

Purchase Order # _____



Mt. Diablo Unified School District
1936 Carlotta Drive
Concord, CA 94519

Amendment No. _____ to

- Independent Service Contract
- Master Contract

This Amendment is entered into between the Mt. Diablo Unified School District (MDUSD) and _____ (CONTRACTOR). MDUSD entered into an Agreement with CONTRACTOR for professional services on _____, 20 ____ and the parties agree to amend that Agreement as follows.

1. Services: (Check and complete ONE of the options below).

- CONTRACTOR agrees to provide the following amended services. (Provide full description of expected final results, such as services, materials, products, and/or reports; attach additional pages as necessary).

- The scope of work is attached as Exhibit A (incorporated by reference to the extent that it is subordinate to and not inconsistent with this Agreement).
- The scope of work is unchanged.

2. Terms: (Check and complete ONE of the options below).

- The contract term is extended by an additional _____ (days/weeks/months), and the amended expiration date is _____, 20 ____.
- The contract term is unchanged.

3. Compensation: (Check and complete ONE of the options below. This provision may only be changed if there is also a change to the above Services OR Terms of the Contract).

- The rate is amended by an increase of decrease of \$ _____ for _____
type of service
- The contract amount is amended by an increase of decrease of \$ _____ to original contract amount.

The amended contract amount rate is now \$ _____

4. Remaining Provisions: All other provisions of the Agreement, and prior Amendment(s) if any, shall remain unchanged and in full force and effect as originally stated.

5. Amendment History: This contract has previously been amended as follows:

No.	Date	General Description of Reason for Amendment	Amount of Increase/Decrease
			\$
			\$
			\$

6. Approval: This Agreement is not effective and no payment shall be made to Contractor until it is approved. Approval requires signature by the Superintendent (or his designee).

Mt. Diablo USD	Mt. Diablo USD	Contractor	Board Approval (if needed)
By: _____ <i>Budget Administrator/Principal</i>	By: _____ <i>Superintendent or Designee</i>	By: _____	Docket Number: _____ <i>Agenda Item Number</i>
Date: _____	Date: _____	Date: _____	Date: _____

EXHIBIT A



KING
CONSULTING

Proposal:

Demographic Analysis Phase II

Prepared for:

Mt. Diablo Unified School District

Attention:

Adrian Vargas

Chief Business Official
vargasadrian@mdusd.org
925-682-8000 Ext 4007

Primary Contact:

Jamie King-Iseman

President
jamie@kinginc.com
916-706-3538



KING
CONSULTING

EXHIBIT A

Scope of Services

Preparation of a comprehensive Demographic Analysis will provide the District with pertinent information related to current and potential residential development within its boundaries, and the effects this development will have on the District. Components of the analysis include a comprehensive review of current and historical student population trends, community and general population demographic trends, land use and planning policies, student generation rates, residential development impact, a spatial analysis of the student population, 7-year enrollment projections by school and grade level (including a breakout of the students generated by new development), and a facility capacity and utilization analysis.

The specific components included in the report are detailed below.

Phase II

COMPONENT B: STUDENT GENERATION STUDY

This component will analyze the number of students generated by both new residential construction and housing turnover. Student generation rates will be analyzed to evaluate the future impact of anticipated local housing trends. Specific information will include:

- Preparation of student generation rates for all recently constructed units by grade level, by housing type (i.e. single-family detached, single-family attached, multi-family, or affordable), and by attendance boundary. King Consulting will utilize real estate records and the District's student address database to prepare the rates;
- Preparation of student generation rates for all recently sold units ("housing turnover") by grade level, by housing type (i.e. single-family detached, single-family attached, multi-family, or affordable), and by attendance boundary. King Consulting will utilize real estate records and the District's student address database to prepare the rates;
- Preparation of maps and reports to demonstrate findings.

