Williams
& ASSOCIATES, LLC
School Facilities Consultants

SCHOOL FACILITIES CONSULTANT AGREEMENT
BETWEEN
SAN LEANDRO UNIFIED SCHOOL DISTRICT
AND
WILLIAMS & ASSOCIATES, LLC

This agreement is made by and between SAN LEANDRO UNIFIED SCHOOL DISTRICT, herein referred to as the Client, and WILLIAMS & ASSOCIATES, LLC, herein referred to as the Consultant. For the remuneration stipulated, the Consultant shall:

1. Assist Client with four (4) modernization applications for funding under the State School Facility Program including submittal to California Department of Education for plan approval. Provide technical assistance to the Client, monitor the application(s) through the Office of Public School Construction, and make recommendations to accelerate the State's approval process for the Client's projects.

2. Provide documentation to the Client of services provided.

A fee of $180.00 per hour shall be charged the Client, not to exceed $66,960, for the aforementioned services under Item 1 and 2 above. Travel time will be charged at regular hourly rates, for actual time involved.

The Client shall pay and reimburse any direct costs, travel, meals, and lodging, when such expenses are incurred at the request of the Client. All such claims shall be authorized by the Client prior to the Consultant incurring the expense, to be reimbursable under this agreement.

The Client shall furnish to the Consultant all information in its possession as necessary to complete the designated tasks. It is understood that the Consultant shall function as an independent contractor without authority to obligate the Client for any indebtedness or other commitments without the Client's approval.

The undersigned understands that the Consultant cannot control the processes of the applicable Local, State, or Federal agencies in reviewing and approving any Client application request. The Consultant will use its best efforts to assist the Client to obtain approval of the Client's application but cannot guarantee a favorable result on the Clients application.

This agreement shall be effective from January 25, 2022 through June 30, 2023. Payment is due within 30 days of invoice. This agreement may be terminated by either party upon 30 days written notice.

WILLIAMS & ASSOCIATES, LLC		SAN LEANDRO UNIFIED SCHOOL DISTRICT	
MimiDene Z. Williams	1/25/22		
MimiDene Z. Williams, Principal	Date	Dr. Kevin Collins, Assistant Superintendent	Date

P.O. Box 2125, Placerville, CA 95667 // Mobile 530-906-6690 // mimidene@williams-assoc.com

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January 25, 2022

Dr. Kevin Collins
Assistant Superintendent, Business and Operations
San Leandro Unified School District
835 E. 14th Street, Suite 200
San Leandro, CA 94577

Subject: Proposal for State School Facility Program Services

Dear Dr. Collins:

Williams & Associates, LLC is pleased to provide you with a proposal for State School Facility Program (SFP) services for the San Leandro Unified School District (SLUSD).

Williams & Associates was established in 1995 and has provided services specializing in school facility planning over the last 27 years to over eighty school districts in California. With over 35 years of experience, we have worked on projects affected by Local, State, and Federal agencies including City and County Planning agencies; the California Department of Education and Office of Public School Construction (OPSC). This diverse background provides our clients with the expertise to effectively coordinate their projects through the School Facilities Program's eligibility, application for funding, and closeout processes.

Please do not hesitate to contact us should you have any questions or require clarification on any aspect of this response. We thank you very much for the opportunity to submit a proposal and be considered for your District's facility funding needs.

Best regards,

MimiDene Z. Williams

MimiDene Z. Williams
Principal
Williams & Associates, LLC
mimidene@williams-assoc.com
(530) 906-6690

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State School Facility Program Services

Executive Summary

Our team believes in partnering with the San Leandro Unified School District (SLUSD) to become familiar with the district's facilities and goals, in order to provide a comprehensive approach to assisting the district in meeting those goals. We have collectively been involved in hundreds of projects throughout the State that have required numerous agency approvals, and our team brings a wealth of knowledge in how to successfully navigate projects through the various eligibility and funding stages.

We are excited to be able to provide the following assistance to the SLUSD:

- Preparation and submittal of California Department of Education (CDE) preliminary plan and final plan submittals for two (2) middle school modernization projects, and two (2) high school modernization projects including preparation of the Notice of Exemption for the two (2) middle school modernization projects under the California Environmental Quality Act (CEQA).
    - Bancroft Middle School
    - John Muir Middle School
    - San Leandro High School
    - Lincoln Continuation High School
- Coordination with the school district and architects regarding the State School Facility Program (SFP) application for funding process for two (2) middle schools and the two (2) high schools modernization projects.
- Preparation and submittal of SFP funding applications for Modernization and supplemental information to the OPSC for two (2) middle schools and two (2) high schools modernization projects including coordination of additional information requests from the OPSC during application processing.
    - Bancroft Middle School
    - John Muir Middle School
    - San Leandro High School
    - Lincoln Continuation High School
- Meeting with District staff, architectural team, and State agencies.
- Attending Board and district committee meetings, when necessary.
- Providing updates and advice on the State program when requested.

