below for a Project. Should the District proceed to perform the Project in multiple phases, Design Consultant may be required to provide Basic Services, as specified in this Article 2, for each of the identified phases, as is necessary to complete the Project.

2.1. GENERAL

2.1.1. Project Construction Budgets. It is the obligation of the Design Consultant to design the Project in a manner that will enable each Project to be constructed for a Construction Cost that does not exceed the Project Construction Budget for the Project. Should the District proceed to perform a Project in multiple phases, Design Consultant may be required to provide a Project Construction Budget for each phase of the Project. No adjustments shall be made to a Project Construction Budget except for: (i) significant fluctuations in general levels of prices in the construction industry as reflected by the ENR Index after the Project Budget is prepared; or (ii) material changes requested in writing by the District to a Project's Schedule or scope; or (iii) other adjustments increasing the Project Construction Budget that the District determines, in its sole discretion, are appropriate or necessary. Design Consultant shall notify the District promptly upon becoming aware of any circumstance that Design Consultant knows or should have known in the exercise of the Standard of Care required by this Agreement, may require an adjustment in a Project Construction Budget. Failure by Design Consultant to provide such timely written notice may result in its waiving the right to an adjustment of a Project Construction Budget on account of such circumstance. Wherever it is stated in this Agreement that the District has the right to direct that Design Consultant, at its own expense, furnish design services to reduce the scope of the Project while maintaining the District Design Standards, to meet the requirements of the agreed-upon Project Construction Budget, such right shall not be interpreted as creating an obligation on the part of the District to extend such opportunity for redesign to Design Consultant nor as a waiver of, or limitation on, the District's

right, in lieu of requesting the performance of such redesign services, to exercise its other rights provided for at law or under this Agreement, including, without limitation, the right to terminate this Agreement or a Project Assignment for cause or for convenience. The District's **Project Construction Budget** shall be set forth in each project assignment.

In preparing estimates of the Cost of Work, the Design Consultant shall be permitted to include contingencies for design, bidding and price escalation; to determine what materials, equipment, component systems and types of construction are to be included in the Contract Documents; to make reasonable adjustments in the program and scope of the Project; and to include in the Contract Documents alternate bids as may be necessary to adjust the estimated Cost of the Work to meet the District's Project Construction Budget. The Design Consultant's estimate of the Cost of the Work shall be based on current area, volume or similar conceptual estimating techniques.

- 2.1.2. Review of Work Product.** Design Consultant shall use its skills and experience to review the work product and information furnished by the District and Design and Construction Project Team members and advise the District of known errors or omissions and to report its findings to the District, with an appropriate recommendation; provided, however, that failure by Design Consultant to give such notice shall not relieve the District and Design and Construction Project Team members of their liability or responsibility, therefore. Notwithstanding the foregoing, the Design Consultant shall have no liability to the District or any other party arising out of the Design Consultant's failure to identify errors or omission in the information furnished to the Design Consultant.
- 2.1.3. Selection of Specialty Consultants.** Design Consultant shall advise the District on the appropriate time for retention of Specialty Consultants whose services are necessary for the Project, being certain to allow sufficient time in advance for prequalification and selection of Specialty Consultants in accordance with Applicable Laws and the guidelines, practices and procedures of the District, and Design Consultant and, at points in time appropriate to the stage and status of the Project, and shall assist the District with the following: (i) preparation of prequalification criteria; (ii) preparation of requests for qualifications; (iii) conduct of pre-qualification award conferences and responses to questions by proposers; (iv) evaluation of proposers; (v) establishment of a list of pre-qualified professionals; and (vi) preparation of a definitive scope of services.
- 2.1.4. Project Schedules and General Deliverables.** Design Consultant shall, promptly after execution of this Agreement, prepare and continuously update a Project Schedule for this Project, and for the Project overall, which integrates the activities of the District, Design Consultant, and other Project Team members, depicting the detailed activities necessary to complete the design and construct each applicable Project, and the Project overall. Each such Project Schedule shall, without limitation: (i) coordinate and integrate the planning, programming and design activities in appropriate detail to the District's satisfaction; (ii) show estimated commencement, duration, responsible parties and sequence for planning, programming, design and bidding, and displacement of operations activities; (iii) be prepared and presented in a critical path for (CPM) format or using Microsoft Project, showing the interdependencies of the activities and a clearly highlighted critical path; and (iv) deadlines and estimates of time for a review and receipt of all approvals, decisions and other information to be provided by the District. Design Consultant shall, no less frequently than monthly, update and expand the level of detail as the Project progresses, indicating current status of scheduled activities, projections of potential completion of major tasks, if significant variance from planned activities occurs, Design Consultant shall recommend recovery plans to the District and, upon obtaining the District's approval thereto, modify the Project Schedule to incorporate such recovery plans. Should the District proceed to perform the Project in multiple phases, Design Consultant may be required

to provide a Project Schedule for each phase of the Project, as further described in this Section 2.1.4. The Project Schedule shall include the following deadlines, which shall not be thereafter adjusted except as permitted by Article 3 of this Agreement with the understanding the District and other necessary parties shall maintain schedule and deadlines per agreement:

Design Consultant shall include a general schedule of the Project progress with key milestones as part of the Project Authorization. The Project Schedule will be updated with increased detail at each phase of construction, critical milestones or when scope changes occur that impact the schedule. Each such Project Schedule shall, without limitation: (i) coordinate and integrate the planning, programming and design activities in appropriate detail to the District's satisfaction; (ii) show estimated commencement, duration, responsible parties and sequence for planning, programming, design and bidding, and displacement of operations activities; (iii) be prepared and presented in a critical path (CPM) format or using software acceptable to the District showing the interdependencies of the activities and a clearly highlighted critical path; and (iv) deadlines and estimates of time for a review and receipt of all approvals, decisions and other information to be provided by District.

2.1.5. Communications. The Design Consultant shall comply with all written procedures issued by the District for conduct of communications among the Design and Construction Project Team members to deal with administrative matters relating to the planning, programming, design and construction of the Project.

2.1.6. Meetings. Design Consultant shall attend regularly scheduled meetings with the District, and/or other Project Team members and shall respond promptly with respect to matters assigned to Design Consultant for action or resolution. Design Consultant to produce and distribute meeting minutes of each meeting and shall promptly review and provide any requests for corrections to meeting minutes no later than five (5) Days after receipt. All such meetings shall be deemed to be part of Basic Services.

1. Meeting Agendas: For any meeting that Design Consultant organizes, schedules and/or intends to conduct with the District, other Project Team members and/or any other persons connected with a Project or the District, the Design Consultant shall provide a meeting agenda two (2) days prior to the meeting.

2.1.7. Summarizations. Except as otherwise directed by the District, Design Consultant shall receive, review and take appropriate action with respect to all information, reports, notices, requests and other materials provided or available to Design Consultant by or from Subconsultants and when requested shall prepare summaries of such materials for presentation to the District, together with the materials summarized and Design Consultant's recommendations and advice with respect to the matters to which such materials relate.

2.1.8. Overlapping, Duplicative Services. Design Consultant shall promptly advise the District if there appears to be an overlap or duplication of services being provided by or among Project Team members, along with Design Consultant's recommendations for eliminating such duplication or overlapping of services.

2.1.9. Sustainable Designs and Energy Standards. Design Consultant shall prepare its designs in accordance with the Sustainable Building Principles, Standards and Processes. Those Sustainable Design and Energy Standards services associated with projects that are determined to be eligible for LEED™ certification shall be undertaken only as authorized in accordance with the provisions of Article 3, Additional Services. The Design Consultant acknowledges that it is the District's goal to achieve a high level of energy efficiency and

sustainability to be defined for each project. The Design Consultant shall work with the District to balance functional, sustainable and financial design parameters toward meeting the District's goal.

- 2.1.10. District Committees.** Design Consultant shall, when requested by the District: (i) attend meetings of District Committees; (ii) assist District in preparing design presentations to and responding to questioning by District Committees; and (iii) provide necessary follow-up so that recommendations or directions of District Committees related to design matters are appropriately addressed.
- 2.1.11. Compliance with California Code of Regulations.** Design Consultant shall, in connection with its services performed during all Phases of Basic Services and, if applicable, any Additional Services, be responsible to comply with the Standard of Care in the application of the California Code of Regulations, including, without limitation Title 24, California Code of Regulations, relating to design and construction generally and construction of public schools specifically and shall fully cooperate with the Project Inspector assigned to the Project pursuant to said provisions of the California Code of Regulations and other Applicable Laws.
- 2.1.12. Design Safety.** Design Consultant is responsible for the safety of the design of the Project and for the interpretation of and any necessary amplification of the Drawings and Specifications prepared by it or its Subconsultants for the Project. The Design Consultant shall neither have control over or charge of, nor be responsible for, the construction means, methods techniques, sequences or procedure, or for safety in, on or about the site, or safety precautions and programs in connection with the Work, since these are solely the Contractor's rights and responsibilities under the Contract Documents.
- 2.1.13. Prevailing Wages.** Design Consultant and its Subconsultants shall, to the extent applicable to work or services performed under this Agreement, comply with the provisions of the California Labor Code (including, without limitation, California Labor Code sections 1720, 1735, 1775, 1777.5 and 1776.6) applicable to persons performing services or work for "construction," including but not limited to inspection and land surveying work, as defined in California Labor Code section 1720. Pursuant to California Labor Code section 1773, the Department of Industrial Relations has determined the general prevailing rates of wages per diem, and for holiday and overtime work, in the locality in which this Agreement is to be performed, for persons performing such work or services and said rates are on file with the District at its principal office and available to any interested party upon request.

2.2. SCHEMATIC DESIGN PHASE

- 2.2.1. Project Program.** The Design Consultant shall, in conjunction with the District and any of the District's other Specialty Consultants in the areas of planning and programming, familiarize itself with the District's plans and goals for any Project assigned and make any recommendations for revisions that, based on Design Consultant's professional judgment, will produce the Project that is designed in a manner that is in conformance with the requirements of the Project Construction Budget and Project Schedule. The Project Construction Budget and Project schedule will be adjusted as necessary to accommodate the changes upon mutual agreement.
- 2.2.2. Alternate Approaches.** The Design Consultant shall review and recommend to the District alternative approaches to the design of each Project assigned and recommend alternative contracting modes for the District to evaluate which is best suited to the Project, the Project Schedule, Applicable Laws and Project Construction Budget for the Project assigned. The selection of a lease-leaseback, multi-prime, or design-bid-build method shall not affect the

compensation due to the Design Consultant for the Project.

2.2.3. Schematic Documents. The Design Consultant shall prepare for review and approval by the District, Schematic Design Documents for each Project including site plans, floor plans, elevations, sections, 3-dimensional perspective views, and other sketches or graphic materials needed to describe the Project in three dimensions. Schematic Design Documents shall be consistent with the Project Construction Budget and Project Schedule for the Project and shall be submitted upon fifty (50%) percent completion for review and again upon one hundred (100%) percent completion for final revisions and review and approval by the District.

2.2.3.1. Schematic Design Phase Deliverables.

1. **Site Documentation:** scaled preliminary Civil grading plan(s) including cut/fill calculations, and topographic contours; Landscape Architecture plan(s) including proposed plant species and materials; plans. Architectural site plan(s) illustrating major built site features.
2. **Architectural Building Plans:** scaled floor plan(s) of all buildings including room names, general dimensions, and net square footage
3. **Interior Design:** preliminary finish plans and materials palettes; reflected ceiling plans including anticipated finishes and materials; three-dimensional perspective views of selected spaces indicating materials and lighting; furniture and equipment plans; interior elevations of selected spaces.
4. **Engineering and Systems Disciplines:** Mechanical systems diagrams; Electrical systems diagrams; Structural floor plan(s) and design diagrams including locations and rough sizing of columns, braced frames, trusses and other distinct structural elements; Acoustic design narrative; Audio/Visual design narrative; Data systems design narrative; Kitchen design plan(s) including equipment layouts and preliminary equipment list(s); Architectural design narrative.
5. **Cost Estimate:** preliminary cost estimate, including mark-ups for contractor fees, O&P, insurance, bonds, contingencies, escalation and the like, coordinated and reconciled with the District.

2.2.4. Estimated Project Construction Cost. The Design Consultant shall submit a preliminary written Estimated Project Construction Cost for the Project based on the Schematic Phase Design Documents submitted to the District for review and approval. The estimate shall address separately site work with utilities and building structures. The site work utilities estimate shall be itemized into major cost components. The building structure estimate shall be based on square foot cost reflective of the type of structure and systems involved. If the preliminary Estimated Project Construction Cost for the Project exceeds the Project Construction Budget for such Project, the District may, at its sole discretion and without limitation to any of the District's other rights or remedies for default that may exist at law or under this Agreement, either: (i) give written approval of an adjustment in the Project Construction Budget, or (ii) require the Design Consultant, at its own cost and without additional compensation or reimbursement by the District, to revise the Schematic Design Documents in cooperation with the District so as to revise the Estimated Project Construction Cost to an amount that is within the Project Construction Budget.

2.3. DESIGN DEVELOPMENT PHASE

2.3.1. Design Development Documents. Upon the District's written authorization to proceed and based on Schematic Design Documents approved in writing by the District, the Design Consultant shall prepare, for review and approval by the District, Design Development Documents for the Project consisting of Models, Drawings, outline Specifications and narratives as needed to establish and describe the function, size and character of the Project,

elaborating and further developing the previously approved Schematic Design Documents. The Design Development Documents shall be submitted upon fifty (50%) percent completion for review and again upon one hundred (100%) percent completion for final revisions and review and approval by the District. The Design Consultant shall incorporate into the Design Development Documents architectural, civil, landscape, structural, mechanical, plumbing, electrical, audio/visual, security, communication and information technology, fire and life safety, and access control systems, materials, and such other elements and other systems appropriate to the Project. The Design Development Phase Documents shall be consistent with and conform to any existing or approved District Standards during the term of the Project and shall be consistent with the Project Construction Budget and the Project Schedule. Should the District proceed to perform the Project in multiple phases, Design Consultant may be required to provide Design Development Documents, and all related deliverables as further described herein, for each phase of the Project.

2.3.1.1. Design Development Phase Deliverables.

1. **Site Documentation.** Scaled Civil rough and fine grading plan(s) including cut/fill calculations and topographic contours, vehicle and pedestrian circulation and parking; Landscape Architecture plan(s) including proposed plant species and materials, hardscape; plans; irrigation plans; site utility plans; Architectural site plan(s) illustrating major built site features and buildings.
2. **Architectural Building Plans.** Overall, partial, and enlarged floor plan(s), reflected ceiling plan(s).
3. **Building Envelope.** Building sections; typical wall sections and related details; exterior elevations.
4. **Interior Design.** Finish floor plans; interior partition plans and key details; interior elevations; sections and elevations.
5. **Vertical Circulation.** Enlarged floor plans and sections for stairs and elevators.
6. **Engineering and Systems Disciplines:** Mechanical systems plans; Plumbing systems plans; Electrical systems plans; Structural floor plan(s) and calculations; Acoustic design narrative; Audio/Visual design narrative; Data systems design narrative; Kitchen design plan(s) including equipment layouts and preliminary equipment list(s); Architectural design narrative; Security and Access Control systems narrative and plans.
7. **Cost Estimates:** updated cost estimates organized by specification section/trade/discipline, including mark-ups for contractor fees, O&P, insurance, bonds, contingencies, escalation and the like, coordinated and reconciled the District.

2.3.2. Systems Criteria. The Design Consultant shall submit documentation supporting the design criteria for the structural elements (including structural loading); HVAC, plumbing, electrical, lighting and communication systems; and other specialized building systems.

2.3.3. Certification Re Financial Relationships Disclosure. In accordance with Public Contract Code § 3000, *et seq.*, Design Consultant and/or any of its Subconsultants including, without limitation, engineers or roofing consultants, who provide professional services related to the roofing portion of the Project shall prior to engaging in such professional services, complete, sign and deliver to the District the Certification Re Financial Relationships Disclosure, attached as **Exhibit “B”** to this Agreement. Any person who knowingly provides false information or fails to disclose a financial relationship shall be subject to civil liability and penalties as set forth in Public Contract Code 3006.

2.3.4. Estimated Project Construction Cost. The Design Consultant shall submit a written Estimated Project Construction Cost for each Project based on the Design Development Phase Documents submitted to the District for review and approval. Including, if so required, a

separate Estimated Project Construction Cost for each phase of the Project. If the Estimated Project Construction Cost for the Project exceeds the Project Construction Budget for such Project, the District may, at its discretion and without limitation to any of the District's other rights or remedies for default that may exist at law or under this Agreement, either: (i) give written approval of an increase in that Project Construction Budget, or (ii) require the Design Consultant, at its own cost, and without additional compensation or reimbursement by the District, to revise the Design Development Phase documents in cooperation with the District so as to reduce the Estimated Project Construction Cost to an amount that is within the Project Construction Budget, in which case the District agrees to accept the Design Consultant's reasonable revisions in the Project to lower the Estimated Project Construction Cost so long as the proposed revisions do not, in the District's sole and reasonable judgment, materially compromise the objectives of the Project.

2.4. CONSTRUCTION DOCUMENTS PHASE

2.4.1. Construction Documents. Upon the District's written authorization to proceed and based on Design Development Documents reviewed and approved in writing by the District, the Design Consultant shall prepare Construction Documents for the Project consisting of Drawings and Specifications setting forth in detail the requirements for the construction of the Project suitable for review and approval by all authorities having jurisdiction, bidding, and construction. Should the District proceed to perform the Project in multiple phases, Design Consultant may be required to provide Construction Documents, and all related deliverables as further described herein, for each phase of the Project. The Construction Documents shall describe the quality, configuration, size, location and relationships of all components to be incorporated into the Project. The Construction Documents shall be consistent with the Project Construction Budget and Project Schedule for the Project. Upon fifty (50%) percent, and ninety-five (95%) percent completion of the Construction Documents, Design Consultant shall provide, in addition to the Construction Documents, a statement of the basis of the design, which includes the following: (i) an outline of Applicable Laws that apply to the Project; (ii) an outline of the criteria used as a basis of the design, including criteria for sustainability, civil, landscaping, architectural, structural, mechanical, plumbing and fire protection and electrical.

2.4.1.1. Construction Documents Phase Deliverables.

- 1. Site Documentation.** Civil plans, Landscape Architecture and irrigation plans; site utility plans; Architectural site plans; signage and wayfinding plans and details; fire and emergency access plans.
- 2. Architectural Building Plans.** Overall, partial, and enlarged floor plans, code analysis plans; reflected ceiling plans; all related and required Architectural details.
- 3. Building Envelope.** Building sections; wall sections and related details; exterior elevations; roof plans and details.
- 4. Interior Design.** Finish floor plans; interior partition plans and typical details, including Acoustic requirements; interior elevations; typical interior details; typical and specific millwork plans, sections and elevations; FF&E plans and specifications.
- 5. Vertical Circulation.** Enlarged floor plans, sections, and details for stairs and elevators.
- 6. Engineering and Systems Disciplines:** Mechanical systems plans and details; Plumbing systems plans and details; Electrical systems plans and details; Lighting system and controls plans and details; Structural floor plans, details, and calculations; Acoustic design integrated into Architectural plans; Audio/Visual system plans and details; Data systems plans and details; Kitchen design plans including equipment layouts and equipment lists with associated details; Security and Access Control systems plans and details; Fire alarm systems plans and specifications; Fire sprinkler system plans, details and specifications
- 7. Standard Building Elements:** Door schedules; hardware schedules; window schedules
- 8. Cost Estimates:** Updated cost estimates organized by CSI specification

section/trade/discipline, including mark-ups for contractor fees, O&P, insurance, bonds, contingencies, escalation and the like, coordinated and reconciled with the District.

9. **Project Manual:** CSI-format specifications including Division 1, integrated with District front-end project manual documents.
- 2.4.2. Review.** The Design Consultant shall submit Construction Documents to the District for review and approval by the District upon fifty (50%) percent completion, ninety-five (95%) percent completion and one hundred (100%) percent completion. Such submittal shall be in electronic format and shall include, the Construction Documents, a summary of the calculations for the structural, HVAC, electrical, plumbing, communications and other specialized building system calculations. Unless directed otherwise in writing by the District, the Construction Document Phase shall not be considered 100% complete until all approvals by Review Agencies have been received by the Design Consultant.
- 2.4.3. Content, Coordination, Completeness.** The Design Consultant shall be responsible for the content of all Construction Documents prepared by it and its Subconsultants. Consistent with the Standard of Care, all final Construction Documents prepared and signed by the Design Consultant or its Subconsultants shall be complete, coordinated and contain directions as will (i) enable a competent contractor to carry them out; (ii) require a minimum of corrections by Review Agencies; and (iii) be sufficiently complete and free of conflicts so as to be capable of definitive pricing by Contractor with a minimum of further clarifications or detailing by Design Consultant or its Subconsultants.
- 2.4.4. Corrections.** Construction Document submittals shall either incorporate any corrections required by the District or Review Agencies or be accompanied by a written statement as to why such changes were not incorporated. The District may, in its sole and reasonable discretion, reject or challenge the Design Consultant's explanation and require the Design Consultant to make the changes or corrections and/or provide additional supporting documentation regarding the Design Consultant's determination not to incorporate the changes to the Construction Documents as previously requested by the District or Review Agencies. Except with respect to a change in Program or a change in law, where such change could not have been reasonably foreseen by Design Consultant, such corrections shall not constitute grounds for adjustment of any Project Construction Budget or Project Schedule.
- 2.4.5. Constructability and Design Review; Value Engineering.** The District reserves the right to conduct, or cause to be conducted, constructability reviews and/or value engineering of the Construction Documents. If applicable, such constructability reviews and/or value engineering to meet the District's established budget may be required at each phase of the Project. If the District elects to conduct either constructability reviews or value engineering, the District shall notify the Design Consultant of the same and the Design Consultant shall submit Construction Documents to the District for such constructability reviews and/or value engineering. The District and Design Consultant will confer and consult with each other to arrive at mutual understandings and agreements as to which of the constructability review and/or value engineering comments are to be incorporated into the Construction Documents. The Construction Documents shall incorporate mutually agreed upon comments and the Design Consultant shall submit revised Construction Documents to the District for approval. Design Consultant shall revise Construction Documents as necessary to obtain the District's reasonable approval thereof.
- 2.4.6. Final Approval.** When all District and Review Agency required corrections have been incorporated by the Design Consultant, the corrected, one hundred (100%) percent complete Construction Documents approved by the Review Agency will be deemed to be final and ready

for competitive pricing. The Design Consultant shall provide to the District three (3) full sized printed sets (or other mutually agreed upon quantity) of approved (stamped/signed) prints. The Drawings and Specifications shall also be submitted by the Design Consultant to the District in an electronic form acceptable to the District.

2.4.7. Estimated Project Construction Costs.

1. Upon fifty (50%) percent, ninety-five (95%) percent DSA Submittal set and final one hundred (100%) percent completion of the Construction Documents, the Design Consultant shall prepare and submit for the District's review and approval, the Design Consultant's then-current Estimated Project Construction Cost for the Project, including, if so required, a separate Estimated Project Construction Cost, as detailed herein, for each phase of the Project.
2. If the Estimated Project Construction Cost of the Project upon fifty (50%) percent completion of Construction Documents for such Project exceeds the Project Construction Budget for such Project, either the District may, in its sole discretion and without limitation to any of the District's other rights or remedies for default that may exist at law or under this Agreement, either: (i) give written approval of an adjustment in the Project Construction Budget, or (ii) require the Design Consultant, at its own cost and without any additional compensation or reimbursement by the District, to revise the Construction Documents in cooperation with the District so as to reduce the Estimated Project Construction Cost to within the Project Construction Budget, in which case the District agrees to accept the Design Consultant's reasonable revisions in the Project to lower the Estimated Project Construction Costs, so long as the proposed revisions do not, in the District's sole and reasonable judgment, materially compromise the aesthetic, structural or functional elements of the Project.

If the Estimated Project Construction Cost for the ninety-five (95%) percent Construction Documents for the Project exceeds the Project Construction Budget for such Project, the District may, in their sole discretion and without limitation to any of the District's other rights or remedies for default that may exist at law or under this Agreement, either: (i) give written approval of an adjustment in the Project Construction Budget, (ii) authorize the solicitation of bids, (iii) require the Design Consultant, at its own cost and without additional compensation or reimbursement by the District, to revise the Construction Documents in cooperation with the District so as to reduce the Estimated Project Construction Cost to within the Project Construction Budget, in which case the District agrees to accept the Design Consultant's reasonable revisions in the Project to lower the Estimated Project Construction Costs, so long as the proposed revisions are consistent with Building Program for that Project and do not, in the District's sole and reasonable judgment, materially compromise the aesthetic, structural or functional elements of the Project or the overall Project.

- 2.4.8. Permits, Governmental Approvals.** The Design Consultant shall assist the District in obtaining all necessary approvals or permits for the Construction Documents from governmental agencies with jurisdiction therefor as necessary for the bidding and construction of the Work including without limitation, approvals by DSA. Without adjustment of the Compensation, Design Consultant shall revise Working Drawings as required by DSA or other governmental agencies with jurisdiction over the Project to obtain their respective approval(s) or permit issuance. Design Consultant shall notify the District in writing upon receipt of such approvals or permits specifying in detail the scope of Work covered thereby and recommend to the District whether and when all approvals and permits that Design Consultant is aware are

required by Applicable Laws have been obtained such that the District may proceed to let contracts for the Work. Design Consultant shall notify the District ninety (90) Days prior to the date that any approval or permit by a Government Authority may expire.

