



## **WORKFORCE HOUSING UPDATED SCOPE OF WORK AGREEMENT**

**November 21, 2017**

**Superintendent Ayindé Rudolph  
Mountain View Whisman School District  
750 A San Pierre Way  
Mountain View, CA 94043**

### **Workforce Housing Updated Proposal Agreement**

Dear Dr. Rudolph,

DCG Strategies ("DCG") is looking forward to continuing our work with Mountain View Whisman School District as it focuses on the important issue of housing affordability for its teachers and staff. Thank you for approving our updated scope of work as this will form the basis for our Phase I process and the original feasibility study will form the basis for a Phase II analysis on a specific District property.

Following our meeting on October 10, 2017, DCG revised our original scope (now "Phase II") to incorporate a wider set of outcomes (enclosed). Based on your approval of that proposal, this AGREEMENT ("Agreement") is made and entered into as of November 21, 2017 (the "Effective Date"), by and between Mountain View Whisman School District ("Owner"), and DCG Strategies, INC., a California corporation dba DCG Commercial ("Consultant").

#### **Basic Services:**

Consultant will draft and analyze an updated employee survey, organize tours of completed workforce housing projects in the San Francisco Bay Area for District Board of Trustees and complete additional site analyses of District properties.

The additional site analyses include:

- A. The analysis of locating some, or all housing on other school sites within the District. The analyses will be conducted at a conceptual level, with considerations to opportunities and constraints for each site, and density assumptions based on different building types for conceptual gross potential developable areas.
- B. The exact nature of workforce housing, the building typology, unit size and amenities will be based on the results of the survey.
- C. Three (3) Site Plans for 333 Eunice Avenue. The three site plans will each include three different housing

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types.

- i. Option 1: All for-sale housing on the site, with the expectation that the workforce housing would be built elsewhere, funded by the sale of the property.
- ii. Option 2: All workforce housing on the site.
- iii. Option 3: A mix of workforce housing and for-sale housing on the site.

D. One (1) Set of revisions to the Site Plan Alternatives based on the feedback received from the School Superintendent/School Board.

Upon the conclusion of this new phase, Consultant will execute the original Feasibility Study ("Phase II") on the selected site which will be informed by the results of the survey, tours and additional site plans.

### Compensation

The Owner shall compensate the Consultant for the services to be performed in accordance with the terms and conditions of this Agreement as follows:

For the period commencing on November 21, 2017 and ending on February 28, 2018, for Phase I work the Consultant shall be paid TWENTY-FIVETHOUSAND AND NO/100 DOLLARS (\$25,000.00). This fee is inclusive of all materials, travel and expenses, including all site plans by the architecture firm Dahlin Group. Therefore, the cost for Phase I (\$25,000) and II (\$35,000) will be a total of SIXTY THOUSAND AND NO/100 DOLLARS (\$60,000.00).

DCG is pleased to be able to continue to work with Mountain View Whisman School District and please let us know if you have any questions. If the above agreement meets with your approval, please sign where noted below and return a copy to our office.

Sincerely,

**Dominic Dutra**

Founder and Chief Strategy Officer

DCG Strategies

Agreed and Accepted,

**Dr. Ayindé Rudolph**

Superintendent

Mountain View Whisman School District