

Contract Number:

1

PROFESSIONAL SERVICES AGREEMENT

This Professional Services Agreement (“Agreement”) is dated June 24, 2026, for reference purposes only, and is made by and between the **Santa Rosa Elementary School District & Santa Rosa High School District** (“Districts”) and **Crawford & Associates, Inc.** (“Consultant”), (together, “Parties”).

RECITALS

WHEREAS, Government Code section 53060 authorizes the District to contract with independent entities for the furnishing of special and professional services and advice, if those persons are specially trained and experienced and competent to perform the services required;

WHEREAS, the District is in need of such services and advice and the Consultant warrants that it is specially trained, licensed, experienced and competent to perform the services required by the District;

WHEREAS, the Consultant agrees to perform the services described in this Agreement in accordance with the standards of its profession, to District’s satisfaction, and in accordance with this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Parties agree as follows:

AGREEMENT

1. **Services.** Consultant shall furnish to the District the services described in Exhibit “A,” attached hereto and incorporated herein by this reference (“Services”) related to the District Office & Education Center (the “Project”) located at 211 Ridgway Ave. Santa Rosa, CA 95401. The proposal or other work scope-defining document is attached.
2. **Term.** This Agreement and the Parties’ obligations hereunder shall commence on June 25, 2026. Consultant shall diligently perform as required and complete performance during the life of the Project, unless this Agreement is terminated and/or otherwise cancelled prior to that time.
3. **Submittal of Documents.** The Consultant shall not commence the Services under this Contract until the Consultant has submitted and the District has approved the following documents:
 - 3.1 Signed Agreement
 - 3.2 Insurance Endorsements
 - 3.3 Workers’ Compensation Certification
 - 3.4 Conflict Of Interest Statement Certification
 - 3.5 W-9 Form
 - 3.6 Scope of Work

4. Compensation. District shall pay Consultant for Services satisfactorily rendered pursuant to this Agreement, the sum of not to exceed Three Hundred Twenty Five Thousand Dollars. There is an additional Eighty Seven Thousand Two Hundred Fifty Dollar (\$87,250) Owner's Contingency added to the base contract amount of \$237,750 that must be pre-approved prior to billing. Consultant shall provide a monthly invoice of the amount of Fees due for Services rendered in the prior month accompanied by documentation reasonably requested by District substantiating all charges, and District shall pay the undisputed amounts of such invoices within thirty (30) days of receipt of the invoice.
5. Expenses. Expenses will not be charged for Consultant's performance of these Services, with the exception of "none".
6. Materials. Consultant at its sole cost and expense shall provide and furnish all tools, labor, materials, equipment, transportation services and any other items (collectively, "Equipment") which are required or necessary to perform the Services in a manner which is consistent with generally accepted standards of the profession for similar services. Notwithstanding the foregoing, District shall not be responsible for any damages to persons or property as a result of the use, misuse or failure of any Equipment used by Consultant or the Consultant employees, agents, representatives or Consultants (collectively, "Consultant Parties"), even if such Equipment is furnished, rented or loaned to Consultant or the Consultant Parties by District. Furthermore, District may reject any Equipment or workmanship that does not conform to the requirements of this Agreement and Consultant must then promptly remedy or replace it at no additional cost to District and subject to District's reasonable satisfaction.
7. Independent Consultant. Consultant, in the performance of this Agreement, shall be and act as an independent Consultant. Consultant understands and agrees that it and all of its employees shall not be considered officers, employees, agents, partners, or joint venturers of the District, and are not entitled to benefits of any kind or nature normally provided employees of the District and/or to which District's employees are normally entitled, including, but not limited to, State Unemployment Compensation or Worker's Compensation. Consultant shall assume full responsibility for payment of all federal, state and local taxes or contributions, including unemployment insurance, social security and income taxes with respect to Consultant's employees. In the performance of the Services herein contemplated, Consultant shall have the sole authority for controlling and directing the performance of the details of the work. Consultant shall defend, indemnify, and hold harmless the District against any claims that it or any of its employees or agents are employees of the District.
8. Performance of Services / Standard of Care.
 - 8.1 Consultant represents that Consultant has the qualifications and ability to perform the Services in a professional manner, without the advice, control or supervision of District. Consultant's Services will be performed, findings obtained, reports and recommendations prepared in accordance with generally and currently accepted principles and practices of its profession and applicable laws, rules and regulations.
 - 8.1.1 Consultant hereby represents that it possesses the necessary professional capabilities, qualifications, licenses, skilled personnel, experience,

expertise, and financial resources, and it has available and will provide the necessary equipment, materials, tools, and facilities to perform the Services in an efficient, professional, and timely manner in accordance with the terms and conditions of the Agreement.

8.1.2 Consultant shall be responsible for the professional quality, technical accuracy, completeness, and coordination of the Services, and Consultant understands that the District relies upon such professional quality, accuracy, completeness, and coordination by Consultant in performing the Services.

8.1.3 Consultant shall ensure that any individual performing work under the Agreement requiring a California license shall possess all appropriate licenses, and shall have sufficient skill and experience to perform the work assigned to them.

8.2 Consultant and District agree to participate in regular meetings to discuss strategies, timetables, implementation of services, and any other issues deemed relevant to the operation of Consultant's performance of Services.

8.3 The work completed hereunder must meet the approval of the District and shall be subject to the District's general right of inspection and supervision to secure the satisfactory completion thereof.

8.4 Consultant shall maintain complete and accurate records relating to the provision of the Services under this Agreement, including records of the time spent and materials used by Consultant in providing the Services, in such form as District shall approve or request. During the Term and for a period of three (3) years thereafter, upon District's written request, Consultant shall allow District or District's representative to inspect and make copies of such records in connection with the provision of the Services.

9. Originality of Services. Except as to standard generic details, Consultant agrees that all technologies, formulae, procedures, processes, methods, writings, ideas, dialogue, compositions, recordings, teleplays and video productions prepared for, written for, or submitted to the District and/or used in connection with this Agreement, shall be wholly original to Consultant and shall not be copied in whole or in part from any other source, except that submitted to Consultant by District as a basis for such services.

10. Intellectual Property.

10.1 Consultant acknowledges and agrees that any and all work product, including any deliverables, it conceives, creates, develops, or reduces to practice, in whole or part, during the term of the Agreement, including without limitation, all "works of original authorship" and all content, inventions, improvements, enhancements, designs, ideas, source code, software applications, formula, processes, techniques, discoveries, or know-how, whether or not patentable or copyrightable, are "works for hire" and are and/or shall become and remain the sole and exclusive property of the District and the District shall be the sole owner of all patents, copyrights, and other rights in connection

therewith throughout the world. To the extent any such works are not deemed works for hire, Consultant hereby assigns to the District, Consultant's entire right, title, and interest in any invention, technique, process, device, discovery, improvement, or know-how, whether patentable or not, hereafter made or conceived solely or jointly by Consultant while working for or on behalf of the District, which relates to, is suggested by, or results from matters set forth in any active Statement of Work and depends on either:

10.1.1 Consultant's knowledge of Confidential Information (as defined in Section 6) it obtains from the District.

10.1.2 The use of the District's equipment, supplies, facilities, information, or materials.

10.2 Consultant shall disclose any such invention, technique, process, device, discovery, improvement, or know-how promptly to the District. Consultant shall, upon request of the District, promptly execute a specific assignment of title to the District and do anything else reasonably necessary to enable the District to secure for itself, patent, trade secret, or any other proprietary rights in the United States or other countries.

10.3 All writings or works of authorship, including, without limitation, program codes or documentation, produced or authored by Consultant in the course of performing services for the District, together with any associated copyrights, are works made for hire and the exclusive property of the District. To the extent that any writings or works of authorship may not, by operation of law, be works made for hire, this Agreement shall constitute an irrevocable assignment by Consultant to the District of the ownership of and all rights of copyright in, such items, and the District shall have the right to obtain and hold in its own name, rights of copyright, copyright registrations, and similar protections which may be available in the works. Consultant shall give the District or its designees all assistance reasonably required to perfect such rights.

10.4 If for any reason, including incapacity, the District cannot secure Consultant's signature on any document needed to apply for, perfect, or otherwise acquire title to the intellectual property rights granted to it under this Section, or to enforce such rights within seven (7) business days of such request, Consultant hereby designates the District as Consultant's attorney-in-fact and agent, solely and exclusively to act for and on Consultant's behalf to execute and file such documents with the same legal force and effect as if executed by Consultant and for no other purpose.

11. Default. The occurrence of any of the following constitutes a Default by Consultant under this Agreement:

11.1 Consultant violates this Agreement and fails to remedy or cure such violation within ten (10) days after District's written notice thereof;

11.2 Consultant exposes the District to liability to others for personal injury or property damage;

11.3 Consultant becomes insolvent or admits its inability to pay its debts generally as they become due;

11.4 Consultant becomes subject, voluntarily or involuntarily, to any proceeding under any domestic or foreign bankruptcy or insolvency law, which is not fully stayed within seven (7) business days or is not dismissed or vacated within thirty (30) days after filing;

11.5 Consultant is dissolved or liquidated or takes any corporate action for such purposes;

11.6 Consultant makes a general assignment for the benefit of creditors;

11.7 Consultant has a receiver, trustee, custodian, or similar agent appointed by order of any court of competent jurisdiction to take charge of or sell any material portion of its property or business; or

11.8 Consultant becomes incapable to perform any of the Services.

12. Dispute Resolution

The Parties desire to quickly and cost-effectively resolve any disputes related to the interpretation or enforcement of this Agreement. Therefore, each Party shall make best efforts to resolve informally any such disputes.

12.1 Consultant Continuation of Services. Except in the event of the District's failure to make an undisputed payment of the fees owed to the Consultant, notwithstanding any disputes between District and the Consultant hereunder, the Consultant shall continue to provide and perform Services pending a subsequent resolution of such disputes.

12.2 Mandatory Mediation. All claims, disputes and other matters in controversy between the Inspection Firm and the District arising out of or pertaining to this Agreement shall be submitted for resolution by non-binding mediation. The Parties shall jointly select a mediator within thirty (30) days of a request of mediation by a Party, and complete mediation as soon thereafter as practically possible but in no event later than ninety (90) days after the original request for mediation, unless otherwise agreed to by the Parties.

12.3 Government Claim Requirements. The Consultant shall comply with all claims presentation requirements as provided in Chapter 1 (commencing with section 900) and Chapter 2 (commencing with section 910) of Part 3 of Division 3.6 of Title 1 of Government Code as a condition precedent to the Consultant's right to bring a civil action against the District

12.4 Arbitration. In the event that mediation is unsuccessful, to the extent applicable law does not otherwise provide, any dispute, claim or controversy between or among the District and Inspection Firm arising out of or in any way relating to this Agreement shall be determined by confidential, binding arbitration in the county in which the District's administrative offices are located before a neutral arbitrator. The arbitration shall be

administered by JAMS pursuant to its Comprehensive Arbitration Rules and Procedures in force at the time the arbitration is commenced. The arbitrator shall decide any issue of the breach, termination, enforcement, interpretation or validity of this entire agreement, including the determination of the scope or applicability of the agreement to arbitrate. The Parties adopt and agree to implement the JAMS Optional Arbitration Appeal Procedure (as it exists on the date of this Agreement) with respect to any final arbitration award pursuant to this Agreement. Any court proceedings related to the arbitration shall take place in the state court (or federal court, if jurisdiction exists) in the county in which the District's administrative offices is located. This clause shall not preclude Parties from seeking provisional remedies in aid of arbitration from a court of appropriate jurisdiction.

By agreeing to this binding arbitration provision, the Parties understand that they are waiving certain important rights and protections that otherwise may have been available if a dispute were determined by a judicial action including, without limitation, the extent of available discovery, the right to a jury trial, the recovery of attorney fees and certain rights of appeal.

This agreement and the rights of the Parties hereunder shall be governed by and construed in accordance with the laws of California, exclusive of conflict or choice of law rules.

If this Agreement is related to a larger project for which there is more than one contract involved, and if more than one contractual dispute arises related to that project, then the District then may, at its option, consolidate arbitration proceedings arising from the Project into a single arbitration proceeding.

12.5 Attorney's Fees. To the extent either Party must seek enforcement or interpretation of this Agreement or otherwise defend against a claim arising from this Agreement, each Party shall bear their own fees and costs, including, but not limited to, mediation fees, arbitration fees, attorneys' fees and collection expenses, regardless of whether legal proceedings are or have been commenced to enforce said terms.

13. Termination.

13.1 For Convenience by District. District may, at any time, with or without reason, terminate this Agreement and compensate Consultant only for services satisfactorily rendered to the date of termination. Written notice by District shall be sufficient to stop further performance of services by Consultant. Notice shall be deemed given when received by the Consultant or no later than three (3) calendar days after the day of mailing, whichever is sooner.

13.2 With Cause by District. District may terminate this Agreement upon giving of written notice of intention to terminate for cause. Cause shall include:

12.2.1. any material violation of this Agreement by the Consultant; or

12.2.2. any act by Consultant exposing the District to liability to others for personal injury or property damage; or

12.2.3. Consultant is adjudged a bankrupt, Consultant makes a general assignment for the benefit of creditors or a receiver is appointed on account of Consultant's insolvency.

Written notice by District shall contain the reasons for such intention to terminate and, unless within three (3) calendar days after that notice the condition or violation shall cease or satisfactory arrangements for the correction thereof be made, this Agreement shall upon the expiration of the three (3) calendar days cease and terminate. In the event of this termination, the District may secure the required Services from another Consultant. If the expense, fees, and/or costs to the District exceeds the cost of providing the Services pursuant to this Agreement, the Consultant shall immediately pay the excess expense, fees, and/or costs to the District upon the receipt of the District's notice of these expense, fees, and/or costs. The foregoing provisions are in addition to and not a limitation of any other rights or remedies available to District.

13.3 Upon termination, Consultant shall provide the District with all documents produced maintained or collected by Consultant pursuant to this Agreement, whether or not such documents are final or draft documents.

14. Indemnification. To the furthest extent permitted by California law, Consultant shall indemnify, and hold harmless the District, its Governing Board, agents, representatives, officers, Consultants, employees, trustees, and volunteers ("the Indemnified Parties") from any and all claims arising out of, pertaining to or relating to the negligence, recklessness, errors or omissions, or willful misconduct of Consultant. Consultant shall, to the fullest extent permitted by California law, defend the Indemnified Parties at Consultant's own expense, including attorneys' fees and costs, from any and all claims arising out of, pertaining to, or relating to the negligence, recklessness, or willful misconduct of Consultant. The District shall have the right to accept or reject any legal representation that Consultant proposes to defend the indemnified parties.

15. Insurance.

15.1 Insurance Requirement

Consultant shall, at his, her, or its sole cost and expense, maintain in full force and effect, during the term of this Agreement, the following insurance coverage from a California licensed and/ or admitted insurer with an A minus (A-), VII, or better rating from A.M. Best, to cover any claims, damages, liabilities, costs and expenses (including legal counsel fees) arising out of or in connection with Consultant's fulfillment of any of its obligations under this Agreement or either party's use of the Work or any component or part thereof:

Commercial General Liability Insurance, including both bodily injury and property damage, with limits as follows:

\$1,000,000 per occurrence
\$100,000 fire damage
\$5,000 med expenses
\$1,000,000 personal & adv. injury
\$2,000,000 general aggregate
\$2,000,000 products/completed operations aggregate

Business Auto Liability Insurance for owned, scheduled, non-owned or hired automobiles with a combined single limit of no less than \$1 million per occurrence. If no owned autos, then non-owned/hired coverage can be accepted.

Workers' Compensation and Employers Liability Insurance covering Consultant's full liability under the California Workers' Compensation Insurance and Safety Act and in accordance with applicable state and federal laws.

Part A – Statutory Limits

Part B - \$1,000,000/\$1,000,000/\$1,000,000 Employers Liability

Sole proprietors with no employees are exempt from providing Workers' Compensation and Employers Liability Insurance, but must provide a signed Statement of verification.

Errors & Omissions (Professional Liability) coverage

\$1,000,000 per occurrence/ \$1,000,000 aggregate

15.2 Proof of Carriage of Insurance.

Consultant, upon execution of this contract and periodically thereafter upon request, shall furnish District with certificates of insurance evidencing such coverage. The Commercial General and Automobile Liability policies shall name the District as additional insureds with respect to any potential tort liability, irrespective of whether such potential liability might be predicated on theories of negligence, strict liability or products liability. The Consultant shall be required to provide District with 30 days' prior written notice if the insurance afforded by this policy shall be suspended, cancelled, reduced in coverage limits or non-renewed. Premiums on all insurance policies shall be paid by Consultant and shall be deemed included in Consultant's obligations under this Agreement at no additional charge.

16. Assignment. Consultant shall not assign, transfer, delegate, or subcontract any of its rights or obligations under this Agreement without the prior written consent of District, which consent may be granted or withheld in District's sole discretion. Any purported assignment or delegation in violation of this Section 14 shall be null and void. No assignment or delegation shall relieve the Consultant of any of its obligations hereunder. District may at any time assign or transfer any or all of its rights or obligations under this Agreement without Consultant's consent.

17. Compliance with Laws. Consultant shall observe and comply with all applicable rules and regulations of the governing board of the District and all applicable federal, state, and local laws, ordinances and regulations. Consultant has and shall maintain in effect all the licenses, permissions, authorizations, consents, and permits that it needs to carry out its obligations under this Agreement. Consultant shall give all notices required by any law, ordinance, rule and regulation bearing on conduct of the Services as indicated or specified. If Consultant observes that any of the Services required by this Agreement are at variance with any such laws, ordinance, rules or regulations, Consultant shall immediately notify the District, in writing, and, at the sole option of the District, any necessary changes to the scope of the Services shall be made and this Agreement shall be appropriately amended in writing, or this Agreement shall be terminated effective upon Consultant's receipt of a written termination notice from the District. If Consultant knowingly performs any work that is in violation of any laws, ordinances, rules or regulations, without first notifying the District of such violation, Consultant shall bear all costs arising therefrom.

18. Certificates/Permits/Licenses/Registration. Consultant and all Consultant's employees or agents shall secure and maintain in force such certificates, permits, licenses and registration as are required by law in connection with the furnishing of Services pursuant to this agreement.

19. Safety and Security. Consultant is responsible for maintaining safety in the performance of this Agreement. Consultant shall be responsible to ascertain from the District the rules and regulations pertaining to safety, security, and driving on school grounds, particularly when children are present.

20. Employment with Public Agency. Consultant, if an employee of another public agency, agrees that Consultant will not receive salary or remuneration, other than vacation pay, as an employee of another public agency for the actual time in which services are actually being performed pursuant to this Agreement.

21. Anti-Discrimination. It is the policy of the District that in connection with all work performed under contracts there be no discrimination against any employee engaged in the work because of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status and therefore the Consultant agrees to comply with applicable Federal and California laws including, but not limited to the California Fair Employment and Housing Act beginning with Government Code Section 12900 and Labor Code Section 1735 and District policy. In addition, the Consultant agrees to require like compliance by all its subconsultant(s).

22. Fingerprinting of Employees.

The Consultant shall comply with the requirements of California Education Code section 45125.1, and perform the following acts:

22.1 Require all current and subsequent employees of Consultant who may enter a school site during the time that pupils are present to submit their fingerprints in a manner authorized by the California Department of Justice (the "CADOJ").

22.2 Prohibit employees of Consultant from coming into contact with pupils until the CADOJ has ascertained that the employee has not been convicted of a felony as defined in California Education Code section 45122.1.

22.3 Certify in writing, using the District's fingerprinting certification form (available at the District Risk Finance and Insurance Services website) to the District that neither Consultant nor any of Consultant's employees who may enter a school site during the time that pupils are present have been convicted of a felony as defined in California Education Code section 45122.1 and provide such certification to the District Risk Finance and Insurance Services.

22.4 Provide a list of the names of Consultant's employees who may have contact with pupils to the District Risk Finance and Insurance Services. This list shall be updated for employee changes and shall list employees by appropriate school site.

22.5 The District may require the Consultant and its employees who may have contact with pupils to submit to additional background checks at the District's sole and absolute discretion.

23. Audit. Consultant shall establish and maintain books, records, and systems of account, in accordance with generally accepted accounting principles, reflecting all business operations of Consultant transacted under this Agreement. Consultant shall retain these books, records, and systems of account during the Term of this Agreement and for three (3) years thereafter. Consultant shall permit the District, its agent, other representatives, or an independent auditor to audit, examine, and make excerpts, copies, and transcripts from all books and records, and to make audit(s) of all billing statements, invoices, records, and other data related to the Services covered by this Agreement. Audit(s) may be performed at any time, provided that the District shall give reasonable prior notice to Consultant and shall conduct audit(s) during Consultant's normal business hours, unless Consultant otherwise consents.

24. No Rights in Third Parties. This Agreement does not create any rights in, or inure to the benefit of, any third party except as expressly provided herein.

25. District's Evaluation of Consultant and Consultant's Employees and/or Subconsultants. The District may evaluate the Consultant in any manner which is permissible under the law. The District's evaluation may include, without limitation:

25.1 Requesting that District employee(s) evaluate the Consultant and the Consultant's employees and subconsultants and each of their performance.

25.2 Announced and unannounced observance of Consultant, Consultant's employee(s), and/or subconsultant(s).

26. Limitation of District Liability. Other than as provided in this Agreement, District's financial obligations under this Agreement shall be limited to the payment of the compensation provided in this Agreement. Notwithstanding any other provision of this Agreement, in no event, shall District be liable, regardless of whether any claim is based on contract or tort, for any

special, consequential, indirect or incidental damages, including, but not limited to, lost profits or revenue, arising out of or in connection with this Agreement for the services performed in connection with this Agreement.

27. Confidentiality. The Consultant and all Consultant's agents, personnel, employee(s), and/or subconsultant(s) shall maintain the confidentiality of all information received in the course of performing the Services. This requirement to maintain confidentiality shall extend beyond the termination of this Agreement.

28. Notice. Any notice required or permitted to be given under this Agreement shall be deemed to have been given, served, and received if given in writing and either personally delivered or deposited in the United States mail, registered or certified mail, postage prepaid, return receipt required, or sent by overnight delivery service, or facsimile transmission, or email, addressed as follows:

Notice to District:

**Santa Rosa Elementary School District &
Santa Rosa High School District**
110 Stony Point Road, Suite 210
Santa Rosa, CA 95401
Attention: Lisa August Hulme,
Interim Superintendent

Notice to Consultant:

Crawford & Associates, Inc.
4701 Freeport Boulevard
Sacramento, CA 95822
Attention: Rob Hill

Any notice personally given or sent by facsimile or email transmission shall be effective upon receipt. Any notice sent by overnight delivery service shall be effective the business day next following delivery thereof to the overnight delivery service. Any notice given by mail shall be effective three (3) days after deposit in the United States mail.

29. Integration/Entire Agreement of Parties. This Agreement constitutes the entire agreement between the Parties and supersedes all prior discussions, negotiations, and agreements, whether oral or written. This Agreement may be amended or modified only by a written instrument executed by both Parties.

30. California Law. This Agreement shall be governed by and the rights, duties and obligations of the Parties shall be determined and enforced in accordance with the laws of the State of California. The Parties further agree that any action or proceeding brought to enforce the terms and conditions of this Agreement shall be maintained in the county in which the District's administrative offices are located.

31. Waiver. The waiver by either party of any breach of any term, covenant, or condition herein contained shall not be deemed to be a waiver of such term, covenant, condition, or any subsequent breach of the same or any other term, covenant, or condition herein contained.

32. Severability. If any term, condition or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions will nevertheless continue in full force and effect, and shall not be affected, impaired or invalidated in any way.

33. Time is of the Essence. Time is of the essence in the performance of this Agreement. Consultant acknowledges that timely completion of the Services is critical to the District and that any delay in performance may cause substantial harm to the District. Consultant shall diligently perform its obligations and ensure that all deadlines specified in this Agreement, or otherwise agreed upon in writing, are met. Failure to perform the Services within the required timeframe may constitute a material breach of this Agreement, subjecting Consultant to any remedies available under this Agreement or at law, including but not limited to termination for cause and damages resulting from the delay.

34. Incorporation of Recitals and Exhibit. The Recitals and exhibit attached hereto are hereby incorporated herein by reference.

35. Provisions Required By Law Deemed Inserted. Each and every provision of law and clause required by law to be inserted in this Agreement shall be deemed to be inserted herein and this Agreement shall be read and enforced as though it were included therein.

36. Authority to Bind Parties. Neither party in the performance of any and all duties under this Agreement, except as otherwise provided in this Agreement, has any authority to bind the other to any agreements or undertakings.

37. Captions and Interpretations. Section headings in this Agreement are used solely for convenience, and shall be wholly disregarded in the construction of this Agreement. No provision of this Agreement shall be interpreted for or against a party because that party or its legal representative drafted such provision, and this Agreement shall be construed as if jointly prepared by the Parties.

38. Calculation of Time. For the purposes of this Agreement, “days” refers to calendar days unless otherwise specified.

39. Signature Authority. Each party has the full power and authority to enter into and perform this Agreement, and the person signing this Agreement on behalf of each Party has been properly authority and empowered to enter into this Agreement.

40. Counterparts. This Agreement and all amendments and supplements to it may be executed in counterparts, and all counterparts together shall be construed as one document.

41. Conflict of Interest. Consultant warrants that neither Consultant nor any of its employees, agents, or subconsultants has an actual or potential conflict of interest with the District in respect to the Services to be performed under this Agreement for the District. None of such individuals shall, during this term of this Agreement, acquire any interest which conflicts, or could potentially conflict, in any manner with the interests of the District.

42. Additional Terms. The parties acknowledge that Consultant may have submitted a proposal in connection with the services and/or materials to be provided under this Agreement. Any terms or conditions contained in such proposal shall be of no force or effect and shall not apply to or modify the rights and obligations of the parties hereunder. The relationship between the parties shall be governed solely by the terms of this Agreement, except that the proposal may be referenced solely for the limited purpose of describing the scope, specifications, or other factual information regarding the services or materials to be provided.

43. Sanctions in Response to Russian Aggression. The Consultant acknowledges and agrees that if any state funds are used in connection with this Agreement, the Consultant must comply with all economic sanctions imposed by the United States government and the State of California in response to Russia's actions in Ukraine, including, but not limited to, those outlined in Executive Order N-6-22. The Consultant shall ensure that no funds received under this Agreement are used in violation of such sanctions. If this Agreement is valued at \$5 million or more, the Consultant must generate a report on steps they have taken in response to Russia's actions in Ukraine, including, but not limited to, desisting from making new investments in, or engaging in financial transactions with, Russian entities, not transferring technology to Russia or Russian entities, and directly providing support to the government and people of Ukraine. Such report shall be retained by Consultant and made available to the District or any other appropriate State department upon request. Failure to comply with these sanctions may result in the termination of this Contract at the sole discretion of the District and may subject the Consultant to additional penalties as provided by law.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed as of the date indicated below by their respective officers thereunto duly authorized.

DISTRICT:

**Santa Rosa Elementary School District
& Santa Rosa High School District**

By: _____

Name: Lisa August Hulme

Title: Interim Superintendent

Date: _____

CONSULTANT:

Crawford & Associates, Inc.

By: _____

Name: _____

Title: _____

Date: _____

WORKERS' COMPENSATION CERTIFICATION

Labor Code section 3700 in relevant part provides:

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

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

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

Date: _____

Name of Consultant: _____

Signature: _____

Print Name: _____

Title: _____

This certificate must be signed and filed with the awarding body prior to performing any Work under this Contract.

CONFLICT OF INTEREST STATEMENT

The undersigned Consultant for the **Santa Rosa Elementary School District & Santa Rosa High School District** is required to disclose any actual or possible conflicts of interest, the existence of his or her financial interest, and any outside alliance or professional or personal involvement that might conflict with his/her responsibilities to the District.

Through its execution of this Agreement, Consultant acknowledges that it is familiar with the provisions of section 1090 et seq. and section 87100 et seq. of the Government Code of the State of California, and certifies that it does not know of any facts which constitute a violation of said provisions. In the event Consultant receives any information subsequent to execution of this Agreement which might constitute a violation of said provisions, Consultant agrees it shall notify District in writing.

If the District has reasonable cause to believe that a Consultant has failed to disclose actual or possible conflicts of interest, it will provide the member an opportunity to explain the situation.

If, after hearing the response of the Consultant and making such further investigation as appropriate, the District determines that the Consultant has failed to disclose an actual or possible conflict of interest, the contract is subject to immediate termination.

I have read and understand the foregoing, and I certify that:
I **DO NOT** have business or financial interests in the **Santa Rosa Elementary School District & Santa Rosa High School District** or a business entity affiliated with the District that might conflict with my responsibilities under this Agreement.

Exceptions to Statement of Disclosure, if any:

Date: _____

Name of Consultant: _____

Signature: _____

Print Name: _____

Title: _____

FINGERPRINTING AND CRIMINAL BACKGROUND CHECK CERTIFICATION

One of the boxes below **must** be checked, and an executed copy of this form must be attached to the Independent Consultant Agreement (“Agreement”):

- Consultant’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 Consultant’s services under this Agreement.
- Consultant’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 Consultant’s services under this Agreement, and Consultant certifies its compliance with these provisions as follows: “Consultant certifies that the it has complied with the fingerprinting and criminal background investigation requirements of Education Code section 45125.1 with respect to all Consultant’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 Consultants of the Consultant, 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.”
- Consultant’s services under this Agreement shall be limited to the construction, reconstruction, rehabilitation, or repair of a school facility, and Consultant’s employees shall have only limited contact with students. Accordingly, the requirements of Education Code section 45125.2 shall not apply to Consultant’s services under this Agreement.
- Consultant’s services under this Agreement shall be limited to the construction, reconstruction, rehabilitation, or repair of a school facility, and Consultant’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 Consultant’s on-site employees of Consultant by an employee of Consultant, _____, 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). Consultant shall verify and continue to verify that the employees of Consultant 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 CONSULTANT’S AUTHORIZED REPRESENTATIVE:

I am a representative of the Consultant 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 Consultant.

Date: _____

Name of Consultant: _____

Signature: _____

Print Name: _____

Title: _____

EXHIBIT "A"

DESCRIPTION OF SERVICES TO BE PERFORMED BY CONSULTANT

June 16, 2026
Crawford File No. 26-2094.P

Construction Materials Testing and Special Inspection Services

**Santa Rosa City Schools – District Office DSA App. No. 01-122703
Santa Rosa, California**

Crawford & Associates, Inc. (Crawford) is pleased to submit this proposal to provide construction materials testing and special inspection services for the Santa Rosa City Schools – District, located at 211 Ridgeway Avenue, Santa Rosa, California.

The purpose of our services is to perform inspection and testing during the construction process, providing the Owner, Santa Rosa City Schools with accurate field data and documentation to evaluate compliance with the approved project plans and specifications. We appreciate the opportunity to support the successful delivery of this project and to serve as a member of the Project Team.

This proposal outlines our understanding of the project, the scope of services to be provided, and an estimate of our professional fees.

PROJECT UNDERSTANDING

We understand that the project will consist of the construction of a new 2-story structural steel framed district office building supported by reinforced concrete foundations. This project falls under the jurisdiction of the State of California, Division of State Architect.

Our understanding of the project is based on our experience with similar projects and a cursory review of the below documents.

- Request for Proposals titled “Special Inspection and Materials Testing Services Santa Rosa City Schools – District Office” dated June 2, 2026.
- Project Plans titled “Santa Rosa City Schools District Office” By PBK, dated November 20/2025
- DSA Form 103-22 dated November 11, 2025.

SCOPE OF SERVICES

Crawford will perform the following services in accordance with the California Building Code (CBC) 2022 and State of California, Division of State Architect Interpretation of Regulations (DSA-IR).

Task 1: Project Management and Reporting

Our Project Management Team will provide overall oversight of inspection and testing services, including the assignment of appropriately qualified and certified personnel in accordance with project requirements and agency approvals. The team will also serve as the primary point of



contact for communication with the project stakeholders, including the Inspector of Record (IOR), Design Professional in General Responsible Charge (DPGRC), and DSA representatives.

All Daily Field Reports (DFRs) and observations will be reviewed by the Project Management Team to ensure completeness, accuracy, and timely identification of any nonconforming items. Any discrepancies, deficiencies, or field issues identified during the course of work will be promptly communicated to the project team to facilitate timely resolution.

All reports and documentation will be prepared and submitted in accordance with DSA PR 13-01 and other applicable DSA Inspection Resources (IRs). Reports will clearly indicate the scope of observation, conformance or nonconformance status, and corrective actions taken (if applicable). When required, DSA Non-Compliance Notices and Verified Reports will be prepared using DSA-approved templates and submitted to the IOR and DSA field engineer for review.

Our Laboratory Engineer of Record (EOR) will provide engineering oversight for all materials testing and special inspection services. Responsibilities will include technical review of submittals, verification of compliance with applicable codes and standards, oversight of laboratory testing programs, and validation of test results. The EOR will also prepare and sign the final Verified Reports and summary letters required by DSA, and will be available to coordinate with the project team on technical matters and resolution of any field or material nonconformances.

Task 2: Reinforced Concrete Special Inspection and Testing

Prior to concrete placement, we will review the concrete mix design submittals for compliance with the requirements of ACI 318 and the California Building Code. This review will include verification of specified compressive strength (f'_c), cementitious materials, water-cementitious ratio, aggregate gradation, admixture compatibility, and durability requirements (e.g., sulfate exposure, freeze-thaw conditions). Only approved mix designs will be accepted for use in the field.

Reinforcing Steel Special Inspection will be performed in accordance with California Building Code (CBC) Chapter 17 and the approved construction documents. Certified special inspectors will verify the type, size, grade, spacing, quantity, and placement of reinforcing steel, including laps, clearances, and proper support, prior to concrete placement. All reinforcement will be checked for conformance with the approved plans, project specifications, and applicable standards, including ACI 318 and ASTM requirements.

We will provide continuous observation and testing during cast-in-place concrete placement. Slump, temperature, and air content tests will be performed in the field, and concrete test specimens will be cast for compressive strength testing in accordance with the project specifications and applicable jurisdictional requirements. Concrete batch tickets will be reviewed during placement to verify conformance with the approved mix design.

Reinforcing Steel Identification and Sampling will be conducted at the fabrication facility in accordance with DSA IR 17-10. Our certified special inspectors will verify bar size, grade, heat number, and mill test report compliance with approved project specifications. Random sampling of reinforcing bars will be performed for physical testing at an accredited laboratory, and traceability of sampled materials will be maintained from fabrication through delivery to the jobsite.

Concrete Batch Plant Inspection will be conducted in accordance with DSA IR 17-13 during placement of structural concrete. Our inspection will include verification of batch plant certification, review of mix design submittals, observation of batching procedures, and confirmation that materials meet project specifications. The inspector will verify correct batching sequence, water-cement ratio, and admixture use, and will ensure that concrete trucks are properly identified and loaded within required time limits for placement.

Task 3: Structural Steel and Welding Inspection

We will perform material identification and verification of structural steel components at the fabrication shop or upon delivery to the project site, as required. Inspection will include verification of member sizes, grades, mill certifications, and compliance with the approved construction documents. Heat numbers will be reviewed for traceability, and material markings will be checked in accordance with CBC Chapter 17, AISC 360, and AWS D1.1.

Our services will include periodic or full-time observation during shop and field welding operations, as required by the project specifications and AWS. This includes the review and verification of Welding Procedure Specifications (WPS), Procedure Qualification Records (PQR), and welder performance qualifications. Inspection will include joint preparation, fit-up, verification of electrode type, joint configuration, preheat and interpass temperature control, and welder qualifications. Welds will be monitored for quality, conformance to approved WPS, and compliance with project plans and specifications.

Inspection during erection will include verification of structural steel member placement, bracing, and alignment in accordance with AISC 360 and project drawings. Our services will include periodic or full-time observation during the installation of high-strength bolts, including verification of bolt type, lot identification, lubrication, installation method, and joint classification (snug-tightened, pretensioned, or slip-critical) per the RCSC Specification and CBC Chapter 17.

Torque testing and tension verification will be performed using calibrated equipment. All bolted connections will be checked for proper bolt rotation, washer placement, and compliance with manufacturer and project requirements.

In accordance with DSA IR 17-8, we will perform sampling and testing of high-strength bolts, nuts, and washers from each manufacturer's lot intended for use on the project. Sampling will occur prior to field installation, and samples will be submitted to a certified laboratory for verification of mechanical properties, rotational capacity, and coating compliance. Test reports will be reviewed for conformance with ASTM A325, A490, or project-specific bolt grade requirements. All samples and documentation will be tracked for traceability and retained in the project records.

Non-destructive testing (NDT) will be performed in accordance with the project specifications, AWS D1.1, D1.8, and CBC Chapter 17 requirements. NDT will include as applicable, ultrasonic testing (UT) for full-penetration welds for critical welds, magnetic particle testing (MT) for surface discontinuities, and liquid penetrant testing (PT) for welds on non-ferrous metals or smooth surfaces.

All testing will be conducted by certified Level II or Level III technicians in accordance with ASNT SNT-TC-1A or CP-189 standards. Testing methods, locations, and acceptance criteria will be based on the approved plans, project specifications, and applicable code requirements. NDT results will be documented in detailed reports and submitted to the Engineer of Record and project team for review and recordkeeping.

Task 4: Post-Installed Anchors, Anchor Bolts & Rod

We will provide a technician on a periodic basis to perform special inspection during the installation of post-installed mechanical anchors (e.g., wedge, sleeve, or expansion anchors). Inspection will confirm compliance with the manufacturer's specifications, ACI 318, and the approved construction documents, including anchor type, diameter, embedment depth, spacing, edge distances, and torque requirements. Installed anchors will be verified for correct placement and performance.

Anchor bolt material identification will be verified in accordance with **DSA IR 17-3**, which requires that bolts be properly labeled and traceable to mill certifications. Inspection will confirm the anchor bolt diameter, length, grade, thread condition, and manufacturer markings. Only approved and pre-identified anchor bolts will be accepted for installation. Documentation of heat numbers, lot numbers, and associated test reports will be maintained and reviewed to ensure compliance with project specifications and applicable standards.

Laboratory testing of construction materials, in conjunction with the above-described field inspections and testing, will be performed in accordance with the project plans, specifications, and applicable jurisdictional requirements, as well as relevant standards established by ASTM International, AASHTO, and Caltrans, to evaluate whether the materials are in compliance with project requirements

DELIVERABLES

- Daily Field Reports with any applicable test data will be reviewed by a Crawford project manager and provided to the project team at a minimum on a weekly basis.
- When requested, at the completion of the project Crawford & Associates will provide one (1) final summery letter of our services.

Crawford will provide all necessary personnel, subconsultants, standard equipment, and time to complete the project as requested by Santa Rosa City Schools.

ASSUMPTIONS

- This project will be subject to the California Prevailing Wage Law (determination no. NC-63-3-9-2025-1).
- We assume the project schedule will be based on an 8-hour workday, five days a week, Monday through Friday including travel time. Weekends, swing shifts and night shifts are not anticipated.
- The anticipated work will be conducted during typical construction hours of 6:00am to 4:00pm.
- Non-standard equipment such as ladders, man lifts, et will be provided by others.
- These services do not include geotechnical engineering consultation or design service, should these services be needed, they can be provided at an additional fee.

SCHEDULING AND AVAILABILITY

All materials testing and special inspection services will be provided on an as-needed, as-scheduled basis. Scheduling field services is subject to availability and must be coordinated in advance through our dispatch team.

Scheduling requests are accepted Monday through Friday, between the hours of 7:00 AM and 4:30 PM, excluding observed holidays. Requests received during these hours will be processed for the following business day, unless otherwise confirmed.

We recommend submitting requests as early as possible to ensure availability and adequate planning for your project needs, with a minimum of 24 hours' advanced notice. To ensure requests are received and processed in a timely manner, please include the following on all email requests.

Scheduling email contacts:

- Dispatch Team: dispatch@crawford-inc.com
- Office Main Line: 707-582-8945
- Project Manager, Taylor Latimar t.latimar@crawford-inc.com

CLOSING

Crawford & Associates appreciates the opportunity to present this proposal to provide materials testing and special inspection services for this project. We are fully committed to delivering exceptional results and building a partnership that will continue to add value far into the future.

Sincerely,



Robert Hill
Director of Construction Services

Attachments: Exhibit A – Bid Schedule

EXHIBIT A - BID SCHEDULE (Time & Materials against Unit Rates, District Not-to-Exceed)

Santa Rosa City Schools District Office | DSA App. No. 01-122703 | File No. 49-H7

Enter a Unit Rate in the yellow-highlighted Column H for each line; the Extended Amount (Column I) calculates automatically as Authorized Qty x Unit Rate. UNIT BASIC - Continuous FIELD items (C1a, S/A4a, S/A5a, etc.) = per inspection-day (up to 8 hrs on-site), Periodic = per trip (typically 4 hrs), Test = per test/sample. EXCEPTION: C1a Mix Design Review (Unit REV) is a per-mix-design submittal review (~2 hrs) and is NOT an 8-hour inspection-day. Std Hrs/Unit (Column G) is the District's reference duration; the implied hourly rate = Bidder Unit Rate / Std Hrs/Unit and will be used to compare proposals on a laborer basis. FABRICATOR LOCATION ASSUMPTIONS - Bidder shall price S/A1c and S/A4e (Inns) inspection assuming structural steel fabrication in COVINGTON, CA and reinforcing steel fabrication in STOCKTON, CA. If the selected fabricator is more than 100 miles from the project site or out of state, line PM-04 Out-of-Area Fabricator Per Diem shall apply with written District authorization. Authorized Quantities establish the Base Budget and shall NOT be modified by the Bidder; the Total Authorized Amount is a District-managed NOT-TO-EXCEED ceiling.

DSA 103 Item	Description	Type	By	Authorized Qty	Unit	Std Hrs / Unit	Bidder Unit Rate (\$)	Extended Amount (\$)	
S1 / S2 / S4 - SOILS, COMPACTION, FILL, CIP DEEP FOUNDATIONS (BY GEOTECHNICAL ENGINEER OF RECORD - EXCLUDED FROM THIS RFP)									
S1a	Site Preparation	Periodic	GE				N/A - BY GEOTECH		
S2a	Fill Material	Test	LOR*				N/A - BY GEOTECH		
S2b	Fill Placement	Continuous	GE*				N/A - BY GEOTECH		
S2c	Compaction	Test	LOR*				N/A - BY GEOTECH		
S4a	Drilling Operations (CIP Piers)	Continuous	GE*				N/A - BY GEOTECH		
S4b	Pier Construction	Continuous	GE*				N/A - BY GEOTECH		
S4c	Beating Slabs	Continuous	GE*				N/A - BY GEOTECH		
C1 - CAST-IN-PLACE CONCRETE									
C1a	Mix Design Review (submittal review, per mix design)	Continuous	SI	6	REV	2	\$200.00	\$1,200.00	
C1b	Reinforcing Steel - Identify/Sample/Test	Test	LOR	8	EA	Lab	\$240.00	\$1,920.00	
C1c	Concrete Material - Slump/Air/Temp/Cyl	Test	LOR	23	EA	4	\$880.00	\$13,340.00	
C1d	Strength Test (fc) - Lab Breaks	Test	LOR	28	EA	Lab	\$25.00	\$700.00	
C1e	Batch Plant Inspection	Continuous	SI	20	EA	8	\$750.00	\$15,000.00	
CS - POST-INSTALLED ANCHORS (CONCRETE)									
C5a	Post-Installed Anchor Inspection	See notes	SI*	15	EA	4	\$80.00	\$8,700.00	
C5b	Post-Installed Anchor Test (Pull Test)	Test	LOR	12	EA	4	\$550.00	\$6,960.00	
S/A1 - STRUCTURAL STEEL, COLD-FORMED STEEL & ALUMINUM									
S/A1a	Material Identification	Periodic	SI	10	EA	4	\$480.00	\$4,800.00	
S/A1b	Unidentified Material Test	Test	LOR	2	EA	Lab	\$120.00	\$240.00	
S/A1c	Steel Fabrication (Shop)	Periodic	SI	35	EA	4	\$480.00	\$16,800.00	
S/A1d	Buckling Restrainted Brace - Test	Test*	LOR	6	EA	Lab	\$120.00	\$720.00	
S/A2 - HIGH-STRENGTH BOLTS									
S/A2a	Product Verification	Periodic	SI	4	EA	4	\$620.00	\$2,480.00	
S/A2b	Bolts/Nuts/Washers - Test	Test	LOR	3	EA	Lab	\$500.00	\$1,500.00	
S/A2c	Snug-Tight Connections	Periodic	SI	12	EA	4	\$620.00	\$7,440.00	
S/A2d	Preassembled / Slip-Critical	-	SI	12	EA	4	\$620.00	\$7,440.00	
S/A3 - WELDING (GENERAL)									
S/A3a	Weld Filler Material Verification	Periodic	SI	6	EA	4	\$480.00	\$2,880.00	
S/A3b	Welder Certificate of Compliance	Periodic	SI	4	EA	4	\$480.00	\$1,920.00	
S/A3c	WPS and Welder Qualifications	Periodic	SI	6	EA	4	\$480.00	\$2,880.00	
S/A4 - SHOP WELDING									
S/A4a	Weld Category A (groove/multi-pass/5/16(plug/lot)	Continuous	SI	35	EA	8	\$960.00	\$33,600.00	
S/A4b	Weld Category B (single-pass <5/16, dock)	Periodic	SI	15	EA	4	\$480.00	\$7,200.00	
S/A4c	Stairs and Railing (Shop)	Periodic	SI	8	EA	4	\$480.00	\$3,840.00	
S/A4d	Reinf. Steel Weldability (carbon equiv.)	Periodic	SI	2	EA	2	\$240.00	\$480.00	
S/A4e	Reinforcing Steel Welding (Shop)	Continuous	SI	2	EA	8	\$860.00	\$1,720.00	
S/A5 - FIELD WELDING									
S/A5a	Weld Category A (Field)	Continuous	SI	35	EA	8	\$1,240.00	\$43,400.00	
S/A5b	Weld Category B (Field)	Periodic	SI	14	EA	4	\$620.00	\$8,680.00	
S/A5c	Exp-Welded Slots (with bend test)	Periodic	SI	6	EA	4	\$620.00	\$3,720.00	
S/A5d	Deck Welds (Floor and Roof)	Periodic	SI	8	EA	4	\$620.00	\$4,960.00	
S/A5e	Cold-Formed Steel Welding	Periodic	SI	12	EA	4	\$620.00	\$7,440.00	
S/A5f	Stairs and Railing (Field)	Periodic	SI	10	EA	4	\$620.00	\$6,200.00	
S/A5g	Reinf. Steel Weldability - Field	Periodic	SI	2	EA	2	\$310.00	\$620.00	
S/A5h	Reinforcing Steel Welding (Field)	Continuous	SI	2	EA	8	\$1,240.00	\$2,480.00	
S/A6 - NONDESTRUCTIVE TESTING									
S/A6a	Ultrasonic Testing (UT)	Test	LOR	25	EA	Per test	\$150.00	\$3,750.00	
S/A6b	Magnetic Particle (MT)	Test	LOR	10	EA	Per test	\$150.00	\$1,500.00	
S/A8 - ANCHOR BOLTS AND ANCHOR RODS									
S/A8a	Anchor Rods and Bolts - Sample/Test	Test	LOR	6	EA	Lab	\$120.00	\$720.00	
S/A8b	Other Threaded Rods - Sample/Test	Test	LOR	6	EA	Lab	\$120.00	\$720.00	
SUBTOTAL - INSPECTIONS & TESTS (Authorized Qty x Unit Rate)								410	\$228,150.00
FIXED-FEE LINE ITEMS (Project Management, Mobilization, Per Diem)									
Item	Description	-	-	Quantity	Unit	-	Unit Price (\$)	Extended Amount (\$)	
PM-01	Project Management, Coordination, Submittals (DSA 291/292) & Verified Reports	-	-	18	MO	-	\$500.00	\$9,000.00	
PM-02	Pre-Construction Meeting & Inspection Plan Submittal	-	-	1	LS	-	\$150.00	\$150.00	
PM-03	Mobilization / Travel (Per-Trip Allowance)	-	-	9	EA	-	\$50.00	\$450.00	
PM-04	Out-of-Area Fabricator Per Diem (per inspector-day) - ALLOWANCE: Applies only on written District authorization if structural steel fabrication is located outside Cloverdale, CA (or >100 mi from site / out of state), or if reinforcing steel fabrication is located outside Stockton, CA. Drawn from Owner's Contingency.	-	-	0	EA	-	\$550.00	\$0.00	
SUBTOTAL - FIXED-FEE LINE ITEMS								\$9,600.00	
A. BASE BUDGET (Inspections & Tests + Fixed-Fee Items)								\$237,750.00	
B. OWNER'S CONTINGENCY (District-Managed) = % of Base Budget >= 10%								\$47,550.00	
C. TOTAL AUTHORIZED AMOUNT (Not-to-Exceed = A + B) <- BOARD NUMBER								\$285,300.00	

How this works: The District authorizes the TOTAL AUTHORIZED AMOUNT (C) in a single Board action. Services bill T&M at the Unit Rates in Column H. The Owner's Contingency (B) is pre-authorized money the District allocates by written authorization as conditions require--it does NOT require a return to the Board. The District manages cumulative billings so they never exceed (C). Re-inspection and standby covered by the GC per the GC contract and are NOT drawn from this budget. Implied hourly rate (Unit Rate / Std Hrs/Unit) is used for proposal comparison and for valuing any authorized over-quantity work.

BIDDER ACKNOWLEDGMENT

Firm Name: Crawford & Associates, Inc.
 DSA-Accepted Laboratory of Record (LEA) Number: 285
 Authorized Representative (Name / Title): Robert Hill, Director of Construction Services
 Signature / Date: Robert Hill, 6/18/2028

Acknowledgment: Bidder certifies this is a Time & Materials engagement billed at the Unit Rates above, subject to the District's Total Authorized Amount (Not-to-Exceed). Bidder has reviewed the DSA 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Base Budget: \$237,750.00
 Owner Contingency: \$ 87,250.00

 \$325,000.00

Contract Number:

2

PROFESSIONAL SERVICES AGREEMENT

This Professional Services Agreement (“Agreement”) is dated June 24, 2026, for reference purposes only, and is made by and between the **Santa Rosa Elementary School District & Santa Rosa High School District** (“Districts”) and **Miller Pacific Engineering Group** (“Consultant”), (together, “Parties”).

RECITALS

WHEREAS, Government Code section 53060 authorizes the District to contract with independent entities for the furnishing of special and professional services and advice, if those persons are specially trained and experienced and competent to perform the services required;

WHEREAS, the District is in need of such services and advice and the Consultant warrants that it is specially trained, licensed, experienced and competent to perform the services required by the District;

WHEREAS, the Consultant agrees to perform the services described in this Agreement in accordance with the standards of its profession, to District’s satisfaction, and in accordance with this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Parties agree as follows:

AGREEMENT

1. **Services.** Consultant shall furnish to the District the services described in Exhibit “A,” attached hereto and incorporated herein by this reference (“Services”) related to the District Office & Education Center (the “Project”) located at 211 Ridgway Ave. Santa Rosa, CA 95401. The proposal or other work scope-defining document is attached.
2. **Term.** This Agreement and the Parties’ obligations hereunder shall commence on June 25, 2026. Consultant shall diligently perform as required and complete performance during the life of the Project, unless this Agreement is terminated and/or otherwise cancelled prior to that time.
3. **Submittal of Documents.** The Consultant shall not commence the Services under this Contract until the Consultant has submitted and the District has approved the following documents:
 - 3.1 Signed Agreement
 - 3.2 Insurance Endorsements
 - 3.3 Workers’ Compensation Certification
 - 3.4 Conflict Of Interest Statement Certification
 - 3.5 W-9 Form
 - 3.6 Scope of Work

4. Compensation. District shall pay Consultant for Services satisfactorily rendered pursuant to this Agreement, the sum of not to exceed One Hundred Twenty Five Thousand, Two Hundred Eighty Dollars (\$125,280). The additional Twenty Thousand, Eight Hundred Eighty Dollars (\$20,880) is the Owner's Contingency and must be preapproved prior to billing. Consultant shall provide a monthly invoice of the amount of Fees due for Services rendered in the prior month accompanied by documentation reasonably requested by District substantiating all charges, and District shall pay the undisputed amounts of such invoices within thirty (30) days of receipt of the invoice.
5. Expenses. Expenses will not be charged for Consultant's performance of these Services, with the exception of "none".
6. Materials. Consultant at its sole cost and expense shall provide and furnish all tools, labor, materials, equipment, transportation services and any other items (collectively, "Equipment") which are required or necessary to perform the Services in a manner which is consistent with generally accepted standards of the profession for similar services. Notwithstanding the foregoing, District shall not be responsible for any damages to persons or property as a result of the use, misuse or failure of any Equipment used by Consultant or the Consultant employees, agents, representatives or Consultants (collectively, "Consultant Parties"), even if such Equipment is furnished, rented or loaned to Consultant or the Consultant Parties by District. Furthermore, District may reject any Equipment or workmanship that does not conform to the requirements of this Agreement and Consultant must then promptly remedy or replace it at no additional cost to District and subject to District's reasonable satisfaction.
7. Independent Consultant. Consultant, in the performance of this Agreement, shall be and act as an independent Consultant. Consultant understands and agrees that it and all of its employees shall not be considered officers, employees, agents, partners, or joint venturers of the District, and are not entitled to benefits of any kind or nature normally provided employees of the District and/or to which District's employees are normally entitled, including, but not limited to, State Unemployment Compensation or Worker's Compensation. Consultant shall assume full responsibility for payment of all federal, state and local taxes or contributions, including unemployment insurance, social security and income taxes with respect to Consultant's employees. In the performance of the Services herein contemplated, Consultant shall have the sole authority for controlling and directing the performance of the details of the work. Consultant shall defend, indemnify, and hold harmless the District against any claims that it or any of its employees or agents are employees of the District.
8. Performance of Services / Standard of Care.
 - 8.1 Consultant represents that Consultant has the qualifications and ability to perform the Services in a professional manner, without the advice, control or supervision of District. Consultant's Services will be performed, findings obtained, reports and recommendations prepared in accordance with generally and currently accepted principles and practices of its profession and applicable laws, rules and regulations.
 - 8.1.1 Consultant hereby represents that it possesses the necessary professional capabilities, qualifications, licenses, skilled personnel, experience,

expertise, and financial resources, and it has available and will provide the necessary equipment, materials, tools, and facilities to perform the Services in an efficient, professional, and timely manner in accordance with the terms and conditions of the Agreement.

8.1.2 Consultant shall be responsible for the professional quality, technical accuracy, completeness, and coordination of the Services, and Consultant understands that the District relies upon such professional quality, accuracy, completeness, and coordination by Consultant in performing the Services.

8.1.3 Consultant shall ensure that any individual performing work under the Agreement requiring a California license shall possess all appropriate licenses, and shall have sufficient skill and experience to perform the work assigned to them.

8.2 Consultant and District agree to participate in regular meetings to discuss strategies, timetables, implementation of services, and any other issues deemed relevant to the operation of Consultant's performance of Services.

8.3 The work completed hereunder must meet the approval of the District and shall be subject to the District's general right of inspection and supervision to secure the satisfactory completion thereof.

8.4 Consultant shall maintain complete and accurate records relating to the provision of the Services under this Agreement, including records of the time spent and materials used by Consultant in providing the Services, in such form as District shall approve or request. During the Term and for a period of three (3) years thereafter, upon District's written request, Consultant shall allow District or District's representative to inspect and make copies of such records in connection with the provision of the Services.

9. Originality of Services. Except as to standard generic details, Consultant agrees that all technologies, formulae, procedures, processes, methods, writings, ideas, dialogue, compositions, recordings, teleplays and video productions prepared for, written for, or submitted to the District and/or used in connection with this Agreement, shall be wholly original to Consultant and shall not be copied in whole or in part from any other source, except that submitted to Consultant by District as a basis for such services.

10. Intellectual Property.

10.1 Consultant acknowledges and agrees that any and all work product, including any deliverables, it conceives, creates, develops, or reduces to practice, in whole or part, during the term of the Agreement, including without limitation, all "works of original authorship" and all content, inventions, improvements, enhancements, designs, ideas, source code, software applications, formula, processes, techniques, discoveries, or know-how, whether or not patentable or copyrightable, are "works for hire" and are and/or shall become and remain the sole and exclusive property of the District and the District shall be the sole owner of all patents, copyrights, and other rights in connection

therewith throughout the world. To the extent any such works are not deemed works for hire, Consultant hereby assigns to the District, Consultant's entire right, title, and interest in any invention, technique, process, device, discovery, improvement, or know-how, whether patentable or not, hereafter made or conceived solely or jointly by Consultant while working for or on behalf of the District, which relates to, is suggested by, or results from matters set forth in any active Statement of Work and depends on either:

10.1.1 Consultant's knowledge of Confidential Information (as defined in Section 6) it obtains from the District.

10.1.2 The use of the District's equipment, supplies, facilities, information, or materials.

10.2 Consultant shall disclose any such invention, technique, process, device, discovery, improvement, or know-how promptly to the District. Consultant shall, upon request of the District, promptly execute a specific assignment of title to the District and do anything else reasonably necessary to enable the District to secure for itself, patent, trade secret, or any other proprietary rights in the United States or other countries.

10.3 All writings or works of authorship, including, without limitation, program codes or documentation, produced or authored by Consultant in the course of performing services for the District, together with any associated copyrights, are works made for hire and the exclusive property of the District. To the extent that any writings or works of authorship may not, by operation of law, be works made for hire, this Agreement shall constitute an irrevocable assignment by Consultant to the District of the ownership of and all rights of copyright in, such items, and the District shall have the right to obtain and hold in its own name, rights of copyright, copyright registrations, and similar protections which may be available in the works. Consultant shall give the District or its designees all assistance reasonably required to perfect such rights.

10.4 If for any reason, including incapacity, the District cannot secure Consultant's signature on any document needed to apply for, perfect, or otherwise acquire title to the intellectual property rights granted to it under this Section, or to enforce such rights within seven (7) business days of such request, Consultant hereby designates the District as Consultant's attorney-in-fact and agent, solely and exclusively to act for and on Consultant's behalf to execute and file such documents with the same legal force and effect as if executed by Consultant and for no other purpose.

11. Default. The occurrence of any of the following constitutes a Default by Consultant under this Agreement:

11.1 Consultant violates this Agreement and fails to remedy or cure such violation within ten (10) days after District's written notice thereof;

11.2 Consultant exposes the District to liability to others for personal injury or property damage;

11.3 Consultant becomes insolvent or admits its inability to pay its debts generally as they become due;

11.4 Consultant becomes subject, voluntarily or involuntarily, to any proceeding under any domestic or foreign bankruptcy or insolvency law, which is not fully stayed within seven (7) business days or is not dismissed or vacated within thirty (30) days after filing;

11.5 Consultant is dissolved or liquidated or takes any corporate action for such purposes;

11.6 Consultant makes a general assignment for the benefit of creditors;

11.7 Consultant has a receiver, trustee, custodian, or similar agent appointed by order of any court of competent jurisdiction to take charge of or sell any material portion of its property or business; or

11.8 Consultant becomes incapable to perform any of the Services.

12. Dispute Resolution

The Parties desire to quickly and cost-effectively resolve any disputes related to the interpretation or enforcement of this Agreement. Therefore, each Party shall make best efforts to resolve informally any such disputes.

12.1 Consultant Continuation of Services. Except in the event of the District's failure to make an undisputed payment of the fees owed to the Consultant, notwithstanding any disputes between District and the Consultant hereunder, the Consultant shall continue to provide and perform Services pending a subsequent resolution of such disputes.