2.5. BIDDING PHASE

- 2.5.1. Prequalification.** If prequalification of bidders for construction of the Project is required by the District, the Design Consultant shall assist in preparation of the prequalification documents. If requested, the Design Consultant shall participate with the District in evaluation of prequalification submittals by proposed bidders.
- 2.5.2. Bidder Inquiries; Bid Addenda, Site Visits.** The Design Consultant shall review bidder inquiries, participate in discussions relating to responses to bidders' inquiries, participate in development of necessary modifications to the Design Documents to respond to bidder inquiries and assist in development and issuance of addenda during the bidding process. The Design Consultant and its Subconsultants, as appropriate, shall attend all scheduled pre-bid conferences and Site visits. The District shall be responsible for the scheduling of all pre-bid conferences and Site visits as well as the recordation, preparation and distribution of minutes.
- 2.5.3. Bid Evaluations.** The Design Consultant shall assist the District in the review and evaluation of bids.
- 2.5.4. Project Construction Budget Overrun.** If the lowest price received from a responsible and responsive bidder (as the terms "responsible" and "responsive" bidder are interpreted under Applicable Laws) for the Project exceeds the Project Construction Budget for such Project by more than ten (10%) percent for Projects costing less than seven million dollars (\$7,000,000), or by more than five (5%) percent for Projects costing seven million dollars (\$7,000,000) or more, the District may, at its sole discretion and without limitation to any of the District's other rights or remedies for default that may exist at law or under this Agreement, do any of the following: (i) give written approval of an increase in the Project Construction Budget, (ii) authorize rebidding within a reasonable period of time, (iii) require the Design Consultant to modify the Construction Documents in order to reduce the Estimated Project Construction Cost to a level that falls within the Project Construction Budget, or (iv) abandon the Project. If the District requires the Design Consultant to revise the approved Construction Documents pursuant to Clause (iii) above, revisions proposed by the Design Consultant shall be consistent with the District's objectives for such Project, and shall not, as determined by the District in the District's sole and reasonable judgment, materially compromise the aesthetic, structural or functional elements of the Project. Compensation to the Design Consultant, if any, for such revisions shall be determined as follows: The District shall obtain an independent estimate of the Construction Cost. If such independent estimate is within the Project Construction Budget, and if the lowest responsible and responsive bid price nevertheless exceeds the Project Construction Budget, then Design Consultant shall be entitled to receive compensation for executing such revisions in an amount not exceeding 100% of the total Additional Services. If the District's independent estimate exceeds the Project Construction Budget prior to bid, and if the lowest responsible and responsive bid price exceeds the Project Construction Budget and if the District elects to require the Design Consultant to revise the Construction Documents, the Design Consultant shall perform any such revisions at its own expense and without additional compensation or reimbursement by the District.
- 2.5.5. Basic Services Fee.** If the lowest bid or proposal meets or exceeds one hundred and five (105%) percent of the amount designated as the Project Construction Budget at the time of bid, the "Computed Cost" for Design Consultant's Fee for Basic Services shall be based on such Project Construction Budget amount, plus any additive alternates not taken, plus any change orders

for additional scope of work, unless Design Consultant can demonstrate good cause to the District.

- 2.5.6.** Should the District proceed to perform the Project in multiple phases, Design Consultant may be required to provide all services related to the Bidding Phase as set forth in this Section 2.5, and any and all related deliverables as further described herein, for each phase of the Project.

2.6. CONSTRUCTION PHASE

- 2.6.1. Duration.** For the Project that is let to a Contractor the Construction Phase will commence on the date the Construction Contract is signed by the District and will terminate upon Final Completion of the Work covered by such Construction Contract.
- 2.6.2. Administration.** The Design Consultant's responsibilities shall include, without limitation, as outlined in Section 2.6.8 below, interpretation of the design requirements of the Contract Documents; periodic Site observations; review of Submittals; responding to requests for information or clarification by Contractors and Separate Contractors; preparation of documents for Change Orders; general consultation on design matters; and administration of the Construction Contract as provided in the General Conditions. Design Consultant shall maintain, and furnish to the District upon request, written digital logs documenting the status of project correspondence related to the above-described responsibilities.
- 2.6.3. Notices.** Design Consultant shall provide such notices as may be required by Applicable Laws to Governmental Authorities and are customarily provided by Design Consultants on behalf of clients, including, without limitation DSA, that Work is being, or is about to be, carried on at the Site and any required information concerning the identity of the Contractor and other required information concerning performance of the Work.
- 2.6.4. Attendance at Meetings.** The Design Consultant shall attend all necessary pre-construction and regular construction meetings with the Contractor. Attendees shall be the Project Design Consultant, its Subconsultants, Contractor, the District, and others as deemed necessary by the Design Consultant. The regular construction meetings shall, unless otherwise directed by the District, occur weekly. The Design Consultant shall prepare and distribute construction meeting notes.
- 2.6.5. Communications.** The District will furnish the Design Consultant with copies of written communications from the District to a Contractor. With respect to matters relating to design that may be addressed in such communications, unless the Design Consultant, within ten (10) Days of receipt of a written communication to the Contractor provides written notification to the District that the Design Consultant disagrees with the content of the written communication, specifying the reason for the disagreement, the Design Consultant shall be deemed to agree with the content of such communication. The Design Consultant shall advise and consult with the District and shall keep them informed of the observed progress of the Work. Design Consultant shall render written or graphic interpretations and decisions that are consistent with the intent of, and reasonably inferable from, the Contract Documents; review and recommend any action to be taken regarding Submittals; and evaluate and advise the District on the equivalence of proposed substitutions for materials, products, or services specified by brand or trade names in the Contract Documents and recommend either approval or rejection of the substitutions as being equal in quality, utility and appearance.
- 2.6.6. No Delay.** The Design Consultant shall not delay its interpretations, decisions, reviews or other functions pursuant to this Agreement or otherwise cause or contribute to a disruption of construction

or a delay to the Project, consistent with the applicable Standard of Care. Toward this end, Contractor's Request(s) for Information (RFI) shall be responded to within a maximum of ten (10) Days from receipt of the RFI, and Contractor's submittals of shop drawings and product data shall be reviewed and returned within a maximum of twenty-one (21) Days from submittal. In accordance with the approved submittal schedule, the Design Consultant shall review and approve or take other appropriate action upon the Contractor's submittals such as Shop Drawings, Product Data and Samples, but for the purpose of checking for general conformance with information given and the design concept expressed in the Contract Documents. Design Consultant shall only be responsible for a review that complies with the applicable Standard of Care, and an approval by the Design Consultant shall not relieve the Contractor from its responsibility to comply with the Contract Documents. The Design Consultant's review shall not constitute approval of safety precautions or, unless otherwise specifically stated by the Design Consultant, of any construction means, methods, techniques, sequences, or procedures. The Design Consultant's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

2.6.7. Corrections. The Design Consultant shall, at no cost to the District, promptly and satisfactorily correct any and all errors, omissions, deficiencies, ambiguities, conflicts or violations of Applicable Laws in the Construction Documents prepared by the Design Consultant or its Subconsultants.

2.6.8. Site Observations. Subject to the limitations of Paragraph 2.6.13 below, the Design Consultant, and its Subconsultants as appropriate to the stage of the Work of the Project, shall not less frequently than weekly: (i) observe construction at the Site as it progresses; (ii) conduct Site observations in connection with occupancy and completion; and (iii) check fabricated materials and equipment located on or outside the Site when such checks are specified in the Contract Documents. All such observations shall be conducted in accordance with the Standard of Care. Such observations shall address matters relating to: the general progress, character, and complexity of the Work; design issues or questions of concern to the Design Consultant or its Subconsultants, or as noted in any inspection reports furnished to the Design Consultant; the observed quality of Contractor's performance during previous visits; the review of construction of crucial components of the Work; and the results of specified or directed tests significant to the acceptability of crucial components of the Work. Such observations shall be performed by Design Consultant and its Subconsultants when reasonably requested by the District or as appropriate to the stage of the Project. Without limitation to the foregoing, observations shall be for the purpose of ascertaining the general progress of the Work and that the character, scope, quality and detail of construction (including workmanship and materials) generally comply with the Contract Documents, approved Submittals and clarifications. Observations shall be separate from any inspections which may be provided by others and such inspections by others shall not relieve the Design Consultant of its responsibilities under this Agreement. Any Sub consultant who has prepared designs or specifications shall be responsible to observe in accordance with the provisions of this Agreement those portions of the Work that he/she has so designed or specified. However, neither the Design Consultant nor any Sub consultant shall be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. The Design Consultant shall be responsible for its negligent acts or omissions but shall not have control over or charge of and shall not be responsible for acts or omissions of the Contractor, Subcontractors, or their agents or employees, or of any other persons or entities performing portions of the Work.

2.6.9. Defective Work. The Design Consultant shall recommend to the District and the Project Inspector, in writing, the rejection of observed Defective Work.

2.6.10. Testing, Inspection. The Design Consultant shall recommend in writing special inspection or

testing of the Work in accordance with the provisions of the Contract Documents if, in the Design Consultant's professional judgment, such inspection or testing is necessary or advisable for the implementation of the Contract Documents or required by Applicable Laws, regardless of the status of the Work. The Design Consultant shall review inspection reports, laboratory reports and test data to determine conformity of such data with the design requirements expressed in or implied by the Contract Documents and approved Submittals. The Design Consultant shall recommend to the District, in writing, actions that need to be taken, as determined by Design Consultant from Site visits, inspections, observations, reports, laboratory reports and test data, or from Contractor proposals, schedules or other relevant documents.

2.6.11. Substantial, Final Completion. The Design Consultant shall accompany and assist the District to evaluate Substantial Completion, Final Completion, and preparation of a "punch list" of minor items of work to be completed or corrected for Final Completion. The Design Consultant shall review the punch list, advise the District and Project Inspector whether items listed thereon have been completed in accordance with the requirements of the Contract Documents and issue such recommendations of Substantial Completion and Final Completion as may be requested by the District. The Design Consultant shall review for conformance with the Contract Documents all Record Documents and other items required by the Contract Documents to be delivered by Contractor as a condition of the final payment to such Contractor. In addition to the foregoing, Design Consultant shall, based on its evaluations of the Work, notify the District and Project Inspector when the Work is completed to the point that, in the opinion of the Design Consultant, a notice of completion required by Section 4-339, Part 1, Title 24 of the California Code of Regulations may be filed.

2.6.12. Interpretations. The Design Consultant shall, upon request by the District, issue interpretations and clarifications of the requirements of the design requirements of the Contract Documents. Such clarifications and interpretations shall be transmitted to the District in writing.

2.6.13. Construction Means, Methods, Safety. The Design Consultant in the course of performing its other obligations under this Agreement shall report to the District any observed material or substantive conditions that render any portion of the Work unsafe; provided, however, that the foregoing obligation shall not relieve Contractors of their sole responsibility for construction means, methods, techniques, sequences, procedures or safety precautions and programs in connection with the Work nor create an affirmative obligation on the part of the Design Consultant to discover safety issues.

2.6.14. Change Orders. The Design Consultant shall prepare Drawings and Specifications as specifically requested by the District in connection with the issuance of Field Instructions and Construction Change Documents and secure approvals thereof by the applicable Governmental Authorities, including, but not limited to, DSA, in accordance with Applicable Laws prior to the commencement of the Work thereof. When requested or when necessary to maintain progress of the construction, Design Consultant shall prepare, submit and obtain approval by DSA of Construction Change Documents, followed promptly by submittal of a formal Change Order. Design Consultant shall be entitled to compensation for the preparation of Drawings and Specifications in connection with the issuance of Field Instructions and Change Orders to the extent allowed by Article 3 of this Agreement. The Design Consultant shall not be entitled to compensation for the preparation of Drawings and Specifications necessitated by errors, omissions, deficiencies, ambiguities, conflicts or violations of Applicable Laws caused or created by the Design Consultant or its Subconsultants.

2.6.15. Record Documents.

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1. The Design Consultant shall review As-Builts prepared and certified by the Contractor and reviewed by the Project Inspector in a format acceptable to the District. Design Consultant is entitled to, consistent with the Standard of Care, reasonably rely upon the accuracy of the As-Builts prepared and certified by the Contractor and shall review the same in accordance with the Standard of Care. If significant discrepancies are noted by the Design Consultant in the course of its review, the Design Consultant shall return the As-Built to the Contractor, and, following corrections by the Contractor, return the As-Built to the Design Consultant and the District for further review.
 2. Within six (6) weeks after receipt of Contractor's complete and corrected As-Built, the Design Consultant shall, at no additional cost, draft and furnish to the District Record Documents showing the as-built condition of all portions of the Work (including without limitation the location of electrical, HVAC, plumbing and other lines that may be diagrammatically represented in the Contract Documents), and one (1) annotated hardcopy of the Specifications and one (1) flash (thumb) drive in software format acceptable to the District. The revisions and changes reflected in the As-Built shall be coordinated and accurately annotated and cross-referenced by the Design Consultant from the Contractor prepared As-Built. Each page of the Drawings and the coverage page of the annotated Specification shall prominently bear the words "Record Documents."
 3. Record Drawings shall be submitted by the Architect to the District in both hard copy and an electronic form acceptable to the District.

2.6.16. Title 24 Reports. Design Consultant and its Subconsultants who are in charge of general observation of the Work shall, in accordance with the provisions of Part 1, Title 24 of the California Code of Regulations, prepare and file periodic verified reports on forms prescribed by DSA affirming that of his/her own personal knowledge (as defined in Ed. Code, § 81141, *Reports required of architects, engineers and/or inspectors; information required*) the Work performed during the period of time covered by the report has been performed and materials have been used and installed in every material respect in compliance with the Drawings and Specifications approved by the DSA for the Project, together with such other detailed statements of fact as DSA may require.

2.6.17. Should the District proceed to perform the Project in multiple phases, Design Consultant may be required to provide all services related to the Construction Phase as set forth in this Section 2.6, and any and all related deliverables as further described herein, for each phase of the Project.

2.7. PROJECT CLOSE-OUT PHASE

2.7.1. Close-Out Documents. The Design Consultant shall compile and assemble the Contractor's Close-Out Documents for delivery to the District, including without limitation, As-Built Drawings, Operations and Maintenance manuals, key schedules, warranties, and all Record Documents required at Close-Out as referenced in Article 2.6.15 herein. The Consultant shall prepare and submit for processing such documentation as required by governmental agencies, including DSA, in connection with completion of the Work of the Project.

2.7.2. Warranty Observation. The Design Consultant shall conduct a review of the Work one month prior to the warranty expiration for the purpose of observing the condition in the Work. Design Consultant shall make written recommendations to the District for the correction of any Defective Work discovered in the course of the Design Consultant's review within fifteen (15) Days after the date of such review. The Design Consultant shall be accompanied by the District during its review of the Work. The number of work hours to complete such review and

preparation of written recommendations shall not exceed fifty (50) hours for any single Project, excluding review and preparation necessitated in whole or in part by errors and omissions in the services performed by the Design Consultant or its Subconsultants. Hours in excess thereof shall be compensated as Additional Service only if approved in advance in writing by the District.

2.8. INDEPENDENT REVIEWS

- 2.8.1.** This Project is subject to independent design reviews conducted by the District and at the District's expense. The Design Consultant shall participate in these design reviews including without limitation: Constructability Review and/or Value Engineering of the Design Documents.
- 2.8.2.** The Design Consultant shall have an obligation to incorporate into the Design Documents any and all Value Engineering and Constructability Review comments into the Project Design Documents that are approved and accepted by the District, unless doing so would result in a violation of Applicable Laws or the Standard of Care. Except as set forth in Article 3, such changes shall be made with no additional compensation or reimbursement. Should the Design Consultant deem changes would be a violation of Applicable Laws, they shall immediately notify the District in writing citing the code section number and violation. The District shall have the right, but not the obligation, to have an independent cost estimate conducted by an estimator designated by the District and at the District's expense. The Design Consultant shall be available to answer the estimator's questions regarding the design and to attend meetings with the estimator as reasonably necessary to reconcile the Design Consultant's estimate with the independent estimate.

2.9. PROJECT SCHEDULE

- 2.9.1.** The Design Consultant shall meet the requirements of the Project Schedule, including without limitation the dates for completion of each Phase of the Design Consultant's Basic Services for the Project.
- 2.9.2.** The Design Consultant shall be entitled to an adjustment to the Project Schedule for unavoidable Delays that are: (i) beyond the Design Consultant's control or its responsibility under this Agreement and/or (ii) not caused by the fault, negligence or violation of a provision of this Agreement by Design Consultant or its Subconsultants; provided, however, that as a condition precedent to its right to an adjustment of a Project Schedule, Design Consultant shall have given written notice to the District of the circumstances of such delay within fourteen (14) Days after such circumstances were first observed by Design Consultant or its Subconsultants. Failure to provide such written notice may result in a waiver by Design Consultant of any right to an adjustment to that Project Schedule on account of such circumstances.

ARTICLE 3. ADDITIONAL SERVICES

3.1. LIST OF ADDITIONAL SERVICES

Unless otherwise agreed by District, the following constitutes the list of Additional Services for which Design Consultant is entitled to Additional Services compensation pursuant to Section 5.1.2 of this Agreement. The Additional Services described in this Article 3 are not included in the scope of Design Consultant's Basic Services for the Project. Design Consultant shall notify the District prior to providing any such Additional Services and in no event not later than fifteen (15) Days after it learns of any circumstance (including, without limitation, any direction or request by the District) that Design Consultant believes may give rise to performance of Additional Services. The District may in its sole discretion direct the Design Consultant to proceed or not

proceed with all or any portion of Additional Services described in Design Consultant's written notice.

- 3.1.1.** Except as set forth in Articles 1 or 2 as part of Basic Services, providing planning surveys, Site evaluations, or environmental studies.
- 3.1.2.** Providing services beyond those provided for in Articles 1 or 2 of this Agreement to investigate existing conditions or facilities, to make measured drawings thereof, or to verify the accuracy of drawings or other information furnished by the District.
- 3.1.3.** Providing planning, programming and/or educational specification services.
- 3.1.4.** Providing financial feasibility studies or other special studies.
- 3.1.5.** Preparing revisions to the documents during the Schematic Design, Design Development or Construction Documents Phases, when these revisions are: (i) necessary to implement changes, additions, or deletions to a Project that are requested and approved by the District in writing; (ii) the result of issuance by the District of written directives or instructions that conflict with prior written directives or instructions by the District; (iii) necessitated by the enactment or revision of codes, laws or regulations where such enactment or revision could not have been reasonably foreseen by Design Consultant; or (iv) due to the District's failure to render decisions in a timely manner; provided, however, that under no circumstances shall the Design Consultant be paid Additional Services compensation to the extent due to: (a) its or its Subconsultant's errors, omissions, conflicts, ambiguities or violation of applicable laws; or (b) modifications to the Drawings, Specifications or other Design Documents prepared by Design Consultant or its Subconsultants in accordance with Paragraphs 2.2.4, 2.3.4, 2.4.7 or 2.5.4 to bring the Construction Cost within the Project Construction Budget.
- 3.1.6.** Providing services related to future facilities, systems and equipment that are not intended to be constructed during the Construction Phase.
- 3.1.7.** Providing detailed quantity surveys or inventories of material, equipment and labor.
- 3.1.8.** Making investigations or taking inventories of materials or equipment or making valuations and detailed appraisals of existing facilities.
- 3.1.9.** Providing analyses of owning and operating costs (except as needed to prepare energy calculations, which are deemed part of Basic Services).
- 3.1.10.** Providing perspective drawings, models and mock-ups, including slides thereof.
- 3.1.11.** Providing services as necessary to correct Defective Work not caused or created by any errors, omissions, conflicts, ambiguities, or violations of Applicable Laws in the Design Documents prepared by Design Consultant or its Subconsultants.
- 3.1.12.** Providing extensive assistance in the selection or utilization of any equipment or system; preparing operation and maintenance manuals; and training personnel for operation and maintenance.
- 3.1.13.** Providing services for the Project after Final Completion of such Project, except as such services that relate to the Warranty Observation Phase described in Section 2.7.2 of this Agreement.
- 3.1.14.** Providing services in connection with a pending public hearing, mediation, arbitration proceeding, or legal proceeding, except where: (i) the Design Consultant is Party thereto; or (ii)

the Design Consultant is a Party to any related proceeding in which Design Consultant is alleged to be responsible for a Loss that is the subject of such pending public hearing, mediation, arbitration proceeding or legal proceeding; or (iii) the Design Consultant is a percipient witness (in which case the Design Consultant shall be entitled to witness fees and costs as allowed by law); or (iv) it is alleged by one or more parties to the pending public hearing, mediation, arbitration proceeding, or legal proceeding that the negligent, reckless or willful acts, omissions or other conduct of Design Consultant or its employees, agents, Subconsultants or representatives have caused or contributed to the claims, damages, and/or demands asserted in the pending public hearing, mediation, arbitration proceeding, for legal proceeding, then such services shall be provided to the District at no cost.

- 3.1.15. Providing Expert Witness services in connection with a pending public hearing, mediation, arbitration or legal proceeding where Design Consultant is not a named Party.
- 3.1.16. Providing services made necessary by the termination of a Contractor, but only to the extent such services exceed the level of service that would have been provided in the absence of such termination.
- 3.1.17. Providing services to make revisions in approved Schematic Design, Design Development or Construction Documents due to inaccuracy in any surveys, test data or other information provided by the District pursuant to Section 4.2 of this Agreement.
- 3.1.18. Performance of any design service expressly excluded from a Project Authorization.
- 3.1.19. Services for the Warranty Observation Phase in excess of those provided for in Section 2.7.2, above. Master Planning services regarding the District Projects defined in this Agreement.
- 3.1.20. Preparation of design and documentation for alternate bid or proposal requests proposed by the District.
- 3.1.21. Providing the services of special inspectors unless included in a Project Authorization.
- 3.1.22. Providing contract administration services after the construction contract time has been exceeded through no fault of the Architect.

3.2. DISPUTES

- 3.2.1. **Notice and Waiver of Compensation by Design Consultant.** Except as provided in Paragraph 3.2.2 below, Design Consultant's failure to notify the District in writing and secure the District's approval of said Additional Services prior to performing Additional Services shall be deemed a waiver of Design Consultant's right to compensation for such Additional Services performed without written authorization, unless otherwise agreed upon in writing by the District.
- 3.2.2. **Disputed Additional Services.** If a dispute arises as to whether any service constitutes an Additional Service or a Basic Service, the Design Consultant will nevertheless promptly perform such services, if requested to do so in writing by the District, in which case neither the District's request, Design Consultant's performance nor the acceptance of such disputed services by the District will constitute or be deemed to be a waiver on the part of the District or the Design Consultant of its rights with respect to the appropriate classification of the services rendered. District shall continue to pay Design Consultant for all undisputed services during the pendency of any dispute.

ARTICLE 4.
DISTRICT RIGHTS AND RESPONSIBILITIES

4.1. ADMINISTRATION

- 4.1.1. Responses.** The District shall promptly respond to Design Consultant's submittals and requests for decisions, approvals or information; provided, however, that no failure by District to respond shall entitle Design Consultant to an adjustment of a Project Schedule unless District has failed to respond within seven (7) Days to a written notice by Design Consultant to the District expressly stating that a response is overdue and specifically informing the District that a response is necessary in order to avoid a delay to a Project Schedule.
- 4.1.2. Specialty Consultants.** The District shall furnish the services of Specialty Consultants for design reviews and other services which the Design Consultant is not required to provide pursuant to Article 2 of this Agreement.
- 4.1.3. Revisions by the District.** The District reserves the right exercised in its sole discretion to revise the Project Budget, Project Construction Budget and Project Schedule. Design Consultant's sole and exclusive right to additional compensation and/or extension of time for such revisions shall be as set forth in this Agreement.

4.2. SURVEYS AND REPORTS

- 4.2.1. General.** The District shall furnish such structural, mechanical, electrical, chemical, hazardous materials, soils and other tests, inspections and reports as required by Applicable Laws or by the Contract Documents and which are not required to be furnished by the Design Consultant under this Agreement or by the Contractor under the Contract Documents.
- 4.2.2. Surveys, Legal Restrictions.** If required for the performance of the Design Consultant's services, the District shall furnish a land survey of the Site, giving (as applicable) grades and lines of streets, alleys, pavements and adjoining property; rights-of-way, restrictions, easements, encroachments, zoning, deed restrictions, boundaries and contours of the Site; locations, dimensions and floor elevations pertaining to existing buildings, other improvements and trees; and information in the District's possession concerning available service and utility lines, both public and private.
- 4.2.3. Geotechnical.** The District shall furnish geotechnical data and reports, or employ Specialty Consultants to provide such data or reports, when reasonably deemed necessary by the Design Consultant, including test logs, soil classifications, soil bearing values and other data and information necessary to define subsoil conditions.
- 4.2.4. District Expense.** The services, information, surveys and reports required by this Article 4 shall be furnished at the District's expense.
- 4.2.5. Reliance on Documents Provided by the District.** Design Consultant shall be entitled to rely upon the accuracy and sufficiency of the documents provided by the District in performing its obligations under this Agreement. In the event that the information contained in such documents is found to be inaccurate, incomplete or insufficient, or in the event that other surveys, data, reports or information, known or unknown, although available to the District, were not provided, even if such information if disclosed, would have been material to Design Consultant's performance of this Agreement, the District shall have no liability to Design Consultant, other than for payment for authorized Additional Services necessary to correct Design Documents. Design Consultant shall not be entitled to damages for breach of contract.

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- 4.2.6. District Consultants.** Except for the Design Consultants retained by the Design Professional, the District shall furnish all legal, accounting, insurance and other consulting services as may be necessary to meet the District's needs for the Project.

ARTICLE 5. COMPENSATION

5.1. COMPENSATION.

- 5.1.1.** For designated services, compensation shall be determined in advance by the Design Consultant and the District, and set forth in an executed Project Authorization.
- 5.1.2.** For Additional Services, unless otherwise agreed upon by the Parties, Design Consultant shall bill based upon the rates as stated on the Design Consultant's Hourly Rate schedule which shall be attached to the Project Authorization. The rates shall remain the same for the duration of each project. Design Consultant shall, if requested by the District prepare a proposal for any additional services and/or adhere to any not-to-exceed limit reasonably requested by the District.

- 5.2. CONSTRUCTION PHASE CHANGES.** The Compensation for the Basic Services for the Project is not subject to adjustment unless there are Changes authorized by the District during the Construction Phase of the Project which are not the result of errors, omissions or other defects in the Design Documents or failures of the Design Consultant or its Subconsultants to timely and completely perform the Basic Services. If services of the Design Consultant or its Subconsultants are required in connection with Changes during the Construction Phase of the Project which do not result from errors, omissions or other defects in the Design Documents or failures of the Design Consultant or its Subconsultants to timely and completely perform the Basic Services, the Compensation will be equitably adjusted by an amount equal to the lesser of eight (8%) percent of the Construction Costs of such Changes or the time of the Design Consultant and/or its Subconsultants reasonably necessary to provide design and related support services for such Changes multiplied by the applicable hourly rate(s) set forth in the Rate Schedule included in the Project Authorization. If a Change during the Construction Phase of the Project is the result of errors, omissions or other defects in the Design Documents or failures of the Design Consultant or its Subconsultants to timely and completely perform the Basic Services, services required of the Design Consultant or its Subconsultants in connection with such Change shall not result in adjustment of the Compensation.

- 5.3. REIMBURSABLE EXPENSES.** The Compensation for Design Consultant's Basic Services for the Project includes all costs and expenses of a non-capital nature reasonably and necessarily incurred by Design Consultant to perform the Basic Services including without limitation expenses for postage, delivery, office supplies, reproduction of plans and prints, photographic film and development and travel to and from the offices of the Design Consultant and its Subconsultants to the Site, the District's Administrative offices and within the counties noted above. Unless expressly authorized in advance by the District, no payment will be made by the District for expenses or costs of any kind, type or nature.

