

EXHIBIT "B"

CRITERIA AND BILLING FOR EXTRA SERVICES

- A. The following Extra Services may be performed only with prior written District authorization under the Agreement. An authorization must identify the scope, applicable hourly rates or agreed fee, and whether the charge uses the Article 6 allowance or requires an approved contract amendment:
1. Providing deliverables or other items in excess of the number indicated in **Exhibit "A."**
 2. Providing services as directed by the District that are not part of the Basic Services of this Agreement.
- B. Before preparing, providing, sending, or invoicing for extra deliverables, Consultant shall inform the District that expected deliverables may be in excess of the number indicated in **Exhibit "A,"** so that the District can procure the additional deliverables itself or direct Consultant to procure the deliverables at the District's expense or on the District's account at a specific vendor.
- C. The following rates, which include overhead, administrative costs and profit, shall be utilized in arriving at the fee for Extra Services and shall not be changed for the term of the Agreement.

Job Title	Hourly Rate
<u>Principal:</u>	<u>\$275</u>
<u>Project Manager/Associate/Director:</u>	<u>\$255</u>
<u>Project Architect/Designer:</u>	<u>\$240</u>
<u>Job Captain:</u>	<u>\$215</u>
<u>Construction Admin Project Manager:</u>	<u>\$220</u>
<u>Assistant Construction Admin Project Manager:</u>	<u>\$200</u>
<u>Interior Designer:</u>	<u>\$220</u>
<u>Junior Designer:</u>	<u>\$195</u>
<u>Construction Admin Project Coordinator:</u>	<u>\$185</u>
<u>Administrative:</u>	<u>\$135</u>

- D. Consultant acknowledges that the District requires Consultant's invoices to include detailed explanations of the Extra Services performed.
- E. The \$10,000 allowance is District-controlled and may be used only for services or expenses authorized in writing by the District. Mileage and printing, when authorized, shall be charged at documented cost without markup. No cost may be charged both to the fixed fee and the allowance. Other expenses require express written District authorization. Unused allowance funds remain with the District.

[END OF EXHIBIT]

EXHIBIT "C"

SCHEDULE OF SERVICES

- A. Promptly after the execution of this Agreement, Consultant shall prepare and submit for approval to the District a Schedule of Services showing the order in which Consultant proposes to carry out Consultant's Services ("Schedule of Services"). The Schedule of Services shall apply to the completion of all Services listed hereunder within the times established by this Agreement. The Schedule of Services shall be in the form of a progress chart clearly delineating all important increments and review dates. Consultant shall update the Schedule of Services on a monthly basis and deliver one (1) electronic copy to the District along with the monthly billing.
- B. Anticipated Board approval and Agreement date: November 4, 2026. Consultant shall begin after receipt of the District's written Notice to Proceed and perform the FMP update during November 2026 through April 2027. The updated FMP shall be presented for anticipated Board approval in May 2027. Later District study decisions anticipated in December 2027 and January 2028 are outside this service period; any additional update after April 2027, other than the included May Board presentation, requires written authorization under the Agreement.
- C. All times to complete tasks set forth in this Exhibit are of the essence, as indicated in the Agreement. If delays in the Schedule of Services are incurred as a result of the District's inability to comply with requested meeting schedules, Consultant shall maintain the right to request an adjustment in the Schedule of Services if deemed necessary to meet the deadlines set forth in this Exhibit. If approved, those extensions shall be authorized in writing by the District.

[END OF EXHIBIT]

EXHIBIT "D"

PAYMENT SCHEDULE

A. Compensation

1. The fixed fee of \$208,809 is full compensation for the Basic Services, including personnel, offices, administrative costs, and all other costs of performance except charges expressly authorized against the \$10,000 allowance in Article 6. The total authorization is \$218,809. Allowance charges require prior written District approval and supporting documentation. Authorized mileage and printing shall be charged at documented cost without markup. No cost may be billed twice, and the unused allowance remains with the District. No additional amount is payable without an approved written amendment.
2. The total compensation to Consultant shall be as stated in Article 6 of the Agreement.
3. District shall approve and pay Consultant based on the percentage of completion of the Services contracted for under this Agreement.

B. Method of Payment

1. Invoices shall be on a form approved by the District and are to be submitted to the District via the District's authorized representative.
2. Consultant shall submit to District with its invoices documentation showing proof that payments were made to its subconsultant(s).
3. Upon receipt and approval of Consultant's invoices, the District agrees to make payments of undisputed amounts within thirty (30) days of receipt of the invoice.

