

Palisades Charter High School

Special Board Meeting

Date and Time

Tuesday December 2, 2025 at 5:00 PM PST

Location

Pali South (Room 104) 302 Colorado Avenue Santa Monica, CA 90401

REASONABLE ACCOMMODATION WILL BE PROVIDED FOR ANY INDIVIDUAL WITH A DISABILITY: Pursuant to the Rehabilitation Act of 1973 and the Americans with Disabilities Act of 1990, any individual with a disability who requires reasonable accommodation to attend or participate in this meeting of the Governing Board of Palisades Charter High School may request assistance by contacting the Main Office at (310) 230-6623 at least 24 hours in advance.

SUPPORTING DOCUMENTATION:

Supporting documentation is available at the Main Office of the School, located at 15777 Bowdoin Street, Pacific Palisades, CA 90272, (Tel: 310- 230-6623) and may also be accessible on the PCHS website at http://palihigh.org/boardrecords.aspx.

ALL TIMES ARE APPROXIMATE AND ARE PROVIDED FOR CONVENIENCE ONLY:

Notice is hereby given that the order of consideration of matters on this agenda may be changed without prior notice. All items may be heard in a different order than listed on the agenda.

Agenda

Purpose Presenter Time

I. Opening Items 5:00 PM

Opening Items

A. Call the Meeting to Order

Maggie Nance

B. Record Attendance and Guests

2 m

Board Members Attending Remotely:

Negeen Ben-Cohen: 739 Malcolm Ave., Los Angeles, CA 90024

Fati Adeli: 164 Buchanan Dr., Sausalito, CA 94965

Jane Davis: 11725 Sunset Blvd., Los Angeles, CA 90049

Amir Ebtehadj: 385 Charles E. Young Dr. E., Los Angeles, CA 90095

C. Public Comment 30 m

"Public Comment" is available to all audience members who wish to speak on any agenda item or under the general category of "Public Comment." "Public Comment" is set aside for members of the audience to raise issues that are not specifically on the agenda. However, due to public meeting laws, the Board can only listen to your issue, not respond or take action. These presentations are limited to two (2) minutes, per person. A member of the public who requires the use of a translator, in order to receive the same opportunity as others to directly address the Board, shall have twice the allotted time to speak, and the total allocated time shall be appropriately increased as well. Govern Code § 54954.3(b)(2).

Google Form Public Comment Procedure: A Google form is available 24 hours prior to the meeting for Public Comment. Please refer to the Dewey Dolphin email or copy/paste this link https://forms.gle/kSsxkvL6T9GgXpdEA. Your comment will be read aloud by the Board Vice Chair. Public comments submitted through the Google form will be read after the public comments presented live at the meeting. General public comments not read after 60 minutes will be included in the meeting minutes. Due to public meeting laws, the Board can only listen to your comment, not respond or take action. Comments are limited to two (2) minutes, per person and one cannot cede their time to another. A member of the public who requires the use of a translator, in order to receive the same opportunity as others to directly address the Board, shall have twice the allotted time to speak, and the total allocated time shall be appropriately increased as well. Govern Code § 54954.3(b)(2).

II. Finance 5:32 PM

			Purpose	Presenter	Time
	A.	1st Interim Financial Report	Vote	John Azzizzi	10 m
	B.	Technology Restoration Expenses	Vote	Dr. Pam Magee/Jeff Roepel	10 m
	C.	Temporary Financial Approval Authority for Budget & Finance Committee	Discuss	Dr. Pam Magee, Sara Margiotta	10 m
	D.	Operations Updates and Approvals	Vote	Rafael Negroe	20 m
		Approve Gensler Contract Lease Notice to Landlord Approve Pool, Safety, and Facilities Purchases			
III.	Nev	v Business / Announcements			6:22 PM
	A.	Announcements / New Business	FYI	Maggie Nance	1 m
		Next Monthly Board Meeting: Tuesday, December	9, 2025 - 5:00 F	PM at Pali South	
IV.	Clo	sing Items			6:23 PM
	A.	Adjourn Meeting	FYI	Maggie Nance	1 m

Coversheet

Technology Restoration Expenses

Section: II. Finance

Item: B. Technology Restoration Expenses

Purpose: Vote

Submitted by:

Related Material: Server and Storage Replacement Infrastructure.pdf

MDF Recovery

MDF Phase 1 recovery, basic network infrastructure services, completed November

- Network Infrastructure
 - Configure 55 switches and 27 VLAN's
 - Configure Wireless controller
 - Onboard and configure remaining campus AP's and Village AP's
 - Restore internet
 - Configure firewall

MDF Phase 2 recovery

- Servers, storage, and backup infrastructure
 - Restore infrastructure environment to pre-fire state
 - 3x BM servers, ~14 VM servers
 - Finalize network configuration for all serverbased services

Request for Purchase Approval

Replacement						
Original Environment	Purpose	Purchased	Org. Cost	Environment	Rep. Cost	Notes
Synology SAN	48TB Backup Storage Device. Stores backup data locally then sends off-site nightly. Very cheap, slow storage.	2021	\$5,930.38	Synology SAN	\$5,310.43	
3x HP DL360 Gen 10 Servers	Physical servers that host our virtual server environment. Servers provide advanced infrastructure services to the school.	2022	I \$/11 /187 50	3x HP DL360 Gen 11 Servers	\$56,259.44	Cost increase reflects current market conditions.
HP Nimble Storage Array	Storage infrastructure device to support server environment. Hosts all operating systems and data.	2022	\$63,124.50	HP Alletra Storage	\$92,157.65	HP purchased the Nimble brand in 2017. They are now pushing their Alletra brand as the successor to Nimble, which is expected to be discontinued in name. Cost increase reflects current market conditions.
APC Symmetra	Uninterruptable power supply. Maintains steady power and prevents disruptions to MDF, withstanding moderate power outages. Four hour runtime.	2020	\$94,664.29 (\$47,209.44) (erate subsidized)		\$135,036.88	Previous model discontinued due to vendor battery technology change. New model is direct replacement of discontinued model in vendor system. Cost increase reflects current market conditions and change from lead-acid batteries to Lithium based batteries. Purchase cannot be erate subsidized.
				Akins IT Professional Services	\$64,350.00	Full rebuild, restoration, and support of server and storage infrastructure. Finalize network configuration. Taxes not included in Original to Benjacement comparison. All items 1 for 1

Coversheet

Operations Updates and Approvals

Section: II. Finance

Item: D. Operations Updates and Approvals

Purpose: Vote

Submitted by:

Related Material: Operations Update -- Vote.pdf

PCHS Board Report for Operations November 2025.pdf

WA01_Pali High Track & Field Agreement.pdf WA02_Pali High Track & Field Agreement.pdf PCHS Operations Proposed Purchases to Date.pdf

FACILITY UPDATE: STADIUM TRACK AND FIELD

Since PCHS operates on LAUSD owned property, we are required to follow all applicable District, OEHS, and DSA regulations for construction and site work. During the course of the Stadium Track and Field repair project, additional compliance requirements have been imposed by these entities.

These items were not part of the original project scope but are mandatory in order to proceed. PCHS has no discretion over these requirements:

Item Reason for Addition		Estimated Cost
DSA (Division of the State Architect)	ADA requirements are mandatory for any repair or replacement project—	\$4,500
	which is what we fall under. Fees	
	associated with DSA plan submission	
	and review were required.	
Architect (in addition to Landscape Architect) The DSA requires an architect submit specific documentation and ensure ADA compliance. Landscape architects are not authorized to provide or certify this documentation – so we engaged Gensler.		Current Cost to Date: \$153,320
Civil Engineer	Required to verify that the field design and improvements meet all regulatory and site compliance standards mandated by DSA and LAUSD.	Will fall under our Architect's umbrella
Laboratory Testing (Waste Disposal & Soil Sampling)	Required by OEHS to sample the existing synthetic turf and underlying soil prior to off-site disposal/recycling to confirm compliance with hazardous materials regulations.	\$2000-\$3000

Footnote: All charges listed above are approved and covered by the PCHS Insurance.

Gensler

July 3, 2025

Dr. Pamela Magee Executive Director/Principal Palisades Charter High School pmagee@palihigh.org

Subject: Agreement for Architectural Services

Palisades High School Track & Field Replacement

Dear Dr. Magee:

This Agreement is between Palisades High School ("Client") and M. Arthur Gensler Jr. & Associates, Inc ("Gensler") for architectural services.

A. PROJECT

A.1 <u>Project Description</u>. The project includes the resurfacing of the track and field at Palisades High School located at 15777 Bowdoin Street, Pacific Palisades, CA 90272. The track and field surfaces were damaged from the January 2025 Palisades Fire and need to be replaced to ensure that the surfaces are even and safe for occupant use. Because the baseball fields at the north end of campus were paved over and now house modular classrooms to offset the classroom space destroyed in the fire, this is some of the only large outdoor space remaining on campus, making it even more critical for recreational use when students return to campus at Pali North. The additional scope of the project that may be required by DSA for accessibility compliance is still to be determined and will be based the results of the preapplication meeting scheduled to occur on Wednesday July 16, 2025. We understand that the funding for this project is approximately \$1,300,000.

A.2 <u>Project Budget</u>. Client will provide, and Gensler will review, Client's overall project and construction budget goals for the Project (the "Project Budget") prior to the commencement of services. Gensler will collaborate with the Contractor on prioritization of the Client's budget. Client and Gensler will review such cost estimates and Client will adjust it to reflect changes in the program requirements, design, and level of design detail, or adjust the program, to the extent required for consistency with the Project Budget. Unless it would otherwise be an Optional/Additional Service (as defined in Section B.3 below), Gensler will incorporate any agreed upon changes in the subsequent design phase as part of its Basic Services (as defined in Section B.1 below).

A.3 <u>Project Schedule</u>. The following key dates reflect the initial "discovery" phase of this project with the key goal of determining the scope of the project. Once the scope is determined, a project schedule that includes the documentation, plan check, bidding, and construction administration phases will be developed and submitted to Client for review.

a) Introductory Meeting with Pali High, BFS (Landscape Architect) & Gensler Mon 6/23/2025

b) Gensler site visit to Pali High's Track & Field

Fri 6/27/2025

c) In-Person DSA Pre-Application Meeting to Confirm Project Scope

Wed 7/16/2025

Gensler LOA- Architecture July 2025

Agreement for Architectural Services July 3, 2025 Page 2

A.4 Sustainability Goals. There are no specific sustainability goals other than code requirements.

B. SCOPE OF SERVICES PROVIDED BY GENSLER

Client and Gensler will each provide the names of their key Project team members, including the primary contact person and the person authorized to make decisions.

B.1 Gensler's Basic Services

Gensler's Basic Services include architectural services to define the scope of work as required by DSA. Gensler will lead the pre-application meeting process to confer with DSA personnel and document the conclusion of this meeting. This will inform the next steps for the project including documentation, bidding, plan check, and construction administration, which are currently outside of the scope of work.

For future phases of work, Gensler may engage sub-consultants to provide design services for other aspects of the design, including but not limited to civil engineering, landscape design, and code consulting services. Client may need to engage with separate consultants to provide site survey information for the design team to use in future phases of work.

B.1.1 Pre-Design

- B.1.1.1 <u>Project Start-up/Kickoff.</u> On Monday June 23, 2025, key representatives of Client, Gensler, and BFS (landscape architect) met to discuss the Project and strategize on how to navigate next steps with DSA. The agenda included the following:
- a) Introductions
- b) Discussion of Project Goals & the need to expedite delivery of the replacement track & field
- c) Confirm next steps, including sharing existing drawings of the track & field and for Gensler to conduct a site walk to review the existing conditions

During this initial phase of work, Gensler will meet with client as needed (by telephone or other suitable means) to review status and recommended next steps/future phase of work.

- B.1.1.2 Existing Site Conditions. Gensler will review record documentation provided by Client of the existing site conditions, including topographical surveys, geotechnical reports, etc. Gensler will visit the Project site to verify reasonably observable conditions, including site access, views, etc. If required, and approved by Client, Gensler may provide Additional Services to measure portions of the Project solely for the purpose of verifying certain conditions. Under certain circumstances, e.g., if the documentation of existing conditions is unavailable or appears to be unreliable, Gensler may recommend that Client engage the services of a surveyor to document the existing conditions before Gensler can proceed with further design services. Client acknowledges that demolition can reveal pre-existing, hidden conditions, which may require Additional Services and/or modifications to the Project Budget and/or Schedule.
- B.2 Optional/Additional Services. Gensler will provide services beyond the Basic Services described in Section B.1 ("Additional Services") if requested by Client and confirmed in writing by Gensler. Additional Services include, but are not limited to:
- a) Future phases of work, including schematic design, design development, construction documents, bidding, plan check, construction administration and/or project close-out.
- b) Services required due to delays, untimely Client information, approvals, or instructions, out-ofsequence phasing, project pauses or remobilization, or other schedule changes due to reasons beyond Gensler's reasonable control;

Agreement for Architectural Services July 3, 2025 Page 3

- c) Services required due to changes in: (i) the Program; (ii) previously provided Client information, approvals, or instructions; or (iii) federal, state, or local laws, or regulations (or their interpretation by the authority having jurisdiction);
- d) Value engineering services required due to: (i) absence of Project Budget at the commencement of Services; (ii) Project Budget changes after the Programming phase; or (iii) inaccurate cost estimates;
- e) Changes based on alternative, fast track, separate, or sequential bids, or phasing;
- f) Services required due to performance failures by Client's consultants/contractors; and
- g) Services pertaining to: (i) signage and wayfinding (other than code-required signage); and (ii) materials palettes, finish boards, 3-D models, or photo realistic renderings.