- 5.4. RECORDS.** Accurate and detailed records of Reimbursable Expenses pertaining to the Project shall be maintained in an orderly manner on the basis of generally accepted accounting practices and shall be available at Design Consultant's office and at the District's request, shall be brought by Design Consultant for inspection, auditing and/or copying by the District and its representatives pursuant to Article 7 of this Agreement.

ARTICLE 6. PAYMENTS

6.1. APPLICATIONS FOR PAYMENT

6.1.1. Monthly Applications. Design Consultant shall submit an invoice, monthly to the District, accompanied by such documentation as required by this Agreement, setting forth in detail the: (i) invoices, shall be based upon the percentage of work performed in the previous month and shall not exceed the total portion of the Compensation apportioned set forth in paragraph 5.1, above; (ii) Progress payments for Basic Services shall be based on the percentage of Basic Services performed in the previous month and shall not exceed the allocated percentage for each phase of the Basic Services set forth in paragraph 6.2.1, below; (iii) compensation for authorized Additional Services rendered; and (iv) authorized Reimbursable Expenses incurred and paid during the previous month.

6.1.2. Accompanying Documentation. Invoices submitted for payment shall be accompanied by a detailed summary description of the progress of performance to date, (a) a description of the status of completion of Basic Services by percent complete; (b) a description of the percent complete of any Additional Services and summary of hours worked; (c) Reimbursable Expenses incurred during the previous 60-Day period of time accompanied with backup documentation, invoices, receipts and other documentation reasonably requested, by the District to verify the amounts of Reimbursable Expenses for which reimbursement is sought for the Invoice submitted for payment.

6.2. PAYMENTS

Payments of undisputed sums due shall be made by District monthly within thirty (30) Days after receipt by the District of a proper and timely Invoice.

6.3. PAYMENT DISPUTES

Notwithstanding any provision of this Agreement to the contrary, if the District shall, in good faith, dispute the amount due the Design Consultant under any billing invoice submitted by the Design Consultant under this Agreement, pursuant to Civil Code, section 3320 subdivision (a), (*Contracts for public works of improvement; progress and final retention payments to prime design professionals; dispute; penalty; nature and application*), the District may withhold from payment to the Design Consultant an amount not to exceed one hundred and fifty (150%) percent of the disputed amount.

In the event of any good faith dispute as to whether a particular payment or a portion of a particular payment is owed or not owed by the District to Design Consultant under this Agreement, the District shall have the right to do either of the following: (i) make all or part of such disputed payment to Design Consultant without prejudice to the District's right to contest the amount so paid; or (ii) withhold from payment to the Design Consultant an amount not to exceed one hundred and fifty (150%) percent of the disputed amount. Pursuant to Civil Code section 3320 subdivision (a), should the District withhold all or a portion of any payment invoiced by Design Consultant, the District shall so notify Design Consultant in writing of the reasons, therefore. From and after Design Consultant's receipt of such notice, the District and Design Consultant shall use their good faith efforts to resolve their dispute within sixty (60) Days, provided however, that if the dispute is not resolved, the District may continue to hold amounts in dispute and Design Consultant shall not be entitled to terminate this Agreement or suspend its services hereunder on account of such nonpayment. In any action for the collection of amounts withheld in violation of this section, the prevailing Party is entitled to his or her reasonable attorney's fees and costs. If District chooses to proceed under Clause (i) of this Section 6.3 and it is subsequently determined that District overpaid Design Consultant, Design Consultant shall refund to District the amount of such payment.

ARTICLE 7.
DESIGN CONSULTANT'S RECORDS AND FILES

7.1. RECORDS

- 7.1.1. Maintenance of Project Books and Records.** Design Consultant and its Subconsultants shall maintain complete and accurate books and records with respect to services, costs, expenses, receipts and other information required by the District to verify the scope or charges for any services provided under this Agreement. Design Consultant and its Subconsultants shall maintain such records in sufficient detail to permit the District, the District's independent auditors, or a designee of any of them, to thoroughly evaluate and verify the nature, scope, value and charges for services performed under this Agreement. All such books and records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. Such records shall be kept separate from other documents and records unrelated to the Project for a period of four (4) years after the later of termination of this Agreement or Final Completion of the Project.
- 7.1.2. Audit of Records.** The District, District's independent auditors, or their designees shall have the right to examine and to audit books, records, documents, and other evidence sufficient to reflect properly all costs and expenses claimed to have been incurred in Design Consultant's and its Subconsultants' performance of this Agreement, including, without limitation, verification of the amounts and tasks performed for all time expended that is charged to the District on an hourly basis. Such right to audit shall include inspection at all reasonable times at the Design Consultant's offices or facilities. In addition, Design Consultant shall, at no cost or expense to the District, furnish facilities and cooperate fully with the audit. Upon request, Design Consultant shall provide reproducible copies of books, records and other documents in the possession of Design Consultant and its Subconsultants that are applicable to this Agreement for reproduction by the District, or their designee.
- 7.1.3. Audit Reimbursement.** To the extent that an audit by the District, District's independent auditors, or their designees disclose excess charges inaccurately or improperly attributed to this Project by the Design Consultant and such audit is subsequently determined to be correct, Design Consultant agrees to remit the amount of the overpayment to the District, together with interest thereon at a rate that is the lesser of ten (10%) percent per annum or the maximum rate allowable by law, within thirty (30) Days after demand. If such audit discloses an overcharge of five (5%) percent or more of the total amount invoiced to the District for any year audited, and such audit is subsequently determined to be correct, Design Consultant shall pay the actual cost of such audit, which cost, in the case of audits conducted by the District using in house staff, shall be computed on the basis of two (2) times the direct payroll of the audit staff completing the audit and audit report.
- 7.1.4. Privileged Communications.** Design Consultant acknowledges that in the course of its services under this Agreement it will be necessary for Design Consultant or its Subconsultants to communicate with the District's attorneys, including special legal counsel, or receive or perform work at the request of District's counsel, and that such work product and communications shall be protected by the attorney-client and attorney work product privileges and shall be maintained in confidence by Design Consultant and its Subconsultants, except as authorized in writing by District's counsel, or designee.
- 7.1.5. Subconsultants.** Design Consultant shall include the provisions of this Section 7.1 in all contracts it enters into with Subconsultants.

ARTICLE 8.

TERM; TERMINATION OF AGREEMENT

8.1. TERM.

The Term of this Agreement shall commence upon the District and the Design Consultant each executing a counterpart copy hereof, delivery of an executed counterpart copy hereof to the other and ratification of this agreement by the District's Board of Trustees ("Term"). This Agreement shall be in effect unless terminated prior thereto under the provisions of this Article 8. In the event that Project construction is not completed or the District shall not have issued Final Payment to the Contractor as of the Termination Date through no fault or neglect of Design Consultant, or its Subconsultants, the Termination Date shall be extended and Basic Services provided by Design Consultant following the Termination Date shall be in accordance with the Rate Schedule attached to the Project Authorization. If Project construction is not completed by the Termination Date and delayed completion of Project construction is caused in whole or in part by: (a) the acts, omissions or other conduct of the Design Consultant or any Sub consultant; (b) delayed review and/or approval by DSA or other government authorities; or (c) acts of God, the Termination Date shall be extended commensurate with the number of calendar Days attributed to (a), (b), and/or (c) above ("the Extended Duration"). During the Extended Duration, the Design Consultant shall continue to provide or perform the Basic Services without adjustment of the Compensation.

8.2. TERMINATION BY THE DISTRICT

8.2.1. For Cause. If the District determines that Design Consultant has failed to perform in accordance with the terms and conditions of this Agreement, the District may terminate all or part of the Agreement (or of any Project) for cause. This termination shall be effective if Design Consultant does not begin to cure its failure to perform within ten (10) Days (or longer, if authorized in writing by District) after receipt of a notice of intention to terminate from the District specifying the failure in performance. If a termination for cause does occur, the District will have the right to withhold monies otherwise payable to Design Consultant to the extent caused by the Design Consultant's cited failure to perform. If the District incurs additional costs, expenses or other damages due to the negligent failure of Design Consultant to properly perform pursuant to this Agreement, these costs, expenses or other damages shall be deducted from the amounts withheld. Should the amounts withheld exceed the amounts deducted; the balance will be paid to Design Consultant upon Final Completion of the Project. If the costs, expenses or other damages incurred by the District exceed the amounts withheld, Design Consultant shall be liable to the District for the difference. The provisions of this Paragraph 8.2.1 are in addition to, and not a limitation upon, any other rights and remedies of the District under law or in equity.

8.2.2. For Convenience. The District may terminate or suspend performance of all or part of this Agreement (or of any Project) for convenience and without cause at any time upon ten (10) Days' written notice to Design Consultant, in which case the District will pay Design Consultant as provided in Article 5 for all Basic Services and authorized Additional Services performed, and all authorized Reimbursable Expenses incurred and paid (excepting any disputed amounts), under and in accordance with this Agreement up to and including the date of termination. Such payment shall be Design Consultant's sole and exclusive compensation and the District shall have no liability to Design Consultant for any other compensation or damages, including without limitation, anticipated profit, prospective losses or consequential damages, of any kind.

8.2.3. Deletion of Services. In the event of termination by the District, for cause or convenience, of a portion of the Project, then the Design Consultant's fixed or maximum compensation for Basic Services for the portions of Project or services not so terminated shall be equitably adjusted to reflect the resulting reduction in Design Consultant's scope of Basic Services.

8.3. TERMINATION BY DESIGN CONSULTANT

8.3.1. Termination of the Agreement. Design Consultant may terminate this Agreement:

1. If the District fails to make any undisputed payment to Design Consultant when due in accordance with this Agreement and such failure remains uncured for thirty (30) Days after written notice to the District of such default and of Design Consultant's intent to terminate; or
2. If the Project is abandoned by the District for more than sixty (60) consecutive Days, Design Consultant may terminate this Agreement upon thirty (30) Days' notice to the District, provided the District does not reactivate the Project within such thirty (30) Day period. If the Project is reactivated and this Agreement is still in full force and effect, Design Consultant's compensation and time for performance shall be equitably adjusted to provide for reasonable expenses incurred by Design Consultant and delays which are directly attributable to the interruption and resumption of service.

8.3.2. Payment for Services. In the event of a termination of this Agreement by Design Consultant in accordance with this Section 8.3, the District's obligation shall be to pay Design Consultant an amount for its Basic Services, Additional Services, and Reimbursable Expenses calculated in accordance with Paragraph 8.2.2 of this Agreement. Such payment shall be Design Consultant's sole and exclusive compensation and the District shall have no further liability or obligation to Design Consultant for any other compensation or damages, including, without limitation, anticipated profit, prospective losses or consequential damages, of any kind.

ARTICLE 9. INDEMNIFICATION AND INSURANCE

9.1. INDEMNIFICATION

To the fullest extent permitted by law, Design Consultant agrees to defend, indemnify and hold harmless, the District, its Board of Trustees, and each of their respective members, officers, employees, agents, and volunteers ["Indemnitee(s)"], through legal counsel reasonably acceptable to the District, from any and all losses, liabilities, claims, damages and costs to the extent that the claims against Indemnitee(s) arise out of or are attributable, in whole or in part, to the negligence, recklessness, or willful acts or omissions of Design Consultant or its Subconsultants, or their respective employees, agents, representatives or independent contractors. The Design Consultant's obligation to pay the Indemnitees' reasonable attorneys' fees and costs shall be limited to the reimbursements for reasonable attorney fees and costs incurred by Indemnitees in defending actions after a final determination of and to the extent the claims arise out of, pertain to, or relate to the negligence, recklessness or willful misconduct of the Design Consultant and/or its Subconsultants. The foregoing notwithstanding, the limitation to Design Consultant's reimbursement of reasonable attorney fees and costs to the Indemnitees shall be governed by California Civil Code section 2778 or section 2782.8, which are incorporated herein by reference in their entirety. Further, the limitation to Design Consultant's reimbursement of reasonable attorney fees and costs to the Indemnitees shall not act as a limitation of the Design Consultant's obligation to provide services pursuant to Paragraph 3.1.15, above. The Design Consultant's obligations hereunder shall survive the Design Consultant's completion of services and obligations hereunder or the earlier termination of the Agreement until any such claim, demand, loss, responsibility or liability covered by the provisions hereof is barred by the applicable Statute of Limitations.

The Indemnitees shall be entitled to the defense and indemnification provided for hereunder except to the extent the loss, liability, claim, damage or cost is in part caused or contributed to by the acts or omissions of an Indemnatee; provided, however, that nothing contained herein shall be construed as obligating Design Consultant to indemnify any Indemnatee for any loss, liability, claim, damage or cost to the extent resulting from that Indemnatee's negligence or willful misconduct.

To the fullest extent permitted by law, the District agrees to defend, indemnify and hold harmless, the Design Consultant, from any and all losses, liabilities, claims, damages and costs arising out of or attributable, in whole or in part, to the negligent or willful acts, omissions, errors and/or other conduct of the District, and those of the District's Trustees, officers, employees, agents and volunteers arising from the Project that is subject to this Agreement; provided, however, that nothing contained herein shall be construed as obligating the District to indemnify any Design Consultant for any loss, liability, claim, damage, or cost to the extent resulting from that Design Consultant's, or its Subconsultants', or their respective employees,' agents,' representatives' or independent contractors,' negligence or willful misconduct, omissions, errors and/or other conduct. The District's obligation to pay Design Consultant's attorneys' fees and costs shall be limited to the reimbursements for attorney fees and costs incurred by the Design Consultant in defending actions to the extent caused by the negligence, recklessness or the willful misconduct of the District.

9.2. INSURANCE

9.2.1. Basic Insurance Requirements. Prior to commencing Work, Design Consultant and each of its Subconsultants shall procure and maintain insurance at Design Consultant's and its Subconsultant's, as applicable, own cost and expense against claims for injuries to persons or damages to property which may arise from or in connection with the performance of services by Design Consultant, its agents, representatives, employees, or Subconsultants. Contractor engaged for a Project referenced in this Agreement shall be responsible for obtaining and maintaining Builder's Risk insurance to remain in place throughout the construction phase.

1. Without in any way affecting the indemnity provided in or by Section 9.1, Design Consultant shall secure before commencement of the Work the types and amounts of insurance specified in this Section 9.2.
2. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A- VII unless otherwise approved by the District.
3. Each insurance coverage required by this Section 9.2 shall be endorsed to state that coverage shall not be canceled except after thirty (30) Days prior written notice has been given to the District in accordance with the notice provisions of this Agreement.

9.2.2. Minimum Limits of Insurance. Design Consultant and each of its Subconsultants (unless the District shall agree in writing for a different Limit of Insurance for certain Subconsultants) shall obtain insurance of the types and in the amounts described below:

1. Commercial General Liability Insurance (CGL) with a limit of not less than \$1,000,000 each occurrence/\$2,000,000 in the annual aggregate.
2. Any Automobile Liability Insurance with a limit of not less than \$1,000,000 each accident.
3. Professional Liability (Errors and Omissions) Insurance with a limit not less than \$2,000,000 per claim/\$4,000,000 in the annual aggregate.

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4. Workers' Compensation Insurance as required by the state of California.
 5. Employer's Liability Insurance in the amount of \$1,000,000 per accident for bodily injury or disease.

9.2.2.1. Minimum Scope of Insurance.

1. CGL insurance shall be written on Insurance Services Office form CG 00 01 (or a substitute form providing equivalent coverage) and shall cover liability arising from premises, operations, independent contractors, products-completed operations, personal injury and advertising injury liability assumed under an insured contract (including the tort liability of another assumed in a business contract), and explosion, collapse and underground hazards.
2. Business Automobile Insurance shall cover liability arising out of any automobiles (including owned (if any), hired and non-owned automobiles). Coverage shall be written on Insurance Services Office form CA 00 01, CA 00 05, CA 00 12, CA 00 20, or a substitute form providing equivalent liability coverage. Unless waived by the District in writing, the policy shall be endorsed to provide contractual liability coverage equivalent to that provided in the 1990 and later editions of CA 00 01.
3. If the Professional Liability Insurance policy is written on a claims made basis, it shall be maintained continuously for a period of no less than three (3) years after Final Completion of the Project, and two (2) additional years if such coverage is available to Design Consultant. The "retro date" must be shown and must be before the date of execution of this Agreement by the District and Design Consultant.

9.2.3. Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions in excess of One Hundred Thousand dollars/no cents (\$100,000.00) must be declared to and approved by the District, which approval may be granted or withheld in the sole discretion to District. In the event that the District does not approve of such deductible or self-insured retentions, then at the option of the District, exercised in its sole discretion, either: (i) the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects District, its officers, officials, employees or volunteers; or (ii) Design Consultant shall provide a financial guarantee satisfactory to the District guaranteeing payment of any losses and related investigation, claim administration and defense expenses.

9.2.4. Other Insurance Provisions. The Commercial General Liability and Automobile Liability policies required by this Agreement are to contain, or be endorsed to contain, provisions equivalent to the following:

1. The District, its officers, officials, employees, and volunteers are to be covered as additional insured with respect to: (i) liability arising out of automobiles owned, leased, hired or borrowed by or on behalf of the insured; (ii) liability arising out of work or operations performed by or on behalf of Design Consultant and its Subconsultants including materials, parts or equipment furnished in connection with such services, work or operations; and (iii) liability for occurrences, acts or events covered by the Design Consultant's CGL policy, using the Insurance Services Office additional insured endorsement form CG 20 10 or a substitute providing equivalent coverage. District and other additional insureds mentioned in this Paragraph 9.2.4.1 shall not, by reason of their inclusion as additional insured, become liable for any payment of premiums to carriers for such coverage.
2. For any claims related to this Project, insurance coverage shall be primary as it

respects to the District, its officers, officials, employees and volunteers. Any insurance or self- insurance maintained by the District, its officers, officials, employees or volunteers shall be in excess of insurance required by this Agreement and shall not contribute with it.

- 9.2.5. Waiver of Subrogation.** For Commercial General Liability, Workers' Compensation, and Employer's Liability insurance the insurer shall agree to waive all rights of subrogation against the District, its officers, officials, employees, and volunteers for and losses arising from activities and operations of an insured in the performance of services under this Agreement.
- 9.2.6. Lapse in Coverage.** If Design Consultant or any Sub consultant, for any reason, fails to maintain insurance coverage which is required pursuant to this Agreement, the same shall be deemed a material breach of this Agreement. The District, at its sole option, may terminate this Agreement and obtain damages from Design Consultant resulting from said breach. Alternatively, the District may purchase such coverage (but has no obligation to do so), and without further notice to Design Consultant, the District may deduct from sums due to Design Consultant any premium costs advanced by the District for such insurance.
- 9.2.7. Verification of Insurance.** Design Consultant shall furnish the District with original certificates and amendatory endorsements effecting coverage required by this Section 9.2. The certificates for each policy are to be signed by a person authorized by the insurer to bind coverage on its behalf. The certificates and endorsements shall be on the District's forms or forms reasonably approved by the District or reasonably commercially available. All certificates and endorsements are to be received and approved by the District before work under this Agreement commences. The District reserves the right to require complete copies of all required insurance policies at any time, including endorsements affecting the coverage required by these specifications. The District shall have the right to retain a copy of such policy provided that reasonable steps will be taken by the District to restrict review of such policies to representatives of the District.
- 9.2.8. Duration of Coverage.** The insurance coverage required herein shall be maintained without interruption, for a period of three (3) years after Final Completion of the Work of the Project.
- 9.2.9. Subconsultants.** Subconsultants shall be required by their sub consulting agreements to maintain insurance on the same terms and under the same coverage as required of Design Consultant under this Agreement.

ARTICLE 10.

DISPUTE RESOLUTION

- 10.1. RESOLUTION OF CLAIMS.** All claims, disputes or other matters in controversy between the Design Consultant and the District arising out of or pertaining to the Project or this Agreement (hereinafter "Claims") shall be resolved by the Parties in accordance with the provisions of this Article 10, in lieu of any and all rights under the law that either Party may have to have its rights adjudged by a trial court or jury. All Claims shall be subject to the Claims Dispute Resolution Process set forth in this Article 10, which shall be the exclusive recourse of Design Consultant and the District for determination and resolution of Claims.
- 10.2. RESOLUTION OF OTHER DISPUTES.** Disputes between the District and Design Consultant that do not constitute Claims shall be resolved by way of an action filed in the Superior Court of the state of California, County Sacramento, and shall not be subject to the Claims Dispute Resolution Process.

10.3. CLAIMS DISPUTE RESOLUTION PROCESS

- 10.3.1. Continuation of Design Consultant Services.** Except in the event of the District's failure to make undisputed payment of the Compensation due Design Consultant for the Project, notwithstanding any disputes between the District and Design Consultant hereunder or in connection with the Project, Design Consultant and the District shall each continue to perform their respective obligations hereunder; including the obligation of the Design Consultant to continue to provide and perform services hereunder pending a subsequent resolution of such disputes.
- 10.3.2. Direct Negotiation.** Designated representatives of the District and Design Consultant shall meet as soon as possible (but not later than ten (10) Days after receipt of a written Claim) in a good faith effort to negotiate a resolution to the Claim. Each Party shall be represented in such negotiations by an authorized representative with full knowledge of the details of the Claim or defenses being asserted by such Party, and with full authority to resolve such Claim then and there, subject only to the District's right and obligation to obtain Board of Trustees' approval of any agreed settlement or resolution. If the Claim involves an assertion of a right or claim by a Sub consultant against Design Consultant that is in turn being asserted by Design Consultant against the District, then such Subconsultant shall also have a representative attend such negotiations, with the same authority and knowledge as just described. Upon completion of the meeting, if the Claim is not resolved, the Parties may either continue the negotiations or either Party may declare negotiations ended. All discussions that occur during such negotiation and all documents prepared solely for the purpose of such negotiations shall be confidential and privileged pursuant to California Evidence Code sections 1119 and 1152.
- 10.3.3. Mandatory Mediation.** If the Claim remains unresolved after direct negotiations, all claims, disputes and other matters in controversy between the Design Consultant and the District arising out of or pertaining to this Agreement shall be submitted for resolution by non-binding mediation. The commencement and completion of mediation proceedings pursuant to the foregoing is a condition precedent to either the District or the Design Consultant commencing arbitration proceedings pursuant to Paragraph 10.3.4 below.
- 10.3.4. Government Code Claim Requirements.** Pursuant to Government Code section 930.6, any claim, demand, dispute, disagreement or other matter in controversy asserted by the Design Consultant against the District for money or damages, including, without limitation, a Demand for Arbitration, shall be deemed a "suit for money or damages" and shall be subject to the provisions of Government Code sections 945.4, 945.6 and 946. Notwithstanding the resolution of disputes pursuant to the arbitration provisions set forth in this Paragraph 10.3.4, any claim, demand, dispute, disagreement or other matter in controversy between the Design Consultant and the District shall first be presented to the District and acted upon or deemed rejected by the District in accordance with Government Code section 900, et seq., as an express jurisdictional condition precedent to the Design Consultant's commencement of arbitration proceedings or litigation in any other forum.
- 10.3.5. Arbitration.** All claims, disputes or other matters in controversy between Design Consultant and the District arising out of or pertaining to this Agreement which are not fully resolved through the mandatory mediation set forth in Paragraph 10.3.3 above shall be settled and resolved by binding arbitration conducted under the auspices of the AAA Construction Industry Arbitration Rules in effect at the time of the filing of a Demand for Arbitration, as modified herein. The award rendered by the Arbitrator(s) shall be final and binding upon the District and the Contractor and shall be supported by law and substantial evidence pursuant to California Code of Civil Procedure section 1296. Any written arbitration award that does not include findings of fact and conclusions of law in conformity with California Code of Civil Procedure section 1296

and Rule R-47 of the AAA Construction Industry Arbitration Rules shall be invalid and unenforceable. The District and Contractor hereby expressly agree that the Court shall, subject to California Code of Civil Procedure sections 1286.4 and 1296, vacate the award if, after review of the award, the Court determines either that the award is not supported by substantial evidence or that it is based on an error of law. In connection with any arbitration proceeding commenced hereunder, the discovery rights and procedures provided for in California Code of Civil Procedure section 1283.05, shall be applicable, and the same shall be deemed incorporated herein by this reference. If any claim or dispute is asserted by the Contractor, the Construction Manager or the District relating to the Project and arising in whole or in part out of this Agreement, the services provided by or through the Design Consultant hereunder or the Instruments of Service prepared by or through the Design Consultant, Design Consultant and District agree that any arbitration proceedings initiated between Design Consultant and District hereunder shall be consolidated with any arbitration proceedings initiated in connection with such other claim or dispute with the Design Consultant, or the Contractor, the Construction Manager. Any arbitration hereunder shall be conducted in the AAA Regional Office closest to the Site.

ARTICLE 11. MISCELLANEOUS

11.1. NON-DISCRIMINATION IN SERVICES

11.1.1. Design Consultant shall not discriminate in the provision of services hereunder because of race, color, religion, national origin, ancestry, sex, age, sexual orientation, marital status, AIDS or disability in accordance with the requirements of Applicable Laws. For the purpose of this Section 11.1, discrimination in the provision of services may include, but is not limited to the following:

1. Denying any person any service or benefit or the availability of a facility.
2. Providing any service or benefit to any person which is not equivalent, or in a non-equivalent manner or at a non-equivalent time, from that provided to others.
3. Subjecting any person to segregation or separate treatment in any manner related to the receipt of any service.
4. Restricting any person in any way in the enjoyment of any advantage or privilege enjoyed by others receiving any service or benefit.
5. Treating any person differently from others in determining admission, enrollment, eligibility, membership, or any other requirement or condition which persons must meet in order to be provided any service or benefit.

11.1.2. Design Consultant shall ensure that intended beneficiaries of this Agreement are provided services without regard to race, color, religion, national origin, ancestry, sex, age, sexual orientation, marital status, AIDS or disability.

11.1.3. Design Consultant shall establish and maintain written procedures under which any person, applying for or receiving services hereunder, may seek resolution from Design Consultant of a complaint with respect to any alleged discrimination in the provisions of services by Design Consultant's personnel. At any time, any person applies for services under this Agreement, he or she shall be advised by Design Consultant of these procedures. A copy of such procedures shall be posted by Design Consultant in a conspicuous place, available and open to the public, in each of Design Consultant's facilities where services are provided hereunder.

11.2. NOTICE FORM AND DELIVERY All notices, demands, or requests to be given under this Agreement shall be given in writing and conclusively shall be deemed received when received in any of the following ways:

(i) on the date delivered if delivered personally;

(ii) on the third (3rd) business Day after the deposit thereof in the United States mail, first class postage prepaid, and addressed as hereinafter provided; on the date it is accepted or rejected if sent by certified mail.

(iii) by email if agreed upon by the Parties in writing.