[END OF EXHIBIT]

EXHIBIT "E"

INSURANCE REQUIREMENTS

- A.** Consultant shall procure, prior to commencement of the Services of this Agreement and maintain for the duration of the Agreement, insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the Services hereunder by the Consultant, its agents, representatives, employees and subconsultant(s). Consultant's liabilities, including but not limited to Consultant's indemnity or defense obligations, under this Agreement shall not be deemed limited in any way to the insurance coverage required herein. Maintenance of specified insurance coverage is a material element of this Agreement and Consultant's failure to maintain or renew coverage or to provide evidence of renewal during the term of this Agreement, as required or when requested, may be treated by the District as a material breach of contract.
- B. Minimum Scope and Limits of Insurance:** Coverage shall be at least as broad as the following scopes and limits:
1. **Commercial General Liability.** One Million Dollars (\$1,000,000) per occurrence for bodily injury, personal injury and property damage. If Commercial General Liability or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to each project/location or the general aggregate limit shall be twice the required occurrence limit.
 2. **Automobile Liability, Any Auto.** One Million Dollars (\$1,000,000) per accident for bodily injury and property damage.
 3. **Workers' Compensation Liability.** For all of the Consultant's employees who are subject to this Agreement and to the extent required by the applicable state or federal law, Consultant shall keep in full force and effect, a Workers' Compensation policy. Consultant shall provide an endorsement that the insurer waives the right of subrogation against the District and its respective elected officials, officers, employees, agents, representatives, consultants, trustees, and volunteers.
 4. **Employer's Liability.** For all of the Consultant's employees who are subject to this Agreement, Consultant shall keep in full force and effect, employers' liability coverage with minimum liability coverage of One Million Dollars (\$1,000,000) per occurrence.
 5. **Professional Liability.** This insurance shall cover the prime design professional and his/her consultant(s) on a Claims Made basis for Two Million Dollars (\$2,000,000) aggregate limit subject to no more than Twenty-Five Thousand Dollars (\$25,000) per claim deductible, coverage to continue through completion of this Agreement plus three (3) years thereafter.

The District reserves the right to modify the limits and coverages described herein.

C. Deductibles and Self-Insured Retention: Consultant shall inform the District in writing if any deductibles or self-insured retention exceeds Twenty-Five Thousand Dollars (\$25,000). At the option of the District, either:

1. The District can accept the higher deductible;
2. Consultant's insurer shall reduce or eliminate such deductibles or self-insured retention as respects the District, its officers, officials, employees and volunteers; or
3. Consultant shall procure a bond guaranteeing payment of losses and related investigations, claim administration and defense expenses.

D. Other Insurance Provisions: The policies required hereunder are to contain, or be endorsed to contain, the following provisions, as applicable:

1. All policies except for the workers' compensation, employer's liability and professional liability insurance policies shall be written on an occurrence form.
2. The District, its representatives, consultants, trustees, officers, officials, employees, agents, and volunteers ("Additional Insureds") are to be covered as additional insureds as respects liability arising out of activities performed by or on behalf of the Consultant; Instruments of Service and completed operations of the Consultant; premises owned, occupied or used by the Consultant; or automobiles owned, leased, hired or borrowed by the Consultant. The coverage shall contain no special limitations on the scope of protection afforded to the Additional Insureds.
3. Insurance written on a "claims made" basis shall be retroactive to a date that coincides with or precedes Consultant's commencement of the Services, including subsequent policies purchased as renewals or replacements. Said policy is to be renewed by Consultant and all subconsultants for a period of three (3) years following completion of the Services or termination of this Agreement. Such insurance must have the same coverage and limits as the policy that was in effect during the term of this Agreement and will cover Consultant and all subconsultants for all claims made. If coverage is cancelled or non-renewed and not replaced with another claims-made policy with a retroactive date prior to the effective date of this Agreement, or the start of the Services date, the Consultant must purchase extended reporting period coverage for a minimum of three (3) years after completion of the Services under this Agreement. A copy of the claims reporting requirements must be submitted to the District for review.
4. For any claims related to the Services, Consultant's insurance coverage shall be primary insurance with respect to the Additional Insureds. Any insurance or self-insurance maintained by the Additional Insureds shall be in excess of Consultant's insurance and shall not contribute with it.
5. Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.
6. Consultant shall provide an endorsement that the insurer waives the right of subrogation against the District and its respective elected officials, officers,

employees, agents, representatives, consultants, trustees, and volunteers.

