# PROPOSAL/AGREEMENT FOR SCHOOL FACILITY CONSULTING SERVICES

for the

## MOUNTAIN VIEW WHISMAN SCHOOL DISTRICT

# Prepared by:

Jack Schreder & Associates, Inc. 2230 K Street Sacramento, California 95816 (916) 441-0986

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### STATE SCHOOL FACILITY PROGRAM

### **PURPOSE OF SERVICES**

The planning, funding, construction, and modernization of school facilities involve many complex issues. Due to the frequent changes in State school facility legislation, it is time and cost effective to be represented by a consulting firm based in Sacramento that is experienced in the many aspects of school facility planning. Since 1980, Jack Schreder & Associates, Inc. has provided over 350 California school districts with experienced school facility consultation.

Jack Schreder & Associates, Inc. will provide the Mountain View Whisman School District with assistance in applying for school facility funding through the State School Facility Program.

Our services include the following:

### **Approval of Eligibility**

- 1. Obtain from the District facilities and enrollment information required to determine the amount of state modernization and new construction grant funding eligibility under the School Facility Program (SFP).
- 2. Review and analyze District data to support District applications for the maximum modernization and new construction eligibility and funding approval.
- 3. Prepare required enrollment and facilities reports for District review and approval to file with the Office of Public School Construction (OPSC) to seek approval of modernization and new construction eligibility. Prepare annual updated enrollment and facilities reports as needed or required.
- 4. Submit modernization and new construction eligibility applications to OPSC for approval by the State Allocation Board.

### **Approval of Funding**

1. Work with the District staff, project managers, and architects to establish timelines for completion of plans and state agency approvals to maximize the opportunity for funding approvals and meet the construction timelines and financial needs of the District. Assist District with determination of project scope in order to secure maximum project eligibility and funding approvals.

- 2. Complete application for funding for District review and approval.
- 3. Assist the District in securing timely State Allocation Board funding approval upon filing Division of State Architect and California Department of Education approved final project plans with OPSC.

### Other Facility Program Funding Options

- 1. Assist District with application for all eligible new construction and modernization "additional" and "excessive cost" grant amounts per SB 50 regulations.
- 2. Assist District with Department of Industrial Relations (DIR) prevailing wage requirements on public works contracts.
- 3. Assist District with application for SB 50 Financial Hardship funding if the District cannot meet the required financial obligations to receive state grant funding.
- 4. Assist District with application for Facility Hardship Grant to rehabilitate or replace classrooms and related facilities in accordance with SB 50 regulations.
- 5. Assist District with the preparation of Program Expenditure Reporting Requirements. Assist with preparation of the Expenditure Report forms and Progress Report. Assist with preparation of required Program Accountability Progress Audit.

### **CONSULTING FEES**

The District shall pay the Consultant at the rate of \$185 per hour for services outlined in this Agreement, not to exceed 124 hours without prior written approval from the District.

The Consultant will provide services as needed and requested by the District. Services will be documented and invoiced on a monthly basis.

The scope of the work necessary to complete the services listed in this Agreement is dependent on the availability and quality of the District's enrollment and facilities information and Subject to SB 50 regulations.

#### ADDITIONAL CONSIDERATIONS

- 1. The Consultant shall be reimbursed as follows:
- 2. Necessary visitations to the District by the Consultant will be reimbursed on an actual and necessary basis. Reimbursed visitations shall have prior approval from the District.
- 3. Reproduction of documents shall be the responsibility of the District. If the District chooses, the Consultant will provide duplicating services on an actual cost basis.
- 4. Express mail expenses will be documented and reimbursed to the Consultant.
- 5. Application filing fees and other state required fees are the responsibility of the District.