11.3. Notice Recipients. All notices, demands or requests shall include the Contract Number, Project name, and date of this Agreement, and shall be addressed to the Parties as follows:

If to District:

Oakland Unified School District
955 High Street, Oakland, CA 94601

If to Design Consultant:

Verde Design, Inc.
2455 The Alameda
Santa Clara, CA 95050

11.4. GOVERNING LAW; INTERPRETATION. This Agreement shall be governed and interpreted in accordance with the laws of the state of California in accordance with its fair meaning and not strictly for or against the District or Design Consultant.

11.5. NUISANCE. Design Consultant shall not maintain, commit or permit the maintenance or commission by its personnel of any nuisance in connection with the performance of services under this Agreement.

11.6. HAZARDOUS SUBSTANCES. If Design Consultant becomes aware that a Hazardous Substance is on Site, or on a campus related to the Project that has not been previously identified as requiring remediation or other action, the Design Consultant shall immediately notify the District in writing describing in detail the conditions encountered. Design Consultant's obligation hereunder shall be limited to reporting Hazardous Substances of which Design Consultant or its Subconsultants acquire actual knowledge. Design Consultant shall not have an affirmative duty to identify or locate any Hazardous Substance.

11.7. WAIVER. Provisions of this Agreement may be waived by the District only in writing and signed by the Superintendent or designee stating expressly that it is intended as a waiver of specified provisions of this Agreement. A waiver by either Party to this Agreement of any breach of any term, covenant, or condition contained herein shall not be deemed to be a waiver of any subsequent breach of the same or any other term, covenant, or condition contained herein whether of the same or a different character.

11.8. NO THIRD PARTY RIGHTS. Except for the indemnity and insurance requirements of Article 9 herein, nothing contained in this Agreement is intended to make any person or entity who is not a signatory to this Agreement a third party beneficiary of any right, obligation or cause of action created by this Agreement, by operation of law, or conduct of the Parties.

11.9. CUMULATIVE RIGHTS; NO WAIVER. Duties and obligations imposed by this Agreement and rights and

obligations hereunder are in addition to and not in lieu of any imposed by or available at law or in equity. No action or failure to act by the District or Design Consultant hereunder shall be deemed a waiver of any right or remedy afforded hereunder or acquiesce or approval of any breach or default by the other.

- 11.10. ENTIRE AGREEMENT.** This Agreement represents the entire Agreement with the District and Design Consultant for furnishing of services to the Project and supersedes all prior negotiations, representations or agreements, either written or oral, and may be amended only by written instrument signed by both the District and Design Consultant, and formally approved or ratified by the Board of Trustees.
- 11.11. SEVERABILITY.** In case any provision of this Agreement is held to be invalid, illegal or unenforceable, the validity, legality and enforceability of all remaining provisions shall not be affected.
- 11.12. SUCCESSORS AND ASSIGNS.** This Agreement shall be binding upon the District and Design Consultant and their respective successors and assigns. Neither the performance of this Agreement nor any part thereof, nor any monies due or to become due hereunder, nor any claim hereunder, may be assigned by Design Consultant without the prior written consent and approval of District, which may be granted or withheld in District's sole discretion.
- 11.13. CONFIDENTIALITY.** Design Consultant shall treat all confidential information and data identified as confidential and furnished to it by the District or any other Project Team member or otherwise obtained or prepared by Design Consultant concerning the Project as strictly confidential and shall not disclose any of the same to any other person or entity unless required to do so in connection with Design Consultant's performance of this Agreement or any governmental filings or applications. The foregoing obligations shall not prevent Design Consultant from disclosing only those portions of confidential information that are required to be disclosed by law, government regulation, rule, ethical obligation, subpoena or court order, provided that Design Consultant provides reasonable prior notice to the District of such required disclosure and takes reasonable lawful measures to avoid or minimize such disclosure, including providing reasonable assistance to District with respect to any appropriate action that District may decide to take. Design Consultant shall not engage in or permit any public references or statements to the Project, the District or Design Consultant's services hereunder, including, without limitation, referring to the same in advertising or promotional brochures or materials or granting interviews to broadcast, print or other media, without the prior written consent of the District, which may be granted or withheld in the sole discretion of the District. The provisions of this Article 11.13 shall survive any termination of this Agreement.
- 11.14. INDEPENDENT CONTRACTOR.** Design Consultant is and shall at all times remain as to the District a wholly independent contractor. Neither the District nor any of its agents shall have control over the conduct of Design Consultant or any of Design Consultant's officers, agents or employees, except as herein set forth. Design Consultant shall not, at any time, or in any manner, represent that it or any of its agents or employees are in any manner agents or employees of the District.
- 11.15. FAIR EMPLOYMENT PRACTICES/EQUAL OPPORTUNITY ACTS.** In the performance of this Agreement, Design Consultant shall comply with all applicable provisions of the California Fair Employment Practices Act (Government Code, §§ 12940-48) and the applicable equal employment provisions of the Civil Rights Act of 1964 (42 U.S. C. 200e -217), whichever is more restrictive.
- 11.16. PERMITS AND LICENSES.** Design Consultant, at its sole expense, shall obtain and maintain during the term of this Agreement, all required business and professional permits, licenses and certificates necessary for Design Consultant to perform its services.
- 11.17. CONFLICTS OF INTEREST.** Design Consultant agrees not to accept any employment or representation

during the term of this Agreement which is or may likely make Design Consultant “financially interested” (as provided in Gov. Code, §§ 1090 and 87100) in any decision made by the District on any matter in connection with which Design Consultant has been retained pursuant to this Agreement.

11.18. MARGINAL HEADINGS; CAPTIONS. MARGINAL HEADINGS; CAPTIONS. The titles of the various Paragraphs of this Agreement are for convenience of reference only and are not intended to and shall in no way enlarge or diminish the rights or obligations of Design Consultant and the District hereunder.

11.19. EXHIBITS. The following Exhibits are attached hereto and incorporated herein by this

reference Exhibit “A” - Sample Project Authorization

Exhibit “B” - Certification Re Financial Relationship Disclosure (Design

Consultant) Exhibit “C” – Iran Contracting Certification

11.20. DEFINITIONS

11.20.1. Acceptance. The point that the Work is accepted by the Board of Trustees. Acceptance shall not constitute evidence or confirmation of Substantial Completion or Final Completion if in fact the Work is not Substantially Complete or Finally Complete on the date of such Acceptance.

11.20.2. Addendum, Addenda. Written or graphic information (including, without limitation, Drawings or Specifications) prepared and issued prior to the receipt of the Contractor's Bid for the Project, which modify or interpret the Bid Documents by additions, deletions, clarifications or corrections.

11.20.3. Applicable Laws. All applicable federal, state and municipal laws, statutes, building codes, ordinances and regulations of Governmental Authorities having jurisdiction over the Project, Work, Site, the District, Design Consultant, including, without limitation, Environmental Laws, and all ordinances, rules and regulations enacted by the District.

11.20.4. As-Built. The documents prepared by Contractor, and subject to review and reasonable verification and approval by Design Consultant, showing the condition of the Work of the Project as actually built, including, without limitation, the locations of mechanical, electrical, plumbing, HVAC or similar portions of the Work that are shown diagrammatically in the Contract Documents.

11.20.5. Bid Documents. The collection of documents prepared and issued for the purpose of soliciting Bids or proposals for construction of Work.

11.20.6. Change Order. A written instrument signed in accordance with the requirements of the General Conditions of a construction contract, describing an adjustment in the Contract Sum or Contract Time, or both. The term “Change Order” encompasses both mutually executed and unilaterally issued Change Orders.

11.20.7. Construction Contract. A written contract executed between the District and Contractor for construction of a portion or all of the Work of the Project or a collection of Projects.

11.20.8. Construction Costs. The total costs to construct those elements of the Project designed or specified by Design Consultant. Construction Costs do not include any of the following: (i) the cost of professional services to be rendered by Design Consultant, Subconsultants, Specialty Consultants, Construction Manager; (ii) land acquisition costs; (iii) finance costs; (iv)

District's administrative costs; and (v) legal fees and costs.

- 11.20.9. Contract Documents.** Without limitation, the collection of documents that are to be the Contract Documents governing a Contractor's performance of the Work of the Project.
- 11.20.10. Contract Time.** The total number of Days set forth in a Construction Contract within which Substantial and/or Final Completion of the Work of the Project must be achieved by Contractor, including approved extensions of time permitted under the terms of the Contract Documents.
- 11.20.11. Contractor.** An individual or firm under contract with the District to serve as the general contractor for construction of all or a portion of the Work of the Project; may also be referred to as "Separate Contractor" where multiple trade contracts will be utilized for the completion of the Project.
- 11.20.12. Day.** Whether capitalized or not, unless otherwise specifically provided, means calendar Day, including weekends and legal holidays.
- 11.20.13. Defective Work.** Work by a Contractor that is unsatisfactory, faulty, omitted, incomplete, deficient or does not conform to Applicable Laws, the Contract Documents, the directives of the District, Design Consultant or the Project Inspector or the requirements of any inspection, reference standard, test, code or approval specified in the Contract Documents.
- 11.20.14. Delay.** Whether capitalized or not, includes any circumstances involving disruption, hindrance or interference in the performance of the Work of the Project.
- 11.20.15. Design and Construction Project Team.** The following Project Team members: District, Project Inspectors, Contractors, Subcontractors, Design Consultants, Subconsultants, Specialty Consultants and Separate Contractors.
- 11.20.16. Design Costs.** The costs to the District for conceptual, schematic, design development, construction documents and construction administration services required for completed design, engineering, administration and management by Design Consultant and Specialty Consultants.
- 11.20.17. Design Documents.** All plans, drawings, tracings, specifications, programs, reports, calculations, models and other material containing designs, specifications or engineering information prepared by Design Consultant and Specialty Consultants including, without limitation, computer aided design materials, electronic data files, files and paper copies.
- 11.20.18. Drawings.** The graphic and pictorial portions of the Contract Documents prepared by Design Consultant and other Specialty Consultants showing the design, location and dimensions of the Work, including plans, elevations, details, schedules and diagrams. The term "Drawings" may be used interchangeably with "Plans."
- 11.20.19. Environmental Laws.** Without limitation, any applicable federal, state or local laws, ordinances or regulations relating to the environment, health and safety, Hazardous Substances (including, without limitation, the use, handling, transportation, production, disposal, discharge or storage thereof) or to industrial hygiene or the environmental conditions on, under or about the Site, including, without limitation, soil, groundwater and indoor and ambient air conditions, including, without limitation, the following: Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (42 U.S.C. §§ 9601-9675), the Resource Conservation and Recovery Act, as amended (42 U.S.C. §§ 6901-6992k), the Hazardous Materials Transportation Act, as

amended (49 U.S.C. § 1801 et seq.), the Federal Water Pollution Control Act, as amended (33 U.S.C. §§ 1251-1307), the Clean Air Act, as amended (42 U.S.C. §§ 7401-7671 et seq.), the Toxic Substances Control Act, as amended (15 U.S.C. §§ 2601-2692), the Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X), 15 U.S.C. §§ 2681-2692 and also 42 U.S.C.

§§ 4851-4856, the Lead Based Paint Poisoning Prevention Act, 42 U.S.C. §§ 4821-4846, the Indoor Radon Abatement Act, 15 U.S.C. §§ 2661-2671, and the Safe Drinking Water Act Amendments of 1996, Pub L. No. 104-182, 110 Stat. 1613 (1996) and all similar federal, state, and local statutes and regulations.

11.20.20. ENR Index. The construction cost index as published in the Engineering News-Record by the McGraw-Hill Publishing Company or its successors.

11.20.21. Estimate of Project Construction Costs. Design Consultant's written estimate of the Construction Costs for the Project.

11.20.22. Field Order. A written instrument signed in accordance with the requirements of the General Conditions that directs a Contractor's performance of Work in one of the following categories: (i) over which there is a dispute as to whether the Work is or is not extra work; or (ii) involving extra work which is to be performed without adjustment to the Contract Sum or Contract Time or before agreement on all terms of a Change Order.

11.20.23. Final Completion, Finally Complete. The terms "Final Completion" and "Finally Complete" refer, with respect to the Work of the Project or a portion of the Work designated by the District, to the point at which: (i) the entirety of such Work is fully completed, including all minor corrective, or "punch list," items; (ii) all documents required to be submitted by Contractor as a condition of Substantial or Final Completion of such Work have been submitted, (including, without limitation, warranties, guarantees and other Record Documents); (iii) the entirety of such Work and related areas of the Site have been thoroughly cleared of all construction debris and cleaned in accordance with the requirements of the Contract Documents, including, but not necessarily limited to, the following: removal of temporary protections; removal of marks, stains, fingerprints and other soil and dirt from painted, decorated and natural-finished woodwork and other Work; removal of spots, plaster, soil and paint from ceramic tile, marble and other finished materials; all surfaces, fixtures, cabinet work and equipment are wiped and washed clean and in an undamaged, new condition; all aluminum and other metal surfaces are cleaned in accordance with recommendations of the manufacturer; and all stone, tile and resilient floors are cleaned thoroughly in accordance with manufacturer's recommendations and buff dried by machine to bring the surfaces to sheen; and (iv) all conditions set forth in the Contract Documents for Substantial and Final Completion of such Work have been, and continue to be, fully satisfied.

11.20.24. Hazardous Substance. The term "Hazardous Substance" refers to, without limitation, the following: (i) any chemical, material or other substance defined as or included within the definition of "hazardous substances," "hazardous wastes," "extremely hazardous substances," "toxic substances," "toxic material," "restricted hazardous waste," "special waste" or words of similar import under any Environmental Law, including, without limitation, the following: petroleum (including crude oil or any fraction thereof), asbestos, asbestos-containing materials, polychlorinated biphenyls ("PCBs") and PCB-containing materials, whether or not occurring naturally; or (ii) any substance that because of its quantity, concentration or physical or chemical characteristics poses a significant present or potential hazard to human health and safety or to the environment, and which has been determined by any Governmental Authority to be a hazardous waste or hazardous substance.

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- 11.20.25. Project Inspector.** A Division of State Architect certified inspector for the Project pursuant to the Field Act (Ed. Code, § 81130.3, et seq.) and California Code of Regulations.
- 11.20.26. Key Personnel.** Those individuals listed in the Project Authorization, and any additions or replacements thereto whose personal performance of services is considered of the essence to the Project.
- 11.20.27. Plans.** The graphic and pictorial portions of the Contract Documents prepared by Design Consultant and its Specialty Consultants showing the design, location and dimensions of the Work, including drawings, elevations, details, schedules and diagrams. The term “Plans” may be used interchangeably with “Drawings.”
- 11.20.28. Project Budget.** The District’s written statement of funds available to pay for Project Costs, as developed by District.
- 11.20.29. Project Construction Budget.** That portion of a Project Budget that sets forth the District’s budget for Construction Costs.
- 11.20.30. Project Costs.** The total of all Design Costs, Construction Costs, Specialty Consultants Costs, and other Project-related costs (such as, but not limited to, personnel relocation and temporary facilities costs, fixtures, furniture and equipment (if required)). Project Costs do not include: (i) land acquisition costs; (ii) finance costs; (iii) District administrative costs; or (iv) legal fees and court costs.
- 11.20.31. Project Schedule.** A detailed schedule prepared by Design Consultant pursuant to Paragraph 2.1.4 of this Agreement depicting in detail the Design Consultant’s proposed schedule for performance of its Basic Services.
- 11.20.32. Schedule of Values.** A detailed, itemized breakdown of the Construction Contract Sum, which provides for a fair and reasonable allocation of the dollar values to each of the various parts of the Work of the Project.
- 11.20.33. Sub consultant.** A person or firm that has a contract with Design Consultant to perform a portion of the services covered by this Agreement.
- 11.20.34. Submittal.** Shop drawings, detailed designs, samples, exemplars, product data, fabrication and installation drawings, lists, graphs, operating instructions, and other similar documents required to be submitted by a Contractor under the Contract Documents.
- 11.20.35. Substantial Completion, Substantially Complete.** The terms “Substantial Completion” and “Substantially Complete” refer to the point at which the Work of the Project, or any portion thereof designated by the District, is: (i) sufficiently and entirely complete in accordance with Contract Documents so that such Work can be fully enjoyed and beneficially occupied and utilized for its intended purpose (except for minor items which do not impair the ability to so occupy and use such Work); (ii) receipt by the District of all permits and certificates (such as, but not necessarily limited to, a certificate of occupancy) required to occupy and use the Project; and (iii) all systems included in the Work of the Project are operational as designed and scheduled, all designated or required governmental inspections and certifications have been made and posted and instruction of District’s personnel in the operation of the systems has been completed.
- 11.20.36. Sustainable Building Guidelines.** Guidelines for sustainable building principles, standards and processes, and related design procedures, criteria and standards developed for the

District as set forth in the Program Design Standards.

11.20.37. Work. All labor, materials, equipment, services, permits, licenses and taxes and all other things necessary for a Contractor to perform its obligations under the Contract Documents, including, without limitation, any changes, additions or deletions requested by District, in accordance with the Contract Documents and all Applicable Laws. The Work may constitute the whole or a part of the Project or the Project.

11.21. APPLICATION OF DEFINITIONS

Definitions of terms that are phrased in the singular shall be deemed to include the plural, and vice versa, where appropriate to the context or circumstances.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement, on the Day and year first above written.

OAKLAND UNIFIED SCHOOL DISTRICT

 4/24/2025

Jennifer Brouhard, President,
Board of Education Date

 4/24/2025

Kyla Johnson-Trammell, Superintendent
& Secretary Board of Education Date

 Mar 26, 2025

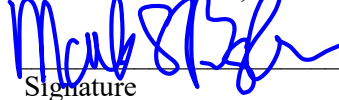
[Preston Thomas \(Mar 26, 2025 16:59 PDT\)](#)

Preston Thomas, Chief Systems & Services
Officer Date

 03/26/2025

James Traber, Esq.
Facilities Counsel, OUSD Date

VERDE DESIGN, INC.

 03.25.2025

Signature

Date

Mark Baginski, Principal

Print Name, Title

LOCAL BUSINESS UTILIZATION AFFIRMATION WORKSHEET

Firm or Team: Verde Design, Inc.

The Firm or Team affirms that it will achieve OUSD's minimum Local Business Utilization (LBU) requirements. Included in our proposal is a detailed narrative and strategy describing how the Firm or Team intends to meet or exceed the District's LBU requirements.

The narrative shall describe previously implemented methods used for successful local business utilization and shall be inclusive of at least three (3) project relevant California K-12 examples.

The narrative shall include our LBU strategy, but not limited, to the following:

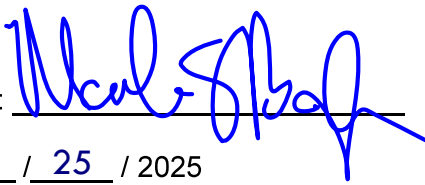
- Identified Joint-Venture partnership agreements at the prime and sub level
- An outline of small and local firms with planned partnership(s)
- Areas and/or scopes that have been identified as carve out opportunities for small, local partners
- Other identified opportunities for local and small local utilization

The submitted narrative and strategy will be scored and awarded up to 5 additional points by the District's LBU Consultant.

Minimum Local Business Participation per District Policy can be found in the following link:

<https://www.ousd.org/facilities-planning-management/opportunities/lbu-policy>

Signature: _____



Date: 03 / 25 / 2025

Exhibit "A"

SAMPLE PROJECT AUTHORIZATION

PROJECT ASSIGNMENT (EXHIBIT A TO AGREEMENT FOR ARCHITECTURAL SERVICES)

This Project Assignment is executed between Oakland Unified School District ("District") and [REDACTED] ("Architect") pursuant to the Master Agreement for Architectural Services ("Agreement") between the Architect and the District dated [REDACTED], 20[REDACTED]. By this reference, the Agreement is incorporated herein as if set forth in full.

1. Description of Work To Be Performed By Design Consultant

[[Insert detailed description of Construction Project, and/or other services to be provided by Architect]]

2. **Project Budget** (District's written statement of funds available to pay for all Project Costs)
[REDACTED] Dollars (\$[REDACTED])

3. **Basic Services.** The Architect will provide the following Basic Services noted below for the above-described Project.

Basic Services Phases

- ☐ Schematic Design
- ☐ Design Development
 - ☐ Preliminary Plans Value Engineering
 - ☐ Preliminary Plans Phase Constructability Review
- ☐ Construction Documents
 - ☐ Construction Drawings Value Engineering
 - ☐ Construction Drawings Constructability Review
- ☐ Bidding
- ☐ Construction
- ☐ Post-Construction

Design Consultants Included in Basic Services

- ☐ Structural
- ☐ Civil
 - ☐ On-Site
 - ☐ Off-Site
- ☐ Mechanical
- ☐ Plumbing
- ☐ Electrical
- ☐ Telecommunications/Data
- ☐ Landscaping
- ☐ Other: _____

Basic Services Submittal Schedule:

	START DATE	FINISH DATE
Schematic Design Phase		
Initial Design Development Phase		

Final Design Development Phase		
Preliminary Plans Value Engineering; Constructability Review	Value Engineering: _____ Constructability Review: _____	Value Engineering: _____ Constructability Review: _____
Initial Construction Documents Phase		
Final Construction Documents Phase		
Construction Drawings Value Engineering; Constructability Review	Value Engineering: _____ Constructability Review: _____	Value Engineering: _____ Constructability Review: _____
Bidding		
Construction		
Post-Construction		

4. Architect Compensation:

A. Payment Method:

☐ Method A: Percentage of Computed Cost for New Construction and Additions

Architect shall provide all the services identified as Basic Services as indicated above using the following fee schedule. To determine the Architect's Fee using this method, the computed cost of the project shall be multiplied by the applicable percentages below. The term "computed cost" is equal to the bid amount or Guaranteed Maximum Price plus any additive alternates not taken plus any change orders for additional scope of work.

- a. Nine (9%) percent of the first five hundred thousand dollars (\$500,000) of computed cost;
- b. Eight and one-half (8 ½ %) percent of the next five hundred thousand dollars (\$500,000) of computed cost;
- c. Eight (8%) percent of the next One Million Dollars (\$1,000,000) of computed cost;
- d. Seven (7%) percent of the next Four Million Dollars (\$4,000,000) of computed cost;
- e. Six (6%) percent of the next Four Million Dollars (\$4,000,000) of computed cost;
- f. Five (5%) percent of the computed cost in excess of (\$10,000,000).

Factory Built Portables. Four (4%) percent of the first Thirty-Five thousand Dollars \$35,000) of the cost of factory built portables (Building cost only, all non-building costs and building costs beyond Thirty-Five Thousand Dollars shall be calculated per items a-f above).

(Reuse of Plans) Compensation for Re-use of Plans for new construction and addition projects shall be reduced from the full fee calculation to reflect savings due to re-use of existing documents as follows:

- a. 35% fee reduction for buildings only during Schematic Design Phase.
- b. 35% fee reduction for buildings only during Design Development Phase.
- c. 35% fee reduction for buildings only during Construction Document Phase.
- d. All other fees for buildings (DSA approval, Bidding and Construction Administration) shall be full fee.
- e. All fees related to the site development work shall be full fee.
- f. Design and engineering modifications due to program changes as required by the District, or code changes enacted subsequent to original plan approval, shall be billed as additional services or Re-use Fee reduction shall be adjusted to a mutually agreeable percentage to account for such changes.

Timeline of Payments under Method A

<u>Schematic Design (100% Completion):</u>	10% of Architect Fee
<u>Design Development (100% Completion):</u>	15% of Architect Fee
<u>Construction Documents (90% Completion):</u>	40% of Architect Fee, to be paid monthly based on actual level of completion.
<u>DSA Approval of Construction Drawings:</u>	5% of estimated Architect Fee
<u>Procurement Phase:</u>	5% of estimated Architect Fee as set forth on Attachment "A", when procurement is completed
<u>Construction Administration:</u>	25% of estimated Architect Fee, to be paid as follows: Procurement complete: 5% Construction 25% complete: 4% Construction 50% complete: 4% Construction 75% complete: 5% Construction 100% complete: 5% Submittal of final records: 2%

☐ **Method B: Percentage of Computed Cost for Modernization, Renovation & Rehabilitation:**

- a. Twelve (12%) percent of the first five hundred thousand dollars (\$500,000) of computed cost;
- b. Eleven and one-half (11 ½ %) percent of the next five hundred thousand dollars (\$500,000) of computed cost;
- c. Eleven (11%) percent of the next One Million Dollars (\$1,000,000) of computed cost;
- d. Ten (10%) percent of the next Four Million Dollars (\$4,000,000) of computed cost;
- e. Nine (9%) percent of the next Four Million Dollars (\$4,000,000) of computed cost;
- f. Eight (8%) percent of the computed cost in excess of (\$10,000,000).

Billing shall proceed on the same timeline as payments for Method A.

☐ **Method C Stipulated Sum:** The Parties agree to a Stipulated Sum for all basic services and design consultants included in basic services. Billing shall proceed on the same timeline as payments for Method A **[or include other payment timeline]**.

☐ **Method D - Hourly Billing Rates:** Compensation for services rendered by principals and employees shall be based upon the rates as stated on the Design Consultant's Hourly Rate schedule which shall be attached hereto. The rates shall remain the same for the duration of each project. The total cost for the work shall not exceed **[insert not to exceed figure if desired]**.

C. Additional Provisions

1. Architect shall receive one hundred and ten (110%) percent of all Reimbursable Expenses, expressly authorized in advance by the District in writing, except as specifically excluded, incurred by the Architect, the Architect's employees, and consultants in the interest of the Project.
2. If specialty consultants are required who are not included as part of Basic Services, then the District shall reimburse the Architect one hundred and ten (110%) percent of their actual cost.
3. If any portions of the Project are deleted or otherwise not constructed, compensation for those portions of the Project shall be payable to the extent services are performed on those portions.
4. Architect shall receive reimbursement at cost for:
 - a. Reproduction of drawings and specifications in excess of the copies provided by this Agreement.
 - b. Architect shall receive reimbursement at cost for fees advanced for securing approval of authorities having jurisdiction over the Project.

OAKLAND UNIFIED SCHOOL DISTRICT

VERDE DESIGN, INC.

Jennifer Brouhard, President,
Board of Education

Date

Signature

Date

Kyla Johnson-Trammell, Superintendent
& Secretary Board of Education

Date

Print Name, Title

Preston Thomas, Chief Systems & Services
Officer

Date

James Traber, Esq.
Counsel, OUSD

Date

This form does not align with the project. It is for a roofing project. Verde is not a contractor. Please advise.

EXHIBIT "B"

CERTIFICATION REGARDING FINANCIAL
RELATIONSHIP DISCLOSURE
(Public Contract Code section 3006 subdivision (b))

I, Mark Baginski, Verde Design, Inc, certify that I have not 420-5/6857187.1 (Name of Employer) offered, given, or agreed to give, received, accepted, or agreed to accept, any gift, contribution, or any financial incentive whatsoever to or from any person in connection with the roof project contract. As used in this certification, "person" means any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

Furthermore, I, Mark Baginski, Verde Design, Inc, certify that I do not (Name) (Name of Employer) have, and throughout the duration of the contract, I will not have, any financial relationship in connection with the performance of this contract with any architect, engineer, roofing consultant, materials manufacturer, distributor, or vendor that is not disclosed below.