12.2 Mandatory Mediation. All claims, disputes and other matters in controversy between the Inspection Firm and the District arising out of or pertaining to this Agreement shall be submitted for resolution by non-binding mediation. The Parties shall jointly select a mediator within thirty (30) days of a request of mediation by a Party, and complete mediation as soon thereafter as practically possible but in no event later than ninety (90) days after the original request for mediation, unless otherwise agreed to by the Parties.

12.3 Government Claim Requirements. The Consultant shall comply with all claims presentation requirements as provided in Chapter 1 (commencing with section 900) and Chapter 2 (commencing with section 910) of Part 3 of Division 3.6 of Title 1 of Government Code as a condition precedent to the Consultant's right to bring a civil action against the District

12.4 Arbitration. In the event that mediation is unsuccessful, to the extent applicable law does not otherwise provide, any dispute, claim or controversy between or among the District and Inspection Firm arising out of or in any way relating to this Agreement shall be determined by confidential, binding arbitration in the county in which the District's administrative offices are located before a neutral arbitrator. The arbitration shall be

administered by JAMS pursuant to its Comprehensive Arbitration Rules and Procedures in force at the time the arbitration is commenced. The arbitrator shall decide any issue of the breach, termination, enforcement, interpretation or validity of this entire agreement, including the determination of the scope or applicability of the agreement to arbitrate. The Parties adopt and agree to implement the JAMS Optional Arbitration Appeal Procedure (as it exists on the date of this Agreement) with respect to any final arbitration award pursuant to this Agreement. Any court proceedings related to the arbitration shall take place in the state court (or federal court, if jurisdiction exists) in the county in which the District's administrative offices is located. This clause shall not preclude Parties from seeking provisional remedies in aid of arbitration from a court of appropriate jurisdiction.

By agreeing to this binding arbitration provision, the Parties understand that they are waiving certain important rights and protections that otherwise may have been available if a dispute were determined by a judicial action including, without limitation, the extent of available discovery, the right to a jury trial, the recovery of attorney fees and certain rights of appeal.

This agreement and the rights of the Parties hereunder shall be governed by and construed in accordance with the laws of California, exclusive of conflict or choice of law rules.

If this Agreement is related to a larger project for which there is more than one contract involved, and if more than one contractual dispute arises related to that project, then the District then may, at its option, consolidate arbitration proceedings arising from the Project into a single arbitration proceeding.

12.5 Attorney's Fees. To the extent either Party must seek enforcement or interpretation of this Agreement or otherwise defend against a claim arising from this Agreement, each Party shall bear their own fees and costs, including, but not limited to, mediation fees, arbitration fees, attorneys' fees and collection expenses, regardless of whether legal proceedings are or have been commenced to enforce said terms.

13. Termination.

13.1 For Convenience by District. District may, at any time, with or without reason, terminate this Agreement and compensate Consultant only for services satisfactorily rendered to the date of termination. Written notice by District shall be sufficient to stop further performance of services by Consultant. Notice shall be deemed given when received by the Consultant or no later than three (3) calendar days after the day of mailing, whichever is sooner.

13.2 With Cause by District. District may terminate this Agreement upon giving of written notice of intention to terminate for cause. Cause shall include:

12.2.1. any material violation of this Agreement by the Consultant; or

12.2.2. any act by Consultant exposing the District to liability to others for personal injury or property damage; or

12.2.3. Consultant is adjudged a bankrupt, Consultant makes a general assignment for the benefit of creditors or a receiver is appointed on account of Consultant's insolvency.

Written notice by District shall contain the reasons for such intention to terminate and, unless within three (3) calendar days after that notice the condition or violation shall cease or satisfactory arrangements for the correction thereof be made, this Agreement shall upon the expiration of the three (3) calendar days cease and terminate. In the event of this termination, the District may secure the required Services from another Consultant. If the expense, fees, and/or costs to the District exceeds the cost of providing the Services pursuant to this Agreement, the Consultant shall immediately pay the excess expense, fees, and/or costs to the District upon the receipt of the District's notice of these expense, fees, and/or costs. The foregoing provisions are in addition to and not a limitation of any other rights or remedies available to District.

13.3 Upon termination, Consultant shall provide the District with all documents produced maintained or collected by Consultant pursuant to this Agreement, whether or not such documents are final or draft documents.

14. Indemnification. To the furthest extent permitted by California law, Consultant shall indemnify, and hold harmless the District, its Governing Board, agents, representatives, officers, Consultants, employees, trustees, and volunteers ("the Indemnified Parties") from any and all claims, *to the extent of*, arising out of, pertaining to or relating to the negligence, recklessness, errors or omissions, or willful misconduct of Consultant. Consultant shall, to the fullest extent permitted by California *Civil Code 2782.8* law, defend the Indemnified Parties at Consultant's own expense, including *reasonable* attorneys' fees and costs, from any and all claims arising out of, pertaining to, *to the extent of* or relating to the negligence, recklessness, or willful misconduct of Consultant. The District shall have the right to accept or reject any legal representation that Consultant proposes to defend the indemnified parties.

15. Insurance.

15.1 Insurance Requirement

Consultant shall, at his, her, or its sole cost and expense, maintain in full force and effect, during the term of this Agreement, the following insurance coverage from a California licensed and/ or admitted insurer with an A minus (A-), VII, or better rating from A.M. Best, to cover any claims, damages, liabilities, costs and expenses (including legal counsel fees) arising out of or in connection with Consultant's fulfillment of any of its obligations under this Agreement or either party's use of the Work or any component or part thereof:

Commercial General Liability Insurance, including both bodily injury and property damage, with limits as follows:

\$1,000,000 per occurrence
\$100,000 fire damage
\$5,000 med expenses
\$1,000,000 personal & adv. injury
\$2,000,000 general aggregate
\$2,000,000 products/completed operations aggregate

Business Auto Liability Insurance for owned, scheduled, non-owned or hired automobiles with a combined single limit of no less than \$1 million per occurrence. If no owned autos, then non-owned/hired coverage can be accepted.

Workers' Compensation and Employers Liability Insurance covering Consultant's full liability under the California Workers' Compensation Insurance and Safety Act and in accordance with applicable state and federal laws.

Part A – Statutory Limits

Part B - \$1,000,000/\$1,000,000/\$1,000,000 Employers Liability

Sole proprietors with no employees are exempt from providing Workers' Compensation and Employers Liability Insurance, but must provide a signed Statement of verification.

Errors & Omissions (Professional Liability) coverage
\$1,000,000 per occurrence/ \$1,000,000 aggregate

15.2 Proof of Carriage of Insurance.

Consultant, upon execution of this contract and periodically thereafter upon request, shall furnish District with certificates of insurance evidencing such coverage. The Commercial General and Automobile Liability policies shall name the District as additional insureds with respect to any potential tort liability, irrespective of whether such potential liability might be predicated on theories of negligence, strict liability or products liability. The Consultant shall be required to provide District with 30 days' prior written notice if the insurance afforded by this policy shall be suspended, cancelled, reduced in coverage limits or non-renewed. Premiums on all insurance policies shall be paid by Consultant and shall be deemed included in Consultant's obligations under this Agreement at no additional charge.

16. Assignment. Consultant shall not assign, transfer, delegate, or subcontract any of its rights or obligations under this Agreement without the prior written consent of District, which consent may be granted or withheld in District's sole discretion. Any purported assignment or delegation in violation of this Section 14 shall be null and void. No assignment or delegation shall relieve the Consultant of any of its obligations hereunder. District may at any time assign or transfer any or all of its rights or obligations under this Agreement without Consultant's consent.

17. Compliance with Laws. Consultant shall observe and comply with all applicable rules and regulations of the governing board of the District and all applicable federal, state, and local laws, ordinances and regulations. Consultant has and shall maintain in effect all the licenses, permissions, authorizations, consents, and permits that it needs to carry out its obligations under this Agreement. Consultant shall give all notices required by any law, ordinance, rule and regulation bearing on conduct of the Services as indicated or specified. If Consultant observes that any of the Services required by this Agreement are at variance with any such laws, ordinance, rules or regulations, Consultant shall immediately notify the District, in writing, and, at the sole option of the District, any necessary changes to the scope of the Services shall be made and this Agreement shall be appropriately amended in writing, or this Agreement shall be terminated effective upon Consultant's receipt of a written termination notice from the District. If Consultant knowingly performs any work that is in violation of any laws, ordinances, rules or regulations, without first notifying the District of such violation, Consultant shall bear all costs arising therefrom.

18. Certificates/Permits/Licenses/Registration. Consultant and all Consultant's employees or agents shall secure and maintain in force such certificates, permits, licenses and registration as are required by law in connection with the furnishing of Services pursuant to this agreement.

19. Safety and Security. Consultant is responsible for maintaining safety in the performance of this Agreement. Consultant shall be responsible to ascertain from the District the rules and regulations pertaining to safety, security, and driving on school grounds, particularly when children are present.

20. Employment with Public Agency. Consultant, if an employee of another public agency, agrees that Consultant will not receive salary or remuneration, other than vacation pay, as an employee of another public agency for the actual time in which services are actually being performed pursuant to this Agreement.

21. Anti-Discrimination. It is the policy of the District that in connection with all work performed under contracts there be no discrimination against any employee engaged in the work because of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status and therefore the Consultant agrees to comply with applicable Federal and California laws including, but not limited to the California Fair Employment and Housing Act beginning with Government Code Section 12900 and Labor Code Section 1735 and District policy. In addition, the Consultant agrees to require like compliance by all its subconsultant(s).

22. Fingerprinting of Employees.

The Consultant shall comply with the requirements of California Education Code section 45125.1, and perform the following acts:

22.1 Require all current and subsequent employees of Consultant who may enter a school site during the time that pupils are present to submit their fingerprints in a manner authorized by the California Department of Justice (the "CADOJ").

22.2 Prohibit employees of Consultant from coming into contact with pupils until the CADOJ has ascertained that the employee has not been convicted of a felony as defined in California Education Code section 45122.1.

22.3 Certify in writing, using the District's fingerprinting certification form (available at the District Risk Finance and Insurance Services website) to the District that neither Consultant nor any of Consultant's employees who may enter a school site during the time that pupils are present have been convicted of a felony as defined in California Education Code section 45122.1 and provide such certification to the District Risk Finance and Insurance Services.

22.4 Provide a list of the names of Consultant's employees who may have contact with pupils to the District Risk Finance and Insurance Services. This list shall be updated for employee changes and shall list employees by appropriate school site.

22.5 The District may require the Consultant and its employees who may have contact with pupils to submit to additional background checks at the District's sole and absolute discretion.

23. Audit. Consultant shall establish and maintain books, records, and systems of account, in accordance with generally accepted accounting principles, reflecting all business operations of Consultant transacted under this Agreement. Consultant shall retain these books, records, and systems of account during the Term of this Agreement and for three (3) years thereafter. Consultant shall permit the District, its agent, other representatives, or an independent auditor to audit, examine, and make excerpts, copies, and transcripts from all books and records, and to make audit(s) of all billing statements, invoices, records, and other data related to the Services covered by this Agreement. Audit(s) may be performed at any time, provided that the District shall give reasonable prior notice to Consultant and shall conduct audit(s) during Consultant's normal business hours, unless Consultant otherwise consents.

24. No Rights in Third Parties. This Agreement does not create any rights in, or inure to the benefit of, any third party except as expressly provided herein.

25. District's Evaluation of Consultant and Consultant's Employees and/or Subconsultants. The District may evaluate the Consultant in any manner which is permissible under the law. The District's evaluation may include, without limitation:

25.1 Requesting that District employee(s) evaluate the Consultant and the Consultant's employees and subconsultants and each of their performance.

25.2 Announced and unannounced observance of Consultant, Consultant's employee(s), and/or subconsultant(s).

26. Limitation of District Liability. Other than as provided in this Agreement, District's financial obligations under this Agreement shall be limited to the payment of the compensation provided in this Agreement. Notwithstanding any other provision of this Agreement, in no event, shall District be liable, regardless of whether any claim is based on contract or tort, for any

special, consequential, indirect or incidental damages, including, but not limited to, lost profits or revenue, arising out of or in connection with this Agreement for the services performed in connection with this Agreement.

27. Confidentiality. The Consultant and all Consultant's agents, personnel, employee(s), and/or subconsultant(s) shall maintain the confidentiality of all information received in the course of performing the Services. This requirement to maintain confidentiality shall extend beyond the termination of this Agreement.

28. Notice. Any notice required or permitted to be given under this Agreement shall be deemed to have been given, served, and received if given in writing and either personally delivered or deposited in the United States mail, registered or certified mail, postage prepaid, return receipt required, or sent by overnight delivery service, or facsimile transmission, or email, addressed as follows:

Notice to District:

**Santa Rosa Elementary School District &
Santa Rosa High School District**
110 Stony Point Road, Suite 210
Santa Rosa, CA 95401
Attention: Lisa August Hulme,
Interim Superintendent

Notice to Consultant:

Miller Pacific Engineering Group
1360 Redwood Way, Suite B
Petaluma, CA 95954
Attention: Benjamin S. Pappas

Any notice personally given or sent by facsimile or email transmission shall be effective upon receipt. Any notice sent by overnight delivery service shall be effective the business day next following delivery thereof to the overnight delivery service. Any notice given by mail shall be effective three (3) days after deposit in the United States mail.

29. Integration/Entire Agreement of Parties. This Agreement constitutes the entire agreement between the Parties and supersedes all prior discussions, negotiations, and agreements, whether oral or written. This Agreement may be amended or modified only by a written instrument executed by both Parties.

30. California Law. This Agreement shall be governed by and the rights, duties and obligations of the Parties shall be determined and enforced in accordance with the laws of the State of California. The Parties further agree that any action or proceeding brought to enforce the terms and conditions of this Agreement shall be maintained in the county in which the District's administrative offices are located.

31. Waiver. The waiver by either party of any breach of any term, covenant, or condition herein contained shall not be deemed to be a waiver of such term, covenant, condition, or any subsequent breach of the same or any other term, covenant, or condition herein contained.

32. Severability. If any term, condition or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions will nevertheless continue in full force and effect, and shall not be affected, impaired or invalidated in any way.

33. Time is of the Essence. Time is of the essence in the performance of this Agreement. Consultant acknowledges that timely completion of the Services is critical to the District and that any delay in performance may cause substantial harm to the District. Consultant shall diligently perform its obligations and ensure that all deadlines specified in this Agreement, or otherwise agreed upon in writing, are met. Failure to perform the Services within the required timeframe may constitute a material breach of this Agreement, subjecting Consultant to any remedies available under this Agreement or at law, including but not limited to termination for cause and damages resulting from the delay.

34. Incorporation of Recitals and Exhibit. The Recitals and exhibit attached hereto are hereby incorporated herein by reference.

35. Provisions Required By Law Deemed Inserted. Each and every provision of law and clause required by law to be inserted in this Agreement shall be deemed to be inserted herein and this Agreement shall be read and enforced as though it were included therein.

36. Authority to Bind Parties. Neither party in the performance of any and all duties under this Agreement, except as otherwise provided in this Agreement, has any authority to bind the other to any agreements or undertakings.

37. Captions and Interpretations. Section headings in this Agreement are used solely for convenience, and shall be wholly disregarded in the construction of this Agreement. No provision of this Agreement shall be interpreted for or against a party because that party or its legal representative drafted such provision, and this Agreement shall be construed as if jointly prepared by the Parties.

38. Calculation of Time. For the purposes of this Agreement, “days” refers to calendar days unless otherwise specified.

39. Signature Authority. Each party has the full power and authority to enter into and perform this Agreement, and the person signing this Agreement on behalf of each Party has been properly authority and empowered to enter into this Agreement.

40. Counterparts. This Agreement and all amendments and supplements to it may be executed in counterparts, and all counterparts together shall be construed as one document.

41. Conflict of Interest. Consultant warrants that neither Consultant nor any of its employees, agents, or subconsultants has an actual or potential conflict of interest with the District in respect to the Services to be performed under this Agreement for the District. None of such individuals shall, during this term of this Agreement, acquire any interest which conflicts, or could potentially conflict, in any manner with the interests of the District.

42. Additional Terms. The parties acknowledge that Consultant may have submitted a proposal in connection with the services and/or materials to be provided under this Agreement. Any terms or conditions contained in such proposal shall be of no force or effect and shall not apply to or modify the rights and obligations of the parties hereunder. The relationship between the parties shall be governed solely by the terms of this Agreement, except that the proposal may be referenced solely for the limited purpose of describing the scope, specifications, or other factual information regarding the services or materials to be provided.

43. Sanctions in Response to Russian Aggression. The Consultant acknowledges and agrees that if any state funds are used in connection with this Agreement, the Consultant must comply with all economic sanctions imposed by the United States government and the State of California in response to Russia's actions in Ukraine, including, but not limited to, those outlined in Executive Order N-6-22. The Consultant shall ensure that no funds received under this Agreement are used in violation of such sanctions. If this Agreement is valued at \$5 million or more, the Consultant must generate a report on steps they have taken in response to Russia's actions in Ukraine, including, but not limited to, desisting from making new investments in, or engaging in financial transactions with, Russian entities, not transferring technology to Russia or Russian entities, and directly providing support to the government and people of Ukraine. Such report shall be retained by Consultant and made available to the District or any other appropriate State department upon request. Failure to comply with these sanctions may result in the termination of this Contract at the sole discretion of the District and may subject the Consultant to additional penalties as provided by law.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed as of the date indicated below by their respective officers thereunto duly authorized.

DISTRICT:

CONSULTANT:

**Santa Rosa Elementary School District
& Santa Rosa High School District**

Miller Pacific Engineering Group

By: _____

By: Benjamin S Pappas

Name: Lisa August Hulme

Name: Benjamin S Pappas

Title: Interim Superintendent

Title: Associate Engineer

Date: _____

Date: 6/17/2026

WORKERS' COMPENSATION CERTIFICATION

Labor Code section 3700 in relevant part provides:

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

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

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

Date: 6/17/2026

Name of Consultant: Miller Pacific Engineering Group

Signature: *Benjamin S Pappas*

Print Name: Benjamin S Pappas

Title: Associate Engineer

This certificate must be signed and filed with the awarding body prior to performing any Work under this Contract.

CONFLICT OF INTEREST STATEMENT

The undersigned Consultant for the **Santa Rosa Elementary School District & Santa Rosa High School District** is required to disclose any actual or possible conflicts of interest, the existence of his or her financial interest, and any outside alliance or professional or personal involvement that might conflict with his/her responsibilities to the District.

Through its execution of this Agreement, Consultant acknowledges that it is familiar with the provisions of section 1090 et seq. and section 87100 et seq. of the Government Code of the State of California, and certifies that it does not know of any facts which constitute a violation of said provisions. In the event Consultant receives any information subsequent to execution of this Agreement which might constitute a violation of said provisions, Consultant agrees it shall notify District in writing.

If the District has reasonable cause to believe that a Consultant has failed to disclose actual or possible conflicts of interest, it will provide the member an opportunity to explain the situation.

If, after hearing the response of the Consultant and making such further investigation as appropriate, the District determines that the Consultant has failed to disclose an actual or possible conflict of interest, the contract is subject to immediate termination.

I have read and understand the foregoing, and I certify that:
I **DO NOT** have business or financial interests in the **Santa Rosa Elementary School District & Santa Rosa High School District** or a business entity affiliated with the District that might conflict with my responsibilities under this Agreement.

Exceptions to Statement of Disclosure, if any:

Date:	<u>6/17/2026</u>
Name of Consultant:	<u>Miller Pacific Engineering Group</u>
Signature:	<u><i>Benjamin S Pappas</i></u>
Print Name:	<u>Benjamin S Pappas</u>
Title:	<u>Associate Engineer</u>

FINGERPRINTING AND CRIMINAL BACKGROUND CHECK CERTIFICATION

One of the boxes below **must** be checked, and an executed copy of this form must be attached to the Independent Consultant Agreement (“Agreement”):

- Consultant’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 Consultant’s services under this Agreement.
- Consultant’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 Consultant’s services under this Agreement, and Consultant certifies its compliance with these provisions as follows: “Consultant certifies that the it has complied with the fingerprinting and criminal background investigation requirements of Education Code section 45125.1 with respect to all Consultant’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 Consultants of the Consultant, 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.”
- Consultant’s services under this Agreement shall be limited to the construction, reconstruction, rehabilitation, or repair of a school facility, and Consultant’s employees shall have only limited contact with students. Accordingly, the requirements of Education Code section 45125.2 shall not apply to Consultant’s services under this Agreement.
- Consultant’s services under this Agreement shall be limited to the construction, reconstruction, rehabilitation, or repair of a school facility, and Consultant’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 Consultant’s on-site employees of Consultant by an employee of Consultant, _____, 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). Consultant shall verify and continue to verify that the employees of Consultant 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 CONSULTANT’S AUTHORIZED REPRESENTATIVE:

I am a representative of the Consultant 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 Consultant.

Date:	<u>6/17/2026</u>
Name of Consultant:	<u>Miller Pacific Engineering Group</u>
Signature:	<u><i>Benjamin S Pappas</i></u>
Print Name:	<u>Benjamin S Pappas</u>
Title:	<u>6/17/2026</u>

EXHIBIT "A"

DESCRIPTION OF SERVICES TO BE PERFORMED BY CONSULTANT



**MILLER PACIFIC
ENGINEERING GROUP**

May 28, 2026
File: 1079.122-3 O&Tpro.doc

Santa Rosa City Schools
c/o Van Pelt Construction Services
450 Chadbourne Road, Suite B
Fairfield, California 94534

Attn: Mr. Daniel Stevens

Re: Proposal for Geotechnical Construction Observation & Testing Services
Santa Rosa City School District Office
Santa Rosa, California

Introduction

This letter includes our preliminary proposed scope of services and budget estimate for the construction phase of the new two-story District Office structure for Santa Rosa City School District located in Sonoma County, California. The project includes constructing a new two-story office building on the southern end of the existing campus. The structure will be supported on a shallow foundation system bearing on a reinforced gravel mat. The purpose of our geotechnical construction observation and testing services is to form an opinion regarding the Contractor's compliance with the project plans and our recommendations outlined in our geotechnical investigation report for this project dated November 17, 2025. Our service will be provided in accordance with our current Agreement with the District and the attached schedule of charges.

Project Description

Based on our review of the project plans, the project includes demolishing most of the existing structures at the old Ridgeway High School campus and constructing a new two-story, steel framed, 31,600 square-foot (footprint) District Office Building on the southern end of the property along Ridgeway Avenue. An 8,000 square-foot solar panel canopy structure will be constructed to the north of the office building. Both the District Office Building and solar panel arrays will be supported on a shallow foundation; however, the District Office Building foundation system will bear on a reinforced gravel raft, per the geotechnical investigation report. Ancillary improvements will include site drainage improvements, underground utilities, exterior flatwork and pavements, and landscaping.

Santa Rosa City Schools
Page 2 of 3

May 28, 2026

Scope of Services: Phase 3 Construction Observation and Testing

Based on our discussions with you and the design team, and our experience with similar projects, we judge intermittent site observations and testing is appropriate during construction of the project. Our site visits should be scheduled through the Inspector of Record at least 24-hours in advance. We anticipate observing and testing the following items:

- **Laboratory Testing:**
We will collect bulk samples of the soils and baserock utilized on the project to determine the maximum laboratory density and optimum moisture content. We will also perform other geotechnical laboratory testing which may be required per project requirements, i.e., sieve analyses, plasticity index, etc.
- **Reinforced Gravel Mat Construction:**
We will perform intermittent site visits to observe the over-excavation to confirm the exposed surface is relatively firm and free of loose debris. Additionally, we will observe the placement of geogrids and perform field density testing on the Class 2 Aggregate Baserock backfill.
- **Vapor Barrier Inspection:**
We will conduct intermittent site visits to observe vapor barrier installation and confirm compliance with the intent of ASTM E 1643.
- **Foundation Excavation Inspection:**
We will perform intermittent site visits to observe foundation excavations to verify the subsurface conditions are consistent with our geotechnical investigation and recommendations.
- **Utility Trench Backfill Testing:**
We will perform intermittent site visits to observe and perform field density tests on the soils utilized to backfill site utility trenches to verify conformance with the project plans and our geotechnical recommendations.
- **Pavement Section Testing:**
We will perform intermittent site visits to perform field density tests on the aggregate baserock and asphalt testing, if requested, to verify it has been prepared in conformance with the project plans and/or our geotechnical recommendations.
- **Geotechnical Consultation & DSA Coordination:**
We will be available to attend site meetings regarding the construction process, answering Contractor RFI's and other as needed geotechnical engineering consultation. Additionally, we will upload our Daily Filed Reports, interim and final Form 293s, upon the request, DSA's Box.com account.
- **Other geotechnical items, as needed.**



Santa Rosa City Schools
Page 3 of 3

May 28, 2026

Budget Estimate

We will provide our services on a time and expense basis and based on the project plans, our discussions with the project team, experiences with similar projects, and attached Budget Estimate Worksheet we estimate our fees will be approximately \$104,400 for the project. Unknowns, such as contractor efficiency, the need for retesting inadequate work, unanticipated subsurface conditions, weather and other factors have been considered in preparing our budget estimate, but unforeseen factors may still impact the construction schedule and final budget. We will prepare regularly scheduled invoices and update you on our budget status as the work progresses. Please sign and return a copy of the attached Agreement when you would like to proceed. Feel free to contact us with any questions or concerns.

Sincerely,
MILLER PACIFIC ENGINEERING GROUP

A handwritten signature in black ink, appearing to read "Benjamin S. Pappas".

Benjamin S. Pappas
Geotechnical Engineer No. 2786
(Expires 9/30/26)

Attachment: Schedule of Charges
Budget Estimate Worksheet



AGREEMENT FOR PROFESSIONAL ENGINEERING AND TESTING SERVICES

This AGREEMENT is made between MILLER PACIFIC ENGINEERING GROUP ("MPEG"), a California Corporation, and the CLIENT to provide Professional Engineering and Testing Services with respect to the PROJECT, with the following GENERAL CONDITIONS and for the FEE as described below and on the attached pages.

- 1.0 **CLIENT NAME:** Santa Rosa City Schools
c/o Van Pelt Construction Services

- ADDRESS: 450 Chadbourne Road, Suite B
Fairfield, California 94534

- CLIENT #: 1079.122-3

- 2.0 **PROJECT:** Santa Rosa City School District Office

- LOCATION: Santa Rosa, California

- 3.0 **SCOPE OF SERVICES:** Geotechnical Engineering Services as below:

Phase 3 – Construction Observation and Testing

- 4.0 **FEE:** Phase 3 – Time & Expense Estimate.....\$104,400

*Owner Contingency 20,880
\$125,280

FOR MPEG: _____
Benjamin Pappas, Geotechnical Engineer No. 2786 Date _____

FOR CLIENT: _____
Property Owner (Signature) Date _____

_____ Primary Phone _____
Property Owner Primary Email Address

CARE OF: _____
Owner's Representative (if applicable) Primary Phone _____

BILLING: _____
Billing Contact (if applicable) Primary Phone _____

_____ DIR # (If Prevailing Wage) _____
Billing Contact Primary Email Address

THIS PROPOSAL IS VALID FOR 60 DAYS FROM THE PROPOSAL DATE

GENERAL CONDITIONS

1. DEFINITIONS

1.1. Contract Documents. Plans, specifications, and agreements between Client and Contractors, including addenda, amendments, supplementary instructions, and change orders.

1.2. Contractor. The contractor or contractors retained to construct the Project for which MPEG is providing Services under this Agreement.

1.3. Day(s). Calendar day(s) unless otherwise stated.

1.4. Hazardous Materials. The term Hazardous Materials means any toxic substances, chemicals, radioactivity, pollutants or other materials, in whatever form or state, known or suspected to impair the environment in any way whatsoever. Hazardous Materials include, but are not limited to, those substances defined, designated or listed in any federal, state or local law, regulation or ordinance concerning hazardous wastes, toxic substances or pollution.

1.5. Services. The Services provided by MPEG as set forth in this Agreement, the Scope of Services, and any written amendment to this Agreement.

1.6. Work. The labor, materials, equipment, and services required to complete the project described in the Contract Documents.

2. SCOPE OF SERVICES

MPEG will perform the scope of Services per Page 1 of the agreement.

2.1. Changes in Scope. If MPEG provides Client with a written confirmation of a change in the Scope of Services, it will become an amendment to this Agreement unless Client objects in writing within 5 business days after receipt. All Services performed by MPEG on the Project are subject to the terms and limitations of this Agreement. If Services are performed, but the parties do not reach agreement concerning modifications to the Scope of Services or compensation, then the terms and limitations of this Agreement apply to such Services, except for the payment terms. The parties agree to resolve disputes concerning modifications to scope or compensation pursuant to Section 19, "Disputes."

2.2. Licenses. MPEG will procure and maintain business and professional licenses and registrations necessary to provide its Services.

2.3. Excluded Services. MPEG's Services under this Agreement include only those Services specified in the Scope of Services.

2.3.1. General. Client expressly waives any claim against MPEG resulting from its failure to perform recommended additional Services that Client has not authorized MPEG to perform, and any claim that MPEG

failed to perform services that Client instructs MPEG not to perform.

2.3.2. Biological Pollutants. MPEG's Scope of Services specifically excludes the investigation, detection, prevention or assessment of the presence of Biological Pollutants. The term "Biological Pollutants" includes, but is not limited to, molds, fungi, spores, bacteria, viruses, and/or any of their byproducts.

MPEG's Scope of Services will not include any interpretations, recommendations, findings, or conclusions pertaining to Biological Pollutants. Client agrees that MPEG has no liability for any claims alleging a failure to investigate, detect, prevent, assess, or make recommendations for preventing, controlling, or abating Biological Pollutants. Furthermore, Client agrees to defend, indemnify, and hold harmless MPEG from all claims by any third party concerning Biological Pollutants, except for damages caused by MPEG's sole negligence.

3. PAYMENTS TO MPEG

3.1. Basic Services. MPEG will perform the Services set forth per the Scope of Services for the Fee and per the Schedule of Charges shown on Page 1 and Page 8 of this Agreement.

3.2. Additional Services. Any Services performed under this Agreement, except those Services expressly identified in the attached Scope of Services, will be provided on a time and materials basis unless otherwise specifically agreed to in writing by both parties.

3.3. Estimate of Fees. MPEG will, to the best of its ability, perform the Services and accomplish the objectives defined in this Agreement within any written cost estimate provided by MPEG. Client recognizes that changes in scope and schedule, and unforeseen circumstances can all influence the successful completion of Services within the estimated cost. The use of an estimate of fees or of a "not to exceed" limitation is not a guarantee that the Services will be completed for that amount; rather, it indicates that MPEG shall not incur fees and expenses in excess of the estimate or limitation amount without obtaining Client's agreement to do so.

3.4. Rates. Client will pay MPEG at the rates set forth in the Schedule of Charges.

3.4.1. Changes to Rates. Client and MPEG agree that the Schedule of Charges is subject to periodic review and amendment, as appropriate to reflect MPEG's current fee structure. Unless Client objects in writing to the proposed amended fee structure within 30 days of invoice, the amended fee structure will be incorporated into this Agreement and will then supersede any prior fee structure. If Client timely objects to the amended fee structure within 30 days, and MPEG and Client cannot agree upon a new fee structure within 30 days after notice, MPEG may terminate this Agreement and be compensated as set forth under Section 18, "Termination."

3.4.2. **Prevailing Wages.** It is the responsibility of Client to determine whether federal, state, or local prevailing wage requirements apply and to notify MPEG if prevailing wages apply. If it is later determined that prevailing wages apply, and MPEG was not previously notified by Client, Client agrees to pay the prevailing wage from that point forward, as well as a retroactive payment adjustment to bring previously paid amounts in line with prevailing wages. Client also agrees to defend, indemnify, and hold harmless MPEG from any alleged violations made by any governmental agency regulating prevailing wage activity for failing to pay prevailing wages, including the payment of any fines or penalties.

3.5. Payment Timing; Late Charge. MPEG may invoice Client at least monthly. All invoices are due upon receipt. Client shall notify MPEG in writing, at the address below, within 15 days of the date of the invoice if Client objects to any portion of the charges on the invoice, and shall promptly pay the undisputed portion. All amounts unpaid 30 days after the invoice date will include a late payment charge from the date of the invoice, at the rate of 1-1/2% per month or the highest rate permitted by law.

MPEG may suspend Services for lack of timely payment. Client agrees to pay all collection-related costs that MPEG incurs, including attorney fees.

4. STANDARD OF PERFORMANCE; DISCLAIMER OF WARRANTIES

4.1. Level of Service. MPEG offers different levels of Services to suit the desires and needs of different clients. Although the possibility of error can never be eliminated, more detailed and extensive Services yield more information and reduce the probability of error, but at increased cost. Client must determine the level of Services adequate for its purposes. Client has reviewed the Scope of Services and has determined that it does not need or want a greater level of Services than that being provided.

4.2. Standard of Care. Subject to the limitations inherent in the agreed Scope of Services as to the degree of care, the amount of time and expenses to be incurred, and subject to any other limitations contained in this Agreement, MPEG will endeavor to perform its Services consistent with that level of care and skill ordinarily exercised by other professionals practicing in the same locale and under similar circumstances at the time the Services are performed.

4.3. No Warranty. No warranty, express or implied, is included or intended by this Agreement.

5. ESTIMATE OF CONSTRUCTION COSTS

Client acknowledges that construction and project development are subject to many influences that are not subject to precise forecasting and are outside of MPEG's control. Client further acknowledges that actual costs incurred may vary substantially from the estimates prepared by MPEG and that MPEG does not warrant or guaranty the accuracy of construction or development cost estimates.

6. CONSTRUCTION PHASE SERVICES

If MPEG's Scope of Services includes observation and/or testing during the course of construction, the following conditions apply.

6.1. Construction Observation.

6.1.1. Site Meetings & Visits. MPEG will participate in job site meetings as requested by Client, and, unless otherwise requested by Client, visit the site at times specified in the Scope of Services or, if not specified in the Scope of Services, at intervals as MPEG deems appropriate to the various stages of construction to observe the geotechnical conditions encountered by Contractor and the progress and quality of the geotechnical aspects of the Work. Based on information obtained during such visits and on such observations, MPEG may inform Client of the progress of the geotechnical aspects of the Work. Client understands that MPEG may not be on site continuously; and, unless expressly agreed otherwise, MPEG will not observe all of the Work.

6.1.2. Contractor's Performance. MPEG does not, and cannot, warrant or guarantee that all of the geotechnical Work performed by Contractor meets the requirements of MPEG's geotechnical recommendations or the plans and specifications for such geotechnical Work; nor can MPEG be responsible for Contractor's failure to perform the Work in accordance with the plans, specifications or the recommendations of MPEG.

6.1.3. Contractor's Responsibilities. MPEG will not supervise, direct or have control over the Work nor will MPEG have authority over or responsibility for the means, methods, techniques, sequences or procedures of construction selected by Contractor for the geotechnical aspects of the Project; for safety precautions and programs incident to the Work; nor for any failure of Contractor to comply with Laws and Regulations applicable to Contractor furnishing and performing its Work.

6.1.4. Final Report. At the conclusion of Construction Phase Services, MPEG may provide Client with a written report summarizing the tests and observations, if any, made by MPEG.

6.2. Review of Contractor's Submittals. If included in the Scope of Work, MPEG will review and take appropriate action on the Contractor's submittals, such as shop drawings, product data, samples, and other required submittals. MPEG will review such submittals solely for general conformance with MPEG's design, and will not include review for the following, all of which will remain the responsibility of the Contractor: accuracy or completeness of details, quantities or dimensions; construction means, methods, sequences or procedures; coordination among trades; or construction safety.

6.3. Tests. Tests performed by MPEG on finished Work or Work in progress are taken intermittently and indicates the general acceptability of the Work on a statistical basis. MPEG's tests and observations of the Work are not a guarantee of the quality of Work and do not relieve other parties from their responsibility to perform their Work in accordance with applicable plans, specifications and requirements.

7. CLIENT'S RESPONSIBILITIES

In addition to payment for the Services performed under this Agreement, Client agrees to:

7.1. Cooperation. Assist and cooperate with MPEG in any manner necessary and within its ability to facilitate MPEG's performance under this Agreement.

7.2. Representative. Designate a representative with authority to receive all notices and information pertaining to this Agreement, communicate Client's policies and decisions, and assist as necessary in matters pertaining to the Project and this Agreement. Client's representative will be subject to change by written notice.

7.3. Rights of Entry. Provide access to and/or obtain permission for MPEG to enter upon all property, whether or not owned by Client, as required to perform and complete the Services. MPEG will operate with reasonable care to minimize damage to the Project Site(s). However, Client recognizes that MPEG's operations and the use of investigative equipment may unavoidably alter conditions or affect the environment at the existing Project Site(s). The cost of repairing such damage will be borne by Client and is not included in the fee unless otherwise stated.

7.4. Relevant Information. Supply MPEG with all information and documents in Client's possession or knowledge which are relevant to MPEG's Services. Client warrants the accuracy of any information supplied by it to MPEG, and acknowledges that MPEG is entitled to rely upon such information without verifying its accuracy. Prior to the commencement of any Services in connection with a specific property, Client will notify MPEG of any known potential or possible health or safety hazard existing on or near the Project Site, with particular reference to Hazardous Materials or conditions.

7.5. Subsurface Structures. Correctly designate on plans to be furnished to MPEG the location of all subsurface structures, such as pipes, tanks, cables and utilities within the property lines of the Project Site(s), and be responsible for any damage inadvertently caused by MPEG to any such structure or utility not so designated. MPEG is not liable to Client for any losses, damages or claims arising from damage to subterranean structures or utilities that were not correctly shown on plans furnished by Client to MPEG.

8. CHANGED CONDITIONS

If MPEG discovers conditions or circumstances that it had not contemplated at the commencement of this Agreement ("Changed Conditions"), MPEG will notify Client in writing of the Changed Conditions. Client and MPEG agree that they will then renegotiate in good faith the terms and conditions of this Agreement. If MPEG and Client cannot agree upon amended terms and conditions within 30 days after notice, MPEG may terminate this Agreement and be compensated as set forth in Section 18, "Termination."

9. HAZARDOUS MATERIALS

Client understands that MPEG's Services under this Agreement are limited to geotechnical investigation and that MPEG has no responsibility to locate, identify, evaluate, treat or otherwise consider or deal with Hazardous Materials. Client is solely responsible for notifying all appropriate federal, state, municipal or other governmental agencies, including the potentially affected public, of the existence of any Hazardous Materials located on or in the Project site, or located during the performance of this Agreement. The existence or discovery of Hazardous Materials constitutes a Changed Condition under this Agreement.

10. CERTIFICATIONS

Client agrees not to require that MPEG execute any certification with regard to Services performed or Work tested and/or observed under this Agreement unless: 1) MPEG believes that it has performed sufficient Services to provide a sufficient basis to issue the certification; 2) MPEG believes that the Services performed or Work tested and/or observed meet the criteria of the certification; and 3) MPEG has reviewed and approved in writing the exact form of such certification prior to execution of this Agreement. Any certification by MPEG is limited to an expression of professional opinion based upon the Services performed by MPEG, and does not constitute a warranty or guaranty, either expressed or implied.

11. ALLOCATION OF RISK

11.1. Limitation of Liability. The total cumulative liability of MPEG, its subconsultants and subcontractors, and all of their respective shareholders, directors, officers, employees, and agents (collectively "MPEG Entities"), to Client arising from Services under this Agreement, including any indemnity obligation, defense costs, damages and attorney's fees due under this Agreement, will not exceed the gross compensation received by MPEG under this Agreement or \$50,000, whichever is greater, provided that such liability is further limited as described below. This limitation applies to all lawsuits, claims, or actions for errors or omissions in MPEG's Services, whether alleged to arise in tort, contract, warranty, or other legal theory. Client and Engineer agree that this negotiated clause was expressly acknowledged and agreed upon. Upon Client's written request, MPEG and Client may agree to modify the limitation in exchange for negotiated scope or MPEG's fee, provided they amend this Agreement in writing as provided in Section 20.

11.2. Indemnification.

11.2.1. Indemnification of Client. Subject to all otherwise applicable statutes of limitations and repose and the provisions and limitations of this Agreement, including Section 11.1, MPEG agrees to indemnify and hold harmless Client, its shareholders, officers, directors, employees, and agents from and against any and all claims, suits, liabilities, damages, expenses (including without limitation reasonable attorney's fees and costs of defense), or other losses (collectively "Losses") to the extent caused by MPEG's negligent performance of its Services under this Agreement. With regard to any claim alleging Consultant's negligent performance of professional services, Consultant's defense obligation under this indemnity paragraph means only the reimbursement of reasonable defense costs to the proportionate extent of its actual indemnity obligation hereunder. The indemnity obligations provided under this section shall only apply to the extent such Losses are determined by a court of competent jurisdiction or arbitrator to have been caused by the negligence of Engineer.

11.2.2. Indemnification of MPEG. Client will indemnify and hold harmless MPEG Entities from and against any and all Losses to the extent caused by the negligence of Client, its employees, agents and contractors. In addition, except to the extent caused by MPEG's sole negligence, Client expressly agrees to defend, indemnify and hold harmless MPEG Entities from and against any and all Losses arising from or related to the existence, disposal, release, discharge, treatment or transportation of Hazardous Materials, or the exposure of any person to Hazardous Materials, or the degradation of the environment due to the presence, discharge, disposal, release of or exposure to Hazardous Material.

11.3. Consequential Damages. Neither Client nor MPEG will be liable to the other for any special, consequential, incidental, or penal losses or damages including but not limited to losses, damages, or claims related to the unavailability of property or facilities, shutdowns or service interruptions, loss of use, profits, revenue, or inventory, or for use charges, cost of capital, or claims of the other party and/or its customers.

11.4. Continuing Agreement. The indemnity obligations and the limitations of liability established under this Agreement will survive the expiration or termination of this Agreement. If MPEG provides Services to Client that the parties do not confirm through execution of an amendment to this Agreement, the obligations of the parties to indemnify each other and the limitations on liability established under this Agreement apply to such Services as if the parties had executed an amendment.

12. INSURANCE

12.1. MPEG's Insurance. MPEG will obtain, if reasonably available, the following coverages:

12.1.1. Statutory Workers' Compensation / Employer's Liability Insurance;

12.1.2. Commercial General Liability Insurance with a combined single limit of \$1,000,000 per occurrence and \$2,000,000 general aggregate;

12.1.3. Automobile Liability Insurance, including liability for all owned, hired and non-owned vehicles with minimum limits of \$1,000,000 for bodily injury per person, \$1,000,000 property damage, and \$1,000,000 combined single limit per occurrence; and,

12.1.4. MPEG maintains Professional Liability Insurance for our own benefit.

12.2. Contractor's Insurance. Client or Project Owner will require owner's Contractor, subcontractors and consultants to purchase and maintain General Liability, Builder's Risk, Automobile Liability, Workers' Compensation, and Employer's Liability insurance with limits no less than as set forth above.

12.3. Certificates of Insurance. Upon request, MPEG and Client will each provide the other with certificate(s) of insurance evidencing the existence of the policies required herein. Except for Professional Liability and Workers' Compensation Insurance, all policies required herein shall contain a waiver of subrogation.

13. OWNERSHIP AND USE OF DOCUMENTS

13.1. Client Documents. All documents provided by Client will remain the property of Client. MPEG will return all such documents to Client upon request, but may retain file copies of such documents.

13.2. MPEG's Documents. Unless otherwise agreed in writing, all documents and information prepared by MPEG or obtained by MPEG from any third party in connection with the performance of Services, including, but not limited to, MPEG's reports, boring logs, maps, field data, field notes, drawings and specifications, laboratory test data and other similar documents (collectively "Documents") are the property of MPEG. MPEG has the right, in its sole discretion, to dispose of or retain the Documents.

13.3. Use of Documents. All Documents prepared by MPEG are solely for use by Client and will not be provided by either party to any other person or entity without MPEG's prior written consent.

13.3.1. Use by Client. Client has the right to reuse the Documents for purposes reasonably connected with the Project for which the Services are provided, including without limitation design and licensing requirements of the Project.

13.3.2. Use by MPEG. MPEG retains the right of ownership with respect to any patentable concepts or copyrightable materials arising from its Services and the right to use the Documents for any purpose.

13.4. Electronic Media. MPEG may agree at Client's request to provide Documents and information in an electronic format. Client recognizes that Documents or other information recorded on or transmitted as electronic media are subject to undetectable alteration due to (among other causes) transmission, conversion, media degradation, software error, or human alteration. Accordingly, all Documents and information provided by MPEG in electronic media are for informational purposes only and not as final documentation. Unless otherwise defined in the Scope of Services, MPEG's electronic Documents and media will conform to MPEG's standards. MPEG will provide any requested electronic Documents for a 30-day acceptance period, and MPEG will correct any defects reported by Client to MPEG during this period. MPEG makes no warranties, either express or implied, regarding the fitness or suitability of any electronic Documents or media.

13.5. Unauthorized Reuse. No party other than Client may rely and Client will not represent to any other party that it may rely on Documents without MPEG's express prior written consent and receipt of additional compensation. Client will not permit disclosure, mention, or communication of, or reference to the Documents in any offering circular, securities offering, loan application, real estate sales documentation, or similar promotional material without MPEG's express prior written consent. Client waives any and all claims against MPEG resulting in any way from the unauthorized reuse or alteration of Documents by itself or anyone obtaining them through client. Client will defend, indemnify and hold harmless MPEG from and against any claim, action or proceeding brought by any party claiming to rely upon information or opinions contained Documents provided to such person

or entity, published, disclosed or referred to without MPEG's prior written consent.

14. SAMPLES AND CUTTINGS

14.1. Sample Retention. If MPEG provides laboratory testing or analytic Services, MPEG will preserve such soil, rock, water, or other samples as it deems necessary for the Project, but no longer than 45 days after issuance of any Documents that include the data obtained from these samples. Client will promptly pay and be responsible for the removal and lawful disposal of all contaminated samples, cuttings, Hazardous Materials, and other hazardous substances.

14.2. Monitoring Wells. Client will take custody of all monitoring wells and probes installed during any investigation by MPEG, and will take any and all necessary steps for the proper maintenance, repair or closure of such wells or probes at Client's expense.

15. RELATIONSHIP OF THE PARTIES

MPEG will perform Services under this Agreement as an independent contractor.

16. ASSIGNMENT AND SUBCONTRACTS

Neither party may assign this Agreement, in whole or in part, without the prior written consent of the other party, except for an assignment of proceeds for financing purposes. MPEG may subcontract for the services of others without obtaining Client's consent if MPEG deems it necessary or desirable for others to perform certain Services.

17. SUSPENSION AND DELAYS

17.1. Procedures. Client may, at any time by 10 days written notice suspend performance of all or any part of the Services by MPEG. MPEG may terminate this Agreement if Client suspends MPEG's Services for more than 60 days and Client will pay MPEG as set forth under Section 18, "Termination." If Client suspends MPEG's Services, or if Client or others delay MPEG's Services, Client and MPEG agree to equitably adjust: (1) the time for completion of the Services; and (2) MPEG's compensation in accordance with MPEG's then current Schedule of Charges for the additional labor, equipment, and other charges associated with maintaining its workforce for Client's benefit during the delay or suspension, or charges incurred by MPEG for demobilization and subsequent remobilization.

17.2. Liability. MPEG is not liable to Client for any failure to perform or delay in performance due to circumstances beyond MPEG's control, including but not limited to pollution, contamination, or release of hazardous substances, strikes, lockouts, riots, wars, fires, floods, explosions, earthquakes, "acts of God," adverse weather conditions, acts of government, labor disputes,

delays in transportation or inability to obtain material and equipment in the open market.

18. TERMINATION

18.1. Termination for Convenience. MPEG and Client may terminate this Agreement for convenience upon 30 days written notice delivered or mailed to the other party.

18.2. Termination for Cause. In the event of material breach of this Agreement, the party not breaching the Agreement may terminate it upon 10 days written notice delivered or mailed to the other party. The termination notice shall state the basis for the termination. The Agreement may not be terminated for cause if the breaching party cures the breach within the 10-day period.

18.3. Payment on Termination. Following termination other than for MPEG's material breach of this Agreement, Client will pay MPEG for Services performed prior to the termination notice date, and for any necessary Services and expenses incurred in connection with the termination of the Project, including but not limited to, the costs of completing analysis, records and reports necessary to document job status at the time of termination and costs associated with termination of subcontractor contracts in accordance with MPEG's then current Schedule of Charges.

19. DISPUTES

19.1. Mediation. All disputes between MPEG and Client are subject to mediation. Either party may demand mediation by serving a written notice stating the essential nature of the dispute, amount of time or money claimed, and requiring that the matter be mediated within 45 days of service of notice.

19.2. Precondition to Other Action. No action or suit may be commenced unless the mediation did not occur within 45 days after service of notice; or the mediation occurred but did not resolve the dispute; or a statute of limitation would elapse if suit was not filed prior to 45 days after service of notice.

19.3. Choice of Law; Venue. This Agreement will be construed in accordance with and governed by the laws of the state in which the Project is located. Unless the parties agree otherwise, any mediation or other legal proceeding will occur in the state in which the Project is located.

19.4. Statutes of Limitations. Any applicable statute of limitations will be deemed to commence running on the earlier of the date of substantial completion of MPEG's Services under this Agreement or the date on which claimant knew, or should have known, of facts giving rise to its claims.

20. MISCELLANEOUS

20.1. Integration and Severability. This Agreement reflects the entire agreement of the parties with respect to its terms and supersedes all prior agreements, whether written or oral. If any portion of this Agreement is void or voidable, such portion will be deemed stricken and the Agreement reformed to as closely approximate the stricken portions as the law allows.

20.2. Modification of this Agreement. This Agreement may not be modified or altered, except by a written agreement signed by authorized representatives of both parties and referring specifically to this Agreement.

20.3. Notices. Any and all notices, requests, instructions, or other communications given by either party to the other must be in writing and either hand delivered to the recipient or delivered by first-class mail (postage prepaid) or express mail (billed to sender) at the addresses given in this Agreement.

20.4. Headings. The headings used in this Agreement are for convenience only and are not a part of this Agreement.

20.5. Waiver. The waiver of any term, conditions or breach of this Agreement will not operate as a subsequent waiver of the same term, condition, or breach.

End of General Conditions



MILLER PACIFIC ENGINEERING GROUP
 a California corporation
2026 SCHEDULE OF CHARGES

PROFESSIONAL ENGINEERING AND TESTING SERVICES

<u>Professional and Technical Personnel</u>	<u>Hourly Rate</u>
Project Assistant/Word Processor	\$110
Engineering Technician	\$140
Senior Technician	\$160
Prevailing Wage.....	\$180
Staff Engineer/Geologist	\$180
Project Engineer/Geologist.....	\$210
Senior Engineer/Geologist.....	\$230
Associate Engineer/Geologist.....	\$275
Principal Engineer/Geologist.....	\$310

A La Carte Laboratory Testing

(Will be charged at the hourly rate above unless otherwise noted in the Agreement and Proposal)

Modified 4 in. Compaction Curve/Checkpoint	ASTM D 1557	\$360/\$205
Sieve Analysis (w/ -200 wash)	ASTM D 422	\$205
Minus 200 Sieve Wash	ASTM D 1140.....	\$155
Atterberg Limits	ASTM D 4318.....	\$350
Expansion Index	ASTM D 4829.....	\$360
Moisture Content/Density	ASTM D 2937.....	\$75
Unconfined Compression	ASTM D 2166.....	\$155
Hydrometer	ASTM D4829.....	\$260
Concrete Compressive Strength	ACI C 39.....	\$50
Reporting Fee		\$100 per test request
Transportation Fee (for samples dropped off at Novato/Napa Office)		\$50
Rush Testing.....	Add 50% to the Total of all Laboratory Testing	

Other Inside Charges

Mileage	IRS Rate + 20% per mile
Vehicle (Field)	\$9.50 per hour
Nuclear Density Gauge	\$10 per test
Inclinometer	\$175 per day / \$100 per half day
Laser Level/Floor Level.....	\$25 per day
Sampling Equipment.....	\$52 per day / \$30 half day
Seismic Refraction Equip.....	\$1000 per day /\$500 half day
Field Support Truck.....	\$400 per day
Field Support Trailer	\$150 per day
GIS Cloud Data Storage	\$500 per year
Specialty Software	\$100 Flat Fee

Outside Services..... Cost + 20%

Includes exploration equipment, instrumentation, in-situ monitoring, outside/specialized laboratory testing, per diem, shipping, courier/delivery services, outside reproduction, and other services and supplies not normally provided.

*NOTES:

- Field site visits and travel time are normal hourly rates, portal to portal.
- Overtime – Weekday add \$40 Overtime –
 Weekend/Holiday/Night add \$60*
 *(4- and 8-hour minimums)
- Rates are for normal Geotechnical Engineering and Geological services. Rates for depositions and testimony are \$620 per hour for Principal; \$550 per hour for Associate; and \$465 per hour for Senior. All other personnel are \$410 per hour. These fees are due and payable at the time of service.
- Schedule of charges is effective as of January 1, 2026. It is subject to revision annually and at other times without notice.

MILLER PACIFIC ENGINEERING GROUP
 Field Observation & Testing Budget Estimate Worksheet
 SRCS - District Office
 Santa Rosa, California

Date: 5/28/26
 Project Number: 1079.122
 By: BSP

FIELD COSTS					
	PER UNIT	PER HOUR	SITE VISIT	HALF DAY	FULL DAY
Associate Engineer	\$ 275.00				
Senior Geologist	\$ 230.00				
Senior Technician	\$ 160.00				
Staff Technician	\$ 140.00		2	2	2
Prevailing Wage Group 3	\$ 180.00		2	4	8
Overtime -Standard	\$ 40.00				2
Overtime - Weekend/Holiday/Night (4 & 8 hr mins apply)	\$ 60.00				
Field Vehicle/Equipment	\$ 9.50		2	4	8
Nuclear Density Tests	\$ 10.00		4	8	16
Miles	\$ 0.87		50	50	50
		\$ -	\$ 742.50	\$ 1,161.50	\$ 2,079.50

Task Description	Estimated Days	HOURS	SITE VISIT	HALF DAY	FULL DAY
District Office Building					
1.0 Site Grading & Building Pad	5			3	2
2.0 Site Utilities	10		7	3	
3.0 Foundation Excavations	5		5		
4.0 Elevator Pit Backfill	2		2		
5.0 Vapor Barrier Inspection	2		2		
Exterior Site Improvements					
1.0 Site Grading	10		5	5	
2.0 Curb & Gutter	5		5		
3.0 Site Flat Work	14		7	7	
4.0 PV System Foundations	10		3	7	
5.0 Sports Court	5		2	3	
Totals		0	38	28	2
DOLLARS	\$ -	\$ 28,215.00	\$ 32,522.00	\$ 4,159.00	
Total Field Costs:					\$ 64,896.00

IN-HOUSE LABORATORY TESTING				
Task Description	Quantity	Unit \$	Amount \$	
1.0 Compaction Curve ASTM 1557	4	\$360	\$	1,440.00
2.0 Compaction Curve CalTrans 216		\$360	\$	-
3.0 Moisture Content		\$75	\$	-
4.0 Concrete Strength Test (per cylinder)		\$50	\$	-
Total Lab Costs:				\$ 1,440.00

OUTSIDE LABORATORY TESTING				
Task Description	Quantity	Unit \$	Amount \$	
1.0 PEI HMA Testing Suite - S-value, Gradation, M.C., Unit Wt. & % Oil		\$850	\$	-
2.0 PEI CLIIAB Testing Suite (R-value, Sieve, Durability & Sand Equiv)			\$	-
3.0 Shotcrete Panel Testing (per Panel) 3" - Reese		\$600	\$	-
4.0 R-value (each)		\$375	\$	-
Overhead:				20%
Total Lab Costs:				\$ -

ENGINEERING/GEOLOGICAL CONSULT & REPORT				
Title	Personnel	Hours	\$/Hour	Amount \$
Principal Eng/Geol	SAS, MPM, DSC		\$ 310.00	\$ -
Associate Eng/Geol	BSP, MFJ, NGK, RCA	60	\$ 275.00	\$ 16,500.00
Senior Eng/Geol	ZMS		\$ 230.00	\$ -
Project Eng/Geol	MMC, RKC		\$ 210.00	\$ -
Staff Eng/Geol	BDH, CMS, DMS, LUB, QHC, RJA		\$ 180.00	\$ -
Senior Technician	JTO, BPC, GAA, KRH		\$ 160.00	\$ -
Engineering Technician	ELG, JPD, ZJF	30	\$ 140.00	\$ 4,200.00
Project Asst./Word Processor	SEM, LMK		\$ 110.00	\$ -
Total Engineering Costs:				\$ 20,700.00

Subtotal: \$ 87,036.00
Contingency: 20% \$ 17,407.20
Total: \$ 104,443.20

Use for Budget: \$ 104,400

Contract Number:

3

PROJECT ASSIGNMENT #8

This Project Assignment ("Project Assignment") is entered into as of June 25, 2026 ("Effective Date") by and between Santa Rosa Elementary District, and Santa Rosa High School District ("District") and Van Pelt Construction Services ("Program/Project Manager") pursuant to the Program/Project Management Services Agreement ("Agreement") between the District and Program/Project Manager dated June 16, 2023. By this reference, the Agreement is incorporated herein as if set forth in full.

1. Project Description.

Construction Management Services for the Summer 2026 Moves.

2. Services to be Provided.

Preconstruction Services, Basic Services, including Construction Phase Services and General Conditions, if applicable, and include general scope of work of services pursuant to the Agreement. See attached proposal.

3. Project Schedule and Project Term.

Project commences in June 2026 with an anticipated completion date of the end of August 2026. The management services will be billed hourly over the duration of the project.

4. Schedule of Fees (Compensation and Payment).

One Hundred Fifty Thousand Dollars (\$150,000)

Payment for the Basic Services shall be in accordance with the rates set forth in Exhibits B-1 and B-2 to the Agreement.

- This Project does not include any Additional Services.
- This Project includes Additional Services, the Fee Schedule for which is the same as that Fee Schedule set forth in Exhibit B-1.
- This Project includes Additional Services, the Fee Schedule for which is set forth below.

5. Special Conditions and/or Miscellaneous Provisions.

Intentionally Left Blank

IN WITNESS WHEREOF, the parties hereto have executed this Project Assignment as of the Effective Date.

Program/PROJECT MANAGER

Van Pelt Construction Services

By: _____

Name: Kelli Jurgenson _____

Title: Executive Vice President _____

DISTRICT:

Santa Rosa Elementary School District & Santa Rosa High School District

By: _____

Name: Lisa August _____

Title: Interim Superintendent _____



June 10, 2026

Erik Oden, Executive Director Facilities, Maintenance and Operations
Santa Rosa City Schools
110 Stony Point Road, Suite 210
Santa Rosa, California 95401

Reference: Santa Rosa City Schools
Subject: CM Services for Summer Campus Moves

Dear Mr. Oden,

VPCS is pleased to submit the following proposal for Construction Management services. The fees described herein include scope of services as currently being provided for the District. Our management services will be billed hourly over the duration of the project, with a Not to Exceed price:

MANAGEMENT FEES:

Summer Campus Moves		
1,500 hours	\$100/hour	\$150,000
Total Fee NTE:		\$150,000

Fees will be billed monthly, payable within 30 days and include all travel, insurance, taxes and services necessary to complete the projects. Fees do not include office space, equipment, and furniture.

We thank you for this opportunity and look forward to building our relationship with the Santa Rosa City Schools.

Very Truly Yours,
VAN PELT CONSTRUCTION SERVICES

Kelli Jurgenson
Kelli Jurgenson
Executive Vice President

Contract Number:

4

PROJECT ASSIGNMENT #7

This Project Assignment ("Project Assignment") is entered into as of June 25, 2026 ("Effective Date") by and between Santa Rosa Elementary District, and Santa Rosa High School District ("District") and Van Pelt Construction Services ("Program/Project Manager") pursuant to the Program/Project Management Services Agreement ("Agreement") between the District and Program/Project Manager dated June 16, 2023. By this reference, the Agreement is incorporated herein as if set forth in full.