# This Agreement is between Mountain View Whisman School District and Jack Schreder & Associates, Inc.

Rebecca Westover,	Jack S. Schreder
Chief Business Officer	Jack Schreder & Associates, Inc.
Mountain View Whisman School District	
	November 4, 2020
Date	Date

### PROFESSIONAL QUALIFICATIONS

# Dr. Jack S. Schreder President

As a Government Relations and School Facilities Consultant for the past thirty years, Dr. Schreder has used his expertise to assist school districts with their facility and financial concerns. Dr. Schreder's knowledge of educational facilities and finance has been augmented by his experience working within various California school districts. As a former president of the Associates of California School Administrators (ACSA Region 1), former lobbyist for ACSA, San Diego City Schools, and several private entities, he has developed the skills necessary to develop a process which results in meaningful solutions to resolving impact issues.

Dr. Schreder is a graduate of Stanford University (Ph.D. - Education and Business), San Francisco State University (M.A. - School Administration) and Michigan State University (B.A. Economics).

### Kristen G. Schreder President, School Facilities Division

Kristen Schreder is a specialist on issues relating to State Allocation Board regulations and the Office of Public School Construction policies. She represents over eighty school districts on matters related to the LeRoy Greene School Facility Program. She is an experienced lobbyist in both Louisiana and California.

Ms. Schreder is an honors graduate of Chico State University (Social Science, 1978) and is a graduate of the National Center for Paralegal Training, Atlanta, Georgia, 1982.

### Elona Cunningham Senior Associate

Ms. Cunningham received her BS in Business Administration with a Minor in Spanish from Menlo College and her English/Spanish Bilingual Multiple Subject Teaching Credential from the University of San Francisco. Her work experience includes five years as a bilingual elementary school teacher in California. Before joining Jack Schreder and Associates in 1997, Ms.

Cunningham worked at the corporate offices of J. Crew in New York and the Gap in San Francisco.

Ms. Cunningham has over 14 years of experience in the school facility arena. Her experience includes all areas of school facility planning while specializing in securing facilities funding for school districts throughout the State of California. In order to maximize State funding, district's needs are evaluated and all available facility funding options are considered to maximize funding. Over the course of 14 years she has secured facilities funding for over 100 school districts totaling in excess of \$1 billion in facility funding. In order to secure facility funding, regular interaction with relevant State agencies is critical. Through regular communication and a presence in Sacramento, Ms. Cunningham has developed strong relationships with the Department of the State Architect, California Department of Education, and the Office of Public School Construction.

In addition, Ms. Cunningham prepares Level I Developer Fee Justification Studies and Level II School Facility Needs Assessments to assist with the impact of additional students generated from development projects.

### Tamara Caspar Associate

Ms. Caspar joined our firm in 1998. Ms. Caspar is responsible for tracking and assisting districts with determining new construction and modernization eligibility. Ms. Caspar serves as a liaison between school districts, architects, and State agencies to secure funding for eligible projects in a timely manner.

#### **CLIENT LIST**

Jack Schreder & Associates, Inc. has worked with the following districts:

FACILITY FUNDING/ CLASS SIZE REDUCTION

ABC

Alhambra City Elementary

Alpaugh Unified Antioch Unified

Archoe Union Elementary

Apple Valley Unified

Aromas-San Juan Unified

Banta Elementary
Bayshore Elementary
Bear Valley Unified
Bellevue Union
Benicia Unified
Berkeley Unified
Biggs Unified

Big Lagoon
Big Pine Unified

Bishop

Brawley Union Elementary

Brawley Union High Buckeye Elementary Burbank Unified Butte Valley Unified Cabrillo Unified

Calistoga Joint Unified Canyon Elementary

Caruthers Union Elementary

Central Union High

Ceres Unified

Chatom Union Elementary

Cloverdale Unified Coarsegold Union Colusa Unified

Corcoran Joint Unified

Corning Union Elementary Delano Union Elementary

Dos Palos Joint Union Elementary

Eastern Sierra Unified

Empire Union

**Enterprise Elementary** 

Escondido Union Elementary

Etna Union High Fairfax Elementary

Fillmore

Firebaugh-Las Deltas Unified Forestville Union Elementary

Fort Bragg Unified

Galt High

Gateway Unified Gonzales Union High Grant Elementary

Grass Valley Elementary Greenfield Union Elementary

Hamilton Union High Hart-Ransom Union Holtville Unified Hughson Union High

Igo-Ono-Platina Union Elementary

Imperial Unified Janesville Union John Swett Unified

Johnstonville Elementary Kenwood Elementary

Keppel Union Kerman Unified

Kings Canyon Joint Unified King City Joint Union High King City Union Elementary

Lassen High

Laytonville Unified

Le Grand Elementary
Lewiston Elementary
Liberty Elementary
Linden Unified
Live Oak Unified
Lone Pine Unified
Los Banos Unified
Los Molinos Unified
Mammoth Unified
Manzanita Elementary
Marysville Joint Unified
McSwain Union Elementary
Merced City Elementary
Middletown Unified