I, Mark Baginski, Verde Design, Inc, have the following (Name) (Name of Employer) financial relationships with an architect, engineer, roofing consultant, materials manufacturer, distributor, or vendor, or other person in connection with the following roof project contract:

Name and Address of Building, Contract Date and Number

Name and Address of Building, Contract Date and Number

Name and Address of Building, Contract Date and Number

I certify that to the best of my knowledge, the contents of this disclosure are true, or are believed to be true.

Signature

Date

Mark Baginski

Print Name

Verde Design, Inc

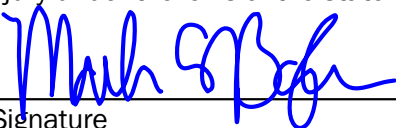
Print Name of Employer

EXHIBIT "C"
IRAN CONTRACTING CERTIFICATION

As required by California Public Contract Code section 2204, the Bidder certifies subject to penalty for perjury that the option checked below relating to the Bidder's status in regard to the Iran Contracting Act of 2010 (Pub. Contract Code, § 2200 et seq.) is true and correct:

- ☒ The Bidder is not:
- (i) identified on the current list of persons and entities engaging in investment activities in Iran prepared by the California Department of General Services in accordance with subdivision (b) of Public Contract Code section 2203; or
 - (ii) a financial institution that extends, for forty-five (45) days or more, credit in the amount of \$20,000,000 or more to any other person or entity identified on the current list of persons and entities engaging in investment activities in Iran prepared by the California Department of General Services in accordance with subdivision (b) of Public Contract Code section 2203, if that person or entity uses or will use the credit to provide goods or services in the energy sector in Iran.
- ☐ The District has exempted the Contractor from the requirements of the Iran Contracting Act of 2010 after making a public finding that, absent the exemption, Agency will be unable to obtain the goods and/or services to be provided pursuant to the Contract.
- ☒ The amount of the Contract payable to the Contractor for the Project does not exceed \$1,000,000.

I certify (or declare) under penalty of perjury under the laws of the state of California that the foregoing is true and correct.

	03.25.2025
Signature	Date
Mark Baginski	Principal
Name	Title
Verde Design, Inc	
Name of Firm	

FINGERPRINTING AND CRIMINAL BACKGROUND CHECK CERTIFICATION

One of the boxes below **must** be checked, and an executed copy of this form must be provided to the District:

☒ Contractor's employees will have no contact or interaction with District pupils outside of the immediate supervision and control of the pupil's parent or guardian or a school employee. Accordingly, the fingerprinting and criminal background investigation requirements of Education Code section 45125.1 shall not apply to Contractor's services under this Agreement.

☐ Contractor's employees will have contact or interaction with District pupils outside of the immediate supervision and control of the pupil's parent or guardian or a school employee. Accordingly, the fingerprinting and criminal background investigation requirements of Education Code section 45125.1 apply to Contractor's services under this Agreement, and Contractor certifies its compliance with these provisions as follows: *"Contractor certifies that it has complied with the fingerprinting and criminal background investigation requirements of Education Code section 45125.1 with respect to all Contractor's employees, subconsultants, agents, and subconsultants' employees or agents ("Employees") regardless of whether those Employees are paid or unpaid, concurrently employed by the District, or acting as independent contractors of the Contractor, who may have contact with District pupils, outside of the immediate supervision and control of the pupil's parent or guardian or a school employee, in the course of providing services pursuant to the Agreement, and the California Department of Justice has determined that none of those Employees has been convicted of a felony, as that term is defined in Education Code section 45122.1. A complete and accurate list of all Employees who may come in contact with District pupils during the course and scope of the Agreement is attached hereto."*

☐ Contractor's services under this Agreement shall be limited to the construction, reconstruction, rehabilitation, or repair of a school facility, and Contractor's employees shall have only limited contact with students. Accordingly, the requirements of Education Code section 45125.2 shall not apply to Contractor's services under this Agreement.

☐ Contractor's services under this Agreement shall be limited to the construction, reconstruction, rehabilitation, or repair of a school facility, and Contractor's employees will have contact, other than limited contact, with District pupils. Pursuant to Education Code section 45125.2, District shall ensure the safety of the pupils by at least one of the following as marked:

- ☐ The installation of a physical barrier at the worksite to limit contact with pupils.
- ☐ Continual supervision and monitoring of all Contractor's on-site employees of Contractor by an employee of Contractor, _____, whom the Department of Justice has ascertained has not been convicted of a violent or serious felony.
- ☐ Surveillance of Employees by District personnel.

Megan's Law (Sex Offenders). Contractor shall verify and continue to verify that the employees of Contractor that will be on the project site and the employees of the subconsultant(s) that will be on the project site are not listed on California's "Megan's Law" Website (<http://www.meganslaw.ca.gov/>).

MUST BE COMPLETED BY CONTRACTOR'S AUTHORIZED REPRESENTATIVE:

I am a representative of the Contractor entering into this Agreement with the District and I am familiar with the facts herein certified and am authorized and qualified to execute this certificate on behalf of Contractor.

CONTRACTOR

By: Verde Design, Inc

Name: Mark Baginski

Title: Principal

Date: 03.25.2025

MUST BE COMPLETED BY DISTRICT'S AUTHORIZED REPRESENTATIVE:

As an authorized District official, I am familiar with the facts herein certified and am authorized to execute this certificate on behalf of the District.

DISTRICT

By: _____

Name: _____

Title: _____

Date: _____

LOCAL BUSINESS UTILIZATION AFFIRMATION WORKSHEET

Firm or Team: _____

The Firm or Team affirms that it will achieve OUSD's minimum Local Business Utilization (LBU) requirements. Included in our proposal is a detailed narrative and strategy describing how the Firm or Team intends to meet or exceed the District's LBU requirements.

The narrative shall describe previously implemented methods used for successful local business utilization and shall be inclusive of at least three (3) project relevant California K-12 examples.

The narrative shall include our LBU strategy, but not limited, to the following:

- Identified Joint-Venture partnership agreements at the prime and sub level
- An outline of small and local firms with planned partnership(s)
- Areas and/or scopes that have been identified as carve out opportunities for small, local partners
- Other identified opportunities for local and small local utilization

The submitted narrative and strategy will be scored and awarded up to 5 additional points by the District's LBU Consultant.

Minimum Local Business Participation per District Policy can be found in the following link:

<https://www.ousd.org/facilities-planning-management/opportunities/lbu-policy>

Signature: _____

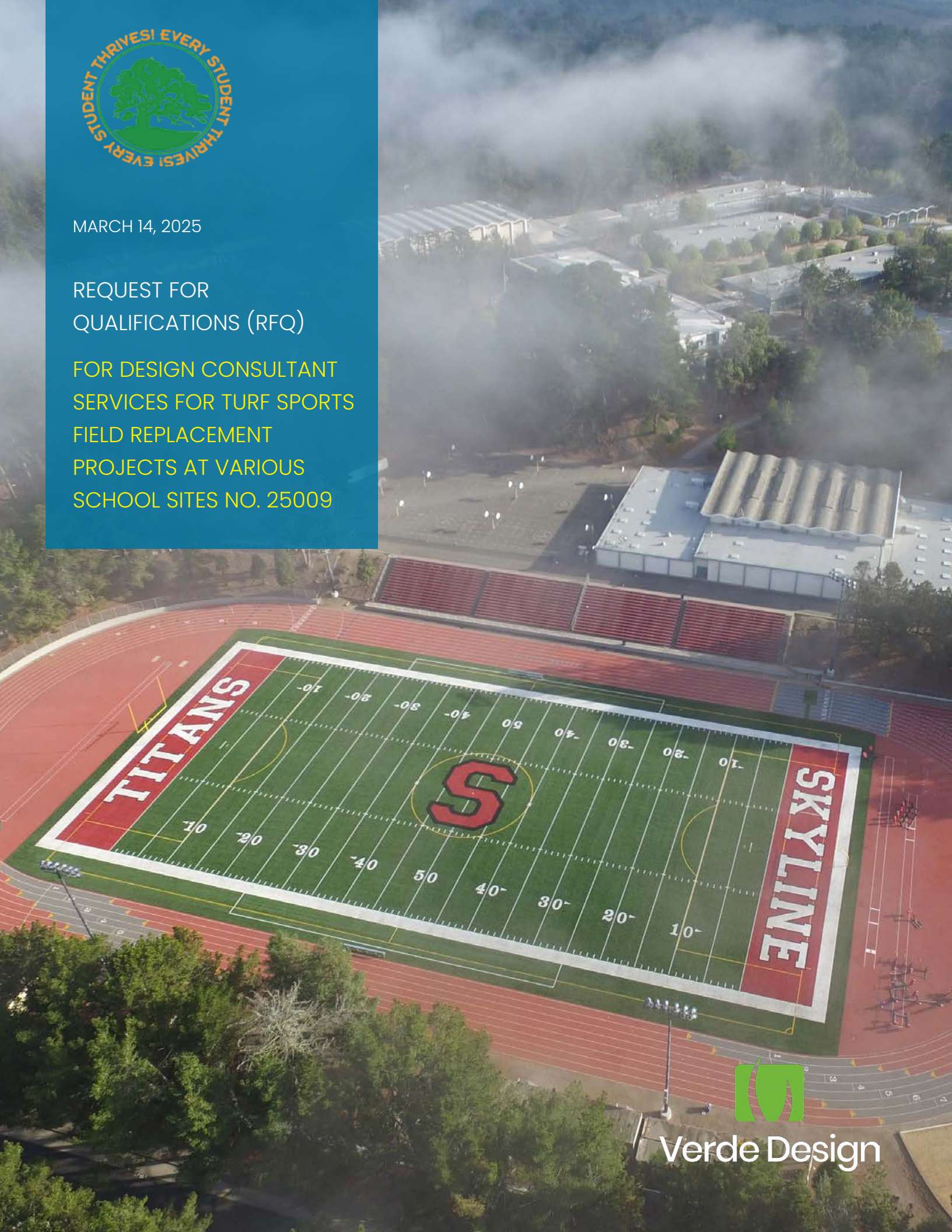
Date: ____ / ____ / 2025



MARCH 14, 2025

REQUEST FOR
QUALIFICATIONS (RFQ)

FOR DESIGN CONSULTANT
SERVICES FOR TURF SPORTS
FIELD REPLACEMENT
PROJECTS AT VARIOUS
SCHOOL SITES NO. 25009



Verde Design



Bret Harte Middle School, Oakland

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Please note the numbering matches the RFQ. We have included the required RFQ items in section 2.6 as an Appendix, which include the items listed to the right. It was noted in the RFQ that these items do not count as part of the page limit.



March 14, 2025

Oakland Unified School District
955 High Street, Oakland, CA 94601
Attn: Kenya Chatman, Executive Director of Facilities



SUBJECT: REQUEST FOR QUALIFICATIONS (RFQ) FOR DESIGN CONSULTANT SERVICES FOR TURF SPORTS FIELD REPLACEMENT PROJECTS AT VARIOUS SCHOOL SITES NO. 25009

Dear Ms. Chatman and Members of the Evaluation Committee:

Verde Design, Inc. is pleased to present our qualifications in response to the Oakland Unified School District's (District) RFQ for Turf Sports Field Replacement Projects. For over 17 years, our firm has specialized in delivering comprehensive and integrated landscape architecture, civil engineering and sports planning services. We focus particularly on projects for K-12 school districts, colleges, and universities, often serving as the prime design professional for the project as well as the Design Professional in Responsible Charge where appropriate or delegating this role to the our structural engineer or architect listed in our qualification and proposal package accordingly. If selected by the District as a partner for your upcoming projects, Verde Design will act as an advocate for the District, working collaboratively with District and site staff, and construction management team to provide the best possible results for the District's community.

In order to assist you in reaching your project goals, I, Mark Baginski, have assembled a team of exceptional professionals who have worked together on dozens of similar projects identified in your master plan. As the principal-in-charge, I will ensure consistent and focused leadership throughout the entire endeavor. Our firm has extensive experience collaborating with over 85 school districts across California, completing over 750 athletic field and facility projects. Our firm brings extensive experience, having partnered with over 85 school districts across California to complete more than 750 athletic field and facility projects. This includes over 400 synthetic turf installations and 100+ turf replacement projects. Additionally, we have a strong history with the District, including the recent turf assessments for Oakland High School and International Community School.

Our approach to project delivery is grounded in extensive experience in public school design, encompassing both the development of new facilities and the modernization of existing ones. We are proficient in a variety of project delivery methods, including design-bid-build, lease-leaseback, and design-build, ensuring flexibility and efficiency in our processes. Our portfolio features a diverse range of projects, from the construction and renovation of athletic and recreational facilities at K-12 institutions to comprehensive campus landscape designs that incorporate courtyards and quads. Our services also encompass full Division of the State Architect (DSA) compliance and in-house cost estimating, ensuring that all aspects of the project are managed with precision and expertise.

With our unmatched experience, knowledge, and commitment to your satisfaction, we are confident in our candidacy for consideration as consultants. We eagerly anticipate the opportunity to continue our positive working relationship with the District. Thank you once again, Ms. Chatman for this opportunity. We acknowledge Addendum No. 1.

Verde Design received a copy of the District's Agreement attached as EXHIBIT A to the RFQ. Verde Design has reviewed the indemnity provisions in EXHIBIT A and insurance requirements contained in the Agreement. If given the opportunity to contract with the District, Verde Design has no objections to the use of the Agreement.

We have reviewed and acknowledge EXHIBIT B "Fingerprinting Notice and Acknowledgement for Contracts other than Construction" as the firm is to execute as part of the Agreement with the District.

No official or employee of the District, nor any business entity in which an official of the District has an interest, has been employed or retained to solicit or assist in the procuring of the resulting contract(s), nor that any such person will be employed in the performance of any/all contract(s) without immediate divulgence of this fact to the District.

Sincerely,
VERDE DESIGN, INC.

Mark Baginski, RLA, LEED AP, Principal (Authorized Signature)
p. 408.850.3411 | f. 408.985.7260 | mark@verdedesigninc.com
2455 The Alameda, Santa Clara, CA 95050



FIRM PROFILE

VERDE DESIGN FIRM INFORMATION

Type of Legal Entity: S Type Corporation and Certified Small Business Enterprise in California

Years in Business: 17 years

Number of Employees: 49

Main-Contact: Mark Baginski, RLA, LEED AP, Principal
408.850.3411 | mark@verdedesigninc.com

Office Providing Services: Santa Clara office, located at 2455 The Alameda, Santa Clara, CA 95050

Website: www.verdedesigninc.com

ABOUT VERDE DESIGN

Verde Design is an integrated landscape architecture and civil engineering firm specializing in award-winning recreational and athletic-focused spaces. We provide our clients with comprehensive planning, design, and construction administration services, and serve public and private K-12 schools, colleges, and universities, as well as municipal agencies, businesses, non-profit organizations, and community groups.

We have partnered with over 85 school districts to date, and have completed more than 750 public educational facility projects for clients. Projects have ranged exterior athletic/facility assessments and athletic facility master planning to landscape architecture and irrigation design related services for athletic facility and exterior projects. We are passionate about these spaces and are committed to creating lasting facilities that serve California's educational communities. We staff our projects with a team of creative problem solvers, and draw upon our in-house site planning, grading and drainage, planting, and irrigation design expertise, to provide solutions that meet or beat project schedules and remain within the established project budgets.

BRIEF HISTORY

In 2007, Derek McKee and Devin Conway, both veterans of the A/E/C industry, purchased key assets of a former firm and founded Verde Design, a certified SBE. Our leaders have crafted a culture rooted in sound practice, focused on sustainability, and staffed with people who care about enhancing their communities. Since our founding in Santa Clara, we expanded operations with additional offices in Folsom, Santa Rosa, and Riverside.

17 YEARS IN BUSINESS
AS A CERTIFIED SMALL BUSINESS ENTERPRISE

750 ATHLETIC FACILITY PROJECTS FOR K-12 CLIENTS

85 SCHOOL DISTRICTS PARTNERED WITH OVER THE LAST 17 YEARS IN BUSINESS

FIRM PRINCIPALS



OUR PROJECTS & SERVICE TYPES

- Landscape Architecture
- Civil Engineering
- Master Planning
- Facility Assessments
- Management Plans/Studies
- Feasibility Studies
- Schematic Design
- 3D Modeling
- Community Facilitation & Outreach
- Construction Documentation
- Irrigation Design & Audits
- Cost Estimating
- Track & Field Stadiums
- New and Replacement Athletic & Rec Fields
- Sports Field Lighting
- Tennis Facilities and Hard/Sand Courts
- New & Replacement Playgrounds
- Open Space and Campus Landscaping
- Plazas/Entry Elements
- Pre-Fab Buildings for Restrooms, Concessions, Maintenance, and Storage
- Stormwater Facilities
- SWPPP & SWMQCP



VERDE DESIGN BY THE NUMBERS

WE ARE PROUD
THAT OVER 96%
OF OUR BUSINESS
COMES FROM
REPEAT CLIENTS

96%



49 TALENTED
PROFESSIONALS



750

ATHLETIC FACILITY PROJECTS
COMPLETED IN THE LAST 17
YEARS IN BUSINESS



4

SANTA CLARA
FOLSOM
SANTA ROSA
RIVERSIDE
BRANCH OFFICES

*OFFICE PROVIDING SERVICES:
SANTA CLARA OFFICE: 2455 THE
ALAMEDA, SANTA CLARA, CA 95050



**85 SCHOOL
DISTRICTS**
PARTNERED
WITH IN
THE LAST 17
YEARS
IN BUSINESS

**\$750 MILLION IN PUBLIC
PROJECTS COMPLETED**

17

**YEARS IN
BUSINESS**
AS A CERTIFIED
SMALL
BUSINESS
ENTERPRISE

42

**PROJECT DESIGN
AWARDS RECEIVED**

400
SYNTHETIC TURF FIELDS

DESIGNED FOR
OUR PROJECTS/CLIENTS



Verde Design possesses a wealth of experience in the design of athletic and recreational facilities, having successfully completed more than 400 projects involving synthetic turf, which includes over 100 synthetic turf field replacements. Our comprehensive understanding of these turf systems, combined with our technical proficiency, has established us as a premier specialist in synthetic turf across California.

The expertise of our project team encompasses a thorough knowledge of the necessary products, drainage solutions, maintenance protocols, and the management of program usage that synthetic turf fields demand.

We are committed to equipping you with the essential information required to make well-informed choices regarding the selection of products for your fields.



2.3.1 STAFFING CAPACITY AND RESOURCES

Verde Design staffs 49 professionals with a variety of experience and expertise that can be utilized to complete or assist with any project type. The variety of work in our field allows us to respond to all the needs and design services that may be required. Our proposed project team was assembled for the Oakland Unified School District's (District) RFQ due to the anticipated scope of work, as well as our successful experience in delivering similar work. Verde Design will act as the prime consultant providing landscape architecture services.

Each team at Verde Design manages around 10-20 projects during a year, with two-to-five projects being active at any one time. Some projects are planning projects with smaller fees and shorter periods of work, while others are producing comprehensive construction documents and construction support, which require longer timelines. Our core key team members Mark Baginski, principal, and Mike DeLong, associate and project manager, have over 50 years of collective experience in the field of athletic facility design with an extensive list of projects with similar scope to the District's anticipated projects. We have ample staff under the direction of their leadership and if work were to go beyond their capabilities, we can bring additional staff to their aid. Please see below for an organizational chart and refer to section **2.6 Additional Data** to review each team member's resume and relevant qualifications.

PROJECT TEAM ORGANIZATIONAL CHART



Mark Baginski, RLA, LEED AP

Principal-in-Charge

408.850.3411

mark@verdedesigninc.com

Years with Firm: 16

Office Location: Santa Clara



Mike DeLong, RLA

Associate, Project Manager

408.850.3406

mike@verdedesigninc.com

Years with Firm: 17

Office Location: Santa Clara



Pat Healy, RLA

Associate, Project Manager

408.850.3413

pat@verdedesigninc.com

Years with Firm: 11

Office Location: Santa Clara

Verde Design Production Staff

ACEE, Inc.

Electrical Engineering

AKH Structural Engineers, Inc.

Structural Engineering

Sandis | Bryant

Survey (LIABE)

K2A Architects

Architecture (SLEB)



2.3.2 DELIVERING SERVICES/PROJECT APPROACH TO WORKING WITH THE DISTRICT

Verde Design believes that the key to developing successful projects begins with a simple, but clear, philosophy. **Investigate, Listen, Understand, and Recommend** are the core elements of our project approach. Beginning with our initial kick-off meeting with the Oakland Unified School District (District) staff, we will learn more about the proposed project and better understand your goals. This framework is critical to ensure consistent and clear communication is established between our team and District staff.

Investigate – The first step to the success of a project begins with a solid investigation. We would review existing documents and plans to conduct a site visit with client staff to understand and analyze the existing conditions of the facilities. This will ensure that we fully understand the projects' parameters and constraints, as well as the existing site conditions. This site analysis effort will be utilized throughout the projects, enabling educated and effective decisions to be made at the beginning of the design phase and throughout the projects.

Listen – A key element to project success, we emphasize the importance of listening to all project stakeholders' concerns and desires. Our team will provide options and incorporate guidance provided by our clients' staff, including maintenance and operations staff, user groups, advisory bodies, and members of the community, and communicate this back to the project team. The result of our focus on listening is a cohesive team that works together on a shared path of understanding with client goals in mind, resulting in smooth-running projects. Typically, we first focus on programming input and develop use-relationship diagrams for initial review and input. We utilize a design log to track questions and decisions throughout the design process to ensure everything is captured as we move forward.



Franklin High School, Stockton, American Sports Builders Association
2023 Multi-Field Facility Award Winner

Understand – As we mentioned, we use all the information available to develop design solutions that respond to our clients' project needs, including site constraints, client staff direction, community feedback, and the allocated budget. Based on input from the kick-off meeting with staff and the site walk, we can develop conceptual alternatives to final conceptual plans or master plans. We prepare at each submittal a booklet providing a summary of what is being submitted, including updated schedule, costs, plan and specifications. Depending on the stage other elements will also be included. We review these packages and plans with a page turn process where we sit together and review the plans ensure your understanding of the plans contents and answer any questions you may have.

Recommend – Using our clients' clear and approved concept, we will develop the projects' vision into a complete, biddable set of construction documents. The Verde Design team will draw upon past successes with our extensive athletic projects, including our athletic facility design and construction to seamlessly facilitate the construction document phase. With most of our projects being constructed, our staff are well experienced in supporting our clients through bidding and construction phases.



2.3.3 COMMUNITY INVOLVEMENT

At Verde Design, we understand every project has unique challenges from budgetary to political. We believe in providing outreach which is inclusive and supportive of open ideas while at the same time focused on District goals, timelines, and financial constraints.

Understanding the issues is important to be able to provide clear information enabling projects to move forward. We strive to gather information and present this to the district to allow for informed decisions to be made. One of the biggest challenges we see in school districts is the challenge of equity – are we getting the same as my neighbor or why are they first and we are last. Anticipating these before coming before the stakeholders often helps but understanding not everyone will be happy is also a reality. Another important tool we utilize is an overall schedule for the anticipated efforts. One approach would look at a high-level district site improvement schedule which includes all the schools and the anticipated timeline of when work would occur and ensuring everyone is being addressed. Eventually we provide specific schedules for the individual site projects. This projects a proactive and forward-looking strategy that folks can get behind. Ultimately clear and open communication is the key to successful projects.

2.3.4 MEETING SCHEDULES

Verde Design employs 49 professionals with a variety of experience and expertise that can be utilized to complete or assist with any project. The variety of work completed by our firm allows us to intelligently respond to the needs and design services that may be required for your anticipated projects. We strive to provide problem-specific solutions by matching the personal and professional qualities of the individuals on our team to best serve the projects' needs.

Project schedules are a critical aspect of all projects outlining tasks, milestones, and deliverables. Our proposed project manager will develop a draft schedule and review with the client to include submittal dates, review/presentation meetings, community / governing body milestones, etc. When the schedule is being developed, we develop our internal staffing plan and workload schedule. With the size of our office, we can complete a large



Emerson Elementary School, Oakland

quantity of work in a short period. Communicating and coordinating large staffing needs for a project is done internally in our weekly production meetings. If a project is going to require more staff than one project team can complete, we look at additional staff support or overtime to meet delivery schedules.

At the start, we will meet with you and your project team. We will review your overall schedule constraints, identify critical path items, set initial milestones, and then prepare a draft master project schedule for further discussion. This schedule will include such items as submittal deadlines, dates for review/presentation meetings, community/governing body milestones, agency review, etc. As the schedule is refined and dates are set, we will make staffing assignments within Verde and arrange internal workloads to meet your deadlines. As the lead consultant, we will also be carefully coordinating the work of team consultants to ensure that their work is completed on schedule.

Verde Design will also provide a comprehensive Basis of Design/Design Log document, which will outline the proposed product elements to be chosen, initial systems design components, and the outstanding items still required from the client to move forward in the design process. This document is updated as new input is received and we reference it as we develop the construction documents. In addition, we provide progress reports with each submittal. The reports identify the submittal progress updates, comment responses, status, questions for the client, current and past cost estimate recap, and plan-by-plan updates. This helps to communicate all the facets that go into a construction document package.



2.3.5 TURF SPORTS FIELD FIELD PROJECTS

Below is a list of synthetic turf projects that have been successfully completed in the past three years. This selection is drawn from an extensive portfolio of more than 450 projects involving synthetic turf, which encompasses over 150 projects focused on turf replacement. Verde Design has garnered significant expertise in the design of athletic and recreational facilities utilizing synthetic turf. Our in-depth knowledge of these turf systems, paired with our technical skills, has positioned us as a leading authority in synthetic turf solutions throughout California.