C. SCOPE OF SERVICES PROVIDED BY CLIENT

- C.1 <u>Services Provided By Client</u>. The following consulting services may be required on the Project and shall be provided by Client, Client's consultants or contractors, or others:
- a) Consulting services, including geotechnical, site survey.
- b) Design-build or Design-assist services.
- C.2 <u>Information Provided By Client or Others</u>. The following information may be required on the Project and shall be provided by Client, including:
- c) Legal description of the property;
- d) Existing or Base Building information, including drawings, specifications, and other documents that describe the existing utility services, site conditions, build out and base building construction, and any systems with which the Project is to be coordinated;
- e) Structural, mechanical, chemical, air, and water pollution and hazardous materials tests, and other laboratory and environmental tests, inspections, and reports required by law or by authorities having jurisdiction over the Project, or reasonably requested by Gensler.

D. COMPENSATION

Compensation to Gensler for Basic Services, Additional Services, and Reimbursable Expenses will be as described below. When Gensler's compensation is based on hourly rates, the rates will be those set forth in Gensler's Standard Hourly Billing Rates.

- D.1 <u>Basic Services</u>. Compensation for Basic Services will be the lump sum of **ten thousand dollars** (\$10,000).
- D.3 <u>Additional Services</u>. Compensation for Additional Services (if not agreed upon as a lump sum amount) will be based on Gensler's Standard Hourly Billing Rates.
- D.4 Consultants. No consultants are to be engaged for this preliminary scope of work.
- D.5 <u>Progress Payments</u>. Progress payments will be made monthly. Where Gensler's fee is based on a lump sum, progress payments for Basic Services will be based on the percentage of services provided during the previous month.

Agreement for Architectural Services July 3, 2025 Page 4

E. AGREEMENT AND ACCEPTANCE

E.1 <u>Agreement</u>. This Agreement is comprised of and incorporates the following documents, in order of precedence:

a) Amendments and modifications signed by both parties;

E.2 Effective Date. The effective date of this Agreement is June 23, 2025.

b) This Letter of Agreement;

cc: Tom Williams, Heidi Hampton

c) The attached Standard Terms and Conditions;

Where a portion of one document is amended by another of higher precedence, all unmodified portions will remain in effect. The terms and conditions of this Agreement, the STC and any Work Authorization hereunder, are integral parts of this Agreement and are fully incorporated herein by this reference. No conflicting or supplemental pre-printed provisions on Client forms (including, without limitation, terms on purchase orders) will be binding on the parties.

By Gensler:	J	By Client:		
Kelly M. Farrell		(Printed Name of Signatory)		
By (Signature)		By (Signature)		
Co-Managing Director, Principal				
(Title)	(Date)	(Title)	(Date)	
On behalf of Andrew P. Cohen Executive Director, California Registration Number C12855				

STANDARD TERMS AND CONDITIONS OF THE AGREEMENT BETWEEN CLIENT AND GENSLER ("STC")

Gensler

Article 1 - Definitions and General Provisions

- 1.1 Parties. The terms "Client" and "Gensler" include each party's authorized representatives.
- 1.2 Days or Time. Time periods refer to calendar days, unless otherwise stated.
- 1.3 Services. "Services" means the professional services to be performed by Gensler, one or more of its affiliated entities and its consultants.
- 1.4. Project. "Project" means the project for which Client has retained Gensler.
- 1.5. Work. "Work" means the construction of the Project elements designed or specified by Gensler.
- 1.6 Contractor. "Contractor" means the contractor engaged by Client to perform the Work.
- 1.7 Project Budget. The "Project Budget" is the Client's budget for the Work. It is anticipated that the Client will include usual and customary allowances for design and construction contingencies in addition to the cost of the Work. Gensler cannot and does not warrant or represent that bids or negotiated prices will not vary from the Project Budget or from any cost estimate reviewed by Gensler.

Article 2 - Gensler's Services

- 2.1 Standard of Care. Gensler will perform the Services with the reasonable skill and care ordinarily provided by professionals practicing in the same discipline and locality under similar circumstances ("Standard of Care"). Gensler will perform the Services as expeditiously as is consistent with the Standard of Care and the orderly progress of the Project. Gensler will not be responsible for any delays due to factors beyond its reasonable control.
- 2.2 Limitation of Construction Responsibilities. Gensler will not have control over, or charge of, and will not be responsible for, construction means, methods, schedules, delays, or safety precautions and programs in connection with the Work, or Contractor's negligence or failure to perform the Work in accordance with the Construction Documents or any portion of the agreement between Client and Contractor.

Article 3 - Client's Responsibilities

3.1 Information. Client will provide full information regarding the requirements for the Project.

3.2 Client's Services and Information. Gensler will be entitled to rely upon the accuracy and completeness of the services, information, surveys, and reports provided by Client, Contractor, or any of their subcontractors or consultants. Gensler's coordination of the Services with the services of Client's consultants will be limited to that necessary for consistency of the Documents (as defined in section 4.1 below) with those of such consultants.

Article 4 – Use of Gensler's Documents and Data

- 4.1 The drawings, specifications, surveys, reports, and other documents (collectively "Documents") and any computer tapes, disks, models, CAD files, research, analytics, processes, algorithms or other data, in any medium (collectively "Digital Media") prepared by Gensler are instruments of service and/or otherwise protected by U.S. copyrights laws, and will remain Gensler's property. Gensler grants Client a nonexclusive license to use the Documents and Digital Media, delivered or intended as deliverables, solely and exclusively in connection with Client's use and occupancy of the Project, provided that Client substantially performs its contract obligations, including prompt payment of all sums when due.
- 4.2 Client agrees to indemnify and hold Gensler harmless from and against any and all claims, liabilities, suits, demands, losses, damages, costs, and expenses (including reasonable legal fees and costs of defense), accruing or resulting to any persons, firms, or other legal entities, on account of any damages or losses to property or persons, including death or economic loss, arising out of the unlicensed use, or the transfer or modification of, the Documents and/or Digital Media.

Article 5 – Claims and Disputes

- 5.1 Mediation. The parties agree to mediate any dispute or claim, under the Construction Industry Mediation Procedures of the American Arbitration Association, prior to undertaking arbitration per Section 5.2. The cost of the mediation service will be borne equally by the parties.
- 5.2 Arbitration. In the event the parties are not able to resolve a dispute by mediation, the parties agree to submit the matter to confidential arbitration, in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association in force at the time the claim is submitted to arbitration. The arbitration will be held in or near the city of Gensler's office providing the Services. The award rendered by the arbitrator(s) will be

Gensler STC February 2021 final, and judgment on the award may be entered in any court having jurisdiction.

- 5.3 Mutual Indemnification. Gensler agrees to indemnify Client from and against those damages that Client incurs, as a result of a third-party claim concerning the death or bodily injury to any person or the destruction or damage to any property, to the proportionate extent caused by the negligent act, error, or omission of Gensler or anyone for whom Gensler is legally liable. Client agrees to indemnify Gensler from and against those damages that Gensler incurs, as a result of a third-party claim concerning the death or bodily injury to any person or the destruction or damage to any property, to the proportionate extent caused by the negligent act, error, or omission of Client or anyone for whom Client is legally liable.
- 5.4 Limitation of Liability. Except for the indemnification obligations under Section 5.3, Client agrees that Gensler's total liability arising out of or related to the Project or this Agreement will not exceed the total compensation received by Gensler pursuant to this Agreement.
- 5.5 Mutual Waiver of Consequential Damages. Gensler and the Client hereby waive special, exemplary or consequential damages for claims or disputes arising out of or relating to this Agreement. The parties agree that this mutual waiver includes, but is not limited to, waiver of damages incurred by either party for loss of income, lost profit, financing costs, loss of business, or damage to reputation.
- 5.6 Governing Law. This Agreement will be governed by the law of the jurisdiction where the Project is located.

Article 6 – Termination and Suspension

- 6.1 Termination or Suspension by Either Party. This Agreement may be terminated or suspended by either party upon not less than seven days written notice should the other party fail substantially to perform in accordance with this Agreement, through no fault of the party initiating the termination or suspension, and such nonperformance is not remedied within the notice period.
- 6.2 Termination or Suspension by Gensler. Client's failure to make payments to Gensler in accordance with this Agreement, or the Client's violation of its obligations under section 8.6 of this Agreement, will constitute substantial nonperformance and cause for termination or, at Gensler's option, cause for suspension of performance of Services under this Agreement, and Gensler shall not be responsible for any claims or damages arising out of or related thereto.
- 6.3 Termination for Convenience. Client may terminate this Agreement for its convenience upon not less than seven days written notice to Gensler.

6.4 Compensation upon Termination. In the event of termination, Gensler will be compensated for Services performed prior to termination, together with reimbursable expenses then due.

Article 7 – Payments to Gensler

- 7.1 Progress Payments. Gensler will submit monthly invoices for Services performed and expenses incurred during the previous month, exclusive of any non-US withholding or value-added taxes. Payment will be due in US Dollars and payable upon receipt of Gensler's invoices. Client will notify Gensler of any disputes or questions regarding an invoice within 15 days of Client's receipt of the invoice in question. Client may withhold payment of any portion of an invoice only to the proportionate extent the invoice is compensation for any Services Gensler has provided in breach of this Agreement. Amounts unpaid 30 days after the issue date of Gensler's invoice will be assessed a service charge of 1.5% per month.
- 7.2 Hourly Rates. Where Services are to be compensated on an hourly basis, compensation will be based on the hourly rates set forth in Gensler's and Gensler's consultants' standard rate schedules.
- 7.3 Project Changes. Gensler's fee for Basic Services is based upon (among other things) the budget, schedule, and the scope of services. Gensler's compensation will be equitably adjusted if the Project's scope, schedule, or budget, or Client information, approvals, or instructions, are changed due to factors beyond Gensler's reasonable control. If portions of the Project do not proceed, compensation for those portions will be payable to the extent Services are performed on those portions.
- 7.4 Sales Tax. Gensler's compensation is exclusive of any applicable sales tax. If Gensler is required by applicable law to charge Client sales tax, the sales tax will be itemized on each invoice and will be due and payable to Gensler by Client upon receipt, unless the Client provides valid sales tax exemption documentation to Gensler issued by the relevant tax authority.

Article 8 - Miscellaneous Provisions

- 8.1 Assignment and Third Parties. Neither party will assign this Agreement, any right arising out of it, or the performance of obligations hereunder, without the written consent of the other. Nothing contained in this Agreement will create a contractual relationship with, or a cause of action in favor of, any third party.
- 8.2 Credits. Gensler may create and use representations of the Project's design (including photographs, videos, or other media) in Gensler's business and marketing activities, such as in marketing materials and competitive

Gensler STC February 2021 submissions. Unless otherwise directed by Gensler, Client will provide professional credit for Gensler in Client's promotional materials (except for materials used to solicit funding) for the Project.

- 8.3 Latent Conditions. In the event the Project includes any remodeling, alteration, or rehabilitation work, Client acknowledges that certain design and technical decisions will be made on assumptions based on available documents and visual observations of existing conditions.
- 8.4 Area Analysis. Unless this Section 8.4 is explicitly superseded by further agreed terms and conditions in the Letter of Agreement or applicable Work Authorization, area measurements and calculations provided by Gensler ("Measurements") are for use in designing and constructing the Project only. Measurements will not be used for any other purpose, including negotiating or determining rent, asset values, or legal obligations. Client will indemnify Gensler from third-party liabilities arising from unauthorized use of Measurements. Upon Client's request, and subject to further agreed terms and conditions, Gensler will provide Measurements suitable for purposes other than designing and constructing the Project as an Additional Service.
- 8.5 Hazardous Materials. Client acknowledges that Gensler has no expertise in, and is not being retained for the purposes of, investigating, detecting, abating, replacing, remediating, or removing any items, products, or materials containing hazardous substances.
- 8.6 Ethics. Client and Gensler acknowledge their responsibilities and commitment to abide by their respective ethical guidelines, to require that their employees, agents, consultants or contractors conduct themselves professionally and respectfully, and to comply with both domestic and international anti-slavery and anticorruption laws, including but not limited to the United States Foreign Corrupt Practices Act, the United Kingdom Bribery Act and the Modern Slavery Act, and any amendments and related regulations. Either party may terminate this Agreement at any stage of the Project, if it reasonably believes that the other party has failed to comply with the provisions of this section, including any non-compliance prior to the effective date of this Agreement. A party exercising its right to terminate under this provision will not be liable for any claims or damages arising out of or related to the termination.
- 8.7 Confidentiality and Data Privacy. The terms and conditions of this Agreement, non-public information designated by either party as confidential, and proprietary information that is not known to the public respecting the business of either party will be considered "Confidential Information." Neither party will reveal Confidential Information to third parties, except to the extent necessary for the purpose of this Agreement or as required by

law. Client will not provide Gensler information that is defined as personal information ("Personal Data") under applicable data privacy or protection laws ("Data Protection Laws") without written authorization from Gensler's legal counsel. Upon such authorization, Client will (a) enter into a data processing agreement with Gensler (if applicable), (b) notify and instruct Gensler with respect to the handling of such Personal Data consistent with Data Protection Laws, and (c) comply with such laws in connection with the collection, storage, and processing of Personal Data.