Monson-Sultana Joint Union Elem

Moreno Valley Unified Morgan Hill Unified

Mother Lode Union Elementary

Napa Valley Unified

Mt. Diablo Unified

National

Newark Unified

North County Joint Union

Elementary

Oak Grove Union Elementary Oakdale Joint Union High Oakdale Union Elementary

Oakland Unified Orange Unified

Orcutt Union Elementary

Orick Elementary

Orland Joint Union Elementary

Orland Joint Union High

Palo Alto Unified

Patterson Joint Unified Pierce Joint Unified Planada Elementary

Pleasant Ridge Union Elementary

Plumas Unified Poway Unified

Ready Springs Union

Red Bluff Union Elementary

Reef-Sunset Unified Red Bluff Union High Redding Elementary

Rescue Union Elementary Richmond Elementary

Rincon Valley Union Elementary

River Delta Unified Riverbank Unified Roseland Elementary Roseville Joint Union High Ross Valley Elementary Saddleback Valley Unified

San Benito High

San Bruno Park Elementary

San Gabriel Unified San Lorenzo Unified Santa Paula Elementary Santa Rosa Elementary

Santa Rosa High Scotts Valley Unified

Selma Unified Sequoia High Shaffer Union

Shasta Union Elementary

Shasta Union High Shoreline Unified

Sierra-Plumas Joint Unified

Sonora Union High

Soquel Union Elementary Southern Kern Unified

Surprise Valley Joint Unified

Susanville

Sylvan Union Elementary Tahoe Truckee Unified

Tulelake Basin Joint Unified

Tustin Unified Ukiah Unified Victor Elementary Vista Unified

Washington Unified Waterford Elementary

Weaver Union

Weed Union Elementary West Side Union Elementary

Western Placer Unified

Williams Unified

Willits Unified
Winters Joint Unified
Winton Elementary
Woodland Joint Unified
Wright Elementary
Yucaipa-Calimesa Joint Unified

# DEVELOPER FEE STUDIES/YIELD STUDIES

Alameda City Unified Allensworth Elementary Alexander Valley Union Elementary Alpaugh Unified

Alta-Dutch Flat Union Elementary Alview – Dairyland Union Elem.

Alvina Elementary Analy Union High Anderson Union High Anderson Valley Unified Antelope Valley Union High

Apple Valley Unified Arcadia Unified

Arcohe Union Elementary Arena Union Elementary Armona Union Elementary Aromas-San Juan Unified

Atascadero Unified Atwater Elementary

Bangor Union Elementary

Banta Elementary
Bass Elementary
Bear Valley Unified
Bella Vista Elementary
Belleview Elementary

Bellevue Union Elementary

Bellflower Unified

Belmont-Redwood Shores

Elementary Benicia Unified

Bennett Valley Union Elementary

Beverly Hills Unified

Big Lagoon Union Elementary Big Oak Flat-Groveland Unified Big Pine Unified

Big Springs Union Elementary

Biggs Unified

Big Valley Joint Unified Bishop Union Elementary Bishop Joint Union High

Black Butte Union Elementary

Black Oak Mine Unified Blue Lake Union Elementary

Bogus Elementary

Bonny Doon Union Elementary

Bradley Union

Brawley Union Elementary

Brawley Union High Briggs Elementary Brittan Elementary Browns Elementary Buckeye Elementary

Buellton Union Elementary

Burbank Unified Butte Valley Unified Burlingame Elementary Butteville Union Elementary