1. Project Description.

Construction Management services for the Luther Burbank Temp Portables Project.

2. Services to be Provided.

Preconstruction Services, Basic Services, including Construction Phase Services and General Conditions, if applicable, and include general scope of work of services pursuant to the Agreement. See attached proposal.

3. Project Schedule and Project Term.

Project Commences June 2026 with an anticipated substantial completion date of August 2026. Contract term is from July 2026 through October 2026.

4. Schedule of Fees (Compensation and Payment).

Thirty-Nine Thousand Eighty-One Dollars and 38 cents. (\$39,081.38)

Payment for the Basic Services shall be in accordance with the rates set forth in Exhibits B-1 and B-2 to the Agreement. Payment for the Additional Services shall be as follows:

- This Project does not include any Additional Services.
- This Project includes Additional Services, the Fee Schedule for which is the same as that Fee Schedule set forth in Exhibit B-1.
- This Project includes Additional Services, the Fee Schedule for which is set forth below.

5. Special Conditions and/or Miscellaneous Provisions.

Intentionally Left Blank.

IN WITNESS WHEREOF, the parties hereto have executed this Project Assignment as of the Effective Date.

Program/PROJECT MANAGER

Van Pelt Construction Services

By: _____

Name: Kelli Jurgenson _____

Title: Executive Vice President _____

DISTRICT:

Santa Rosa Elementary School District & Santa Rosa High School District

By: _____

Name: Lisa August Hulme _____

Title: Interim Superintendent _____



June 15, 2026

Erik Oden, Executive Director Facilities, Maintenance and Operations
Santa Rosa City Schools
110 Stony Point Road, Suite 210
Santa Rosa, California 95401

Reference: Santa Rosa City Schools
Subject: CM Services for Luther Burbank Temporary Portable Replacement

Dear Mr. Oden,

VPCS is pleased to submit the following proposal for Construction Management services. The fees described herein include scope of services as currently being provided for the District. Our management fee is based on a percentage of the construction value and will be billed monthly over the duration of the project, with a Not to Exceed price:

MANAGEMENT FEES:

Luther Burbank Temporary Portable Replacement		
\$868,475 Construction Value	4.50%	\$39,081.38
Total Fee NTE:		\$39,081.38

Fees will be billed monthly over four (4) months at \$9,770.34 per month, payable within 30 days and include all travel, insurance, taxes and services necessary to complete the project. Fees do not include office space, equipment, and furniture.

We thank you for this opportunity and look forward to building our relationship with the Santa Rosa City Schools.

Very Truly Yours,
VAN PELT CONSTRUCTION SERVICES

Kelli Jurgenson
Executive Vice President

Contract Number:

5

INVOICE

Motive Studio f.k.a. CA+SA
Studio, Inc
1100 Lincoln Ave Ste 106
Napa, CA 94558

trent@themotive.studio
+1 (530) 781-3112
themotive.studio



P26-01696

Santa Rosa City Schools:2025-025 Luther Burbank ES Portable Classroom

Bill to
Erik Oden, Director, Maintenance and
Operations
Santa Rosa City Schools

Ship to
Erik Oden, Director, Maintenance and
Operations
Santa Rosa City Schools

Invoice details

Invoice no.: 1754
Invoice date: 05/26/2026
Due date: 06/25/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Reimbursement for DSA fees		1	\$7,200.00	\$7,200.00

Total **\$7,200.00**

Ways to pay

BANK

[View and pay](#)

Erik Oden

6/4/2026

Plan/Field Review Fee Calculator

Project submitted to DSA

- on or after 9/1/2025
- between 5/1/2021 and 8/31/2025
- between 3/1/2019 and 4/30/2021
- between 10/1/2017 and 2/28/2019
- between 2/1/2016 and 9/30/2017
- between 12/1/2014 and 1/31/2016
- between 6/1/2013 and 11/30/2014
- between 2/16/2010 and 5/31/2013
- before 2/1/2010

Project Type:

Select project type

School(K-12) ▼

Estimated Amt:

500,000.00

Contracted Amt:

0

Construction

Change Document

0

Amt:

Check review(s) for project

- Access Compliance
- Fire & Life Safety
- Structural Safety

Calculate

Fees may be mailed or hand delivered. DSA also accepts payments by credit card or electronic check online through a third-party software run by Fiserv at [DSA Filing, Invoice & Re-Exam Fees](http://www3.thepayplace.com/ca/dgsdsa/firfees) (www3.thepayplace.com/ca/dgsdsa/firfees). Proof of online payment must be submitted as directed in procedure PR 20-02: *Online Payments for Plan Review Filing Fees, Plan/Field Review Fee Invoices & Project Certification Re-Examination Fees*.

	Access Compliance	Fire & Life Safety	Structural Safety	Total Due
Filing Fee	\$2,250.00	\$1,500.00	\$3,450.00	\$7,200.00
Additional Fee	\$0.00	\$0.00	\$0.00	\$0.00
Further Fee	\$0.00	\$0.00	\$0.00	\$0.00

Contract Number:

6



LOCALLY OWNED * 35 YEARS IN BUSINESS * QUALITY SERVICE

Santa Rosa City Schools

District Warehouse 2026

RE: Cartons

Auto-Bottom Cartons: 1.5 cuft. no tape required & reusable

2880 cartons @ \$4.00/each	\$11,520.00
6 rolls bubble wrap @ \$51.00/each	\$ 306.00
6 rolls packing paper @ \$36.00/each	\$ 216.00
Sales Tax - Santa Rosa - 10%	\$ 1,204.20

TOTAL **\$13,246.20**

Labels:

No cost if Redwood Moving & Storage is performing moving services

Additional material pricing:

<i>book box - 1.5 cuft.</i>	<i>\$ 2.35</i>
<i>medium - 3.0 cuft.</i>	<i>\$ 4.00</i>
<i>large - 4.5 cuft.</i>	<i>\$ 4.15</i>
<i>extra large - 6.0 cuft.</i>	<i>\$ 4.50</i>
<i>picture pack</i>	<i>\$ 5.75</i>
<i>packing paper roll - 30 lbs.</i>	<i>\$36.00</i>
<i>paper pad - 3 ply</i>	<i>\$ 3.25</i>
<i>tape roll</i>	<i>\$ 2.99</i>
<i>poster tube</i>	<i>\$ 7.00</i>

Unused materials are eligible for a full refund.

\$1.00/carton refund upon return of reusable auto-bottom cartons.

Sincerely

Paul Fraser

921A Piner road, Santa Rosa, CA. 95403 * www.redwoodmoving.com

Santa Rosa (707)545-2001 * Healdsburg (707)433-2240
CAL-T 192248

Contract Number:

7

PROFESSIONAL SERVICES AGREEMENT

This Professional Services Agreement (“Agreement”) is dated June 24, 2026, for reference purposes only, and is made by and between the **Santa Rosa Elementary School District & Santa Rosa High School District** (“Districts”) and **Stanton Inspection Services, Inc.** (“Consultant”), (together, “Parties”).

RECITALS

WHEREAS, Government Code section 53060 authorizes the District to contract with independent entities for the furnishing of special and professional services and advice, if those persons are specially trained and experienced and competent to perform the services required;

WHEREAS, the District is in need of such services and advice and the Consultant warrants that it is specially trained, licensed, experienced and competent to perform the services required by the District;

WHEREAS, the Consultant agrees to perform the services described in this Agreement in accordance with the standards of its profession, to District’s satisfaction, and in accordance with this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Parties agree as follows:

AGREEMENT

1. Services. Consultant shall furnish to the District the services described in Exhibit “A,” attached hereto and incorporated herein by this reference (“Services”) related to the District Office & Education Center (the “Project”) located at 211 Ridgway Ave. Santa Rosa, CA 95401. The proposal or other work scope-defining document is attached.
2. Term. This Agreement and the Parties’ obligations hereunder shall commence on June 25, 2026. Consultant shall diligently perform as required and complete performance during the life of the Project, unless this Agreement is terminated and/or otherwise cancelled prior to that time.
3. Submittal of Documents. The Consultant shall not commence the Services under this Contract until the Consultant has submitted and the District has approved the following documents:
 - 3.1 Signed Agreement
 - 3.2 Insurance Endorsements
 - 3.3 Workers’ Compensation Certification
 - 3.4 Conflict Of Interest Statement Certification
 - 3.5 W-9 Form
 - 3.6 Scope of Work

4. Compensation. District shall pay Consultant for Services satisfactorily rendered pursuant to this Agreement, the sum of not to exceed Six Hundred Thirty-Five Thousand Dollars (\$635,000). Consultant shall provide a monthly invoice of the amount of Fees due for Services rendered in the prior month accompanied by documentation reasonably requested by District substantiating all charges, and District shall pay the undisputed amounts of such invoices within thirty (30) days of receipt of the invoice.
5. Expenses. Expenses will not be charged for Consultant's performance of these Services, with the exception of "none".
6. Materials. Consultant at its sole cost and expense shall provide and furnish all tools, labor, materials, equipment, transportation services and any other items (collectively, "Equipment") which are required or necessary to perform the Services in a manner which is consistent with generally accepted standards of the profession for similar services. Notwithstanding the foregoing, District shall not be responsible for any damages to persons or property as a result of the use, misuse or failure of any Equipment used by Consultant or the Consultant employees, agents, representatives or Consultants (collectively, "Consultant Parties"), even if such Equipment is furnished, rented or loaned to Consultant or the Consultant Parties by District. Furthermore, District may reject any Equipment or workmanship that does not conform to the requirements of this Agreement and Consultant must then promptly remedy or replace it at no additional cost to District and subject to District's reasonable satisfaction.
7. Independent Consultant. Consultant, in the performance of this Agreement, shall be and act as an independent Consultant. Consultant understands and agrees that it and all of its employees shall not be considered officers, employees, agents, partners, or joint venturers of the District, and are not entitled to benefits of any kind or nature normally provided employees of the District and/or to which District's employees are normally entitled, including, but not limited to, State Unemployment Compensation or Worker's Compensation. Consultant shall assume full responsibility for payment of all federal, state and local taxes or contributions, including unemployment insurance, social security and income taxes with respect to Consultant's employees. In the performance of the Services herein contemplated, Consultant shall have the sole authority for controlling and directing the performance of the details of the work. Consultant shall defend, indemnify, and hold harmless the District against any claims that it or any of its employees or agents are employees of the District.
8. Performance of Services / Standard of Care.
 - 8.1 Consultant represents that Consultant has the qualifications and ability to perform the Services in a professional manner, without the advice, control or supervision of District. Consultant's Services will be performed, findings obtained, reports and recommendations prepared in accordance with generally and currently accepted principles and practices of its profession and applicable laws, rules and regulations.
 - 8.1.1 Consultant hereby represents that it possesses the necessary professional capabilities, qualifications, licenses, skilled personnel, experience, expertise, and financial resources, and it has available and will provide the necessary equipment, materials, tools, and facilities to perform the Services in an

efficient, professional, and timely manner in accordance with the terms and conditions of the Agreement.

8.1.2 Consultant shall be responsible for the professional quality, technical accuracy, completeness, and coordination of the Services, and Consultant understands that the District relies upon such professional quality, accuracy, completeness, and coordination by Consultant in performing the Services.

8.1.3 Consultant shall ensure that any individual performing work under the Agreement requiring a California license shall possess all appropriate licenses, and shall have sufficient skill and experience to perform the work assigned to them.

8.2 Consultant and District agree to participate in regular meetings to discuss strategies, timetables, implementation of services, and any other issues deemed relevant to the operation of Consultant's performance of Services.

8.3 The work completed hereunder must meet the approval of the District and shall be subject to the District's general right of inspection and supervision to secure the satisfactory completion thereof.

8.4 Consultant shall maintain complete and accurate records relating to the provision of the Services under this Agreement, including records of the time spent and materials used by Consultant in providing the Services, in such form as District shall approve or request. During the Term and for a period of three (3) years thereafter, upon District's written request, Consultant shall allow District or District's representative to inspect and make copies of such records in connection with the provision of the Services.

9. Originality of Services. Except as to standard generic details, Consultant agrees that all technologies, formulae, procedures, processes, methods, writings, ideas, dialogue, compositions, recordings, teleplays and video productions prepared for, written for, or submitted to the District and/or used in connection with this Agreement, shall be wholly original to Consultant and shall not be copied in whole or in part from any other source, except that submitted to Consultant by District as a basis for such services.

10. Intellectual Property.

10.1 Consultant acknowledges and agrees that any and all work product, including any deliverables, it conceives, creates, develops, or reduces to practice, in whole or part, during the term of the Agreement, including without limitation, all "works of original authorship" and all content, inventions, improvements, enhancements, designs, ideas, source code, software applications, formula, processes, techniques, discoveries, or know-how, whether or not patentable or copyrightable, are "works for hire" and are and/or shall become and remain the sole and exclusive property of the District and the District shall be the sole owner of all patents, copyrights, and other rights in connection therewith throughout the world. To the extent any such works are not deemed works for hire, Consultant hereby assigns to the District, Consultant's entire right, title, and interest

in any invention, technique, process, device, discovery, improvement, or know-how, whether patentable or not, hereafter made or conceived solely or jointly by Consultant while working for or on behalf of the District, which relates to, is suggested by, or results from matters set forth in any active Statement of Work and depends on either:

10.1.1 Consultant's knowledge of Confidential Information (as defined in Section 6) it obtains from the District.

10.1.2 The use of the District's equipment, supplies, facilities, information, or materials.

10.2 Consultant shall disclose any such invention, technique, process, device, discovery, improvement, or know-how promptly to the District. Consultant shall, upon request of the District, promptly execute a specific assignment of title to the District and do anything else reasonably necessary to enable the District to secure for itself, patent, trade secret, or any other proprietary rights in the United States or other countries.

10.3 All writings or works of authorship, including, without limitation, program codes or documentation, produced or authored by Consultant in the course of performing services for the District, together with any associated copyrights, are works made for hire and the exclusive property of the District. To the extent that any writings or works of authorship may not, by operation of law, be works made for hire, this Agreement shall constitute an irrevocable assignment by Consultant to the District of the ownership of and all rights of copyright in, such items, and the District shall have the right to obtain and hold in its own name, rights of copyright, copyright registrations, and similar protections which may be available in the works. Consultant shall give the District or its designees all assistance reasonably required to perfect such rights.

10.4 If for any reason, including incapacity, the District cannot secure Consultant's signature on any document needed to apply for, perfect, or otherwise acquire title to the intellectual property rights granted to it under this Section, or to enforce such rights within seven (7) business days of such request, Consultant hereby designates the District as Consultant's attorney-in-fact and agent, solely and exclusively to act for and on Consultant's behalf to execute and file such documents with the same legal force and effect as if executed by Consultant and for no other purpose.

11. **Default.** The occurrence of any of the following constitutes a Default by Consultant under this Agreement:

11.1 Consultant violates this Agreement and fails to remedy or cure such violation within ten (10) days after District's written notice thereof;

11.2 Consultant exposes the District to liability to others for personal injury or property damage;

11.3 Consultant becomes insolvent or admits its inability to pay its debts generally as they become due;

11.4 Consultant becomes subject, voluntarily or involuntarily, to any proceeding under any domestic or foreign bankruptcy or insolvency law, which is not fully stayed within seven (7) business days or is not dismissed or vacated within thirty (30) days after filing;

11.5 Consultant is dissolved or liquidated or takes any corporate action for such purposes;

11.6 Consultant makes a general assignment for the benefit of creditors;

11.7 Consultant has a receiver, trustee, custodian, or similar agent appointed by order of any court of competent jurisdiction to take charge of or sell any material portion of its property or business; or

11.8 Consultant becomes incapable to perform any of the Services.

12. Dispute Resolution

The Parties desire to quickly and cost-effectively resolve any disputes related to the interpretation or enforcement of this Agreement. Therefore, each Party shall make best efforts to resolve informally any such disputes.

12.1 Consultant Continuation of Services. Except in the event of the District's failure to make an undisputed payment of the fees owed to the Consultant, notwithstanding any disputes between District and the Consultant hereunder, the Consultant shall continue to provide and perform Services pending a subsequent resolution of such disputes.

12.2 Mandatory Mediation. All claims, disputes and other matters in controversy between the Inspection Firm and the District arising out of or pertaining to this Agreement shall be submitted for resolution by non-binding mediation. The Parties shall jointly select a mediator within thirty (30) days of a request of mediation by a Party, and complete mediation as soon thereafter as practically possible but in no event later than ninety (90) days after the original request for mediation, unless otherwise agreed to by the Parties.

12.3 Government Claim Requirements. The Consultant shall comply with all claims presentation requirements as provided in Chapter 1 (commencing with section 900) and Chapter 2 (commencing with section 910) of Part 3 of Division 3.6 of Title 1 of Government Code as a condition precedent to the Consultant's right to bring a civil action against the District

12.4 Arbitration. In the event that mediation is unsuccessful, to the extent applicable law does not otherwise provide, any dispute, claim or controversy between or among the District and Inspection Firm arising out of or in any way relating to this Agreement shall be determined by confidential, binding arbitration in the county in which the District's administrative offices are located before a neutral arbitrator. The arbitration shall be

administered by JAMS pursuant to its Comprehensive Arbitration Rules and Procedures in force at the time the arbitration is commenced. The arbitrator shall decide any issue of the breach, termination, enforcement, interpretation or validity of this entire agreement, including the determination of the scope or applicability of the agreement to arbitrate. The Parties adopt and agree to implement the JAMS Optional Arbitration Appeal Procedure (as it exists on the date of this Agreement) with respect to any final arbitration award pursuant to this Agreement. Any court proceedings related to the arbitration shall take place in the state court (or federal court, if jurisdiction exists) in the county in which the District's administrative offices is located. This clause shall not preclude Parties from seeking provisional remedies in aid of arbitration from a court of appropriate jurisdiction.

By agreeing to this binding arbitration provision, the Parties understand that they are waiving certain important rights and protections that otherwise may have been available if a dispute were determined by a judicial action including, without limitation, the extent of available discovery, the right to a jury trial, the recovery of attorney fees and certain rights of appeal.

This agreement and the rights of the Parties hereunder shall be governed by and construed in accordance with the laws of California, exclusive of conflict or choice of law rules.

If this Agreement is related to a larger project for which there is more than one contract involved, and if more than one contractual dispute arises related to that project, then the District then may, at its option, consolidate arbitration proceedings arising from the Project into a single arbitration proceeding.

12.5 Attorney's Fees. To the extent either Party must seek enforcement or interpretation of this Agreement or otherwise defend against a claim arising from this Agreement, each Party shall bear their own fees and costs, including, but not limited to, mediation fees, arbitration fees, attorneys' fees and collection expenses, regardless of whether legal proceedings are or have been commenced to enforce said terms.

13. Termination.

13.1 For Convenience by District. District may, at any time, with or without reason, terminate this Agreement and compensate Consultant only for services satisfactorily rendered to the date of termination. Written notice by District shall be sufficient to stop further performance of services by Consultant. Notice shall be deemed given when received by the Consultant or no later than three (3) calendar days after the day of mailing, whichever is sooner.

13.2 With Cause by District. District may terminate this Agreement upon giving of written notice of intention to terminate for cause. Cause shall include:

12.2.1. any material violation of this Agreement by the Consultant; or

12.2.2. any act by Consultant exposing the District to liability to others for personal injury or property damage; or

12.2.3. Consultant is adjudged a bankrupt, Consultant makes a general assignment for the benefit of creditors or a receiver is appointed on account of Consultant's insolvency.

Written notice by District shall contain the reasons for such intention to terminate and, unless within three (3) calendar days after that notice the condition or violation shall cease or satisfactory arrangements for the correction thereof be made, this Agreement shall upon the expiration of the three (3) calendar days cease and terminate. In the event of this termination, the District may secure the required Services from another Consultant. If the expense, fees, and/or costs to the District exceeds the cost of providing the Services pursuant to this Agreement, the Consultant shall immediately pay the excess expense, fees, and/or costs to the District upon the receipt of the District's notice of these expense, fees, and/or costs. The foregoing provisions are in addition to and not a limitation of any other rights or remedies available to District.

13.3 Upon termination, Consultant shall provide the District with all documents produced maintained or collected by Consultant pursuant to this Agreement, whether or not such documents are final or draft documents.

14. Indemnification. To the furthest extent permitted by California law, Consultant shall indemnify, and hold harmless the District, its Governing Board, agents, representatives, officers, Consultants, employees, trustees, and volunteers ("the Indemnified Parties") from any and all claims, arising out of, pertaining to or relating to the negligence, recklessness, errors or omissions, or willful misconduct of Consultant. Consultant shall, to the fullest extent permitted by California law, defend the Indemnified Parties at Consultant's own expense, including attorneys' fees and costs, from any and all claims arising out of, pertaining to, or relating to the negligence, recklessness, or willful misconduct of Consultant. The District shall have the right to accept or reject any legal representation that Consultant proposes to defend the indemnified parties.

15. Insurance.

15.1 Insurance Requirement

Consultant shall, at his, her, or its sole cost and expense, maintain in full force and effect, during the term of this Agreement, the following insurance coverage from a California licensed and/ or admitted insurer with an A minus (A-), VII, or better rating from A.M. Best, to cover any claims, damages, liabilities, costs and expenses (including legal counsel fees) arising out of or in connection with Consultant's fulfillment of any of its obligations under this Agreement or either party's use of the Work or any component or part thereof:

Commercial General Liability Insurance, including both bodily injury and property damage, with limits as follows:

\$1,000,000 per occurrence
\$100,000 fire damage
\$5,000 med expenses
\$1,000,000 personal & adv. injury
\$2,000,000 general aggregate
\$2,000,000 products/completed operations aggregate

Business Auto Liability Insurance for owned, scheduled, non-owned or hired automobiles with a combined single limit of no less than \$1 million per occurrence. If no owned autos, then non-owned/hired coverage can be accepted.

Workers' Compensation and Employers Liability Insurance covering Consultant's full liability under the California Workers' Compensation Insurance and Safety Act and in accordance with applicable state and federal laws.

Part A – Statutory Limits

Part B - \$1,000,000/\$1,000,000/\$1,000,000 Employers Liability

Sole proprietors with no employees are exempt from providing Workers' Compensation and Employers Liability Insurance, but must provide a signed Statement of verification.

Errors & Omissions (Professional Liability) coverage

\$1,000,000 per occurrence/ \$1,000,000 aggregate

15.2 Proof of Carriage of Insurance.

Consultant, upon execution of this contract and periodically thereafter upon request, shall furnish District with certificates of insurance evidencing such coverage. The Commercial General and Automobile Liability policies shall name the District as additional insureds with respect to any potential tort liability, irrespective of whether such potential liability might be predicated on theories of negligence, strict liability or products liability. The Consultant shall be required to provide District with 30 days' prior written notice if the insurance afforded by this policy shall be suspended, cancelled, reduced in coverage limits or non-renewed. Premiums on all insurance policies shall be paid by Consultant and shall be deemed included in Consultant's obligations under this Agreement at no additional charge.

16. Assignment. Consultant shall not assign, transfer, delegate, or subcontract any of its rights or obligations under this Agreement without the prior written consent of District, which consent may be granted or withheld in District's sole discretion. Any purported assignment or delegation in violation of this Section 14 shall be null and void. No assignment or delegation shall relieve the Consultant of any of its obligations hereunder. District may at any time assign or transfer any or all of its rights or obligations under this Agreement without Consultant's consent.

17. Compliance with Laws. Consultant shall observe and comply with all applicable rules and regulations of the governing board of the District and all applicable federal, state, and local laws, ordinances and regulations. Consultant has and shall maintain in effect all the licenses, permissions, authorizations, consents, and permits that it needs to carry out its obligations under this Agreement. Consultant shall give all notices required by any law, ordinance, rule and regulation bearing on conduct of the Services as indicated or specified. If Consultant observes that any of the Services required by this Agreement are at variance with any such laws, ordinance, rules or regulations, Consultant shall immediately notify the District, in writing, and, at the sole option of the District, any necessary changes to the scope of the Services shall be made and this Agreement shall be appropriately amended in writing, or this Agreement shall be terminated effective upon Consultant's receipt of a written termination notice from the District. If Consultant knowingly performs any work that is in violation of any laws, ordinances, rules or regulations, without first notifying the District of such violation, Consultant shall bear all costs arising therefrom.

18. Certificates/Permits/Licenses/Registration. Consultant and all Consultant's employees or agents shall secure and maintain in force such certificates, permits, licenses and registration as are required by law in connection with the furnishing of Services pursuant to this agreement.

19. Safety and Security. Consultant is responsible for maintaining safety in the performance of this Agreement. Consultant shall be responsible to ascertain from the District the rules and regulations pertaining to safety, security, and driving on school grounds, particularly when children are present.

20. Employment with Public Agency. Consultant, if an employee of another public agency, agrees that Consultant will not receive salary or remuneration, other than vacation pay, as an employee of another public agency for the actual time in which services are actually being performed pursuant to this Agreement.

21. Anti-Discrimination. It is the policy of the District that in connection with all work performed under contracts there be no discrimination against any employee engaged in the work because of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status and therefore the Consultant agrees to comply with applicable Federal and California laws including, but not limited to the California Fair Employment and Housing Act beginning with Government Code Section 12900 and Labor Code Section 1735 and District policy. In addition, the Consultant agrees to require like compliance by all its subconsultant(s).

22. Fingerprinting of Employees.

The Consultant shall comply with the requirements of California Education Code section 45125.1, and perform the following acts:

22.1 Require all current and subsequent employees of Consultant who may enter a school site during the time that pupils are present to submit their fingerprints in a manner authorized by the California Department of Justice (the "CADOJ").

22.2 Prohibit employees of Consultant from coming into contact with pupils until the CADOJ has ascertained that the employee has not been convicted of a felony as defined in California Education Code section 45122.1.

22.3 Certify in writing, using the District's fingerprinting certification form (available at the District Risk Finance and Insurance Services website) to the District that neither Consultant nor any of Consultant's employees who may enter a school site during the time that pupils are present have been convicted of a felony as defined in California Education Code section 45122.1 and provide such certification to the District Risk Finance and Insurance Services.

22.4 Provide a list of the names of Consultant's employees who may have contact with pupils to the District Risk Finance and Insurance Services. This list shall be updated for employee changes and shall list employees by appropriate school site.

22.5 The District may require the Consultant and its employees who may have contact with pupils to submit to additional background checks at the District's sole and absolute discretion.

23. Audit. Consultant shall establish and maintain books, records, and systems of account, in accordance with generally accepted accounting principles, reflecting all business operations of Consultant transacted under this Agreement. Consultant shall retain these books, records, and systems of account during the Term of this Agreement and for three (3) years thereafter. Consultant shall permit the District, its agent, other representatives, or an independent auditor to audit, examine, and make excerpts, copies, and transcripts from all books and records, and to make audit(s) of all billing statements, invoices, records, and other data related to the Services covered by this Agreement. Audit(s) may be performed at any time, provided that the District shall give reasonable prior notice to Consultant and shall conduct audit(s) during Consultant's normal business hours, unless Consultant otherwise consents.

24. No Rights in Third Parties. This Agreement does not create any rights in, or inure to the benefit of, any third party except as expressly provided herein.

25. District's Evaluation of Consultant and Consultant's Employees and/or Subconsultants. The District may evaluate the Consultant in any manner which is permissible under the law. The District's evaluation may include, without limitation:

25.1 Requesting that District employee(s) evaluate the Consultant and the Consultant's employees and subconsultants and each of their performance.

25.2 Announced and unannounced observance of Consultant, Consultant's employee(s), and/or subconsultant(s).

26. Limitation of District Liability. Other than as provided in this Agreement, District's financial obligations under this Agreement shall be limited to the payment of the compensation provided in this Agreement. Notwithstanding any other provision of this Agreement, in no event, shall District be liable, regardless of whether any claim is based on contract or tort, for any

special, consequential, indirect or incidental damages, including, but not limited to, lost profits or revenue, arising out of or in connection with this Agreement for the services performed in connection with this Agreement.

27. Confidentiality. The Consultant and all Consultant's agents, personnel, employee(s), and/or subconsultant(s) shall maintain the confidentiality of all information received in the course of performing the Services. This requirement to maintain confidentiality shall extend beyond the termination of this Agreement.

28. Notice. Any notice required or permitted to be given under this Agreement shall be deemed to have been given, served, and received if given in writing and either personally delivered or deposited in the United States mail, registered or certified mail, postage prepaid, return receipt required, or sent by overnight delivery service, or facsimile transmission, or email, addressed as follows:

Notice to District:

**Santa Rosa Elementary School District &
Santa Rosa High School District**
110 Stony Point Road, Suite 210
Santa Rosa, CA 95401
Attention: Lisa August Hulme,
Interim Superintendent

Notice to Consultant:

Stanton Inspection Services, Inc.
2761 Geneva Street.
Martinez, CA 94553
Attention: Todd Stanton, IOR

Any notice personally given or sent by facsimile or email transmission shall be effective upon receipt. Any notice sent by overnight delivery service shall be effective the business day next following delivery thereof to the overnight delivery service. Any notice given by mail shall be effective three (3) days after deposit in the United States mail.

29. Integration/Entire Agreement of Parties. This Agreement constitutes the entire agreement between the Parties and supersedes all prior discussions, negotiations, and agreements, whether oral or written. This Agreement may be amended or modified only by a written instrument executed by both Parties.

30. California Law. This Agreement shall be governed by and the rights, duties and obligations of the Parties shall be determined and enforced in accordance with the laws of the State of California. The Parties further agree that any action or proceeding brought to enforce the terms and conditions of this Agreement shall be maintained in the county in which the District's administrative offices are located.

31. Waiver. The waiver by either party of any breach of any term, covenant, or condition herein contained shall not be deemed to be a waiver of such term, covenant, condition, or any subsequent breach of the same or any other term, covenant, or condition herein contained.

32. Severability. If any term, condition or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions will nevertheless continue in full force and effect, and shall not be affected, impaired or invalidated in any way.

33. Time is of the Essence. Time is of the essence in the performance of this Agreement. Consultant acknowledges that timely completion of the Services is critical to the District and that any delay in performance may cause substantial harm to the District. Consultant shall diligently perform its obligations and ensure that all deadlines specified in this Agreement, or otherwise agreed upon in writing, are met. Failure to perform the Services within the required timeframe may constitute a material breach of this Agreement, subjecting Consultant to any remedies available under this Agreement or at law, including but not limited to termination for cause and damages resulting from the delay.

34. Incorporation of Recitals and Exhibit. The Recitals and exhibit attached hereto are hereby incorporated herein by reference.

35. Provisions Required By Law Deemed Inserted. Each and every provision of law and clause required by law to be inserted in this Agreement shall be deemed to be inserted herein and this Agreement shall be read and enforced as though it were included therein.

36. Authority to Bind Parties. Neither party in the performance of any and all duties under this Agreement, except as otherwise provided in this Agreement, has any authority to bind the other to any agreements or undertakings.

37. Captions and Interpretations. Section headings in this Agreement are used solely for convenience, and shall be wholly disregarded in the construction of this Agreement. No provision of this Agreement shall be interpreted for or against a party because that party or its legal representative drafted such provision, and this Agreement shall be construed as if jointly prepared by the Parties.

38. Calculation of Time. For the purposes of this Agreement, “days” refers to calendar days unless otherwise specified.

39. Signature Authority. Each party has the full power and authority to enter into and perform this Agreement, and the person signing this Agreement on behalf of each Party has been properly authority and empowered to enter into this Agreement.

40. Counterparts. This Agreement and all amendments and supplements to it may be executed in counterparts, and all counterparts together shall be construed as one document.

41. Conflict of Interest. Consultant warrants that neither Consultant nor any of its employees, agents, or subconsultants has an actual or potential conflict of interest with the District in respect to the Services to be performed under this Agreement for the District. None of such individuals shall, during this term of this Agreement, acquire any interest which conflicts, or could potentially conflict, in any manner with the interests of the District.

42. Additional Terms. The parties acknowledge that Consultant may have submitted a proposal in connection with the services and/or materials to be provided under this Agreement. Any terms or conditions contained in such proposal shall be of no force or effect and shall not apply to or modify the rights and obligations of the parties hereunder. The relationship between the parties shall be governed solely by the terms of this Agreement, except that the proposal may be referenced solely for the limited purpose of describing the scope, specifications, or other factual information regarding the services or materials to be provided.

43. Sanctions in Response to Russian Aggression. The Consultant acknowledges and agrees that if any state funds are used in connection with this Agreement, the Consultant must comply with all economic sanctions imposed by the United States government and the State of California in response to Russia's actions in Ukraine, including, but not limited to, those outlined in Executive Order N-6-22. The Consultant shall ensure that no funds received under this Agreement are used in violation of such sanctions. If this Agreement is valued at \$5 million or more, the Consultant must generate a report on steps they have taken in response to Russia's actions in Ukraine, including, but not limited to, desisting from making new investments in, or engaging in financial transactions with, Russian entities, not transferring technology to Russia or Russian entities, and directly providing support to the government and people of Ukraine. Such report shall be retained by Consultant and made available to the District or any other appropriate State department upon request. Failure to comply with these sanctions may result in the termination of this Contract at the sole discretion of the District and may subject the Consultant to additional penalties as provided by law.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed as of the date indicated below by their respective officers thereunto duly authorized.

DISTRICT:

CONSULTANT:

**Santa Rosa Elementary School District
& Santa Rosa High School District**

Stanton Inspection Services, Inc.

By: _____

By: Robert Todd Stanton

Name: Lisa August Hulme

Name: Robert Todd Stanton

Title: Interim Superintendent

Title: IOR

Date: _____

Date: 6/15/2026

WORKERS' COMPENSATION CERTIFICATION

Labor Code section 3700 in relevant part provides:

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

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

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

Date: 6/15/2026

Name of Consultant: Stanton Inspection services Inc.

Signature: *Robert Todd Stanton*

Print Name: Robert Todd Stanton

Title: IOR

This certificate must be signed and filed with the awarding body prior to performing any Work under this Contract.

CONFLICT OF INTEREST STATEMENT

The undersigned Consultant for the **Santa Rosa Elementary School District & Santa Rosa High School District** is required to disclose any actual or possible conflicts of interest, the existence of his or her financial interest, and any outside alliance or professional or personal involvement that might conflict with his/her responsibilities to the District.

Through its execution of this Agreement, Consultant acknowledges that it is familiar with the provisions of section 1090 et seq. and section 87100 et seq. of the Government Code of the State of California, and certifies that it does not know of any facts which constitute a violation of said provisions. In the event Consultant receives any information subsequent to execution of this Agreement which might constitute a violation of said provisions, Consultant agrees it shall notify District in writing.

If the District has reasonable cause to believe that a Consultant has failed to disclose actual or possible conflicts of interest, it will provide the member an opportunity to explain the situation.

If, after hearing the response of the Consultant and making such further investigation as appropriate, the District determines that the Consultant has failed to disclose an actual or possible conflict of interest, the contract is subject to immediate termination.

I have read and understand the foregoing, and I certify that:
I **DO NOT** have business or financial interests in the **Santa Rosa Elementary School District & Santa Rosa High School District** or a business entity affiliated with the District that might conflict with my responsibilities under this Agreement.

Exceptions to Statement of Disclosure, if any:

Date:	<u>6/15/2026</u>
Name of Consultant:	<u>Stanton Inspection services Inc.</u>
Signature:	<u>Robert Todd Stanton</u>
Print Name:	<u>Robert Todd Stanton</u>
Title:	<u>IOR</u>

FINGERPRINTING AND CRIMINAL BACKGROUND CHECK CERTIFICATION

One of the boxes below **must** be checked, and an executed copy of this form must be attached to the Independent Consultant Agreement (“Agreement”):

- Consultant’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 Consultant’s services under this Agreement.
- Consultant’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 Consultant’s services under this Agreement, and Consultant certifies its compliance with these provisions as follows: “Consultant certifies that the it has complied with the fingerprinting and criminal background investigation requirements of Education Code section 45125.1 with respect to all Consultant’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 Consultants of the Consultant, 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.”
- Consultant’s services under this Agreement shall be limited to the construction, reconstruction, rehabilitation, or repair of a school facility, and Consultant’s employees shall have only limited contact with students. Accordingly, the requirements of Education Code section 45125.2 shall not apply to Consultant’s services under this Agreement.
- Consultant’s services under this Agreement shall be limited to the construction, reconstruction, rehabilitation, or repair of a school facility, and Consultant’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 Consultant’s on-site employees of Consultant by an employee of Consultant, _____, 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). Consultant shall verify and continue to verify that the employees of Consultant 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 CONSULTANT'S AUTHORIZED REPRESENTATIVE:

I am a representative of the Consultant 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 Consultant.

Date: 6/15/2026

Name of Consultant: Stanton Inspection services Inc.

Signature: Robert Todd Stanton

Print Name: Robert Todd Stanton

Title: IOR

EXHIBIT "A"

DESCRIPTION OF SERVICES TO BE PERFORMED BY CONSULTANT

DSA Project Inspection Proposal
Santa Rosa City Schools
District Office

Inspector will perform all Project Inspection duties required per California Administrative Code chapter 4 at:

Santa Rosa City Schools District Office Project

District to provide furnished onsite office/job trailer.

Paper construction documents/plans to be provided by AOR, District, or reimburse print cost to inspector.

District may terminate contract at any time with no notice.
Inspector must provide 30-day notice to terminate contract.

Project duration predicted to be 24 months.

Monthly total cost = \$25,000 while work is ongoing.

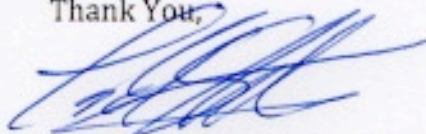
District Office Project = \$600,000

M&O Project = \$35,000

Total proposal not to exceed \$635,000

Proposal is contingent upon DSA approval of inspector for this project.

Thank You,



Stanton Inspection Services Inc.
Todd Stanton
2761 Geneva St.
Martinez, CA, 94553

DSA Project Inspector Class 1 # 5770
(925) 766-9088
siservices@sbcglobal.net

Contract Number:

8



April 6, 2026

Erik Oden
Executive Director of Facilities, Maintenance & Operations
Santa Rosa City Schools
110 Stony Point Road, Suite 210
Santa Rosa, CA 95401

Reference: Fee Proposal for Construction Management Services for the Santa Rosa City Schools Access Controls Phase 3 Project

Mr. Oden:

Greystone West Company proposes to provide scheduling, budgeting, and construction management services for the Santa Rosa City Schools Access Controls Phase 3 Project for a fee equal to 5.5% of the project construction budget. Services will include project management through completion of construction, including project closeout, DSA certification (if applicable), and services through the one-year warranty period.

Should the duration of the project extend beyond the anticipated schedule, Greystone West Company's billing schedule will be extended accordingly; however, the overall fee will remain fixed based on the approved construction budget.

Santa Rosa City Schools Access Controls Phase 3 Project	
Construction Management Fee	\$546,425.03
Contingency Reconciliation	\$39,974.54
Reimbursable Expenses	\$149,032.86
TOTAL FEE	\$735,461.22

Separate from the base Construction Management Fee are the 5.5% Contingency Reconciliation and 1.5% Reimbursable Expense categories. Reimbursable expenses will be billed at cost with no mark-up. Any unexpended amounts within these categories at the conclusion of the project will not be invoiced by Greystone West Company and will remain with the Santa Rosa City Schools District.

Sincerely,

Diana Garbuzov
Greystone West Company



Cesar Chavez Language Academy

- Construction Budget: \$2,443,643.89
- CM Fee (5.5%): \$134,400.41
- Contingency Reconciliation (Contractor + Owner): \$9,831.75
- Reimbursables (1.5%): \$36,654.66
- **Total Fee: \$180,886.82**

Elsie Allen High School

- Construction Budget: \$3,599,740.28
- CM Fee (5.5%): \$197,985.72
- Contingency Reconciliation (Contractor + Owner): \$14,483.18
- Reimbursables (1.5%): \$53,996.10
- **Total Fee: \$266,465.00**

Hidden Valley Elementary School

- Construction Budget: \$1,147,414.52
- CM Fee (5.5%): \$63,107.80
- Contingency Reconciliation (Contractor + Owner): \$4,616.50
- Reimbursables (1.5%): \$17,211.22
- **Total Fee: \$84,935.52**

Ridgeway High School

- Construction Budget: \$951,198.76
- CM Fee (5.5%): \$52,315.93
- Contingency Reconciliation (Contractor + Owner): \$3,827.05
- Reimbursables (1.5%): \$14,267.98
- **Total Fee: \$70,410.96**

Santa Rosa Charter School for the Arts

- Construction Budget: \$896,763.27
- CM Fee (5.5%): \$49,321.98
- Contingency Reconciliation (Contractor + Owner): \$3,608.03
- Reimbursables (1.5%): \$13,451.45
- **Total Fee: \$66,381.46**

Santa Rosa Middle School

- Construction Budget: \$896,763.28
- CM Fee (5.5%): \$49,321.98
- Contingency Reconciliation (Contractor + Owner): \$3,608.03
- Reimbursables (1.5%): \$13,451.45
- **Total Fee: \$66,381.46**

SUMMARY OF CONSTRUCTION COSTS

PROJECT : Santa Rosa City Schools Access Controls Phase 3 (6 Campuses)
LOCATION : Santa Rosa, CA
ARCHITECT: N/A

GROSS SF: 270,710
DATE: 6/4/2026

COST DETAIL	QUANTITY	UNIT COST	COST	TOTAL
Cesar Chavez Language Arts - Access Controls	97,275	\$ 18.38 /GSF	\$	1,787,590
Elsie Allen High School - Access Controls	173,435	\$ 15.18 /GSF	\$	2,633,305
Hidden Valley Elementary School - Access Controls	50,385	\$ 18.38 /GSF	\$	839,364
Ridgeway High School - Access Controls	34,620	\$ 15.18 /GSF	\$	695,827
Santa Rosa Charter School for the Arts - Access Controls	27,120	\$ 18.38 /GSF	\$	656,006
Santa Rosa Middle School - Access Controls	70,755	\$ 15.18 /GSF	\$	656,006
TOTAL ESTIMATED DIRECT CONSTRUCTION COSTS	270,710	\$ 26.85 /GSF	\$	7,268,099
CONTRACTOR CONTINGENCY 5%				363,405
SUB TOTAL, DIRECT COSTS PLUS CONTINGENCY				7,631,504
GENERAL CONDITIONS				821,832
GC FEE	11.0%			929,867
GENERAL LIABILITY INSURANCE	0.65%			60,991
BUILDER'S ALL-RISK (COC) INSURANCE	0.65%			61,387
BONDS	0.70%			66,539
OWNERS CONTINGENCY	5.00%			363,405
TOTAL ESTIMATED CONSTRUCTION COSTS	270,710	/GSF \$ 36.70 /GSF	\$	9,935,524

GMP BUDGET

PROJECT : Cesar Chavez Language Arts - Access Controls
 LOCATION : Santa Rosa, CA
 ARCHITECT: N/A

GROSS SF: 97,275

DATE: 3/31/2026

COST DETAIL		QUANTITY	UNIT COST	COST	TOTAL
DIVISION 01: GENERAL REQUIRMENTS			0.43 /GSF		41,407
	Preconstruction	INCLUDED			
	Site Protection	1 LS		14,591	
	Final Clean	1 LS		24,320	
	Preconstruction	1 LS		2,496	
DIVISION 06: WOOD, PLASTICS & COMPOSITES			0.27 /GSF		26,270
06-10-53	Misc. Carpentry and Coordination			26,270	
	Layout and Coordination				
	Access and Repairs				
DIVISION 07: THERMAL & MOISTURE PROTECTION			0.12 /GSF		11,560
07-92-00	Joint Sealants	1 LS		11,560	
	Misc. Caulking at new Building Penetrations	IN ABOVE			
DIVISION 08: OPENINGS			5.52 /GSF		537,392
08-71-00	Door Hardware	1 LS		537,392	
	Electrified Door Hardware Upgrades				
	Pinned Cylinders	1 LS			
	Electrified Hinges and Power Transfer Devices	1 LS			
	Locksets, Cover Plates, Strikes				
	Keys and Engraving				
	Construction Cores and Final Cores per District Standards				
DIVISION 09: FINISHES			0.80 /GSF		78,200
	Patch and Repair Existing Finishes	1 LS		20,400	
	Exterior Finishes	IN ABOVE			
09-25-00	Gypsum Drywall	IN ABOVE			
	Patch and Repair Drywall at Wall penetrations	IN ABOVE			
	Acoustical Ceilings	IN ABOVE			
	Remove and Replace Ceiling tiles for Overhead Access	IN ABOVE			
09-91-00	Painting and Coating	1 LS		57,800	
	Touchup at Penetrations and Modified Doors	IN ABOVE			
DIVISION 26: ELECTRICAL			1.84 /GSF		178,652
26-00-00	Electrical	1 LS		178,652	
	Concealed Conduit at Accessible Locations	IN ABOVE			
	Wire Moulds at Exposed Wire Locations	IN ABOVE			
	Line Voltage (120V) Power Supply for Controllers	IN ABOVE			
DIVISION 28: ELECTRONIC SAFETY AND SECURITY			9.40 /GSF		914,108
28-13-00	Access Controls	1 LS		848,763	
	Card Readers	IN ABOVE			
	Door Access Controllers, Expansion Boards, and Programmable Relays	IN ABOVE			
	Door Power Supplies with Metal Enclosures	IN ABOVE			
	Low Voltage Power and Control Cabling	IN ABOVE			
	Door Position Monitoring	NIC			
	Torus Cloud Key Cabinet	1 LS		65,345	
TOTAL ESTIMATED DIRECT CONSTRUCTION COSTS			18.38 /GSF	\$	1,787,590

GMP BUDGET

PROJECT : Elsie Allen High School - Access Controls
 LOCATION : Santa Rosa, CA
 ARCHITECT: N/A

GROSS SF: 173,435

DATE: 3/31/2026

COST DETAIL		QUANTITY	UNIT COST	COST	TOTAL
DIVISION 01: GENERAL REQUIRMENTS			0.37 /GSF		64,227
	Preconstruction	INCLUDED			
	Site Protection	1 LS		26,015	
	Final Clean	1 LS		34,690	
	Preconstruction	1 LS		3,522	
DIVISION 06: WOOD, PLASTICS & COMPOSITES			0.12 /GSF		20,820
06-10-53	Misc. Carpentry and Coordination			20,820	
	Layout and Coordination				
	Access and Repairs				
DIVISION 07: THERMAL & MOISTURE PROTECTION			0.10 /GSF		16,745
07-92-00	Joint Sealants	1 LS		16,745	
	Misc. Caulking at new Building Penetrations	IN ABOVE			
DIVISION 08: OPENINGS			5.23 /GSF		906,945
08-71-00	Door Hardware	1 LS		906,945	
	Electrified Door Hardware Upgrades				
	Pinned Cylinders	1 LS			
	Electrified Hinges and Power Transfer Devices	1 LS			
	Locksets, Cover Plates, Strikes				
	Keys and Engraving				
	Construction Cores and Final Cores per District Standards				
DIVISION 09: FINISHES			0.65 /GSF		113,275
	Patch and Repair Existing Finishes	1 LS		29,550	
	Exterior Finishes	IN ABOVE			
09-25-00	Gypsum Drywall	IN ABOVE			
	Patch and Repair Drywall at Wall penetrations	IN ABOVE			
	Acoustical Ceilings	IN ABOVE			
	Remove and Replace Ceiling tiles for Overhead Access	IN ABOVE			
09-91-00	Painting and Coating	1 LS		83,725	
	Touchup at Penetrations and Modified Doors	IN ABOVE			
DIVISION 26: ELECTRICAL			1.43 /GSF		247,811
26-00-00	Electrical	1 LS		247,811	
	Concealed Conduit at Accessible Locations	IN ABOVE			
	Wire Moulds at Exposed Wire Locations	IN ABOVE			
	Line Voltage (120V) Power Supply for Controllers	IN ABOVE			
DIVISION 28: ELECTRONIC SAFETY AND SECURITY			7.29 /GSF		1,263,482
28-13-00	Access Controls	1 LS		1,167,345	
	Card Readers	IN ABOVE			
	Door Access Controllers, Expansion Boards, and Programmable Relays	IN ABOVE			
	Door Power Supplies with Metal Enclosures	IN ABOVE			
	Low Voltage Power and Control Cabling	IN ABOVE			
	Door Position Monitoring	NIC			
	Torus Cloud Key Cabinet	1 LS		96,137	
TOTAL ESTIMATED DIRECT CONSTRUCTION COSTS			15.18 /GSF	\$	2,633,305

GMP BUDGET

PROJECT : Hidden Valley Elementary School - Access Controls
 LOCATION : Santa Rosa, CA
 ARCHITECT: N/A

GROSS SF: 50,385

DATE: 3/31/2026

COST DETAIL		QUANTITY	UNIT COST	COST	TOTAL
DIVISION 01: GENERAL REQUIRMENTS			0.37 /GSF		18,803
	Preconstruction	INCLUDED			
	Site Protection	1	LS	7,558	
	Final Clean	1	LS	10,080	
	Preconstruction	1	LS	1,165	
DIVISION 06: WOOD, PLASTICS & COMPOSITES			0.25 /GSF		12,600
06-10-53	Misc. Carpentry and Coordination			12,600	
	Layout and Coordination				
	Access and Repairs				
DIVISION 07: THERMAL & MOISTURE PROTECTION			0.10 /GSF		4,930
07-92-00	Joint Sealants	1	LS	4,930	
	Misc. Caulking at new Building Penetrations	IN ABOVE			
DIVISION 08: OPENINGS			4.84 /GSF		243,837
08-71-00	Door Hardware	1	LS	243,837	
	Electrified Door Hardware Upgrades				
	Pinned Cylinders	1	LS		
	Electrified Hinges and Power Transfer Devices	1	LS		
	Locksets, Cover Plates, Strikes				
	Keys and Engraving				
	Construction Cores and Final Cores per District Standards				
DIVISION 09: FINISHES			0.66 /GSF		33,350
	Patch and Repair Existing Finishes	1	LS	8,700	
	Exterior Finishes	IN ABOVE			
09-25-00	Gypsum Drywall	IN ABOVE			
	Patch and Repair Drywall at Wall penetrations	IN ABOVE			
	Acoustical Ceilings	IN ABOVE			
	Remove and Replace Ceiling tiles for Overhead Access	IN ABOVE			
09-91-00	Painting and Coating	1	LS	24,650	
	Touchup at Penetrations and Modified Doors	IN ABOVE			
DIVISION 26: ELECTRICAL			1.99 /GSF		100,305
26-00-00	Electrical	1	LS	100,305	
	Concealed Conduit at Accessible Locations	IN ABOVE			
	Wire Moulds at Exposed Wire Locations	IN ABOVE			
	Line Voltage (120V) Power Supply for Controllers	IN ABOVE			
DIVISION 28: ELECTRONIC SAFETY AND SECURITY			8.45 /GSF		425,539
28-13-00	Access Controls	1	LS	394,856	
	Card Readers	IN ABOVE			
	Door Access Controllers, Expansion Boards, and Programmable Relays	IN ABOVE			
	Door Power Supplies with Metal Enclosures	IN ABOVE			
	Low Voltage Power and Control Cabling	IN ABOVE			
	Door Position Monitoring	NIC			
	Torus Cloud Key Cabinet	1	LS	30,683	
TOTAL ESTIMATED DIRECT CONSTRUCTION COSTS				16.66 /GSF	\$ 839,364

GMP BUDGET

PROJECT : Ridgeway High School - Access Controls
 LOCATION : Santa Rosa, CA
 ARCHITECT: N/A

GROSS SF: 34,620

DATE: 3/31/2026

COST DETAIL		QUANTITY	UNIT COST	COST	TOTAL
DIVISION 01: GENERAL REQUIRMENTS			0.43 /GSF		14,828
	Preconstruction	INCLUDED			
	Site Protection	1 LS		5,193	
	Final Clean	1 LS		8,660	
	Preconstruction	1 LS		975	
DIVISION 06: WOOD, PLASTICS & COMPOSITES			0.30 /GSF		10,390
06-10-53	Misc. Carpentry and Coordination			10,390	
	Layout and Coordination				
	Access and Repairs				
DIVISION 07: THERMAL & MOISTURE PROTECTION			0.11 /GSF		3,740
07-92-00	Joint Sealants	1 LS		3,740	
	Misc. Caulking at new Building Penetrations	IN ABOVE			
DIVISION 08: OPENINGS			6.01 /GSF		208,142
08-71-00	Door Hardware	1 LS		208,142	
	Electrified Door Hardware Upgrades				
	Pinned Cylinders	1 LS			
	Electrified Hinges and Power Transfer Devices	1 LS			
	Locksets, Cover Plates, Strikes				
	Keys and Engraving				
	Construction Cores and Final Cores per District Standards				
DIVISION 09: FINISHES			0.73 /GSF		25,300
	Patch and Repair Existing Finishes	1 LS		6,600	
	Exterior Finishes	IN ABOVE			
09-25-00	Gypsum Drywall	IN ABOVE			
	Patch and Repair Drywall at Wall penetrations	IN ABOVE			
	Acoustical Ceilings	IN ABOVE			
	Remove and Replace Ceiling tiles for Overhead Access	IN ABOVE			
09-91-00	Painting and Coating	1 LS		18,700	
	Touchup at Penetrations and Modified Doors	IN ABOVE			
DIVISION 26: ELECTRICAL			2.11 /GSF		72,908
26-00-00	Electrical	1 LS		72,908	
	Concealed Conduit at Accessible Locations	IN ABOVE			
	Wire Moulds at Exposed Wire Locations	IN ABOVE			
	Line Voltage (120V) Power Supply for Controllers	IN ABOVE			
DIVISION 28: ELECTRONIC SAFETY AND SECURITY			10.41 /GSF		360,519
28-13-00	Access Controls	1 LS		335,083	
	Card Readers	IN ABOVE			
	Door Access Controllers, Expansion Boards, and Programmable Relays	IN ABOVE			
	Door Power Supplies with Metal Enclosures	IN ABOVE			
	Low Voltage Power and Control Cabling	IN ABOVE			
	Door Position Monitoring	NIC			
	Torus Cloud Key Cabinet	1 LS		25,436	
TOTAL ESTIMATED DIRECT CONSTRUCTION COSTS			20.10 /GSF	\$	695,827

GMP BUDGET

PROJECT : Santa Rosa Charter School For the Arts - Access Controls
 LOCATION : Santa Rosa, CA
 ARCHITECT: N/A

GROSS SF: 27,120

DATE: 3/31/2026

COST DETAIL		QUANTITY	UNIT COST	COST	TOTAL
DIVISION 01: GENERAL REQUIRMENTS			0.43 /GSF		11,769
	Preconstruction	INCLUDED			
	Site Protection	1	LS	4,068	
	Final Clean	1	LS	6,780	
	Preconstruction	1	LS	921	
DIVISION 06: WOOD, PLASTICS & COMPOSITES			0.30 /GSF		8,140
06-10-53	Misc. Carpentry and Coordination			8,140	
	Layout and Coordination				
	Access and Repairs				
DIVISION 07: THERMAL & MOISTURE PROTECTION			0.14 /GSF		3,910
07-92-00	Joint Sealants	1	LS	3,910	
	Misc. Caulking at new Building Penetrations	IN ABOVE			
DIVISION 08: OPENINGS			6.81 /GSF		184,649
08-71-00	Door Hardware	1	LS	184,649	
	Electrified Door Hardware Upgrades				
	Pinned Cylinders	1	LS		
	Electrified Hinges and Power Transfer Devices	1	LS		
	Locksets, Cover Plates, Strikes				
	Keys and Engraving				
	Construction Cores and Final Cores per District Standards				
DIVISION 09: FINISHES			0.98 /GSF		26,450
	Patch and Repair Existing Finishes	1	LS	6,900	
	Exterior Finishes	IN ABOVE			
09-25-00	Gypsum Drywall	IN ABOVE			
	Patch and Repair Drywall at Wall penetrations	IN ABOVE			
	Acoustical Ceilings	IN ABOVE			
	Remove and Replace Ceiling tiles for Overhead Access	IN ABOVE			
09-91-00	Painting and Coating	1	LS	19,550	
	Touchup at Penetrations and Modified Doors	IN ABOVE			
DIVISION 26: ELECTRICAL			3.07 /GSF		83,386
26-00-00	Electrical	1	LS	83,386	
	Concealed Conduit at Accessible Locations	IN ABOVE			
	Wire Moulds at Exposed Wire Locations	IN ABOVE			
	Line Voltage (120V) Power Supply for Controllers	IN ABOVE			
DIVISION 28: ELECTRONIC SAFETY AND SECURITY			12.45 /GSF		337,703
28-13-00	Access Controls	1	LS	313,723	
	Card Readers	IN ABOVE			
	Door Access Controllers, Expansion Boards, and Programmable Relays	IN ABOVE			
	Door Power Supplies with Metal Enclosures	IN ABOVE			
	Low Voltage Power and Control Cabling	IN ABOVE			
	Door Position Monitoring	NIC			
	Torus Cloud Key Cabinet	1	LS	23,980	
TOTAL ESTIMATED DIRECT CONSTRUCTION COSTS			24.19 /GSF	\$	656,006

GMP BUDGET

PROJECT : Santa Rosa Middle School - Access Controls
 LOCATION : Santa Rosa, CA
 ARCHITECT: N/A

GROSS SF: 70,755

DATE: 3/31/2026

COST DETAIL		QUANTITY	UNIT COST	COST	TOTAL
DIVISION 01: GENERAL REQUIRMENTS			0.41 /GSF		29,224
Preconstruction		INCLUDED			
	Site Protection	1	LS	10,613	
	Final Clean	1	LS	17,690	
	Preconstruction	1	LS	921	
DIVISION 06: WOOD, PLASTICS & COMPOSITES			0.25 /GSF		17,690
06-10-53	Misc. Carpentry and Coordination			17,690	
	Layout and Coordiation				
	Access and Repairs				
DIVISION 07: THERMAL & MOISTURE PROTECTION			0.09 /GSF		6,715
07-92-00	Joint Sealants	1	LS	6,715	
	Misc. Caulking at new Building Penetrations	IN ABOVE			
DIVISION 08: OPENINGS			4.78 /GSF		337,989
08-71-00	Door Hardware	1	LS	337,989	
	Electrified Door Hardware Upgrades				
	Pinned Cylinders	1	LS		
	Electrified Hinges and Power Transfer Devices	1	LS		
	Locksets, Cover Plates, Strikes				
	Keys and Engraving				
	Construction Cores and Final Cores per District Standards				
DIVISION 09: FINISHES			0.64 /GSF		45,425
	Patch and Repair Existing Finishes	1	LS	11,850	
	Exterior Finishes	IN ABOVE			
09-25-00	Gypsum Drywall	IN ABOVE			
	Patch and Repair Drywall at Wall penetrations	IN ABOVE			
	Acoustical Ceilings	IN ABOVE			
	Remove and Replace Ceiling tiles for Overhead Access	IN ABOVE			
09-91-00	Painting and Coating	1	LS	33,575	
	Touchup at Penetrations and Modified Doors	IN ABOVE			
DIVISION 26: ELECTRICAL			2.27 /GSF		160,683
26-00-00	Electrical	1	LS	160,683	
	Concealed Conduit at Accessible Locations	IN ABOVE			
	Wire Moulds at Exposed Wire Locations	IN ABOVE			
	Line Voltage (120V) Power Supply for Controllers	IN ABOVE			
DIVISION 28: ELECTRONIC SAFETY AND SECURITY			7.26 /GSF		513,575
28-13-00	Access Controls	1	LS	489,595	
	Card Readers	IN ABOVE			
	Door Access Controllers, Expansion Boards, and Programmable Relays	IN ABOVE			
	Door Power Supplies with Metal Enclosures	IN ABOVE			
	Low Voltage Power and Control Cabling	IN ABOVE			
	Door Position Monitoring	NIC			
	Torus Cloud Key Cabinet	1	LS	23,980	
TOTAL ESTIMATED DIRECT CONSTRUCTION COSTS			15.71 /GSF	\$	1,111,301

PROJECT ASSIGNMENT #42

This Project Assignment (“Project Assignment”) is entered into as of June 10, 2026, (“Effective Date”) by and between Santa Rosa High School District and Santa Rosa Elementary School District (“District”) and Greystone West Company (“Project Manager”) pursuant to the Project Management Services Agreement (“Agreement”) between the District and Project Manager dated March 29, 2023. By this reference, the Agreement is incorporated herein as if set forth in full.

