SSS
School Site Solutions, Inc.
K-12 School Site and Facilities Specialists

Consultant Agreement

This contract is made by and between SCHOOL SITE SOLUTIONS, Inc. and the San Leandro Unified School District ("District"). SCHOOL SITE SOLUTIONS, Inc. will provide school site selection, acquisition and approval services for the Girl's Inc. property as described below. In consideration of the services provided, the District will pay to SCHOOL SITE SOLUTIONS, Inc. fees of $145.00 per hour, not to exceed $26,340.00, plus actual out of pocket expenses. The district will be billed monthly for fees and expenses. The effective date of this agreement is March 23rd, 2012.

SCHOOL SITE SOLUTIONS, Inc. will provide the District with the following services:

- Identify all Title 5 - California Code of Regulation (Title 5) health and safety elements to be investigated prior to the transfer of Title.
- Send correspondence to various utility companies regarding service utility locations per Title 5.
- Coordinate compliance review of the proposed acquisition requirements with stake holders and contracted preconstruction contractors.
- Assist the District in resolving ADA compliance requirements.
- Assist the District in developing and issuing Request for Proposals and the selection of one or more environmental consultants to complete required studies for due diligence.
- Monitor the progress of contracted environmental/health and safety consultants and conduct an administrative review of all studies completed regarding due diligence compliance.
- Consult with the Seller and/or their representative to assist the District in negotiating the land transfer agreement.
- Consult with local planning agencies, District staff, and attend District Board meetings when necessary.
- Provide program planning assistance for the development of project Educational Specifications.
- Prepare site access agreements, Letter of Interest, Letter of Offer, and assist in the development of the purchase and sale agreement/escrow document for acquisition/transfer of title.
- Provide California Environmental Quality Act compliance consultation services.
- The District is responsible for contracting with identified consultants.

Changes to the state facilities program, additional requirements by the regulatory agencies, and duties requested outside the scope of this contract may impact the provisions of this proposal.

The District will be responsible for providing project information in a timely manner, verifying all data prepared by SCHOOL SITE SOLUTIONS, Inc. and shall be responsible for consulting with legal counsel related to the preparation of document forms, reports and board resolutions.

Either party within 30 days notice may terminate this contract. In the case of termination, the District will be entitled to completion of all work in progress at its option, and SCHOOL SITE SOLUTIONS, Inc. will be entitled to payment in full of all expenses and fees incurred. If the terms of this agreement meet with your approval, please indicate same below by your signature and return a copy for my files.

AGREED:	SCHOOL SITE SOLUTIONS, Inc. C. John Dominguez, Vice President	San Leandro Unified School District Authorized Signature, Title
	_____	_____
	Date _____	Date _____

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