Cabrillo Unified

Cajon Valley Union Elementary

Calexico Unified
Calipatria Unified
Calistoga Joint Unified
Cambrian Elementary
Camino Union Elementary
Camptonville Elementary
Canyon Union Elementary

Capay Joint Unified Caruthers Unified

Caruthers Union Elementary

Caruthers Union High Cascade Union Elementary Castle Rock Union Elementary

Castro Valley Unified Central Union Elementary

Central Union High

Ceres Unified

Charter Oak Unified Chicago Park Elementary Chinese Camp Elementary Chowchilla Union High Chualar Union Elementary Cinnabar Elementary

Clay Joint Elementary
Clear Creek Elementary

Cloverdale Unified

Coffee Creek Elementary Cold Spring Elementary Columbia Elementary

Columbia Union Colusa Unified

Corcoran Joint Unified Cotati-Rohnert Park Unified Cottonwood Union Elementary

Culver City Unified

Curtis Creek Elementary Covina Valley Unified Delano Joint Union High Delano Union Elementary

**Delphic Elementary** 

Delta Island Union Elementary Delta View Joint Union Elementary

Denair Unified Dinuba Unified

Dos Palos Oro- Loma Joint Union

**Dublin Unified** 

Ducor Union Elementary Dunsmuir Elementary Dunsmuir Joint Union High

Durham Unified

East Nicolaus Joint Union High

El Centro Elementary El Dorado Union High

**Emery Unified** 

**Enterprise Elementary** 

Esparto Unified Etna Union High

Eureka City Elementary Exeter Union Elementary

Exeter Union High

Fallbrook Union Elementary Fall River Joint Unified

Feather Falls Union

Ferndale Unified Fillmore Unified

Firebaugh-Las Deltas Unified Flournoy Union Elementary

Fontana Unified

Forestville Union Elementary Forks of Salmon Elementary

Fort Bragg Unified Fort Ross Elementary Fort Sage Unified

Fortuna Union Elementary

Franklin Elementary

French Gulch-Whiskeytown Elem

Galt Joint Union High

Gateway Unified

Gazelle Union Elementary

Gold Oak Union Gold Trail Union Golden Hills

Golden Feather Union Gonzales Union High Gorman Elementary Gorman Unified Grant Elementary

Grant Joint Union High Grass Valley Elementary

Gravenstein Union Elementary

Grossmont Union High

Guadalupe Union Elementary

Gustine Unified Grenada Elementary Guerneville Elementary Hamilton Union Elementary

Hamilton Union High Hanford Elementary

Hanford Joint Union High

Happy Valley Union Elementary Harmony Union Elementary Hart-Ransom Union Elementary

Hayward Unified Healdsburg Unified Hilmar Unified Holtville Unified

Hornbrook Elementary

Howell Mountain Elementary

Hughes Elizabeth Lakes Union Elem

Hughson Unified Hughson Union High

Igo, Ono, Platina Union Elementary

Imperial Unified

Indian Diggings Elementary Indian Springs Elementary

Irvine Unified

Island Union Elementary
Jamestown Elementary
Janesville Union Elementary

John Swett Unified

Johnstonville Elementary

Julian Union High

Junction Elementary (Shasta) Junction Elementary (Siskiyou)

Kenwood Elementary Keppel Union Elementary

Kerman Unified

Keyes Union Elementary King City Joint Union High Kings Canyon Joint Unified Kings River Union Elementary Kings River-Hardwick Union Elem

Kingsburg High

Kingsburg Joint Union Elementary

Kirkwood Elementary Kit Carson Union

Klamath River Union Elementary

Knightsen Elementary

La Honda Pescadero Unified

Lafayette Elementary

Laguna Salida Union Elementary

Lagunitas Elementary

Lakeport Unified

Lakeside Union Elementary

Lake Tahoe Unified

Lammersville Elementary Larkspur Elementary Las Lomitas Elementary Lassen Union High

Lassen Union High Laton Joint Unified

Latrobe

Lawndale Elementary

Le Grand Union Elementary

Le Grand Union High

Lemoore Union Elementary

Lemoore Union High Lewiston Elementary

Liberty Elementary (Petaluma) Liberty Elementary (Sonoma)

