

EXHIBIT D –
PROJECT ASSIGNMENT NO. 7

This Project Assignment 2024-25-17 Summerwind Trails Growth Buildings is entered into between BEAUMONT UNIFIED SCHOOL DISTRICT (“District”) and LEDESMA & MEYER CONSTRUCTION COMPANY INC. (“Construction Manager”) pursuant to the Construction Management Services Agreement (“Agreement”) between the District and Construction Manager dated November 16, 2022. By this reference, the Agreement is incorporated herein as is set forth in full.

1. Project Description.

Perform Construction Management Services per our master agreement for the Summerwind Trails Growth Buildings

2. Services to be Provided.

Construction Management Services Based on Exhibit A of Basic Services. Provide a Executive Director, Superintendents, and Project Coordinator.

3. Project Schedule and Project Term.

May 27, 2025 – Project completion anticipated within 116 calendar days from Districts Notice of Award to the responsive low bidders.

4. Project Budget.

Sum of Total Low Bids \$1,001,400.00

5. Schedule of Fees (Compensation and Payment).

Payment for the Basic Services shall be in accordance with the rates and/or fixed fee amount set forth in Exhibit B to the Agreement, or as specifically set forth herein.

CM Fee 3% of sum of total low bids \$28,542.00.

General Conditions Budget based off the project schedule completion of August 29, 2025 establishing the reimbursable hours per the attached worksheet for total General Conditions Not to Exceed \$99,300.00.

Payment for the Additional Services shall be as follows:

- ☒ This Project does not include any Additional Services.
- ☐ This Project includes Additional Services, the Fee Schedule for which is the same as that Fee Schedule set forth in Exhibit B.
- ☐ This Project includes Additional Services, the Fee Schedule for which is set forth below.

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6. Special Conditions and/or Miscellaneous Provisions.

N/A

IN WITNESS WHEREOF, the Parties hereto have executed this Project Assignment as of the Effective Date.

CONSTRUCTION MANAGER:

DISTRICT:

Ledesma & Meyer Construction Company Inc.

Beaumont Unified School District

By:



By:

Name: Kris M. Meyer

Name: _____

Title: President

Title: _____

510-5/6477875.1

Beaumont Unified School District
Summerwind Trails Growth Buildings
Contract No. Project No. 2024-25-17

Ledesma & Meyer Construction Co., Inc.		
LMCCI Project #25-492	District No. 2024-25-17	Board Award - May 27, 2025

Sum of Prime Bids			
Cat	Name	Contract Amount	Less Allowance
4	Roadway Engineering & Contracting, Inc.	\$ 514,400.00	\$ 489,400.00
19	JPI Development	\$ 167,000.00	\$ 162,000.00
22	Daniels Electric	\$ 320,000.00	\$ 300,000.00
	Total Sum of Prime Bids	\$ 1,001,400.00	\$ 951,400.00
	Total Contracted Scope		\$ 951,400.00

Calculations for Construction Management Services Proposal Dated May 20, 2025:

A)	Construction Management Fee:		
	Total Contracted Scope	\$ 951,400.00	
	Fee Calculation Percentage	3.00%	
a)	Total Construction Management Fee		\$ 28,542
	CM Fee Breakdown		
	Pre-Construction Services @ 35%	\$ 9,990	
	Construction Services @ 60%	\$ 17,125	
	Project Closeout @ 5%	\$ 1,427	
	Total CM FEE		\$ 28,542

B)	General Conditions - Commencing with bidding		
	Total Contracted Scope	\$ 951,400.00	
	Allowable General Conditions (Not-To-Exceed)		\$ 99,300
	Total Allowable General Conditions		\$ 99,300

Breakdown of General Conditions			
1	Project Executive	\$160.00	
2	Superintendent(s)	\$140.00	
3	Project Coordinator	\$125.00	
4	Constructability Reviewer	\$125.00	
6	Estimator	\$125.00	
7			
	Total General Conditions		\$ 99,300

Summerwind Growth Buildings

	Work Days	2/17-3/25	21	22	21	21	22	21	1077	
Position:	Hourly Rate	Actual Hours	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25		Estimated Total
	Phase									
Executive Director:	\$160.00								0	
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0
Superintendent	\$140.00				42	168	176	84	470	
		\$0	\$0	\$0	\$5,880	\$23,520	\$24,640	\$11,760		\$65,800
Project Coordinator:	\$125.00				42	84	88	42	256	
		\$0	\$0	\$0	\$5,250	\$10,500	\$11,000	\$5,250		\$32,000
Internet Service						\$500	\$500	\$500		\$1,500

Estimated budget for General Conditions: **\$99,300**

Estimated Monthly G.C.'s:	\$0	\$0	\$0	\$11,130	\$34,520	\$36,140	\$17,510	\$99,300
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Estimated Monthly Aggregate G.C.'s:	\$0	\$0	\$0	\$11,130	\$45,650	\$81,790	\$99,300
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Sum of Low Bids	\$1,001,400
Allowances	\$50,000
Total less allowances	\$951,400

COLOR KEY	
Bidding & Contracting	\$0
Construction & Close Out Phase	\$99,300
TOTAL	\$99,300
CM FEE @ 3%	\$28,542
CM GCs	\$99,300
Total CM Fee & GCs	\$127,842