8.8 Entire Agreement, Waiver, and Severability. This Agreement is the entire, integrated agreement between Client and Gensler. This Agreement supersedes all prior related negotiations, representations, or agreements and Client and Gensler are not relying on any such matter. No failure to act by either Party hereto will be deemed to constitute a waiver of such Party's rights or remedies hereunder. If any part of this agreement is declared unenforceable or invalid, the remainder will continue to be valid and enforceable.

- End of Document -



WORK AUTHORIZATION FOR ADDITIONAL SERVICES NUMBER 01

Project: Palisades High S	Date: 10/27/2025					
Project Location: 15777 E	Bowdoin St. Pacific Palisades, CA 90272	Project Number: 005.933.200				
Client: Palisades Charter	Client: Palisades Charter High School					
	pursuant to the Original or Master Ag tural Services signed on September					
	Master Agreement referenced above is attached or available upon request.	Gensler's current Standard Terms and Conditions ("STC") shall				
Other References N/A						
Services not included (th Services not included in th						
Fee and Basis	☐ Lump Sum of \$ 105,020☐ Hourly☐ Hourly, not to exceed \$ 29,300without prior authorization	☑Plus Reimbursable Expenses (10% mark-up) ☐Plus Consultants which are not listed as included in fee (10% mark-up) ☐Other:				
Date Services to Begin	As noted below (specify date) Immediately after Work Authorizate	ion approval				
Services projected to be completed no later than the following, if indicated	be completed no later					
Services requested by:	Rafael Negroe	Date of Request: June 2025				
Gensler Authorization by:	Kelly Farrell, Principal	Date Signed:				
Client Authorization by:		Date Signed:				

Authorization is confirmed for Gensler to perform the following services: (Refer to the following pages)

Work Authorization for Additional Services October 27, 2025 Page 2



SCOPE OF SERVICES:

Pali High has requested that Gensler take over the Track & Field project after the original project's submission to DSA was submitted by BFS, the landscape architect contracted directly under Pali High, on July 24, 2025. Gensler was originally contracted for a "Discovery Phase" of work during which the Gensler team walked the site multiple times, met with DSA for a pre-application meeting, coordinated with and defined the scope of work with Pali High and Los Angeles Unified School District (LAUSD) who owns the property that Pali High is located on, onboarded a civil engineer, and prepared an initial drawing package for LAUSD and Pali High to confirm the scope of work.

This proposal includes the following services (broken down by phase):

Construction Document (CD) Phase & DSA Plan Check Phase:

- Conduct (2) site visits (already completed)
- Participate in up to (4) virtual coordination meetings with Pali High & LAUSD (2 already completed)
- Lead the creation of a CD level document set that includes:
 - Resurfacing of the track and field (scope documented by BFS)
 - New paving at ADA parking stalls at the southwest corner of the site (see red diagonal hatched area in the image below)
 - New fence from public way to the project, including required gates and hardware.
 - o Coordination with civil engineer for grading and new pavement details.
- Completion of all forms required by DSA, including the DSA95, DSA1REG and DSA1-RUH (request for finding of unreasonable hardship).
- Resubmission to DSA and up to (2) rounds of DSA backcheck.



Construction Administration:

• Conduct periodic site observations to verify that the work is proceeding in general accordance with the DSA-approved construction documents, up to (3) times. Document field observations and prepare written field reports following each site visit.

WITHIN THY AREA.

· (N) ACCESSE PARKING

* EXCLUDE POT TO RESTROOMS/OTHERS.

- Review and respond to Contractor's Requests for Information (RFIs) for clarification or interpretation of the contract documents.
- Review and approve submittals, product data, shop drawings, and samples for conformance with design intent and DSA-

Work Authorization for Additional Services October 27, 2025 Page 3



approved documents.

- Attend and participate in regular construction meetings (typically weekly or biweekly), either in person or virtually, and
 prepare meeting minutes if required by the Owner.
- Coordinate with the DSA Project Inspector (IOR) as required.
- Review and respond to DSA Field Engineer correspondence, Field Trip Notes, and correction notices as required.
- Prepare and submit Construction Change Documents (CCD Category A, B, or C) as required by DSA.
- Participate in site walks, punchlist reviews, and progress inspections as required.
- Review and coordination of contractor-proposed substitutions or value engineering changes post-bid. Proceeding with/incorporating such changes may require additional services.

De-Scope CCD:

LAUSD requested that this proposal also include a separate fee for the preparation of a de-scoping CCD, which will be used to document a portion of the DSA approved design that is not constructed. At this time, we understand that although the project needs to be submitted with the new parking lot to be approved by DSA, that the needs for accessible parking may be superseded by a future project to be completed by LAUSD. As such, this proposal includes the following:

- Meet with the Pali High, LAUSD and Construction Manager to confirm which scope elements are to be deleted from the project and whether any portions will remain in a "future phase."
- Review the DSA-approved construction documents to identify all sheets, details, schedules, and references affected by the de-scoped work.
- Coordinate with consultants (civil, landscape) to determine their corresponding deletions or modifications.
- Prepare and issue a CCD-Category A or Category B, per DSA Procedure PR 13-01, documenting the scope deletion and including the following:
 - Cover sheet and description of the change ("Deletion of unbuilt scope per Owner direction").
 - Revised drawings and/or marked-up sheets showing scope removed ("cloud and delta" per DSA standards).
 - Updated drawing index, if necessary.
 - Any affected specifications or sheets reissued as part of the CCD.
- Coordinate all consultant CCD drawings and ensure consistent notation and references.
- Ensure that all sheets clearly identify the revision and CCD reference number.
- Assemble the full CCD package (architectural and consultant sheets) and submit to DSA for review and approval.
- Respond to any DSA comments and revise documents as necessary to achieve approval.
- Coordinate with the DSA Field Engineer and Inspector of Record (IOR) to ensure proper documentation in the project file.
- Support the Owner and DSA during project closeout to ensure the removed scope is documented as "not in contract" and
 does not affect project certification.
- No new design or reconfiguration is included. The CCD is limited to removal and documentation of previously approved, unbuilt scope.
- Any new work added or reconfigured as part of this change may require additional services.
- DSA review and approval fees, if any, will be paid directly by Owner.

ASSUMPTIONS:

- Includes architectural and civil engineering services only. Gensler will coordinate with BFS and slip sheet their landscape drawings into the drawing set. All other services are excluded.
- · Accounts for up to (2) rounds of DSA backcheck. Additional backchecks may require additional services.
- Path of travel is excluded from the scope of work.
- · Restrooms and all other accessible elements on the site are excluded from the scope of work unless noted otherwise.
- DSA review and approval fees, if any, will be paid directly by Owner.

SCHEDULE:

- CD Phase: 4 weeks total
 - o 2 weeks for team to document (from NTP)
 - o 1 week for Pali & LAUSD to review & provide comments
 - 1 week to incorporate comments & submit to DSA
- DSA Plan Check Phase: Duration TBD
- CA Phase: Duration TBD

Work Authorization for Additional Services October 27, 2025 Page 4



FEE:

	Fee
CD & DSA Plan Check Phase (Lump Sum)	\$83,420
Construction Administration (T&M, NTE)	\$29,300
De-Scope CCD (Lump Sum)	\$21,600
TOTAL (LUMP SUM)	\$105,020
TOTAL (T&M NTE)	\$29,300
GRAND TOTAL	\$134,320

⁻⁻ END -



QUALITY ANALYTICAL SERVICES SINCE 1987

1824 1st Street San Fernando, CA 91340 (818) 639-5300 ph (818) 639-5306 fx pat-chem.com

Analytical Services Quotation

PCL - Sales

Printed:

11/11/2025

Palisades Charter High School Attn Kalei Park

Effective: Expires: 11-Nov-25 10-May-26

Pricing Summary

Parameter	Method	Quantity	TAT (days)	Unit Price	Extended Price
Soil					
- Extraction - Metals	[group]	1	10	\$22.00	\$22.00
- Fuel Surcharge	Labor	1	10	\$55.00	\$55.00
8082 PCB	EPA 8082	1	10	\$125.00	\$125.00
8260 VOA	EPA 8260B	1	10	\$175.00	\$175.00
8270 SIM PAH	EPA 8270C (SIM)	1	10	\$175.00	\$175.00
Asbestos Soil (Sub) [LAT]	PCM	1	10	\$305.00	\$305.00
Cd Total ICPMS 200.8	EPA 200.8	1	10	\$36.00	\$36.00
Hex Cr 7196A	EPA 7196A	1	10	\$100.00	\$100.00
Metals CAM TTLC	varies	1	10	\$411.00	\$411.00
Metals TCLP	varies	1	10	\$222.00	\$222.00
Pb Total ICPMS 200.8	EPA 200.8	1	10	\$36.00	\$36.00
Additional Items					
TCLP Extraction		1		\$50.00	\$50.00
Sample Collection (per hour)		1		\$95.00	\$95.00
PFAS (EPA 1633)		1		\$600.00	\$600.00
				Bid Total:	\$2,407.00

Analytical services quotation for your review. Please verify that all methods, reporting limits and analytes meet your criteria. Please contact us prior to submitting your samples with any changes or additions. PCL will not be responsible for any missing testing parameters.

Stephen Parks

Sales

PALI SOUTH → PALI MAIN MOVING COST QUOTE COMPARISON

VENDOR



Move/Relocation

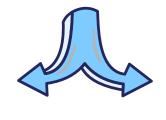




Included Services

MoveGreen







95-Classroom + Office Space Relocation 20-Classroom + Office Space Relocation

RANGE \$65K-\$113K

- Moving & Transport Trucks
- Personnel
- Current quote Does <u>NOT</u> include all privacy pods or Tech EQ

Summary

- Lowest Full Move Quote: Movegreen \$113,000 (excluding tech & pods)
- Lowest 20-Classroom Quote: Corovan \$65,000 (range)
- Recommended Vendor (based on scope & coverage): Corovan, for full-service inclusion of tech and privacy pods

en Corovan







95-Classroom + Office Space Relocation 20-Classroom + Office Space Relocation

RANGE \$60K-\$136K

- Moving & Transport Trucks
- Personnel
- this range <u>DOES</u> include all privacy pods & Tech EQ

Powered by BoardOnTrack 22 of 75



FULL BREAKDOWN OF PRICING QUOTE BELOW FOR: THE RELOCATION OF 95-CLASSROOMS + OFFICE SPACE.



Proposal for Commercial Move and Relocation Services

Client: Palisades High School – ATTN: Kalei Park

Origin Address: 302 Colorado Avenue, Santa Monica, CA 90401

Destination Address: 15777 Bowdoin Street, Pacific Palisades, CA 90272

Service Provider: Movegreen Inc.

Headquarters:

- 2400 Latigo Ave, Oxnard, CA 93030
- 13110 South Figueroa Ave, Los Angeles, CA 90061
- 1811 State St, Suite 2, Santa Barbara, CA 93101

Scope of Work

Movegreen Inc. will provide full-service commercial moving and relocation services for Palisades High School, supporting the transition from its current facility in Santa Monica to the new campus in Pacific Palisades. The project will include labor, transportation, equipment, protective materials, disassembly/reassembly services, and on-site coordination.

Estimated Move Volume

The following inventory reflects the anticipated scope of the move:

Classroom and Office Furniture

- ~1,900 desks
- ~3,500 school chairs
- ~110 file cabinets
- ~125 equipment racks
- ~125 TVs (55" and larger)



- 25-50 office desks and office chairs
- 25 armchairs
- 25 sofas/benches

Outdoor & Miscellaneous Items

- 10 picnic tables
- 75 outdoor chairs
- 6 canopy tents (Easy Ups)
- 12 umbrellas

Basement Inventory

- 200 water jugs
- 100 file cabinets
- 125 desks
- 225 chairs
- Multiple large and extra-large refrigerators
- 20 sofas
- 25 armchairs
- 5 bookcases
- 25 metal shelving units



Project Execution

Movegreen will provide all resources required to complete the relocation safely and efficiently. This includes:

- Skilled labor crews
- Fully equipped moving trucks
- All necessary protective and handling equipment
- Disassembly and reassembly of furniture
- Coordination with designated school contacts

Important Note:

All packing of personal, classroom, and administrative materials will be completed by Palisades High School staff and faculty. Movegreen's responsibility is to transport pre-packed boxes and relocate all furniture, equipment, and listed inventory items.

At the new location, Movegreen will place all items in their assigned rooms using a color-coded labeling system provided by the school for easy identification and efficient placement.