7. Any failure to comply with reporting or other provisions of the policies including breaches of warranties shall not affect coverage provided to the Additional Insureds.
8. Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, canceled, reduced in coverage or in limits except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the District.

E. Acceptability of Insurers: Insurance is to be placed with insurers admitted in California with a current A.M. Best's rating of no less than A:VII. Consultant shall inform the District in writing if any of its insurer(s) have an A.M. Best's rating less than A:VII. At the option of the District, the District may either:

1. Accept the lower rating; or
2. Require Consultant to procure insurance from another insurer.

F. Verification of Coverage: Prior to commencing with its provision of Services under this Agreement, Consultant shall furnish District with:

1. Certificates of insurance showing maintenance of the required insurance coverages; and
2. Original endorsements affecting general liability and automobile liability coverage. The endorsements are to be signed by a person authorized by that insurer to bind coverages on its behalf. All endorsements are to be received and approved by the District before Services commence.

G. Copy of Insurance Policy(ies): Upon the District's request, Consultant will furnish District with a copy of all insurance policies related to its provision of Services under this Agreement.

[END OF EXHIBIT]

EXHIBIT "F"

FINGERPRINTING CERTIFICATION/CRIMINAL BACKGROUND INVESTIGATION

The undersigned does hereby certify to District that I am a representative of Consultant entering into this Agreement with District; that I am familiar with the facts herein certified; and that I am authorized and qualified to execute this certificate on behalf of Consultant.

Consultant certifies that it has taken at least one of the following actions (check all that apply):

- ☐ The Work of the Agreement is either (i) at an unoccupied school site and no employee and/or subcontractor or supplier of any tier of the Agreement shall come in contact with District pupils or (ii) if Consultant's employees or any subcontractor or supplier of any tier of the Agreement interacts with pupils, such interaction shall only take place under the immediate supervision and control of the pupil's parent or guardian or a school employee, so that the fingerprinting and criminal background investigation requirements of Education Code section 45125.1 shall not apply to Consultant under the Agreement.
- ☐ Consultant, who is not a sole proprietor, has complied with the fingerprinting requirements of Education Code section 45125.1 with respect to all Consultant's employees and all of its subcontractors' employees who may have contact with District pupils in the course of providing services pursuant to the Agreement, and the California Department of Justice has determined (A) that none of those employees has been convicted of a felony, as that term is defined in Education Code section 45122.1 and/or (B) that the prohibition does not apply to an employee as provided by Education Code section 45125.1(e)(2) or (3). When Consultant performs the criminal background check, it shall immediately provide any subsequent arrest and conviction information it receives to District pursuant to the subsequent arrest service. No work shall commence until the Department of Justice ascertains that Consultant's employees and any subcontractors' employees have not been convicted of a felony as defined in Education Code section 45122.1.

A complete and accurate list of Consultant's employees and of all of its subcontractors' employees who may come in contact with District pupils during the course and scope of the Agreement is attached hereto.

- ☐ Consultant is a sole proprietor and intends to comply with the fingerprinting requirements of Education Code section 45125.1(h) with respect to all Consultant's employees who may have contact with District pupils in the course of providing services pursuant to the Agreement, and hereby agrees to District's preparation and submission of fingerprints such that the California Department of Justice may determine (A) that none of those employees has been convicted of a felony, as that term is defined in Education Code section 45122.1 and/or (B) that the prohibition does not apply to an employee as provided by Education Code section 45125.1(e)(2) or (3). No work shall commence until the Department of Justice ascertains that Consultant has not been convicted of a felony as defined in Education Code section 45122.1.

Consultant's responsibility for background clearance extends to all of its employees, subcontractors, and employees of subcontractors coming into contact with District pupils regardless of whether they are designated as employees or acting as independent contractors of Consultant.

FINGERPRINTING CERTIFICATION/CRIMINAL BACKGROUND INVESTIGATION

ATTACHMENT

List of Employees/Subcontractors

Name/Company: _____
Name/Company: _____
Name/Company: _____
Name/Company: _____
Name/Company: _____
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Name/Company: _____
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If further space is required for the list of employees/subcontractors, attach additional copies of this page.

Date: _____
Name of Consultant: _____
Signature: _____
Print Name: _____
Title: _____

[END OF EXHIBIT]