1. Project Description.

Elsie Allen High School, Santa Rosa Middle School, Cesar Chavez Language Academy, Ridgway High School, Hidden Valley Elementary School, And Santa Rosa Charter School for the Arts Electronic Access Controls Project

2. Services to be Provided.

Basic Services, including Construction Phase Services and General Conditions, if applicable, and general scope of work of services pursuant to the Agreement. Provide for the planning, development, design, engineering and completion of the projects, manage and supervise professional consultants contracted by the District for the full array of architectural and construction and other necessary services related to the projects and Perform other related duties as assigned by the Superintendent and/or Chief Business Officer.

3. Project Schedule and Project Term.

Project commences June 2026 with an anticipated substantial completion date of June 2027. Contract term is from April 2026 to September 2027.

4. Project Budget.

Not to Exceed: (\$)

5. Schedule of Fees (Compensation and Payment).

Payment for the Basic Services shall be in accordance with the rates set forth in Exhibits B-1 and B-2 to the Agreement and per attached fee schedule.

Payment for the Additional Services shall be as follows:

- This Project does not include any Additional Services.
- This Project includes Additional Services, the Fee Schedule for which is the same as that Fee Schedule set forth in Exhibit B-1.
- This Project includes Additional Services, the Fee Schedule for which is set forth below.

6. Special Conditions and/or Miscellaneous Provisions.

Intentionally Left Blank

IN WITNESS WHEREOF, the parties hereto have executed this Project Assignment as of the Effective Date.

PROJECT MANAGER:

Greystone West Company

DISTRICT:

Santa Rosa High School District and Santa Rosa Elementary School District

By: _____

Name: Damien Lee

Title: Chief Financial Officer

By: _____

Name: Lisa August Hulme

Title: Interim Superintendent

**AMENDMENT NO. 1 TO LEASE-LEASEBACK AGREEMENT
BY AND BETWEEN
SANTA ROSA HIGH SCHOOL DISTRICT, SANTA ROSA ELEMENTARY SCHOOL
DISTRICT AND WRIGHT CONTRACTING LLC**

**ELSIE ALLEN HIGH SCHOOL, SANTA ROSA MIDDLE SCHOOL, CESAR CHAVEZ
LANGUAGE ACADEMY, RIDGWAY HIGH SCHOOL, HIDDEN VALLEY
ELEMENTARY SCHOOL, AND SANTA ROSA CHARTER SCHOOL FOR THE ARTS
ELECTRONIC ACCESS CONTROLS PROJECT**

This Amendment No. 1 to the Lease-Leaseback Agreement dated May 13, 2026, by and between the Santa Rosa High School District and Santa Rosa Elementary School District (“District”) and Wright Contracting LLC ("Contractor"), for the Elsie Allen High School, Santa Rosa Middle School, Cesar Chavez Language Academy, Ridgway High School, Hidden Valley Elementary School, And Santa Rosa Charter School For The Arts Electronic Access Controls Project (the “Project”), as follows:

RECITALS

WHEREAS, the District and the Contractor entered into an Lease-Leaseback Agreement dated May 13, 2026, for the lease-leaseback delivery of the Elsie Allen High School, Santa Rosa Middle School, Cesar Chavez Language Academy, Ridgway High School, Hidden Valley Elementary School, And Santa Rosa Charter School For The Arts Electronic Access Controls Project; and

WHEREAS, Article 3.3 of the Facilities Lease contemplated that the Contractor would submit a Guaranteed Maximum Price Proposal, which upon acceptance would be incorporated into the Facilities Lease as the Guaranteed Maximum Price; and

WHEREAS, the Contractor has submitted a Guaranteed Maximum Price Proposal dated June 4, 2026, which has been reviewed and found acceptable by the District; and

WHEREAS, the Parties desire to amend the Lease-Leaseback Agreement to incorporate and establish the Guaranteed Maximum Price in accordance with the terms of the Contract Documents.

NOW, THEREFORE, the District and Contractor agree as follows:

The Guaranteed Maximum Price, as defined in Article 3.3 of the Facilities Lease, is hereby established in the amount of **Nine Million Nine Hundred Thirty-Five Thousand Five Hundred Twenty-Four Dollars (\$9,935,524.00)**, as set forth in the Guaranteed Maximum Price Proposal June 4, 2026, attached hereto as **Exhibit A** and incorporated by reference.

Exhibit A to the Facilities Lease is amended and supplemented such that the existing Exhibit A is struck and replaced with the amended Exhibit A, which is attached hereto as Exhibit A and incorporated herein by this reference. All references to Exhibit A in the Facilities Lease shall mean and refer to Exhibit A hereto.

All other provisions of the Agreement shall remain in full force and effect and are hereby reaffirmed. If there is any conflict between this Amendment No. 1 and any provision of the Lease-Leaseback Agreement or any prior amendment thereto, the provisions of this Amendment No. 1 shall control.

IN WITNESS WHEREOF, the Parties have caused this Amendment No. 1 to the Lease-Leaseback Agreement to be executed by their respective officers who are duly authorized, as of the Effective Date.

ACCEPTED AND AGREED on the date indicated below:

CONTRACTOR:

Wright Contracting LLC

By: _____
Stephen Wright
Owner & CEO

Date: _____

DISTRICT:

Santa Rosa High School District and
Santa Rosa Elementary School District

By: _____
Lisa August Hulme
Interim Superintendent

Date: _____

EXHIBIT A

Guaranteed Maximum Price

SUMMARY OF CONSTRUCTION COSTS

PROJECT : Santa Rosa City Schools Access Controls Phase 3 (6 Campuses)
LOCATION : Santa Rosa, CA
ARCHITECT: N/A

GROSS SF: 270,710
DATE: 6/4/2026

COST DETAIL	QUANTITY	UNIT COST	COST	TOTAL
Cesar Chavez Language Arts - Access Controls	97,275	\$ 18.38 /GSF	\$	1,787,590
Elsie Allen High School - Access Controls	173,435	\$ 15.18 /GSF	\$	2,633,305
Hidden Valley Elementary School - Access Controls	50,385	\$ 18.38 /GSF	\$	839,364
Ridgeway High School - Access Controls	34,620	\$ 15.18 /GSF	\$	695,827
Santa Rosa Charter School for the Arts - Access Controls	27,120	\$ 18.38 /GSF	\$	656,006
Santa Rosa Middle School - Access Controls	70,755	\$ 15.18 /GSF	\$	656,006
TOTAL ESTIMATED DIRECT CONSTRUCTION COSTS	270,710	\$ 26.85 /GSF	\$	7,268,099
CONTRACTOR CONTINGENCY 5%				363,405
SUB TOTAL, DIRECT COSTS PLUS CONTINGENCY				7,631,504
GENERAL CONDITIONS				821,832
GC FEE	11.0%			929,867
GENERAL LIABILITY INSURANCE	0.65%			60,991
BUILDER'S ALL-RISK (COC) INSURANCE	0.65%			61,387
BONDS	0.70%			66,539
OWNERS CONTINGENCY	5.00%			363,405
TOTAL ESTIMATED CONSTRUCTION COSTS	270,710	/GSF \$ 36.70 /GSF	\$	9,935,524

GMP BUDGET

PROJECT : Cesar Chavez Language Arts - Access Controls
 LOCATION : Santa Rosa, CA
 ARCHITECT: N/A

GROSS SF: 97,275

DATE: 3/31/2026

COST DETAIL		QUANTITY	UNIT COST	COST	TOTAL
DIVISION 01: GENERAL REQUIRMENTS			0.43 /GSF		41,407
	Preconstruction	INCLUDED			
	Site Protection	1 LS		14,591	
	Final Clean	1 LS		24,320	
	Preconstruction	1 LS		2,496	
DIVISION 06: WOOD, PLASTICS & COMPOSITES			0.27 /GSF		26,270
06-10-53	Misc. Carpentry and Coordination			26,270	
	Layout and Coordination				
	Access and Repairs				
DIVISION 07: THERMAL & MOISTURE PROTECTION			0.12 /GSF		11,560
07-92-00	Joint Sealants	1 LS		11,560	
	Misc. Caulking at new Building Penetrations	IN ABOVE			
DIVISION 08: OPENINGS			5.52 /GSF		537,392
08-71-00	Door Hardware	1 LS		537,392	
	Electrified Door Hardware Upgrades				
	Pinned Cylinders	1 LS			
	Electrified Hinges and Power Transfer Devices	1 LS			
	Locksets, Cover Plates, Strikes				
	Keys and Engraving				
	Construction Cores and Final Cores per District Standards				
DIVISION 09: FINISHES			0.80 /GSF		78,200
	Patch and Repair Existing Finishes	1 LS		20,400	
	Exterior Finishes	IN ABOVE			
09-25-00	Gypsum Drywall	IN ABOVE			
	Patch and Repair Drywall at Wall penetrations	IN ABOVE			
	Acoustical Ceilings	IN ABOVE			
	Remove and Replace Ceiling tiles for Overhead Access	IN ABOVE			
09-91-00	Painting and Coating	1 LS		57,800	
	Touchup at Penetrations and Modified Doors	IN ABOVE			
DIVISION 26: ELECTRICAL			1.84 /GSF		178,652
26-00-00	Electrical	1 LS		178,652	
	Concealed Conduit at Accessible Locations	IN ABOVE			
	Wire Moulds at Exposed Wire Locations	IN ABOVE			
	Line Voltage (120V) Power Supply for Controllers	IN ABOVE			
DIVISION 28: ELECTRONIC SAFETY AND SECURITY			9.40 /GSF		914,108
28-13-00	Access Controls	1 LS		848,763	
	Card Readers	IN ABOVE			
	Door Access Controllers, Expansion Boards, and Programmable Relays	IN ABOVE			
	Door Power Supplies with Metal Enclosures	IN ABOVE			
	Low Voltage Power and Control Cabling	IN ABOVE			
	Door Position Monitoring	NIC			
	Torus Cloud Key Cabinet	1 LS		65,345	
TOTAL ESTIMATED DIRECT CONSTRUCTION COSTS			18.38 /GSF	\$	1,787,590

GMP BUDGET

PROJECT : Elsie Allen High School - Access Controls
 LOCATION : Santa Rosa, CA
 ARCHITECT: N/A

GROSS SF: 173,435

DATE: 3/31/2026

COST DETAIL		QUANTITY	UNIT COST	COST	TOTAL
DIVISION 01: GENERAL REQUIRMENTS			0.37 /GSF		64,227
	Preconstruction	INCLUDED			
	Site Protection	1 LS		26,015	
	Final Clean	1 LS		34,690	
	Preconstruction	1 LS		3,522	
DIVISION 06: WOOD, PLASTICS & COMPOSITES			0.12 /GSF		20,820
06-10-53	Misc. Carpentry and Coordination			20,820	
	Layout and Coordination				
	Access and Repairs				
DIVISION 07: THERMAL & MOISTURE PROTECTION			0.10 /GSF		16,745
07-92-00	Joint Sealants	1 LS		16,745	
	Misc. Caulking at new Building Penetrations	IN ABOVE			
DIVISION 08: OPENINGS			5.23 /GSF		906,945
08-71-00	Door Hardware	1 LS		906,945	
	Electrified Door Hardware Upgrades				
	Pinned Cylinders	1 LS			
	Electrified Hinges and Power Transfer Devices	1 LS			
	Locksets, Cover Plates, Strikes				
	Keys and Engraving				
	Construction Cores and Final Cores per District Standards				
DIVISION 09: FINISHES			0.65 /GSF		113,275
	Patch and Repair Existing Finishes	1 LS		29,550	
	Exterior Finishes	IN ABOVE			
09-25-00	Gypsum Drywall	IN ABOVE			
	Patch and Repair Drywall at Wall penetrations	IN ABOVE			
	Acoustical Ceilings	IN ABOVE			
	Remove and Replace Ceiling tiles for Overhead Access	IN ABOVE			
09-91-00	Painting and Coating	1 LS		83,725	
	Touchup at Penetrations and Modified Doors	IN ABOVE			
DIVISION 26: ELECTRICAL			1.43 /GSF		247,811
26-00-00	Electrical	1 LS		247,811	
	Concealed Conduit at Accessible Locations	IN ABOVE			
	Wire Moulds at Exposed Wire Locations	IN ABOVE			
	Line Voltage (120V) Power Supply for Controllers	IN ABOVE			
DIVISION 28: ELECTRONIC SAFETY AND SECURITY			7.29 /GSF		1,263,482
28-13-00	Access Controls	1 LS		1,167,345	
	Card Readers	IN ABOVE			
	Door Access Controllers, Expansion Boards, and Programmable Relays	IN ABOVE			
	Door Power Supplies with Metal Enclosures	IN ABOVE			
	Low Voltage Power and Control Cabling	IN ABOVE			
	Door Position Monitoring	NIC			
	Torus Cloud Key Cabinet	1 LS		96,137	
TOTAL ESTIMATED DIRECT CONSTRUCTION COSTS			15.18 /GSF	\$	2,633,305

GMP BUDGET

PROJECT : Hidden Valley Elementary School - Access Controls
 LOCATION : Santa Rosa, CA
 ARCHITECT: N/A

GROSS SF: 50,385

DATE: 3/31/2026

COST DETAIL		QUANTITY	UNIT COST	COST	TOTAL
DIVISION 01: GENERAL REQUIRMENTS			0.37 /GSF		18,803
	Preconstruction	INCLUDED			
	Site Protection	1	LS	7,558	
	Final Clean	1	LS	10,080	
	Preconstruction	1	LS	1,165	
DIVISION 06: WOOD, PLASTICS & COMPOSITES			0.25 /GSF		12,600
06-10-53	Misc. Carpentry and Coordination			12,600	
	Layout and Coordination				
	Access and Repairs				
DIVISION 07: THERMAL & MOISTURE PROTECTION			0.10 /GSF		4,930
07-92-00	Joint Sealants	1	LS	4,930	
	Misc. Caulking at new Building Penetrations	IN ABOVE			
DIVISION 08: OPENINGS			4.84 /GSF		243,837
08-71-00	Door Hardware	1	LS	243,837	
	Electrified Door Hardware Upgrades				
	Pinned Cylinders	1	LS		
	Electrified Hinges and Power Transfer Devices	1	LS		
	Locksets, Cover Plates, Strikes				
	Keys and Engraving				
	Construction Cores and Final Cores per District Standards				
DIVISION 09: FINISHES			0.66 /GSF		33,350
	Patch and Repair Existing Finishes	1	LS	8,700	
	Exterior Finishes	IN ABOVE			
09-25-00	Gypsum Drywall	IN ABOVE			
	Patch and Repair Drywall at Wall penetrations	IN ABOVE			
	Acoustical Ceilings	IN ABOVE			
	Remove and Replace Ceiling tiles for Overhead Access	IN ABOVE			
09-91-00	Painting and Coating	1	LS	24,650	
	Touchup at Penetrations and Modified Doors	IN ABOVE			
DIVISION 26: ELECTRICAL			1.99 /GSF		100,305
26-00-00	Electrical	1	LS	100,305	
	Concealed Conduit at Accessible Locations	IN ABOVE			
	Wire Moulds at Exposed Wire Locations	IN ABOVE			
	Line Voltage (120V) Power Supply for Controllers	IN ABOVE			
DIVISION 28: ELECTRONIC SAFETY AND SECURITY			8.45 /GSF		425,539
28-13-00	Access Controls	1	LS	394,856	
	Card Readers	IN ABOVE			
	Door Access Controllers, Expansion Boards, and Programmable Relays	IN ABOVE			
	Door Power Supplies with Metal Enclosures	IN ABOVE			
	Low Voltage Power and Control Cabling	IN ABOVE			
	Door Position Monitoring	NIC			
	Torus Cloud Key Cabinet	1	LS	30,683	
TOTAL ESTIMATED DIRECT CONSTRUCTION COSTS				16.66 /GSF	\$ 839,364

GMP BUDGET

PROJECT : Ridgeway High School - Access Controls
 LOCATION : Santa Rosa, CA
 ARCHITECT: N/A

GROSS SF: 34,620

DATE: 3/31/2026

COST DETAIL		QUANTITY	UNIT COST	COST	TOTAL
DIVISION 01: GENERAL REQUIRMENTS			0.43 /GSF		14,828
	Preconstruction	INCLUDED			
	Site Protection	1 LS		5,193	
	Final Clean	1 LS		8,660	
	Preconstruction	1 LS		975	
DIVISION 06: WOOD, PLASTICS & COMPOSITES			0.30 /GSF		10,390
06-10-53	Misc. Carpentry and Coordination			10,390	
	Layout and Coordination				
	Access and Repairs				
DIVISION 07: THERMAL & MOISTURE PROTECTION			0.11 /GSF		3,740
07-92-00	Joint Sealants	1 LS		3,740	
	Misc. Caulking at new Building Penetrations	IN ABOVE			
DIVISION 08: OPENINGS			6.01 /GSF		208,142
08-71-00	Door Hardware	1 LS		208,142	
	Electrified Door Hardware Upgrades				
	Pinned Cylinders	1 LS			
	Electrified Hinges and Power Transfer Devices	1 LS			
	Locksets, Cover Plates, Strikes				
	Keys and Engraving				
	Construction Cores and Final Cores per District Standards				
DIVISION 09: FINISHES			0.73 /GSF		25,300
	Patch and Repair Existing Finishes	1 LS		6,600	
	Exterior Finishes	IN ABOVE			
09-25-00	Gypsum Drywall	IN ABOVE			
	Patch and Repair Drywall at Wall penetrations	IN ABOVE			
	Acoustical Ceilings	IN ABOVE			
	Remove and Replace Ceiling tiles for Overhead Access	IN ABOVE			
09-91-00	Painting and Coating	1 LS		18,700	
	Touchup at Penetrations and Modified Doors	IN ABOVE			
DIVISION 26: ELECTRICAL			2.11 /GSF		72,908
26-00-00	Electrical	1 LS		72,908	
	Concealed Conduit at Accessible Locations	IN ABOVE			
	Wire Moulds at Exposed Wire Locations	IN ABOVE			
	Line Voltage (120V) Power Supply for Controllers	IN ABOVE			
DIVISION 28: ELECTRONIC SAFETY AND SECURITY			10.41 /GSF		360,519
28-13-00	Access Controls	1 LS		335,083	
	Card Readers	IN ABOVE			
	Door Access Controllers, Expansion Boards, and Programmable Relays	IN ABOVE			
	Door Power Supplies with Metal Enclosures	IN ABOVE			
	Low Voltage Power and Control Cabling	IN ABOVE			
	Door Position Monitoring	NIC			
	Torus Cloud Key Cabinet	1 LS		25,436	
TOTAL ESTIMATED DIRECT CONSTRUCTION COSTS			20.10 /GSF	\$	695,827

GMP BUDGET

PROJECT : Santa Rosa Charter School For the Arts - Access Controls
 LOCATION : Santa Rosa, CA
 ARCHITECT: N/A

GROSS SF: 27,120

DATE: 3/31/2026

COST DETAIL		QUANTITY	UNIT COST	COST	TOTAL
DIVISION 01: GENERAL REQUIRMENTS			0.43 /GSF		11,769
	Preconstruction	INCLUDED			
	Site Protection	1 LS		4,068	
	Final Clean	1 LS		6,780	
	Preconstruction	1 LS		921	
DIVISION 06: WOOD, PLASTICS & COMPOSITES			0.30 /GSF		8,140
06-10-53	Misc. Carpentry and Coordination			8,140	
	Layout and Coordination				
	Access and Repairs				
DIVISION 07: THERMAL & MOISTURE PROTECTION			0.14 /GSF		3,910
07-92-00	Joint Sealants	1 LS		3,910	
	Misc. Caulking at new Building Penetrations	IN ABOVE			
DIVISION 08: OPENINGS			6.81 /GSF		184,649
08-71-00	Door Hardware	1 LS		184,649	
	Electrified Door Hardware Upgrades				
	Pinned Cylinders	1 LS			
	Electrified Hinges and Power Transfer Devices	1 LS			
	Locksets, Cover Plates, Strikes				
	Keys and Engraving				
	Construction Cores and Final Cores per District Standards				
DIVISION 09: FINISHES			0.98 /GSF		26,450
	Patch and Repair Existing Finishes	1 LS		6,900	
	Exterior Finishes	IN ABOVE			
09-25-00	Gypsum Drywall	IN ABOVE			
	Patch and Repair Drywall at Wall penetrations	IN ABOVE			
	Acoustical Ceilings	IN ABOVE			
	Remove and Replace Ceiling tiles for Overhead Access	IN ABOVE			
09-91-00	Painting and Coating	1 LS		19,550	
	Touchup at Penetrations and Modified Doors	IN ABOVE			
DIVISION 26: ELECTRICAL			3.07 /GSF		83,386
26-00-00	Electrical	1 LS		83,386	
	Concealed Conduit at Accessible Locations	IN ABOVE			
	Wire Moulds at Exposed Wire Locations	IN ABOVE			
	Line Voltage (120V) Power Supply for Controllers	IN ABOVE			
DIVISION 28: ELECTRONIC SAFETY AND SECURITY			12.45 /GSF		337,703
28-13-00	Access Controls	1 LS		313,723	
	Card Readers	IN ABOVE			
	Door Access Controllers, Expansion Boards, and Programmable Relays	IN ABOVE			
	Door Power Supplies with Metal Enclosures	IN ABOVE			
	Low Voltage Power and Control Cabling	IN ABOVE			
	Door Position Monitoring	NIC			
	Torus Cloud Key Cabinet	1 LS		23,980	
TOTAL ESTIMATED DIRECT CONSTRUCTION COSTS			24.19 /GSF	\$	656,006

GMP BUDGET

PROJECT : Santa Rosa Middle School - Access Controls
 LOCATION : Santa Rosa, CA
 ARCHITECT: N/A

GROSS SF: 70,755

DATE: 3/31/2026

COST DETAIL		QUANTITY	UNIT COST	COST	TOTAL
DIVISION 01: GENERAL REQUIRMENTS			0.41 /GSF		29,224
Preconstruction	INCLUDED				
Site Protection	1 LS			10,613	
Final Clean	1 LS			17,690	
Preconstruction	1 LS			921	
DIVISION 06: WOOD, PLASTICS & COMPOSITES			0.25 /GSF		17,690
06-10-53 Misc. Carpentry and Coordination				17,690	
Layout and Coordiation					
Access and Repairs					
DIVISION 07: THERMAL & MOISTURE PROTECTION			0.09 /GSF		6,715
07-92-00 Joint Sealants	1 LS			6,715	
Misc. Caulking at new Building Penetrations	IN ABOVE				
DIVISION 08: OPENINGS			4.78 /GSF		337,989
08-71-00 Door Hardware	1 LS			337,989	
Electrified Door Hardware Upgrades					
Pinned Cylinders	1 LS				
Electrified Hinges and Power Transfer Devices	1 LS				
Locksets, Cover Plates, Strikes					
Keys and Engraving					
Construction Cores and Final Cores per District Standards					
DIVISION 09: FINISHES			0.64 /GSF		45,425
Patch and Repair Existing Finishes	1 LS			11,850	
Exterior Finishes	IN ABOVE				
09-25-00 Gypsum Drywall	IN ABOVE				
Patch and Repair Drywall at Wall penetrations	IN ABOVE				
Acoustical Ceilings	IN ABOVE				
Remove and Replace Ceiling tiles for Overhead Access	IN ABOVE				
09-91-00 Painting and Coating	1 LS			33,575	
Touchup at Penetrations and Modified Doors	IN ABOVE				
DIVISION 26: ELECTRICAL			2.27 /GSF		160,683
26-00-00 Electrical	1 LS			160,683	
Concealed Conduit at Accessible Locations	IN ABOVE				
Wire Moulds at Exposed Wire Locations	IN ABOVE				
Line Voltage (120V) Power Supply for Controllers	IN ABOVE				
DIVISION 28: ELECTRONIC SAFETY AND SECURITY			7.26 /GSF		513,575
28-13-00 Access Controls	1 LS			489,595	
Card Readers	IN ABOVE				
Door Access Controllers, Expansion Boards, and Programmable Relays	IN ABOVE				
Door Power Supplies with Metal Enclosures	IN ABOVE				
Low Voltage Power and Control Cabling	IN ABOVE				
Door Position Monitoring	NIC				
Torus Cloud Key Cabinet	1 LS			23,980	
TOTAL ESTIMATED DIRECT CONSTRUCTION COSTS			15.71 /GSF	\$	1,111,301

**AMENDMENT NO. 2 TO AGREEMENT
BETWEEN DISTRICT AND DESIGN-BUILDER**

James Monroe Elementary School TK Classroom Building Project

As contemplated by that certain Agreement dated June 11, 2025, by and between the Santa Rosa Elementary School District (“District”) and Arntz Builders, Inc. (“Design-Builder”), for the TK Classroom Building Project at James Monroe Elementary School (the “Project”), the District and the Design-Builder wish to amend the Agreement as follows:

RECITALS

WHEREAS, the District and the Design-Builder entered into an Agreement dated June 11, 2025, for the provision of design-build services for the construction of TK Classroom Buildings at James Monroe Elementary School; and

WHEREAS, the Parties executed Amendment No. 1 establishing the Guaranteed Maximum Price (“GMP”) and Contract Sum; and

WHEREAS, during construction, the District identified the need for additional fencing, site entry modifications, playground improvements, and related work as further described in PCO 21.2, PCO 41.1, and PCO 47; and

WHEREAS, the Design-Builder has submitted pricing for the additional work, which has been reviewed and found acceptable by the District; and

WHEREAS, the Parties desire to amend the Agreement to incorporate this additional scope of work and adjust the Contract Sum accordingly.

NOW, THEREFORE, the District and Design-Builder agree as follows:

1. Contract Sum

The Contract Sum established under Amendment No. 1 in the amount of Twelve Million Four Hundred Seventy-Four Thousand Four Hundred Thirty-Six Dollars and Twenty-One Cents (\$12,474,436.21) is hereby increased by Eight Hundred Forty-One Thousand Seven Hundred Thirty-Eight Dollars and Sixty-Five Cents (\$841,738.65) for the following additional work:

PCO 21.2 – Added Site Perimeter Fencing: \$476,965.17

PCO 41.1 – Existing Playground Upgrade: \$298,367.09

PCO 47 – Site Entry Changes per CCD 03: \$66,406.39

The revised Contract Sum shall be **Thirteen Million Three Hundred Sixteen Thousand One Hundred Seventy-Four Dollars and Eighty-Six Cents (\$13,316,174.86)**.

2. Work Requirements

The Work required by this Amendment No. 2 shall include all labor, materials, equipment, taxes, insurance, bonds, overhead, profit, and costs necessary to complete the additional fencing, site entry modifications, playground improvements, and related work described in PCO 21.2, PCO 41.1, and PCO 47, together with all associated work necessary for completion of the Project.

3. Contract Time

The Contract Time shall remain unchanged unless otherwise authorized by a separate written modification.

4. Effect of Amendment

All other provisions of the Agreement, including Amendment No. 1, shall remain in full force and effect and are hereby reaffirmed. If there is any conflict between this Amendment No. 2 and any provision of the Agreement or prior amendment thereto, the provisions of this Amendment No. 2 shall control.

IN WITNESS WHEREOF, the Parties have caused this Amendment No. 2 to the Alternate Design-Build Agreement to be executed by their respective officers who are duly authorized, as of the Effective Date.

ACCEPTED AND AGREED on the date indicated below:

DESIGN-BUILDER:

Arntz Builders, Inc.

By: _____
JP Van Zee
Vice President

Date: _____

OWNER:

Santa Rosa Elementary School District

By: _____
Lisa August
Interim Superintendent

Date: _____

EXHIBIT A

PCO 21.2, PCO 41.1, and PCO 47



Arntz Builders, Inc.

431 Payran St, Petaluma CA 94952 License No. 856393 T (707) 835-2900 F (707) 835-2993 www.arntzbuilders.com

June 1, 2026

Catherine Gotfrid
Santa Rosa City Schools
110 Stony Point Rd #210
Santa Rosa, CA 95401

Subject : James Monroe ES Classroom
File No. . . . 21.2 Added Fencing & Site Entry Changes

Cathy,

Costs associated with perimeter site fencing CCD. Demo of existing fencing, replce with new Ameristar fencing in front and vinyl coated chainlink fencing along north side of site and new vehicle gate. New sitework in front of James Monroe Entry. Demo, grading and concrete to relocate trash enclosure. Desgin work includes scope development, site walks, survey, site drawings etc.

Subcontractor Work:		
Able Fencing		\$403,285.00
Subcontractor Subtotal		<u>\$403,285.00</u>
Mark-Up	9.27%	\$37,384.52
Design Fee	7.00%	\$28,229.95
Bond & Insurance	2.00%	\$8,065.70
Total Subcontractor Quotation		<u>\$476,965.17</u>

TOTAL PRIME & SUBCONTRACTOR QUOTATION **\$476,965.17**

We reserve the right to submit a claim for an extension of time and for all related delay and inefficiency costs that may result due to the changed condition. The extent and amount will be determined at a later date when the full impact of changed condition can be evaluated and determined. All rights and remedies are reserved.

Sincerely,

ARNTZ BUILDERS


Sam Arntz
Project Manager

cc:
SG
enc



ABLE FENCE COMPANY, INC.

P.O. BOX 219 • PETALUMA, CA 94953
(707) 763-2551 • FAX: (707) 763-0699



MAY 1, 2026

ARNTZ BUILDERS
RE: JAMES MONROE ELEMENTARY SCHOOL
ATTN: JAKE HANKINS/SAM ARNTZ

Able Fence Company, Inc. is pleased to submit a cost proposal furnish and install approximately 985 LF of 8'H 1" black chain link. All terminal posts will be 2 7/8" OD and all line posts will be 2 3/8" OD. 1 5/8" OD top, middle and bottom rail. All materials to be black powder coated. Demo of existing fence is included.

TOTAL FENCE:	\$195,625.00
---------------------	---------------------

ALT ADD: All materials and chain link to be galvanized **\$175,850.00**

8'H Ameristar Fencing

Furnishing and installing approximately 126 LF of 8' H Ameristar 3 rail majestic style panels. All posts to be 2 1/2" Sq. one double and one single gate with panic hardware, kick plate and self-closing. One double utility gate with a standard lockable fork latch. All gate posts to be 4" Sq. Demo of existing fence is included.

TOTAL FENCE/GATES:	\$98,680.00
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6'H Ameristar Fencing

Furnishing and installing approximately 112 LF of 6'H Ameristar 3 rail majestic style panels. All posts to be 2 1/2" Sq. Demo of existing fence is included.

TOTAL FENCE:	\$61,500.00
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Electrical Enclosure

Furnishing and installing approximately 62 LF of 8' H 1" black chain link. All terminals, corners and gate posts will be 2 7/8" OD and all line posts will be 2 3/8" OD. 1 5/8" OD top, middle and bottom rail. One 4' W walk gate with standard lockable fork latch. All materials to be black powder coated.

TOTAL FENCE/GATES:	\$22,430.00
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ABLE FENCE COMPANY, INC.

P.O. BOX 219 • PETALUMA, CA 94953
(707) 763-2551 • FAX: (707) 763-0699



Electrical Enclosure Bollards

Furnishing and installing 7 4" OD yellow powder coated bollards in front of the new electrical enclosure.

TOTAL BOLLARDS:	\$8,975.00
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Trash Enclosure

Furnishing and installing approximately 27 LF of 6' H 1" black chain link. Corner posts to be 2 7/8" OD and line posts to be 2 3/8" OD. One 15' double swing gate with 4" OD gate posts.

TOTAL FENCE/GATES:	\$14,575.00
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Chain link Gate/Fencing

Furnishing and installing one 20' double swing 6'H chain link gate with 1" black chain link. Approximately 13 LF of chain link on either side of gate. Gate posts will be 4" OD with 2 7/8" OD terminal posts. 1 5/8" Top, middle, and bottom rail. All materials Black powder coated.

TOTAL FENCE/GATE:	\$11,500.00
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CLARIFICATIONS AND QUALIFICATION TO THE ABOVE COST PROPOSAL:

Costs of any/all: Permits, Fees, Testing and inspections, Survey Staking and Layouts, Soils Preparations and Engineering, Hazardous Materials Excavation and Disposal, Clearing, Grubbing, Site Grading, Tree Removals/Trimming, Temporary Fencing Installations and/or Removals, Builder's Risk Insurance, Traffic Control and any/all Bond Premiums are Excluded.

- We are signatory to the Laborer's Union Master Agreement
- Able Fence Company, Inc. carries a \$5 million aggregate Commercial General Liability Coverage
- Proposal is good for 14 Days.

If you have any questions regarding this proposal, do not hesitate to contact me at (707)763-2551 (Office) or (707)490-9638 (Cell#)

Respectfully submitted,

Kevin Castillo
Project Estimator/CEO
Able Fence Company, Inc.
Lic#: 409607 DIR#:1000005997



Arntz Builders, Inc.

431 Payran St, Petaluma CA 94952 License No. 856393 T (707) 835-2900 F (707) 835-2993 www.amtzbuilders.com

May 21, 2026

Catherine Gotfrid
Santa Rosa City Schools
110 Stony Point Rd #210
Santa Rosa, CA 95401

Subject James Monroe ES Classroom
File No. . . . 41.1 Existing Playground Upgrade

Cathy,

Costs associated with removing and replacing the existing playground equipment that is damaged, and removing/
replacing the artificial turf. Temp fencing is included in PCO 28. Design work includes play playground surfacing
compliance, existing subsurface confirmation of compliance for slopes and drainage.

Prime Work:

Labor		\$5,716.00
Material		\$0.00
Equipment/Other		\$1,250.00
Prime Subtotal		<u>\$6,966.00</u>
Mark-Up	10.0%	\$696.60
Design Fee	7.0%	\$487.62
Bond & Insurance	2.0%	<u>\$139.32</u>
Prime Total		\$8,289.54

Subcontractor Work:

G&G Builders		\$65,300.00
Ross Recreation		\$80,982.00
Heavenly Greens		<u>\$114,415.00</u>
Subcontractor Subtotal		\$260,697.00
Mark-Up	9.27%	\$24,166.61
Design Fee	7.00%	\$18,248.79
Bond & Insurance	2.00%	<u>\$5,213.94</u>
Total Subcontractor Quotation		\$290,077.55

TOTAL PRIME & SUBCONTRACTOR QUOTATION \$298,367.09

We reserve the right to submit a claim for an extension of time and for all related delay and inefficiency costs that may result due to the changed condition. The extent and amount will be determined at a later date when the full impact of changed condition can be evaluated and determined. All rights and remedies are reserved.

Sincerely,

ARNTZ BUILDERS

Sam Arntz
Project Manager

cc:
SG
enc



Arntz Builders, Inc.

431 Payran St, Petaluma CA 94952 License No. 856393 T (707) 835-2900 F (707) 835-2993 www.arntzbuilders.com

SUBJECT : James Monroe Elementary TK Buildings

Job # 2507
RFI # Prime work : *Estimate*
FILE #

ITEM	QTY	unit	Materials		Labor		Equipment	
			UNIT	MAT.	UNIT	LABOR	UNIT	EQUIP.
Demolition Labor	64	hrs	0.00	0.00	76.34	4,885.76	0.00	0.00
Offhaul Labor	8	hrs	0.00	0.00	76.34	610.72	0.00	0.00
Excavator - 1 Week Rental	1	LS	0.00	0.00	0.00	0.00	1,050.00	1,050.00
			0.00	0.00	0.00	0.00	0.00	0.00
			0.00	0.00	0.00	0.00	0.00	0.00
			0.00	0.00	0.00	0.00	0.00	0.00
			0.00	0.00	0.00	0.00	0.00	0.00
			0.00	0.00	0.00	0.00	0.00	0.00
Subtotals:			Materials:	0.00	Labor:	5,496.48	Equip.:	1,050.00

Material Summary

Material Cost (See Estimate Sheet Above.)		\$0
Misc Materials	3.50%	\$0
Subtotal Materials		\$0
Santa Rosa Sales Tax	9.25%	\$0
TOTAL MATERIALS		\$0

Labor Summary

Labor (See Estimate Sheet Above.)		\$5,496
Subtotal Labor		\$0
Safety (4% x Labor)	4.00%	\$220
TOTAL LABOR		\$5,716

Other Direct Cost

Tool/Equipment Rental (See Estimate Sheet Above.)	\$1,050
Dump Charges	\$200
Detailing/As Builts	\$0
Estimating	\$0
Construction Schedule Updating	\$0
Blueprinting/copying	\$0
Subcontract Preparation fee	\$0
Project Manager	\$0
TOTAL OTHER DIRECT COSTS	\$1,250

SUBTOTAL COSTS: \$6,966

5/1/2026

Sam Arntz
Arntz Builders, Inc.
431 Payran Street
Petamula, CA 94952

Re: Our Proposal No. 3790002 for **James Monroe TK Playground**

Work James Monore Elementary School, Santa Rosa,
Location:

This Proposal is for the Project referenced above and more particularly defined by the Scope of Work comprised of this Proposal, its Attachments, and other Contract Documents incorporated by reference.

Therefore, we propose to furnish the following:

Install of Landscape Structures Playground per drawings #1205793-01-02
Includes Concrete Footings
Includes Off Haul of Spoils generated from Footings
Includes Travel Costs to Santa Rosa

Price: **\$ 65,300.00** *Sixty Five Thousand Three Hundred Dollars and Zero Cents*

Time: The duration of the Work to achieve Substantial Completion is TBD.

Terms: NET30

Clarification(s):

- G&G is a Certified Landscape Structures Playground Installer
- Excludes 6' Temporary Fence
- Includes Prevailing Wages
- Includes Union One Time Agreement
- Excludes Off Loading and Storage or Playground Material
- Excludes Underground Utility Locating
- Excludes any Demolition
- Assumes Normal Digging Conditions. Drilling through unforeseen digging conditions not noted on plans including or not limited to concrete, asphalt, fill, precast etc may result in change order.

Expiration: This Proposal shall remain open for 30 calendar day(s).

Please contact me at 925-786-7755 or via e-mail blake@ggbuildersinc.com if you have any questions or require additional information.

Regards,

G&G Builders, Inc.

Blake Clark

Project Manager

G&G Builders, Inc / 4542 Contractors Place Livermore, CA 94551 / (925)846-9023 / CA Lisc.# 750759/DIR#1000013987

ACCEPTANCE OF PROPOSAL

The Scope of Work described above supersedes any and all prior communication about this Work. By accepting this Proposal, Customer understands that changes to the scope for any reason not controlled by **G&G Builders, Inc.** may result in additional charges. Invoices for Work completed shall be presented at least weekly and shall be due within 15 days of submission. In the event **G&G Builders, Inc.** is required to pursue any collection efforts to be paid, Customer shall be responsible for all of **G&G Builders, Inc.**'s attorney's fees and costs incurred pre-suit, in litigation, and any appeals which ensue, together with interest on all unpaid amounts at 1 1/2 % per month.

Client Signature: _____

Arntz Builders, Inc.

Date: _____



Recreation Equipment

100 Brush Creek Rd #206, Santa Rosa, CA 95404
Nick Philbin
707.538.3800 | 707-538-3800 x 114
nickp@rossrec.com

Billing Address:
Arntz Builders
431 Payran Street
Petaluma, California 94952

Shipping Address:
James Monroe Elementary
2567 Marlow Road
Santa Rosa, California 95403-2473

CONTRACT

Contract #: 2026-39113
Quote #: 00050383
Quote Name: Landscape Structures Play Equipment
Quote Total: \$80,982.00

Quote Date: 4/14/26
Expiration Date: 5/31/26

Opportunity Name	Lead Time	Payment terms
James Monroe ES Upper	4-6 weeks	50% On Order/Balance Net 30 On Materials Shipment

QTY	PRODUCT	DESCRIPTION	UNIT PRICE	SUBTOTAL
1.00	PlayBooster, 5-12	Landscape Structures PlayBooster design for ages 5-12. Design #1205793-1-2 for James Monroe ES Upper playground.	\$66,650.00	\$66,650.00

Totals			
County/ City Tax	(Sonoma County/ Santa Rosa 10.0000 %)	Materials	\$66,650.00
		Sales Tax	\$6,665.00
		Labor/ Fees	\$0.00
		Freight	\$7,667.00
		Total	\$80,982.00

Notes to Customer

100 Brush Creek Rd #206, Santa Rosa, CA 95404
Nick Philbin
707.538.3800 | 707-538-3800 x 114
nickp@rossrec.com

Contract #: 2026-39113
Quote #: 00050383
Quote Name: Landscape Structures Play Equipment
Quote Total: \$80,982.00

James Monroe Elementary Play Areas

Ross Recreation Equipment Contract Document

PREPARED FOR:

Arntz Builders
431 Payran Street
Petaluma, California 94952

GENERAL TERMS:

Thank you for choosing Ross Recreation Equipment for your project. This document outlines the arrangements for your selected products, labor and services. It will serve as a Contract Agreement ("Contract") between Arntz Builders ("Customer") and Ross Recreation Equipment ("Ross Recreation"). All arrangements described in this Contract will be confirmed by returning your signed Contract Agreement no later than **5/31/26**.

PLEASE NOTE: This contract does not include installation, offload, payment and performance bonds, engineering calculations, security, storage, permits, inspections or any other materials or labor unless specifically noted and outlined on this contract. Unless noted, freight costs are based on semi-truck access and do not include a lift-gate. The freight carrier and driver will not offload the shipment. You will need a forklift or similar equipment to offload equipment.

Your purchase is subject to the terms and conditions of this contract. Approval of this contract agrees to those terms.

This Contract contains the entire agreement between Ross Recreation and the Customer and takes precedence over all previous quotations, estimates and agreements. No changes, amendments or modifications of this Contract shall be valid unless made in writing and signed and agreed to by both parties.

Ross Recreation coordinates the ordering, production and shipment of materials. Customer and site readiness is a critical component of shipping coordination. If project and/or site readiness changes after materials are already produced, neither the manufacturer nor Ross Recreation, can hold and store such materials. Once materials ship, the materials will be invoiced based on customer's terms. Payment for materials is required regardless of installation status.

Deposits may be required before an order can be placed depending on customer credit terms. Credit terms are established by Ross Recreation and for this order are as follows: **50% On Order/Balance Net 30 On Materials Shipment**. Pay when paid by the Owner is not accepted as alternative payment terms.

- First Deposit Due with Signed Contract: **\$40,491.00**

If ordering materials after **5/31/26**, please contact your sales representative for current pricing. Ross Recreation cannot hold pricing past the stated Expiration Date on this quote. To secure current pricing, Ross Recreation will require the following:

- Purchase Order (PO), signed quote or executed contract with approval for the order.
- Deposit, if required by credit terms.
- Color selections and/or approved submittals.
- Acceptance of delivery when materials or equipment are ready to ship from the respective manufacturer/s. Products cannot be held nor stored by Ross Recreation nor the manufacturer/s.

If this quote is for a bid, it is the responsibility of the General Contractor to adjust and increase their bid pricing to accommodate the project timeline if materials are needed after the expiration date on the provided quote and/or Ross Recreation's scope of work is expected to be completed after the expiration date on the provided quote.

Sales tax rates will be charged and determined by the Department of Tax and Fee Administration at the time of shipping, not the order date. Any changes to the City/County tax rate and/or a change to the ship to address may affect the final total due on this contract. Customers will be required to pay for any changes to sales taxes. For this order, the sales tax rate was calculated using: **(Sonoma County/ Santa Rosa 10.0000 %)**.



Recreation Equipment

100 Brush Creek Rd #206, Santa Rosa, CA 95404
Nick Philbin
707.538.3800 | 707-538-3800 x 114
nickp@rossrec.com

CONTRACT

Contract #: 2026-39113
Quote #: 00050383
Quote Name: Landscape Structures Play Equipment
Quote Total: \$80,982.00

1. PRE-DELIVERY INSTRUCTIONS:

The contractor must notify Ross Recreation of any requested delivery changes at least two (2) weeks prior to shipment. If the delivery address on the contract is not correct, please contact our office immediately as a re-consignment fee may be added if materials ship and the delivery address is changed. If Ross Recreation is not installing your equipment, you are responsible for offloading and having equipment for offloading the shipment (i.e. - forklift or similar); the truck driver is not obligated to offload your shipment. If Ross Recreation is installing your equipment, the installers will offload the equipment. It is your responsibility to mark all underground utilities before installation (call USA North, 1-800-227-2600).

2. DELIVERY INSTRUCTIONS:

Make sure the materials and quantities match the freight bill/Bill of Lading (BOL) you are signing to ensure you are receiving a complete and intact shipment. Make sure all pieces you are receiving are correctly addressed to the project and site, as trucks carry multiple shipments. Any shortages or visible damage must be noted on both copies of the freight bill/Bill of Lading (BOL), and both copies signed. Jointly inspect each delivered piece for signs of damage (i.e. torn packaging, punctures, etc.) with the driver. Notations on the freight bill/Bill of Lading (BOL) should be as detailed as possible to avoid controversy at a later date if a claim is necessary. Taking photos of any damaged packaging is highly recommended for documentation.

3. POST-DELIVERY INSTRUCTIONS:

After receipt of order, inventory your shipment. All shortages must be reported within thirty (30) days of receiving your order. When inspecting the equipment, please minimize the amount of tearing of the packaging and do not dispose of packaging. If concealed damage is found, a Carrier inspection must take place within fifteen (15) days from the time of delivery to protect your rights as the Consignee. Store your equipment in a safe and secure location before installation. Returns are subject to a restocking fee. Credit on returns is contingent upon credit issued from the manufacturer. Materials must be packaged well and received at the manufacturer in new and resalable condition.

4. DELAY:

Ross Recreation shall be excused for any delay in completion of the contract caused by acts of God, acts of the Owner or Contractor or the Owner's or Contractor's agent, employee or independent contractor, weather, labor trouble, acts of public utilities, public bodies or inspectors, extra work, failure of the Owner or Contractor to make progress payments promptly, or other contingencies unforeseeable by or beyond the reasonable control of Ross Recreation.

5. CONTRACT, PLANS AND SPECIFICATIONS:

The contract, plans and specifications are intended to supplement each other. In case of conflict, the specifications shall control the plans, and the provisions of this contract shall control both. The Project will be constructed according to the plans and specifications and any addenda, which have been signed by the parties hereto.

6. CHANGE ORDERS:

Should the Contractor, Owner, inspector or other person direct any modification or addition to the work covered by this contract, the contract price shall be adjusted accordingly. Modifications or additions to the work shall be executed only when a contract Change Order has been signed by both the Contractor and/or Owner and Ross Recreation. The change in the contract price caused by such contract Change Order shall be as agreed and approved in writing. If the parties are not in agreement as to the change in Contract Price, then Ross Recreation's actual cost for all labor, materials, subcontracts and costs associated with the change in scope, plus Ross Recreation's fee of twenty-five percent (25%) shall be the change in the final contract price and final amount due. Ross Recreation shall promptly notify the Contractor or Owner of (1) a site differing materially from those indicated in this contract; (b) unknown physical conditions differing materially from those originally encountered and generally recognized as inherent in the work of the character provided for in this contract, or (c) any additional materials needed to complete the agreed upon scope of work. Any expenses incurred due to such conditions shall be paid for by Contractor or Owner as added work as outlined above.

100 Brush Creek Rd #206, Santa Rosa, CA 95404
Nick Philbin
707.538.3800 | 707-538-3800 x 114
nickp@rossrec.com

Contract #: 2026-39113
Quote #: 00050383
Quote Name: Landscape Structures Play Equipment
Quote Total: \$80,982.00

6. RIGHT TO STOP WORK:

Ross Recreation shall have the right to stop work if any payment is not made under this Agreement and set credit terms. Ross Recreation may keep the job idle until all payments due are received. In the alternative, Ross Recreation may, at its option, terminate the contract and recover from the Contractor or Owner payment for all work executed to the date of such termination.

7. ARBITRATION:

Any controversy arising out of this contract, construction of the project referred to in this contract or regarding the interpretation of this contract, or any subcontract or sub-subcontract is subject to arbitration. Arbitration shall be had in accordance with the applicable rules of the American Arbitration Association which are in effect at the time the Demand for Arbitration is filed.

8. ATTORNEY FEES:

In the event, the parties hereto become involved in litigation arising out of this contract, or the performance or breach thereof, the court or arbitrator, in such litigation, or in separate suit, shall award reasonable costs, expenses, and attorney's fees to the prevailing party. The court or arbitrator shall not be bound by any court fee schedule and shall award the full amount of costs, expenses, and attorney's fees incurred in good faith.

9. ASSIGNMENT:

Neither party may assign this contract without the written consent of the other party.

10. SPECIAL PROVISIONS

(insert any special provisions here)

SIGNATURES: In witness whereof, both of the Parties have executed this Contract, both Parties by its representative, as of the day and year set forth below. The signature assumes acceptance of stated payment terms. 2% per month late fees will be charged on delinquent payments.

Customer Signature

Customer Print Name

Date



LANDSCAPING PROPOSAL

James Monroe- Playground CO

PREPARED FOR: Arntz

Date 5-20-26

Heavenly Greens

370 Umbarger Road

San Jose, CA 95111

Proposal Prepared By:

Steve Taylor

Cell Phone: 408-595-2105

Phone office: 408-600-2191

Fax: (408) 723-4952

E-Mail: Staylor@heavenlygreens.com

Contractor License: 923094

DIR #1000014875



Scope of Work

Playground Turf

SITE PREPARATION & INSTALLATION:

1. Heavenly Greens to install 2x4 composite nailer board to concrete perimeter for turf securement.
2. Heavenly Greens to supply labor to fine grade and compact the top 1" of aggregate base fines for up to 6,000 sqft.
3. Heavenly Greens to install up to 6,000 sqft of 1" Polygreen foam padding for up to an 6' fall rating.
4. Heavenly Greens to install 6,000 sqft of HGC-Bounce II artificial turf complete with anti-microbial infill.
5. Includes prevailing wages and one-time union enrollment.

Grand Total: \$114,415.00

- Heavenly Greens is excluding all subgrade prep, all drainage scope and all drain cover scope, all perforated pipe scope, all concrete scope, all drain panel, all mounding scope, all rubber SBR scope, all poured rubber scope, all play structure scope, all drain rock scope, all rock scope except labor to grade top 1", all playground scope, all compaction testing scope, all class II scope, all gopher wire scope, all planting scope, all irrigation scope including sprinkler adjustments, all edging scope, all nailer scope, all filter fabric scope, all hoisting and staging to areas not on-grade, all prevailing wage scope, all union enrollment, all skilled and trained workforce requirements, and all site furnishings.
- Our current **installation lead-time is approximately 2-6 weeks** - Contract signature date is used for lead-time scheduling purposes.
- 35% security deposit due at signing. 50% of remainder is due at start of job. Remainder due upon completion
- Scheduling will take place upon receipt of Purchase Order or receipt of this signed proposal and or contract accepting terms and authorizing work.
Installations will not be started until deposit has been received and if a start of work/material check is required this must be received by the first workday.
- Pricing for the turf installation is based on a **Service Contract** and is valid for 60 days.
- Bonds **NOT** included in proposal- if Bonds are required there will be an additional cost.
- Any changes to this proposal/contract must be done so in writing with a change order.

- Heavenly Greens portion of this project includes only those items listed above. Any additional work or requirements will result in additional cost.
- Heavenly Greens is not responsible for permits or fees other than those negotiated in "scope of work" agreement.
- Work must be performed during normal work hours. Any requirements to perform installations outside normal work hours including Saturdays will be at an additional charge.
- Work stopped for any reason by client and Heavenly Greens crew has to return on a later date, there will be an additional charge for remobilization.
- Heavenly Greens is not responsible for any crane lifts or traffic control need to load material unless expressly negotiated.
- Heavenly Greens is not a union company. Unless specified above, if Heavenly Greens has to enter into a one-time union agreement it will be done at the cost of the contractor and is only available if there is a PLA.
- Heavenly Greens is not responsible for any work relating to moisture barrier.
- There have been random cases of artificial turf being melted by highly reflective surfaces such as low-e window. Heavenly Greens does not warranty this damage should it occur.

Company: _____

Customer Name: _____

Signature: _____ **Date:** _____

Title: _____

Heavenly Greens Representative Name: _____

Signature: _____ **Date:** _____

COMPANY OVERVIEW

Heavenly Greens has been Northern California's premier synthetic turf dealer for more than 15 years. During that time, Heavenly Greens has performed over 12,000 commercial, residential and military installations, making us the premier provider of synthetic landscaping for the Northern California area. Heavenly Greens only employs professional, experienced and trained personnel to handle sales, installation and customer care for all our landscape improvement projects.

Heavenly Greens provides professional installation to maintain a consistently high level of quality and to protect our customers' investments. Our company uses the latest equipment and offers an outstanding warranty to ensure every installation we complete always looks its best.

THE PRODUCT

The products offered by Heavenly Greens are the same products being used by many military installations, large commercial and institutional complexes, as well as by the National Football League, Professional Baseball, college and high school sports teams. These organizations have done the research on the best turf options for their stringent requirements and have selected FieldTurf.

Heavenly Greens products were designed with a single goal in mind – to create an artificial surface that duplicates the look, feel and working conditions of real grass. After years of research and development, Heavenly Greens is unlike any other artificial turf. Instead of a dense, abrasive rug, the fiber surfaces are soft and silky, just like new blades of grass. People can slide, play, fall and tumble on a unique blend of specially treated polyethylene fibers without fear of abrasions.

People & Pet Friendly

- Looks and Feels Just Like Real Grass
- Long Life Expectancy
- Superior Drainage Capabilities
- Rapid ROI From Water & Maintenance Savings
- Minimal Maintenance Required
- No Harmful Fertilizers or Pesticides Needed
- Non-Allergenic

- Does Not Stain Clothes

DEPENDABLE INSTALLATION

Heavenly Greens is fully insured, licensed and bonded and with 12,000 installations, our crews have extensive experience working on commercial properties and military installations. Plus, our crews will use the proper procedures for gaining access to an installation/job site. Additionally, all Heavenly Greens' employees are required to undergo a rigorous training program before working on any project.

Our patented installation process includes polyethylene blades, and a sand and rubber infill that provides years of grass-like appearance and use, without the regular maintenance of natural grass. Also, 100% of all seams are stapled and glued using adhesives specifically recommended by the manufacturer. Once installed, our products are resistant to temperature extremes, drain quickly (faster than real grass at over 300 inches per hour), and are extremely low-maintenance.

ENVIRONMENTAL IMPACT

Heavenly Greens has made a commitment towards having a positive impact on the environment. We use recycled crumb rubber, which is free of any metallic and polyester residue. Water use is nearly eliminated with Heavenly Greens, as it does not require any irrigation to retain its color and texture. Fuel consumption and noise concerns associated with lawn maintenance will be nonexistent. Heavenly Greens eliminates the need for fertilizers, pesticides or other harmful chemicals that adversely impact our earth's soil. Furthermore, exhaust from 2-cycle mowers and trimmers is reduced or eliminated.

Substantial Environmental Benefits

- Dramatically Improves Water Conservation
- Water & Energy Efficient Landscaping
- Can Assist in Obtaining 12 to 18 LEED Points
- Minimizes Site Disturbance
- Enhances Erosion Control
- Improves Storm Water Management

LEED CERTIFICATION

As a member of the U.S. Green Building Council, Heavenly Greens is proud to offer products that can significantly contribute to an installation's Leadership in Energy and Environmental Design (LEED) Certification. The LEED Green Building Rating System™ is a third-party certification program and the nationally accepted benchmark for sustainable green building and development practices. Heavenly Greens synthetic turf systems are designed to meet stringent LEED criteria and can assist in obtaining 12 to 18 points toward LEED certification. Additionally, all EasyTurf products are made from 100% recyclable materials.

CUSTOMER SERVICE GUARANTEE

Heavenly Greens is a professional synthetic turf company with an outstanding dedication to customer satisfaction. Every installation begins with a free design consultation from one of our professional and knowledgeable design consultants who will provide guidance and recommendations regarding the project.

Each project is overseen by an experienced Heavenly Greens installation foreman. Customers will be advised on arrival times and contacted if schedule changes are necessary. Additionally, all projects are completed in as timely a manner as possible, and the installation area will be left clean with all left over materials removed.

CARING FOR A HEAVENLY GREENS LAWN

Minimum care is recommended to keep your turf performing as designed and wearing properly. This mostly concerns removing leaves and other debris, which can be done using a leaf rake or power blower. On rare occasions, infill material may be displaced in high-traffic areas or after periods of extreme rainfall and the use of a leaf rake may be necessary to relocate displaced infill.

SHOWCASE LOCATIONS

Heavenly Greens & Field Turf have thousands of commercial and residential installations in the Northern California area with highly visible commercial locations including:

- San Francisco SPCA
- San Jose State University

- Sea Cloud Park Batting Cages – Foster City
- Plantronics, Santa Cruz
- Silicon Valley Humane Society
- Monterey SPCA
- Customer Residence – 5th Hole Spyglass Pebble Beach
- The Urban school, San Francisco
- Google Day Care Center
- Santa Clara University
- De Anza College
- Sierra College
- Canada College
- Achiever Christian School
- San Jose Boys & Girls Club
- Monterey Peninsula College
- Monterey SPCA
- And many more... *

I welcome the opportunity to work with you on this project and any others that you may have in the future. Please feel free to contact me if you have any questions or if I can provide any additional information.

Best Regards,

Steve Taylor

Heavenly Greens

370 Umbarger Rd

San Jose, Ca 95111

Cell: 408-595-2105

staylor@[heavenlygreens.com](mailto:staylor@heavenlygreens.com)

Showroom is opened – (M-F 8- 5:00)

*** HEAVENLY GREENS references are available on request. Please visit our website at**

www.heavenlygreens.com



Arntz Builders, Inc.

431 Payran St, Petaluma CA 94952 License No. 856393 T (707) 835-2900 F (707) 835-2993 www.amtzbuilders.com

June 1, 2026

Catherine Gotfrid
Santa Rosa City Schools
110 Stony Point Rd #210
Santa Rosa, CA 95401

Subject James Monroe ES Classroom
File No. . . . 47 Site Entry Changes per CCD 03

Cathy,

Costs associated with perimeter site fencing/entry changes per CCD 03. Fencing costs submitted under PCO 21.2. New sitework in front of James Monroe Entry. Demo, grading and concrete to relocate trash enclosure. Design work includes scope development, site walks, survey, site drawings etc.

Prime Work:

Labor		\$18,342.00
Material		\$0.00
Equipment/Other		\$3,280.00
Prime Subtotal		<u>\$21,622.00</u>
Mark-Up	10.0%	\$2,162.20
Design Fee	7.0%	\$1,513.54
Bond & Insurance	2.0%	\$432.44
Prime Total		<u>\$25,730.18</u>

Subcontractor Work:

Argonaut		\$22,296.31
RR Maher		\$14,260.00
Subcontractor Subtotal		<u>\$36,556.31</u>
Mark-Up	9.27%	\$3,388.77
Design Fee	7.00%	\$2,558.94
Bond & Insurance	2.00%	\$731.13
Total Subcontractor Quotation		<u>\$40,676.21</u>

TOTAL PRIME & SUBCONTRACTOR QUOTATION \$66,406.39

We reserve the right to submit a claim for an extension of time and for all related delay and inefficiency costs that may result due to the changed condition. The extent and amount will be determined at a later date when the full impact of changed condition can be evaluated and determined. All rights and remedies are reserved.

Sincerely,

ARNTZ BUILDERS

Sam Arntz
Project Manager

cc:
SG
enc



Arntz Builders, Inc.