Pre-Move Coordination

To support a seamless relocation, Movegreen will:

- Coordinate with school leadership to establish timelines and delivery logistics
- Provide guidance on best practices for packing



Transportation & Placement

During the move, Movegreen will:

- Provide trained movers and drivers
- Use GPS-tracked trucks for secure transport
- Deliver furniture, boxes, and equipment to designated rooms
- Follow a precise, school-approved labeling system to streamline the unpacking process

Specialty Handling & Equipment

To accommodate unique or oversized assets, Movegreen will:

- Supply a forklift for safe handling of items such as picnic structures, and/or large furniture or equipment
- Use protective materials (floor runners, wall guards, and door jamb protectors) to prevent damage at both the origin and destination sites

Project Timeline

- Projected Start Date: TBD (Targeting Year End -2025)
- Estimated Duration: 3 weeks (subject to final scheduling)
- Daily Crew Arrival Window: 7:30 8:00 AM

A detailed move schedule will be developed in collaboration with Palisades High School administration to ensure minimal disruption and maximum efficiency.



Safety & Compliance

Movegreen prioritizes safety, security, and regulatory compliance, especially within school environments.

- Employee Screening: All employees undergo background checks and drug screening. No subcontractors are used.
- OSHA Training: All crew members are trained in workplace and environmental safety.
- Insurance: Full liability and workers' compensation coverage is maintained.
- Site Protection: All necessary floor, wall, and doorway padding will be installed during the move.
- Health Protocols: Staff adhere to current public health guidelines to maintain a safe working environment.

Communication & Accountability

A dedicated Movegreen project manager will serve as the single point of contact throughout the move, ensuring accountability and clear communication. Services will include:

- Daily progress reports to school leadership
- Immediate reporting and resolution of any unforeseen issues
- Flexible adjustments to meet school-specific needs



Why Movegreen

Movegreen offers the expertise, infrastructure, and professionalism needed for a project of this scale.

- Experience: 20+ years in commercial, institutional, and school relocations
- Team: 65 full-time, trained staff
- Fleet: 28 GPS-enabled moving trucks and a full suite of specialized equipment
- Reputation: 100+ awards for customer service and operational excellence
- Sustainability: Committed to eco-friendly practices, including tree-planting partnerships and waste reduction

Cost Basis & Conditions

This proposal is based on the scope provided and assumes reasonable working conditions. Additional charges may apply if unforeseen circumstances arise, including but not limited to:

- Client-related delays (construction, lack of access, etc.)
- Elevator malfunctions or site limitations
- Incomplete packing or room labeling
- Scheduling conflicts or excessive traffic impacting workflow

Note: Movegreen will not charge for delays caused by our own operations (e.g., equipment failure or crew delays).



Pricing & Terms

- Flat-Rate Proposal: This is a binding, port-to-port flat-rate contract.
- Deposit Required: 50% deposit due upon project confirmation to secure resources and schedule
- Balance Due: Upon project completion (payable via credit card or ACH)

We look forward to the opportunity to assist Palisades High School with this important transition. Please do not hesitate to reach out with questions or to request revisions to the proposed scope.

Estimate Summary

Service	Rate	Subtotal	Total Cost
Moving Labor	\$96,812.98	\$96,812.98	\$96,812.98
Trip Fee	\$9,840.00	\$9,840.00	\$9,840.00
Materials and Rentals	1 @ \$7,196.86	\$7,196.86	\$7,196.86

Grand Total: \$113,849.84

Contact Information

Prepared by:
John Bennett
General Manager, Movegreen Inc.
2400 Latigo Ave
Oxnard, CA 93030
Email: john@movegreen.com

Phone: (805) 754-0458



FULL BREAKDOWN OF PRICING QUOTE BELOW FOR: THE RELOCATION OF 20-CLASSROOMS + OFFICE SPACE.



Proposal for Commercial Move and Relocation Services

Client: Palisades High School – ATTN: Kalei Park

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Estimated Move Volume

The following inventory reflects the anticipated scope of the move:

Classroom and Office Furniture

- ~ 700 desks
- ~ 100 school chairs
- ~110 file cabinets
- ~125 equipment racks
- ~125 TVs (55" and larger)



- 95-95 office desks and office chairs
- 25 armchairs
- 25 sofas/benches

Outdoor & Miscellaneous Items

- 10 picnic tables
- 75 outdoor chairs
- 6 canopy tents (Easy Ups)
- 12 umbrellas

Basement Inventory

- 200 water jugs
- 100 file cabinets
- 20 desks
- 20 chairs
- Multiple large and extra-large refrigerators
- 20 sofas
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- 5 bookcases
- 25 metal shelving units



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Movegreen will provide all resources required to complete the relocation safely and efficiently. This includes:

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- All necessary protective and handling equipment
- Disassembly and reassembly of furniture
- Coordination with designated school contacts

Important Note:

All packing of personal, classroom, and administrative materials will be completed by Palisades High School staff and faculty. Movegreen's responsibility is to transport pre-packed boxes and relocate all furniture, equipment, and listed inventory items.

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- Elevator malfunctions or site limitations
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Note: Movegreen will not charge for delays caused by our own operations (e.g., equipment failure or crew delays).



Pricing & Terms

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- Deposit Required: 50% deposit due upon project confirmation to secure resources and schedule
- Balance Due: Upon project completion (payable via credit card or ACH)

We look forward to the opportunity to assist Palisades High School with this important transition. Please do not hesitate to reach out with questions or to request revisions to the proposed scope.

Estimate Summary

Name	Rate	Subtotal	Total Cost
Moving Labor	_	\$56,213.08	\$56,213.08
Materials and Rentals	1 @ \$5,196.06	\$5,196.06	\$5,196.06
Trip Fee	_	\$3,840.00	\$3,840.00
Basic Protection – 60 cents per pound	_	\$0.00	\$0.00

Estimated Total: \$65,249.14

Contact Information

Prepared by:
John Bennett
General Manager, Movegreen Inc.
2400 Latigo Ave
Oxnard, CA 93030
Email: john@movegreen.com

Phone: (805) 754-0458



FULL BREAKDOWN OF PRICING QUOTE BELOW FOR:
THE RELOCATION OF 20-CLASSROOMS + OFFICE SPACE.
WITH THE **OPTION** TO INCLUDE ADDITIONAL



South Move to Main Campus

PREPARED FOR Palisades Charter High School

QUOTED BY Steve Milinkevich smilinkevich@corovan.com

DESCRIPTION	AMOUNT
Relocation of PCHS Classroom Furniture, Contents, Etc.	\$56,223.34
Packing Materials and Delivery	\$1,851.33
General Pre-Move Project Management	\$2,422.00
Transportation Valuation - Option 2	\$193.80

Optional Items

(Not Included in Quote Total)

OPTIONAL - Relo of LAUSD Furniture

\$76,100.00



\$60,690.47 Non-Taxable Subtotal **Taxable Subtotal** \$0.00 \$60,690.47 **Net Subtotal** Total Sales Tax* \$0.00 \$60,690.47 **Quote Total**

*Estimated Sales Tax. Actual tax may vary.

IMPORTANT NOTICE: CAREFULLY READ THE CONTRACT DOCUMENTS AND MASTER SERVICES AGREEMENT ("MSA") https://corovan.com/clientmsa

IF CUSTOMER AGREES, ACCEPT BY SIGNING BELOW. DELIVERY BY PAPER, EMAIL OR FAX IS BINDING. CONTACT COROVAN TO DISCUSS, OR IF YOU CANNOT ACCESS THE LINKED MSA OR CONTRACT DOCUMENTS. WITHOUT LIMITATION, THE MSA AND CONTRACT DOCUMENTS INCLUDES: AN ESTIMATED QUOTE FOR SERVICES, A VALUATION SELECTION, BINDING RESPONSIBILITIES BETWEEN SOPHISTICATED BUSINESS PARTIES, LIMITS TO COROVAN'S LIABILITY, A WAIVER OF JURY TRIAL, ELECTS BINDING ARBITRATION IN SAN DIEGO UNDER CALIFORNIA LAW, AND AN ATTORNEYS' FEES CLAUSE. COROVAN'S QUOTED RATE IS OPEN FOR THIRTY DAYS FROM THE DATE ON THE QUOTE.

Please fill out and sign below acknowledging your acceptance and return to smilinkevich@corovan.com.

Contact Info:	Company		Name	Title
Email	Р	hone	Signature	Date
Billing Info:	Company		Name	P.O.
Email	P	hone	Address	

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NAME Pali South Move to Main Campus

Additional Services

Relocation of PCHS Classroom Furniture, Contents, Etc.

Packing Materials and Delivery General Pre-Move Project Management

Relocating approx 25 classes of all furniture, teacher desks and misc contents from remaining classes, common area seating, library, shipping/receiving,

office areas, and counseling Boxes, Computer Protection, Labels

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Pre-Move Meetings, Signage, Etc.

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JOB NAME	Pali South Move	to Main	Campus

MOVING	COV	Client	N/A
Move all existing furniture	Х		
Move existing file cabinets	Х		
Move shelving	Х		
Move private office furniture	Х		
Move plants			Х
Move server room			Х
Move workstations			Х
Move artwork			Х
Move copiers			Х
Moving all PCHS Furniture (all LAUS	D furnitu	re is optic	nal)

INSTALLATION	COV	Client	N/A
Wall track			Х
Conference tables			Χ
Overheads			X
Shelving			Χ
Modular Offices	Χ		
Workstations			Χ
Field Measurement			Χ
Specification			Χ
Product Inventory			X
I and the second			

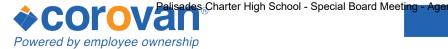
PACKING	COV	Client	N/A
Pack individual offices		Х	
Pack supply room		Χ	
Pack conference room		Χ	
Pack common areas		Χ	
Pack file room			Χ
Pack kitchen			Χ
Pack library			Χ
	·		

TECH SERVICE DISCONNECT/RECONNECT	COV	Client	N/A
PCs		Х	
Printers			Χ
Servers			Χ
Copiers			Х
	·		

PLANNING	COV	Client	N/A
Bldg / elev reservations		Х	
Elec permits / cubicles			Х
Installation plans			Х
Destination signage	Х		
Secure parking permits			Х
Office layout diagrams		Х	
Certificate of insurance	Х		
	·		

BRACING	COV	Client	N/A
Gang and level files			Х
Hang artwork			Х
Brace bookcases			Х
Hang presentation board			Х
Hang whiteboards			Х

SPECIALTY SERVICES	COV	Client	N/A
Rigging			Χ
Hold on van			Х
Crating			Х
Storage			Х
Space planning		Х	
Disposal			Х
Computer Disconnect/Reconnect		Х	



S JOB NAME Pali South Move to Main Campus

In the event of item loss for which Corovan Moving & Storage Co. ("Corovan") is liable while the item(s) was (were) in Corovan's possession, Customer agrees that the Declared Value for the item loss is the lesser of the actual cost, including transportation costs, to the Customer of repairing, replacing, or reproducing the item loss: (iii) the fair market value of the item loss on the date Customer knows or should know the of the item loss: (iii) \$0.60 per pound of the item when purchased per MSA § 17(b). Customer may, by selection below, increase Corovan's liability on all the items subject to services up to indicated dollar limits, by purchasing Additional Valuation. Additional Valuation is not valid unless purchased before any item loss. Customer's failure to purchase Additional Valuation is an acceptance of the Declared Value.

VALUATION OPTIONS	Transportation COST / MONTH
\$0.60 Per Pound	\$34.49
Option 1 – Valuation up to \$2,500	\$68.97
Option 2 – Valuation up to \$10,000	\$193.80
Option 3 - Valuation up to \$50,000	\$689.70
Option 4 - Valuation up to \$100,000	\$1,173.06
Option 5 - Valuation up to \$250,000	\$2,587.80
Option 6 - Valuation up to \$500,000	\$5,044.50
Option 7 – Third Party Insurance over \$500,000, subject to underwriter's approval	Based on \$9.69 per \$1,000 worth of coverage selected

100% CO-INSURANCE applicable to Option 7: This is third party coverage to the insured / Customer. If the coverage is not equal to the damage or loss of the items subject to services, Corovan will not be responsible for any loss deficit. The Customer / insured shall bear any loss deficit.

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Lease Term (Article 1)

The lease lasts for six (6) full calendar months starting on the official Lease Commencement Date.

- Tenant has three (3) options to extend the lease for two (2) months each.
- Each extension must be requested in writing at least 45 days before the current lease ends.
- Rent and all other terms remain exactly the same during any extensions.

Removal Obligations (Section 11.3)

Key Points:

- Tenant must leave the property in the same (or better) condition as received.
- Permanent improvements (alterations) become landlord's property you can't remove them unless told to.
- The landlord can demand written removal of alterations and repairs before the lease ends.
- If the tenant doesn't do it:
 - o The landlord can charge continued rent until it's done, or
 - The landlord can do the work and bill the tenant (plus a supervision fee).

Budget Impact Considerations:

- Restoration costs can be significant. If the landlord requires removal of tenant improvements (e.g., walls, HVAC, wiring, fixtures), those costs will fall entirely on the tenant.
- Timing is critical: If the work extends beyond the lease end, the tenant might keep incurring rent, adding cost pressure.
- The "supervision fee" is an extra landlord charge (essentially project management overhead).
- Plan to budget for a full restoration allowance cleaning, repairs, patching, paint, and potential demolition of added improvements.