Liberty Union High Linden Unified Lindsay Unified

Little Shasta Elementary

Live Oak Unified

Los Alamos Elementary

Los Banos Unified

Los Gatos- Saratoga Jt Union High

Los Molinos Unified Los Olivos Elementary Lucia Mar Unified Lynwood Unified

Magnolia Union Elementary

Mammoth Unified

Manhattan Beach Unified Marcum-Illinois Union Mariposa County Unified

Mark West Union Martinez Unified

Marysville Joint Unified

Maxwell Unified

McCabe Union Elementary McCloud Union Elementary McSwain Union Elementary

Mendocino Unified

Meadows Union Elementary

Mendota Unified

Menlo Park City Elementary

Meridian Elementary Millbrae Elementary Millville Elementary Milpitas Unified Mojave Unified Monroe Elementary

Monson-Sultana Joint Union Elem

Montague Elementary

Montebello Elementary

Montecito Union Elementary Monte Rio Union Elementary

Moreland Elementary Morgan Hill Unified Morongo Unified

Mother Lode Union Elementary Mountain Union Elementary

Mt. Diablo Unified Mt. Shasta Union Mulberry Elementary Mupu Elementary Napa Valley Unified Novato Unified Needles Unified

Nevada Joint Union High

Newark Unified

Nevada City

New Jerusalem Elementary

Nicasio Elementary

North County Joint Union North Cow Creek Elementary

Novato Unified

Oak Grove Union Elementary

Oak Run Elementary Oakdale Joint Union High

Oakdale Unified

Oakdale Union Elementary

Oakland Unified

Oak View Union Elementary

Oiai Unified

Old Adobe Union Elementary

Orchard

Orcutt Union Elementary Orinda Union Elementary

Orland Joint Unified

Orland Joint Union Elementary

Orland Joint Union High Oroville City Elementary Oroville Union High

Pacheco Union Elementary

Pacific Grove Unified Pacific Union Elementary

Palermo Union

Palmdale Elementary
Palo Alto Unified
Patterson Unified
Pierce Joint Unified

Piner-Olivet Union Elementary
Pioneer Union Elementary

Pittsburg Unified

Placerville Union Elementary Plainsburg Union Elementary

Planada Elementary

Pleasant Ridge Union Elementary

Pleasant View Elementary

Plumas Unified

Point Arena Joint Union High Pollock Pines Elementary Portola Valley Elementary Quartz Valley Elementary Raisin City Elementary Ravendale Elementary

Ravenswood City Elementary

Ready Springs Union

Red Bluff Union Elementary

Redding Elementary
Redondo Beach Unified
Reed Union Elementary
Reef Sunset Unified
Richfield Elementary
Richgrove Elementary
Richmond Elementary

Rincon Valley Union Elementary

Riverbank Unified River Delta Unified

Roberts Ferry Union Elementary

Robla Elementary Rockford Elementary Roseland Elementary

Ross Valley Rowland Unified

Sacramento City Unified Saddleback Valley Unified San Antonio Union Elementary

San Carlos Elementary
San Bruno Park Elementary
San Juan Union Elementary

San Lorenzo Unified

San Lorenzo Valley Unified San Lucas Union Elementary

San Mateo-Foster City San Mateo Union High San Rafael City Elementary

San Rafael City High

San Ramon Valley Unified

Santa Clara Unified

Santa Cruz City Elementary

Santa Cruz City High

Santa Maria Joint Union High

Santa Maria-Bonita Santa Paula Elementary Saratoga Union Elementary

Sausalito Elementary Sausalito Marin City Sawyers Bar Elementary Scotts Valley Unified

Sebastopol Union Elementary Seeley Union Elementary

Seid Unified Selma Unified

Sequoia Union High

Shaffer Union Elementary Shasta Lake Union Elementary

Shasta Union Elementary

Shasta Union High

Sierra-Plumas Joint Unified

Siskiyou Union High Snowline Joint Unified

Soledad Unified

Somis Union Elementary

Sonora Elementary

Sonora Union

Sonora Union High

Soquel Union Elementary Soulsbyville Elementary

South Bay Union Elementary South Pasadena Unified

South San Francisco Unified

Standard Elementary

Stanislaus Union Elementary Strathmore Union Elementary Summerville Elementary

Summerville High Sunol Glen Unified

Surprise Valley Joint Elementary

Susanville

Sutter Union High Tamalpais Union High Tehachapi Unified Temple City Unified Thermalito Union