431 Payran St, Petaluma CA 94952 License No. 856393 T (707) 835-2900 F (707) 835-2993 www.arntzbuilders.com

SUBJECT : James Monroe Elementary TK Buildings

Job # **2507**
 RFI # Prime work : **Estimate**
 FILE #

ITEM	QTY	unit	Materials		Labor		Equipment	
			UNIT	MAT.	UNIT	LABOR	UNIT	EQUIP.
Clear & Grub Labor	160	Hr	0.00	0.00	76.34	12,214.40	0.00	0.00
Offhaul Labor	30	Hr	0.00	0.00	76.34	2,290.20	0.00	0.00
			0.00	0.00	0.00	0.00	0.00	0.00
20 Inch Chain Saw	2	LS	0.00	0.00	0.00	0.00	590.00	1,180.00
Brush Cutter	1	LS	0.00	0.00	0.00	0.00	800.00	800.00
Temp Fence	2	LS	0.00	0.00	1,216.00	2,432.00	400.00	800.00
Survey for new fencing, gate, trash encluse	2	Day	0.00	0.00	350.00	700.00	0.00	0.00
			0.00	0.00	0.00	0.00	0.00	0.00
			0.00	0.00	0.00	0.00	0.00	0.00
Subtotals:			Materials:	0.00	Labor:	17,636.60	Equip.:	2,780.00

Material Summary

Material Cost (See Estimate Sheet Above.)		\$0
Misc Materials	3.50%	\$617
Subtotal Materials		\$0
Santa Rosa Sales Tax	9.25%	\$257
TOTAL MATERIALS		\$0

Labor Summary

Labor (See Estimate Sheet Above.)		\$17,637
Subtotal Labor		\$0
Safety (4% x Labor)	4.00%	\$705
TOTAL LABOR		\$18,342

Other Direct Cost

Tool/Equipment Rental (See Estimate Sheet Above.)	\$2,780
Dump Charges	\$500
Detailing/As Builts	\$0
Estimating	\$0
Construction Schedule Updating	\$0
Blueprinting/copying	\$0
Subcontract Preparation fee	\$0
Project Manager	\$0
TOTAL OTHER DIRECT COSTS	\$3,280

SUBTOTAL COSTS: \$21,622

Date: February 11, 2026

Project No. 25171.02

Addendum No. 1 to Agreement Signed September 19, 2025

All terms and conditions of the original agreement referenced above shall apply to these additional services.

Client:	Arntz Builders, Inc	Consultant:	Adobe Associates, Inc.
Name:	JP Van Zee	Name:	Timothy L. Schram, RCE 67890
Address:	431 Payran Street	Address:	1220 N. Dutton Avenue
City, St, Zip:	Petaluma, CA 94952	City, St, Zip:	Santa Rosa, CA 95401
Phone:	(707) 835-2900	Phone:	(707) 541-2300
Email:	JP@arntzbuilders.com	Email:	tschram@adobeinc.com
Site Address:	James Monroe Elementary Road- 2567 Marlow Road, Santa Rosa		
APN:	152-140-008		

Scope of Services

Task 7) Record of Survey (Survey)

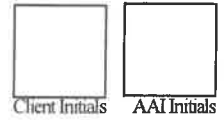
While segments of the subject property are shown on the record maps of the surrounding properties, there is no one map that fully retraces the property boundary, we will need to recover monuments from multiple maps, including Sonoma Water documents, to retrace the various line segments shown thereon. It is our professional opinion that recovery/retracement of multiple maps constitutes a survey of the one contiguous deed described property and therefore requires a record of survey.

We will provide the required record document research and review, field investigation, monument search, measurement collection, survey calculations, boundary determination, monumentation of perimeter corners and preparation of the required "Record of Survey" for processing with the Marin County Surveyor's office and subsequent recording. If, during the course of providing record document research and review and/or field investigation, discrepancies related to perimeter boundary lines, adjacent parcel boundaries, encroachments, gaps or overlaps are discovered, we will provide, by addendum to this agreement, professional consultation and assistance in addressing/resolving the uncovered issues.

Please note that, once a professional opinion of the property boundary has been developed (or derived), filing of a Record of Survey is required in accordance with the Professional Land Surveyor's Act (Business and Professions Code §§ 8700 – 8805). Client agrees to allow the consultant to continue the work necessary to prepare and file the survey map and pay the necessary agency fees. Client will be responsible for the notification of any owner(s) of the property if necessary, of this obligation by the consultant.

Fee: Time and material (\$8,000-\$10,000)

Note: A \$2,000 retainer is required for the services outlined above.



Additional Services: Additional services may be provided, if authorized by Client; shall be charged at the rates in effect at the time of the work (see attached current fee schedule) and paid for by Client as provided in this agreement. Additional services may include: services not outlined in Scope of Services, project representation at site meetings or public hearings, additional design and plan preparation; revisions to design and plans necessitated by conditions beyond our control.

Reimbursable Expenses: Reimbursable expenses shall consist of actual expenditures made by Consultant in the interest of the project for: blueprinting, reproduction, postage and handling of drawings, specifications and other documents; expense of overtime work requiring higher than regular rates (see Fee Schedule), if authorized by Client; expense for additional insurance coverage or limits, including professional liability insurance, requested and authorized by Client in excess of that normally carried by the Consultant; expense for transportation and living expenses in connection with out-of-town travel, authorized by Client; long distance communication; fees paid for approval of authorities having jurisdiction over the project. Compensation shall be computed based upon cost of expenses to Consultant multiplied by 1.15.

Accepted and agreed to by Client:

Client:

Consultant: **Adobe Associates, Inc.**

Signature: _____

Signature: _____

Authorized

Signer Name: _____

Name: **Timothy L. Schram**

Title: **Client**

Title: **Principal Engineer**

Date Signed: _____

Date Signed: _____

This proposal is valid for 60 days.

FEE SCHEDULE FOR 2025

SERVICES

- **Civil Engineering**
- **Land Surveying**
- **Wastewater**
- **Land Planning**
- **Regulatory**

As a dedicated provider in a professional service industry we recognize the success of our business revolves around accessibility to our clients and understanding and responding to their needs.

Professional Witness	\$400/hour
Principal	\$250/hour
Licensed Staff/Associate Principal	\$175-225/hour
Project Manager	\$175-200/hour
Civil Engineer/Surveyor Designer/Technician	\$140-185/hour
CAD Draftsperson	\$110-150/hour
Robotic Crew (one person)	\$225/hour
Field Crew (two person crew)	\$350-380/hour
Field Crew (three person crew)	\$425-500/hour
Field Crew (GPS)	\$250/hour
Clerical/Bookkeeping (in-house)	\$75-125/hour
Permit Processor	\$115-150/hour
Notary Public	\$15/signature
ATV Charge	\$45/hour
Drone Equipment Charge	\$250
Mileage	Federal Standard Rate
Travel	Hourly Rate
Reproduction (in-house)	30" x 42" \$4.50/sheet
	24" x 36" \$3.50/sheet
	18" x 26" \$2.50/sheet
Photocopies	\$0.50/sheet
Coordination/Handling Fee	15% of fee
(Sub-Consultants, Agency fees paid by us, printing/reproduction by others, lab tests, postage and shipping, travel expenses, etc.)	
Authorized Overtime: Hourly Rate Multiplier	1.25
Payment by Visa/Master Card convenience fee	3%

April 29, 2026

James Monroe Elementary School

Argonaut Job 2025-028

Attn Sam Arntz, Arntz Builders, Inc.

Re: Change Order Request #16.1 - Demo Fencing-Gates-Masonry Wall



Description	Price	Quantity	Unit	Total
Demo Fencing-Gates-Masonry Wall	\$9,503.66	1	LS	\$9,503.66
Insurance - 2%				\$190.07
			Total	\$9,693.73

We hereby request a Change Order for the above referenced work. If you have any questions or require additional information please contact me at (707) 542-4862.

Jesus Fernandez
Project Manager
Argonaut Constructors

04/29/2026 8:23
2025-028CO1R (CCO1R1) JAMES MONROE
*** Jesus Fernandez

BID TOTALS

<u>Biditem</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Unit Price</u>	<u>Bid Total</u>
3100	DEMO FENCING-GATES-MASONRY WALL	1.000	LS	9,503.66	9,503.66
<hr/>					
				Bid Total	=====> \$9,503.66
<hr/>					

Estimate Summary - Costs and Prices

Argonaut Constructors 22 Jesus Fernandez
 2025-028CO1R (CO1R1) JAMES MONROE

Direct Biditems

Manhours	Labor	Perm Materials	Const Materials	Equipment	Subs	Trucking	Specialty	Direct Total	Indirect Charge	Addon Bond	Total Cost	Balanced Bid (TO) Markup	Total	Bid Prices Markup	Total
3100 - DEMO FENCING-GATES-MASONRY WALL 1 LS															
45	4,522			2,007		1,485	250	8,264			8,264	1,240	9,503.66	1,240	9,503.66
45.00							Dump Fees				8,264.05	15%	9,503.66	15%	9,503.66
45	4,522			2,007		1,485		8,264			8,264	1,240	9,504	1,240	9,504

Addon/Bond

Additional Cost	Addon/Bond Cost
Superintendent Supervision	0 % of JB
Insurance	0 % of JB
Transport	0 % of JB
Yard Job Assist Expense	0 % of JB
Project Managers	0 % of JB
Additional Mark-up	0 % of LS
No bond selected	
Totals from Addon and Bond	

April 27, 2026

James Monroe Elementary School

Argonaut Job 2025-028

Attn: Sam Arntz, Arntz Builders, Inc.

Re: Change Order Request #17 - New Trash Enclosure Area



Description	Price	Quantity	Unit	Total
New Trash Enclosure Area	\$12,355.47	1	LS	\$12,355.47
Insurance - 2%				\$247.11
			Total	\$12,602.58

We hereby request a Change Order for the above referenced work. If you have any questions or require additional information please contact me at (707) 542-4862.

Jesus Fernandez
Project Manager
Argonaut Constructors

04/27/2026 16:42
2025-028CO1R (CCO1R1) JAMES MONROE
*** Jesus Fernandez

BID TOTALS

<u>Biditem</u>	<u>Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Unit Price</u>	<u>Bid Total</u>
3200	NEW TRASH ENCLOSURE	1.000	LS	12,355.47	12,355.47

Bid Total =====> \$12,355.47

Estimate Summary - Costs and Prices

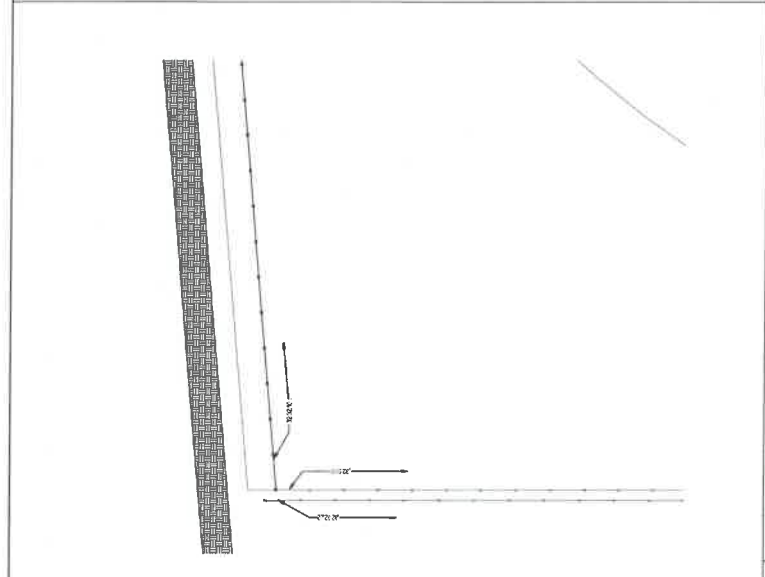
Argonaut Constructors ZZ Jesus Fernandez
 2025-028CO1R (CCO1R1) JAMES MONROE

Direct Biditems

Manhours	Labor	Perm Materials	Const Materials	Equipment	Subs	Trucking	Gen Cond	Specialty	Direct Total	Indirect Charge	Addon Bond	Total Cost	Balanced Bid (TO) Markup	Total	Bid Prices Markup	Total
3200 - NEW TRASH ENCLOSURE																
			1 LS													
64	6,410	446		2,568		1,320			10,744			10,744	1,612	12,355.47	1,612	12,355.47
64.00												10,743.89	15%	12,355.47	15%	12,355.47
Direct Totals																
64	6,410	446		2,568		1,320			10,744			10,744	1,612	12,355	1,612	12,355

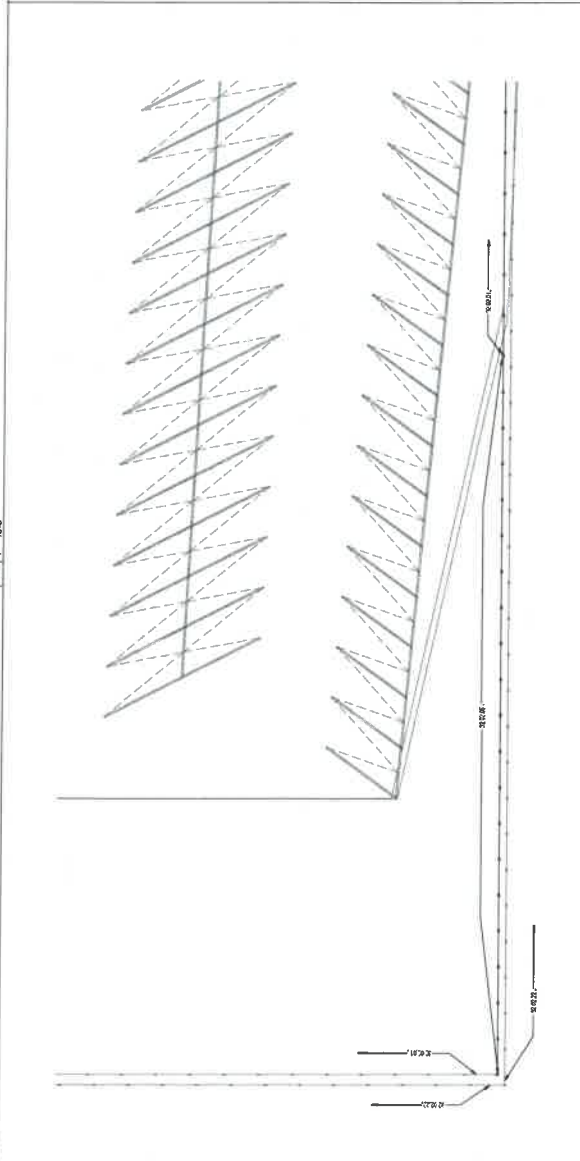
Addon/Bond

Additional Cost	Addon/Bond Cost
Superintendent Supervision	0 % of JB
Insurance	0 % of JB
Transport	0 % of JB
Yard Job Assist Expense	0 % of JB
Project Managers	0 % of JB
Additional Mark-up	0 % of LS
No bond selected	
Totals from Addon and Bond	

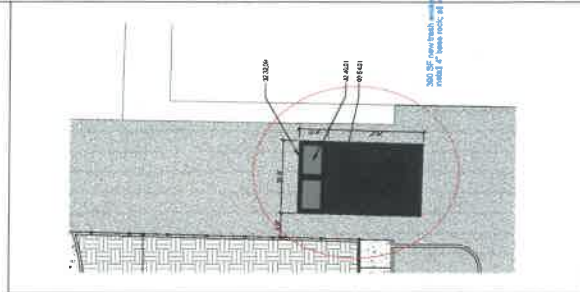


2 ENLARGED SITE PLAN - NW CORNER
1" = 16'-0"

3 ENLARGED SITE PLAN - NORTH EDGE
1" = 16'-0"



1 ENLARGED SITE PLAN - SW CORNER
1" = 16'-0"



4 ENLARGED SITE PLAN - NEW WASTE ENCLOSURE
1" = 16'-0"

SITE PLAN LEGEND

	EXISTING BUILDING		PROPOSED BUILDING
	EXISTING PAVEMENT		PROPOSED PAVEMENT
	EXISTING CONCRETE		PROPOSED CONCRETE
	EXISTING ASPHALT		PROPOSED ASPHALT
	EXISTING GRAVEL		PROPOSED GRAVEL
	EXISTING SAND		PROPOSED SAND
	EXISTING SOIL		PROPOSED SOIL
	EXISTING FENCING		PROPOSED FENCING
	EXISTING UTILITY		PROPOSED UTILITY
	EXISTING EASEMENT		PROPOSED EASEMENT
	EXISTING RIGHT-OF-WAY		PROPOSED RIGHT-OF-WAY
	EXISTING PROPERTY LINE		PROPOSED PROPERTY LINE
	EXISTING SURVEY POINT		PROPOSED SURVEY POINT
	EXISTING MONUMENT		PROPOSED MONUMENT
	EXISTING MARKER		PROPOSED MARKER
	EXISTING STAKE		PROPOSED STAKE
	EXISTING NAIL		PROPOSED NAIL
	EXISTING PIN		PROPOSED PIN
	EXISTING NAIL WITH TAG		PROPOSED NAIL WITH TAG
	EXISTING STAKE WITH TAG		PROPOSED STAKE WITH TAG
	EXISTING PIN WITH TAG		PROPOSED PIN WITH TAG
	EXISTING NAIL WITH TAG AND COLOR		PROPOSED NAIL WITH TAG AND COLOR
	EXISTING STAKE WITH TAG AND COLOR		PROPOSED STAKE WITH TAG AND COLOR
	EXISTING PIN WITH TAG AND COLOR		PROPOSED PIN WITH TAG AND COLOR
	EXISTING NAIL WITH TAG AND COLOR AND MATERIAL		PROPOSED NAIL WITH TAG AND COLOR AND MATERIAL
	EXISTING STAKE WITH TAG AND COLOR AND MATERIAL		PROPOSED STAKE WITH TAG AND COLOR AND MATERIAL
	EXISTING PIN WITH TAG AND COLOR AND MATERIAL		PROPOSED PIN WITH TAG AND COLOR AND MATERIAL

GENERAL SITE PLAN NOTES

1. REFER TO ALL DOCUMENTS, SPECIFICATIONS, AND CONTRACTS FOR THE PROJECT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.
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16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.
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19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.

KEYNOTE LEGEND

KEYNOTE	DESCRIPTION
K1	EXISTING BUILDING
K2	PROPOSED BUILDING
K3	EXISTING PAVEMENT
K4	PROPOSED PAVEMENT
K5	EXISTING CONCRETE
K6	PROPOSED CONCRETE
K7	EXISTING ASPHALT
K8	PROPOSED ASPHALT
K9	EXISTING GRAVEL
K10	PROPOSED GRAVEL
K11	EXISTING SAND
K12	PROPOSED SAND
K13	EXISTING SOIL
K14	PROPOSED SOIL
K15	EXISTING FENCING
K16	PROPOSED FENCING
K17	EXISTING UTILITY
K18	PROPOSED UTILITY
K19	EXISTING EASEMENT
K20	PROPOSED EASEMENT
K21	EXISTING RIGHT-OF-WAY
K22	PROPOSED RIGHT-OF-WAY
K23	EXISTING PROPERTY LINE
K24	PROPOSED PROPERTY LINE
K25	EXISTING SURVEY POINT
K26	PROPOSED SURVEY POINT
K27	EXISTING MONUMENT
K28	PROPOSED MONUMENT
K29	EXISTING MARKER
K30	PROPOSED MARKER
K31	EXISTING STAKE
K32	PROPOSED STAKE
K33	EXISTING PIN
K34	PROPOSED PIN
K35	EXISTING NAIL WITH TAG
K36	PROPOSED NAIL WITH TAG
K37	EXISTING STAKE WITH TAG
K38	PROPOSED STAKE WITH TAG
K39	EXISTING PIN WITH TAG
K40	PROPOSED PIN WITH TAG
K41	EXISTING NAIL WITH TAG AND COLOR
K42	PROPOSED NAIL WITH TAG AND COLOR
K43	EXISTING STAKE WITH TAG AND COLOR
K44	PROPOSED STAKE WITH TAG AND COLOR
K45	EXISTING PIN WITH TAG AND COLOR
K46	PROPOSED PIN WITH TAG AND COLOR
K47	EXISTING NAIL WITH TAG AND COLOR AND MATERIAL
K48	PROPOSED NAIL WITH TAG AND COLOR AND MATERIAL
K49	EXISTING STAKE WITH TAG AND COLOR AND MATERIAL
K50	PROPOSED STAKE WITH TAG AND COLOR AND MATERIAL
K51	EXISTING PIN WITH TAG AND COLOR AND MATERIAL
K52	PROPOSED PIN WITH TAG AND COLOR AND MATERIAL

JAMES MONROE
ES - TK
2424 Harbor Rd.
Culver City, CA 90009
CONSTRUCTION DOCUMENTS
05/14/2019 05/14/2019 05/14/2019

ARNTZ BUILDERS, INC.

PBK

SANTA ROSA CITY SCHOOLS

AS406

PARTIAL SITE PLANS

DATE
06/11/2020
NO.
20000
CHECKED BY
J. JAMES
DRAWN BY
J. JAMES

RRM
R & R MAHER CONSTRUCTION COMPANY, INC.
147 Camino Oruga
Napa, CA 94558
Phone: 707-552-0330 || Fax: 707-552-4280
CA License Number 508930
DIR# 100000345
www.maherconcrete.com

CONTRACT CHANGE ORDER PROPOSAL

DATE: Monday, April 27, 2026
 TO: Arntz Builders, Inc.
 431 Payran Street
 Petaluma, CA 94952

R & R Maher Job No.: 25 – 311
 R & R Maher PCO#: 05

Owner/Contractor No.:

ATTN: Arntz Team
 JOB: James Monroe ES
 RE: Add Concrete Items Per Itemized List Below

Original Plan Date:
 Revision Date:
 New Plan or Addendum: CCD# 003

- The above revision has resulted in the following adjustments to the original contract:
- Per your request we will make the following changes:
- Excludes:** Mowband at Fencing; F & I Bollards; Pad Prep & Baserock
- Other:
- This change will add approximately **4 (Four)** working day(s) to our schedule.

In accordance with the terms, conditions, and exclusions of contract.

SCOPE OF THIS CHANGE IS LIMITED TO:

AMOUNT:

Item	Description	Quantity	Unit	Unit Cost	Total(+/-)
1	Install Vertical Curb at Plumbing Equipment - D# 1/AS405	40	LF	\$ 55.00	\$ 2,200.00
2	Install 4" PCC Paving at Plumbing Equipment - D# 1/AS405	150	SF	\$ 18.00	\$ 2,700.00
3	Install 8" PCC Paving w/ #4 @ 12" OCEW at Waste Enclosure - D# 4/AS406	390	SF	\$ 24.00	\$ 9,360.00
Total Credit Impact For RRM PCO #05:					\$ 14,260.00

NOTES & EXCEPTIONS:

Please sign below and return one signed copy to our office or forward your change order.

- Work will not proceed on this revision until acceptance is received.
- We are proceeding/have proceeded and will bill you accordingly.

ACCEPTED BY:

Arntz Builders, Inc.

R & R Maher Construction Co., Inc.

Name: _____

Name: Doug Maher
 Doug Maher – Project Manager

Date: _____

Date: April 27, 2026

Contract Number:

9



LOCALLY OWNED * 35 YEARS IN BUSINESS * QUALITY SERVICE

Santa Rosa City Schools

HCMS 2026

RE: Cartons

Auto-Bottom Cartons: 1.5 cuft. no tape required & reusable

1080 cartons @ \$4.00/each	\$4320.00
Sales Tax - Santa Rosa - 10%	\$ 432.00

TOTAL **\$4752.00**

Labels:

No cost if Redwood Moving & Storage is performing moving services

Additional material pricing:

<i>book box - 1.5 cuft.</i>	\$ 2.35
<i>medium - 3.0 cuft.</i>	\$ 4.00
<i>large - 4.5 cuft.</i>	\$ 4.15
<i>extra large - 6.0 cuft.</i>	\$ 4.50
<i>picture pack</i>	\$ 5.75
<i>packing paper roll - 30 lbs.</i>	\$36.00
<i>paper pad - 3 ply</i>	\$ 3.25
<i>tape roll</i>	\$ 2.99
<i>poster tube</i>	\$ 7.00

Unused materials are eligible for a full refund.

\$1.00/carton refund upon return of reusable auto-bottom cartons.

Sincerely

Paul Fraser

921A Piner road, Santa Rosa, CA. 95403 * www.redwoodmoving.com
Santa Rosa (707)545-2001 * **Healdsburg** (707)433-2240
CAL-T 192248

Contract Number:

10



LOCALLY OWNED * 35 YEARS IN BUSINESS * QUALITY SERVICE

Santa Rosa City Schools

LELA 2026

RE: Cartons

Auto-Bottom Cartons: 1.5 cuft. no tape required & reusable

1440 cartons @ \$4.00/each	\$5,760.00
Sales Tax - Santa Rosa - 10%	\$ 576.00

TOTAL **\$6,336.00**

Labels:

No cost if Redwood Moving & Storage is performing moving services

Additional material pricing:

<i>book box - 1.5 cuft.</i>	\$ 2.35
<i>medium - 3.0 cuft.</i>	\$ 4.00
<i>large - 4.5 cuft.</i>	\$ 4.15
<i>extra large - 6.0 cuft.</i>	\$ 4.50
<i>picture pack</i>	\$ 5.75
<i>packing paper roll - 30 lbs.</i>	\$36.00
<i>paper pad - 3 ply</i>	\$ 3.25
<i>tape roll</i>	\$ 2.99
<i>poster tube</i>	\$ 7.00

Unused materials are eligible for a full refund.

\$1.00/carton refund upon return of reusable auto-bottom cartons.

Sincerely

Paul Fraser

921A Piner road, Santa Rosa, CA. 95403 * www.redwoodmoving.com
Santa Rosa (707)545-2001 * **Healdsburg** (707)433-2240
CAL-T 192248

Contract Number:

11



LOCALLY OWNED * 35 YEARS IN BUSINESS * QUALITY SERVICE

Santa Rosa City Schools

SLES 2026

RE: Cartons

Auto-Bottom Cartons: 1.5 cuft. no tape required & reusable

1800 cartons @ \$4.00/each	\$7,200.00
Sales Tax - Santa Rosa - 10%	\$ 720.00

TOTAL **\$7,920.00**

Labels:

No cost if Redwood Moving & Storage is performing moving services

Additional material pricing:

<i>book box - 1.5 cuft.</i>	<i>\$ 2.35</i>
<i>medium - 3.0 cuft.</i>	<i>\$ 4.00</i>
<i>large - 4.5 cuft.</i>	<i>\$ 4.15</i>
<i>extra large - 6.0 cuft.</i>	<i>\$ 4.50</i>
<i>picture pack</i>	<i>\$ 5.75</i>
<i>packing paper roll - 30 lbs.</i>	<i>\$36.00</i>
<i>paper pad - 3 ply</i>	<i>\$ 3.25</i>
<i>tape roll</i>	<i>\$ 2.99</i>
<i>poster tube</i>	<i>\$ 7.00</i>

Unused materials are eligible for a full refund.

\$1.00/carton refund upon return of reusable auto-bottom cartons.

Sincerely

Paul Fraser

921A Piner road, Santa Rosa, CA. 95403 * www.redwoodmoving.com
Santa Rosa (707)545-2001 * **Healdsburg** (707)433-2240
CAL-T 192248

Contract Number:

12



LOCALLY OWNED * 35 YEARS IN BUSINESS * QUALITY SERVICE

Santa Rosa City Schools
SRFACS 2026

RE: Cartons

Auto-Bottom Cartons: 1.5 cuft. no tape required & reusable

1800 cartons @ \$4.00/each	\$7,200.00
Sales Tax - Santa Rosa - 10%	\$ 720.00

TOTAL **\$7,920.00**

Labels:

No cost if Redwood Moving & Storage is performing moving services

Additional material pricing:

<i>book box - 1.5 cuft.</i>	<i>\$ 2.35</i>
<i>medium - 3.0 cuft.</i>	<i>\$ 4.00</i>
<i>large - 4.5 cuft.</i>	<i>\$ 4.15</i>
<i>extra large - 6.0 cuft.</i>	<i>\$ 4.50</i>
<i>picture pack</i>	<i>\$ 5.75</i>
<i>packing paper roll - 30 lbs.</i>	<i>\$36.00</i>
<i>paper pad - 3 ply</i>	<i>\$ 3.25</i>
<i>tape roll</i>	<i>\$ 2.99</i>
<i>poster tube</i>	<i>\$ 7.00</i>

Unused materials are eligible for a full refund.

\$1.00/carton refund upon return of reusable auto-bottom cartons.

Sincerely

Paul Fraser

921A Piner road, Santa Rosa, CA. 95403 * www.redwoodmoving.com
Santa Rosa (707)545-2001 * **Healdsburg** (707)433-2240
CAL-T 192248

Contract Number:

13



LOCALLY OWNED * 35 YEARS IN BUSINESS * QUALITY SERVICE

Santa Rosa City Schools

SRHS 2026

RE: Cartons

Auto-Bottom Cartons: 1.5 cuft. no tape required & reusable

1440 cartons @ \$4.00/each	\$5,760.00
Sales Tax - Santa Rosa - 10%	\$ 576.00

TOTAL **\$6,336.00**

Labels:

No cost if Redwood Moving & Storage is performing moving services

Additional material pricing:

<i>book box - 1.5 cuft.</i>	<i>\$ 2.35</i>
<i>medium - 3.0 cuft.</i>	<i>\$ 4.00</i>
<i>large - 4.5 cuft.</i>	<i>\$ 4.15</i>
<i>extra large - 6.0 cuft.</i>	<i>\$ 4.50</i>
<i>picture pack</i>	<i>\$ 5.75</i>
<i>packing paper roll - 30 lbs.</i>	<i>\$36.00</i>
<i>paper pad - 3 ply</i>	<i>\$ 3.25</i>
<i>tape roll</i>	<i>\$ 2.99</i>
<i>poster tube</i>	<i>\$ 7.00</i>

Unused materials are eligible for a full refund.

\$1.00/carton refund upon return of reusable auto-bottom cartons.

Sincerely

Paul Fraser

921A Piner road, Santa Rosa, CA. 95403 * www.redwoodmoving.com
Santa Rosa (707)545-2001 * **Healdsburg** (707)433-2240
CAL-T 192248

Contract Number:

14



June 3, 2026

Erik Oden

Director, Maintenance, and Operations
Santa Rosa City Schools
101 Stony Point Rd. Suite 210
Santa Rosa, CA 95401

Re: **Amendment No. 01**
DeSoto Hall Modernization
Santa Rosa City Schools
Project No: 2025-016

To amend the Title of Agreement, dated 08/02/2025, and subsequent Amendments (if any) between the Client, Santa Rosa City Schools and the Architect, Motive Studio f.k.a. CA+SA Studio, we submit this Amendment for approval.

ADDITIONAL SERVICES or CHANGE IN SERVICES:

This amendment adds the architectural and engineering services required for scope additions of the DeSoto Hall Modernization and the addition of the reroof of the Auditorium Building at Santa Rosa High School.

ADDITIONAL REIMBURSABLE EXPENSES:

N/A

COMPENSATION:

The fee will be increased as follows:

The revised fee for the architectural and engineering services will be three hundred and forty-two thousand, one hundred and seventy six dollars (\$342,176).

This fee is based on construction costs provided by CORE Construction, the projects lease-leaseback contractor, and reviewed by Van Pelt Construction Services, the Districts’ Program and Construction Manager.

Arch and Engineering Fee Calculation based on SOQ – Original Fee w/o Auditorium Roof			
First \$500,000	500,000	12.0%	\$60,000
Next \$500,000	500,000	11.5%	\$57,500
Next \$1,000,000	1,000,000	11.0%	\$110,000
Next \$4,000,000	2,000,000	10.0%	\$200,000
Preliminary Projected Architecture and Engineering Fee			\$427,500

Arch and Engineering Fee Calculation based on SOQ - Revised Fee – Based on GMP From Contractor			
First \$500,000	500,000	12.0%	\$60,000
Next \$500,000	500,000	11.5%	\$57,500
Next \$1,000,000	1,000,000	11.0%	\$110,000
Next \$4,000,000	4,000,000	10.0%	\$400,000
Next \$4,000,000	1,579,730	9.0%	\$142,176
Preliminary Projected Architecture and Engineering Fee			\$769,676

SCHEDULE:

Classroom Modernization and Re-Roof Construction will be completed in Summer of 2026. Bathroom work at DeSoto Hall will be completed Summer of 2027.

CHANGES TO MASTER AGREEMENT:

None

IN WITNESS THEREOF, The CLIENT and the ARCHITECT have executed this Agreement to be effective as of the day and year first written above.

Motive Studio

Santa Rosa City Schools

By: Trent Sommers, President

By: Erik Oden, Director, Maintenance, and Operations

Attachments: None

cc: Cathy Gotfrid, Santa Rosa City Schools
 Ray Green, VPCS and
 File /2025-016/ Contract / Client Agreement

Contract Number:

15



Experience is the difference

Santa Rosa Office

3501 Industrial Drive, Suite A
Santa Rosa, CA 95403
707-544-1072

Napa Office

1041 Jefferson St, Suite 4
Napa, CA 94559
707-252-8105

June 10, 2026

Santa Rosa City Schools
c/o Greystone West Company
Attn: Cory Rossow
cory@greystonewest.com

Request to Increase Budgets
Field and Laboratory Testing
Santa Rosa City Schools Early Learning Academy Modernization
Biella Elementary School
2140 Jennings Avenue
Santa Rosa, California

Project Number: 1053.026P.W1

As requested, this letter addresses the need for additional budget to complete field and laboratory testing services for the subject project. With our next invoice, our total billings for this project will be at or slightly over our approved budget of \$30,800, with more inspections and laboratory testing to complete the project. Our scope of services was authorized by a Professional Services Agreement between RGH Consultants (RGH) and Santa Rosa Elementary School District (District), dated January 14, 2025. Wet soil conditions at the school have required extra site visits to observe conditions, provide mitigation recommendations, and to observe construction. To our understanding, the remaining work to complete the project includes the following:

- Observation and sampling of CMU grout placement, including prism compressive strength testing;
- Observation of epoxy setting of all threads;
- Pull testing of all threads;
- Observation of drive aisle subgrade over-excavation or compaction and proof roll, depending on conditions;
- Drive aisle aggregate base compaction and proof roll;
- Drive aisle asphalt compaction, sampling, and laboratory testing; and
- Prepare and upload DSA Form 219.

Based on the above remaining work, we are requesting that the budget be increased by \$5,000 to \$35,800.

We trust this provides the information that you require to process this request. If you have questions or need additional information, please contact the undersigned.

Very truly yours,
RGH Consultants



Eric G. Chase
Principal Geotechnical Engineer



EGC:JJP:egc:brw
Electronically Submitted

[https://rghgeo.sharepoint.com/sites/shared/shared documents/project files/1000-1250/1053/1053.026.pw.1 srcs early learning academy moderniz/1053.026p.w1 request to increase budgets.docx](https://rghgeo.sharepoint.com/sites/shared/shared%20documents/project%20files/1000-1250/1053/1053.026.pw.1%20srcs%20early%20learning%20academy%20moderniz/1053.026p.w1%20request%20to%20increase%20budgets.docx)

Contract Number:

16



April 6, 2026

Erik Oden
Executive Director of Facilities, Maintenance & Operations
Santa Rosa City Schools
110 Stony Point Road, Suite 210
Santa Rosa, CA 95401

Reference: Fee Proposal for Construction Management Services for the Santa Rosa City Schools Perimeter Fencing and Gates Project at Piner High School, Maria Carillo High School, Luther Burbank Elementary School and Elsie Allen High School

Mr. Oden:

Greystone West Company proposes to provide scheduling, budgeting, and construction management services for the Santa Rosa City Schools Perimeter Fencing and Gates Project at Piner High School, Maria Carillo High School, Luther Burbank Elementary School and Elsie Allen High School for a fee equal to 5.5% of the project construction budget. Services will include project management through completion of construction, including project closeout, DSA certification (if applicable), and services through the one-year warranty period.

Should the duration of the project extend beyond the anticipated schedule, Greystone West Company's billing schedule will be extended accordingly; however, the overall fee will remain fixed based on the approved construction budget.

Santa Rosa City Schools Perimeter Fencing Project	
Construction Management Fee	\$274,808.90
Contingency Reconciliation	\$ 25,424.50
Reimbursable Expenses	\$ 81,881.83
TOTAL FEE	\$382,115.23

Separate from the base Construction Management Fee are the 5.5% Contingency Reconciliation and 1.5% Reimbursable Expense categories. Reimbursable expenses will be billed at cost with no mark-up. Any unexpended amounts within these categories at the conclusion of the project will not be invoiced by Greystone West Company and will remain with the Santa Rosa City Schools District.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Lee".

Damien Lee
Greystone West Company



Piner High School

- Construction Budget: \$1,255,545.80
- CM Fee (5.5%): \$63,207.39
- Contingency Reconciliation (Contractor + Owner): \$5,847.63
- Reimbursables (1.5%): \$18,833.19
- **Total Fee: \$87,888.21**

Maria Carillo High School

- Construction Budget: \$1,619,824.05
- CM Fee (5.5%): \$81,462.97
- Contingency Reconciliation (Contractor + Owner): \$7,627.35
- Reimbursables (1.5%): \$24,297.36
- **Total Fee: \$113,387.68**

Luther Burbank Elementary School

- Construction Budget: \$547,509.00
- CM Fee (5.5%): \$32,580.67
- Contingency Reconciliation (Contractor + Owner): \$3,050.94
- Reimbursables (1.5%): \$9,717.71
- **Total Fee: \$45,349.32**

Elsie Allen High School

- Construction Budget: \$1,642,918
- CM Fee (5.5%): \$97,557.87
- Contingency Reconciliation (Contractor + Owner): \$8,898.57
- Reimbursables (1.5%): \$29,033.58
- **Total Fee: \$135,490.02**

Contract Number:

17



June 16, 2026

Erik Oden

Director, Maintenance, and Operations
Santa Rosa City Schools
101 Stony Point Rd. Suite 210
Santa Rosa, CA 95401

Re: **Amendment No. 01**
Piner High School Field
Santa Rosa City Schools
Project No: 2026-015

To amend the Title of Agreement, dated 04/10/2026, and subsequent Amendments (if any) between the Client, Santa Rosa City Schools and the Architect, Motive Studio f.k.a. CA+SA Studio, we submit this Amendment for approval.

ADDITIONAL SERVICES or CHANGE IN SERVICES:

N/A

ADDITIONAL REIMBURSABLE EXPENSES:

This amendment adds the DSA fees for Piner High School Field

COMPENSATION:

The allowable reimbursables will be increased as follows:

The reimbursable for DSA fees is thirteen thousand five hundred and seventy-four dollars and eighty-two cents. (\$13,574.82).

SCHEDULE:

The fields will be replaced Summer of 2026.

CHANGES TO MASTER AGREEMENT:

None

IN WITNESS THEREOF, The CLIENT and the ARCHITECT have executed this Agreement to be effective as of the day and year first written above.

Motive Studio



By: Trent Sommers, President

Santa Rosa City Schools

By: Erik Oden, Director, Maintenance, and Operations

Attachments: DSA Fee Receipt

cc: Cathy Gotfrid, Santa Rosa City Schools
John Dilena, Greystone West Company
File /2026-014/ Contract / Client Agreement



Letter of Transmittal

Date: May 20, 2026

To: Division of the State Architect
Oakland Regional Office
1515 Clay Street, Suite 1201
Oakland CA 94612

Re: Santa Rosa City Schools Tracks
Project: Multiple Fields
Project No.: Multiple File Numbers

Sent Via: Hand Mail Email Fax

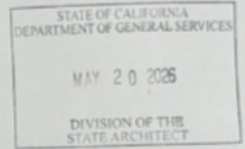
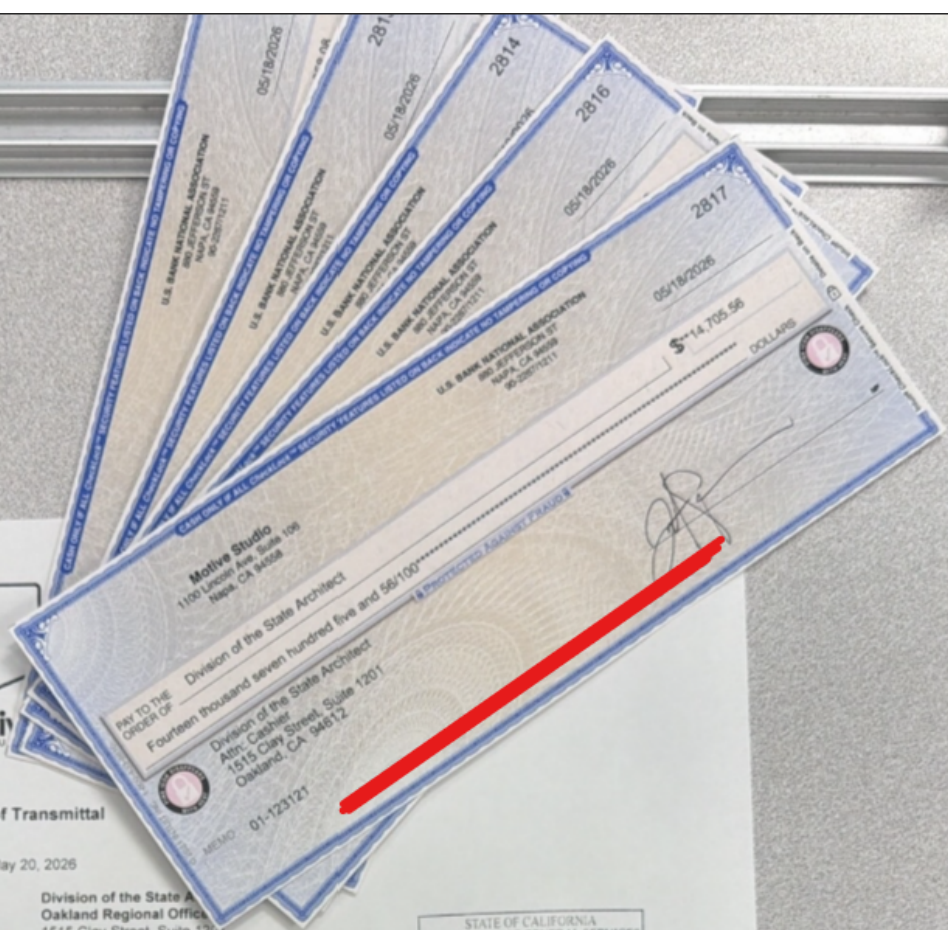
Enclosures

No.	Description
1	Fee Check for - Santa Rosa HS Turf Replacement - 01-123120 - \$13,812.57
1	Fee Check for - Piner HS Turf Replacement - 01-123118 - \$13,574.82
1	Fee Check for - Maria Carillo HS Turf Replacement - 01-123119 - \$14,261.93
1	Fee Check for - Montgomery HS Turf Replacement - 01-123121 - \$14,705.56
1	Fee Check for - Elsie Allen HS Turf Replacement - 01-123117 - \$14,058.08

Comments:

Enclosed with this cover transmittal are the plan check fees for the project listed above
 Thank you for your assistance with registering these projects
 Please contact my office you have any questions or need additional information regarding these checks.

cc: _____ By: Trent Sommers, AOR
 _____ File: Multiple





June 16, 2026

Erik Oden

Director, Maintenance, and Operations
Santa Rosa City Schools
101 Stony Point Rd. Suite 210
Santa Rosa, CA 95401

Re: **Amendment No. 01**
Santa Rosa High School Field
Santa Rosa City Schools
Project No: 2026-014

To amend the Title of Agreement, dated 04/10/2026, and subsequent Amendments (if any) between the Client, Santa Rosa City Schools and the Architect, Motive Studio f.k.a. CA+SA Studio, we submit this Amendment for approval.

ADDITIONAL SERVICES or CHANGE IN SERVICES:

N/A

ADDITIONAL REIMBURSABLE EXPENSES:

This amendment adds the DSA fees for Santa Rosa High School Field.

COMPENSATION:

The allowable reimbursables will be increased as follows:

The reimbursable for DSA fees is thirteen thousand eight hundred and twelve dollars and fifty-seven cents. (\$13,812.57).

SCHEDULE:

The fields will be replaced Summer of 2026.

CHANGES TO MASTER AGREEMENT:

None

IN WITNESS THEREOF, The CLIENT and the ARCHITECT have executed this Agreement to be effective as of the day and year first written above.

Motive Studio

Santa Rosa City Schools

By: Trent Sommers, President

By: Erik Oden, Director, Maintenance, and Operations

Attachments: DSA Fee Receipt

cc: Cathy Gotfrid, Santa Rosa City Schools
John Dilena, Greystone West Company
File /2026-014/ Contract / Client Agreement



Letter of Transmittal

Date: May 20, 2026

To: Division of the State Architect
Oakland Regional Office
1515 Clay Street, Suite 1201
Oakland CA 94612

Re: Santa Rosa City Schools Tracks
Project: Multiple Fields
Project No.: Multiple File Numbers

Sent Via: Hand Mail Email Fax

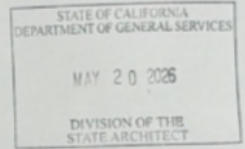
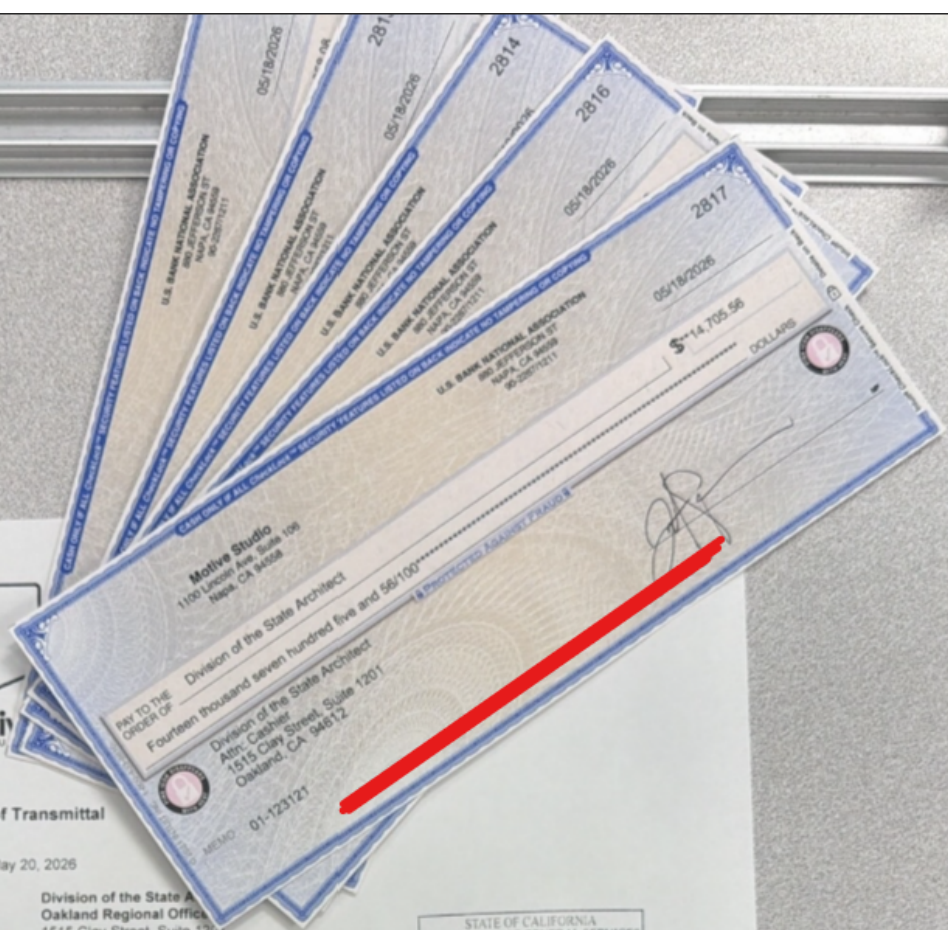
Enclosures

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1	Fee Check for - Montgomery HS Turf Replacement - 01-123121 - \$14,705.56
1	Fee Check for - Elsie Allen HS Turf Replacement - 01-123117 - \$14,058.08

Comments:

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 Thank you for your assistance with registering these projects
 Please contact my office if you have any questions or need additional information regarding these checks.

cc: _____ By: Trent Sommers, AOR
 _____ File: Multiple





June 16, 2026

Erik Oden

Director, Maintenance, and Operations
Santa Rosa City Schools
101 Stony Point Rd. Suite 210
Santa Rosa, CA 95401

Re: **Amendment No. 01**
Elsie Allen High School Field
Santa Rosa City Schools
Project No: 2026-018

To amend the Title of Agreement, dated 04/10/2026, and subsequent Amendments (if any) between the Client, Santa Rosa City Schools and the Architect, Motive Studio f.k.a. CA+SA Studio, we submit this Amendment for approval.

ADDITIONAL SERVICES or CHANGE IN SERVICES:

N/A

ADDITIONAL REIMBURSABLE EXPENSES:

This amendment adds the DSA fees for Elsie Allen High School Field

COMPENSATION:

The allowable reimbursables will be increased as follows:

The reimbursable for DSA fees is fourteen thousand fifty-eight dollars and eight cents. (\$14,058.08).

SCHEDULE:

The fields will be replaced Summer of 2026.

CHANGES TO MASTER AGREEMENT:

None

IN WITNESS THEREOF, The CLIENT and the ARCHITECT have executed this Agreement to be effective as of the day and year first written above.

Motive Studio

Santa Rosa City Schools

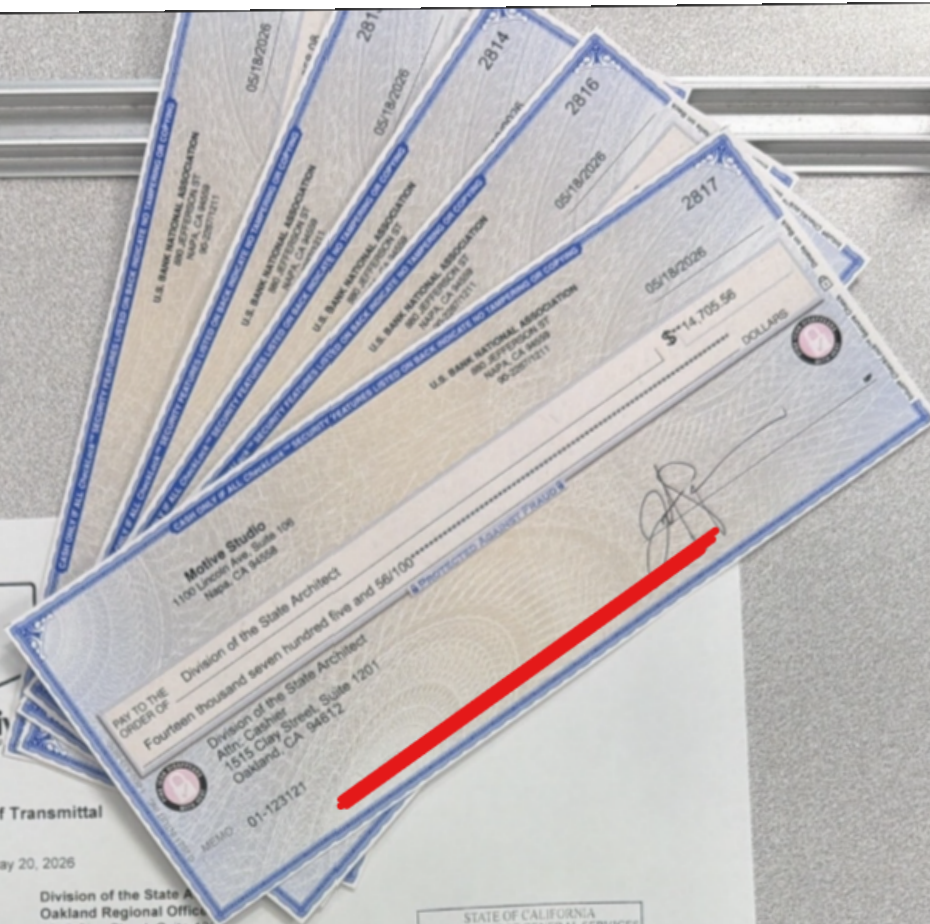


By: Trent Sommers, President

By: Erik Oden, Director, Maintenance, and Operations

Attachments: DSA Fee Receipt

cc: Cathy Gotfrid, Santa Rosa City Schools
John Dilena, Greystone West Company
File /2026-014/ Contract / Client Agreement



Letter of Transmittal

Date: May 20, 2026

To: **Division of the State Architect
Oakland Regional Office**
1515 Clay Street, Suite 1201
Oakland CA 94612

Re: Santa Rosa City Schools Tracks
Project: Multiple Fields
Project No.: Multiple File Numbers

Sent Via: Hand Mail Email Fax



Enclosures

No.	Description
1	Fee Check for - Santa Rosa HS Turf Replacement - 01-123120 - \$13,812.57
1	Fee Check for - Piner HS Turf Replacement - 01-123118 - \$13,574.82
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1	Fee Check for - Elsie Allen HS Turf Replacement - 01-123117 - \$14,058.08

Comments

Enclosed with this cover transmittal are the plan check fees for the project listed above.
Thank you for your assistance with registering these projects.
Please contact my office if you have any questions or need additional information regarding these checks.

cc: _____ By: Trent Sommers, AOR

File: Multiple



June 16, 2026

Erik Oden

Director, Maintenance, and Operations
Santa Rosa City Schools
101 Stony Point Rd. Suite 210
Santa Rosa, CA 95401

Re: **Amendment No. 01**
Mario Carillo High School Field
Santa Rosa City Schools
Project No: 2026-016

To amend the Title of Agreement, dated 04/10/2026, and subsequent Amendments (if any) between the Client, Santa Rosa City Schools and the Architect, Motive Studio f.k.a. CA+SA Studio, we submit this Amendment for approval.

ADDITIONAL SERVICES or CHANGE IN SERVICES:

N/A

ADDITIONAL REIMBURSABLE EXPENSES:

This amendment adds the DSA fees for Mario Carillo High School Field

COMPENSATION:

The allowable reimbursables will be increased as follows:

The reimbursable for DSA fees is fourteen thousand two hundred and sixty-one dollars and ninety-three cents. (\$14,261.93).

SCHEDULE:

The fields will be replaced Summer of 2026.

CHANGES TO MASTER AGREEMENT:

None

IN WITNESS THEREOF, The CLIENT and the ARCHITECT have executed this Agreement to be effective as of the day and year first written above.

Motive Studio



By: Trent Sommers, President

Santa Rosa City Schools

By: Erik Oden, Director, Maintenance, and Operations

Attachments: DSA Fee Receipt

cc: Cathy Gotfrid, Santa Rosa City Schools
John Dilena, Greystone West Company
File /2026-014/ Contract / Client Agreement



Letter of Transmittal

Date: May 20, 2026

To: Division of the State Architect
Oakland Regional Office
1515 Clay Street, Suite 1201
Oakland CA 94612

Re: Santa Rosa City Schools Tracks
Project: Multiple Fields
Project No.: Multiple File Numbers

Sent Via: Hand Mail Email Fax

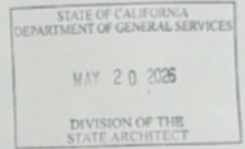
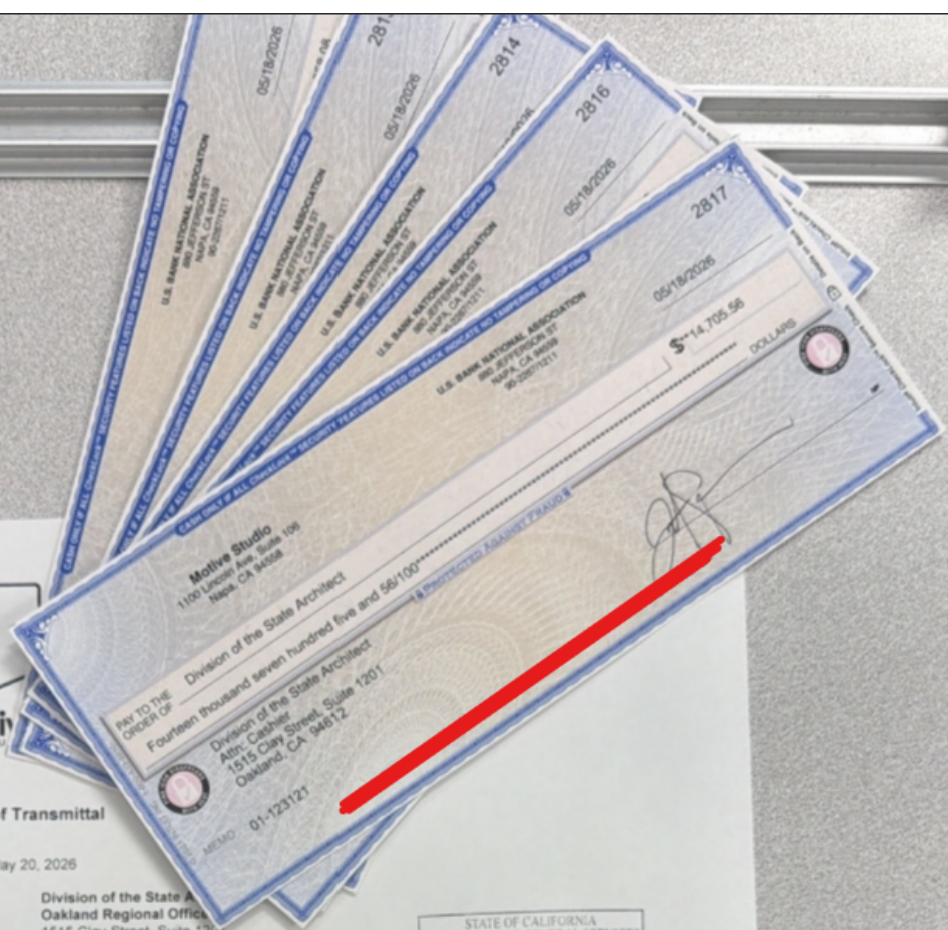
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Comments:

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cc: _____ By: Trent Sommers, AOR
 _____ File: Multiple



Contract Number:

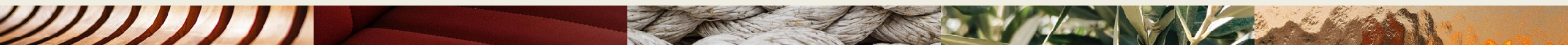
18

JUNE 11, 2026

NANCY O'GRADY- ACCOUNT EXECUTIVE

Santa Rosa City Schools

ONE WORKPLACE RESPONSE – DISTRICT OFFICE & EDUCATION CENTER



Letter of Interest for Santa Rosa City Schools:

Dear Santa Rosa City Schools:

One Workplace is pleased to submit this proposal to provide furniture design, procurement, delivery, installation, and occupancy support services for the District Office and Education Center. We are inspired by your vision to create a central hub for administrative services - a safe, welcoming space for staff, teachers, parents, and students to provide and receive services and support. We stand ready to bring this vision to life through our knowledge, experience, and demonstrated execution of interiors of K14 administration offices and learning centers.

We are confident that together, we will co-create inspiring interiors for the new District Office and Education Center that promote civic engagement and foster connection for students, teachers, staff, and the community. We have prepared a project approach designed to collaborate with Santa Rosa City Schools efficiently and effectively, additionally an illustrative ROM budget to maximize the investments for greatest impact and optimally meet your needs.

Our Experience Working Together.