We have requested clarification from the landlord early on which alterations they'll want removed, to avoid last-minute expenses – we're waiting to hear back.

PALI SOUTH LEASE TERM & EXTENSION OPTIONS

TERM	APR	MAY	JUNE	JULY	AUG	SEPT	ост	NOV	DEC	JAN	FEB	MAR
Original Lease	April	1- Sept	30, 100%	6 Execut	ed							
Option 1- Exercised Notice Given							Oct 1-	Nov 30				
Option 2 - Exercised Notice Given									Dec 1-	Jan 31		
Option 3 - Still Available Notice by Dec 17											Feb 1-	Mar 31
Original Lease Terms	Ex #	tension ‡1 - Exe	Option rcised	า	E	Extension#2 - Ex	on Opti cercised	on d		Option	ension 1 #3- St 1 ilable	ill



Board of Trustees Operations Report November 2025

1. Facilities & Environmental Updates

• LAUSD Environmental Work:

LAUSD continues air duct cleaning and environmental testing throughout the Alphabet Buildings.

2. Stadium Project

Design & Approval Process:

Architects and engineers are progressing with drawings and submitting plans to DSA and LAUSD for approvals.

• Timeline:

Repairs are expected to begin in early December.

3. Campus Transition

Move from Pali South to Pali Main:

Corovan has been selected to assist with moving tasks once clearance to access Pali Main Campus is granted.

4. Sears Building Lease

Lease Extension Decision:

Pali must notify Seritage by **December 17, 2025,** regarding whether the lease will be extended through **March 2026**.

FACILITY UPDATE: STADIUM TRACK AND FIELD

Since PCHS operates on LAUSD owned property, we are required to follow all applicable District, OEHS, and DSA regulations for construction and site work. During the course of the Stadium Track and Field repair project, additional compliance requirements have been imposed by these entities.

These items were not part of the original project scope but are mandatory in order to proceed. PCHS has no discretion over these requirements:

Item	Reason for Addition	Estimated Cost
DSA (Division of the State Architect)	ADA requirements are mandatory for any repair or replacement project—	\$4,500
	which is what we fall under. Fees	
	associated with DSA plan submission	
	and review were required.	
Architect (in addition to Landscape Architect)	The DSA requires an architect submit specific documentation and ensure ADA compliance. Landscape architects are not authorized to provide or certify this documentation – so we engaged Gensler.	Current Cost to Date: \$153,320
Civil Engineer	Required to verify that the field design and improvements meet all regulatory and site compliance standards mandated by DSA and LAUSD.	Will fall under our Architect's umbrella
Laboratory Testing (Waste Disposal & Soil Sampling)	Required by OEHS to sample the existing synthetic turf and underlying soil prior to off-site disposal/recycling to confirm compliance with hazardous materials regulations.	\$2000-\$3000

Footnote: All charges listed above are approved and covered by the PCHS Insurance.

Gensler

July 3, 2025

Dr. Pamela Magee Executive Director/Principal Palisades Charter High School pmagee@palihigh.org

Subject: Agreement for Architectural Services

Palisades High School Track & Field Replacement

Dear Dr. Magee:

This Agreement is between Palisades High School ("Client") and M. Arthur Gensler Jr. & Associates, Inc ("Gensler") for architectural services.

A. PROJECT

A.1 <u>Project Description</u>. The project includes the resurfacing of the track and field at Palisades High School located at 15777 Bowdoin Street, Pacific Palisades, CA 90272. The track and field surfaces were damaged from the January 2025 Palisades Fire and need to be replaced to ensure that the surfaces are even and safe for occupant use. Because the baseball fields at the north end of campus were paved over and now house modular classrooms to offset the classroom space destroyed in the fire, this is some of the only large outdoor space remaining on campus, making it even more critical for recreational use when students return to campus at Pali North. The additional scope of the project that may be required by DSA for accessibility compliance is still to be determined and will be based the results of the preapplication meeting scheduled to occur on Wednesday July 16, 2025. We understand that the funding for this project is approximately \$1,300,000.

A.2 <u>Project Budget</u>. Client will provide, and Gensler will review, Client's overall project and construction budget goals for the Project (the "Project Budget") prior to the commencement of services. Gensler will collaborate with the Contractor on prioritization of the Client's budget. Client and Gensler will review such cost estimates and Client will adjust it to reflect changes in the program requirements, design, and level of design detail, or adjust the program, to the extent required for consistency with the Project Budget. Unless it would otherwise be an Optional/Additional Service (as defined in Section B.3 below), Gensler will incorporate any agreed upon changes in the subsequent design phase as part of its Basic Services (as defined in Section B.1 below).

A.3 <u>Project Schedule</u>. The following key dates reflect the initial "discovery" phase of this project with the key goal of determining the scope of the project. Once the scope is determined, a project schedule that includes the documentation, plan check, bidding, and construction administration phases will be developed and submitted to Client for review.

a) Introductory Meeting with Pali High, BFS (Landscape Architect) & Gensler

Mon 6/23/2025

b) Gensler site visit to Pali High's Track & Field

Fri 6/27/2025

c) In-Person DSA Pre-Application Meeting to Confirm Project Scope

Wed 7/16/2025

Gensler LOA- Architecture July 2025

Agreement for Architectural Services July 3, 2025 Page 2

A.4 Sustainability Goals. There are no specific sustainability goals other than code requirements.

B. SCOPE OF SERVICES PROVIDED BY GENSLER

Client and Gensler will each provide the names of their key Project team members, including the primary contact person and the person authorized to make decisions.

B.1 Gensler's Basic Services

Gensler's Basic Services include architectural services to define the scope of work as required by DSA. Gensler will lead the pre-application meeting process to confer with DSA personnel and document the conclusion of this meeting. This will inform the next steps for the project including documentation, bidding, plan check, and construction administration, which are currently outside of the scope of work.

For future phases of work, Gensler may engage sub-consultants to provide design services for other aspects of the design, including but not limited to civil engineering, landscape design, and code consulting services. Client may need to engage with separate consultants to provide site survey information for the design team to use in future phases of work.

B.1.1 Pre-Design

- B.1.1.1 <u>Project Start-up/Kickoff.</u> On Monday June 23, 2025, key representatives of Client, Gensler, and BFS (landscape architect) met to discuss the Project and strategize on how to navigate next steps with DSA. The agenda included the following:
- a) Introductions
- b) Discussion of Project Goals & the need to expedite delivery of the replacement track & field
- c) Confirm next steps, including sharing existing drawings of the track & field and for Gensler to conduct a site walk to review the existing conditions

During this initial phase of work, Gensler will meet with client as needed (by telephone or other suitable means) to review status and recommended next steps/future phase of work.

- B.1.1.2 Existing Site Conditions. Gensler will review record documentation provided by Client of the existing site conditions, including topographical surveys, geotechnical reports, etc. Gensler will visit the Project site to verify reasonably observable conditions, including site access, views, etc. If required, and approved by Client, Gensler may provide Additional Services to measure portions of the Project solely for the purpose of verifying certain conditions. Under certain circumstances, e.g., if the documentation of existing conditions is unavailable or appears to be unreliable, Gensler may recommend that Client engage the services of a surveyor to document the existing conditions before Gensler can proceed with further design services. Client acknowledges that demolition can reveal pre-existing, hidden conditions, which may require Additional Services and/or modifications to the Project Budget and/or Schedule.
- B.2 Optional/Additional Services. Gensler will provide services beyond the Basic Services described in Section B.1 ("Additional Services") if requested by Client and confirmed in writing by Gensler. Additional Services include, but are not limited to:
- a) Future phases of work, including schematic design, design development, construction documents, bidding, plan check, construction administration and/or project close-out.
- b) Services required due to delays, untimely Client information, approvals, or instructions, out-ofsequence phasing, project pauses or remobilization, or other schedule changes due to reasons beyond Gensler's reasonable control;

Agreement for Architectural Services July 3, 2025 Page 3

- c) Services required due to changes in: (i) the Program; (ii) previously provided Client information, approvals, or instructions; or (iii) federal, state, or local laws, or regulations (or their interpretation by the authority having jurisdiction);
- d) Value engineering services required due to: (i) absence of Project Budget at the commencement of Services; (ii) Project Budget changes after the Programming phase; or (iii) inaccurate cost estimates;
- e) Changes based on alternative, fast track, separate, or sequential bids, or phasing;
- f) Services required due to performance failures by Client's consultants/contractors; and
- g) Services pertaining to: (i) signage and wayfinding (other than code-required signage); and (ii) materials palettes, finish boards, 3-D models, or photo realistic renderings.

C. SCOPE OF SERVICES PROVIDED BY CLIENT

- C.1 <u>Services Provided By Client</u>. The following consulting services may be required on the Project and shall be provided by Client, Client's consultants or contractors, or others:
- a) Consulting services, including geotechnical, site survey.
- b) Design-build or Design-assist services.
- C.2 <u>Information Provided By Client or Others</u>. The following information may be required on the Project and shall be provided by Client, including:
- c) Legal description of the property;
- d) Existing or Base Building information, including drawings, specifications, and other documents that describe the existing utility services, site conditions, build out and base building construction, and any systems with which the Project is to be coordinated;
- e) Structural, mechanical, chemical, air, and water pollution and hazardous materials tests, and other laboratory and environmental tests, inspections, and reports required by law or by authorities having jurisdiction over the Project, or reasonably requested by Gensler.

D. COMPENSATION

Compensation to Gensler for Basic Services, Additional Services, and Reimbursable Expenses will be as described below. When Gensler's compensation is based on hourly rates, the rates will be those set forth in Gensler's Standard Hourly Billing Rates.

- D.1 <u>Basic Services</u>. Compensation for Basic Services will be the lump sum of **ten thousand dollars** (\$10,000).
- D.3 <u>Additional Services</u>. Compensation for Additional Services (if not agreed upon as a lump sum amount) will be based on Gensler's Standard Hourly Billing Rates.
- D.4 Consultants. No consultants are to be engaged for this preliminary scope of work.
- D.5 <u>Progress Payments</u>. Progress payments will be made monthly. Where Gensler's fee is based on a lump sum, progress payments for Basic Services will be based on the percentage of services provided during the previous month.

Agreement for Architectural Services July 3, 2025 Page 4

E. AGREEMENT AND ACCEPTANCE

- E.1 <u>Agreement</u>. This Agreement is comprised of and incorporates the following documents, in order of precedence:
 - a) Amendments and modifications signed by both parties;

E.2 Effective Date. The effective date of this Agreement is June 23, 2025.

- b) This Letter of Agreement;
- c) The attached Standard Terms and Conditions;

Where a portion of one document is amended by another of higher precedence, all unmodified portions will remain in effect. The terms and conditions of this Agreement, the STC and any Work Authorization hereunder, are integral parts of this Agreement and are fully incorporated herein by this reference. No conflicting or supplemental pre-printed provisions on Client forms (including, without limitation, terms on purchase orders) will be binding on the parties.

By Gensler:		By Client:		
Kelly M. Farrell		(Printed Name o	f Signatory)	
Ву		Ву		
(Signature)		(Signature)		
Co-Managing Director, Principa (Title)	al (Date)	(Title)	(Date)	
On behalf of Andrew P. Cohen Executive Director, California Registration Numbe				
cc: Tom Williams, Heidi Hamp	ton			

STANDARD TERMS AND CONDITIONS OF THE AGREEMENT BETWEEN CLIENT AND GENSLER ("STC")

Gensler

Article 1 - Definitions and General Provisions

- 1.1 Parties. The terms "Client" and "Gensler" include each party's authorized representatives.
- 1.2 Days or Time. Time periods refer to calendar days, unless otherwise stated.
- 1.3 Services. "Services" means the professional services to be performed by Gensler, one or more of its affiliated entities and its consultants.
- 1.4. Project. "Project" means the project for which Client has retained Gensler.
- 1.5. Work. "Work" means the construction of the Project elements designed or specified by Gensler.
- 1.6 Contractor. "Contractor" means the contractor engaged by Client to perform the Work.
- 1.7 Project Budget. The "Project Budget" is the Client's budget for the Work. It is anticipated that the Client will include usual and customary allowances for design and construction contingencies in addition to the cost of the Work. Gensler cannot and does not warrant or represent that bids or negotiated prices will not vary from the Project Budget or from any cost estimate reviewed by Gensler.

Article 2 - Gensler's Services

- 2.1 Standard of Care. Gensler will perform the Services with the reasonable skill and care ordinarily provided by professionals practicing in the same discipline and locality under similar circumstances ("Standard of Care"). Gensler will perform the Services as expeditiously as is consistent with the Standard of Care and the orderly progress of the Project. Gensler will not be responsible for any delays due to factors beyond its reasonable control.
- 2.2 Limitation of Construction Responsibilities. Gensler will not have control over, or charge of, and will not be responsible for, construction means, methods, schedules, delays, or safety precautions and programs in connection with the Work, or Contractor's negligence or failure to perform the Work in accordance with the Construction Documents or any portion of the agreement between Client and Contractor.

