IES Indoor Environmental Services

November 2, 2017

Dr. Mike McLaughlin Ed. D.
Superintendent
San Leandro Unified School District
835 East 14th St., Ste. 200
San Leandro, CA 94577-3767

Re: Development Agreement - RFQ/P for Preliminary and Construction Services Lease-Leaseback – Washington Elementary School

Dear Dr. McLaughlin:

Indoor Environmental Services is honored to be awarded the opportunity to offer our assistance to the San Leandro Unified School District in its efforts to rebuild the District's facility infrastructure through the retrofit of the HVAC systems and associated Electrical Requirements at Washington Elementary School.

Based on our conversations to date, our understanding is that the San Leandro Unified School District expects to accomplish the following goals:

Contract Delivery Method:

- IES will utilize California Education Code Section 17406 to implement the project in a design-build manner, expediting project implementation and minimizing project initial and ongoing operational costs.
- The District will direct IES to develop scopes of work at its discretion. Projects will be completed in phases as deemed appropriate by the District.

Washington Elementary School HVAC Program Objectives:

- IES will design, estimate, and provide a Guaranteed Maximum Price (GMP) for the replacement of the existing heating systems with new, efficient, diversified gas/electric HVAC systems including all electrical requirements, structural requirements, piping, ductwork and transitions, equipment housings and flues if applicable, and start-up and commissioning.
- IES will provide for the design and addition of cooling capability to all new systems.
- IES will implement the use of web-based, wireless thermostat HVAC controls for all new systems, allowing for the monitoring of the systems from any web connected device.

Scope of Services:

- Complete a survey of all existing facility drawings and site conditions.
- Providing recommendations of potential new systems to be employed at each facility location. The District to select a final option.
- Provide all design required to create an "estimating set" of project design plans. As-Built plans will be provided once the construction of the project is completed.
- Provide all estimating of all aspects of the project required to complete the generation of a Guaranteed Maximum Price (GMP) for the project.
- Generate a scope of work for the installation of the new systems.
- Generate a project schedule for the installation of the new systems.

Indoor Environmental Services is willing to take the financial risk to develop this program and is pleased to present this Letter of Agreement to implement the program for the San Leandro Unified School District.

When Indoor Environmental Services meets the above objectives for each phase and presents the final proposal to the Board of Trustees of the San Leandro Unified School District, the District will proceed with the projects within 45 days of the final presentation and Board meeting. If the District declines to proceed, the District will compensate Indoor Environmental Services for its design and development costs not to exceed 4% of the final project investment not to exceed $24,000.

We trust this Agreement meets with your approval. If you have any further questions, or if I can be of further assistance, please do not hesitate to contact me at (916) 870-8915.

Christopher Bristow

Chris Bristow, P.E., CEM
Facility Solutions Specialist

Approval: _____ Date: _____
Superintendent
Dr. Mike McLaughlin, Ed. D.