

**EXHIBIT D –
PROJECT ASSIGNMENT NO. 6**

This Project Assignment 2024-25-08 Palm Innovation Academy Kitchen Project is entered into as of April 23, 2025 by and 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 if set forth in full.

1. Project Description.

Perform Construction Management Services per the Construction Management Services Agreement for the Beaumont Palm Innovation Academy Kitchen Project.

2. Services to be Provided.

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

3. Project Schedule and Project Term.

April 28, 2025 – Project completion is anticipated within 330 calendar days from District's Notice of Award to the responsive low bidders.

4. Project Budget.

Sum of Total Low Bids \$5,144,400.00

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, \$145,182.00.

General Conditions Budget is based off the project schedule completion of April 24, 2026, establishing the reimbursable hours per the attached worksheet for total General Conditions not to exceed \$536,240.00.

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.

6. Special Conditions and/or Miscellaneous Provisions.

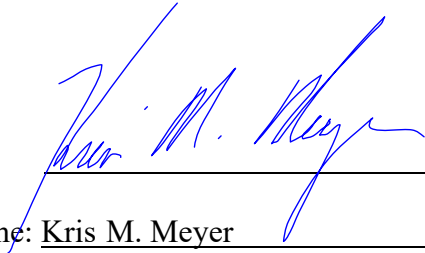
IN WITNESS WHEREOF, the Parties hereto have executed this Project Assignment as of the Effective Date.

CONSTRUCTION MANAGER:

DISTRICT:

Ledesma & Meyer Construction Company Inc.

Beaumont Unified School District

By: 

Name: Kris M. Meyer
Title: President

By: _____
Name: Carmen Ordonez
Title: Director of Fiscal Services

510-5/6477875.1

Beaumont Unified School District
Palm Innovation Academy Kitchen
Contract No. Project No. 2024-25-08

Ledesma & Meyer Construction Co., Inc.		
LMCCI Project #24-460	District No. 2024-25-08	Board Award - April 22, 2025

Sum of Prime Bids			
Cat	Name	Contract Amount	Less Allowance
3	Inland Empire Landscape	\$ 154,468.00	\$ 144,468.00
4	Oakview Constructors	\$ 1,962,000.00	\$ 1,842,000.00
7	Infinity Structures	\$ 467,700.00	\$ 447,700.00
9	United Contractors	\$ 293,000.00	\$ 278,000.00
11	Mulvihill Enterprises	\$ 105,524.00	\$ 100,524.00
13	Sierra Lathing Co.	\$ 197,594.00	\$ 187,594.00
18	Hamel Concrete	\$ 792,008.00	\$ 742,008.00
19	Empyrean Plumbing	\$ 542,316.00	\$ 517,316.00
22	Allegiance Electric	\$ 629,790.00	\$ 579,790.00
	Total Sum of Prime Bids	\$ 5,144,400.00	\$ 4,839,400.00
	Total Contracted Scope		\$ 4,839,400.00

Calculations for Construction Management Services Proposal Dated August 20, 2024:

A)	Construction Management Fee:		
	Total Contracted Scope	\$ 4,839,400.00	
	Fee Calculation Percentage	3.00%	
a)	Total Construction Management Fee		\$ 145,182
	CM Fee Breakdown		
	Pre-Construction Services @ 35%	\$ 50,814	
	Construction Services @ 60%	\$ 87,109	
	Project Closeout @ 5%	\$ 7,259	
	Total CM FEE		\$ 145,182

B)	General Conditions - Commencing with bidding		
	Total Contracted Scope	\$ 4,839,400.00	
	Allowable General Conditions (Not-To-Exceed)		\$ 536,240
	Total Allowable General Conditions		\$ 536,240

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		\$ 536,240

Position:	Work Days	2/17-3/25	21	22	21	21	22	21	21	23	18	21	21	20	22	22	1077	Estimated Total
	Hourly Rate	Actual Hours	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26		
Executive Director:	\$160.00	36	42	44	42	42	22	21	21	23	18	21	21	20	22	22	417	\$66,720
		\$5,760.00	\$6,720.00	\$7,040.00	\$6,720.00	\$6,720.00	\$3,520.00	\$3,360.00	\$3,360.00	\$3,680.00	\$2,880.00	\$3,360.00	\$3,360.00	\$3,200.00	\$3,520.00	\$3,520.00		
Superintendent	\$140.00	125	168	176	168	168	176	168	168	184	144	168	168	160	176	176	2493	\$349,020
		\$17,500	\$23,520	\$24,640	\$23,520	\$23,520	\$24,640	\$23,520	\$23,520	\$25,760	\$20,160	\$23,520	\$23,520	\$22,400	\$24,640	\$24,640		
Project Coordinator:	\$125.00	26	84	88	84	84	44	42	42	46	36	42	42	80	88	88	916	\$114,500
		\$3,250	\$10,500	\$11,000	\$10,500	\$10,500	\$5,500	\$5,250	\$5,250	\$5,750	\$4,500	\$5,250	\$5,250	\$10,000	\$11,000	\$11,000		
Internet Service				\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500			\$6,000

Estimated budget for General Conditions: **\$536,240**

Estimated Monthly G.C.'s: **\$26,510 \$40,740 \$43,180 \$41,240 \$41,240 \$34,160 \$32,630 \$32,630 \$35,690 \$28,040 \$32,630 \$32,630 \$36,100 \$39,660 \$39,160 \$536,240**

Estimated Monthly Aggregate G.C.'s: \$26,510 \$67,250 \$110,430 \$151,670 \$192,910 \$227,070 \$259,700 \$292,330 \$328,020 \$356,060 \$388,690 \$421,320 \$457,420 \$497,080 \$536,240

Sum of Low Bids **\$5,144,400**
 Allowances **\$305,000**
 Total less allowances **\$4,839,400**

COLOR KEY	
Bidding & Contracting	\$67,250
Construction & Close Out Phase	\$468,990
TOTAL	\$536,240
CM FEE @ 3%	\$145,182
CM GCs	\$536,240
Total CM Fee & GCs	\$681,422