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EXHIBIT A

COMPONENT C: LAND USE AND DEVELOPMENT

King Consulting will identify current and anticipated land use plans and policies, and their potential effects on the District. City and County planning agencies within District boundaries will be contacted to provide specific information including, but not limited to, tract numbers, developer contacts, current and proposed development and build-out of same. Land use and development will be analyzed by school boundary to evaluate the future impact of anticipated housing trends. Specific information will include:

- A review and analysis of all relevant land use plans and information that may affect development patterns in the District, including interviews with all relevant planning agencies;
- Preparation of a database of all planned development over the next five (5) years, including tract numbers, number of units, expected build-out and a timetable demonstrating student generation rates and total number of projected students for each development at specific grade levels by attendance boundary;
- A locational analysis of all vacant land which may be developed, current zoning, and potential use, including major development constraints and construction timetables;
- Georeferencing of all residential development information to a GIS map;
- Preparation of maps and reports to demonstrate findings.

COMPONENT D: COMMUNITY DEMOGRAPHICS

King Consulting will analyze the current demographic trends within the District boundaries, the communities served by the District, the County, and the State of California that affect district enrollments. Specific information will include:

- A multi-variable review of historical student enrollments;
- An identification of local, County, and State population trends in order to provide a report on the reasons for changing populations within the District;
- A review of private and charter (County and District) school historical enrollments, identifying trends in comparison to the public school enrollments within the District;
- Analysis and report of community/neighborhood dynamics that have contributed to population changes and demographic shifts in the District;
- Preparation of maps and reports to demonstrate findings.

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EXHIBIT A

COMPONENT E: SPATIAL ANALYSIS

A key component of the Demographic Analysis is utilizing a District-specific Geographic Information System (GIS) to spatially analyze the District and its communities. Specific steps will include:

- Preparation of the District-specific GIS. Layers to be included are:
 - Basemap data (roads, water bodies, district boundary, parcels, etc.);
 - School boundaries;
 - Geocoded current year of student data (including addresses, school of residence, school of attendance, ethnicity, special programs, and other pertinent district student attributes);
 - District-owned properties;
 - Current and planned residential development;
 - Land use/zoning;
 - Other pertinent geographic data;
- Preparation of reports and maps for the current school year to demonstrate the compilation of student population by grade level, ethnicity, socioeconomics, and enrollment in special programs;
- Preparation of reports and maps demonstrating inter-district and intra-district transfer students, e.g. school of attendance vs. school of residence;
 - Preparation of attendance matrices to demonstrate all school-to-school transfers and relevant statistics in one table.

COMPONENT F: FACILITY CAPACITY ANALYSIS

The analysis will assess the District's facilities to verify current school capacities, both for facilities purposes and to meet program needs. King Consulting will provide a target and a maximum loading by school site and program. The specific steps of Component F will include:

- An inventory of all District classrooms, including analysis of the number and percentage of portable and permanent classrooms by site and program;
- An evaluation of the District's pupil capacity including a comparison of classroom capacities and constraints to projected increased/decreased enrollment. Capacities will be based on both local and state class size standards;
- Class size reduction capacities and special program needs will be included in facility assessment;
- A review of the District's current facilities, calculating capacities of both open and leased school sites, acreages of sites, and analyzing all sites for potential expansion or alternative uses by District. Potential location for new sites may also be identified;
- Evaluation of the District's ancillary facilities such as cafeterias, libraries, gymnasiums, etc.

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EXHIBIT A

Consulting Fees

For services outlined in this Proposal the District shall pay King Consulting at the rate of **\$205 per hour, not to exceed \$32,800 (160 hours)**. King Consulting will provide services as needed and requested by the District. Services will be documented and invoiced on a monthly or on a percentage of completion basis.

The District shall be responsible for reviewing and verifying all data included in documents, forms, and reports prepared by King Consulting on behalf of the District. The District shall be responsible for consulting legal counsel as related to the preparation and submittal of documents, forms, and reports.

Additional Considerations

King Consulting shall be reimbursed as follows:

1. Work done after the completion of all components outlined in this agreement shall be billed at **\$205** per hour.
2. Mileage shall be reimbursed for all meetings at the standard mileage rate for the current year as determined by the IRS.
3. Reproduction of documents shall be the responsibility of the District. If the District chooses, King Consulting will provide duplicating services on an actual cost basis.
4. Telephone and any express mail expenses will be documented and reimbursed to King Consulting.

EXHIBIT A

Signatures

This Agreement is between the Mt. Diablo Unified School District and King Consulting.



Adrian Vargas

Chief Business Officer

Mt. Diablo Unified School District

Jamie King-Iseman

President

King Consulting

11/16/2023

Date

Date