Article 3 - Client's Responsibilities

3.1 Information. Client will provide full information regarding the requirements for the Project.

3.2 Client's Services and Information. Gensler will be entitled to rely upon the accuracy and completeness of the services, information, surveys, and reports provided by Client, Contractor, or any of their subcontractors or consultants. Gensler's coordination of the Services with the services of Client's consultants will be limited to that necessary for consistency of the Documents (as defined in section 4.1 below) with those of such consultants.

Article 4 – Use of Gensler's Documents and Data

- 4.1 The drawings, specifications, surveys, reports, and other documents (collectively "Documents") and any computer tapes, disks, models, CAD files, research, analytics, processes, algorithms or other data, in any medium (collectively "Digital Media") prepared by Gensler are instruments of service and/or otherwise protected by U.S. copyrights laws, and will remain Gensler's property. Gensler grants Client a nonexclusive license to use the Documents and Digital Media, delivered or intended as deliverables, solely and exclusively in connection with Client's use and occupancy of the Project, provided that Client substantially performs its contract obligations, including prompt payment of all sums when due.
- 4.2 Client agrees to indemnify and hold Gensler harmless from and against any and all claims, liabilities, suits, demands, losses, damages, costs, and expenses (including reasonable legal fees and costs of defense), accruing or resulting to any persons, firms, or other legal entities, on account of any damages or losses to property or persons, including death or economic loss, arising out of the unlicensed use, or the transfer or modification of, the Documents and/or Digital Media.

Article 5 – Claims and Disputes

- 5.1 Mediation. The parties agree to mediate any dispute or claim, under the Construction Industry Mediation Procedures of the American Arbitration Association, prior to undertaking arbitration per Section 5.2. The cost of the mediation service will be borne equally by the parties.
- 5.2 Arbitration. In the event the parties are not able to resolve a dispute by mediation, the parties agree to submit the matter to confidential arbitration, in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association in force at the time the claim is submitted to arbitration. The arbitration will be held in or near the city of Gensler's office providing the Services. The award rendered by the arbitrator(s) will be

Gensler STC February 2021 final, and judgment on the award may be entered in any court having jurisdiction.

- 5.3 Mutual Indemnification. Gensler agrees to indemnify Client from and against those damages that Client incurs, as a result of a third-party claim concerning the death or bodily injury to any person or the destruction or damage to any property, to the proportionate extent caused by the negligent act, error, or omission of Gensler or anyone for whom Gensler is legally liable. Client agrees to indemnify Gensler from and against those damages that Gensler incurs, as a result of a third-party claim concerning the death or bodily injury to any person or the destruction or damage to any property, to the proportionate extent caused by the negligent act, error, or omission of Client or anyone for whom Client is legally liable.
- 5.4 Limitation of Liability. Except for the indemnification obligations under Section 5.3, Client agrees that Gensler's total liability arising out of or related to the Project or this Agreement will not exceed the total compensation received by Gensler pursuant to this Agreement.
- 5.5 Mutual Waiver of Consequential Damages. Gensler and the Client hereby waive special, exemplary or consequential damages for claims or disputes arising out of or relating to this Agreement. The parties agree that this mutual waiver includes, but is not limited to, waiver of damages incurred by either party for loss of income, lost profit, financing costs, loss of business, or damage to reputation.
- 5.6 Governing Law. This Agreement will be governed by the law of the jurisdiction where the Project is located.

Article 6 – Termination and Suspension

- 6.1 Termination or Suspension by Either Party. This Agreement may be terminated or suspended by either party upon not less than seven days written notice should the other party fail substantially to perform in accordance with this Agreement, through no fault of the party initiating the termination or suspension, and such nonperformance is not remedied within the notice period.
- 6.2 Termination or Suspension by Gensler. Client's failure to make payments to Gensler in accordance with this Agreement, or the Client's violation of its obligations under section 8.6 of this Agreement, will constitute substantial nonperformance and cause for termination or, at Gensler's option, cause for suspension of performance of Services under this Agreement, and Gensler shall not be responsible for any claims or damages arising out of or related thereto.
- 6.3 Termination for Convenience. Client may terminate this Agreement for its convenience upon not less than seven days written notice to Gensler.

6.4 Compensation upon Termination. In the event of termination, Gensler will be compensated for Services performed prior to termination, together with reimbursable expenses then due.

Article 7 – Payments to Gensler

- 7.1 Progress Payments. Gensler will submit monthly invoices for Services performed and expenses incurred during the previous month, exclusive of any non-US withholding or value-added taxes. Payment will be due in US Dollars and payable upon receipt of Gensler's invoices. Client will notify Gensler of any disputes or questions regarding an invoice within 15 days of Client's receipt of the invoice in question. Client may withhold payment of any portion of an invoice only to the proportionate extent the invoice is compensation for any Services Gensler has provided in breach of this Agreement. Amounts unpaid 30 days after the issue date of Gensler's invoice will be assessed a service charge of 1.5% per month.
- 7.2 Hourly Rates. Where Services are to be compensated on an hourly basis, compensation will be based on the hourly rates set forth in Gensler's and Gensler's consultants' standard rate schedules.
- 7.3 Project Changes. Gensler's fee for Basic Services is based upon (among other things) the budget, schedule, and the scope of services. Gensler's compensation will be equitably adjusted if the Project's scope, schedule, or budget, or Client information, approvals, or instructions, are changed due to factors beyond Gensler's reasonable control. If portions of the Project do not proceed, compensation for those portions will be payable to the extent Services are performed on those portions.
- 7.4 Sales Tax. Gensler's compensation is exclusive of any applicable sales tax. If Gensler is required by applicable law to charge Client sales tax, the sales tax will be itemized on each invoice and will be due and payable to Gensler by Client upon receipt, unless the Client provides valid sales tax exemption documentation to Gensler issued by the relevant tax authority.

Article 8 - Miscellaneous Provisions

- 8.1 Assignment and Third Parties. Neither party will assign this Agreement, any right arising out of it, or the performance of obligations hereunder, without the written consent of the other. Nothing contained in this Agreement will create a contractual relationship with, or a cause of action in favor of, any third party.
- 8.2 Credits. Gensler may create and use representations of the Project's design (including photographs, videos, or other media) in Gensler's business and marketing activities, such as in marketing materials and competitive

Gensler STC February 2021 submissions. Unless otherwise directed by Gensler, Client will provide professional credit for Gensler in Client's promotional materials (except for materials used to solicit funding) for the Project.

- 8.3 Latent Conditions. In the event the Project includes any remodeling, alteration, or rehabilitation work, Client acknowledges that certain design and technical decisions will be made on assumptions based on available documents and visual observations of existing conditions.
- 8.4 Area Analysis. Unless this Section 8.4 is explicitly superseded by further agreed terms and conditions in the Letter of Agreement or applicable Work Authorization, area measurements and calculations provided by Gensler ("Measurements") are for use in designing and constructing the Project only. Measurements will not be used for any other purpose, including negotiating or determining rent, asset values, or legal obligations. Client will indemnify Gensler from third-party liabilities arising from unauthorized use of Measurements. Upon Client's request, and subject to further agreed terms and conditions, Gensler will provide Measurements suitable for purposes other than designing and constructing the Project as an Additional Service.
- 8.5 Hazardous Materials. Client acknowledges that Gensler has no expertise in, and is not being retained for the purposes of, investigating, detecting, abating, replacing, remediating, or removing any items, products, or materials containing hazardous substances.
- 8.6 Ethics. Client and Gensler acknowledge their responsibilities and commitment to abide by their respective ethical guidelines, to require that their employees, agents, consultants or contractors conduct themselves professionally and respectfully, and to comply with both domestic and international anti-slavery and anticorruption laws, including but not limited to the United States Foreign Corrupt Practices Act, the United Kingdom Bribery Act and the Modern Slavery Act, and any amendments and related regulations. Either party may terminate this Agreement at any stage of the Project, if it reasonably believes that the other party has failed to comply with the provisions of this section, including any non-compliance prior to the effective date of this Agreement. A party exercising its right to terminate under this provision will not be liable for any claims or damages arising out of or related to the termination.
- 8.7 Confidentiality and Data Privacy. The terms and conditions of this Agreement, non-public information designated by either party as confidential, and proprietary information that is not known to the public respecting the business of either party will be considered "Confidential Information." Neither party will reveal Confidential Information to third parties, except to the extent necessary for the purpose of this Agreement or as required by

law. Client will not provide Gensler information that is defined as personal information ("Personal Data") under applicable data privacy or protection laws ("Data Protection Laws") without written authorization from Gensler's legal counsel. Upon such authorization, Client will (a) enter into a data processing agreement with Gensler (if applicable), (b) notify and instruct Gensler with respect to the handling of such Personal Data consistent with Data Protection Laws, and (c) comply with such laws in connection with the collection, storage, and processing of Personal Data.

8.8 Entire Agreement, Waiver, and Severability. This Agreement is the entire, integrated agreement between Client and Gensler. This Agreement supersedes all prior related negotiations, representations, or agreements and Client and Gensler are not relying on any such matter. No failure to act by either Party hereto will be deemed to constitute a waiver of such Party's rights or remedies hereunder. If any part of this agreement is declared unenforceable or invalid, the remainder will continue to be valid and enforceable.

- End of Document -



WORK AUTHORIZATION FOR ADDITIONAL SERVICES NUMBER 01

Authorization is confirmed for Gensler to perform the following services:

(Refer to the following pages)

Project: Palisades High So	chool Track & Field Replacement	Date: 10/27/2025
Project Location: 15777 E	Bowdoin St. Pacific Palisades, CA 90272	Project Number: 005.933.200
Client: Palisades Charter	High School	File: 1 WA This Page 1 of 4
Services to be performed	pursuant to the Original or Master Ag	reement, date
Agreement for Architect	tural Services signed on September 2	L0, 2025.
	Master Agreement referenced above (s attached or available upon request.	Gensler's current Standard Terms and Conditions ("STC") sha
Other References N/A		
Services not included (thi Services not included in the		
Fee and Basis	∠Lump Sum of \$ 105,020	☑Plus Reimbursable Expenses (10% mark-up)
	Hourly	Plus Consultants which are not listed as included in fee (10% mark-up)
	⊠Hourly, not to exceed \$ 29,300 without prior authorization	Other:
Date Services to Begin	As noted below (specify date)	
	Immediately after Work Authorizat	ion approval
Services projected to	As noted below (specify date)	
be completed no later than the following, if indicated	Working days after Work Au	uthorization approval
Services requested by:	Rafael Negroe	Date of Request: June 2025
Gensler Authorization by:		Date Signed:
	Kelly Farrell, Principal	
Client Authorization by:		Date Signed:

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SCOPE OF SERVICES:

Pali High has requested that Gensler take over the Track & Field project after the original project's submission to DSA was submitted by BFS, the landscape architect contracted directly under Pali High, on July 24, 2025. Gensler was originally contracted for a "Discovery Phase" of work during which the Gensler team walked the site multiple times, met with DSA for a pre-application meeting, coordinated with and defined the scope of work with Pali High and Los Angeles Unified School District (LAUSD) who owns the property that Pali High is located on, onboarded a civil engineer, and prepared an initial drawing package for LAUSD and Pali High to confirm the scope of work.

This proposal includes the following services (broken down by phase):

Construction Document (CD) Phase & DSA Plan Check Phase:

- Conduct (2) site visits (already completed)
- · Participate in up to (4) virtual coordination meetings with Pali High & LAUSD (2 already completed)
- Lead the creation of a CD level document set that includes:
 - Resurfacing of the track and field (scope documented by BFS)
 - New paving at ADA parking stalls at the southwest corner of the site (see red diagonal hatched area in the image below)
 - New fence from public way to the project, including required gates and hardware.
 - o Coordination with civil engineer for grading and new pavement details.
- Completion of all forms required by DSA, including the DSA95, DSA1REG and DSA1-RUH (request for finding of unreasonable hardship).
- Resubmission to DSA and up to (2) rounds of DSA backcheck.



Construction Administration:

• Conduct periodic site observations to verify that the work is proceeding in general accordance with the DSA-approved construction documents, up to (3) times. Document field observations and prepare written field reports following each site visit.

WITHIN THY AREA.

· (N) ACCESSE PARKING

* EXCLUDE POT TO RESTROOMS/OTHERS.

- Review and respond to Contractor's Requests for Information (RFIs) for clarification or interpretation of the contract documents.
- Review and approve submittals, product data, shop drawings, and samples for conformance with design intent and DSA-



approved documents.

- Attend and participate in regular construction meetings (typically weekly or biweekly), either in person or virtually, and
 prepare meeting minutes if required by the Owner.
- Coordinate with the DSA Project Inspector (IOR) as required.
- Review and respond to DSA Field Engineer correspondence, Field Trip Notes, and correction notices as required.
- Prepare and submit Construction Change Documents (CCD Category A, B, or C) as required by DSA.
- Participate in site walks, punchlist reviews, and progress inspections as required.
- Review and coordination of contractor-proposed substitutions or value engineering changes post-bid. Proceeding with/incorporating such changes may require additional services.