FRANKLIN HIGH SCHOOL, STOCKTON USD

Scope/Description: All-weather track & field events, synthetic turf field (football and soccer), entry plaza and arrival court, home & visitor grandstand bleachers with home side press box and PA system, dedicated baseball and softball facilities, synthetic turf, bullpens, batting cages, six-court tennis battery, and basketball courts and ball wall

Turf System Used: FieldTurf Vertex Prime and HD Classic with Sand/Cork over Brock YSR pad

Contact: Kimberlyn Valencia Reynoso, Planning Technician, 209.933.7045 ext. 2342 | kvalenciareynoso@stocktonusd.net

Firm Person in Charge: Mark Baginski, Principal – 408.850.3411 | mark@verdedesigninc.com

Dollar Value: \$33.8 million total



MESA VERDE HIGH SCHOOL, SAN JUAN USD

Scope/Description: Natural grass to synthetic turf football/soccer field conversion, all-weather track, scoreboard, LED sports field lighting, bleachers with press box, new restroom/concession building and a new ticket booth softball field improvements, and, new tennis court battery, new perimeter fencing and site lighting, expanded parking/drop off area including EV charging stations, and ADA improvements

Turf System Used: FieldTurf Vertex Prime with Sand/Cork over Brock YSR pad

Contact: Nicholas Arps, Director of Facilities, 916.971.7073 | Nicholas.arps@sanjuan.edu

Firm Person in Charge: Mark Baginski, Principal – 408.850.3411 | mark@verdedesigninc.com

Dollar Value: \$24.31 million total



FREMONT HIGH SCHOOL, FREMONT UHSD

Scope/Description: Conversion of of natural grass fields to synthetic turf softball fields, backstops, new entry for athletic fields complex, CMU dugouts, and storage, fencing, scoreboards and PA systems, and drainage/infrastructure, new parking and ticketing booth relocation

Turf System Used: FieldTurf Vertex Prime with Sand/Olive over Brock YSR pad

Contact: Graham Clark, Superintendent, 408.522.2201 | graham_clark@fuhd.org

Firm Person in Charge: Derek McKee, Principal – 408.850.3410 | derek@verdedesigninc.com

Dollar Value: \$3.12 million



SIX ELEMENTARY SCHOOL SITES, SAN MATEO-FOSTER CITY SD

Scope/Description: New synthetic turf multi-purpose fields at six sites at the District: Some sites included one or more of the following programmatic elements: kickball, and a jogging track, chain link backstop and perimeter fencing, new landscape areas with shade trees, irrigation and drainage improvements and re-routing, accessibility upgrades (renovated parking lot, sidewalks, gates, restrooms, drinking fountains, accessible drop-off), and synthetic turf Kinder (kindergarten) play field

Turf System Used: Shaw Legion 2.0 with Brockfill on a Brock YSR Pad

Contact: Mark Sherrill, District Project Manager, 650.312.7884 | msherrill@smfc.k12.ca.us

Firm Person in Charge: Devin Conway, Principal – 408.850.3420 | devin@verdedesigninc.com

Dollar Value: ~\$1.4 million average per site (Foster City Elementary School pictured)



NATOMAS HIGH SCHOOL, NATOMAS USD

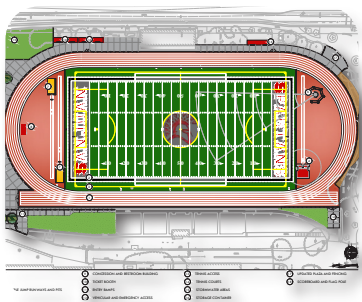
Scope/Description: Subbase regrading, new drainage rock, synthetic turf multi-use stadium field replacement striped for football and soccer, endzone lettering is the School's official font (normally collegiate block lettering), 400-meter eight lane all-weather running track, ADA restroom improvements, and ADA parking improvements

Turf System Used: FieldTurf HD Classic with Sand/Cork over Brock YSR pad

Contact: Noe Lopez, Project Director, 916.600.6570 | Noe.lopez@6dpmcm.com

Firm Person in Charge: Mark Baginski, Principal – 408.850.3411 | mark@verdedesigninc.com

Dollar Value: \$2.22 million



SAN JUAN HIGH SCHOOL, SAN JUAN USD

Scope/Description: Natural grass to synthetic turf football/soccer field conversion, all-weather track, scoreboard, LED sports field lighting, bleachers with press box, new restroom/concession building and a new ticket booth, new entry plaza, tennis court reconstruction, parking lot, and ADA improvements

Turf System Used: FieldTurf Vertex Prime with Sand/Cork over Brock YSR pad

Contact: Nicholas Arps, Director of Facilities, 916.971.7073 | Nicholas.arps@sanjuan.edu

Firm Person in Charge: Mark Baginski, Principal – 408.850.3411 | mark@verdedesigninc.com

Dollar Value: In construction



NATOMAS MIDDLE SCHOOL, NATOMAS USD

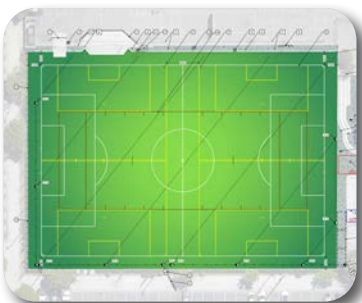
Scope/Description: All-weather track and synthetic turf field

Turf System Used: Shaw Legion NXT with Sand/SBR on a Next Play Shock Pad

Contact: Noe Lopez, Project Director, 916.600.6570 | Noe.lopez@6dpmcm.com

Firm Person in Charge: Mark Baginski, Principal – 408.850.3411 | mark@verdedesigninc.com

Dollar Value: \$1.1 million



PACIFIC PARK, GLENDALE

Scope/Description: Replacement of an existing synthetic turf field with major drainage improvements. New fencing and netting systems for better ball containment

Turf System Used: Shaw Legion NXT 2.0 with Natural Play over Brock YSR Pad

Contact: Nicholas Arps, Director of Facilities, 916.971.7073 | Nicholas.arps@sanjuan.edu

Firm Person in Charge: Mark Baginski, Principal – 408.850.3411 | mark@verdedesigninc.com

Dollar Value: N/A (in design)



STAGG HIGH SCHOOL AND EDISON HIGH SCHOOL, STOCKTON USD

Scope/Description: Synthetic turf replacement and all-weather track surfacing replacement, and ADA improvements

Turf System Used: FieldTurf Vertex Prime and HD Classic with Sand/Cork over Brock YSR pad

Contact: Kimberly Valencia Reynoso, Planning Technician, 209.933.7045 ext. 2342 | kvalenciareynoso@stocktonusd.net

Firm Person in Charge: Mark Baginski, Principal – 408.850.3411 | mark@verdedesigninc.com

Dollar Value: In construction

EXPERIENCE WORKING WITH CERTIFIED INSTALLERS

Verde Design has tremendous experience with the manufacturer's installation crews and methods. Our specifications have been developed over the years through input from these very people. Installation crews are aware that Verde Design completes a rigorous set of inspections as called out in our specifications at different intervals throughout the process to ensure the District gets the quality project it deserves.

We inspect pre-construction for materials acceptance, in construction we ask for subgrade conformance surveys and top of rock surveys, stringline and mid installation inspection and post installation punch walks. We do not just review at the end. We review the system as it is assembled.

We also require manufacturers to perform a training with District staff on the proper maintenance procedures for the turf and further coordinate the procurement of maintenance services for the district's consideration.

Verde Design has already assisted the district in reviewing differing turf systems and manufacturers and will continue to support the district in making informed decisions.

SYNTHETIC TURF TRENDS

TURF PROFILE

There have been significant changes in trends from the overall turf profile down to the individual blades of grass. Originally turf profiles consisted of a very deep rock section, but, as turf, pad, and infill technology have advanced, these profiles have become shallower resulting in less excavation and material off haul.

TURF MATERIAL/PILE HEIGHT

As for the turf itself, there has been a steady evolution in the materials and pile height. Hybrid monofilament and slit film blades, often accompanied by a thatch



Inderkum High School, Sacramento

layer, has become the industry standard for most athletic applications. As the industry is still evolving, some newer products are advertised as requiring no infill while maintaining the same performance and safety characteristics.

INFILL MATERIALS

The selection of infill is one of the most important decisions you can make. While synthetic options such as SBR rubber and TPE have traditionally been used, Verde design has been an advocate for the use of organic infills which offer an environmentally friendly solution while reducing the heat effects on the playing surface. Products such as Cork, Olive Pits, Walnut Shells, and other natural fiber systems offer effective solutions.

SHOCK/DRAINAGE PADS

Shock and Drainage pads can serve multiple functions in the synthetic turf system. First, they offer shock absorption which improves the overall safety performance of the playing field as measured by GMAX and HIC ratings. Second, they offer significant drainage performance having the ability to convey surface runoff quickly.



RECYCLING AND END-OF-LIFE CONSIDERATIONS

RECYCLING METHODS

Recycling is a top priority for the synthetic turf industry. Traditionally, turf has been downcycled or re-used for other purposes such as on horse stalls or driving ranges, but, as these applications are limited, manufacturers are rapidly working towards 100% recyclability. We recently visited a recycling center in Lincoln, CA to learn about the current and future trends in turf recycling.

Mechanical Recycling Process

Mechanical recycling is available now from some manufacturers where materials are physically separated into raw materials for re-use in the manufacturing process. This process is about 95% efficient and has low energy requirements.

Chemical Recycling Process

Chemical recycling is an advanced process that seeks to return materials to their original chemical state. This process is about 65-75% efficient and has high energy requirements.

Testing

Testing by an independent agency for PFAS, heavy metals, VOCs, and other chemicals can be built into the specifications for OUSD projects. This process provides an objective third-party analysis of field materials with chain-of-custody tracking to ensure that proper recycling and/or disposal methods are followed.

TURF REPLACEMENT

Field systems are designed to allow for easy replacement once the turf reaches its end of usable life. Sometimes it's as simple as just rolling out a new carpet, however, there are often subgrade conditions that must be addressed for the performance, safety, and longevity of the turf replacement. Forensic analysis of fields that we have replaced in the past has resulted in our effective and efficient replacement process.

STORMWATER MANAGEMENT

Verde Design has been a leader at the forefront of stormwater treatment and management systems



Saratoga High School, Saratoga

for synthetic turf fields for over 17 years, working on creative solutions with local municipalities.

ADAPTING TO THE ENVIRONMENT

As storm events are becoming less frequent yet more intense, our civil engineering team has been adapting the field subgrade design with these factors in mind. There are several strategies for managing to increase storm event intensity. Water can be infiltrated or stored and released at a controlled rate. Below are examples of a few strategies we utilized for our clients at projects located in the City of San Francisco.

At Paul Goode Field, we employed the strategy of water infiltration. Beneath the field are large storage chambers that capture, treat, and infiltrate 100% of the stormwater captured on site. At Minnie & Lovie Ward Recreation Center, to avoid overwhelming the municipal storm drain system, stormwater is captured beneath the field and then slowly released into the system at a controlled rate. At Beach Chalet, we employed the use of a liner in the fields to allow for monitoring/testing of pollutants prior to discharging.

ONGOING INVOLVEMENT

Verde Design is actively involved in local and regional professional groups that shape the industry of sports field design and maintenance such as the American Sports Builders Association (ASBA) and the Sports Field Management Association (SFMA). Participation in these groups provides invaluable knowledge that is dispersed among staff and integrated into relevant projects.



TAB 2.4 LITIGATION

LITIGATION

- Verde Design has not had any litigation, arbitration, and negotiated/settled history with previous clients, with the exception of the claim listed below.
- Monterey Unified School District has lodged a formal claim in October 2024 against us for \$90,000, asserting that certain aspects of the design may have contributed to issues observed on the synthetic turf field at Seaside High School. We are currently collaborating with the District to find a resolution that is satisfactory for all parties concerned. It is noteworthy that this represents the sole claim we have encountered in the past five years.



Hayward High School, Hayward, American Sports Builders Association Awards
2018 Track & Field Facility of the Year





VERDE DESIGN

Charge Rate Schedule

Effective until December 31, 2025

The following chart outlines the current charge rate for professional and office costs. Reimbursable rates and expenses are shown at the bottom.

Project Rates

Principal	\$275.00 per hour
Project Manager/Construction Manager	
Level Four	\$260.00 per hour
Level Three	\$240.00 per hour
Level Two	\$195.00 per hour
Level One	\$180.00 per hour
Project Engineer	
Level II	\$200.00 per hour
Level I	\$185.00 per hour
IT Manager	\$195.00 per hour
CAD Manager	\$190.00 per hour
Project Designer	\$175.00 per hour
Job Captain/Staff Engineer/Construction Administrator	\$165.00 per hour
Draftsperson Level II	\$160.00 per hour
Draftsperson Level I	\$155.00 per hour
Project Administrator	\$100.00 per hour
Intern	\$85.00 per hour

~~Reimbursable Rates~~

Blueprints, Printing and Reproductions	Cost plus 10%
Sub Consultant Services	Cost plus 10%

~~Reimbursable Expenses~~

Blueprints and Reproductions	Travel Expenses
Photography	Parking and Toll Expenses
Models and Renderings	Permit Fees
Postage/Overnight Mail Service	Courier Delivery Service

Charge Rate Schedule is subject to revisions.



TAB 2.6 ADDITIONAL DATA (APPENDIX)

(INSURANCE)



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/12/2025

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 AssuredPartners Design Professionals Insurance Services, LLC 3697 Mt. Diablo Blvd Suite 230 Lafayette CA 94549		CONTACT NAME: Helen Jang PHONE (A/C, No, Ext): (510) 272-1499 FAX (A/C, No): E-MAIL ADDRESS: certsdesignpro@assuredpartners.com	
INSURED Verde Design, Inc. 2455 The Alameda, Suite 200 Santa Clara CA 95050		License#: 6003745 VERDES-01	
		INSURER(S) AFFORDING COVERAGE INSURER A : Travelers Casualty and Surety Co of America INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :	
		NAIC # 31194	

COVERAGES **CERTIFICATE NUMBER: 1942034530** **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY ☐ AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liability Claims Made form		Y	107647481	6/13/2024	6/13/2025	\$5,000,000 per Claim \$5,000,000 Annl Aggr

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Additional Insured Status is not available on Professional Liability Policy. CANCELLATION: 30 day notice will be sent to the certificate holder.
 Project #25009 - Turf Sports Field Replacement Projects at Various School Sites.
 Professional Liability policy has a deductible which is: \$10,000.

CERTIFICATE HOLDER Oakland Unified School District Department of Facilities Planning and Management 955 High Street Oakland CA 94601	CANCELLATION 30 Day NOC 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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TAB 2.6 ADDITIONAL DATA (APPENDIX)

(INSURANCE)



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

06/06/2023

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

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

PRODUCER		CONTACT NAME: Carla Hammer	
Mary Barnard Insurance		PHONE (A/C, No, Ext): 4082861334	FAX (A/C, No): 408-286-6425
2190 Stokes St Ste 201		E-MAIL ADDRESS:	
San Jose 95128			
License: 0E23717			
		INSURER(S) AFFORDING COVERAGE	NAIC #
		INSURER A : Truck Insurance Exchange	21709
INSURED		INSURER B : Hartford Casualty Company	
Verde Design, Inc.		INSURER C : United Financial Casualty Co.	
2455 The Alameda		INSURER D :	
Santa Clara CA 95050		INSURER E :	
		INSURER F :	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:	x	x	605016326	06/13/2024	06/13/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
C	AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY	x	x	982474641	06/13/2024	06/13/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$			605016330	06/13/2024	06/13/2025	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		57WECAD1AHA	06/13/2024	06/13/2025	☒ PER STATUTE ☐ 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

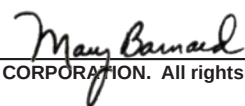
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 30 Days notice of cancellation; 10 days notice for nonpayment of premium.

UMBRELLA LIABILITY IS FOLLOW FORM OVER GENERAL LIABILITY/AUTO LIABILITY AND EMPLOYERS LIABILITY.

Oakland Unified School District, its Directors, Officers, Employees, Agents and Representatives are named as additional insured to general and auto liability per policy form wording. Insurance is primary and non-contributory with coverability of interest clause.

CERTIFICATE HOLDER

CANCELLATION

Oakland Unified School District Attn: Risk Management 1000 Broadway, Suite 440 Oakland CA 94607	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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TAB 2.6 ADDITIONAL DATA (APPENDIX)

(INSURANCE)

POLICY NUMBER 605016326

COMMERCIAL GENERAL LIABILITY

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name of Person or Organization:

**Oakland Unified School District, its Directors, Officers, Employees, Agents
and Representatives**

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

Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

It is agreed that this insurance is primary, and that any insurance issued to the additional insured applicable to a loss, other than that provided by this endorsement, shall be excess over this insurance, to the extent any insured, other than the additional insured, is solely negligent for any liabilities, losses, claims, suits, judgments, injuries, costs and/or otherwise demands.



Department of Facilities Planning and Management



OAKLAND UNIFIED
SCHOOL DISTRICT

Community Schools, Thriving Students

LOCAL BUSINESS UTILIZATION AFFIRMATION WORKSHEET

Firm or Team: Verde Design, Inc.

The Firm or Team affirms that it will achieve OUSD's minimum Local Business Utilization (LBU) requirements. Included in our proposal is a detailed narrative and strategy describing how the Firm or Team intends to meet or exceed the District's LBU requirements.

The narrative shall describe previously implemented methods used for successful local business utilization and shall be inclusive of at least three (3) project relevant California K-12 examples.

The narrative shall include our LBU strategy, but not limited, to the following:

- Identified Joint-Venture partnership agreements at the prime and sub level
- An outline of small and local firms with planned partnership(s)
- Areas and/or scopes that have been identified as carve out opportunities for small, local partners
- Other identified opportunities for local and small local utilization

The submitted narrative and strategy will be scored and awarded up to 5 additional points by the District's LBU Consultant.

Minimum Local Business Participation per District Policy can be found in the following link:

<https://www.ousd.org/facilities-planning-management/opportunities/lbu-policy>

Signature: _____

Date: 3 / 14 / 2025

Please see the following page, which addresses the above items.



LOCAL, SMALL LOCAL AND SMALL LOCAL RESIDENT BUSINESS ENTERPRISE PROGRAM

Verde Design recognizes that each consultant submitting a response to this RFQ is required to meet or exceed the Oakland Unified School District's (District) LBU requirements. To fulfill the requirements associated with the Local Business Utilization Policy, we are integrating K2A Architecture, a certified Alameda County's Small, Local, Emerging Business (SLEB), and Sandis, a certified Local Impact Area Business Enterprise (LIABE), to provide surveying services.



Cupertino High School, Cupertino



TAB 2.6 ADDITIONAL DATA (APPENDIX) (SYNTHETIC TURF PARTIAL PROJECT LIST)

SYNTHETIC TURF PROJECT LIST

Below is a selection of synthetic turf field projects that we have either completed or are currently in the design or construction phases. These initiatives have been undertaken for a diverse range of clients, which include K-12 school districts, colleges and universities, and various municipal agencies.

ELEMENTARY/MIDDLE SCHOOLS

Alum Rock Union Elementary School District, San Jose

- Sheppard Middle School (2013)
 - Synthetic turf field with all-weather track and field lighting

Berkeley Unified School District, Berkeley

- West Campus (2020)
 - Synthetic turf field

Hillsborough City School District, Hillsborough

- North Elementary School (2013)
 - Synthetic turf field study

Jefferson Elementary School District, Daly City

- Turf reduction and landscape improvements Master Plans for 12 school sites (2016)
- Ben Franklin Intermediate School
- Daniel Webster Elementary School
- Fernando Rivera Middle School
- Garden Village Elementary School
- George Washington Elementary School
- John F. Kennedy Elementary School
- Margaret Pauline Brown Elementary School
- Marjorie Tobias Elementary School
- Susan B. Anthony Elementary School
- Thomas Edison Elementary School
- Westlake Elementary School
- Woodrow Wilson Elementary School

Loma Prieta Joint Union School District, Los Gatos

- Loma Prieta Elementary School (2020)
 - Track & field

Menlo Park City School District, Atherton

- Hillview Middle School (2018)
 - Field assessment

Mountain View-Whisman School District, Mountain View

- Graham Middle School (2007)
 - Athletic fields and reservoir

Napa Valley Unified School District, Napa

- Redwood Middle School (2020)
 - Synthetic turf football/soccer/lacrosse field replacement

- Silverado Middle School (2020)
 - Synthetic turf football/soccer/

Oakland Unified School District, Oakland

- Bret Harte Middle School (2017)
 - Synthetic turf soccer field and accessible pathway
- Brookfield Elementary School (2020)
 - Synthetic turf playfield
 - Outdoor classroom
 - New learning center
 - Playgrounds
- Edna Brewer Middle School (2016)
 - Flag-football/soccer turf field
 - AC overlay
- Elmhurst Middle School (2016)
 - Flag football and soccer synthetic turf field
 - Decomposed granite pathway surrounding field
- Emerson Elementary School (2020)
 - Synthetic turf softball field
 - New playground
 - Hardcourt improvements
 - Accessibility improvements
- Frick Impact Academy (2017)
 - Synthetic turf soccer, playground and courtyard
- Madison Middle School (2012)
 - Synthetic turf field

Orchard School District, San Jose

- Orchard Elementary School (current)
 - New synthetic turf multi-use field for baseball and softball
 - Track construction

Pacifica School District, Pacifica

- Ortega Elementary School (2024)
 - Synthetic turf field conversion
 - Classroom courtyard renovation

Pajaro Valley Unified School District, Aptos

- E.A. Hall Middle School (2022)
 - Track and field reconstruction

Redwood City School District/City of Redwood City

- Fair Oaks Elementary School (2013)
 - Synthetic turf field

San Jose Unified School District, San Jose

- Allen at Steinbeck Elementary School (2015)
 - Multi-use synthetic turf fields
- Almaden Elementary School
 - Synthetic turf field replacement (2019)
 - Multi-use athletic field renovations and walking track (2007)
- Anne Darling Elementary School
 - Turf field replacement (2019)
 - Multi-use field (2007)

- Bachrodt Elementary School (2010)
 - Multi-use athletic field renovations and walking track
- Empire Gardens Elementary (2009)
 - Synthetic turf field replacement (2019)
 - Synthetic turf field
- Gardner Elementary School
 - Synthetic turf field replacement (2019)
 - Synthetic turf field (2007)
- Grant Elementary School
 - Synthetic turf field replacement (2019)
 - Multi-use athletic field renovations and walking track (2007)
- Horace Mann Elementary School
 - Synthetic turf field replacement (2019)
 - Multi-use synthetic turf field (2007)
- Lowell Elementary School
 - Synthetic turf field replacement (2019)
 - Multi-use synthetic turf field (2007)
- Washington Elementary School
 - Synthetic turf field replacement (2019)
 - Multi-use synthetic turf field (2007)

San Mateo-Foster City School District, San Mateo

- Abbott Middle School (2024)
 - Synthetic turf field
 - Asphalt play area yard reconstruction
- Bayside Academy
 - Asphalt play area yard reconstruction (2024)
 - Synthetic turf field (2023)
- Baywood Elementary School (2024)
 - Synthetic turf field
- Beach Park Elementary School (2021)
 - Synthetic turf field
- Beresford Elementary School (current)
 - Synthetic turf field
 - Asphalt play area yard reconstruction
- Borel Middle School (2024)
 - Synthetic turf field
 - Asphalt play area yard
- Foster City Elementary School (2023)
 - Synthetic turf field
- Audubon Elementary School (2023)
 - Synthetic turf field
- Brewer Island Elementary School (2023)
 - Synthetic turf field
- College Park Elementary School (2023)
 - Synthetic turf play area
 - Asphalt play yard
 - Landscaping



TAB 2.6 ADDITIONAL DATA (APPENDIX) (SYNTHETIC TURF PARTIAL PROJECT LIST)

- Fiesta Gardens Elementary School (2023)
 - Synthetic turf field
- George Hall Elementary School (2023)
 - Synthetic turf field
- Laurel Elementary School (2024)
 - Synthetic turf field
 - Asphalt play yard
- LEAD Elementary School
 - Frontage landscaping (2024)
 - Interior courtyard renovation (current)
- Meadow Heights Elementary School (2023)
 - Kinder area
 - Synthetic turf play area
 - Asphalt play yard reconstruction
- North Shoreview Elementary School
 - Kinder area shade structure (current)
 - Middle school area shade structure (current)
 - Synthetic turf multi-use field (2024)
 - Asphalt play yard reconstruction (2024)
- San Mateo Park Elementary School (current)
 - Asphalt play yard reconstruction
 - New synthetic turf field

Santa Clara Unified School District, Santa Clara

- Cabrillo Middle School (2012)
 - Track & field improvements
 - Two Little League fields
 - Multi-use field

Santa Cruz City Schools, Santa Cruz

- Branciforte Middle School (current)
 - Synthetic turf athletic field replacement
 - All-weather running track renovation
 - Interior courtyard improvements
- Mission Hill Middle School (2021)
 - Synthetic turf field replacement
 - All-weather track resurfacing
 - Stormwater improvements
 - ADA improvements

San Ramon Valley Unified School District, San Ramon

- Diablo Vista Middle School
 - Synthetic turf field replacement (2019)
 - Synthetic turf field (2015)
- Bella Vista Elementary School (2015)
 - Field evaluations renovations
- Gale Ranch Middle School (2016)
 - Cricket pitch
- Windemere Ranch Middle School
 - Cricket pitch (2017)

South San Francisco Unified School District, South San Francisco

- Parkway Heights Middle School (2018)
 - Field reconstruction
- Sunshine Gardens Elementary School (ongoing)
 - Field reconstruction
- Westborough Middle School (ongoing)
 - Field reconstruction

Tehachapi Unified School District, Tehachapi

- Jacobsen Middle School (2014)
 - Athletic master plan

West Contra Costa Unified School District, Richmond

- Helms Middle School (2013)
 - Football/soccer field and track
 - Futsal fields

HIGH SCHOOLS

Alvord School District, Riverside

- Norte Vista High School (current)
 - All-weather track
 - Synthetic turf football/soccer field

Antioch Unified School District, Antioch

- Antioch High School (2015)
 - Stadium renovation
 - Stadium entry
 - Track & field improvements
 - Athletic master plan (2013)

Benicia Unified School District, Benicia

- Benicia High School (2016)
 - Stadium track & synthetic turf field
 - Stadium entry
 - Sports field lighting
 - Concessions/restrooms/team room buildings

Berkeley Unified School District, Berkley

- Berkeley High School
 - Baseball and softball field (current)
 - Synthetic turf stadium field replacement (2018)

Carmel Unified School District, Carmel

- Carmel High School (2014)
 - Track & field renovation
 - Synthetic turf field

Center Joint Unified School District, Antelope

- Center High School (2019)
 - Synthetic turf, multi-use field
 - Accessibility improvements

Cotati-Rohnert Park Unified School District, Rohnert Park

- Ranch Cotate High School (2021)
 - Synthetic turf field reconstruction
 - Track and field events reconstruction
 - New scoreboard and ADA improvements

East Side Union High School District, San Jose

- Andrew Hill High School
 - Multi-use field renovation (2012)
 - Playing field renovation (2012)
 - Stadium light improvements (2008)
- Evergreen Valley High School
 - Synthetic turf field (2012)
- Independence High School
 - Multi-use field improvements (2012)
 - Synthetic turf field (2012)
- James Lick High School
 - Soccer field renovation (2011)
 - Softball field renovation (2011)
 - Baseball field renovation (2007)
- Mt. Pleasant High School (2012)
 - Field improvements
 - Track & field improvements
- Oak Grove High School (2009)
 - Track & field stadium
- Piedmont Hills High School (2008)
 - Track and football field
 - Softball field
- Silver Creek High School (2013)
 - Field improvements
 - Football/soccer field
- W. C. Overfelt High School
 - Synthetic turf field (2012)
- Yerba Buena High School (2013)
 - Track resurfacing