Our team of designers, builders, thinkers, and creative partners excel in conceptualizing and implementing innovative, effective learning spaces. We've created a design approach inspired by the Design Thinking methodology, as employed in the development of District-Wide Furniture Standards for SRCS. This enables us to understand your organizational goals and priorities. We listen to understand your "why" to deliver the right "what." One Workplace also aligns with design best practices at PBK when it comes to learning environments that are dynamic, and flexible which can evolve over time (see [Emerald High School](#) reference in Section 3). Having partnered with SRCS on furniture standards development, specification, and delivery for several projects, with PBK at Emerald High School and Camille Creek Community School (Napa County Office of Education), we are confident that together, we will create interiors for the District Office and Education Center that ensure the stated goals and outcomes.

Administrative Office Expertise.

Learning Environments is all we do and we have long-standing relationships with many K-14 districts in the SF Bay Area (see partial client list), and have provided central administrative offices and learning centers for several, including [Roseville Joint Union High School District](#), [Dublin Unified School District](#), [Santa Clara County Office of Education](#), [Palo Alto Unified School District](#), Ravenswood City School District, Santa Rosa Junior College, [Evergreen Valley College](#), Skyline College, [City College of San Francisco](#), and College of Marin, to name a few (see references).

Our Value.

There are several benefits to working with One Workplace on furniture design services for this project, including coordinated design aesthetic with lower overall costs. By collaborating early in this process, we will save the District on costly specification errors and logistical fees, address power needs, and space usability requirements. Institutional knowledge of existing relationships and continued engagement with key stakeholders will ensure the design process stays on track and that the outcome matches the original intent.

Furthermore, as outlined in our proposal, we provide a **turnkey solution** for furniture, from programming all the way through procurement using **piggyback agreements**, to flawless delivery and installation, and punch list completion, providing SRCS with additional savings. Many of **our services are in-house** – from our 175,000 sq. ft. state-of-the-art Warehouse to our Project Managers, to our large fleet of company-owned trucks and trailers.

Coordinated Project Installations, Inc. (CPI), our dedicated install partner for SRCS, is a Santa Rosa-based furniture installation company specializing in delivery, installation, reconfiguration, relocation, and project support services for school, public agency, commercial, and institutional projects. Having these services in-house and a local, dedicated team of installers in Santa Rosa, enables us to manage contingencies, mitigate risk, and ensure the timely execution of this project.

By streamlining the design and purchasing with one manufacturer, **HON Office Furniture**, allows us to minimize design services fees and reduce cost of product and related services (freight, delivery) and further mitigate risk. TJ, Josh, and Nancy have partnered with HON on the dealer side (Nancy has also worked directly for the company) and can testify to its breadth of line, durability of products, and value to clients. We believe it will be a great fit for this project and have suggested the line for all spaces and applications.

We are always trying to find ways in which we can deliver greater value to fit your budget requirements and welcome collaborating with you to further identify ways to reduce cost while preserving the design intent. We will bring our expertise and resources to not only help you deliver the spaces you will occupy, but to train faculty and staff on how to use them and evaluate your spaces over time to ensure top performance.

Together, we can bring your vision to life – to create a welcoming, vibrant, and dynamic center of administration and teaching and learning in Santa Rosa that enables your staff to thrive and transitions program students to reach their full potential. We welcome the opportunity and questions to discuss our proposal. Thank you for your consideration on this important project.

We acknowledge receipt of Addendums 1 and 2.

Sincerely,



Nancy O'Grady

Account Executive

One Workplace

7220 Edgewater Dr, Oakland, CA 94621

925.899.1569

oneworkplace.com

One Workplace
Professional Fees for District Office & Education Center

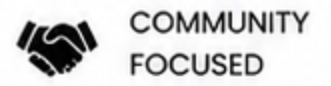
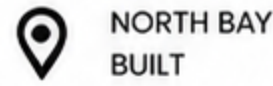
Design Services

We estimate that the fee for the stated Scope of Services will be \$15,000 based on \$120.00 per hour.

Scope of Services	Est. Hrs	Hourly	Est. Fee
Creative Engagment	2	120	\$240.00
Discover (Programming)	3	120	\$360.00
Co-Create (Schematic Design)	55	120	\$6,600.00
Validate (Design Development)	51	120	\$6,120.00
Project Documentation	8	120	\$960.00
Make (Implementation)	2	120	\$240.00
Installation	1	120	\$120.00
Iteration (Post Occupancy)	2	120	\$240.00
Additional Services	1	120	\$120.00
Subtotal	125		\$15,000.00
TOTAL			\$15,000.00

Contract Number:

19



PROJECT NAME:	Abraham Lincoln Elementary School
OWNER:	Santa Rosa City Schools
BID DATE:	June 9, 2026

CONTACT:	Duncan Young
PHONE:	(707) 293-6834
EMAIL:	dyoung@wrightcontracting.com



PROJECT NARRATIVE

Wright Contracting is pleased to submit this proposal for the above-referenced project. Our team has reviewed the contract documents and understands the scope of work as described. We are committed to delivering a safe, high-quality project while maintaining schedule, minimizing disruption to facility operations, and providing proactive communication throughout construction. The proposal includes fabrication, material procurement, finishes, hardware, installation, and associated labor necessary to complete the fence and gate systems in accordance with the contract documents.



PRICING

DESCRIPTION	AMOUNT
Base Bid Amount	\$74,000.00
Alternate No. 1	NA
Alternate No. 2	NA
TOTAL BID AMOUNT	\$74,000.00



CLARIFICATIONS / EXCLUSIONS

We have included the disposal of all spoils created by the drilling of post holes and GPRS Scanning.
We exclude Vac Truck work or relocation of any utilities.



PROPOSAL VALID FOR:
60 DAYS

*Thank you for the opportunity to submit this proposal.
We look forward to working with you.*




OWNER

SIGNATURE: _____
PRINTED NAME: _____
TITLE: _____
DATE: _____



CONTRACTOR WRIGHT CONTRACTING

SIGNATURE: 
PRINTED NAME: Duncan Young
TITLE: Principal
DATE: 6.9.26





SANTA ROSA CITY SCHOOLS

ABRAHAM LINCOLN ELEMENTARY SCHOOL

PERIMETER FENCING AND GATES

850 WEST 9TH STREET, SANTA ROSA, CA 95401

FILE: 49-106

APPL:



GENERAL NOTES	ADMINISTRATIVE NOTES	OWNER	ABBREVIATIONS	INDEX OF DRAWINGS																																					
<p>1. ALL WORK SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF GOVERNING CODES LISTED IN "APPLICABLE CODES" AND ALL GOVERNING LOCAL CODES AND REGULATIONS.</p> <p>2. THE OWNER / ARCHITECT HAVE OBTAINED APPROVAL OF THE PRIMARY AUTHORITY HAVING JURISDICTION (OSA, HCAI, CITY BUILDING PERMIT). CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL OTHER REQUIRED PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.</p> <p>3. UNLESS STATED OTHERWISE IN THE SPECIFICATIONS, SPECIAL INSPECTION IS REQUIRED FOR SHOP AND FIELD STRUCTURAL WELDING.</p> <p>4. WHERE INCORPORATED IN THE CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN COPIES OF HCAI OR DSA PRE-APPROVALS FOR PRE-APPROVED ITEMS OR SYSTEMS INCORPORATED INTO THE CONSTRUCTION AND DISTRIBUTE TO OWNER'S REPRESENTATIVE, ARCHITECT AND INSPECTOR.</p> <p>5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FURNISH AND INSTALL ALL MATERIALS AND WORK DESCRIBED, DEPICTED OR DETAILED WITHIN THESE DOCUMENTS REGARDLESS OF THE LOCATION OF THAT MATERIAL OR WORK WITHIN THE DOCUMENTS OR OMISSION (WHETHER DELIBERATE OR ACCIDENTAL) OF THAT MATERIAL OR WORK BY A SUBCONTRACTOR ON HIS/HER BID.</p> <p>6. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL CONSIDER THESE DOCUMENTS IN THEIR ENTIRETY. DISCREPANCIES OR CONTRADICTIONS BETWEEN PORTIONS OF THESE DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AT LEAST 72 HOURS PRIOR TO BID OPENING FOR CLARIFICATION. OTHERWISE, THE MOST RESTRICTIVE REQUIREMENT SHALL BE IN FORCE AT NO ADDITIONAL COST TO THE OWNER.</p> <p>7. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE SAFETY OF ALL PERSONS ON OR ABOUT THE CONSTRUCTION SITE. IN ACCORDANCE WITH APPLICABLE LAWS AND CODES, CONTRACTOR ESTABLISH PROCEDURES TO ASSURE ALL PERSONS ENTERING A POSSIBLY HAZARDOUS AREA, INCLUDING WORKERS, SUBCONTRACTORS, OTHER CONTRACTORS, VISITORS, AND OTHERS ARE AWARE OF APPROPRIATE / REQUIRED SAFETY PROCEDURES, COMPLY WITH LOCAL, STATE, AND FEDERAL SAFETY STANDARDS, INCLUDING OSHA REQUIREMENTS AND WITH THE SAFETY PROVISIONS OF THE LATEST MANUAL OF ACCIDENT PREVENTION PUBLISHED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA.</p> <p>8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING TEMPORARY FENCING AND GATES, SIGNAGE, SECURITY LIGHTING OR OTHER SECURITY AND CONTROL MEASURES NECESSARY TO PROVIDE FOR THE SAFETY OF THE PUBLIC AND FACILITY USERS UNTIL THE COMPLETION OF THE WORK.</p> <p>9. THE CONTRACTOR IS RESPONSIBLE TO FOR PROTECTION OF ADJACENT PROPERTY AND SHALL REPAIR AND /OR REPLACE ALL PROPERTY DAMAGED DURING THE COURSE ON THE WORK.</p> <p>10. THE CONTRACTOR SHALL LIMIT HIS / HER ACTIVITY TO THE AREA DESCRIBED WITHIN THE DOCUMENTS UNLESS OTHERWISE PERMITTED BY THE OWNER'S REPRESENTATIVE.</p> <p>11. THE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY ITEMS DAMAGED OR DISTURBED DURING THE COURSE OF THE WORK. INSTALLATION SHALL MATCH EXISTING IN KIND, QUALITY, AND PERFORMANCE.</p> <p>12. WHERE EXISTING CONSTRUCTION AND FINISHES ARE CUT, DAMAGED, OR REMODELED, PATCH WITH MATERIALS TO MATCH IN KIND, QUALITY, PERFORMANCE CHARACTERISTICS, AND APPEARANCE.</p> <p>13. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED. DIMENSIONS NOTED AS "CLR" MEAN CLEAR DIMENSION TO FACE OF FINISH. VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES FOUND.</p> <p>14. VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES FOUND. VERIFY DIMENSIONS OF ALL OWNER-FURNISHED ITEMS, INCLUDING FURNITURE AND EQUIPMENT, TO ENSURE PROPER COORDINATION WITH CONSTRUCTION.</p> <p>15. ALL ITEMS SHOWN ON HY ARCHITECTS DRAWINGS SHEETS ARE NEW, UNLESS OTHERWISE INDICATED AS "E" OR "EXISTING".</p> <p>16. ALL UTILITIES REQUIRED FOR THE CONTINUOUS OPERATION OF ALL OCCUPIED EXISTING FACILITIES SHALL BE MAINTAINED IN SERVICE AT ALL TIMES. ANY SHUT DOWNS FOR NEW CONNECTIONS MUST BE COORDINATED WITH THE OWNER'S REPRESENTATIVE TWO WEEKS PRIOR TO THE REQUESTED SHUT DOWN.</p> <p>17. COORDINATION WITH OTHER CONTRACTS: IF ANY PART OF THIS CONTRACTOR'S WORK DEPENDS UPON THE WORK OF A SEPARATE CONTRACTOR, THIS CONTRACTOR SHALL INSPECT SUCH OTHER WORK AND PROMPTLY REPORT IN WRITING TO THE OWNER'S REPRESENTATIVE ANY DEFECTS IN SUCH OTHER WORK THAT RENDER IT UNSUITABLE TO RECEIVE THE WORK OF THIS CONTRACTOR. FAILURE OF THIS CONTRACTOR TO SO INSPECT AND REPORT SHALL CONSTITUTE AN ACCEPTANCE OF THE OTHER CONTRACTOR'S WORK, EXCEPT AS TO DEFECTS WHICH MAY DEVELOP IN OTHER CONTRACTOR'S WORK AFTER EXECUTION OF THIS CONTRACTOR'S WORK.</p> <p>18. COORDINATION OF SCHEDULE: PORTIONS OF THIS WORK MAY BE REQUIRED TO BE COMPLETED ON SCHEDULE IN ORDER TO AVOID DELAY TO OTHER CONTRACTORS OR OWNERS OPERATIONS. CONTRACTOR SHALL STRICTLY ADHERE TO ESTABLISHED COMPLETION DATES AS DESIGNATED IN THE SPECIFICATIONS AND COORDINATE WORK SCHEDULE WITH THE OWNER'S REPRESENTATIVE AND OTHER CONTRACTORS. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AND LIQUIDATED DAMAGES.</p> <p>19. SCHEDULE ALL WORK WITH THE OWNER'S REPRESENTATIVE, INCLUDING CONSTRUCTION ACCESS AND STORAGE, AND WORK OUTSIDE THE "TEXT OF WORK" SET FORTH IN THESE DOCUMENTS. THE CONSTRUCTION SCHEDULE SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO THE START OF CONSTRUCTION.</p> <p>20. CONSTRUCTION PROCEDURES SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO THE START OF CONSTRUCTION.</p> <p>21. DEMOLITION IS NOT NECESSARILY LIMITED TO ONLY WHAT IS SHOWN ON THIS OR OTHER DRAWINGS OR AS OUTLINED IN THE SPECIFICATIONS. THE INTENT IS TO INDICATE GENERAL SCOPE OF DEMOLITION REQUIRED. CONTRACTOR SHALL INCLUDE ALL MISCELLANEOUS DEMOLITION, CUTTING AND PATCHING REQUIRED TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.</p> <p>22. ALL ITEMS IDENTIFIED TO BE SALVAGED SHALL BE DELIVERED IN GOOD CONDITION TO A PLACE OF STORAGE AS DIRECTED BY THE OWNER'S REPRESENTATIVE. ALL OTHER ITEMS MUST BE DISPOSED OF OFF-SITE IN A LEGAL MANNER.</p> <p>23. ARCHITECT IS NOT RESPONSIBLE FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF, OR EXPOSURE OF PERSONS TO, HAZARDOUS MATERIALS OR TOXIC SUBSTANCES IN ANY FORM AT THE PROJECT SITE. TO THE EXTENT THESE DOCUMENTS RELATE TO SUCH ISSUES, ARCHITECT'S PARTICIPATION IS SOLELY ADMINISTRATIVE WITHOUT ANY RESPONSIBILITY FOR THE CONTENT OR EXECUTION OF SUCH DOCUMENTS.</p> <p>24. DETAIL DRAWINGS WITH REFERENCES TO FIRE-RATED ASSEMBLIES OR CONSTRUCTION WHICH HAVE BEEN TESTED BY UNDERWRITERS LABORATORIES, THE CALIFORNIA BUILDING CODE OR ANY OTHER APPROVED TESTING AGENCY, SHALL BE CONSTRUCTED TO INCLUDE ALL WORK AND PROCEDURES CONTAINED IN THE REFERENCED ASSEMBLY DESCRIPTION.</p> <p>25. ALL PIPE AND DUCT PENETRATIONS THROUGH FIRE RATED CONSTRUCTION SHALL BE FIRE STOPPED AND SEALED TO MAINTAIN THE REQUIRED RATING.</p> <p>26. CONTRACTOR TO MAINTAIN CONTEMPORANEOUSLY RECORDED "AS-BUILT" INFORMATION OF ALL WORK, WHICH SHALL BE MARKED IN COLOR ON THE DRAWINGS AND SPECIFICATIONS. A SCANNED PDF OF THE "AS-BUILT" DRAWINGS AND SPECIFICATIONS SHALL BE TURNED OVER TO THE OWNER'S REPRESENTATIVE PRIOR TO FINAL APPLICATION FOR PAYMENT. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.</p> <p>27. CONTRACTOR SHALL PROVIDE TEMPORARY PROTECTION AND DUST COVERS ADJACENT TO OCCUPIED AREAS AS REQUIRED TO CONTAIN DUST AND DEBRIS WITHIN CONSTRUCTION AREA. BROOM CLEAN ALL AREAS, INCLUDING SIDEWALKS AND DRIVEWAYS EACH DAY. KEEP DIRT AND DUST TO A MINIMUM.</p> <p>28. WORK SHALL BE EXECUTED IN A CAREFUL AND ORDERLY MANNER WITH THE LEAST POSSIBLE DISTURBANCE TO PUBLIC AND TO OCCUPANTS OF EXISTING BUILDING.</p> <p>29. CLEAN ALL EXPOSED SURFACES AND NEW EQUIPMENT AFTER COMPLETION.</p>	<p>1. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO CONSTRUCT THE SCOPE OF THE PROJECT IN ACCORDANCE WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS. SHOULD ANY CONDITIONS DEVELOP NOT COVERED BY THE CONTRACT DOCUMENTS SUCH THAT THE FINISHED WORK WILL NOT COMPLY WITH THE SAID TITLE 24, CALIFORNIA CODE OF REGULATIONS, CONSTRUCTION CHANGE DOCUMENTS DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY DSA BEFORE PROCEEDING WITH THE WORK.</p> <p>2. A COPY OF PARTS 1 AND 2, TITLE 24 C.C.R. SHALL BE KEPT ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.</p> <p>3. ALL CONSTRUCTION CHANGE DOCUMENT AND ADDENDA TO BE SIGNED BY THE ARCHITECT AND THE OWNER AND APPROVED BY DSA. CONSTRUCTION CHANGE DOCUMENTS ARE NOT VALID UNTIL APPROVED BY DSA PER SECTION 4-338, PART 1, TITLE 24.</p> <p>4. ALL TESTS TO CONFORM TO THE REQUIREMENTS OF SECTION 4-335, PART 1, TITLE 24.</p> <p>5. TESTS OF MATERIALS AND TESTING LABORATORY SHALL BE IN ACCORDANCE WITH SECTION 4-335 OF PART 1, TITLE 24 AND THE DISTRICT SHALL EMPLOY AND PAY THE LABORATORY. COSTS OF RE-TEST MAY BE BACK CHARGED TO THE CONTRACTOR.</p> <p>6. DSA SHALL BE NOTIFIED AT THE START OF CONSTRUCTION AND PRIOR TO THE PLACEMENT OF CONCRETE PER SECTION 4-331, PART 1, TITLE 24.</p> <p>7. THIS PROJECT REQUIRES A DSA CERTIFIED PROJECT INSPECTOR. INSPECTOR SHALL BE APPROVED BY DSA. INSPECTOR SHALL BE IN ACCORDANCE WITH SECTION 4-333(B), THE DUTY OF THE INSPECTOR SHALL BE IN ACCORDANCE WITH SECTION 4-342, PART 1, TITLE 24.</p> <p>8. SUPERVISION OF CONSTRUCTION BY DSA SHALL BE IN ACCORDANCE WITH SECTION 4-334, PART 1, TITLE 24.</p> <p>9. CONTRACTOR, INSPECTOR, ARCHITECT, AND ENGINEERS SHALL SUBMIT VERIFIED REPORTS (FORM DSA-6 IN ACCORDANCE WITH SECTION 4-338 AND 4-343, PART 1, TITLE 24.</p> <p>10. THE ARCHITECT AND THE STRUCTURAL ENGINEER SHALL PERFORM THEIR DUTIES IN ACCORDANCE WITH SECTION 4-333(A) AND 4-341, PART 1, TITLE 24.</p> <p>11. THE CONTRACTOR SHALL PERFORM HIS DUTIES IN ACCORDANCE WITH SECTION 4-343, PART 1, TITLE 24.</p> <p>12. FUNCTIONAL PERFORMANCE TESTING AND BUILDING COMMISSIONING AS DEFINED BY SECTION 120.8, PART 6, TITLE 24 SHALL BE CONDUCTED BY A QUALIFIED COMMISSIONING AGENT TO DEMONSTRATE THE CORRECT INSTALLATION AND OPERATION OF EACH COMPONENT, SYSTEM AND SYSTEM-TO-SYSTEM INTERFACE IN ACCORDANCE WITH THE ACCEPTANCE TEST REQUIREMENTS FOR THE SPECIFIED SYSTEMS AS NOTED.</p> <ul style="list-style-type: none"> MECHANICAL SYSTEMS TESTING IN ACCORDANCE WITH SECTION 120.5, PART 6, TITLE 24 LIGHTING CONTROLS AND PROCESS EQUIPMENT IN ACCORDANCE WITH SECTION 130.4, PART 6, TITLE 24 BUILDING ENVELOPE DESIGN IN ACCORDANCE WITH SECTION 120.7, PART 6, TITLE 24 <p>13. ALL CONSTRUCTION AND DEMOLITION SHALL BE IN ACCORDANCE WITH CHAPTER 33 OF THE CBC AND CFC, AND THE WRITTEN SITE FIRE SAFETY PLAN.</p>	<p>SANTA ROSA CITY SCHOOLS 110 STONY POINT RD #210 SANTA ROSA, CA 95401 CONTACT: ERIK ODEEN, EXECUTIVE DIRECTOR FACILITIES, MAINTENANCE AND OPERATIONS TEL: (707) 890-3800, x80231</p> <p>ABRAHAM LINCOLN ELEMENTARY SCHOOL 850 W 9TH STREET SANTA ROSA, CA 95401 CONTACT: JEANNE WILSON, PRINCIPAL TEL: (707) 890-3940</p> <p>CONSTRUCTION MANAGER GREYSTONE WEST COMPANY 621 WEST SPAIN STREET SONOMA, CA 95476 CONTACT: CORY ROSSOW TEL: (650) 504-7041</p>	<p>& AND @ AT # CENTERLINE DIAMETER # POUND OR NUMBER</p> <p>AC ASPHALTIC CONCRETE ADD ADDITIONAL ADJ ADJACENT ALT ALTERNATE ALUM ALUMINUM ANOD ANODIZED APPROX APPROXIMATE</p> <p>BD BOARD BLDG BUILDING BOT BOTTOM BTWN BETWEEN</p> <p>CB CATCH BASIN CFCI CONTRACTOR FURNISHED CONTRACTOR INSTALLED CJ CONTROL JOINT CLR CLEAR CO CLEAN OUT COMP COMPOSITION CONC CONCRETE CONST CONSTRUCTION CONT CONTINUOUS</p> <p>DBL DOUBLE DEMO DEMOLITION DEPT DEPARTMENT DF DRINKING FOUNTAIN DI DRAIN OR DROP INLET DIA DIAMETER DIAG DIAGONAL DIM DIMENSION DIV DIVISION DN DOWN DS DOWNSPOUT DTL DETAIL DWG DRAWING</p> <p>(E) EXISTING E EAST EA EACH EL ELEVATION ENCL ENCLOSURE EQ EQUAL EQUIP EQUIPMENT EVA EMERGENCY VEHICLE ACCESS EXP EXPANSION EXT EXTERIOR</p> <p>FE FIRE EXTINGUISHER FEC FIRE EXTINGUISHER CABINET FO FACE OF FOC FACE OF CONCRETE FOF FACE OF FINISH FT FOOT OR FEET FTG FOOTING</p> <p>GA GAUGE GALV GALVANIZED GSM GALVANIZED SHEET METAL</p> <p>HB HOSE BIB HD HEAD HDWR HARDWARE HM HOLLOW METAL HRZ HORIZONTAL HR HOUR HT HEIGHT</p> <p>INFO INFORMATION INT INTERIOR</p> <p>JT JOINT</p> <p>LAM LAMINATE LBS POUNDS LT LIGHT</p> <p>MAX MAXIMUM MB MACHINE BOLT MFR MANUFACTURER MH MANHOLE MIN MINIMUM MISC MISCELLANEOUS MOD MODULAR MTD MOUNTED MTG MOUNTING MTL METAL</p> <p>(N) NEW N/A NOT APPLICABLE N NORTH NIC NOT IN CONTRACT NO or # NUMBER NOM NOMINAL NTS NOT TO SCALE</p> <p>OJ OVER OC ON CENTER OPP OPPOSITE</p> <p>PL PLATE PLYWD PLYWOOD PR PAIR</p> <p>(R) RELOCATE (RE) RELOCATE EXISTING RD ROOF DRAIN REF REFERENCE REINF REINFORCED REQ REQUIRED RO ROUGH OPENING RWL RAIN WATER LEADER</p> <p>S SOUTH SCHD SCHEDULE SF SQUARE FEET SFFD SEE FIRE PROTECTION DRAWINGS SHT SHEET SIM SIMILAR SLD SEE LANDSCAPE DRAWINGS SMS SHEET METAL SCREW SPEC SPECIFICATION SQ SQUARE SS STAINLESS STEEL STD STANDARD STL STEEL STOR STORAGE SUSP SUSPENDED</p> <p>TEMP TEMPORARY THK THICK TOP OF TOP OF TOC TOP OF CURB TOP TOP OF PARAPET TOW TOP OF WALL TYP TYPICAL</p> <p>UON UNLESS OTHERWISE NOTED</p> <p>VERT VERTICAL VFI VERIFY IN FIELD</p> <p>W WEST w/ WITH W/O WITHOUT WD WOOD</p>	<p>ARCHITECTURAL A0.01 TITLE SHEET A0.02 FIRE LIFE SAFETY & ACCESSIBILITY SITE PLAN A1.01 SITE PLAN A1.02 SITE PHOTOS A8.01 CHAINLINK FENCE DETAILS A8.02 ORNAMENTAL FENCE DETAILS A8.04 MISCELLANEOUS FENCE DETAILS TOTAL SHEETS: 7</p>																																					
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SUPPLEMENTARY NOTES																																									
<p>1. CONTRACTOR TO PROVIDE THE LAYOUT OF ALL POSTS AND ATTAIN AND PAY FOR THE SERVICES OF AN ESTABLISHED UNDERGROUND SURVEY COMPANY TO DISCOVER THE LOCATION OF ANY UNDERGROUND UTILITY PRIOR TO DIGGING. THE POST LAYOUT WILL OCCUR PRIOR TO THE UNDERGROUND SURVEY COMPANY PROVIDING THEIR SERVICES.</p> <p>2. THE CONTRACTOR IS RESPONSIBLE TO HIRE AND PAY FOR THE APPROPRIATE CALIFORNIA LICENSED CONTRACTOR TO CORRECT ANY AND ALL DAMAGES INCLUDED BUT NOT LIMITED TO IRRIGATION, ELECTRICAL, GAS, STORM, SEWER, BUILDINGS, LANDSCAPE, HARDSCAPE, ETC. ALL DAMAGES MUST BE REPORTED IMMEDIATELY TO THE DISTRICT ARCHITECT AND THE INSPECTOR OF RECORD. INSPECTION BY THE DISTRICT PRIOR TO CORRECTION MUST BE ALLOWED UNLESS IT THREATENS SAFETY. THE SUB CONTRACTOR HIRED BY THE CONTRACTOR TO MAKE CORRECTIONS MUST PROVIDE PROOF TO THE DISTRICT THAT THEY ARE CURRENTLY LICENSED AND INSURED TO PERFORM SUCH WORK.</p> <p>3. ALL DUE DILIGENCE IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.</p>																																									

Revisions

Delta	Date	Revisions	By

NOT FOR CONSTRUCTION

80% CONSTRUCTION DOCUMENTS

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HY Architects Project number: 6237.000

Facility
ABRAHAM LINCOLN ELEMENTARY SCHOOL
850 WEST 9TH STREET, SANTA ROSA, CA 95401

Project
PERIMETER FENCING AND GATES

Sheet Title
TITLE SHEET

Client Project Number: 0000.0 Sheet

Scale: 1/2" = 1'-0"

Drawn By: AK

Checked By: VL / LP

Issue Date: 10/10/25

Revit Version: 2025

A0.01

Sheet 1 of 7

DSA 810

FIRE & LIFE SAFETY SITE CONDITIONS SUBMITTAL

Division of the State Architect (DSA) documents referenced within this publication are available on the [DSA Forms](#) or [DSA Publications](#) webpages.

To facilitate the Division of the State Architect's (DSA) fire and life safety plan review of project site conditions, DSA requires the design professional to provide the following information at time of project submittal for projects consisting of construction of a new campus, construction of new building(s), additions to existing buildings, and for site alternate design means for fire department emergency vehicle access, and fire suppression water supply. Information associated with compliance items 1 through 3 below is to be provided for all project types indicated above. Information associated with items 4 through 7 is to be completed when an alternate means is utilized. Acknowledgement by the school district and signature from the Local Fire Authority (LFA) is only required when an alternate design means is being requested.

The Project Information and Fire & Life Safety Information sections are to be completed for all projects and imaged onto the fire access site plan. When an alternate design/means is proposed, all sections on pages 1 and 2 are to be completed and imaged on the fire access site plan.

For additional information refer to the instructions at the end of this form and DSA Policy PL 09-01: Fire Flow for Buildings.

PROJECT INFORMATION

School District/Owner: Santa Rosa City Schools

Project Name/School: Abraham Lincoln ES Perimeter Fencing

Project Address: 850 W 9th St, Santa Rosa, CA 95401

FIRE & LIFE SAFETY INFORMATION

1. Has a fire hydrant flow test been performed within the past 12 months? (If yes, provide a copy of the test data.)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
2. Was the fire hydrant water flow test performed as part of this LFA review?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
3. Is the project located within a designated fire hazard severity zone (FHSZ) as established by Cal-Fire? (If yes, indicate FHSZ classification below.)	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Refer to the following website for FHSZ locations: Fire Hazard Severity Zones in State Responsibility Area	Moderate <input type="checkbox"/>	High <input type="checkbox"/>
Wildland Interface Area (WIFA) (If any designations are checked, project design must meet the requirements of CBC Chapter 7A.)	WIFA <input type="checkbox"/>	

DSA 810 FIRE & LIFE SAFETY SITE CONDITIONS SUBMITTAL

CONDITION MEANS AND METHODS RESOLUTION	ALTERNATE ACCEPTED			
	Yes	No	N/A	N/R
4. Emergency vehicle access roadways do not meet CFC requirements.				
4a. Acceptable Alternate: Emergency vehicle and personnel access as proposed by the project architect is acceptable for providing fire suppression and protection of life and property.				
5. Fire Hydrants: Number and spacing does not meet CFC requirements.				<input checked="" type="checkbox"/>
5a. Acceptable Alternate: Number of fire hydrants and spacing as proposed by the project architect is acceptable for fire suppression and protection of life and property.				
6. Fire Hydrants: Water flow and pressure are less than CFC minimum.				<input checked="" type="checkbox"/>
6a. Acceptable Alternate: The available flow and pressure is acceptable for providing fire suppression and protection of life and property.				
7. Location of fire department connection(s) serving fire sprinkler systems or standpipe systems does not meet CFC requirements.				<input checked="" type="checkbox"/>
7a. Acceptable Alternate: The location of fire department connection serving the fire sprinkler system and/or standpipe system is acceptable for providing fire suppression and protection of life and property.				

School District Acceptance of Acceptable Design Alternates
By signing this form, the school district acknowledges and accepts the proposed design as an alternative to California Building Code (CBC) and California Fire Code (CFC) minimum requirements, as indicated by one or more of the conditions indicated at items 4a, 5a, 6a or 7a, for providing fire and life safety protection of life and property.

Accepted by: _____ Title: _____
Signature: _____ Date: _____

LOCAL FIRE AUTHORITY (LFA) INFORMATION

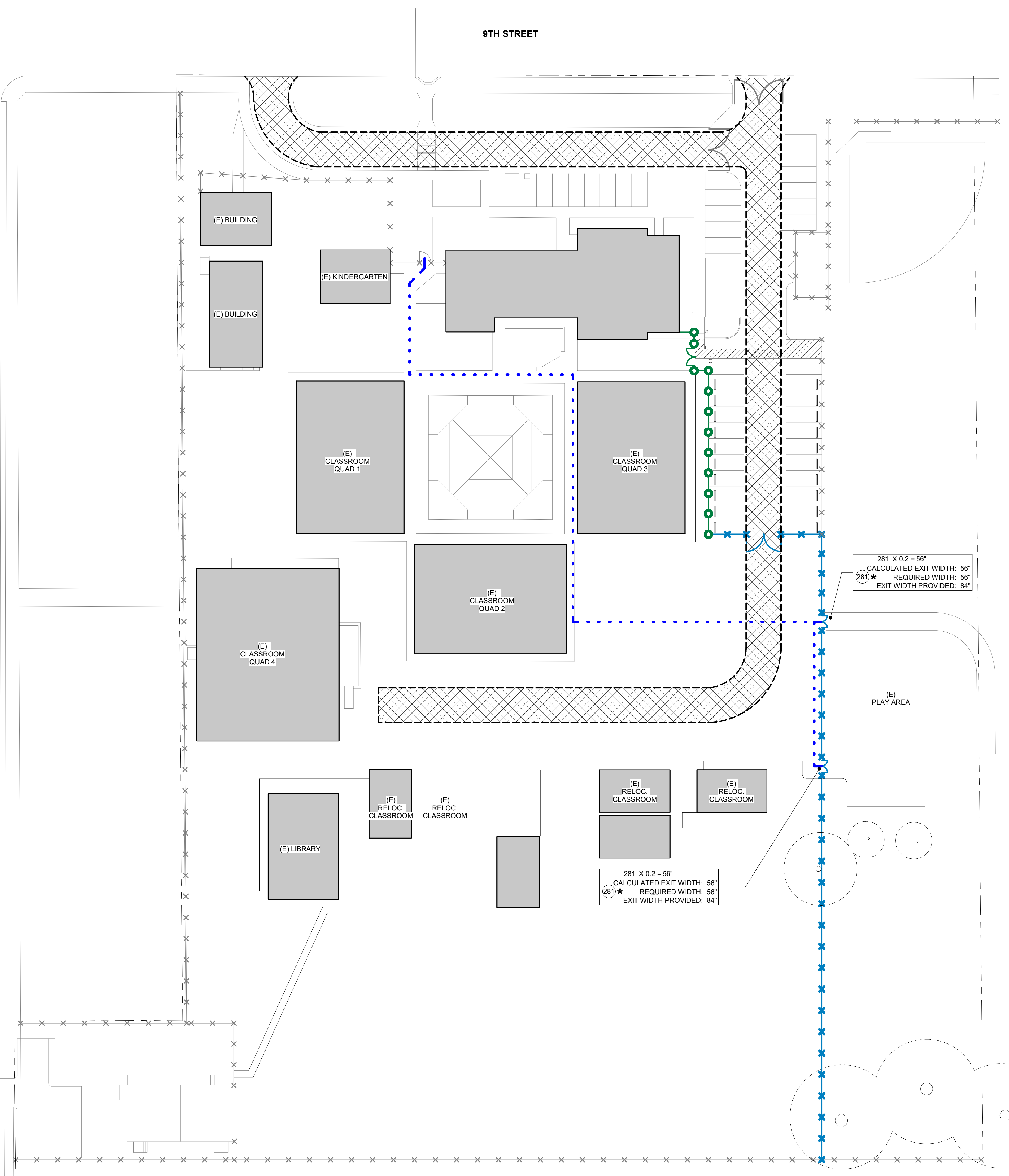
LFA Agency Name: _____

LFA Review Official: _____

Title: _____ Work Phone: _____

Work Email: _____

LFA Reviewer's Signature: _____ Date: _____



DSA CERTIFICATION & CLOSE OUT

Revisions	Delta	Date	Revisions	By

SITE PLAN LEGEND

- (E) FIRE HYDRANT
- (E) ACCESSIBLE PATH OF TRAVEL
- KNOX BOX
- EGRESS WIDTH FACTOR
- # OF OCCUPANTS
- INDICATES WITH PANIC HARDWARE
- REQUIRED WIDTH IS WHICHEVER IS GREATER:
 - CALCULATED WIDTH
 - CODE MINIMUM
- TOTAL CAMPUS MAXIMUM OCCUPANCY: 336
- ACCESS TO PUBLIC WAY
- TOTAL GATE OPENING EXIT: 420 OCCUPANTS
- PROPERTY LINES
- (E) BUILDING
- (E) EMERGENCY VEHICLE ACCESS (E.V.A.) LANE
- 20'-0" MIN CLEAR WIDTH PER DSA A#01-101913
- (E) FENCE TO REMAIN
- (N) 1" NO CLIMB CHAIN LINK FENCE
- (N) ORNAMENTAL FENCE
- (E) GATE TO REMAIN
- (N) GATE
- GATE TAG
- ACCESSIBLE ROUTE SERVING AREA OF NEW WORK
- THE ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLAN IS A BARRIER-FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" BEVEL AT 1/2" MAX SLOPE OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAX AND AT LEAST 36" IN WIDTH. SURFACE IS STABLE, FIRM, AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 2% (1:49) AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% (1:20), UNLESS OTHERWISE INDICATED. THE ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80".
- ARCHITECT SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.



NOT FOR CONSTRUCTION DOCUMENTS

80% CONSTRUCTION DOCUMENTS

DESIGN PROFESSIONAL IN GENERAL RESPONSIBLE CHARGE STATEMENT

THE POT IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS MEETS THE REQUIREMENTS OF THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE (CBC) ACCESSIBILITY PROVISIONS FOR PATH OF TRAVEL REQUIREMENTS FOR ALTERATIONS, ADDITIONS AND STRUCTURAL REPAIRS AS PART OF THE DESIGN OF THIS PROJECT. THE POT WAS EXAMINED AND ANY ELEMENTS, COMPONENTS OR PORTIONS OF THE POT THAT WERE DETERMINED TO BE NONCOMPLIANT WITH THE CBC HAVE BEEN IDENTIFIED AND THE CORRECTIVE WORK NECESSARY TO BRING THEM INTO COMPLIANCE HAS BEEN INCLUDED WITHIN THE SCOPE OF THIS PROJECT'S WORK THROUGH DETAILS, DRAWINGS AND SPECIFICATIONS INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS. ANY NONCOMPLIANT ELEMENTS, COMPONENTS OR PORTIONS OF THE POT THAT WILL NOT BE CORRECTED BY THIS PROJECT BASED ON VALUATION THRESHOLD LIMITATIONS OR A FINDING OF UNREASONABLE HARDSHIP ARE INDICATED IN THESE CONSTRUCTION DOCUMENTS.

DURING CONSTRUCTION, IF POT ITEMS WITHIN THE SCOPE OF THE PROJECT REPRESENTED AS CBC COMPLIANT ARE FOUND TO BE NONCOMPLYING BEYOND REASONABLE CONSTRUCTION TOLERANCES, THE ITEMS SHALL BE BROUGHT INTO COMPLIANCE WITH THE CBC AS A PART OF THIS PROJECT BY MEANS OF A CONSTRUCTION CHANGE DOCUMENT.



HY Architects Project number: 6237.000

Facility

ABRAHAM LINCOLN ELEMENTARY SCHOOL

850 WEST 9TH STREET, SANTA ROSA, CA 95401

Project

PERIMETER FENCING AND GATES

Sheet Title

FIRE LIFE SAFETY & ACCESSIBILITY SITE PLAN

Client Project Number:	0000.0
Scale:	1" = 30'-0"
Drawn By:	AK
Checked By:	VL / LP
Issue Date:	10/10/25
Revit Version:	2025
Sheet	A0.02
Sheet	2 of 7

Mark	FROM	TO	USE	GATE WIDTH	DOUBLE / SINGLE	LEAF WIDTH	GATE HEIGHT	DETAIL	HARDWARE GROUP	SIGN	SIGNAGE TEXT	COMMENTS
AL-1	SOUTH EAST PARKING LOT	QUAD ENTRY	MAINTENANCE	10' - 0"	DOUBLE	5' - 0"	7' - 11"	15/A8.02	M			
AL-2	SOUTH EAST PARKING LOT	PLAYGROUND	VEHICLE	20' - 0"	DOUBLE	10' - 0"	8' - 0"	25/A8.01	V			
AL-3	PLAYGROUND	PARK	PEDESTRIAN	7' - 0"	DOUBLE	3' - 6"	8' - 0"	23/A8.01	P	ISA		
AL-4	PLAYGROUND	PARK	PEDESTRIAN	7' - 0"	DOUBLE	3' - 6"	8' - 0"	23/A8.01	P	ISA		
AL-5												

HARDWARE GROUP
V= VEHICLE POLE GATE
P= PEDESTRIAN GATE WITH LEVEL LANDING AND PANIC HARDWARE
M= MAINTENANCE GATE WITH FORK LATCH

GENERAL NOTES

- CAREFULLY REMOVE ALL FENCE SIGNAGE AND INSTALL IN SAME LOCATION ON NEW FENCE.
- TRIM OR REMOVE VEGETATION AS NEEDED FOR FENCE INSTALLATION.
- WHEN TREES CONFLICT WITH FENCE LINE, CONTRACTOR TO CONFIRM LOCATION WITH CLIENT AND ARCHITECT TO DETERMINE WHETHER FENCE AROUND TREE SHOULD MAKE TREE "INSIDE" OR "OUTSIDE" OF CAMPUS.



DEMO NOTES

Delta	Date	Revisions	By
D2.01		PORTION OF (E) FENCE TO BE REMOVED. REMOVE FENCE POSTS, POST FOUNDATION AND FENCE MESH.	
D2.03		(E) FENCE TO BE REMOVED. REMOVE FENCE POSTS, POST FOOTING AND FENCE MESH.	
D2.10		DEMO (E) ORNAMENTAL FENCE AND GATE, REMOVE AND RETURN TO THE DISTRICT.	

KEYNOTES

02.01	EXISTING FENCE TO REMAIN. PROTECT IN PLACE.
03.01	6" CONCRETE LEVEL LANDING. MAX 2% SLOPE AND CROSS SLOPE. CONFORM ALL SIDES. ADJUST ADJACENT ASPHALT AS NECESSARY FOR CONFORMANCE. (6" REINFORCED PCC ON 6" CLASS 2 AB ON 6" RECOMPACTED SUBGRADE, 90%). SEE 17/A8.041.
32.10	8' HIGH 1" NO CLIMB CHAIN LINK FENCE. INSTALL IN SAME PLACE AS REMOVED FENCE ION. SEE 6/A8.01.
32.11	8' HIGH 1" NO CLIMB CHAIN LINK PEDESTRIAN GATE. SEE GATE SCHEDULE.
32.17	8' HIGH 1" NO CLIMB CHAIN LINK FENCE. SEE 6/A8.01.
32.20	7'-11" HIGH ORNAMENTAL METAL FENCE. SEE 12/A8.02.
32.42	USE ORNAMENTAL POST TO ATTACH CHAIN LINK.
32.51	INSTALL WHEEL STOP AT ALL PARKING STALLS ON EASTERN EDGE OF SOUTH EAST PARKING LOT. SEE DETAIL 25/A8.04 & 30/A8.04.
32.52	GATE TO BE INSTALLED CENTERED ON EXISTING SIDEWALK.
32.54	CLEAR VEGETATION WHERE NEW CHAIN LINK FENCE MEETS (E) NEIGHBOR FENCE.
32.55	REMOVE EXISTING POST AND INSTALL NEW POST TO CONNECT EXISTING AND NEW FENCE.

NOT FOR CONSTRUCTION DOCUMENTS

LEGEND

- (E) BUILDING
- (N) SITE GATE. SEE GATE SCHEDULE ON SHEET
- (N) WHEEL STOP
- (N) 1" NO CLIMB CHAIN LINK FENCE
- (N) ORNAMENTAL METAL FENCE
- (E) CHAIN LINK FENCE, TO REMAIN
- (E) ORNAMENTAL FENCE, TO REMAIN
- LOCATION OF PICTURE ON SHEET A1.02

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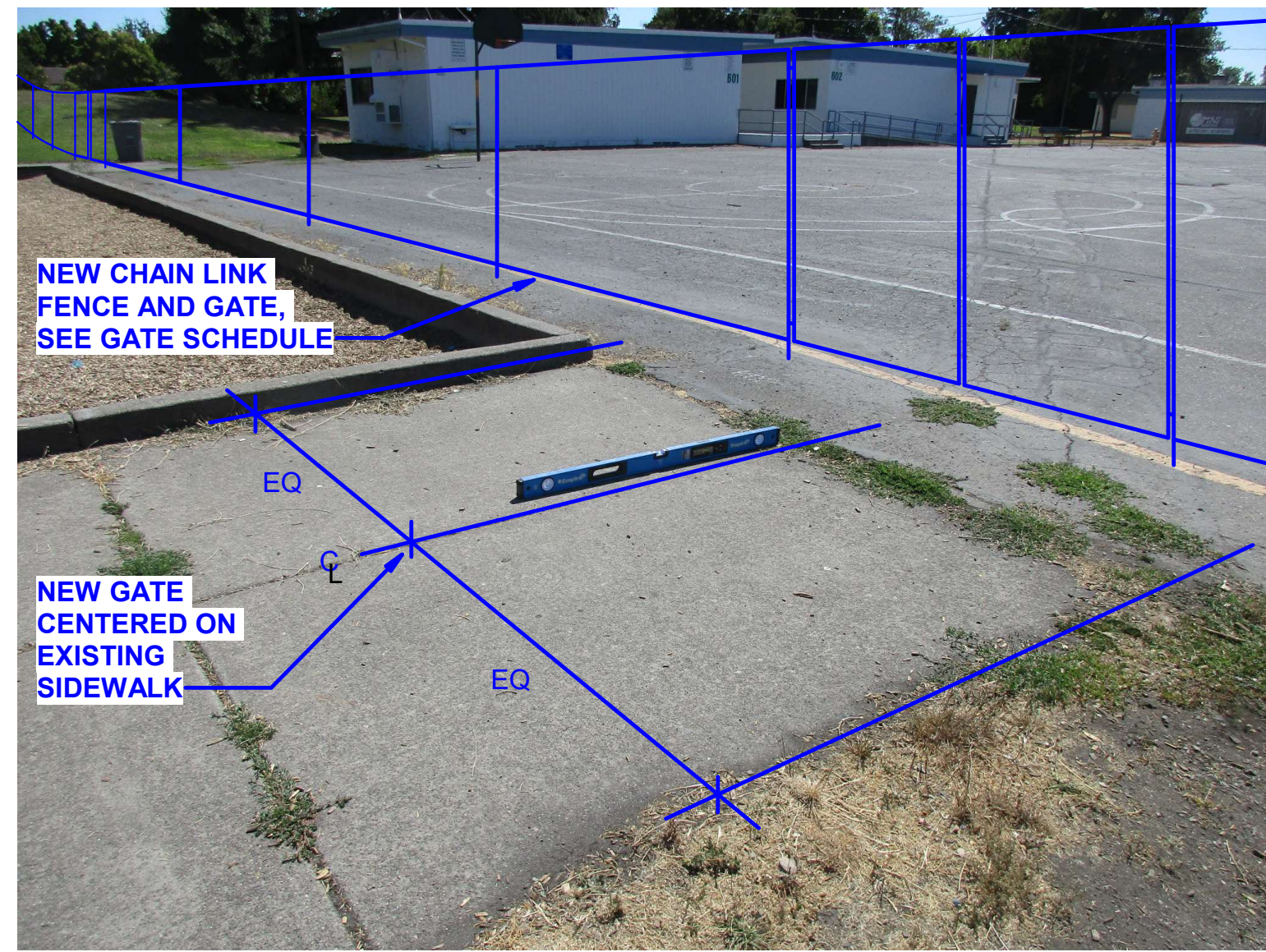
HY Architects Project number: 6237.000
Facility: ABRAHAM LINCOLN ELEMENTARY SCHOOL
850 WEST 9TH STREET, SANTA ROSA, CA 95401

Project: PERIMETER FENCING AND GATES

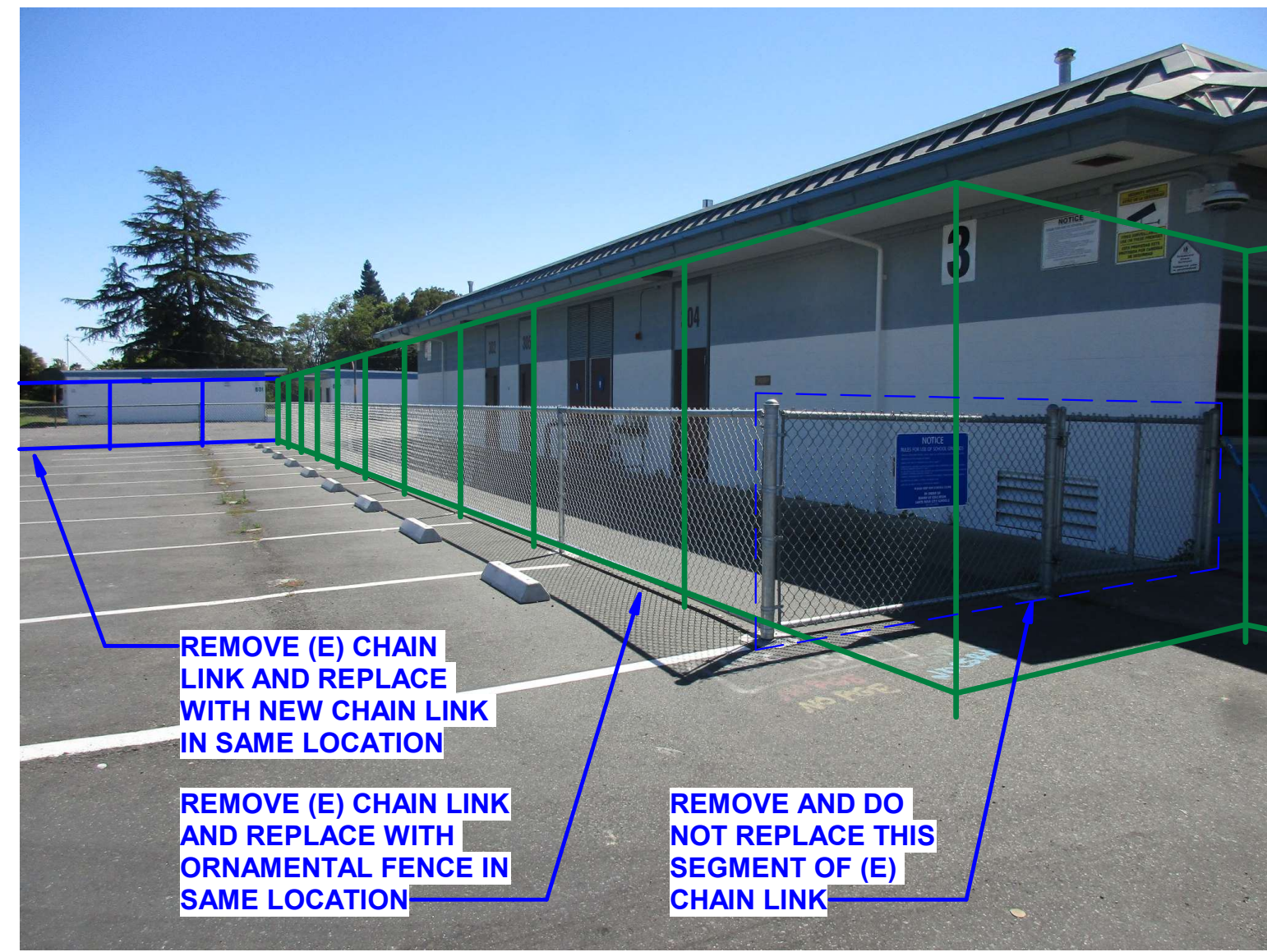
Sheet Title: SITE PLAN

Client Project Number: 0000.0
Scale: 1" = 30'-0"
Drawn By: AK
Checked By: VL / LP
Issue Date: 10/10/25
Revit Version: 2025
Sheet 3 of 7

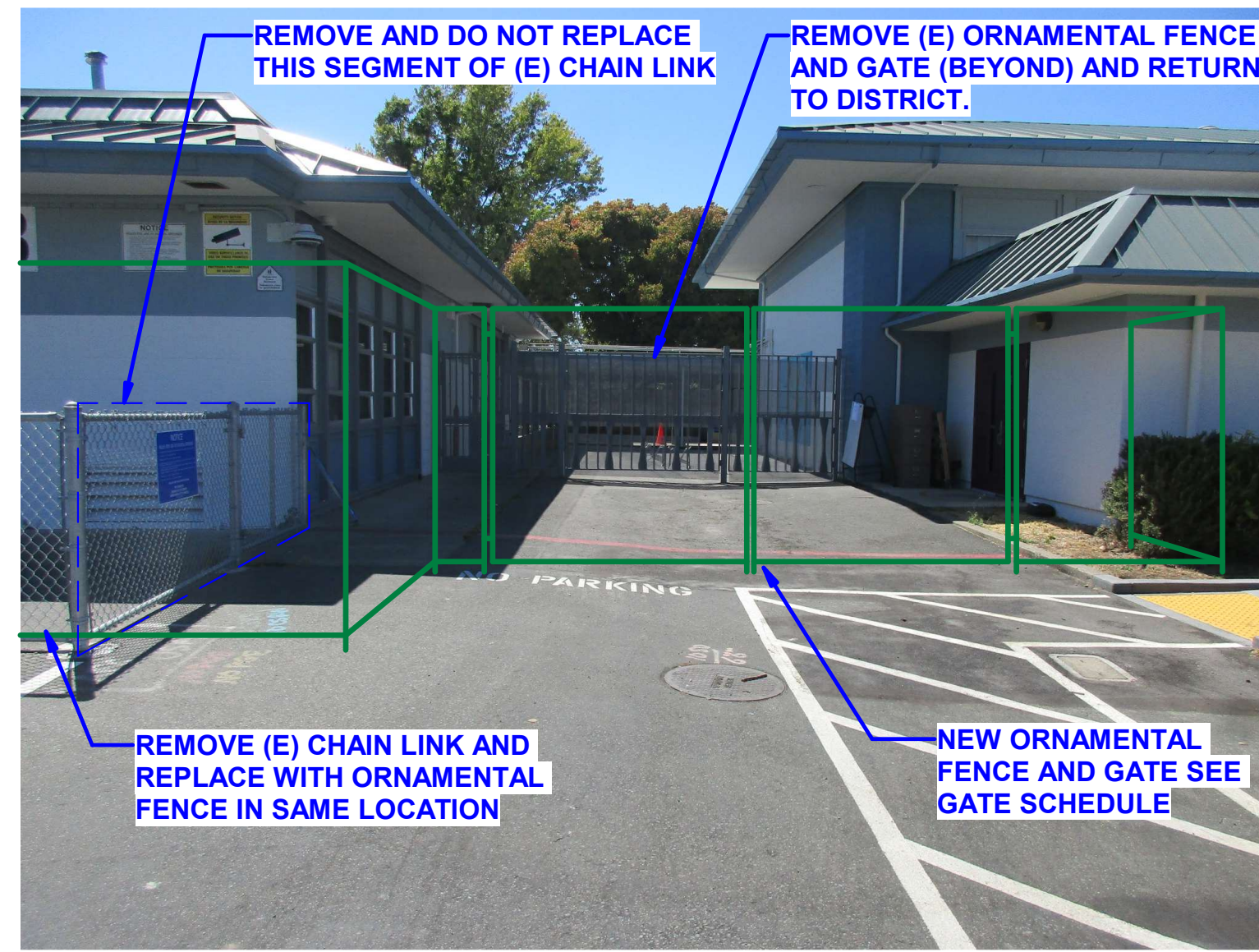




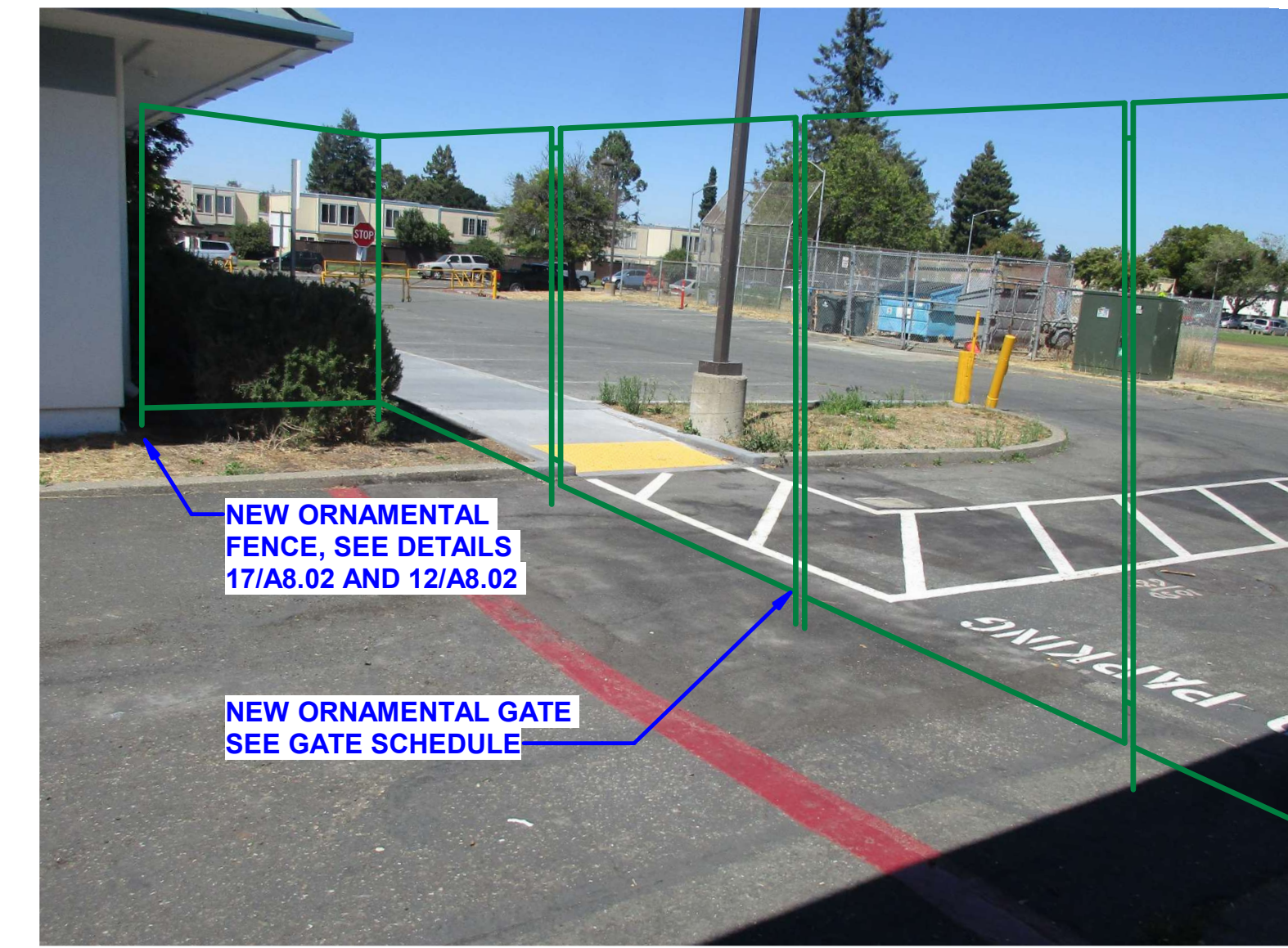
26. PEDESTRIAN GATE 3 AT PLAYGROUND



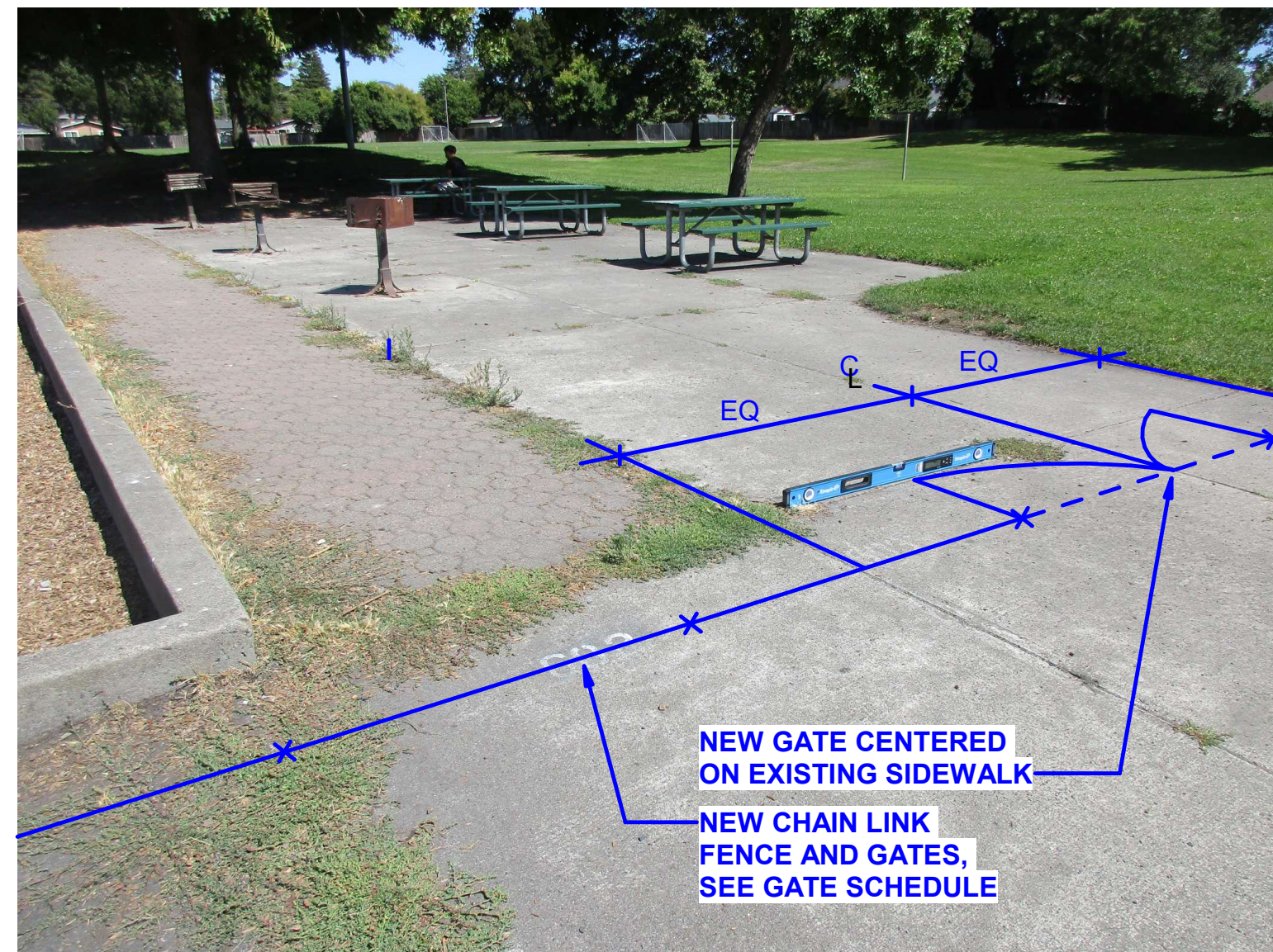
21. FENCING AT PARKING LOT



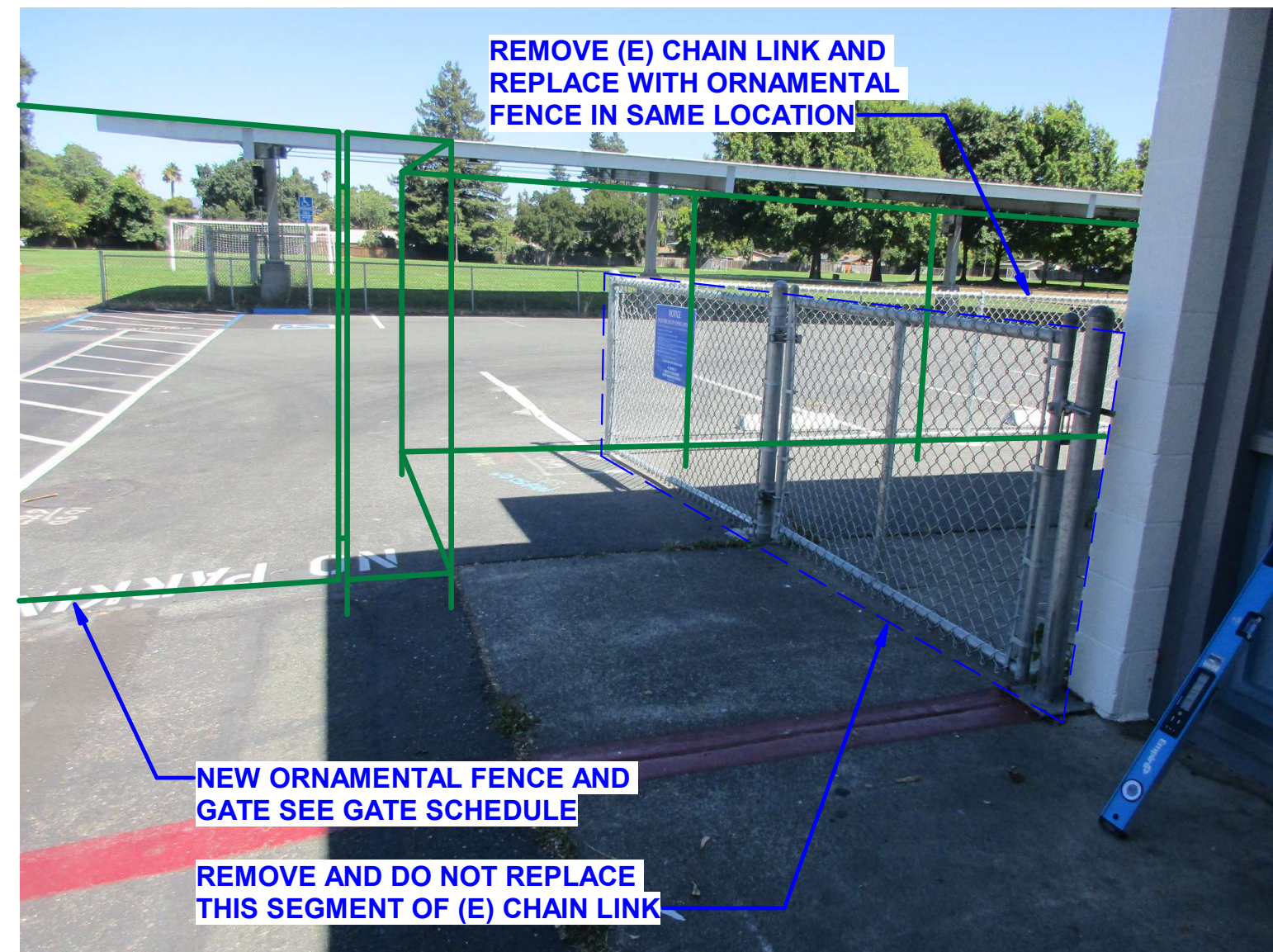
11. NEW ORNAMENTAL GATE AT SOUTH EAST PARKING LOT - LOOKING WEST