De-Scope CCD:

LAUSD requested that this proposal also include a separate fee for the preparation of a de-scoping CCD, which will be used to document a portion of the DSA approved design that is not constructed. At this time, we understand that although the project needs to be submitted with the new parking lot to be approved by DSA, that the needs for accessible parking may be superseded by a future project to be completed by LAUSD. As such, this proposal includes the following:

- Meet with the Pali High, LAUSD and Construction Manager to confirm which scope elements are to be deleted from the project and whether any portions will remain in a "future phase."
- Review the DSA-approved construction documents to identify all sheets, details, schedules, and references affected by the de-scoped work.
- Coordinate with consultants (civil, landscape) to determine their corresponding deletions or modifications.
- Prepare and issue a CCD-Category A or Category B, per DSA Procedure PR 13-01, documenting the scope deletion and including the following:
 - Cover sheet and description of the change ("Deletion of unbuilt scope per Owner direction").
 - Revised drawings and/or marked-up sheets showing scope removed ("cloud and delta" per DSA standards).
 - Updated drawing index, if necessary.
 - Any affected specifications or sheets reissued as part of the CCD.
- Coordinate all consultant CCD drawings and ensure consistent notation and references.
- Ensure that all sheets clearly identify the revision and CCD reference number.
- Assemble the full CCD package (architectural and consultant sheets) and submit to DSA for review and approval.
- Respond to any DSA comments and revise documents as necessary to achieve approval.
- Coordinate with the DSA Field Engineer and Inspector of Record (IOR) to ensure proper documentation in the project file.
- Support the Owner and DSA during project closeout to ensure the removed scope is documented as "not in contract" and
 does not affect project certification.
- No new design or reconfiguration is included. The CCD is limited to removal and documentation of previously approved, unbuilt scope.
- Any new work added or reconfigured as part of this change may require additional services.
- DSA review and approval fees, if any, will be paid directly by Owner.

ASSUMPTIONS:

- Includes architectural and civil engineering services only. Gensler will coordinate with BFS and slip sheet their landscape drawings into the drawing set. All other services are excluded.
- · Accounts for up to (2) rounds of DSA backcheck. Additional backchecks may require additional services.
- Path of travel is excluded from the scope of work.
- · Restrooms and all other accessible elements on the site are excluded from the scope of work unless noted otherwise.
- DSA review and approval fees, if any, will be paid directly by Owner.

SCHEDULE:

- CD Phase: 4 weeks total
 - o 2 weeks for team to document (from NTP)
 - o 1 week for Pali & LAUSD to review & provide comments
 - 1 week to incorporate comments & submit to DSA
- DSA Plan Check Phase: Duration TBD
- CA Phase: Duration TBD



FEE:

	Fee
CD & DSA Plan Check Phase (Lump Sum)	\$83,420
Construction Administration (T&M, NTE)	\$29,300
De-Scope CCD (Lump Sum)	\$21,600
TOTAL (LUMP SUM)	\$105,020
TOTAL (T&M NTE)	\$29,300
GRAND TOTAL	\$134,320

-- END -



QUALITY ANALYTICAL SERVICES SINCE 1987

1824 1st Street San Fernando, CA 91340 (818) 639-5300 ph (818) 639-5306 fx pat-chem.com

Analytical Services Quotation

PCL - Sales

Printed:

11/11/2025

Palisades Charter High School Attn Kalei Park

Effective: **Expires:**

11-Nov-25 10-May-26

Parameter	Method	Quantity	TAT (days)	Unit Price	Extended Price
Soil					
- Extraction - Metals	[group]	1	10	\$22.00	\$22.00
- Fuel Surcharge	Labor	1	10	\$55.00	\$55.00
8082 PCB	EPA 8082	1	10	\$125.00	\$125.00
8260 VOA	EPA 8260B	1	10	\$175.00	\$175.00
8270 SIM PAH	EPA 8270C (SIM)	1	10	\$175.00	\$175.00
Asbestos Soil (Sub) [LAT]	PCM	1	10	\$305.00	\$305.00
Cd Total ICPMS 200.8	EPA 200.8	1	10	\$36.00	\$36.00
Hex Cr 7196A	EPA 7196A	1	10	\$100.00	\$100.00
Metals CAM TTLC	varies	1	10	\$411.00	\$411.00
Metals TCLP	varies	1	10	\$222.00	\$222.00
Pb Total ICPMS 200.8	EPA 200.8	1	10	\$36.00	\$36.00
Additional Items					
TCLP Extraction		1		\$50.00	\$50.00
Sample Collection (per hour)		1		\$95.00	\$95.00
PFAS (EPA 1633)		1	100	\$600.00	\$600.00

Analytical services quotation for your review. Please verify that all methods, reporting limits and analytes meet your criteria. Please contact us prior to submitting your samples with any changes or additions. PCL will not be responsible for any missing testing parameters.

Stephen Parks

Sales

PALI SOUTH → PALI MAIN MOVING COST QUOTE COMPARISON

VENDOR



Move/Relocation

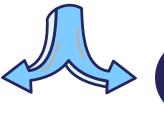
IVIOVE/RELOCATION



Included Services

MoveGreen







95-Classroom + Office Space Relocation 20-Classroom + Office Space Relocation

RANGE \$65K-\$113K

- Moving & Transport Trucks
- Personnel
- Current quote Does <u>NOT</u> include all privacy pods or Tech EQ

Summary

- Lowest Full Move Quote: Movegreen \$113,000 (excluding tech & pods)
- Lowest 20-Classroom Quote: Corovan \$65,000 (range)
- Recommended Vendor (based on scope & coverage): Corovan, for full-service inclusion of tech and privacy pods

reen







95-Classroom + Office Space Relocation 20-Classroom + Office Space Relocation

RANGE \$60K-\$136K

- Moving & Transport Trucks
- Personnel
- this range <u>DOES</u> include all privacy pods & Tech EQ

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FULL BREAKDOWN OF PRICING QUOTE BELOW FOR:
THE RELOCATION OF 20-CLASSROOMS + OFFICE SPACE.
WITH THE **OPTION** TO INCLUDE ADDITIONAL



South Move to Main Campus

PREPARED FOR Palisades Charter High School

QUOTED BY Steve Milinkevich smilinkevich@corovan.com

DESCRIPTION	AMOUNT
Relocation of PCHS Classroom Furniture, Contents, Etc.	\$56,223.34
Packing Materials and Delivery	\$1,851.33
General Pre-Move Project Management	\$2,422.00
Transportation Valuation - Option 2	\$193.80

Optional Items

(Not Included in Quote Total)

OPTIONAL - Relo of LAUSD Furniture

\$76,100.00



\$60,690.47 Non-Taxable Subtotal **Taxable Subtotal** \$0.00 \$60,690.47 **Net Subtotal** Total Sales Tax* \$0.00 \$60,690.47 **Quote Total**

*Estimated Sales Tax. Actual tax may vary.

IMPORTANT NOTICE: CAREFULLY READ THE CONTRACT DOCUMENTS AND MASTER SERVICES AGREEMENT ("MSA") https://corovan.com/clientmsa

IF CUSTOMER AGREES, ACCEPT BY SIGNING BELOW. DELIVERY BY PAPER, EMAIL OR FAX IS BINDING. CONTACT COROVAN TO DISCUSS, OR IF YOU CANNOT ACCESS THE LINKED MSA OR CONTRACT DOCUMENTS. WITHOUT LIMITATION, THE MSA AND CONTRACT DOCUMENTS INCLUDES: AN ESTIMATED QUOTE FOR SERVICES, A VALUATION SELECTION, BINDING RESPONSIBILITIES BETWEEN SOPHISTICATED BUSINESS PARTIES, LIMITS TO COROVAN'S LIABILITY, A WAIVER OF JURY TRIAL, ELECTS BINDING ARBITRATION IN SAN DIEGO UNDER CALIFORNIA LAW, AND AN ATTORNEYS' FEES CLAUSE. COROVAN'S QUOTED RATE IS OPEN FOR THIRTY DAYS FROM THE DATE ON THE QUOTE.

Please fill out and sign below acknowledging your acceptance and return to smilinkevich@corovan.com.

Contact Info:	Company		Name	Title
Email		Phone	Signature	Date
Billing Info:	Company		Name	P.O.
Email		Phone	Address	



NAME Pali South Move to Main Campus

Additional Services

Relocation of PCHS Classroom Furniture, Contents, Etc.

Packing Materials and Delivery General Pre-Move Project Management

Relocating approx 25 classes of all furniture, teacher desks and misc contents from remaining classes, common area seating, library, shipping/receiving,

office areas, and counseling

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Boxes, Computer Protection, Labels Pre-Move Meetings, Signage, Etc.

NAME Pali South Move to Main Campus

MOVING	COV	Client	N/A		
Move all existing furniture	Х				
Move existing file cabinets	Х				
Move shelving	Х				
Move private office furniture	Х				
Move plants			Х		
Move server room			Х		
Move workstations			Х		
Move artwork			Х		
Move copiers			Х		
Moving all PCHS Furniture (all LAUSD furniture is optional)					

INSTALLATION	COV	Client	N/A
Wall track			Χ
Conference tables			Χ
Overheads			Χ
Shelving			Χ
Modular Offices	Х		
Workstations			Χ
Field Measurement			Χ
Specification			Χ
Product Inventory			Х

PACKING	COV	Client	N/A
Pack individual offices		Х	
Pack supply room		Х	
Pack conference room		Х	
Pack common areas		Х	
Pack file room			Χ
Pack kitchen			Χ
Pack library			Χ

TECH SERVICE DISCONNECT/RECONNECT	COV	Client	N/A
PCs		Х	
Printers			Χ
Servers			Χ
Copiers			Х

PLANNING	COV	Client	N/A
Bldg / elev reservations		Х	
Elec permits / cubicles			Χ
Installation plans			Χ
Destination signage	Χ		
Secure parking permits			Χ
Office layout diagrams		Х	
Certificate of insurance	Х		

BRACING	COV	Client	N/A
Gang and level files			X
Hang artwork			Х
Brace bookcases			Х
Hang presentation board			Х
Hang whiteboards			Х

SPECIALTY SERVICES	COV	Client	N/A
Rigging			Χ
Hold on van			Χ
Crating			Х
Storage			Χ
Space planning		Х	
Disposal			Х
Computer Disconnect/Reconnect		Х	

NAME Pali South Move to Main Campus

In the event of item loss for which Corovan Moving & Storage Co. ("Corovan") is liable while the item(s) was (were) in Corovan's possession, Customer agrees that the Declared Value for the item loss is the lesser of the actual cost, including transportation costs, to the Customer of repairing, replacing, or reproducing the item loss: (iii) the fair market value of the item loss on the date Customer knows or should know the of the item loss: (iii) \$0.60 per pound of the item when purchased per MSA § 17(b). Customer may, by selection below, increase Corovan's liability on all the items subject to services up to indicated dollar limits, by purchasing Additional Valuation. Additional Valuation is not valid unless purchased before any item loss. Customer's failure to purchase Additional Valuation is an acceptance of the Declared Value.

VALUATION OPTIONS	Transportation COST / MONTH
\$0.60 Per Pound	\$34.49
Option 1 – Valuation up to \$2,500	\$68.97
Option 2 – Valuation up to \$10,000	\$193.80
Option 3 - Valuation up to \$50,000	\$689.70
Option 4 - Valuation up to \$100,000	\$1,173.06
Option 5 - Valuation up to \$250,000	\$2,587.80
Option 6 - Valuation up to \$500,000	\$5,044.50
Option 7 – Third Party Insurance over \$500,000, subject to underwriter's approval	Based on \$9.69 per \$1,000 worth of coverage selected

100% CO-INSURANCE applicable to Option 7: This is third party coverage to the insured / Customer. If the coverage is not equal to the damage or loss of the items subject to services, Corovan will not be responsible for any loss deficit. The Customer / insured shall bear any loss deficit.

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Lease Term (Article 1)

The lease lasts for six (6) full calendar months starting on the official Lease Commencement Date.

- Tenant has three (3) options to extend the lease for two (2) months each.
- Each extension must be requested in writing at least 45 days before the current lease ends.
- Rent and all other terms remain exactly the same during any extensions.

Removal Obligations (Section 11.3)

Key Points:

- Tenant must leave the property in the same (or better) condition as received.
- Permanent improvements (alterations) become landlord's property you can't remove them unless told to.
- The landlord can demand written removal of alterations and repairs before the lease ends.
- If the tenant doesn't do it:
 - o The landlord can charge continued rent until it's done, or
 - The landlord can do the work and bill the tenant (plus a supervision fee).

Budget Impact Considerations:

- Restoration costs can be significant. If the landlord requires removal of tenant improvements (e.g., walls, HVAC, wiring, fixtures), those costs will fall entirely on the tenant.
- Timing is critical: If the work extends beyond the lease end, the tenant might keep incurring rent, adding cost pressure.
- The "supervision fee" is an extra landlord charge (essentially project management overhead).
- Plan to budget for a full restoration allowance cleaning, repairs, patching, paint, and potential demolition of added improvements.

We have requested clarification from the landlord early on which alterations they'll want removed, to avoid last-minute expenses – we're waiting to hear back.