Elk Grove Unified School District, Sacramento

- Cosumnes Oaks High School (2020)
 - Synthetic turf field and track replacement
 - Pad, field base, and drainage improvements
- Elk Grove High School (2020)
 - Synthetic turf field and track replacement
 - Pad, field base, and drainage improvements
- Florin High School (2017)
 - New eight lane all-weather track and synthetic turf field
 - Parking and path of travel improvements for accessibility
 - Perimeter fencing and landscape improvements
- Franklin High School (2017)
 - New eight-lane all-weather track and synthetic turf field
 - Parking and path of travel improvements for accessibility
 - Perimeter fencing and landscape improvements
- Laguna Creek High School (2017)
 - New eight-lane all-weather track and synthetic turf field
 - Parking and path of travel improvements for accessibility
 - Perimeter fencing and landscape improvements
- Monterey Trail High School (2020)
 - Synthetic turf field and track replacement
 - Pad, field base, and drainage improvements



TAB 2.6 ADDITIONAL DATA (APPENDIX) (SYNTHETIC TURF PARTIAL PROJECT LIST)

- Pleasant Grove High School (2017)
 - New eight-lane all-weather track
 - Parking and path of travel improvements for accessibility
 - Perimeter fencing and landscape improvements
- Sheldon High School (2020)
 - Synthetic turf field and track replacement
 - Pad, field base, and drainage improvements
- Valley High School
 - Synthetic turf field replacement (2020)
 - Track replacement (2018)
 - Drainage improvements and electrical infrastructure (2017)

Fontana Unified School District, Fontana

- Summit High School
 - Track & field (2021)

Fremont Unified School District, Fremont

- Tak Fudenna Memorial Stadium (2024)
 - Track & field replacement

Fremont Union High School District, Sunnyvale/Cupertino

- Athletic master plans (2009)
- Cupertino High School
 - Baseball synthetic turf field conversion (2020)
 - Softball/multi-use field (2012)
 - Stadium track & field (2012)
 - Baseball field (2011)
- Fremont High School
 - Softball synthetic turf field conversion (2023)
 - Baseball and softball fields (2011)
 - Multi-use field (2011)
 - Stadium track & field (2011)
- Homestead High School
 - Stadium track & field (2011)
 - Baseball and softball fields (2010)
 - Multi-use fields (2010)
- Lynbrook High School
 - Baseball, softball, and multi-use synthetic turf field conversions (2021)
 - Baseball and softball fields (2013)
 - Multi-use field (2012)
 - Stadium track & field (2012)
- Monta Vista High School
 - Baseball and softball fields (2013)
 - Multi-use fields (2013)
 - Football/soccer stadium (2012)

Gilroy Unified School District, Gilroy

- Christopher High School (2014)
 - Track & field stadium
- Gilroy High School (2015)
 - Track & field

Hayward Unified School District, Hayward

- Hayward High School (2017)
 - Stadium track & field
- Mt. Eden High School
 - Stadium track & field (2017)
- Tennyson High School
 - Stadium track & field (2017)

Irvine Unified School District, Irvine

- Woodbridge High School (2019)
 - Track & field

Jefferson Union High School District, Daly City/Pacifica

- Jefferson High School (2008)
 - Track & field stadium
- Oceana High School (2011)
 - Track & field stadium
- Terra Nova High School (2008)
 - Track & field stadium
- Westmoor High School (2010)
 - Track & field stadium

John Swett Unified School District, Crockett

- John Swett High School (2010)
 - Stadium and multi-use fields

Lake Elsinore Unified School District, Lake Elsinore

- Elsinore High School (2018)
 - Stadium track & field
- Temescal Canyon High School (2018)
 - Two synthetic turf stadium softball fields
 - Synthetic turf baseball field
- Lakeside High School (2018)
 - Stadium track & field
 - Synthetic turf baseball field

Liberty Union High School District, Brentwood

- Freedom High School (2023)
 - Baseball infield upgrades including natural grass to synthetic turf conversion and drainage improvements
 - Softball outfield upgrades including natural grass to synthetic turf conversion and drainage improvements
- Liberty High School (2023)
 - Baseball infield upgrades including natural grass to synthetic turf conversion and drainage improvements
 - Softball outfield upgrades including natural grass to synthetic turf conversion and drainage improvements
- Heritage High School (2023)
 - Baseball infield upgrades including natural grass to synthetic turf conversion and drainage improvements
 - Softball outfield upgrades including natural grass to synthetic turf conversion and drainage improvements

Lodi Unified School District, Lodi

- Bear Creek High School (2015)
 - Organic infill football/soccer field
 - Track improvements
- McNair High School (2017)
 - Organic infill football/soccer field
- Tokay High School (2018)
 - Synthetic turf stadium football/soccer field
 - Track reconstruction
 - Lights, bleachers, and ticketing

Los Gatos-Saratoga Union High School District, Los Gatos

- Los Gatos High School
 - Softball stadium (2017)
 - Multi-use field (2017)
 - Baseball stadium (2015)
 - Eight-lane track and synthetic turf field (2015)
- Saratoga High School
 - Synthetic turf baseball field replacement (current)
 - Multi-use field improvements (2015)
 - Synthetic turf softball and multi-use field (2015)

Manteca Unified School District, Manteca

- Master plan for all-weather tracks, synthetic turf, and other site improvements for four high school sites (2016)
 - East Union High School
 - Sierra High School
 - Lathrop High School
 - Manteca High School
- Weston Ranch High School (2017)
 - Stadium track & natural grass field

Monterey Peninsula Unified School District, Monterey

- Monterey High School
 - Multi-use athletic field and weight room building (current)
 - Stadium upgrades including visitors bleachers, press box, and sports field lighting (current)
 - Synthetic turf stadium field replacement (2019)
 - Scoreboard (2019)
- Seaside High School
 - New track & synthetic turf field (2020)
 - Stadium upgrades including sports field lighting, scoreboard, and new entry (2020)
 - Multi-use athletic field (2018)

Moreno Valley Unified School District, Moreno Valley

- Moreno Valley High School (2019)
 - Track & field improvements
- Valley View High School (2018)
 - Track & field improvements
- Vista Del Lago High School (2019)
 - Track & field



TAB 2.6 ADDITIONAL DATA (APPENDIX) (SYNTHETIC TURF PARTIAL PROJECT LIST)

Morgan Hill Unified School District, Morgan Hill

- Live Oak High School
 - Synthetic field conversions (2016)
- Ann Sobrato High School
 - Soccer/football field (2019)

Mount Diablo Unified School District, Concord

- Clayton Valley Charter High School
 - Football/soccer field & track (2014)
- College Park High School
 - Stadium improvements (2016)
- Concord High School (2018)
 - Football/soccer field
 - Track & field stadium
 - Baseball field and softball field
- Mount Diablo High School
 - Track & field improvements (2015)
 - Frontage landscaping (2011)
 - Soccer field renovation (2008)
- Northgate High School (2007)
 - Track & field stadium

Mountain View-Los Altos Union High School District, Mountain View

- Los Altos High School (2014)
 - Football/soccer field
- Mountain View High School (2014)
 - Football/soccer field

Murrieta Valley Unified School District, Murrieta

- Murrieta Mesa High School (2019)
 - Synthetic turf field replacement
 - Track resurfacing
- Murrieta Valley High School (2016)
 - Synthetic turf field replacement
 - Track resurfacing
- Vista Murrieta High School (2017)
 - Synthetic turf field replacement
 - Track resurfacing

Napa Valley Unified School District, Napa

- American Canyon High School (2020)
 - Synthetic turf football/soccer/lacrosse field replacement
- Napa High School (2020)
 - Synthetic turf football/soccer/lacrosse field replacement
- Napa Memorial Stadium (2020)
 - Synthetic turf football/soccer/lacrosse field replacement
- Vintage High School
 - Tennis court complex (2022)
 - Synthetic turf football/soccer/lacrosse field replacement (2020)

Natomas Unified School District, Sacramento

- Inderkum High School
 - Track & turf field replacement (2019)
 - Drainage study/improvements (2019)
 - ADA-compliance (2019)
- Natomas High School
 - Track & turf field replacement (2020)
 - Drainage study/improvements (2020)

Newark Unified School District, Newark

- Newark Memorial High School (2023)
 - Track & field design

New Haven Unified School District, Union City

- James Logan High School (2017)
 - Track & field stadium

North Monterey County Unified School District, Moss Landing

- North Monterey County High School (2016)
 - Stadium track & field

Northern Humboldt Union High School District, Arcata/McKinleyville

- McKinleyville High School
 - Track & field (2019)
 - Tennis facility (2019)
 - Field house building (2019)
 - Resurfacing parking lots (2019)
 - Remodel boys locker room (2019)
 - Rework existing weight and wrestling rooms (2019)
 - Synthetic turf multi-use field (2017)
 - Tennis court resurfacing (2017)

Oakland Unified School District, Oakland

- McClymonds High School (2010)
 - Track & field
- Skyline High School (2015)
 - Football/soccer field
- Oakland Technical High School (2017)
 - Stadium field

Pajaro Valley Unified School District, Aptos

- Aptos High School
 - Synthetic turf field replacement (2021)
 - Football field replacement and stadium update (2007)
- Watsonville High School (2021)
 - Synthetic turf field replacement
 - ADA improvements

Palmdale School District, Palmdale

- Palmdale Academy Charter School (2022)
 - Track & field

Palo Alto Unified School District, Palo Alto

- Palo Alto High School
 - Turf field replacement (2020)
 - Stadium field renovation (2008)

- Gunn High School
 - Synthetic turf field replacement (2020)
 - Stadium field renovation (2008)

Pittsburg Unified School District, Pittsburg

- Pittsburg High School (2013)
 - Stadium track & field renovation

Rialto Unified School District, Rialto

- Eisenhower High School (2016)
 - Track & field stadium

Rocklin Unified School District, Rocklin

- Rocklin High School (2017)
 - Track & field replacement study
- Whitney High School (2016)
 - Track & field resurface

Roseville Joint Union High School District, Roseville

- Antelope High School (2017)
 - Synthetic turf field and track replacement
- Woodcreek High School
 - Stadium turf field replacement (2014)

Sacramento City Unified School District, Sacramento

- Hiram Johnson High School (2018)
 - All-weather track & turf field
- District-wide athletic assessments at seven high school facilities and master planning at five high school facilities (2017)
 - C.K. McClatchy High School
 - Hiram Johnson High School
 - Luther Burbank High School
 - John F. Kennedy High School
 - Rosemont High School
 - Sacramento Accelerated Academy - assessment only
 - West Campus - assessment only

San Benito High School District,

Hollister

- San Benito High School (2018)
 - Multi-use field
 - Track & field/softball complex

San Bernardino County Unified School District, San Bernardino

- Arroyo Valley High School (2019)
 - Track & field
- San Geronio High School (2018)
 - Turf field improvements
- Cajon High School (2019)
 - Track & field
- Indian Springs High School (2019)
 - Synthetic turf field
- Pacific High School (2019)
 - Track & field
- San Bernardino High School (2019)
 - Track & field

San Francisco Unified School District, San Francisco

- Abraham Lincoln High School (2009)
 - Multi-use field
 - Track & field



TAB 2.6 ADDITIONAL DATA (APPENDIX) (SYNTHETIC TURF PARTIAL PROJECT LIST)

- Balboa High School
 - Synthetic turf replacement (2023)
- Burton High School
 - All-weather track (2021/2009)
 - Bleacher reconstruction (2021)
 - Synthetic turf football field (2020/2009)
 - Softball field renovation (2018)
- Galileo Academy (2021/2009)
 - Football/soccer field replacement
- Lowell High School
 - All-weather track (2017)
 - Synthetic turf field (2014)
 - Athletic master plan (2010)
- Mission High School (2016)
 - Multi-use field
- Ruth Asawa School of the Arts (2014)
 - Track & field
- Washington High School (2010)
 - Stadium track & field
 - Multi-use field

San Jose Unified School District, San Jose

- Gunderson High School (2008)
 - Stadium lighting
- Leland High School
 - Two synthetic turf field replacements (2018)
 - Synthetic turf stadium field replacement (2017)
 - Baseball and softball fields (2007)
 - Multi-use field (2007)
- Lincoln High School
 - Stadium lighting (2008)
 - Baseball field (2007)
 - Softball field (2007)
 - Multi-use field (2007)
- Pioneer High School
 - Baseball and softball fields (2007)
 - Multi-use field (2007)
- San Jose High School
 - Synthetic turf stadium field replacement (2018)
 - Stadium field (2007)
- Willow Glen High School
 - Synthetic turf stadium field replacement (2018)
 - Baseball field (2007)
 - Softball field (2007)
 - Multi-use field (2007)

San Juan Unified School District, Carmichael

- Casa Roble High School (2017)
 - Synthetic turf field and track events
- Del Campo High School (2014)
 - Synthetic turf conversion and all-weather track
- El Camino High School
 - Synthetic turf conversion and all-weather track (2014)
- Encina Preparatory School (2017)
 - Synthetic turf field conversion and all-weather track

- Mesa Verde High School
 - Stadium synthetic turf field and track (2023)
- Mira Loma High School (2017)
 - Track & field
- Rio Americano High School (2018)
 - Synthetic turf field and track
- San Juan High School (current)
 - Track and field conversion

San Leandro Unified School District, San Leandro

- Burrell Pacific Sports Complex (2013)
 - New \$14M athletic facility/stadium
 - Lighted track & field synthetic turf stadium with 4000 seat bleachers, restrooms, storage, team rooms, and concessions
 - Multi-use natural grass field
 - Playground area and entry plaza
 - Tennis courts

San Ramon Valley Unified School District, San Ramon

- California High School
 - Stadium field replacement (2021)
 - Football/soccer field (2010)
- Dougherty Valley High School
 - Stadium synthetic turf field (2019)
- Monte Vista High School
 - Stadium field replacement (2021)
 - Lower fields evaluation (2016)
 - Baseball field improvements (2015)
 - Football/soccer field (2010)
- San Ramon Valley High School
 - Softball field (2020)
 - Multi-use synthetic turf field (2020)
 - Football/soccer field (2021/2010)
 - Baseball field improvements (2013)

Santa Clara Unified School District, Santa Clara

- Santa Clara High School
 - Synthetic turf multi-use field (2020)
 - Track & field improvements (2020)
- Wilcox High School
 - Synthetic turf multi-use field (2020)
 - Track & field improvements (2020)
 - Track & field improvements (2008)

Santa Cruz City Schools, Santa Cruz

- Harbor High School
 - Track & field (2018)
 - Baseball field renovation (2014)
- Santa Cruz High School
 - Stadium field (2016)
 - Baseball/softball field assessments and renovation (2014)
- Soquel High School
 - Football field replacement (2015)
 - Baseball/softball field assessments and renovation (2014)

Santa Paula Unified School District, Santa Paula

- Santa Paula High School (2011)
 - Synthetic football/soccer stadium field with track & field events
 - Sports lighting and entry plaza

Scotts Valley Unified School District, Scotts Valley

- Scotts Valley High School
 - Track & field (2016)

Sequoia Union High School District, Redwood City

- Carlmont High School
 - Turf field renovation (2012)
- Menlo-Atherton High School (2012)
 - Turf field renovation
- Sequoia High School
 - Turf field renovation (2013)
 - Field assessment study (2011)
- Woodside High School
 - Track & field renovation (2016)

South San Francisco Unified School District, South San Francisco

- El Camino High School (2020)
 - Synthetic turf softball field

Stockton Unified School District, Stockton

- Chavez High School
 - Varsity baseball field (2020)
 - Softball field (2013)
 - Stadium track & football/soccer field with bleachers (2013)
- Edison High School
 - Stadium track/ football/soccer field with bleachers (2012)
- Franklin High School
 - Baseball and softball fields including (2022)
 - New stadium all-weather track and synthetic turf field with bleachers, pressbox, and sports field lighting (2021)
- A.A. Stagg High School
 - Baseball field (2011)
 - Softball field (2010)
 - Stadium track & field (2010)

Summerville Union High School District, Tuolumne

- Summerville High School (2014)
 - Track & field improvements

Sweetwater Union High School District, Chula Vista

- Hilltop High School (2018)
 - Track & field improvements (2018)
- Bonita Vista High School (2015)
 - Track & field improvements

Tahoe Truckee Unified School District, Truckee

- Truckee High School (2015)
 - Eight-lane track with field events and bleachers

Tamalpais Union High School District, Mill Valley

- Redwood High School
 - Synthetic turf field (2013)

Turlock Unified School District, Turlock

- Turlock High School
 - Stadium track & field renovation (2010)
 - Synthetic turf field replacement (2018)



TAB 2.6 ADDITIONAL DATA (APPENDIX) (SYNTHETIC TURF PARTIAL PROJECT LIST)

Ukiah Unified School District, Ukiah

- Ukiah High School (2022)
- Synthetic turf soccer field

Ventura Unified School District, Ventura

- Buena High School (2016)
- Turf field improvements
- Ventura High School (2016)
- Turf field improvements

West Contra Costa Unified School District, Richmond

- Richmond High School (2007)
- Track & field resurfacing (2019)
- Multi-use synthetic turf football field (2007)
- Stadium track & field (2007)

COLLEGES & UNIVERSITIES

Cabrillo College, Aptos

- New synthetic turf football field (2019)
- Irrigation and drainage improvements (2019)

Cañada College, Redwood City

- Baseball and Soccer Field Replacements (2014)

Chabot College, Hayward

- Baseball Field D-B Bridging Documents (2019)
- Soccer Field Improvements (2011)
- Football, Baseball, and Softball Fields (2008)

College of Marin, Kentfield

- Baseball Facility (2019)
- Synthetic Turf Soccer Field (2018)
- Track & Field Venue (2012)

College of the Desert, Palm Desert

- Athletic Facility Master Planning (current)

College of The Redwoods, Eureka

- Athletic Improvements (2016)
- Athletic Master Plan (2012)

College of San Mateo

- Softball Field Replacement (2016)
- Baseball Field Replacement (2014)
- Football Field Replacement (2013)

Cuyamaca College, El Cajon

- Track & Field (2016)

Cypress College, Cypress

- Softball Field Improvements (current)

De Anza College, Cupertino

- Soccer Field (2018)
- All-Weather Track & Field Events (2013)
- Football/Soccer Fields (2013)

Diablo Valley College, Pleasant Hill

- Baseball & Softball Stadiums (2013)
- Track & Field Improvements (2009)

Evergreen Valley College, San Jose

- Soccer Facility (2002)

Folsom Lake College, Folsom

- Soccer Field Improvements (2024)

Foothill College, Los Altos Hills

- Soccer Field (2018)
- Softball, Soccer, Futsal Fields (2011)
- Football Field (2015)

Gavilan College, Gilroy

- Athletic Improvement Design (2016)
- Track & Field (2016)

Irvine Valley College, Irvine

- New Baseball Field (2022)

Laney College, Oakland

- Baseball and Multi-Use Field Improvements (2011)

Las Positas College, Livermore

- Synthetic Turf Soccer Field (2019)

Los Medanos College, Pittsburg

- Track & Field Improvements (2009)

Mission College, Santa Clara

- Baseball Field Reconstruction (2020)
- Softball Facility Improvements (2015)
- Baseball Field Improvements (2010)

Ohlone College, Fremont

- New Baseball, Soccer, and Softball Stadiums (2016)

Orange Coast College, Costa Mesa

- New Softball Stadium and Multi-Use Field Improvements (2010)
- Track & Field Improvements (2010)

Palomar College, San Marcos

- New Synthetic Football Field / Stadium (current)

Saddleback College, Mission Viejo

- Softball Field (current)

Saint Mary's College, Moraga

- Rugby/Soccer Stadium Phase I (2014)
- Softball Complex Assessment and Master Plan (2012)
- Tennis Complex Assessment and Master Plan (2012)
- Baseball Stadium (2012)
- Multi-Use Field (2012)

San Joaquin Delta College, Stockton

- Sports field irrigation assessment (2019)
- Synthetic Soccer Field (2016)
- Synthetic Practice Field (2016)
- Tennis Court Surface and Fence Refurbishing (2016)
- Competition Soccer Field Study (2014)

San Jose City College

- Softball Field Replacement (2020)
- Track & Field Replacement (2022)
- Multi-Use Field with Bleachers (2010)
- Softball Stadium (2007)

San Jose State University

- Spartan Stadium North End-Zone Reconstruction (2020)
- South Campus Parking Garage and Recreation Field (2019)
- Softball Stadium (2018)
- Golf Facility (2017)
- Spartan Stadium Field (2017/ 2009)
- Soccer Field Improvements (2016)
- Baseball Field Improvements (2015)

Santa Clara University

- Stanton Soccer Field Replacement (2019)
- Schott Stadium Field Testing (2018)
- Bellomy Field Softball Stadium (2013)
- Streetscape Design (2013)
- Bellomy Multi-Use Fields (2011)
- Buck Shaw Stadium (2009)
- Stanton Soccer Field (2009)

Santa Rosa Junior College, Santa Rosa

- Track & Field Improvements (2019)

Skyline College, San Bruno

- Baseball Field Replacement (2014)
- Two Soccer Field Replacements (2013/2014)

University of California, Santa Barbara

- Baseball Field (2024)
- Track & Field (2017)

University of San Francisco, San Francisco

- Soccer Field Replacement (2020)

West Valley College, Saratoga

- Baseball Facility Improvements (2016)
- Soccer Facility Improvements (2017)

PUBLIC PARKS

City of Alameda

- Estuary Park
- Playground (current)
- Picnic and BBQ areas (current)
- Pickleball courts (current)
- Basketball and bankshot courts (current)
- Dog park (current)
- Lawn areas (current)
- Synthetic turf Challenger softball field (2017)
- Synthetic turf multi-use fields (2017)
- Master plan (2008)

City of Brentwood

- Sand Creek Sportsplex (current)
- Three lighted multi-sport synthetic turf fields
- New restrooms/office buildings
- Multi-sport hardcourts, pump track, and all-inclusive play area
- Parking lot
- Sand Creek trail access

City of Burbank

- Brace Canyon Park (2023)
- Synthetic turf baseball, softball, soccer and flag football fields
- All-weather walking track



TAB 2.6 ADDITIONAL DATA (APPENDIX) (SYNTHETIC TURF PARTIAL PROJECT LIST)

City of Burlingame

- Driving Range (2016)
 - Conversion of existing driving range into baseball, soccer and lacrosse fields
- Feasibility study
- Murray Soccer Field (2018)
 - Field renovation study
 - Renovation of synthetic turf field
 - Feasibility study
- Bayside Park (2016)
 - Field renovation study (2019)
 - Synthetic turf conversion
 - Feasibility study

Cordova Recreation and Park District, Rancho Cordova

- Mather Sports Complex (2023)
 - Three synthetic turf softball fields

City of Daly City

- Marchbank Park (current)
 - Synthetic turf multiuse field – Baseball, softball, soccer and football
 - CMU dugouts, bullpen, batting cage, and bleachers
 - Restroom and storage building
 - Netting and fencing
 - Scoreboard
 - Pathways
 - Irrigation
- Gellert Park (2016)
 - Soccer field

City of Davis

- Playfields Park
 - Synthetic turf field replacement (2023)
 - Drainage improvements (2023)
 - ADA improvements (current)

City of East Palo Alto

- Martin Luther King Park (current)
 - Renovated and converted fields to synthetic turf
 - Track within multi-sport field
 - Basketball courts
 - Tennis/pickleball courts
 - Bocce court
 - All-inclusive play area
 - Dog park
 - Exercise and senior equipment
 - Amphitheater/performance area
 - New restroom building
 - Spaces for picnicking/spectating/general recreation
 - Bay Trail access

Fair Oaks Recreation and Park District, Fair Oaks

- Jim Streng Park (2022)
 - Play area with synthetic turf
 - Natural play area
 - Seating areas
 - Drought tolerant planting

City of Foster City

- Catamaran Park (2009)
 - Soccer synthetic turf field

- All-weather walking track
- Landscaping renovation
- ADA-compliant playground and synthetic turf beach (2016)
- Edgewater Park (2024/2014)
 - Renovation of synthetic turf softball/multi-use field(2024)
 - Landscaping improvements (2014)
 - Multi-use synthetic turf baseball and soccer field (2014)
- Port Royal Park (2012)
 - Multi-use synthetic turf soccer field
 - All-weather walking track
 - Landscaping renovation
- Sea Cloud Park
 - Synthetic turf replacement (2024)
 - Conversion of two synthetic soccer/softball fields (2009/2012)
 - Two synthetic fields (2016)
- Leo J. Ryan Memorial Park (2016)
 - Lawn conversion and bocce ball court expansion concept design

City of Lincoln

- McBean Park (2016)
 - Synthetic turf baseball renovations
 - Outfield drainage, fencing, scoreboard, foul poles, and new grade level dugouts

City of Marina

- Gloria-Jean Tate Park (current)
 - Design development for a 4.2-acre community park with bicycle pump track, community buildings, picnicking, turf area, and creative playgrounds
- City Park at the Dunes (current)
 - Design development for 17-acre historic park with chapel, aquatics, passive turf for sports and playgrounds
- Sea Haven Park (2019)
 - Design development for 28-acre community park with turf for sports, playgrounds, and dog park
- Marina Equestrian Center (2019)
 - Design development for 35-acre park that serves as the hub of Marina with future equestrian center, trails, and public use venue

City of Milpitas

- Milpitas Sports Center Sports
 - Skatepark (2020)
 - Synthetic turf soccer and multi-use fields (2019)
 - Perimeter improvements (2019)

City of Modesto

- Grogan Park (2013)
 - Soccer complex with three synthetic turf fields and four natural grass fields
 - Field lighting and entry plaza
 - Landscaping and irrigation
 - Picnic area
 - Restroom/concessions building

City of Morgan Hill

- Outdoor Sports Center (2022)
 - Master plan

- Aquatics Center expansion to include a playground, shade structures, and a wave simulator
- New park plaza with outdoor dining structures, play area, shade elements, and seating
- New buildings to support the new sport fields improvements
- Beach volleyball complex
- Renovated athletic fields
- New parking lots
- Lighted paths along with parking

City of Morro Bay

- Del Mar Park (2012)
 - Tennis courts

City of Mountain View

- Shoreline Park (2019)
 - Open play turf irrigation
 - Planting and site improvements

City of Newark

- Sportsfield Park (2019)
 - Soccer and baseball synthetic turf fields with sports field lighting
 - Pedestrian/vehicular pathways

City of Oakland

- Raimondi Sports Park (2008)
 - Baseball field
 - Synthetic turf football field
 - Meditation garden
 - Playground and putting green
 - Soccer/football field (2016)