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Firm Information

Williams & Associates, LLC is a limited liability company that was established in 1995, and has provided services specializing in school facility planning over the last 27 years to over eighty school districts in California. With over 35 years of experience, we have worked on projects affected by Local, State, and Federal agencies including City and County Planning agencies; the California Department of Education and Office of Public School Construction. This diverse background provides our clients with the expertise to effectively coordinate their projects through the School Facilities Program's eligibility, application for funding, and closeout processes. We believe in approaching our clients as though we are extensions to the district's staff. We work collaboratively with the district's facilities team, whether they are district staff or district consultants, to ensure that we thoroughly understand the district's needs. Knowing the district's needs and goals allows our team the ability to create successful strategies to meet those needs in the most efficient manner possible.

In order to prepare successful funding strategies, we will work alongside district staff to gather relevant information. When necessary, we will request verification of data gathered by our team, to ensure proper preparation of document forms and reports.

Our primary team consists of MimiDene Williams of Williams & Associates, and two support staff.

MimiDene will lead efforts to gather necessary information for inclusion in the various facility analyses, including meeting with district staff and consultants to visit sites and document previously prepared facility documents. The support staff will prepare the primary analysis for calculation of eligibility in various facility programs, and preparation of agency forms and/or documents. MimiDene will be available to present any necessary information to district personnel, committees, or to the district's governing board.

MimiDene Williams, Principal

Ms. Williams has been assisting school districts throughout the state for over 35 years with their school facility needs.

From January, 1987 and the subsequent two and one-half years, she initiated her career into the school facilities arena with the Office of Local Assistance, now known as Office of Public School Construction, where she was responsible for all construction and modernization projects for San Diego and Imperial Counties.

For the next three and one half years, MimiDene was the Director of School Facilities Planning for the El Dorado County Office of Education. In this capacity she coordinated virtually all the projects for the school districts in El Dorado County that were seeking state funding for schools.

From July, 1993 through June, 1995, MimiDene was the Director of School Planning for the architectural firm Murray & Downs, A.I.A. Inc. located in Placerville, California.

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Beginning in July, 1995, MimiDene Williams formed the company Williams & Associates specializing in school facility planning. Over the last 27 years, the firm has provided assistance to over eighty school districts in California working on projects affected by Local, State, and Federal agencies including City and County Planning agencies; the California Department of Education; Office of Public School Construction; Division of the State Architect; Department of Toxic Substance Control; California Coastal Commission; and the Tahoe Regional Planning Agency. This diverse background provides clients with the experience to effectively coordinate their projects through the State School Facilities Program's eligibility, application for funding, and closeout process.

Ms. Williams has a B.S. in Business Administration from California State University, Sacramento and holds a certificate in Educational Facilities Planning from the University of California, Davis.

Our team is unique in that MimiDene Williams and staff have worked directly for the Office of Public School Construction (and the Office of Local Assistance, as OPSC was previously named). Because our team is so familiar with this agency and has so many positive working relationships with the current agency employees, we are able to provide very first-hand knowledge of the intricacies of the facility programs. This creates advantages to your district, in the application of direct experience and the breadth of knowledgeable strategies that we are able to share with the district when preparing applications and creating strategies for successful funding.

We regularly attend workshops, monthly meetings and training provided through the Coalition of Adequate School Housing (CASH). We also regularly attend State Allocation Board meetings to keep abreast of changes to the regulations and policies associated with school facility funding.

CONTACT INFORMATION

FIRM NAME	Williams & Associates, LLC
PRINCIPAL	MimiDene Williams, Principal Williams & Associates, LLC P.O. Box 2125 Placerville, CA 95667 530.906.6690 Phone mimidene@williams-assoc.com

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Prior Relative Experience

School District & Address	Contact / Title / Email	Phone Number
Nevada Joint Union High School District 11645 Ridge Road Grass Valley, CA 95945	Brett McFadden Superintendent bmcfadden@njuhsd.com	(831) 539-9610
Redwood City School District 2565 Goodwin Avenue Redwood City, CA 94061	Donald Dias Bond Program Director ddias@rcsdk8.net	(650) 670-2943
Sonoma County Office of Education 5340 Skylane Boulevard Santa Rosa, CA 95403	Steven D. Herrington, Ph.D. Sonoma County Superintendent of Schools sherrington@scoe.org	(707) 524-2603

Compensation

Should the SLUSD wish to retain our team for the aforementioned services, we would request that services be billed on an hourly basis, at a rate of $180 per hour, for a Not-to-Exceed amount of $66,960. This Not-to-Exceed fee is for two (2) middle schools and two (2) high schools modernization projects estimating $16,740 per school for two agency submittals (CDE and OPSC) for each school.

Additional Costs

The District shall pay and reimburse any direct costs (such as travel, special printing fees and mailing costs), when such expenses are incurred at the request and approval of the District.