PALI SOUTH LEASE TERM & EXTENSION OPTIONS

TERM	APR	MAY	JUNE	JULY	AUG	SEPT	ост	NOV	DEC	JAN	FEB	MAR
Original Lease	April	1- Sept	30, 100%	% Execut	ed							
Option 1- Exercised Notice Given							Oct 1-	Nov 30				
Option 2 - Exercised Notice Given									Dec 1-	Jan 31		
Option 3 - Still Available Notice by Dec 17											Feb 1-	Mar 31
Original Lease Terms	Ex #	tension ‡1 - Exe	o Option ercised	n	E	Extension#2 - Ex	on Opti cercised	on d		Exte Option Avo	ension 1 #3- St 1 ilable	ill



WORK AUTHORIZATION FOR ADDITIONAL SERVICES NUMBER 01

Project: Palisades High S	Date: 10/27/2025	
Project Location: 15777 E	Bowdoin St. Pacific Palisades, CA 90272	Project Number: 005.933.200
Client: Palisades Charter	High School	File: 1 WA This Page 1 of 4
	pursuant to the Original or Master Ag tural Services signed on September	
	Master Agreement referenced above is attached or available upon request.	Gensler's current Standard Terms and Conditions ("STC") shall
Other References N/A		
Services not included (th Services not included in th		
Fee and Basis	☐ Lump Sum of \$ 105,020☐ Hourly☐ Hourly, not to exceed \$ 29,300without prior authorization	☑Plus Reimbursable Expenses (10% mark-up) ☐Plus Consultants which are not listed as included in fee (10% mark-up) ☐Other:
Date Services to Begin	As noted below (specify date) Immediately after Work Authorizate	ion approval
Services projected to be completed no later than the following, if indicated	As noted below (specify date) Working days after Work A	uthorization approval
Services requested by:	Rafael Negroe	Date of Request: June 2025
Gensler Authorization by:	Kelly Farrell, Principal	Date Signed:
Client Authorization by:		Date Signed:

Authorization is confirmed for Gensler to perform the following services: (Refer to the following pages)



SCOPE OF SERVICES:

Pali High has requested that Gensler take over the Track & Field project after the original project's submission to DSA was submitted by BFS, the landscape architect contracted directly under Pali High, on July 24, 2025. Gensler was originally contracted for a "Discovery Phase" of work during which the Gensler team walked the site multiple times, met with DSA for a pre-application meeting, coordinated with and defined the scope of work with Pali High and Los Angeles Unified School District (LAUSD) who owns the property that Pali High is located on, onboarded a civil engineer, and prepared an initial drawing package for LAUSD and Pali High to confirm the scope of work.

This proposal includes the following services (broken down by phase):

Construction Document (CD) Phase & DSA Plan Check Phase:

- Conduct (2) site visits (already completed)
- · Participate in up to (4) virtual coordination meetings with Pali High & LAUSD (2 already completed)
- Lead the creation of a CD level document set that includes:
 - Resurfacing of the track and field (scope documented by BFS)
 - New paving at ADA parking stalls at the southwest corner of the site (see red diagonal hatched area in the image below)
 - New fence from public way to the project, including required gates and hardware.
 - o Coordination with civil engineer for grading and new pavement details.
- Completion of all forms required by DSA, including the DSA95, DSA1REG and DSA1-RUH (request for finding of unreasonable hardship).
- Resubmission to DSA and up to (2) rounds of DSA backcheck.



Construction Administration:

• Conduct periodic site observations to verify that the work is proceeding in general accordance with the DSA-approved construction documents, up to (3) times. Document field observations and prepare written field reports following each site visit.

WITHIN THY AREA.

· (N) ACCESSE PARKING

* EXCLUDE POT TO RESTROOMS/OTHERS.

- Review and respond to Contractor's Requests for Information (RFIs) for clarification or interpretation of the contract documents.
- Review and approve submittals, product data, shop drawings, and samples for conformance with design intent and DSA-



approved documents.

- Attend and participate in regular construction meetings (typically weekly or biweekly), either in person or virtually, and
 prepare meeting minutes if required by the Owner.
- Coordinate with the DSA Project Inspector (IOR) as required.
- Review and respond to DSA Field Engineer correspondence, Field Trip Notes, and correction notices as required.
- Prepare and submit Construction Change Documents (CCD Category A, B, or C) as required by DSA.
- Participate in site walks, punchlist reviews, and progress inspections as required.
- Review and coordination of contractor-proposed substitutions or value engineering changes post-bid. Proceeding with/incorporating such changes may require additional services.

De-Scope CCD:

LAUSD requested that this proposal also include a separate fee for the preparation of a de-scoping CCD, which will be used to document a portion of the DSA approved design that is not constructed. At this time, we understand that although the project needs to be submitted with the new parking lot to be approved by DSA, that the needs for accessible parking may be superseded by a future project to be completed by LAUSD. As such, this proposal includes the following:

- Meet with the Pali High, LAUSD and Construction Manager to confirm which scope elements are to be deleted from the project and whether any portions will remain in a "future phase."
- Review the DSA-approved construction documents to identify all sheets, details, schedules, and references affected by the de-scoped work.
- Coordinate with consultants (civil, landscape) to determine their corresponding deletions or modifications.
- Prepare and issue a CCD-Category A or Category B, per DSA Procedure PR 13-01, documenting the scope deletion and including the following:
 - Cover sheet and description of the change ("Deletion of unbuilt scope per Owner direction").
 - Revised drawings and/or marked-up sheets showing scope removed ("cloud and delta" per DSA standards).
 - Updated drawing index, if necessary.
 - Any affected specifications or sheets reissued as part of the CCD.
- Coordinate all consultant CCD drawings and ensure consistent notation and references.
- Ensure that all sheets clearly identify the revision and CCD reference number.
- Assemble the full CCD package (architectural and consultant sheets) and submit to DSA for review and approval.
- Respond to any DSA comments and revise documents as necessary to achieve approval.
- Coordinate with the DSA Field Engineer and Inspector of Record (IOR) to ensure proper documentation in the project file.
- Support the Owner and DSA during project closeout to ensure the removed scope is documented as "not in contract" and
 does not affect project certification.
- No new design or reconfiguration is included. The CCD is limited to removal and documentation of previously approved, unbuilt scope.
- Any new work added or reconfigured as part of this change may require additional services.
- DSA review and approval fees, if any, will be paid directly by Owner.

ASSUMPTIONS:

- Includes architectural and civil engineering services only. Gensler will coordinate with BFS and slip sheet their landscape drawings into the drawing set. All other services are excluded.
- · Accounts for up to (2) rounds of DSA backcheck. Additional backchecks may require additional services.
- Path of travel is excluded from the scope of work.
- · Restrooms and all other accessible elements on the site are excluded from the scope of work unless noted otherwise.
- DSA review and approval fees, if any, will be paid directly by Owner.

SCHEDULE:

- CD Phase: 4 weeks total
 - o 2 weeks for team to document (from NTP)
 - o 1 week for Pali & LAUSD to review & provide comments
 - 1 week to incorporate comments & submit to DSA
- DSA Plan Check Phase: Duration TBD
- CA Phase: Duration TBD



FEE:

	Fee
CD & DSA Plan Check Phase (Lump Sum)	\$83,420
Construction Administration (T&M, NTE)	\$29,300
De-Scope CCD (Lump Sum)	\$21,600
TOTAL (LUMP SUM)	\$105,020
TOTAL (T&M NTE)	\$29,300
GRAND TOTAL	\$134,320

⁻⁻ END -



WORK AUTHORIZATION FOR ADDITIONAL SERVICES NUMBER 02

Project: Palisades High S	chool Track & Field Replacement	Date: 11/20/2025
		Rev 1: 11/24/2025
Project Location: 15777	Bowdoin St. Pacific Palisades, CA 90272	Project Number: 005.933.200
Client: Palisades Charter	High School	File: 1 WA This Page 1 of 3
	pursuant to the Original or Master Agentural Services signed on September	
	Master Agreement referenced above is attached or available upon request.	Gensler's current Standard Terms and Conditions ("STC") shall
Other References N/A		
Services not included (th	is list is not exhaustive)	
Services not included in th		
Fee and Basis	☐ Lump Sum of \$ 9,900☐ Hourly☐ Hourly, not to exceed \$ 4,400without prior authorization	☑ Plus Reimbursable Expenses (10% mark-up) ☐ Plus Consultants which are not listed as included in fee (10% mark-up) ☐ Other:
Date Services to Begin	☐ (specify date) ☑Immediately after Work Authoriza	tion approval
Services projected to be completed no later than the following, if indicated		
Services requested by:	N/A	Date of Request: N/A
Gensler Authorization by:		Date Signed:
-	Kelly Farrell, Principal	
Client Authorization by:		Date Signed:



SCOPE OF SERVICES:

LAUSD provided comments based upon their review of the 2007 as-built drawings. During a follow-up meeting with Pali High, Gensler, and LAUSD on Monday 11/10, it was agreed that not all of the aforementioned comments from LAUSD need to be addressed directly. The A/E team should use their discretion to confirm that the design will result in a safe place for students and is within the expected standard of care for similar facilities. Based upon the survey provided by LAUSD, the existing track has longitudinal slopes between 0% - 0.5%. This generally does not comply with LAUSD standards but is code compliant. It also has cross-slopes between 0.5% - 2.0%. This generally does not comply with LAUSD standards but is code compliant. The exception to this cross slope is at the northwest bend in the track/field (shown in red on the image below), which is not code compliant as it exceeds the 2% cross slope and will need to be regraded.



LAUSD School Design Guide has the following requirements. And based on the survey provided by LAUSD, the existing field generally appears to comply with these requirements.

- Turf or lawn areas: 1/2% minimum, 2% maximum, 3/4% optimum. Maximum slope is allowable if required by site conditions but is subject to approval by the District.
- Track and Field Areas: Maximum inclination for tracks, runways, circles, and landing areas for throwing events: not over 1:100 in a lateral direction and 1:1000 in the running or throwing direction. For high jump: not over 1:250 in the direction of the center of the crossbar. See IAAF Rules for other track dimensions and information.

The A/E team will provide a grading and drainage plan for the areas indicated in red above for them to be regraded to the correct cross slope. The remainder of the site will remain as-is and will not be included in the grading and drainage plan. The fee includes CD-level documentation for the DSA backcheck resubmission, response to DSA comments, DSA permitting support, and CA services on a time & materials/not to exceed (T&M NTE) basis.

ASSUMPTIONS:

• The Contractor will be responsible for QSD/QSP services, including preparation of the SWPPP/ESCP.

SCHEDULE:

Pending execution of this Work Authorization, we will submit Backcheck 01 to DSA by Friday 12/5/2025

FEE:

	Fee
Construction Documents, DSA Plan Check (Lump Sum)	\$9,000
10% Consultant Markup	\$900
Bid & Construction Support (T&M NTE)	\$4,000
10% Consultant Markup	\$400



TOTAL (LUMP SUM)	\$9,900
TOTAL (T&M NTE)	\$4,400
GRAND TOTAL	\$14,300

-- END -

PCHS OPERATIONS PROPOSED PURCHASES TO DATE

Department	Item Name	Description	Vendor Name	Estimated Cost	Notes
Facilities >	Storage Container	1, 20ft and 2, 10ft containers	Container Alliance	\$11,250.62	
Facilities >	Mobile Office Units	2, 32x8 Mobile Office or Similar	Willscot	\$54,520.00	
Facilities V	Electric Golf Carts	2026 Cushman Hauler Flatbeds (Qty 4); 2026 EZGO RXV4 4-passenger cart (Qty 2); and 2026 Cushman Hauler800X utility cart (Qty 2)	Lou's Golf Carts	\$127,388.32	
Security ~	Two-Way Radios	22 - Kenwood Radios	Metro Two Way Communications	\$8,647.33	
♣ Safety ∨	Storage Container	1, 40ft container	Container Alliance	\$5,370.58	The 40ft container that lived behind the lax shack, housed all of our emergency supplies
♣ Safety ~	Storage Shed	2, 10ft containers	Container Alliance	\$8,212.50	To replace the single additional safety shed that stood by the 40 and the safety shed that was housed behind the baseball field.
♣ Safety ~	Safety Supplies	Complete Restock	Various (Amazon, SOS, Uline)	\$55,000.00	Lost entire emergency supply materials housed at Stadium and Baseball Fields
△ Aquatics ∨	Pool vacuum replacement	Pool vacuum replacement due to fire	KSI	\$15,800.00	
△Aquatics ∨	Lane lines and water polo goals replacement	New goal thrown away by Airinc due to fire, lane lines in pool thrown away due to fire	KSI	\$36,108.89	
Aquatics ~	Pool Filter media removal and replacement	Filter media is contaminated by fire, needs removed safely to standards, replaced	KSI	\$53,267.92	
△ Aquatics ∨	Timing system touch pads replacement	Touch pads disposed of by Airinc due to fire	CTS	\$12,334.00	
△Aquatics ∨	Dive stand replacement	Dive stands irreparably cracked and damaged due to no maintenance post fire and removal for concrete demo	Cal Commercial	\$35,448.78	
△ Aquatics ∨	Pool Covers	Covers thrown away by Airinc due to fire	Titan-KSI	\$27,620.16	
		TOTAL		\$450,969.10	

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