City of Orange

- Hart Park (current)
 - Backstop and foul line protective netting
 - Sports lighting and security fencing
 - Spectator seating

City of Orinda

- Wilder Park (2019)
 - Full-size synthetic turf baseball and soccer field
 - Perimeter landscaping and paving
 - Picnic areas and pathways

City of Palo Alto

- Cubberley Community Soccer Field
 - Synthetic turf soccer field (2009)

City of Petaluma

- Lucchesi Park
 - Turf field replacement (current)

City of Poway

- Lake Poway Softball Field (current)
 - Softball field reconstruction

City of Redwood City

- Hawes Park (2024)
 - Turf field replacement
- Marlin Park
 - Fields renovation (2007)
- Red Morton Community Park
 - Renovation of three fields and four tennis courts (2016)
 - Field assessment study (2011)
- Hoover Park (2019)



TAB 2.6 ADDITIONAL DATA (APPENDIX) (SYNTHETIC TURF PARTIAL PROJECT LIST)

- Field improvements
- Sandpiper Park
- Field renovation (2007)

City of Rio Vista

- Rio Vista Sports Complex Master Plan (2019)
- 50-acre multi-sports complex

City of Riverbank

- Silva Park (2010)
 - Open synthetic turf play
 - Basketball courts
 - Playground and picnic area
 - Community meeting building
 - Parking lot and landscaping

City of Rohnert Park

- Sunrise Park Phase I
 - Athletic field improvements (2019)
- Sunrise Park Phase II
 - Park enhancement improvements (2020)

City of Roseville

- Soccer Complex (current)
 - 10-Field soccer complex
 - Sports field lighting
 - Concessions/restroom buildings
 - Shade canopies
 - Water misters and bottle fillers
 - Parking lot

City of San Bruno

- Lions Park (2011)
 - Multi-use synthetic turf field

City of San Francisco

- Kimbell Playfields (current)
 - Turf replacement
 - Multiuse fields – Little league/ softball fields, soccer field, football field and lacrosse field
 - ADA improvements
 - Drainage improvements
- Crocker Amazon Baseball Fields (current)
 - Two full size synthetic turf baseball fields
 - Three synthetic turf youth baseball/ softball fields
 - One natural turf/airplane field
 - Parking lot
 - Dog parks – Large dog and small dog
 - Picnic and food truck area
 - Restroom
 - Batting cages
 - Landscape and irrigation
 - Sports and pedestrian lighting
 - Maintenance yard
- Beach Chalet Fields (2015)
 - Four lighted synthetic turf soccer fields
 - Concessions/restroom building upgrades
 - Parking lot expansion
 - Playground
 - Dining terrace and picnic seating
- Franklin Square (2016)

- Soccer field turf replacement
- Drainage improvements
- Fencing modifications
- Irrigation adjustments
- Garfield Square (2016)
 - Soccer field turf replacement
 - Drainage improvements
 - Fencing modifications
 - Irrigation adjustments
- Minnie & Lovie Ward Recreation Center (2014)
 - Two synthetic turf multi-use fields
 - Sports field lighting
 - Bleacher seating
- Mission Playground (2013)
 - Futsal field
- Silver Terrace (2019)
 - Soccer field turf replacement
 - Drainage improvements
 - Fencing modifications
 - Irrigation adjustments
- West Sunset Park (2014)
 - Athletic field irrigation
 - Master plan
- South Sunset Fields (2022)
 - Synthetic turf replacement
 - Two little league/softball fields
 - Three soccer fields
- Youngblood-Coleman (2020)
 - Soccer field turf replacement
 - Drainage/irrigation improvements
 - Fencing modifications
- Crocker Amazon Soccer Fields (2023)
 - Five multi-use synthetic turf field replacements

City of San Jose

- Kelley Park (2008)
 - Soccer field feasibility study
- Patty O'Malley Sports Park (2014)
 - Two synthetic soccer fields
 - Fencing and sports field lighting
 - Synthetic turf Little League field
 - Restrooms and parking lot

City of San Leandro

- Burrell Pacific Sports Complex (2013)
 - Athletic facility and stadium
 - Lighted track and synthetic turf field
 - Stadium with 4,000 seat bleachers, restrooms, storage, team rooms, and concessions buildings
 - Baseball and softball fields
 - Multi-use field and tennis courts
 - Playground area and entry plaza
 - Parking lots

City of Santa Cruz

- Anna Jean Cummings Park (2010)
 - Synthetic turf fields study
- Depot Field (2014)
 - Synthetic turf multi-use field renovation

City of Seaside

- David Cutino Park (2019)
 - Synthetic turf multi-use field
 - Skate park
 - Picnic and spectating areas
 - Parking lot and ADA compliance
 - Master plan

City of South San Francisco

- Orange Memorial Park (2023)
 - Four baseball/softball fields
 - Multi-use soccer fields
 - Sports field lighting
 - Entry elements

City of Sunnyvale

- Lakewood Park (current)
 - Synthetic turf baseball, soccer, and
 - multi-use fields
 - Picnic and park amenities upgrade
 - Playground
 - Dog park and skate park
 - Splash pad / water play area
 - Lighting and ADA upgrades
- Fair Oaks Park (2022)
 - Synthetic turf baseball, soccer, and multi-use fields
 - Picnic and park amenities upgrade
 - Hardcourts reconstruction
 - Lighting and ADA upgrades
 - Dog park
 - Magical Bridge playground

City of Yuba City

- Baseball field feasibility study (2023)

City of Walnut Creek

- Heather Farms Park
 - Multi-use soccer fields (current)
 - Sports field lighting (current)
 - New fencing/netting (current)
 - ADA access improvements (current)
 - Feasibility study (2013)

Town of Danville

- Osage Station Park (2012)
 - Master plan

City of Watsonville

- Ramsay Park (current)
 - Master plan
 - Natural grass soccer fields
 - Multi-use synthetic turf field
 - Expanded family center
 - Play area and dog park
 - BMX pump track
 - ADA-compliance
 - Expanded parking lots
- Ramsay Park Connector Trails (2020)
 - Pedestrian ADA and vehicular trails
 - Slough overlook
 - Site improvements

City of West Sacramento

- Bryte Park Master Plan (current)
 - Synthetic turf ball fields
 - Natural grass soccer fields
 - Aquatic center
 - Park amenities
- Recreational Center (2024)
 - Tennis court lighting and drainage

City of Yuba City

- Baseball field feasibility study (2023)





MARK BAGINSKI RLA, LEED AP PRINCIPAL-IN-CHARGE | VERDE DESIGN, INC.

Mark became a principal at Verde Design in 2008, shortly after the firm's inception. With over three decades of professional expertise, he oversees project design and management, nurtures client relationships, and coordinates the production of project documentation. His portfolio encompasses a variety of athletic facilities for K-12 schools, colleges, and universities, as well as neighborhood parks with playgrounds, sports complexes, plazas, aquatic centers, commercial developments, and corporate campus planning. Mark's work has garnered numerous prestigious awards and recognitions. A defining

aspect of his design philosophy is the emphasis on a comprehensive "big idea," which ensures that client projects are anchored in a cohesive design concept that aligns with their objectives. His extensive experience in leading multidisciplinary teams from initial programming through to construction management enriches the quality of his projects.

Education

B.S. Mississippi State University, 1991
B.L.A., Landscape Architecture,
Mississippi State University, 1991
A.A.S., Land Development, State
University of New York at Cobleskill,
1987

Licenses & Affiliations

CA 4089, Landscape Architect, 1994
LEED Accredited Professional
American Society of Landscape
Architects
Urban Land Institute
Coalition for Adequate School
Housing
American Sports Builders Association
California Parks and Recreation

Contact Information

Phone Number

408.850.3411

Email Address

mark@verdedesigninc.com

Office Location

Riverside/Santa Clara

RELEVANT EXPERIENCE

Oakland Unified School District, Oakland

- Oakland High School (2024)
 - Turf assessment
- International Community School (2024)
 - Turf assessment
- Greenman Field (2024)
 - Conceptual plan

Stockton Unified School District, Stockton

- Edison High School (current)
 - Synthetic turf replacement
- Stagg High School (current)
 - Synthetic turf replacement

- Franklin High School
 - Baseball and softball fields including CMU dugouts, batting cages, and bullpens (2022)
 - Competition aquatic facility (2022)
 - Tennis courts and hard courts (2022)
 - New stadium all-weather track and synthetic turf field with bleachers, pressbox, and sports field lighting (2021)
 - Restroom and concession bldgs (2021)

Hayward Unified School District, Hayward

- Athletic Facility/Irrigation Assessment and Campus Master Plan Reports for Three High School Facilities (2021)
 - Hayward High School
 - Mt. Eden High School
 - Tennyson High School
- Hayward High School (2018)
 - Stadium track & field
 - Sports field lighting
 - Bleacher seating
 - Pressbox
 - Restrooms/concession/ticketing/team room building
- Mt. Eden High School (2018)
 - Stadium track & field
 - Sports field lighting
 - Bleacher seating
 - Pressbox
 - Restrooms/concession/ticketing/team room building
- Tennyson High School
 - Farm Assessment (2022)
 - Stadium track & field (2018)
 - Sports field lighting (2018)
 - Bleacher seating and pressbox (2018)
 - Restrooms/concession/ticketing/team room building (2018)

San Juan Unified School District, Carmichael

- Mesa Verde High School (2023)

- Synthetic turf field and track
- New bleachers and pressbox
- Restroom/concession/ticketing bldg
- Competition tennis courts
- Varsity and JV softball field improvements
- San Juan High School (current)
 - Track and field conversion
 - Restroom/concession/ticketing bldg
 - Tennis court complex
 - ADA improvements
- Bella Vista High School (2018)
 - Synthetic turf field and track
- Rio Americano High School (2018)
 - Synthetic turf field and track

Elk Grove Unified School District, Sacramento

- Synthetic turf field and track replacement at nine high schools (2020)
 - Cosumnes Oak High School
 - Elk Grove High School
 - Florin High School
 - Franklin High School
 - Laguna Creek High School
 - Monterey Trail High School
 - Pleasant Grove High School
 - Sheldon High School
 - Valley High School

Center Joint Unified School District, Antelope

- Center High School (2019)
 - Synthetic turf, multi-use field
 - Accessibility improvements

Santa Cruz City Schools, Santa Cruz

- Mission Hill Middle School (2021)
 - Synthetic turf field replacement
 - All-weather track resurfacing

Manteca Unified School District, Manteca

- East Union High School (2023)
 - New all-weather track & field events
 - Football goal posts
 - Synthetic turf football/soccer field





MIKE DELONG RLA ASSOCIATE, PROJECT MANAGER | VERDE DESIGN, INC.

Mike oversees team coordination and fosters client relationships in his role. With a focus on landscape architecture, he has successfully completed projects in various areas such as public parks, athletic fields, school facilities, business parks, and habitat restoration/preservation. His exceptional work has been acknowledged through numerous prestigious awards and distinctions. Notably, the American Sports Builders Association honored two of his projects, namely the Multi-Field 2018 award for Paul Goode Field and the Track & Field 2019 award for Concord High School. In public park and community projects, he has been

tasked with overseeing management duties from the beginning to the end of each project, including construction administration. He contributes valuable input towards designing facilities, developing construction drawings, analyzing costs, and ensuring the successful completion of every project. Mike's crucial role in the project process involves implementing the design, managing the budget, and ensuring accurate project documentation.

Education

B.S., Landscape Architecture, California Polytechnic State University, San Luis Obispo, 2004
Minor in Construction Management, 2004
Studied Project Scheduling and Formwork in Europe, 2002
Studied Intermediate Irrigation Design at Toro Facility, 2005

Licenses & Affiliations

CA 5730, Landscape Architect, 2011
American Society of Landscape Architects
Urban Land Institute
Coalition for Adequate School Housing
American Sports Builders Association
California Parks and Recreation

Contact Information

Phone Number
408.850.3406
Email Address
mike@verdedesigninc.com
Office Location
Santa Clara

RELEVANT EXPERIENCE

Oakland Unified School District, Oakland

- Oakland High School (2024)
 - Turf replacement assessment
- International Community School (2024)
 - Turf replacement assessment
- Greenman Field (2024)
 - Conceptual plan
- Emerson Elementary (2020)
 - Synthetic turf softball field
 - New playground
 - Hardcourt improvements

- Oakland Technical High School (2017)
 - Stadium field
- Bret Harte Middle School (2016)
 - Synthetic turf soccer field and accessible pathway
- Frick Impact Academy (2016)
 - Synthetic turf soccer, playground, and courtyard

Hayward Unified School District, Hayward

- Athletic Facility/Irrigation Assessment and Campus Master Plan Reports for Three High School Facilities (2021)
 - Hayward High School
 - Mt. Eden High School
 - Tennyson High School
- Hayward High School (2018)
 - Stadium track & field
 - Sports field lighting
 - Bleacher seating
 - Pressbox
 - Restrooms/concession/ticketing/team room building
- Mt. Eden High School (2018)
 - Stadium track & field
 - Sports field lighting
 - Bleacher seating
 - Pressbox
 - Restrooms/concession/ticketing/team room building
- Tennyson High School
 - Farm Assessment (2022)
 - Stadium track & field (2018)
 - Sports field lighting (2018)
 - Bleacher seating and pressbox (2018)
 - Restrooms/concession/ticketing/team room building (2018)

San Mateo-Foster City School District, San Mateo

- Borel Middle School (2024)
 - Synthetic turf field
 - Asphalt play yard
- Laurel Elementary School (2024)
 - Synthetic turf field
 - Asphalt play yard

South San Francisco Unified School District, South San Francisco

- South San Francisco High School (2020)
 - Multi-use turf field
 - Signage

New Haven Unified School District, Union City

- Cesar Chavez Middle School (current)
 - Track & field
 - Planting & irrigation
- Itliong-Vera Cruz Middle School (current)
 - Track & field
 - Planting & irrigation

Mount Diablo Unified School District, Concord

- Concord High School (2018)
 - Football/soccer track & field stadium
 - Baseball field
 - Softball field
 - Quad improvements

City of Daly City

- Marchbank Park (current)
 - Synthetic turf multiuse field – Baseball, softball, soccer and football
 - CMU dugouts, bullpen and batting cage
 - Bleachers and scoreboard
 - Restroom and storage building
 - Netting and fencing
 - Pathways
 - Irrigation

City of San Francisco

- Crocker Amazon Baseball (current)
 - Two full size synthetic turf baseball fields
 - Three synthetic turf youth baseball/ softball fields
 - One natural turf/airplane field
- Crocker Amazon Soccer (2023)
 - Turf replacement
 - Drainage improvements
 - Irrigation



TAB 2.6 ADDITIONAL DATA (APPENDIX) (KEY TEAM MEMBER RESUMES)



PAT HEALY RLA

ASSOCIATE, PROJECT MANAGER | VERDE DESIGN, INC.

With a decade and a half of experience in the design industry, Pat has contributed to the success of a diverse range of projects, including multiple public facilities, private facilities, and commercial campuses. His educational background in landscape architecture and urban design has equipped him with a versatile skill set that encompasses both small-scale site design and large-scale master planning. Pat's commitment to his profession and academic pursuits has fostered within him a strong sense of pride and responsibility, driving him to create environments that are not only tailored to present needs but designed to endure for years to come. Having been employed by the

company for more than 11 years, Pat has evolved into a seasoned project manager who offers guidance and assistance to the design team. His responsibilities encompass interacting with clients starting from the initial design phase and site planning, all the way to finalizing construction plans and managing the construction process. Additionally, he supervises a team of professionals to ensure that projects are completed on time and within the allocated budget.

Education

M.A., Landscape Architecture,
University of Colorado, Denver, 2013
M.A., Urban Design, University of
Colorado, Denver, 2013
B.A., Landscape Architecture, University
of California, Berkeley, 2005

Licenses & Affiliations

CA 6267, Landscape Architect, 2017
American Society of Landscape
Architects
Sigma Alpha Lambda Honors Society
Tau Sigma Alpha Honorary Society

Contact Information

Phone Number
408.850.3413
Email Address
pat@verdedesigninc.com
Office Location
Santa Clara

RELEVANT EXPERIENCE

Hayward Unified School District, Hayward

- Athletic Facility/Irrigation Assessment and Campus Master Plan Reports for Three High School Facilities (2021)
 - Hayward High School
 - Mt. Eden High School
 - Tennyson High School
- Hayward High School (2018)
 - Stadium track & field
 - Sports field lighting
 - Bleacher seating
 - Pressbox
 - Restrooms/concession/ticketing/team room building
- Mt. Eden High School (2018)
 - Stadium track & field
 - Sports field lighting

- Bleacher seating
- Pressbox
- Restrooms/concession/ticketing/team room building
- Tennyson High School
 - Farm Assessment (2022)
 - Stadium track & field (2018)
 - Sports field lighting (2018)
 - Bleacher seating and pressbox (2018)
 - Restrooms/concession/ticketing/team room building (2018)

Santa Cruz City Schools, Santa Cruz

- Branciforte Middle School (current)
 - Synthetic turf athletic field replacement
 - All-weather running track renovation
 - Interior courtyard improvements
- Santa Cruz High School (current)
 - Backstop replacement
 - ADA improvements
- Mission Hill Middle School (2021)
 - Synthetic turf field replacement
 - All-weather track resurfacing

Stockton Unified School District, Stockton

- Chavez High School
 - Varsity baseball field (2020)
 - Competition aquatic facility (current)

Santa Clara Unified School District, Santa Clara

- District-Wide Exterior Assessments (2019)
 - Accessibility and irrigation audit
 - Arborist reports
 - Utility infrastructure, pavements, and playgrounds
 - Athletic facilities and site furnishings

Lodi Unified School District, Lodi

- Bear Creek High School (2015)
 - Organic infill football/soccer field
 - Track improvements

City of San Francisco

- Beach Chalet Fields (2015)
 - Four lighted synthetic turf soccer fields
 - Concessions/restroom building upgrades
 - Parking lot expansion
 - Playground
 - Dining terrace and picnic seating
- Minnie & Lovie Ward Recreation Center (2014)
 - Two synthetic turf soccer fields
 - Two baseball fields

City of Sunnyvale

- Fair Oaks Park (2022)
 - Synthetic turf baseball, soccer, and multi-use fields
 - Magical Bridge all-inclusive playground
 - Picnic and park amenities upgrade
 - Hardcourts reconstruction
 - Lighting and ADA upgrades
 - Dog park

City of Marina

- Gloria-Jean Tate Park (current)
 - Design development for a 4.2-acre community park with bicycle pump track, community buildings, picnicking, turf area, and creative playgrounds
- City Park at the Dunes (current)
 - Design development for 17-acre historic park with chapel, aquatics, passive turf for sports and playgrounds
- Sea Haven Park (2019)
 - Design development for 28-acre community park with turf for sports, playgrounds, and dog park

Morgan Hill Unified School District, Morgan Hill

- Lewis H. Britton Middle School (2017)
 - Landscape architecture
 - Irrigation design



AKH Structural Engineers, Inc.

275 TENNANT AVENUE, SUITE 204, MORGAN HILL, CA 95037

PHONE: (408) 978-1970 • www:AKHSE.com

2024 – 2025 TIME & MATERIAL FEE SCHEDULE

HOURLY CHARGE RATES -- PROFESSIONAL & TECHNICAL

All hourly charges are based on portal-to-portal time, with a minimum of three hours for any engagement, unless agreed to otherwise.

Firm Principal	\$346.00
Project Engineer/Manager	\$324.00
Structural Engineer	\$302.00
Staff Engineer	\$256.00
Structural Designer	\$222.00
Administrative Assistant	\$168.00

IN-OFFICE PLOTTING AND PRINTING:

Large-Format Plotting: approx. \$1.15/sq. ft.

36x24 sheet: \$6.90 ea.

42x30 sheet: \$10.0 ea.

Large-Format Scanning: approx. \$2.30/sq. ft.

36x24 sheet: \$14.00 ea.

42x30 sheet: \$20.00 ea.

Small-Format Printing and Copies, 8.5x11 & 8.5x14:

Black & White: \$0.32 per page

Color: \$0.62 per page

TRAVEL COSTS TO PROJECT MEETINGS & SITES

Mileage Expense at \$0.76 per mile

MISCELLANEOUS COSTS

All Miscellaneous Costs will be invoiced with 1.20 multiplier on actual AKH costs.

Blueprints, Reproductions, Plotting and Materials

Sub consultants' costs

Computer Services

Delivery Expenses

Travel and Related Expenses

Subject to Revision Annually





American Consulting Engineers Electrical, Inc.

1590 The Alameda, Suite 200 San Jose, CA 95126 408-236-2312

2025 Rate Schedule

Principal	\$195
Associate	\$185
Project Manager	\$175
Project Engineer	\$165
Project Designer	\$144
CADD Drafter/Designer	\$113
Administration	\$ 93

*Reimbursable normally associated with project (such as printing and delivery) will be billed at cost, plus 15%, in addition to our professional fees.





HOURLY RATES



FEE SCHEDULE AS OF JANUARY 1, 2025

POSITION	HOURLY RATE
Principal	\$240
Project Manager	\$200
Job Captain	\$180
Architectural Designer	\$160
Interior Designer	\$190

The rates listed are the project standard rates for the employee billing classifications shown. Please note that employee project related titles may differ from billing classifications, and that rates are subject to annual adjustment.

TAB 2.6 ADDITIONAL DATA (APPENDIX) (SUBCONSULTANT RATE SHEETS)



STANDARD HOURLY CHARGE RATES

Enforced January 1, 2025 through December 31, 2025

ENGINEERING SERVICES/QSD & QSP SERVICES

Project Specialist/Clerical		\$105.00
Computer/Engineer Technician	Level 1	\$115.00
	Level 2	\$125.00
	Level 3	\$140.00
Sr. Engineer Technician		\$155.00
SWPPP Field Technician	Level 1	\$115.00
	Level 2	\$130.00
	Level 3	\$145.00
Field Technician Supervisor		\$165.00
Design Engineer	Level 1	\$135.00
	Level 2	\$145.00
	Level 3	\$155.00
Project Engineer/Traffic Engineer	Level 1	\$175.00
	Level 2	\$185.00
	Level 3	\$195.00
Senior Engineer Level 1		\$230.00
Engineering Project Manager Level 1		\$220.00
Engineering Project Manager Level 2		\$255.00
Associate Principal/Sr. Project Manager/Sr. Traffic Engineer		\$315.00
Principal		\$400.00
Forensic Review/Analysis/Claim Support		\$500.00

SURVEYING SERVICES/HIGH DEFINITION SCANNING/3-D MODELING SERVICES

Computer/Surveying/Scanning Technician	Level 1	\$110.00
	Level 2	\$120.00
	Level 3	\$130.00
Project Surveyor/Scanning Specialist	Level 1	\$140.00
	Level 2	\$160.00
	Level 3	\$180.00
Survey/Utility Locating Project Manager Level 1		\$220.00
Survey/Utility Locating Project Manager Level 2		\$255.00
Senior Field Survey Supervisor/AISC/Manager		\$315.00
Utility Locating Services 1-Person Crew		\$195.00
Utility Locating Services 2-Person Crew		\$320.00
1-Person Survey Crew		\$225.00
2-Person Survey Crew		\$370.00
2-Person Survey Crew with Apprentice		\$505.00
3-Person Survey Crew		\$550.00
Union Field Surveyor Official Travel		\$90.00

REIMBURSABLE COSTS: Printing, monuments, materials, outside services and consultants, courier/delivery services, express/overnight mail, travel/per diem, agency fees advanced, etc., at cost plus 10%.

OVERTIME: All overtime charges are invoiced on the basis of one and one-half times the above rates. Double time invoiced at two times the above rates.

ESCALATION: Escalation for future years shall be at a minimum of 3.5% increase per year.

SANDIS at its sole discretion may utilize its subsidiaries to perform the services presented in this proposal.





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

3/25/2025

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 AssuredPartners Design Professionals Insurance Services, LLC 3697 Mt. Diablo Blvd Suite 230 Lafayette CA 94549	CONTACT NAME: Helen Jang PHONE (A/C, No, Ext): (510) 272-1499 FAX (A/C, No): E-MAIL ADDRESS: certsdesignpro@assuredpartners.com
License#: 6003745 VERDES-01	INSURER(S) AFFORDING COVERAGE INSURER A: Travelers Casualty and Surety Co of America INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
INSURED Verde Design, Inc. 2455 The Alameda, Suite 200 Santa Clara CA 95050	NAIC # 31194

COVERAGES**CERTIFICATE NUMBER:** 2134527948**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
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	☐ Y ☐ N ☐ N/A				PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liability Claims Made form	Y	107647481	6/13/2024	6/13/2025	\$5,000,000 per Claim \$5,000,000 Annl Aggr

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

Additional Insured Status is not available on Professional Liability Policy. CANCELLATION: 30 day notice will be sent to the certificate holder.

CERTIFICATE HOLDER**CANCELLATION 30 Day NOC**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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DIVISION OF FACILITIES PLANNING AND MANAGEMENT ROUTING FORM

Project Information

Project Name	Turf Field Replacement Projects Various Sites	Site	118
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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	☒ Proof of general liability insurance, including certificates and endorsements, if contract is over \$15,000 ☒ Workers compensation insurance certification, unless vendor is a sole provider
-----------------------------	---

Contractor Information

Contractor Name	Verde Design, Inc.	Agency's Contact		Mark Baginski			
OUSD Vendor ID #	004498	Title		Principal			
Street Address	2455 The Alameda	City	Santa Clara	State	CA	Zip	95050
Telephone	408-985-7260	Policy Expires					
Contractor History	Previously been an OUSD contractor? ☒ Yes ☐ No		Worked as an OUSD employee? ☐ Yes ☒ No				
OUSD Project #	918						

Term of Original/Amended Contract

Date Work Will Begin (i.e., effective date of contract)	04-24-2025	Date Work Will End By (not more than 5 years from start date; for construction contracts, enter planned completion date)	04-01-2028
		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)	\$0.00
Pay Rate Per Hour (If Hourly)	\$	If Amendment, Change in Price	\$
Other Expenses		Requisition Number	

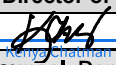
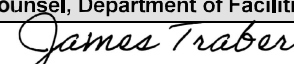
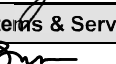
Budget Information

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
9655/9000	Fund 21, Measure Y	210-9657-0-9000-8500-6215-918-9080-9906-9999-25029	6215	\$0.00

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.	Executive Director of Facilities				
	Signature 	Date Approved	Mar 26, 2025		
2.	General Counsel, Department of Facilities Planning and Management				
	Signature 	Date Approved	03/26/2025		
	Chief Systems & Services Officer				
3.	Signature 	Date Approved	Mar 26, 2025		
	Chief Financial Officer				
4.	Signature	Date Approved			
	President, Board of Education				
5.	Signature	Date Approved			