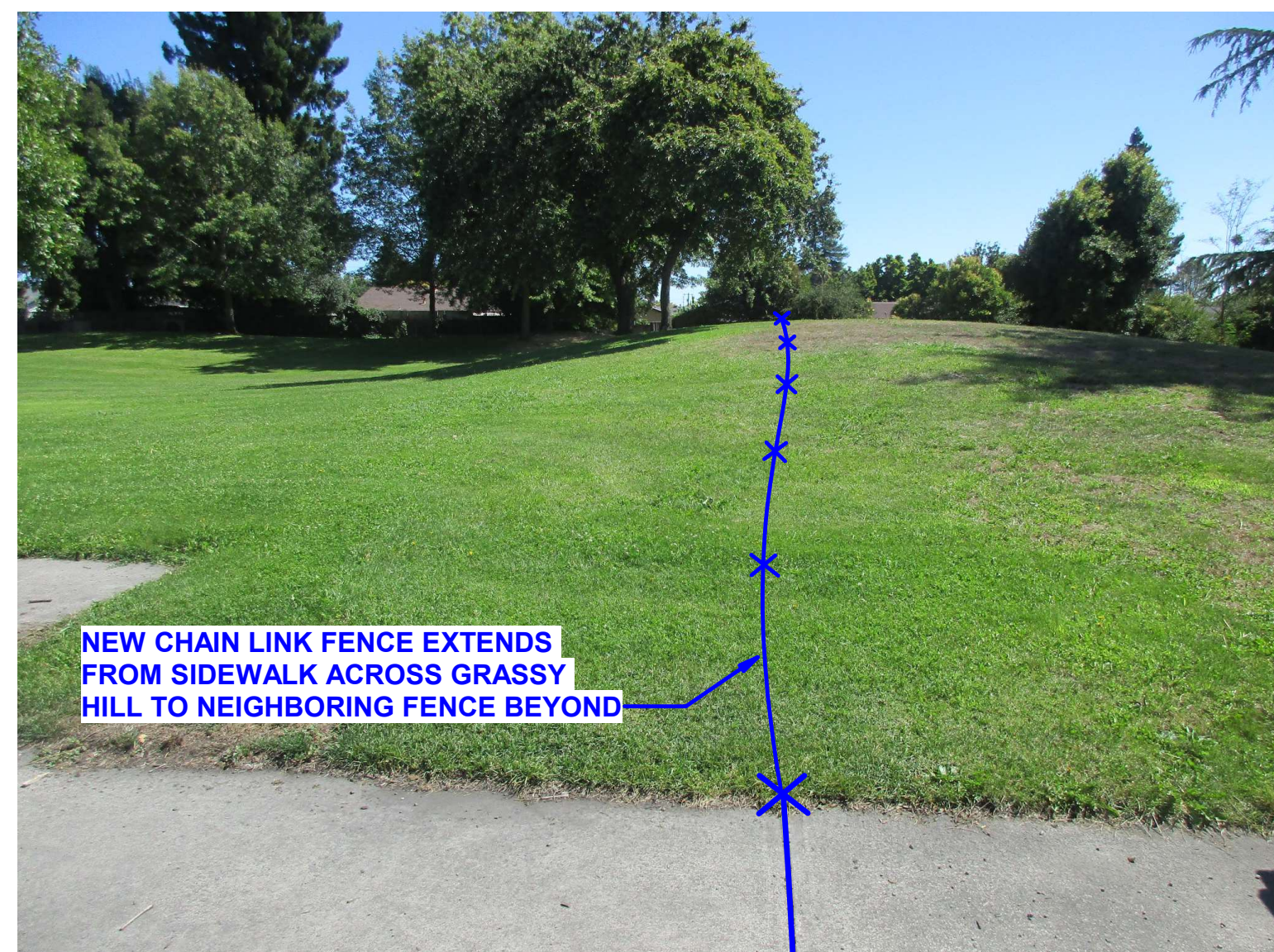
6. NEW ORNAMENTAL GATE AT SOUTH EAST PARKING LOT - LOOKING NORTH



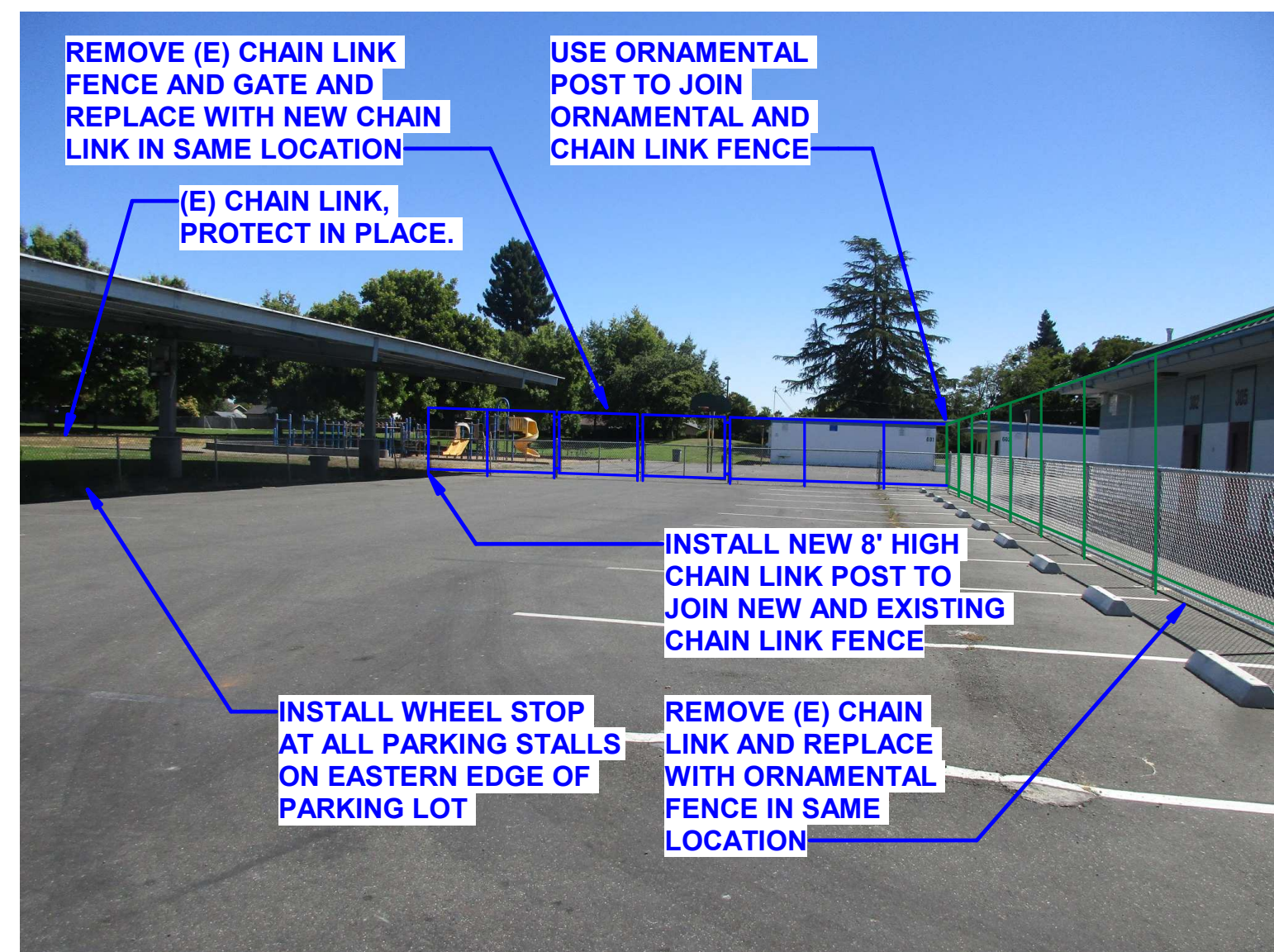
28. PEDESTRIAN GATE 4 AT PLAYGROUND



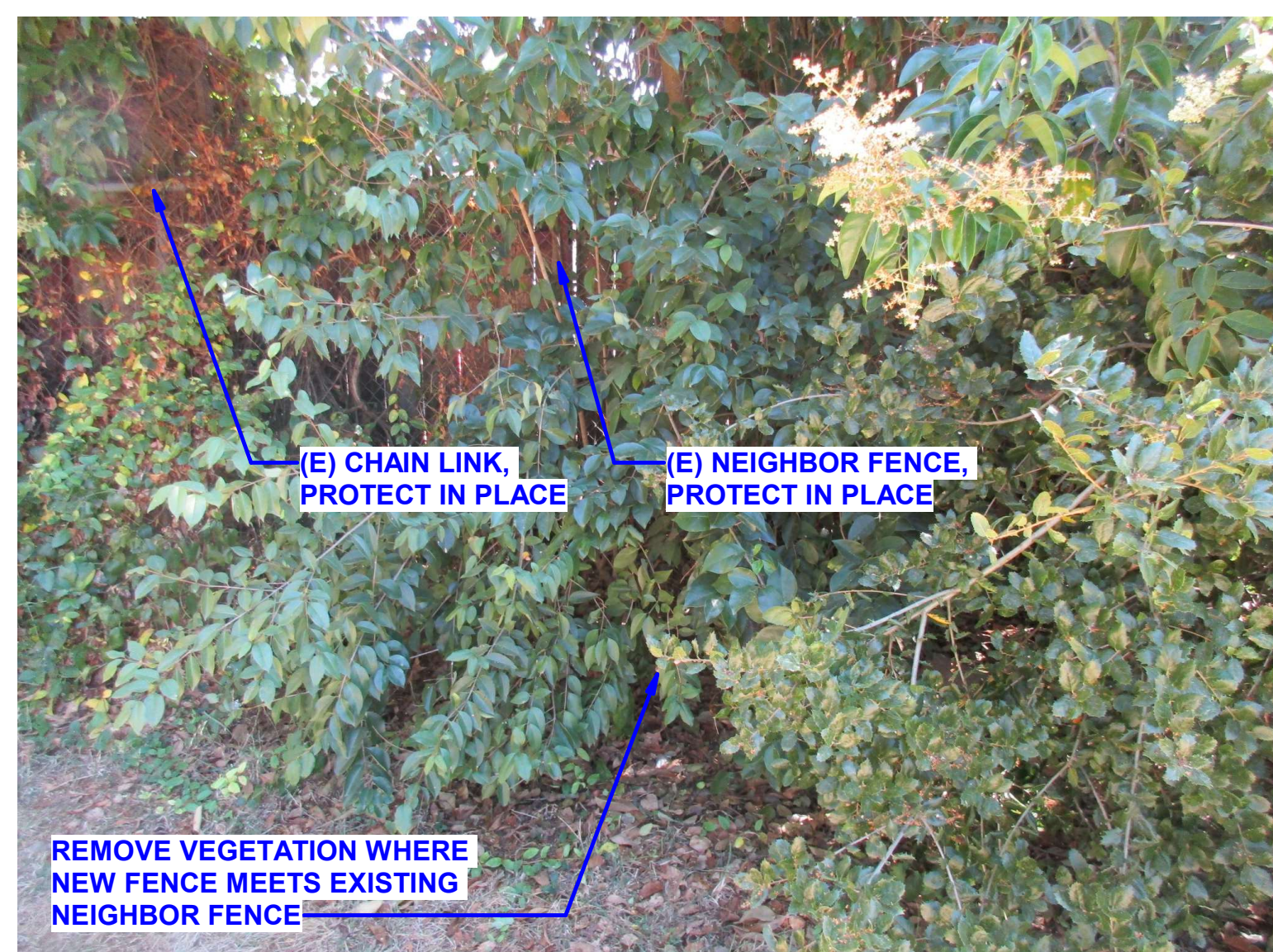
23. FENCING AT PARKING LOT



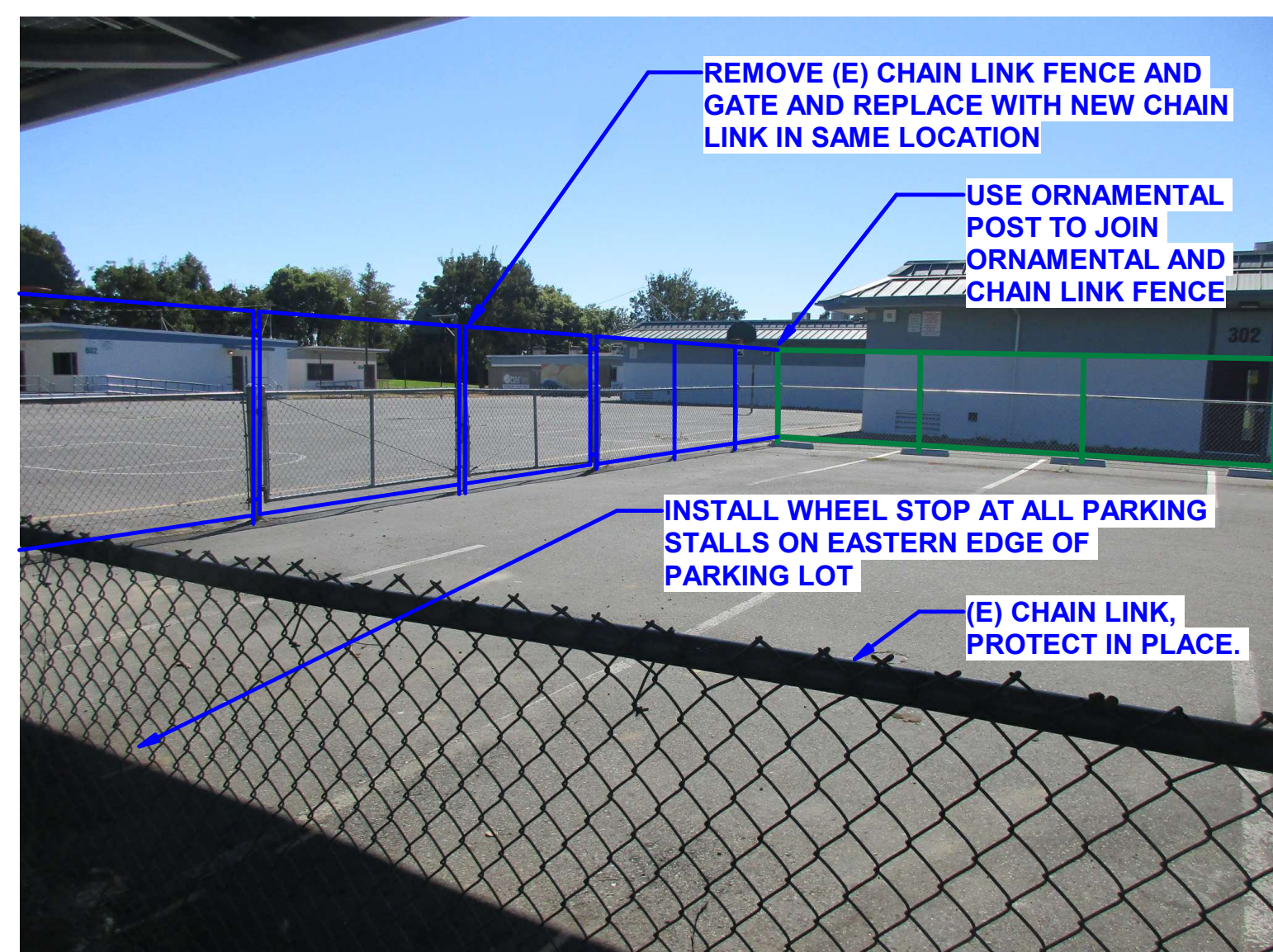
29. CHAIN LINK FENCE AT GRASSY KNOLL



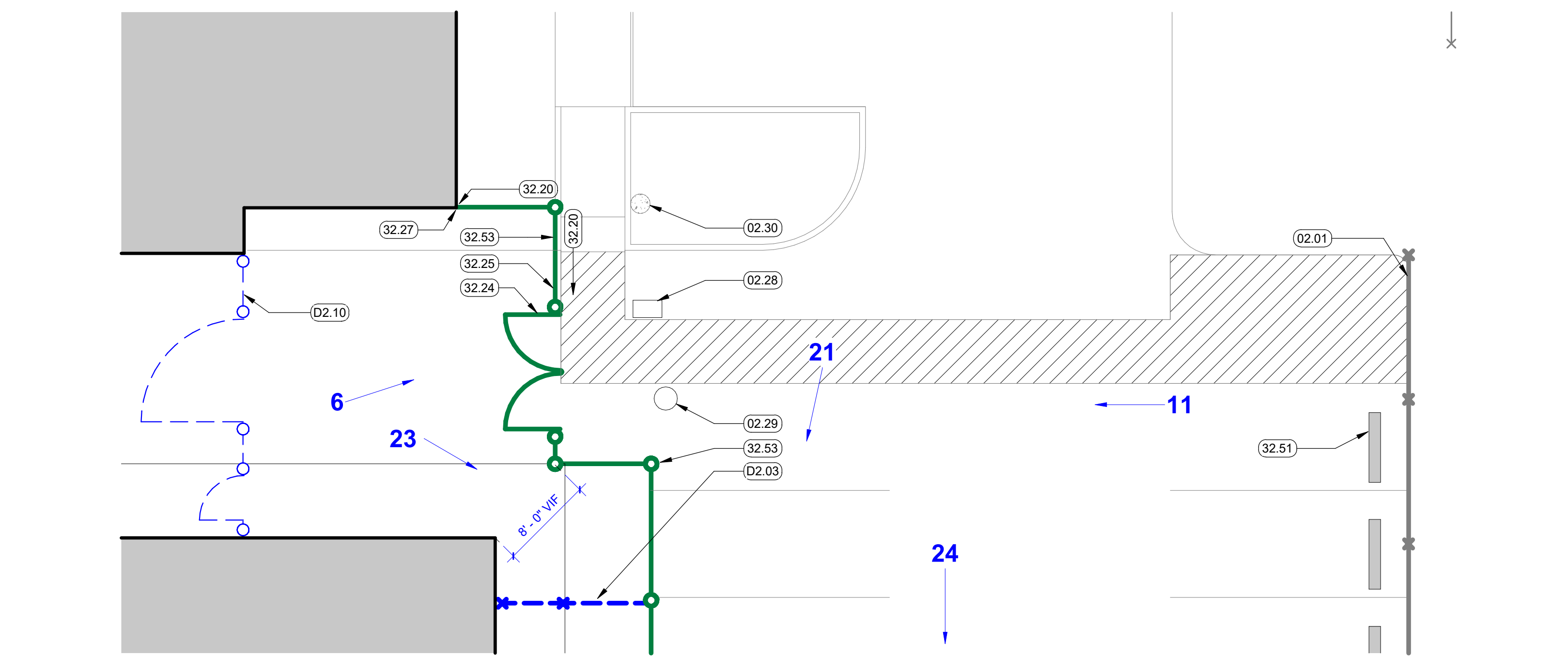
24. VEHICLE GATE AT END OF PARKING LOT



30. END OF CHAIN LINK FENCE AT PROPERTY LINE.



25. VEHICLE GATE AT END OF PARKING LOT



14 ENLARGED SITE PLAN 1/8" = 1'-0"

DEMO NOTES	
D2.03	(E) FENCE TO BE REMOVED. REMOVE FENCE POSTS, POST FOOTING AND FENCE MESH
D2.10	DEMO (E) ORNAMENTAL FENCE AND GATE, REMOVE AND RETURN TO THE DISTRICT

KEYNOTES	
02.01	EXISTING FENCE TO REMAIN. PROTECT IN PLACE.
02.28	(E) ELECTRICAL BOX
02.29	(E) SANITARY SEWER
02.30	(E) LIGHT POLE
02.20	7'-11" HIGH ORNAMENTAL METAL FENCE, SEE 12/A8.02
02.24	7'-11" HIGH ORNAMENTAL METAL VEHICLE DOUBLE GATE. SEE GATE SCHEDULE
02.25	7'-11" HIGH ORNAMENTAL METAL FENCE GATE CASTER, SEE DETAIL 30/A8.02
02.27	7'-11" HIGH ORNAMENTAL METAL FENCE AT (E) BUILDING. SEE DETAIL 17/A8.02
02.51	INSTALL WHEEL STOP AT ALL PARKING STALLS ON EASTERN EDGE OF SOUTH EAST PARKING LOT, SEE DETAIL 25/A8.04 & 30/A8.04
02.53	FENCE TO ALIGN WITH SIDEWALK EDGE



Revisions			
Delta	Date	Revisions	By

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HY HIBSER YAMAUCHI Architects, Inc.
300 - 27th Street
Oakland, CA 94612
510.446.2222 tel | 510.446.2211 fax
HY Architects Project number: 6237.000

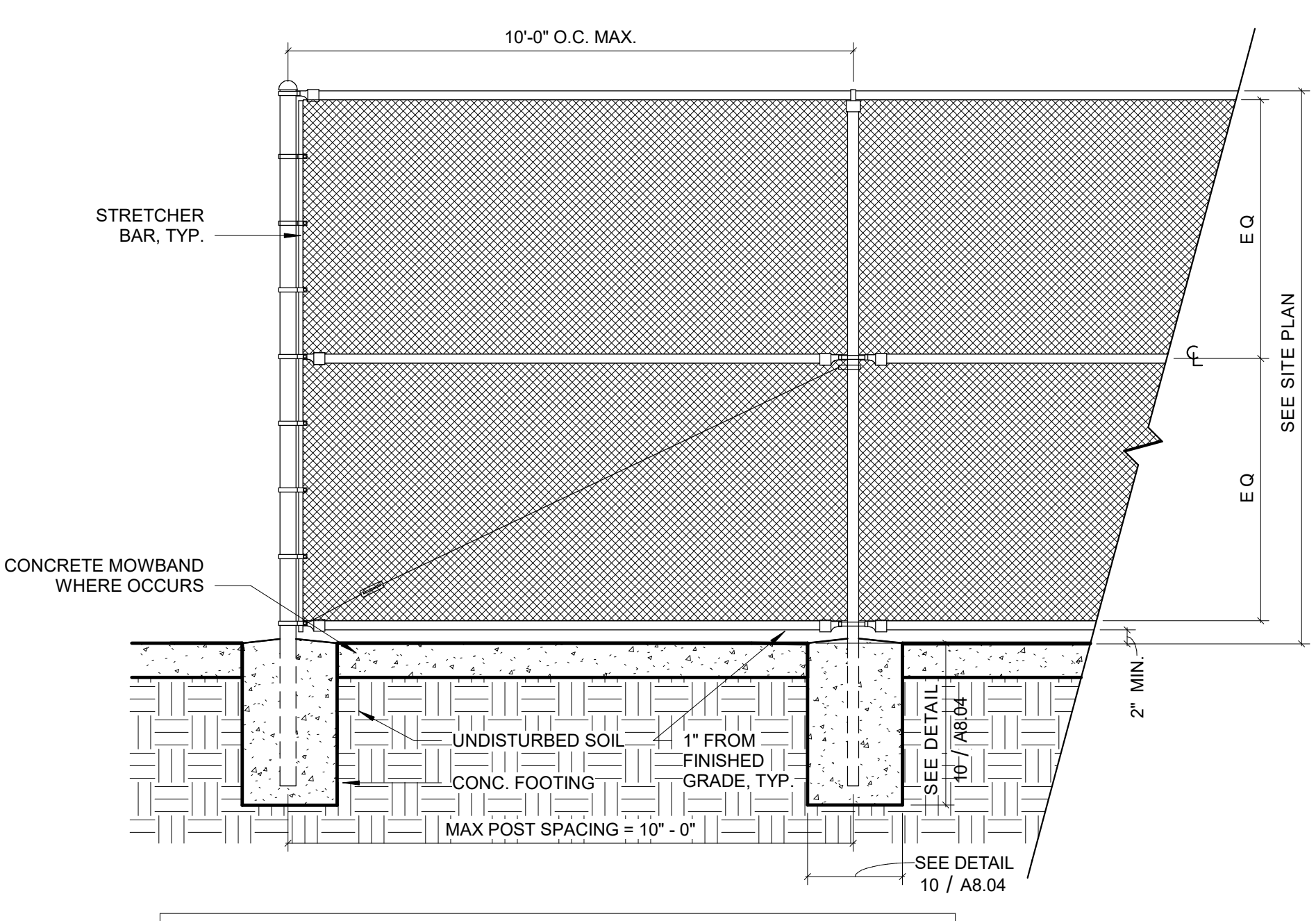
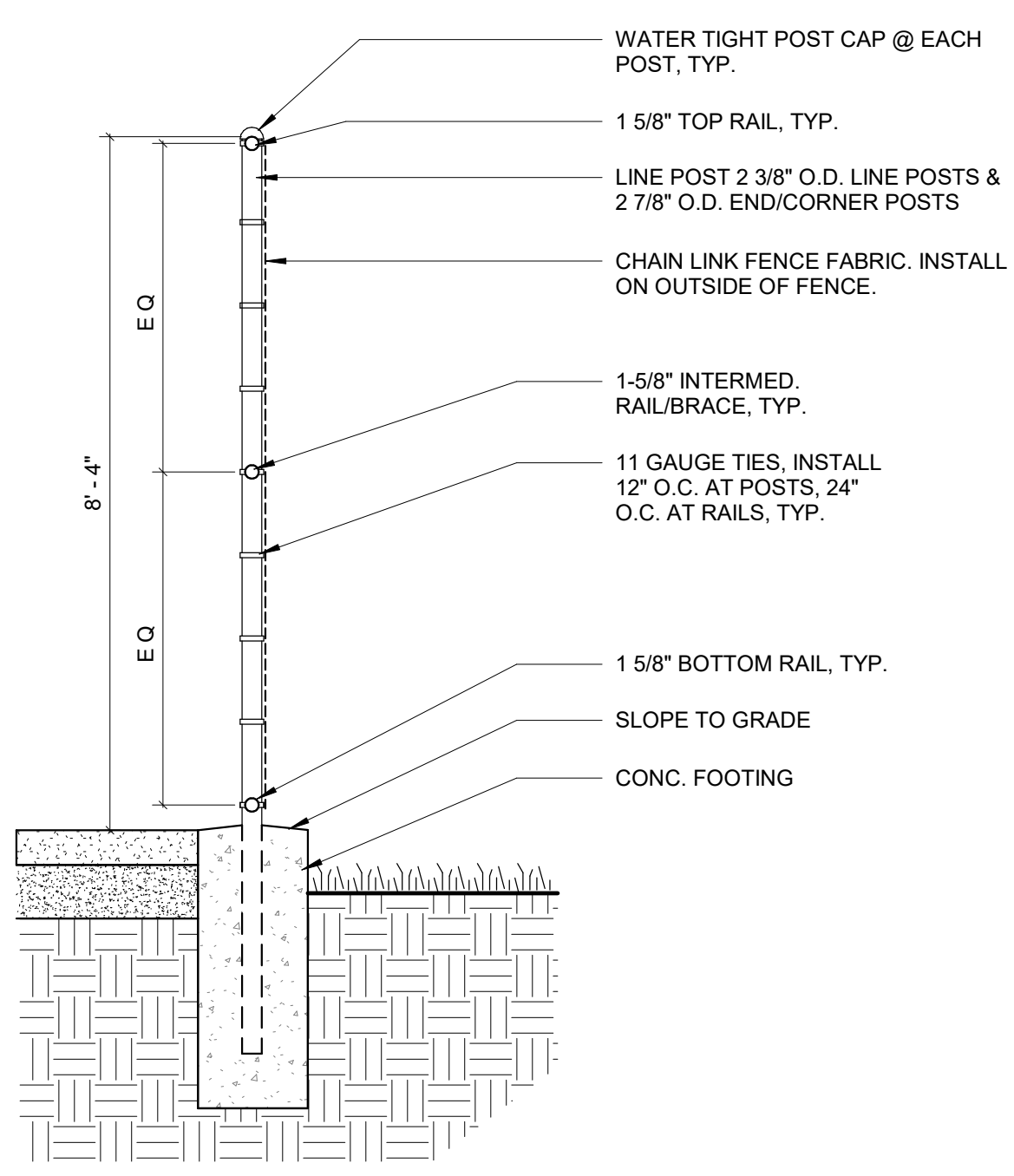
Facility
ABRAHAM LINCOLN ELEMENTARY SCHOOL
850 WEST 9TH STREET, SANTA ROSA, CA 95401

Project
PERIMETER FENCING AND GATES

Sheet Title
SITE PHOTOS

Client Project Number: 0000.0
Scale: As indicated
Drawn By: AK
Checked By: VL / LP
Issue Date: 10/10/25
Revit Version: 2025
Sheet 4 of 7

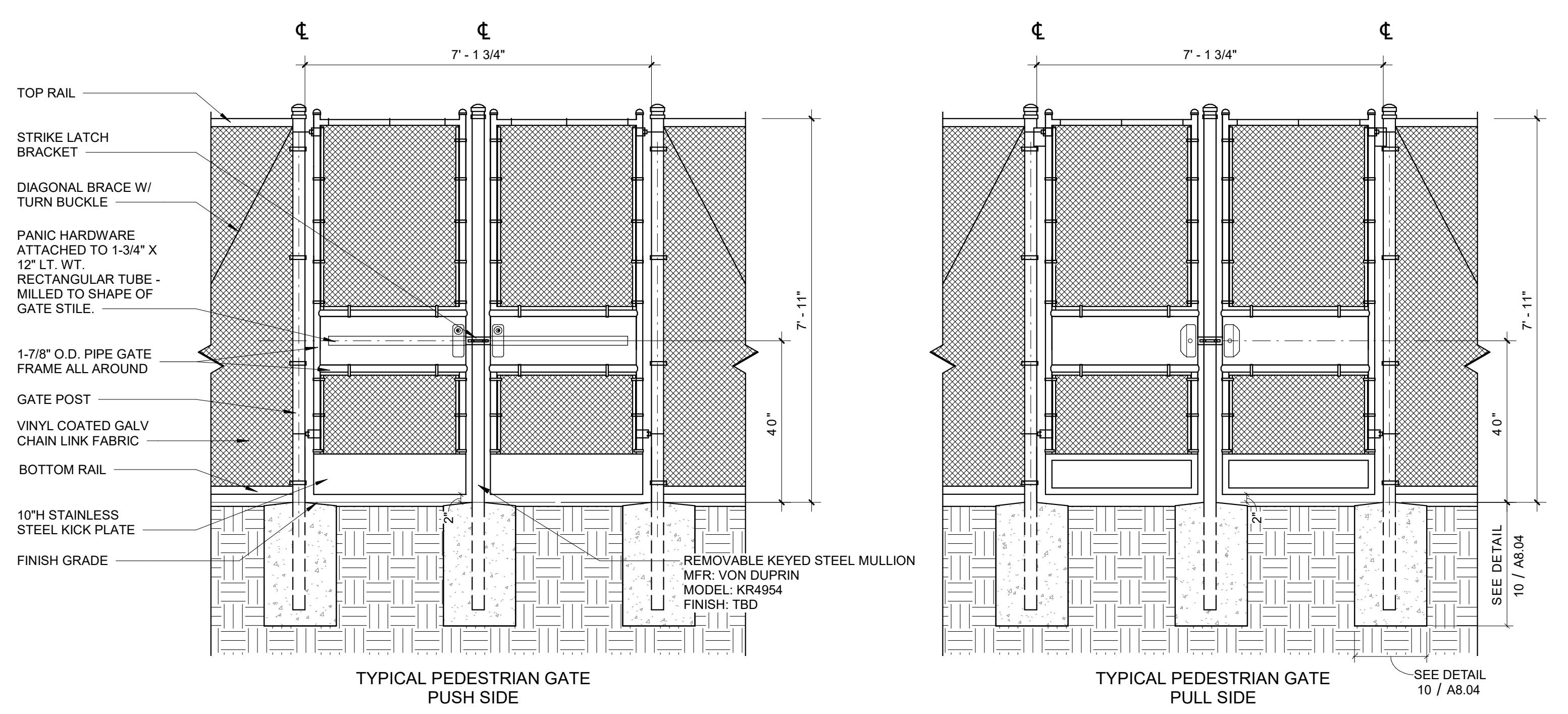
A1.02



NOTES:
 1. FENCE FABRIC TO BE FLUSH W/TOP OF TOP RAIL. FINISH TO BE KNUCKLED SALVAGE.
 2. FENCE POSTS TO BE TRUE & LEVEL.

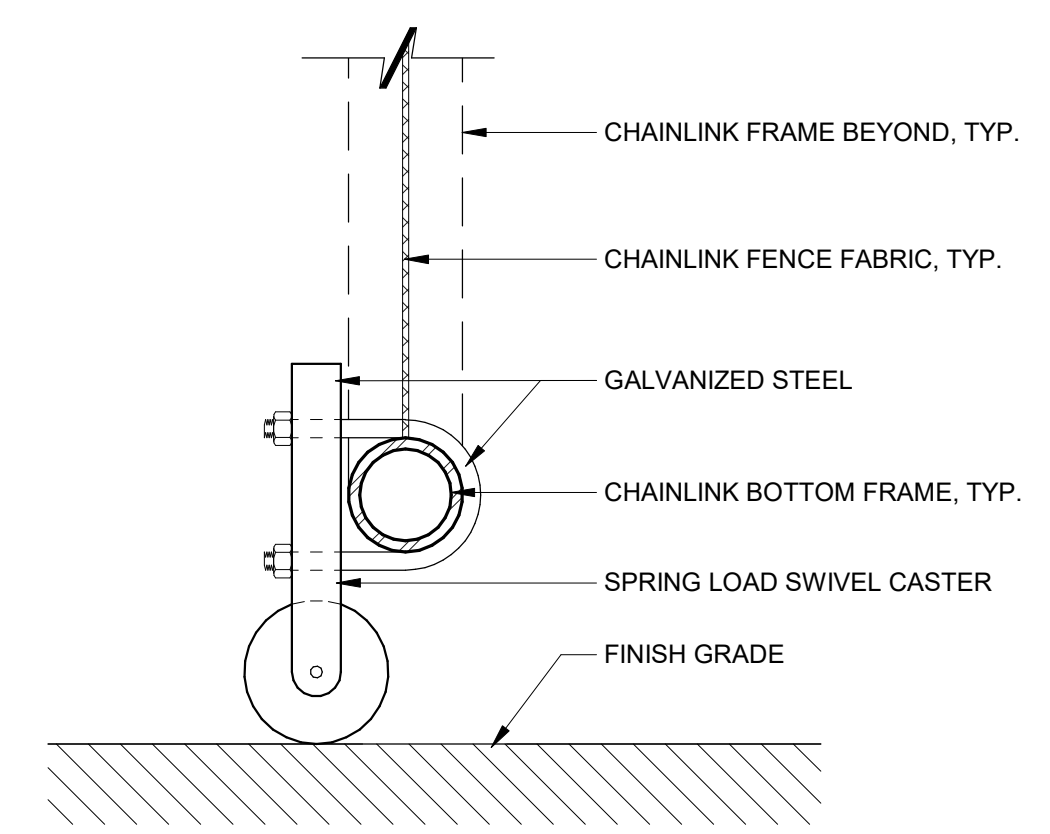
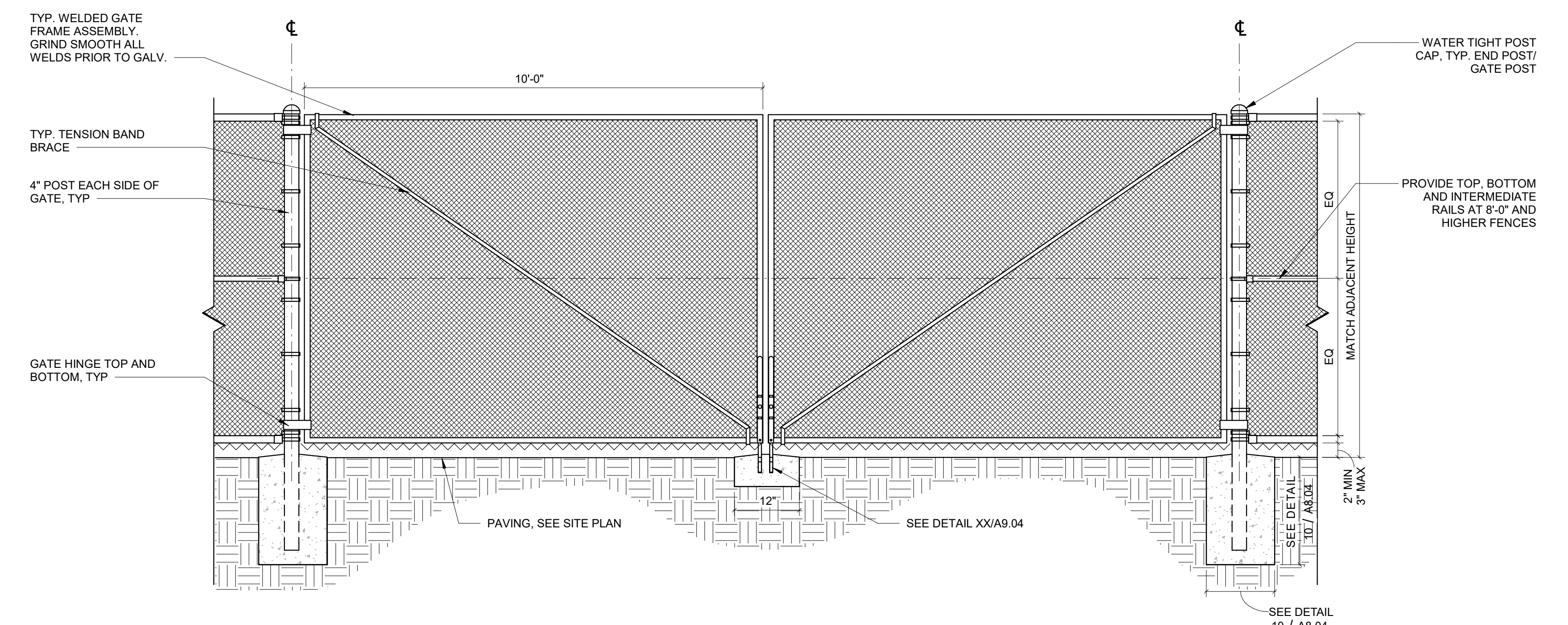
11 CHAINLINK FENCE
 1/2" = 1'-0"

6 CHAINLINK FENCE
 1/2" = 1'-0"



HARDWARE NOTES
 NOTE:
 1. ADD WEEP HOLES TO PANIC ASSEMBLY PER MFR RECOMMENDATIONS
 2. KEY LOCK PER DISTRICT CODE REQUIREMENTS

23 CHAIN LINK GATE - DOUBLE ACCESIBLE
 1/2" = 1'-0"



30 GATE CASTER DETAIL CHAINLINK
 3" = 1'-0"

25 CHAINLINK MANUAL VEHICULAR GATE
 1/2" = 1'-0"



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Facility
ABRAHAM LINCOLN ELEMENTARY SCHOOL
 850 WEST 9TH STREET, SANTA ROSA, CA 95401

Project
PERIMETER FENCING AND GATES

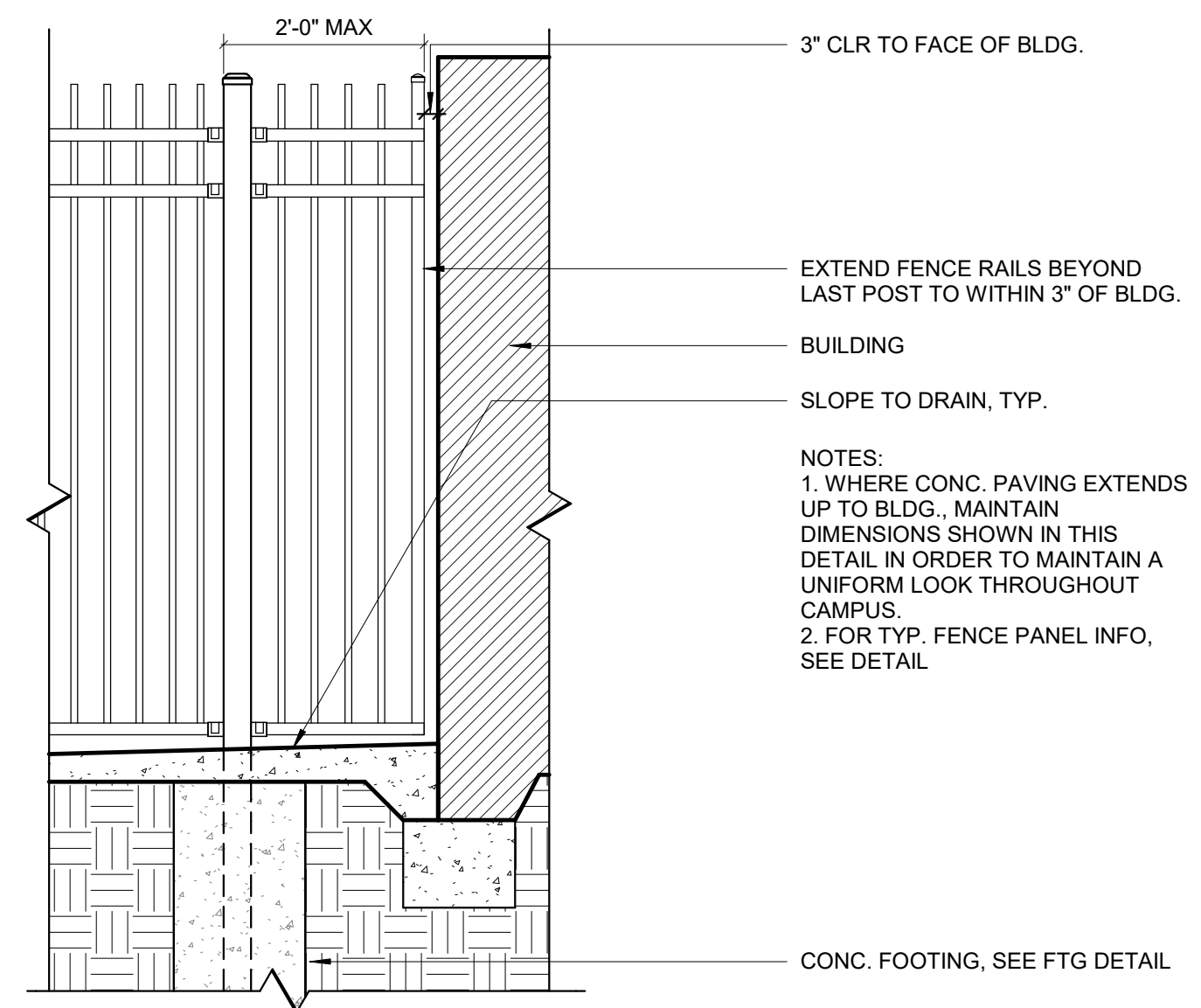
Sheet Title
CHAINLINK FENCE DETAILS

Client Project Number: 0000.0
 Scale: As indicated
 Drawn By: AK
 Checked By: VL / LP
 Issue Date: 10/10/25
 Revit Version: 2025
A8.01
 Sheet 5 of 7

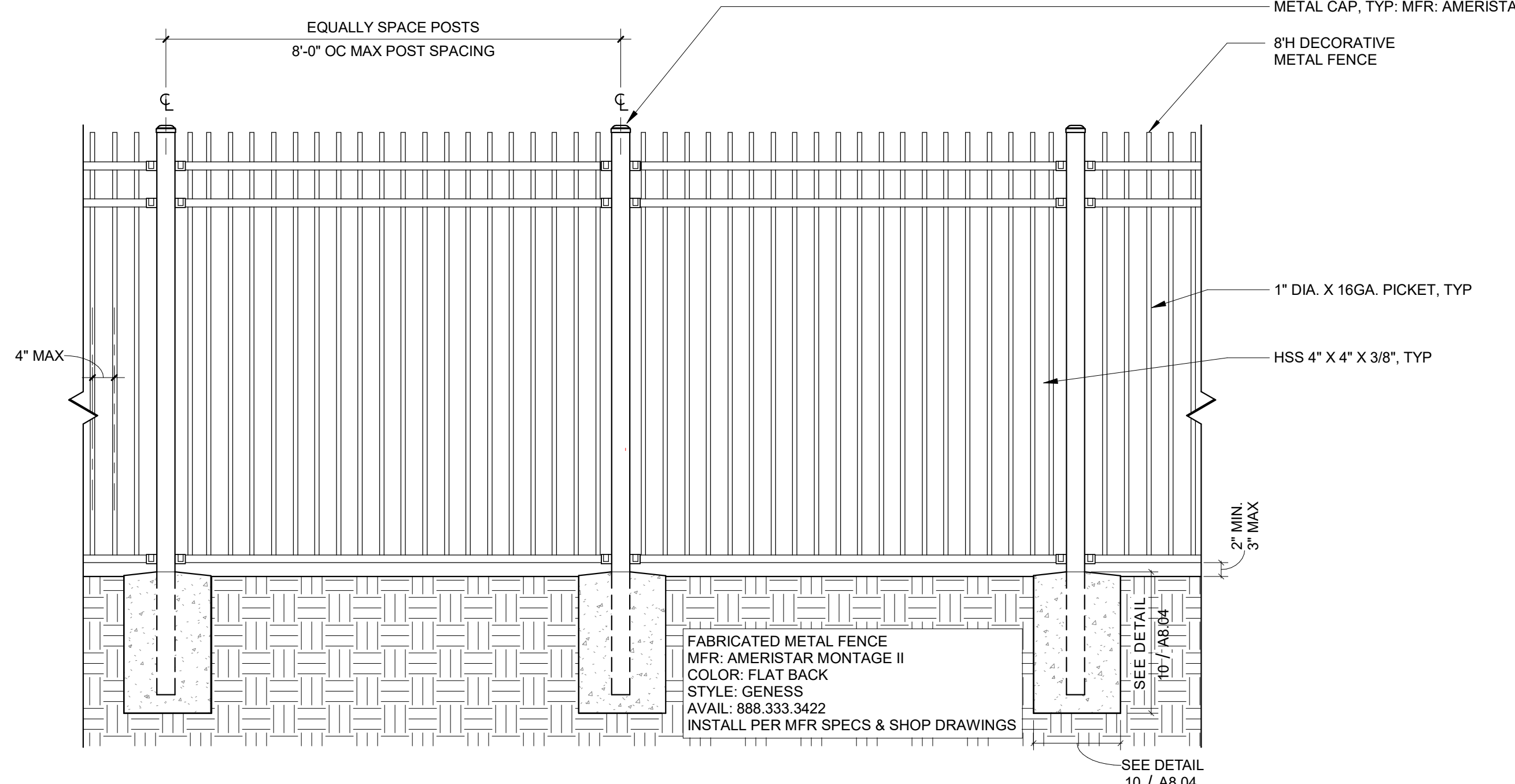
10/10/2025 4:17:45 PM C:\revit_Locals\6237 Abraham Lincoln ES_RCL_vhuing@hysach.com.rvt

NOTES
 1. CAP ALL ENDS
 2. INSTALL PER MFR SPECS AND DETAILS
 3. HOLD TOP OF FENCING AND TOP OF GATE LEVEL
 4. MAXIMUM GAP 3 7/8" BETWEEN ALL ELEMENTS
 5. SPACE ALL POSTS EQUALLY
 6. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND SUBMIT SHOP DRAWINGS FOR APPROVAL
 7. CONTRACTOR TO PROVIDE (2) COATS PRIMER AND (2) COATS EXTERIOR GRADE ENAMEL PAINT COLOR FLAT BLACK

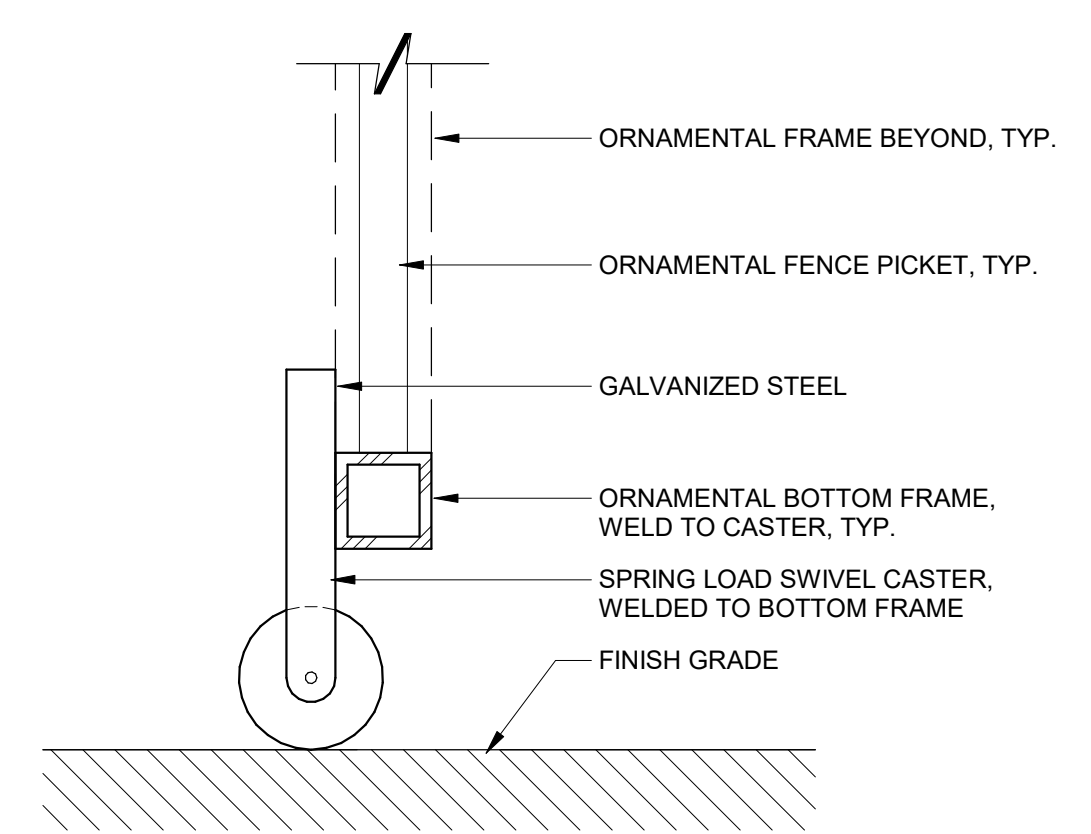
NOTES
 BASIS OF DESIGN:
 AMERISTAR MONTAGE II CLASSIC



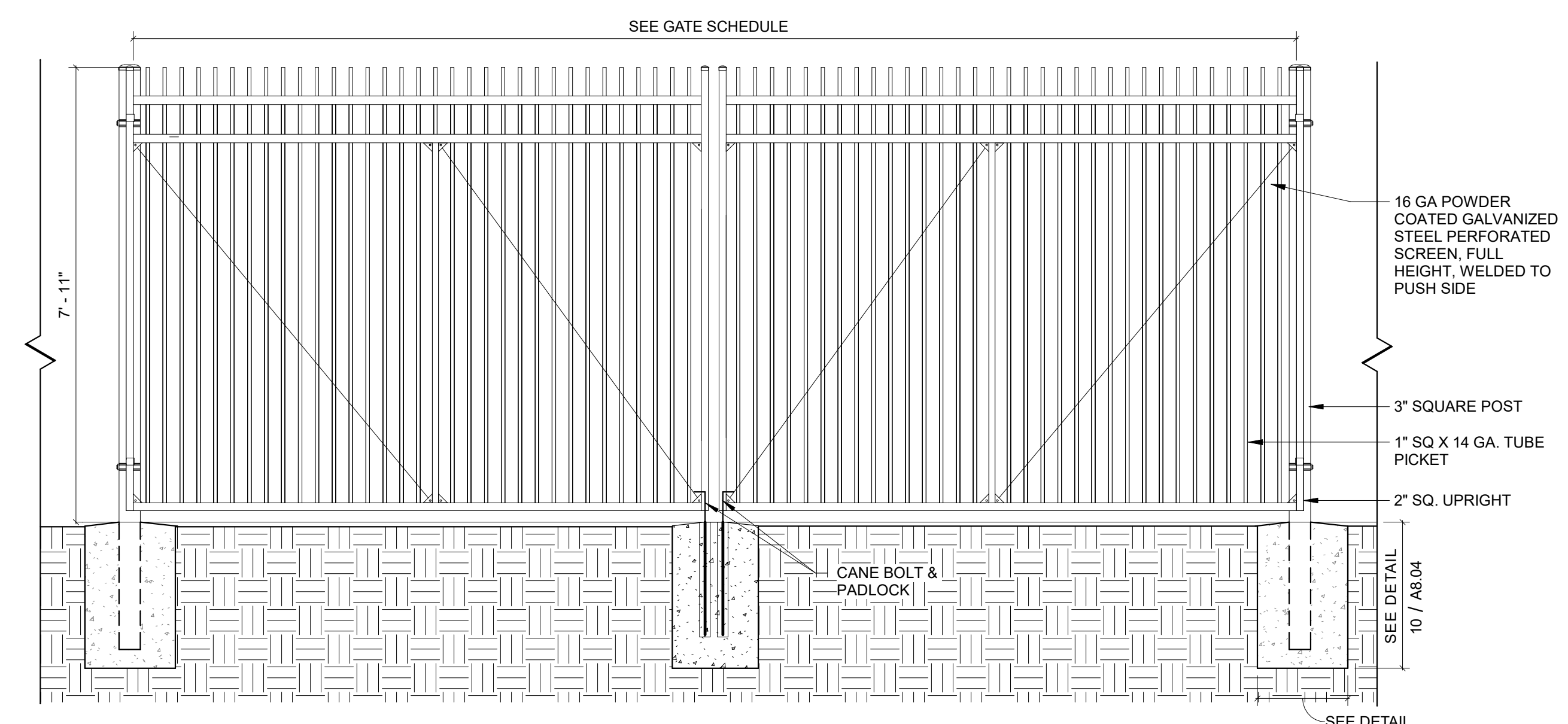
17 ORNAMENTAL FENCE TO BUILDING
 1/2" = 1'-0"