Traver Joint Elementary
Tres Pinos Union Elementary

Trinity Union High

Twain Harte-Long Barn Union Twin Hills Union Elementary Twin Ridges Elementary

Ukiah Unified

Union Hill Elementary

Visalia Unified

Washington Union Elementary

Washington Union High Weaver Union Elementary Weaverville Elementary Weed Union Elementary West Contra Costa Unified

West Covina Unified West Fresno Elementary Western Placer Unified

Westmorland Union Elementary

Westwood Unified Whisman Elementary

Whitmore Union Elementary

Williams Unified Willits Unified

Willow Creek Elementary

Willow Grove Union Elementary

Willows Unified

Wilmar Union Elementary

Winton Elementary Wiseburn Elementary Woodland Joint Unified Woodside Elementary Wright Elementary

Yreka Union Elementary

Yreka Union High Yuba City Unified

### DEMOGRAPHIC/FACILITY PLANS

Alameda Unified Banta Elementary Bellflower Unified

Bellevue Union Elementary Big Oak Flat-Groveland Unified

Biggs Unified

Big Valley Joint Unified Black Oak Mine Unified Brawley Elementary Brawley Union High Brittan Elementary Calistoga Joint Unified

Chico Unified

Columbia Elementary Corning Union Elementary Delano Union Elementary

Dos Palos Oro-Loma Joint Unified

Dublin Unified Edison Elementary Esparto Unified

Firebaugh-Las Deltas Unified

Fort Bragg Unified Fort Sage Unified Galt Joint Union High Gateway Unified

Glenn County Office of Education

Golden Plains Unified

Hamilton Union Elementary

Hamilton Union High

Happy Valley Union Elementary Hart-Ransom Union Elementary

Hayward Unified Healdsburg Unified Imperial Unified Irvine Unified

Jamestown Elementary

Janesville Union John Swett Unified

Johnstonville Elementary

Kerman Unified

Kings River Union Elementary Kingsburg Joint Union High

Lassen High

Le Grand Union High Los Banos Unified

Mariposa County Unified

Mark West Union
Martinez Unified
Moraga Elementary
Morgan Hill Unified
Mountain View Whisman
Napa Valley Unified

Norwalk-La Mirada Unified North Monterey County Unified

Oakdale Unified

Oakdale Joint Unified Orcutt Union Elementary Orland Joint Unified

Pacheco Union Elementary

Patterson Unified Pierce Unified Plumas Unified

Redondo Beach Unified Richmond Elementary

Rincon Valley Union Elementary

Riverbank Unified
Robla Elementary
Roseland Elementary
Ross Valley Elementary
Saddleback Valley Unified
Saint Helena Unified
San Carlos Elementary
San Ramon Valley Unified
West Contra Costa Unified

West Covina Unified West Fresno Elementary Western Placer Unified

Westmorland Union Elementary

Westwood Unified Whisman Elementary

Whitmore Union Elementary

Williams Unified Willits Unified

Willow Creek Elementary
Willow Grove Union Elementary
Willows Unified
Wilmar Union Elementary
Winton Elementary
Wiseburn Elementary
Woodland Joint Unified
Woodside Elementary
Wright Elementary
Yreka Union Elementary
Yreka Union High
Yuba City Unified

### REDEVELOPMENT ANALYSIS

Alameda City Unified

Calaveras Unified
Ceres Unified
Delano Union Elementary
Franklin-McKinley Elementary
Long Beach Unified
Lucia Mar Unified
Oakland Unified
Riverbank Unified
Sacramento City Unified
Southwest
Santa Rosa Schools
Tehachapi Unified
Waterford Unified
West Contra Costa Unified
Winters Joint Unified