12 ORNAMENTAL METAL FENCE
 1/2" = 1'-0"



30 GATE CASTER DETAIL ORNAMENTAL
 3" = 1'-0"



15 ORNAMENTAL VEHICLE/MAINTENANCE DBL GATE
 1/2" = 1'-0"



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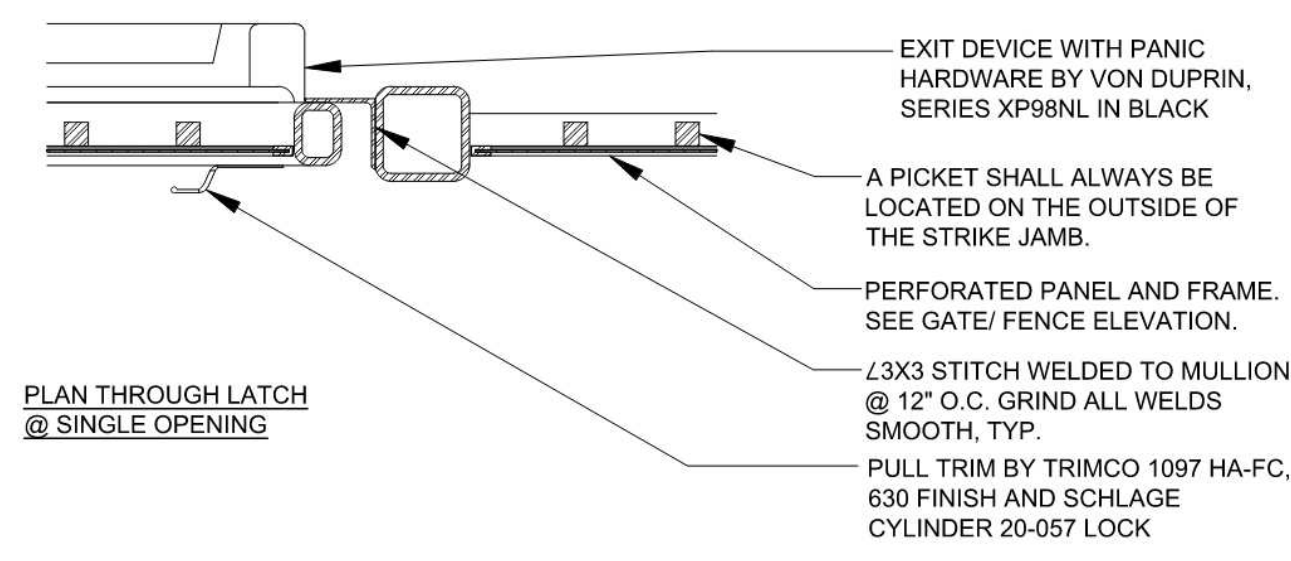
Facility
 ABRAHAM LINCOLN ELEMENTARY SCHOOL
 850 WEST 9TH STREET, SANTA ROSA, CA 95401

Project
PERIMETER FENCING AND GATES

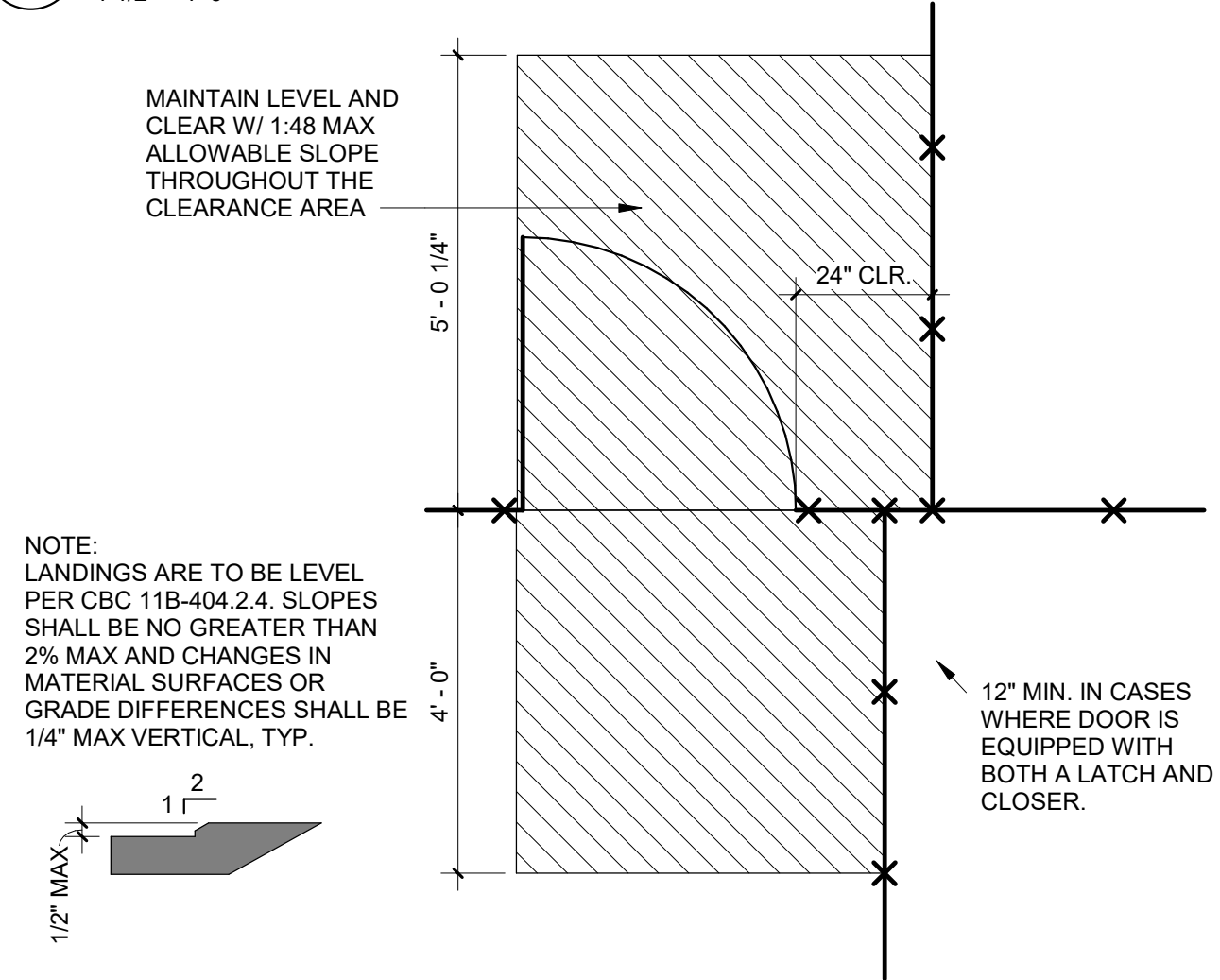
Sheet Title
ORNAMENTAL FENCE DETAILS

Client Project Number: 0000.0

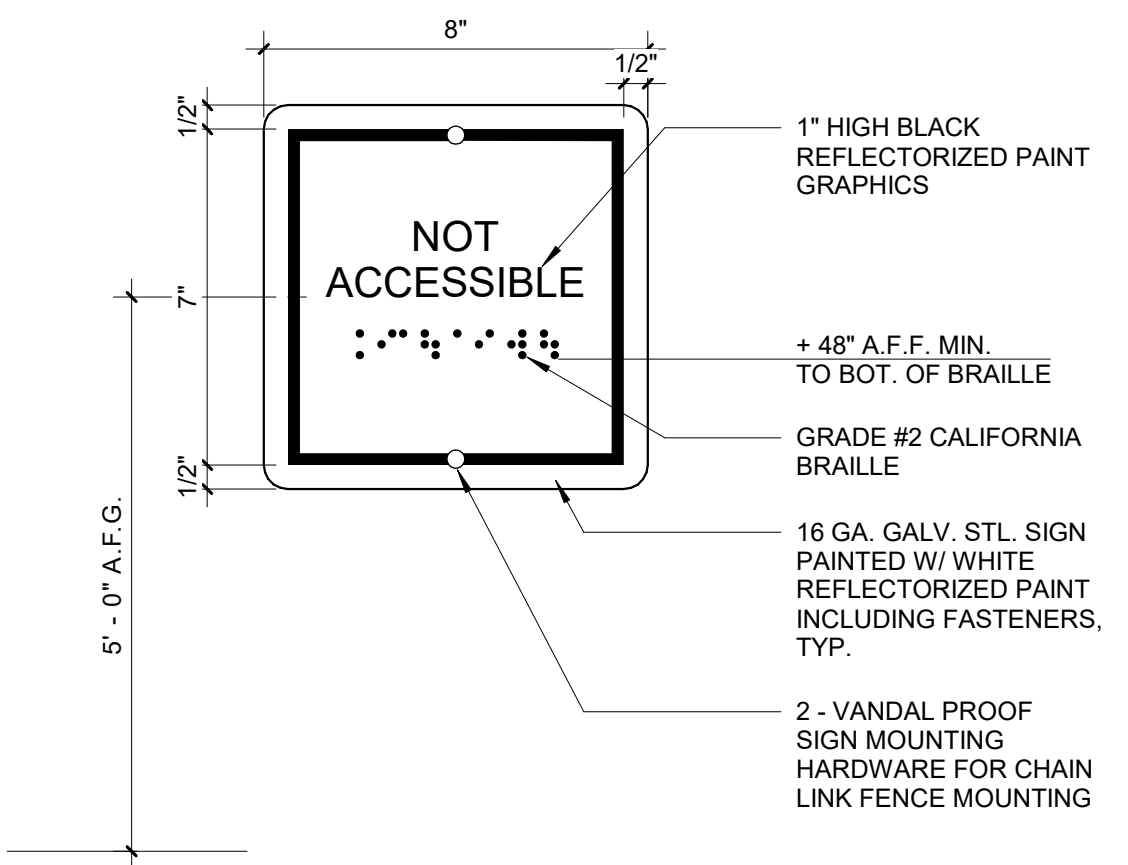
Scale: As indicated
 Drawn By: AK
 Checked By: VL / LP
 Issue Date: 10/10/25
 Revit Version: 2025
A8.02
 Sheet 6 of 7



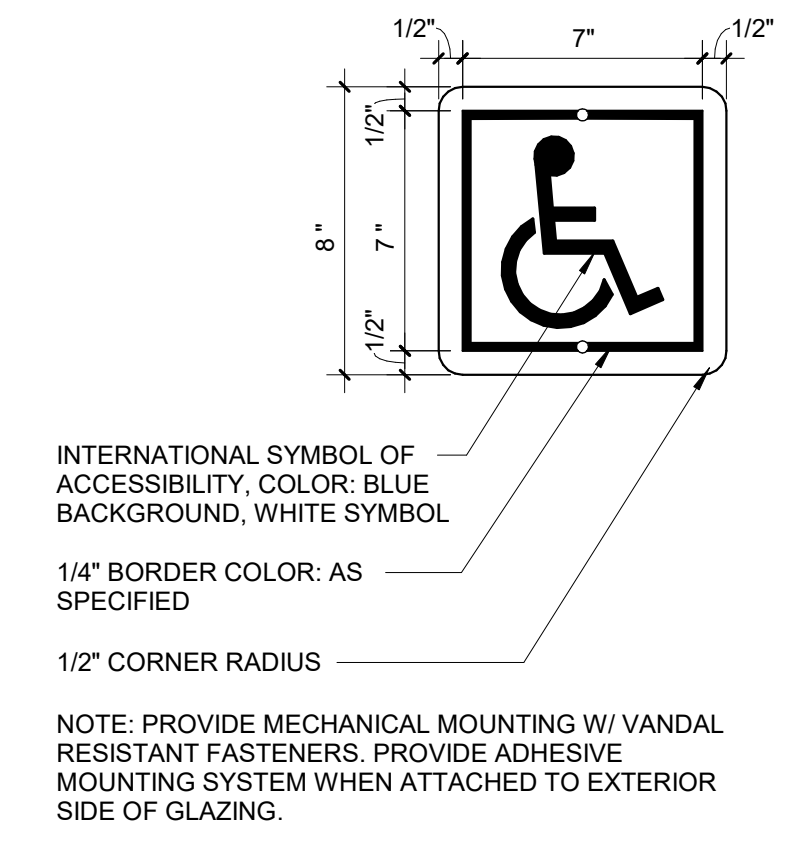
16 GATE STRIKE DETAIL
1 1/2" = 1'-0"



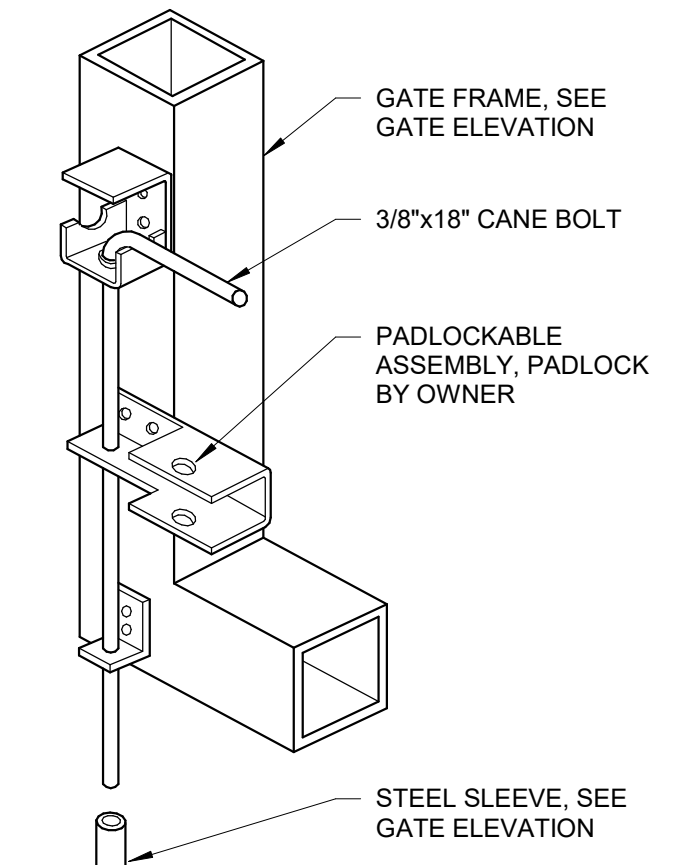
17 GATE CLEARANCE
1/2" = 1'-0"



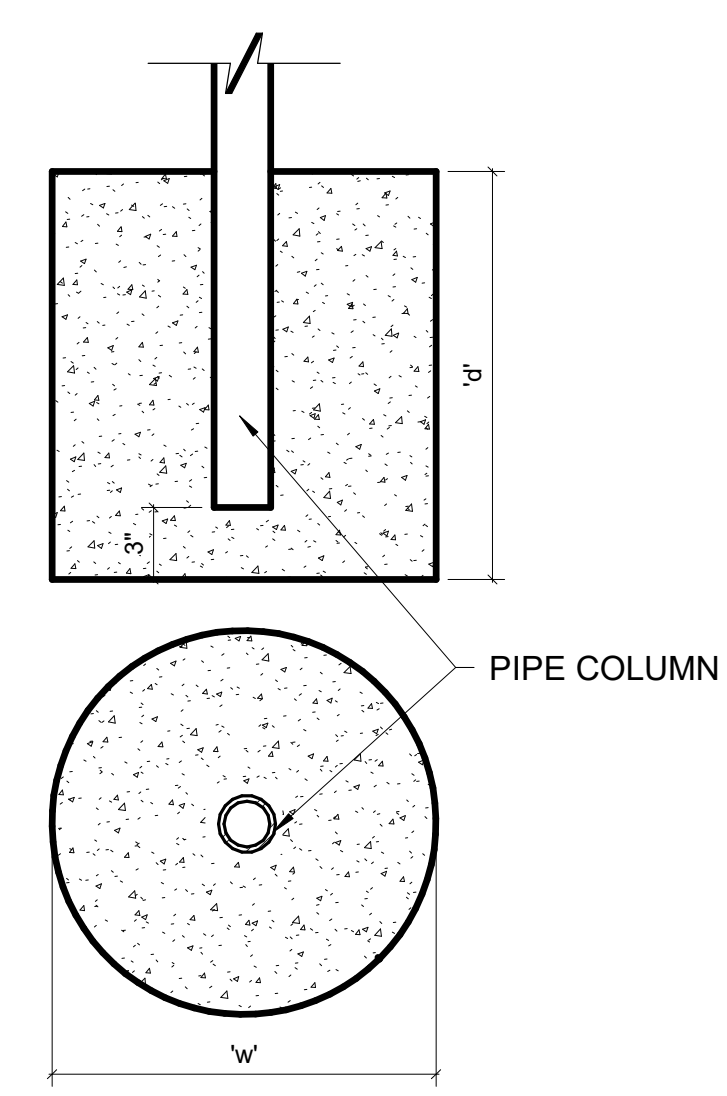
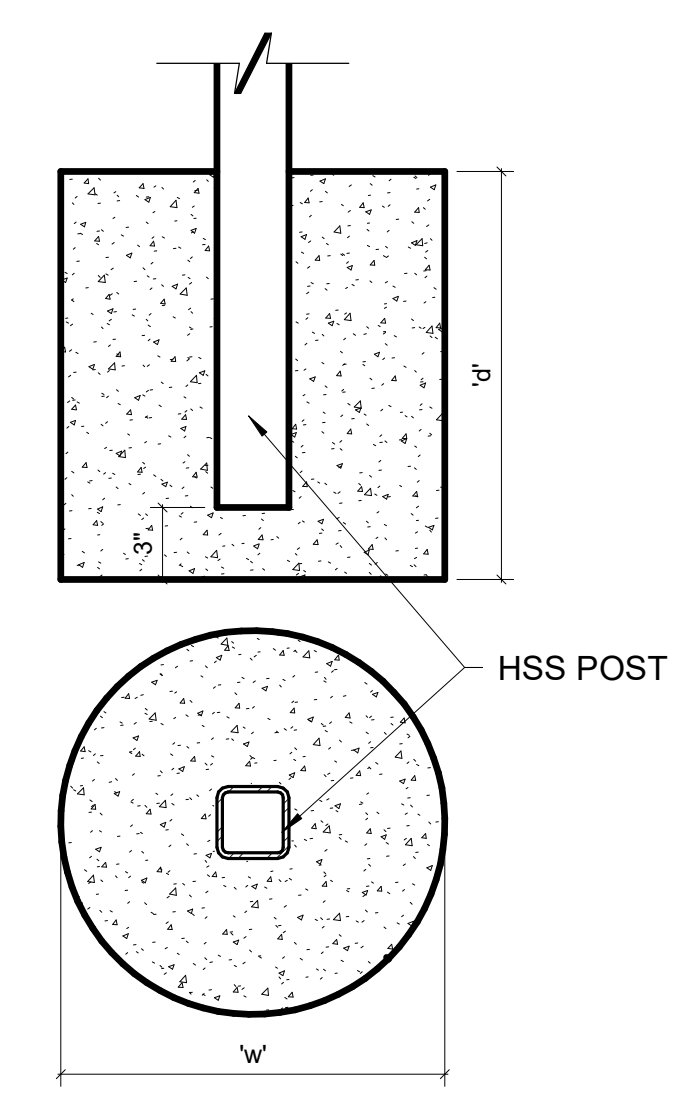
13 ISA SIGN MOUNTING
3" = 1'-0"



8 ISA SIGN
3" = 1'-0"



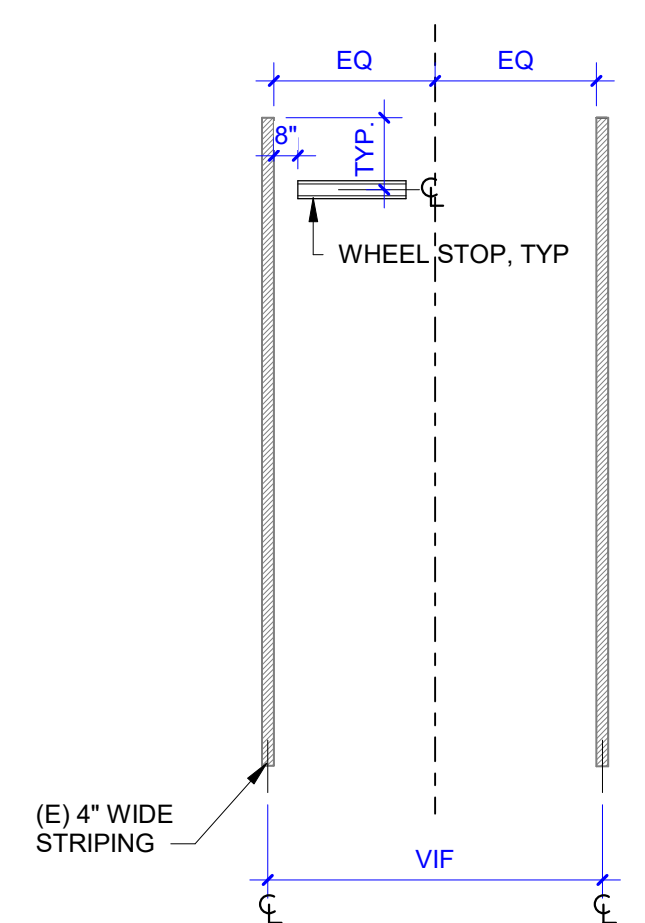
3 CANE BOLT
1 1/2" = 1'-0"



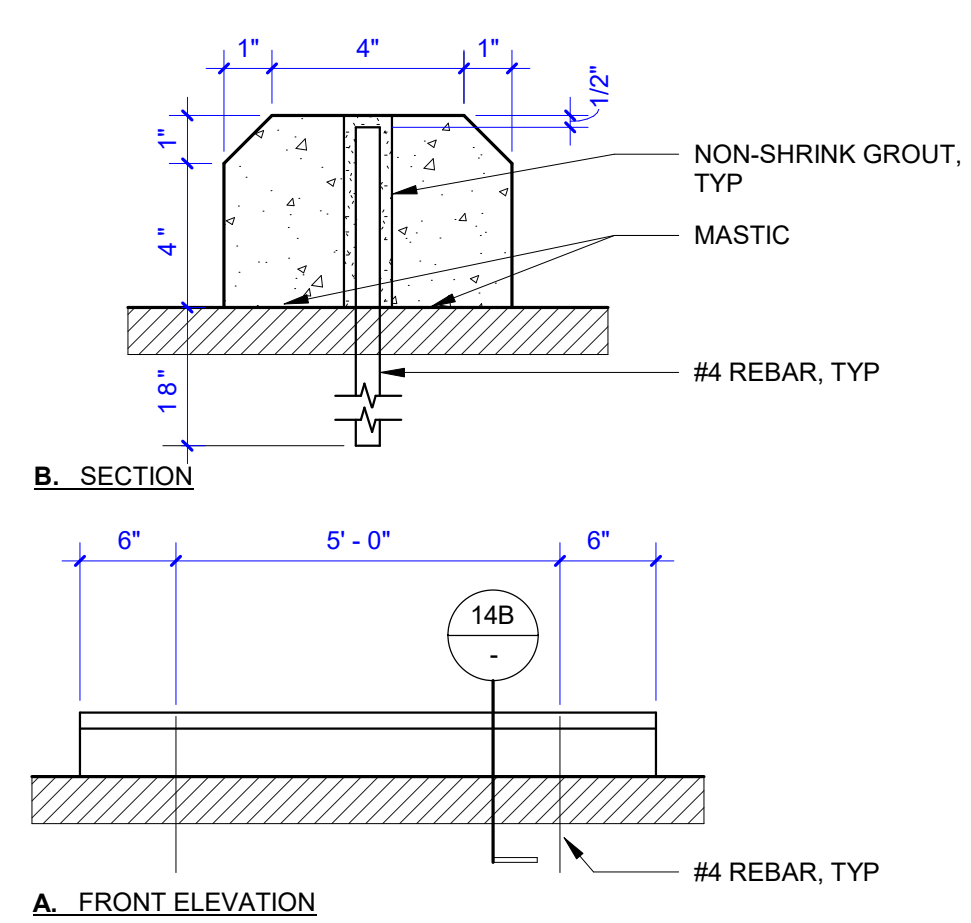
POST	POST HEIGHT	HSS POST SIZE	HSS THICKNESS	FTG DEPTH	FTG WIDTH
END	6'-0"	3"x3"	1/4"	60"	16"
LINE	6'-0"	3"x3"	1/4"	60"	16"
GATE (PED)	6'-0"	4"x4"	1/4"	66"	18"
GATE (VEHICLE)	6'-0"	6"x6"	1/4"	90"	24"
END	4'-0"	4"x4"	1/4"	48"	18"
LINE	4'-0"	3"x3"	1/4"	48"	16"

POST	POST HEIGHT	PIPE O.D.	PIPE SCHE.	FTG DEPTH	FTG WIDTH
END	6'-0"	3 1/2"	SCH 40	48"	12"
LINE	6'-0"	3 1/2"	SCH 40	54"	16"
GATE (PED)	6'-0"	3 1/2"	SCH 40	48"	16"
GATE (VEHICLE)	6'-0"	4 1/2"	SCH 40	57"	24"
END	4'-0"	2 3/8"	SCH 40	36"	12"
LINE	4'-0"	2 3/8"	SCH 40	42"	16"

10 FENCE FOOTINGS
1 1/2" = 1'-0"



30 PARKING STALL WITH WHEELSTOP
3/16" = 1'-0"



25 WHEEL STOP
NTS



Revisions	Delta	Date	Revisions	By

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 300 - 27th Street
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 HY Architects Project number: 6237.000

Facility
ABRAHAM LINCOLN ELEMENTARY SCHOOL
 850 WEST 9TH STREET, SANTA ROSA, CA 95401

Project
PERIMETER FENCING AND GATES

Sheet Title
MISCELLANEOUS FENCE DETAILS

Client Project Number: 0000.0

Scale: As indicated
 Drawn By: AK
 Checked By: VL / LP
 Issue Date: 10/10/25
 Revit Version: 2025

Sheet **A8.04**
 7 of 7

Contract Number:

20

PROFESSIONAL SERVICES AGREEMENT

This Professional Services Agreement (“Agreement”) is dated **June 24, 2026** for reference purposes only, and is made by and between the **Santa Rosa High School District and Santa Rosa Elementary School District** (“District”) and **Stormwater Specialists, Inc.** (“Consultant”), (together, “Parties”).

RECITALS

WHEREAS, Government Code section 53060 authorizes the District to contract with independent entities for the furnishing of special and professional services and advice, if those persons are specially trained and experienced and competent to perform the services required;

WHEREAS, the District is in need of such services and advice and the Consultant warrants that it is specially trained, licensed, experienced and competent to perform the services required by the District;

WHEREAS, the Consultant agrees to perform the services described in this Agreement in accordance with the standards of its profession, to District’s satisfaction, and in accordance with this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Parties agree as follows:

AGREEMENT

1. Services. Consultant shall furnish to the District the services described in Exhibit “A,” attached hereto and incorporated herein by this reference (“Services”) related to the District Office & Education Center Project (the “Project”). Please see the proposal attached.
2. Term. This Agreement and the Parties’ obligations hereunder shall commence on June 25, 2026. Consultant shall diligently perform as required and complete performance “during the life of the Project”, unless this Agreement is terminated and/or otherwise cancelled prior to that time.
3. Submittal of Documents. The Consultant shall not commence the Services under this Contract until the Consultant has submitted and the District has approved the following documents:
 - 3.1 Signed Agreement
 - 3.2 Insurance Endorsements
 - 3.3 Workers’ Compensation Certification
 - 3.4 Conflict Of Interest Statement Certification
 - 3.5 W-9 Form
 - 3.6 Scope of Work
 - 3.7 Fingerprinting/Criminal Background Certification

4. Compensation. District shall pay Consultant for Services satisfactorily rendered pursuant to this Agreement, the sum of Forty Thousand Nine Hundred Twenty Dollars (\$40,920.00). Consultant shall provide a monthly invoice of the amount of Fees due for Services rendered in the prior month accompanied by documentation reasonably requested by District substantiating all charges, and District shall pay the undisputed amounts of such invoices within thirty (30) days of receipt of the invoice.
5. Expenses. Expenses will not be charged for Consultant's performance of these Services, with the exception of "none".
6. Materials. Consultant at its sole cost and expense shall provide and furnish all tools, labor, materials, equipment, transportation services and any other items (collectively, "Equipment") which are required or necessary to perform the Services in a manner which is consistent with generally accepted standards of the profession for similar services. Notwithstanding the foregoing, District shall not be responsible for any damages to persons or property as a result of the use, misuse or failure of any Equipment used by Consultant or the Consultant employees, agents, representatives or Consultants (collectively, "Consultant Parties"), even if such Equipment is furnished, rented or loaned to Consultant or the Consultant Parties by District. Furthermore, District may reject any Equipment or workmanship that does not conform to the requirements of this Agreement and Consultant must then promptly remedy or replace it at no additional cost to District and subject to District's reasonable satisfaction.
7. Independent Consultant. Consultant, in the performance of this Agreement, shall be and act as an independent Consultant. Consultant understands and agrees that it and all of its employees shall not be considered officers, employees, agents, partners, or joint venturers of the District, and are not entitled to benefits of any kind or nature normally provided employees of the District and/or to which District's employees are normally entitled, including, but not limited to, State Unemployment Compensation or Worker's Compensation. Consultant shall assume full responsibility for payment of all federal, state and local taxes or contributions, including unemployment insurance, social security and income taxes with respect to Consultant's employees. In the performance of the Services herein contemplated, Consultant shall have the sole authority for controlling and directing the performance of the details of the work. Consultant shall defend, indemnify, and hold harmless the District against any claims that it or any of its employees or agents are employees of the District.
8. Performance of Services / Standard of Care.
 - 8.1 Consultant represents that Consultant has the qualifications and ability to perform the Services in a professional manner, without the advice, control or supervision of District. Consultant's Services will be performed, findings obtained, reports and recommendations prepared in accordance with generally and currently accepted principles and practices of its profession and applicable laws, rules and regulations.
 - 8.1.1 Consultant hereby represents that it possesses the necessary professional capabilities, qualifications, licenses, skilled personnel, experience, expertise, and financial resources, and it has available and will provide the necessary equipment, materials, tools, and facilities to perform the Services in an

efficient, professional, and timely manner in accordance with the terms and conditions of the Agreement.

8.1.2 Consultant shall be responsible for the professional quality, technical accuracy, completeness, and coordination of the Services, and Consultant understands that the District relies upon such professional quality, accuracy, completeness, and coordination by Consultant in performing the Services.

8.1.3 Consultant shall ensure that any individual performing work under the Agreement requiring a California license shall possess all appropriate licenses, and shall have sufficient skill and experience to perform the work assigned to them.

8.2 Consultant and District agree to participate in regular meetings to discuss strategies, timetables, implementation of services, and any other issues deemed relevant to the operation of Consultant's performance of Services.

8.3 The work completed hereunder must meet the approval of the District and shall be subject to the District's general right of inspection and supervision to secure the satisfactory completion thereof.

8.4 Consultant shall maintain complete and accurate records relating to the provision of the Services under this Agreement, including records of the time spent and materials used by Consultant in providing the Services, in such form as District shall approve or request. During the Term and for a period of three (3) years thereafter, upon District's written request, Consultant shall allow District or District's representative to inspect and make copies of such records in connection with the provision of the Services.

9. Originality of Services. Except as to standard generic details, Consultant agrees that all technologies, formulae, procedures, processes, methods, writings, ideas, dialogue, compositions, recordings, teleplays and video productions prepared for, written for, or submitted to the District and/or used in connection with this Agreement, shall be wholly original to Consultant and shall not be copied in whole or in part from any other source, except that submitted to Consultant by District as a basis for such services.

10. Intellectual Property.

10.1 Consultant acknowledges and agrees that any and all work product, including any deliverables, it conceives, creates, develops, or reduces to practice, in whole or part, during the term of the Agreement, including without limitation, all "works of original authorship" and all content, inventions, improvements, enhancements, designs, ideas, source code, software applications, formula, processes, techniques, discoveries, or know-how, whether or not patentable or copyrightable, are "works for hire" and are and/or shall become and remain the sole and exclusive property of the District and the District shall be the sole owner of all patents, copyrights, and other rights in connection therewith throughout the world. To the extent any such works are not deemed works for hire, Consultant hereby assigns to the District, Consultant's entire right, title, and interest

in any invention, technique, process, device, discovery, improvement, or know-how, whether patentable or not, hereafter made or conceived solely or jointly by Consultant while working for or on behalf of the District, which relates to, is suggested by, or results from matters set forth in any active Statement of Work and depends on either:

10.1.1 Consultant's knowledge of Confidential Information (as defined in Section 6) it obtains from the District.

10.1.2 The use of the District's equipment, supplies, facilities, information, or materials.

10.2 Consultant shall disclose any such invention, technique, process, device, discovery, improvement, or know-how promptly to the District. Consultant shall, upon request of the District, promptly execute a specific assignment of title to the District and do anything else reasonably necessary to enable the District to secure for itself, patent, trade secret, or any other proprietary rights in the United States or other countries.

10.3 All writings or works of authorship, including, without limitation, program codes or documentation, produced or authored by Consultant in the course of performing services for the District, together with any associated copyrights, are works made for hire and the exclusive property of the District. To the extent that any writings or works of authorship may not, by operation of law, be works made for hire, this Agreement shall constitute an irrevocable assignment by Consultant to the District of the ownership of and all rights of copyright in, such items, and the District shall have the right to obtain and hold in its own name, rights of copyright, copyright registrations, and similar protections which may be available in the works. Consultant shall give the District or its designees all assistance reasonably required to perfect such rights.

10.4 If for any reason, including incapacity, the District cannot secure Consultant's signature on any document needed to apply for, perfect, or otherwise acquire title to the intellectual property rights granted to it under this Section, or to enforce such rights within seven (7) business days of such request, Consultant hereby designates the District as Consultant's attorney-in-fact and agent, solely and exclusively to act for and on Consultant's behalf to execute and file such documents with the same legal force and effect as if executed by Consultant and for no other purpose.

11. **Default.** The occurrence of any of the following constitutes a Default by Consultant under this Agreement:

11.1 Consultant violates this Agreement and fails to remedy or cure such violation within ten (10) days after District's written notice thereof;

11.2 Consultant exposes the District to liability to others for personal injury or property damage;

11.3 Consultant becomes insolvent or admits its inability to pay its debts generally as they become due;

11.4 Consultant becomes subject, voluntarily or involuntarily, to any proceeding under any domestic or foreign bankruptcy or insolvency law, which is not fully stayed within seven (7) business days or is not dismissed or vacated within thirty (30) days after filing;

11.5 Consultant is dissolved or liquidated or takes any corporate action for such purposes;

11.6 Consultant makes a general assignment for the benefit of creditors;

11.7 Consultant has a receiver, trustee, custodian, or similar agent appointed by order of any court of competent jurisdiction to take charge of or sell any material portion of its property or business; or

11.8 Consultant becomes incapable to perform any of the Services.

12. Dispute Resolution

The Parties desire to quickly and cost-effectively resolve any disputes related to the interpretation or enforcement of this Agreement. Therefore, each Party shall make best efforts to resolve informally any such disputes.

12.1 Consultant Continuation of Services. Except in the event of the District's failure to make an undisputed payment of the fees owed to the Consultant, notwithstanding any disputes between District and the Consultant hereunder, the Consultant shall continue to provide and perform Services pending a subsequent resolution of such disputes.

12.2 Mandatory Mediation. All claims, disputes and other matters in controversy between the Inspection Firm and the District arising out of or pertaining to this Agreement shall be submitted for resolution by non-binding mediation. The Parties shall jointly select a mediator within thirty (30) days of a request of mediation by a Party, and complete mediation as soon thereafter as practically possible but in no event later than ninety (90) days after the original request for mediation, unless otherwise agreed to by the Parties.

12.3 Government Claim Requirements. The Consultant shall comply with all claims presentation requirements as provided in Chapter 1 (commencing with section 900) and Chapter 2 (commencing with section 910) of Part 3 of Division 3.6 of Title 1 of Government Code as a condition precedent to the Consultant's right to bring a civil action against the District

12.4 Arbitration. In the event that mediation is unsuccessful, to the extent applicable law does not otherwise provide, any dispute, claim or controversy between or among the District and Inspection Firm arising out of or in any way relating to this Agreement shall be determined by confidential, binding arbitration in the county in which the District's administrative offices are located before a neutral arbitrator. The arbitration shall be

administered by JAMS pursuant to its Comprehensive Arbitration Rules and Procedures in force at the time the arbitration is commenced. The arbitrator shall decide any issue of the breach, termination, enforcement, interpretation or validity of this entire agreement, including the determination of the scope or applicability of the agreement to arbitrate. The Parties adopt and agree to implement the JAMS Optional Arbitration Appeal Procedure (as it exists on the date of this Agreement) with respect to any final arbitration award pursuant to this Agreement. Any court proceedings related to the arbitration shall take place in the state court (or federal court, if jurisdiction exists) in the county in which the District's administrative offices is located. This clause shall not preclude Parties from seeking provisional remedies in aid of arbitration from a court of appropriate jurisdiction.

By agreeing to this binding arbitration provision, the Parties understand that they are waiving certain important rights and protections that otherwise may have been available if a dispute were determined by a judicial action including, without limitation, the extent of available discovery, the right to a jury trial, the recovery of attorney fees and certain rights of appeal.

This agreement and the rights of the Parties hereunder shall be governed by and construed in accordance with the laws of California, exclusive of conflict or choice of law rules.

If this Agreement is related to a larger project for which there is more than one contract involved, and if more than one contractual dispute arises related to that project, then the District then may, at its option, consolidate arbitration proceedings arising from the Project into a single arbitration proceeding.

12.5 Attorney's Fees. To the extent either Party must seek enforcement or interpretation of this Agreement or otherwise defend against a claim arising from this Agreement, each Party shall bear their own fees and costs, including, but not limited to, mediation fees, arbitration fees, attorneys' fees and collection expenses, regardless of whether legal proceedings are or have been commenced to enforce said terms.

13. Termination.

13.1 For Convenience by District. District may, at any time, with or without reason, terminate this Agreement and compensate Consultant only for services satisfactorily rendered to the date of termination. Written notice by District shall be sufficient to stop further performance of services by Consultant. Notice shall be deemed given when received by the Consultant or no later than three (3) calendar days after the day of mailing, whichever is sooner.

13.2 With Cause by District. District may terminate this Agreement upon giving of written notice of intention to terminate for cause. Cause shall include:

12.2.1. any material violation of this Agreement by the Consultant; or

12.2.2. any act by Consultant exposing the District to liability to others for personal injury or property damage; or

12.2.3. Consultant is adjudged a bankrupt, Consultant makes a general assignment for the benefit of creditors or a receiver is appointed on account of Consultant's insolvency.

Written notice by District shall contain the reasons for such intention to terminate and, unless within three (3) calendar days after that notice the condition or violation shall cease or satisfactory arrangements for the correction thereof be made, this Agreement shall upon the expiration of the three (3) calendar days cease and terminate. In the event of this termination, the District may secure the required Services from another Consultant. If the expense, fees, and/or costs to the District exceeds the cost of providing the Services pursuant to this Agreement, the Consultant shall immediately pay the excess expense, fees, and/or costs to the District upon the receipt of the District's notice of these expense, fees, and/or costs. The foregoing provisions are in addition to and not a limitation of any other rights or remedies available to District.

13.3 Upon termination, Consultant shall provide the District with all documents produced maintained or collected by Consultant pursuant to this Agreement, whether or not such documents are final or draft documents.

14. Indemnification. To the furthest extent permitted by California law, Consultant shall indemnify, and hold harmless the District, its Governing Board, agents, representatives, officers, Consultants, employees, trustees, and volunteers ("the Indemnified Parties") from any and all claims, arising out of, pertaining to or relating to the negligence, recklessness, errors or omissions, or willful misconduct of Consultant. Consultant shall, to the fullest extent permitted by California law, defend the Indemnified Parties at Consultant's own expense, including attorneys' fees and costs, from any and all claims arising out of, pertaining to, or relating to the negligence, recklessness, or willful misconduct of Consultant. The District shall have the right to accept or reject any legal representation that Consultant proposes to defend the indemnified parties.

15. Insurance.

15.1 Insurance Requirement

Consultant shall, at his, her, or its sole cost and expense, maintain in full force and effect, during the term of this Agreement, the following insurance coverage from a California licensed and/ or admitted insurer with an A minus (A-), VII, or better rating from A.M. Best, to cover any claims, damages, liabilities, costs and expenses (including legal counsel fees) arising out of or in connection with Consultant's fulfillment of any of its obligations under this Agreement or either party's use of the Work or any component or part thereof:

Commercial General Liability Insurance, including both bodily injury and property damage, with limits as follows:

\$1,000,000 per occurrence
\$100,000 fire damage
\$5,000 med expenses
\$1,000,000 personal & adv. injury
\$2,000,000 general aggregate
\$2,000,000 products/completed operations aggregate

Business Auto Liability Insurance for owned, scheduled, non-owned or hired automobiles with a combined single limit of no less than \$1 million per occurrence. If no owned autos, then non-owned/hired coverage can be accepted.

Workers' Compensation and Employers Liability Insurance covering Consultant's full liability under the California Workers' Compensation Insurance and Safety Act and in accordance with applicable state and federal laws.

Part A – Statutory Limits

Part B - \$1,000,000/\$1,000,000/\$1,000,000 Employers Liability

Sole proprietors with no employees are exempt from providing Workers' Compensation and Employers Liability Insurance, but must provide a signed Statement of verification.

Errors & Omissions (Professional Liability) coverage

\$1,000,000 per occurrence/ \$1,000,000 aggregate

15.2 Proof of Carriage of Insurance.

Consultant, upon execution of this contract and periodically thereafter upon request, shall furnish District with certificates of insurance evidencing such coverage. The Commercial General and Automobile Liability policies shall name the District as additional insureds with respect to any potential tort liability, irrespective of whether such potential liability might be predicated on theories of negligence, strict liability or products liability. The Consultant shall be required to provide District with 30 days' prior written notice if the insurance afforded by this policy shall be suspended, cancelled, reduced in coverage limits or non-renewed. Premiums on all insurance policies shall be paid by Consultant and shall be deemed included in Consultant's obligations under this Agreement at no additional charge.

16. Assignment. Consultant shall not assign, transfer, delegate, or subcontract any of its rights or obligations under this Agreement without the prior written consent of District, which consent may be granted or withheld in District's sole discretion. Any purported assignment or delegation in violation of this Section 14 shall be null and void. No assignment or delegation shall relieve the Consultant of any of its obligations hereunder. District may at any time assign or transfer any or all of its rights or obligations under this Agreement without Consultant's consent.

17. Compliance with Laws. Consultant shall observe and comply with all applicable rules and regulations of the governing board of the District and all applicable federal, state, and local laws, ordinances and regulations. Consultant has and shall maintain in effect all the licenses, permissions, authorizations, consents, and permits that it needs to carry out its obligations under this Agreement. Consultant shall give all notices required by any law, ordinance, rule and regulation bearing on conduct of the Services as indicated or specified. If Consultant observes that any of the Services required by this Agreement are at variance with any such laws, ordinance, rules or regulations, Consultant shall immediately notify the District, in writing, and, at the sole option of the District, any necessary changes to the scope of the Services shall be made and this Agreement shall be appropriately amended in writing, or this Agreement shall be terminated effective upon Consultant's receipt of a written termination notice from the District. If Consultant knowingly performs any work that is in violation of any laws, ordinances, rules or regulations, without first notifying the District of such violation, Consultant shall bear all costs arising therefrom.

18. Certificates/Permits/Licenses/Registration. Consultant and all Consultant's employees or agents shall secure and maintain in force such certificates, permits, licenses and registration as are required by law in connection with the furnishing of Services pursuant to this agreement.

19. Safety and Security. Consultant is responsible for maintaining safety in the performance of this Agreement. Consultant shall be responsible to ascertain from the District the rules and regulations pertaining to safety, security, and driving on school grounds, particularly when children are present.

20. Employment with Public Agency. Consultant, if an employee of another public agency, agrees that Consultant will not receive salary or remuneration, other than vacation pay, as an employee of another public agency for the actual time in which services are actually being performed pursuant to this Agreement.

21. Anti-Discrimination. It is the policy of the District that in connection with all work performed under contracts there be no discrimination against any employee engaged in the work because of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status and therefore the Consultant agrees to comply with applicable Federal and California laws including, but not limited to the California Fair Employment and Housing Act beginning with Government Code Section 12900 and Labor Code Section 1735 and District policy. In addition, the Consultant agrees to require like compliance by all its subconsultant(s).

22. Fingerprinting of Employees.

The Consultant shall comply with the requirements of California Education Code section 45125.1, and perform the following acts:

22.1 Require all current and subsequent employees of Consultant who may enter a school site during the time that pupils are present to submit their fingerprints in a manner authorized by the California Department of Justice (the "CADOJ").

22.2 Prohibit employees of Consultant from coming into contact with pupils until the CADOJ has ascertained that the employee has not been convicted of a felony as defined in California Education Code section 45122.1.

22.3 Certify in writing, using the District's fingerprinting certification form (available at the District Risk Finance and Insurance Services website) to the District that neither Consultant nor any of Consultant's employees who may enter a school site during the time that pupils are present have been convicted of a felony as defined in California Education Code section 45122.1 and provide such certification to the District Risk Finance and Insurance Services.

22.4 Provide a list of the names of Consultant's employees who may have contact with pupils to the District Risk Finance and Insurance Services. This list shall be updated for employee changes and shall list employees by appropriate school site.

22.5 The District may require the Consultant and its employees who may have contact with pupils to submit to additional background checks at the District's sole and absolute discretion.

23. Audit. Consultant shall establish and maintain books, records, and systems of account, in accordance with generally accepted accounting principles, reflecting all business operations of Consultant transacted under this Agreement. Consultant shall retain these books, records, and systems of account during the Term of this Agreement and for three (3) years thereafter. Consultant shall permit the District, its agent, other representatives, or an independent auditor to audit, examine, and make excerpts, copies, and transcripts from all books and records, and to make audit(s) of all billing statements, invoices, records, and other data related to the Services covered by this Agreement. Audit(s) may be performed at any time, provided that the District shall give reasonable prior notice to Consultant and shall conduct audit(s) during Consultant's normal business hours, unless Consultant otherwise consents.

24. No Rights in Third Parties. This Agreement does not create any rights in, or inure to the benefit of, any third party except as expressly provided herein.

25. District's Evaluation of Consultant and Consultant's Employees and/or Subconsultants. The District may evaluate the Consultant in any manner which is permissible under the law. The District's evaluation may include, without limitation:

25.1 Requesting that District employee(s) evaluate the Consultant and the Consultant's employees and subconsultants and each of their performance.

25.2 Announced and unannounced observance of Consultant, Consultant's employee(s), and/or subconsultant(s).

26. Limitation of District Liability. Other than as provided in this Agreement, District's financial obligations under this Agreement shall be limited to the payment of the compensation provided in this Agreement. Notwithstanding any other provision of this Agreement, in no event, shall District be liable, regardless of whether any claim is based on contract or tort, for any

special, consequential, indirect or incidental damages, including, but not limited to, lost profits or revenue, arising out of or in connection with this Agreement for the services performed in connection with this Agreement.

27. Confidentiality. The Consultant and all Consultant's agents, personnel, employee(s), and/or subconsultant(s) shall maintain the confidentiality of all information received in the course of performing the Services. This requirement to maintain confidentiality shall extend beyond the termination of this Agreement.

28. Notice. Any notice required or permitted to be given under this Agreement shall be deemed to have been given, served, and received if given in writing and either personally delivered or deposited in the United States mail, registered or certified mail, postage prepaid, return receipt required, or sent by overnight delivery service, or facsimile transmission, or email, addressed as follows:

Notice to District:

Santa Rosa High School District/Santa Rosa Elementary School District
110 Stony Point Road, Suite 210
Santa Rosa, CA 95401
Attention: Lisa August Hulme, Interim Superintendent

Notice to Consultant:

Stormwater Specialists, Inc.
8698 Elk Grove Blvd., #224
Elk Grove, CA 95624
Attention: Mary Larsen

Any notice personally given or sent by facsimile or email transmission shall be effective upon receipt. Any notice sent by overnight delivery service shall be effective the business day next following delivery thereof to the overnight delivery service. Any notice given by mail shall be effective three (3) days after deposit in the United States mail.

29. Integration/Entire Agreement of Parties. This Agreement constitutes the entire agreement between the Parties and supersedes all prior discussions, negotiations, and agreements, whether oral or written. This Agreement may be amended or modified only by a written instrument executed by both Parties.

30. California Law. This Agreement shall be governed by and the rights, duties and obligations of the Parties shall be determined and enforced in accordance with the laws of the State of California. The Parties further agree that any action or proceeding brought to enforce the terms and conditions of this Agreement shall be maintained in the county in which the District's administrative offices are located.

31. Waiver. The waiver by either party of any breach of any term, covenant, or condition herein contained shall not be deemed to be a waiver of such term, covenant, condition, or any subsequent breach of the same or any other term, covenant, or condition herein contained.

32. Severability. If any term, condition or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions will nevertheless continue in full force and effect, and shall not be affected, impaired or invalidated in any way.

33. Time is of the Essence. Time is of the essence in the performance of this Agreement. Consultant acknowledges that timely completion of the Services is critical to the District and that any delay in performance may cause substantial harm to the District. Consultant shall diligently perform its obligations and ensure that all deadlines specified in this Agreement, or otherwise agreed upon in writing, are met. Failure to perform the Services within the required timeframe may constitute a material breach of this Agreement, subjecting Consultant to any remedies available under this Agreement or at law, including but not limited to termination for cause and damages resulting from the delay.

34. Incorporation of Recitals and Exhibit. The Recitals and exhibit attached hereto are hereby incorporated herein by reference.

35. Provisions Required By Law Deemed Inserted. Each and every provision of law and clause required by law to be inserted in this Agreement shall be deemed to be inserted herein and this Agreement shall be read and enforced as though it were included therein.

36. Authority to Bind Parties. Neither party in the performance of any and all duties under this Agreement, except as otherwise provided in this Agreement, has any authority to bind the other to any agreements or undertakings.

37. Captions and Interpretations. Section headings in this Agreement are used solely for convenience, and shall be wholly disregarded in the construction of this Agreement. No provision of this Agreement shall be interpreted for or against a party because that party or its legal representative drafted such provision, and this Agreement shall be construed as if jointly prepared by the Parties.

38. Calculation of Time. For the purposes of this Agreement, “days” refers to calendar days unless otherwise specified.

39. Signature Authority. Each party has the full power and authority to enter into and perform this Agreement, and the person signing this Agreement on behalf of each Party has been properly authority and empowered to enter into this Agreement.

40. Counterparts. This Agreement and all amendments and supplements to it may be executed in counterparts, and all counterparts together shall be construed as one document.

41. Conflict of Interest. Consultant warrants that neither Consultant nor any of its employees, agents, or subconsultants has an actual or potential conflict of interest with the District in respect to the Services to be performed under this Agreement for the District. None of such individuals shall, during this term of this Agreement, acquire any interest which conflicts, or could potentially conflict, in any manner with the interests of the District.

42. Additional Terms. The parties acknowledge that Consultant may have submitted a proposal in connection with the services and/or materials to be provided under this Agreement. Any terms or conditions contained in such proposal shall be of no force or effect and shall not apply to or modify the rights and obligations of the parties hereunder. The relationship between the parties shall be governed solely by the terms of this Agreement, except that the proposal may be referenced solely for the limited purpose of describing the scope, specifications, or other factual information regarding the services or materials to be provided.

43. Sanctions in Response to Russian Aggression. The Consultant acknowledges and agrees that if any state funds are used in connection with this Agreement, the Consultant must comply with all economic sanctions imposed by the United States government and the State of California in response to Russia's actions in Ukraine, including, but not limited to, those outlined in Executive Order N-6-22. The Consultant shall ensure that no funds received under this Agreement are used in violation of such sanctions. If this Agreement is valued at \$5 million or more, the Consultant must generate a report on steps they have taken in response to Russia's actions in Ukraine, including, but not limited to, desisting from making new investments in, or engaging in financial transactions with, Russian entities, not transferring technology to Russia or Russian entities, and directly providing support to the government and people of Ukraine. Such report shall be retained by Consultant and made available to the District or any other appropriate State department upon request. Failure to comply with these sanctions may result in the termination of this Contract at the sole discretion of the District and may subject the Consultant to additional penalties as provided by law.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed as of the date indicated below by their respective officers thereunto duly authorized.

DISTRICT:

Santa Rosa High School District/Santa Rosa Elementary School District

By: _____

Name: Lisa August Hulme

Title: Interim Superintendent

Date: _____

CONSULTANT:

Stormwater Specialists, Inc.

By: _____

Name: _____

Title: _____

Date: _____

WORKERS' COMPENSATION CERTIFICATION

Labor Code section 3700 in relevant part provides:

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

- a. By being insured against liability to pay compensation by one or more insurers duly authorized to write compensation Insurance in this state.

- b. By securing from the Director of Industrial Relations a certificate of consent to self-insure, which may be given upon furnishing proof satisfactory to the Director of Industrial Relations of ability to self-Insure and to pay any compensation that may become due to his employees.

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

Date: _____

Name of Consultant: _____

Signature: _____

Print Name: _____

Title: _____

This certificate must be signed and filed with the awarding body prior to performing any Work under this Contract.

CONFLICT OF INTEREST STATEMENT

The undersigned Consultant for the **Santa Rosa High School District/Santa Rosa Elementary School District** is required to disclose any actual or possible conflicts of interest, the existence of his or her financial interest, and any outside alliance or professional or personal involvement that might conflict with his/her responsibilities to the District.

Through its execution of this Agreement, Consultant acknowledges that it is familiar with the provisions of section 1090 et seq. and section 87100 et seq. of the Government Code of the State of California, and certifies that it does not know of any facts which constitute a violation of said provisions. In the event Consultant receives any information subsequent to execution of this Agreement which might constitute a violation of said provisions, Consultant agrees it shall notify District in writing.

If the District has reasonable cause to believe that a Consultant has failed to disclose actual or possible conflicts of interest, it will provide the member an opportunity to explain the situation.

If, after hearing the response of the Consultant and making such further investigation as appropriate, the District determines that the Consultant has failed to disclose an actual or possible conflict of interest, the contract is subject to immediate termination.

I have read and understand the foregoing, and I certify that:

I **DO NOT** have business or financial interests in the **Santa Rosa High School District/Santa Rosa Elementary School District** or a business entity affiliated with the District that might conflict with my responsibilities under this Agreement.

Exceptions to Statement of Disclosure, if any:

Date: _____

Name of Consultant: _____

Signature: _____

Print Name: _____

Title: _____

FINGERPRINTING AND CRIMINAL BACKGROUND CHECK CERTIFICATION

One of the boxes below **must** be checked, and an executed copy of this form must be attached to the Independent Consultant Agreement (“Agreement”):

- Consultant’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 Consultant’s services under this Agreement.
- Consultant’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 Consultant’s services under this Agreement, and Consultant certifies its compliance with these provisions as follows: “Consultant certifies that the it has complied with the fingerprinting and criminal background investigation requirements of Education Code section 45125.1 with respect to all Consultant’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 Consultants of the Consultant, 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.”
- Consultant’s services under this Agreement shall be limited to the construction, reconstruction, rehabilitation, or repair of a school facility, and Consultant’s employees shall have only limited contact with students. Accordingly, the requirements of Education Code section 45125.2 shall not apply to Consultant’s services under this Agreement.
- Consultant’s services under this Agreement shall be limited to the construction, reconstruction, rehabilitation, or repair of a school facility, and Consultant’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 Consultant’s on-site employees of Consultant by an employee of Consultant, _____, 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). Consultant shall verify and continue to verify that the employees of Consultant 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 CONSULTANT’S AUTHORIZED REPRESENTATIVE:

I am a representative of the Consultant 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 Consultant.

Date: _____

Name of Consultant: _____

Signature: _____

Print Name: _____

Title: _____

EXHIBIT "A"

DESCRIPTION OF SERVICES TO BE PERFORMED BY CONSULTANT

STORMWATER MONITORING PROPOSAL

Stormwater Specialists, Inc.

8698 Elk Grove Blvd., #224
Elk Grove, CA 95624
Phone #: (916) 230-0370
Mary@stormwaterspecialists.com
President, QSD #024, ToR, QISP, CPSWQ
Storm Water Pollution Prevention Plan
(SWPPP), Monitoring & Reporting
Bid No: 26-182

Proposal to:

Santa Rosa City Schools, Brian Cameron SPM, VPCS
110 Stony Point Road, Suite 210
Santa Rosa, CA 95401
Phone #: M) (530) 961-2705
Brian@vpcsonline.com
Job Site: Santa Rosa City Schools New District Office
211 Ridgway Ave., Santa Rosa, CA
Date: April 22, 2026

Storm Water Pollution Prevention Plan - Proposal

Storm Water Pollution Prevention Plan & Support:

Provide one (1) electronic copy of Risk Level 2 Storm Water Pollution Prevention Plan (SWPPP) for project under the New CGP 2022 Permit. We will work with Legally Responsible Person (LRP) to upload SWPPP and PRDs onto SMARTS. Our Proposal includes preparation of Notice of Intent (NOI) and LRP will certify NOI. LRP or Contractor will pay NOI fee.

Stormwater Budget – July 2026 – June 2028 (approx. 23 months)

- **RL 2 Storm Water Pollution Prevention Plan (SWPPP) for \$2,680.00**
- **Weekly, Pre-Rain, Post-Rain Inspections - 96 @\$325/each = \$31,200.00***
- **QSD Inspections Per new CGP Permit 2022 - 4 @ \$400/each = \$1,600.00**
- **Sampling onsite and upload to SMARTS - 4 @ \$400.00 = \$1,600.00**
- **Annual Report due Sept 1st & Completion - 2 @ \$1,180.00 = \$2,360.00**
- **Notice of Termination (NOT) on SMARTS at Completion - \$1,480.00**
- **Proposed Stormwater Budget for the sum of \$40,920.00**

* Based on Weather and Rain Events

This is a Proposal based on scope of work - PAYMENT TERMS: DUE WITHIN 30 DAYS OF DELIVERY

THIS PROPOSAL IS SUBJECT TO THE TERMS AND CONDITIONS ON THE FACE HEREOF. PLEASE READ THEM CAREFULLY
PRICE VALID ONLY IF THE ACCEPTANCE BELOW IS SIGNED AND RETURNED TO STORMWATER SPECIALISTS WITHIN 30 DAYS.
PROPOSAL EXCLUDES: PERMITS, BONDS, DESIGN, LICENSES, FINES, FEES, DESIGN, RETENTION AND/OR ENGINEERING.

SUBMITTED FOR STORMWATER SPECIALISTS BY: Mary A. Larsen
Authorized Signature

DATE: April 22, 2026 NAME: Mary A. Larsen TITLE: QSD #024, ToR, President

This proposal, when accepted by you, constitutes the entire contract between all prior representations and/or agreements superseded. Payment due and payable 30 days after work is performed. Accounts subject to a late charge of 1 ½% per month if not paid within 30 days.

(Client Name)

(Authorized Signature)

(Date Signed)

(Print Name & Title)