

Board Office Use: Legislative File Info.	
File ID Number	25-2699
Introduction Date	12-10-2025
Enactment Number	25-2117
Enactment Date	12/10/2025 CJH



**OAKLAND UNIFIED
SCHOOL DISTRICT**
Community Schools, Thriving Students

Memo

To Board of Education

From Denise Gail Saddler, Ed.D., Interim Superintendent
Preston Thomas, Chief Systems & Services Officer

Board Meeting Date December 10, 2025

Subject Amendment No. 3, Agreement for General Services – Terraphase Engineering, Inc. – McClymonds High School Modernization Project – Division of Facilities Planning and Management

Action Requested Approval by the Board of Education of Amendment No. 3, General Services Agreement by and between the District and **Terraphase Engineering, Inc., Oakland, CA**, for the latter to provide a Soil Management Plan (SMP) and additional environmental support services, as outlined in the Proposal dated October 24, 2025, which is attached to this Amendment as Exhibit A, for the **McClymonds High School Modernization Project**, in the additional amount of **\$85,722.00**, which include an contingency fee of \$7,793.00, increasing the Agreement’s not-to-exceed amount from **\$110,143.00 to \$195,865.00**. All other terms and conditions of the Agreement remain in full force and effect.

Discussion This Amendment is providing a Soil Management Plan (SMP) and additional environmental site assessment services.

LBP (Local Business Participation Percentage) 64.8%

Recommendation Approval by the Board of Education of Amendment No. 3, General Services Agreement by and between the District and Terraphase Engineering, Inc., Oakland, CA, for the latter to provide a Soil Management Plan (SMP) and additional environmental support services, as outlined in the Proposal dated October 24, 2025, which is attached to this Amendment as Exhibit A, for the McClymonds High School Modernization Project, in the additional amount of \$85,722.00, which include an contingency fee of \$7,793.00, increasing the Agreement’s not-to-exceed amount from \$110,143.00 to \$195,865.00. All other terms and conditions of the Agreement remain in full force and effect.

Fiscal Impact Fund 21 Building Fund Measure Y

Attachments

- Amendment No. 3, including Exhibits
- Routing Form
- File ID’s: 25- 2136, 25-1022 & 24-2325

AMENDMENT NO. 3

GENERAL SERVICES AGREEMENT

This Amendment is entered into between the Oakland Unified School District and **Terraphase Engineering Inc.** ("Contractor") to amend the **General Services Agreement** between the District and the Contractor dated **October 24, 2024** ("Agreement"), for the **McClymonds High School Modernization Project** ("Project"), as set forth below and in the Exhibit A attached hereto and incorporated herein by this reference:

1. **Services:** ☐ The scope of work is unchanged. ☒ **The scope of work has changed.**
If scope of work changed: Provide brief description of revised scope of work including description of expected final results, such as services, materials, products, and/or reports; attach additional pages as necessary.
 The CONTRACTOR shall provide the following amended services: To provide a Soil Management Plan (SMP) and additional environmental support services, as outlined in the Proposal dated October 24, 2025, which is attached to this Amendment as Exhibit A.

2. **Terms (duration):** ☒ The term of the contract is unchanged. ☐ The term of the contract has changed.
If term is changed: The contract term is extended by an additional the amended expiration date _____.

3. **Compensation:** ☐ The contract price is unchanged. ☒ The contract price has changed.
If the compensation is changed: The not to exceed contract price is
☒ Increased by: **Eighty-Five Thousand Seven Hundred Twenty-Two Dollars and No/100 (\$85,722.00), which includes a contingency fee of \$7,793.00.**
☐ Decreased by _____ dollars and no/100 (\$_____).

Prior to this amendment, the not-to-exceed total contract price was **One Hundred Ten Thousand One Hundred Forty-Three Dollars and No/100 (\$110,143.00)**, and after this amendment, the not-to-exceed total contract price will be: **One Hundred Ninety-Five Thousand Eight Hundred Sixty-Five Dollars and No/100 (\$195,865.00)**.

4. **Amendment History:**

☐ There are no previous amendments to this Agreement. ☒ This contract has previously been amended as follows:

No.	Date	General Description of Reason for Amendment	Amount of Increase (Decrease)
01	05-14-2025	Compensation	\$ 9,300.00
02	09-24-2025	Term & Compensation	\$91,493.00

5. **No Further Modifications.** Except as expressly modified by this Amendment, all other terms and condition of the Agreement remain unmodified and in full force and effect. In the event of any conflict between this Amendment and the Agreement, the terms of this Amendment shall control.

6. **Entire Agreement.** This Amendment, together with the Agreement and any prior amendments thereto, constitutes the entire agreement between the parties concerning the Project and the subject matter hereof and superseded any prior or contemporaneous oral or written discussions, representations, or agreements regarding the same. No modification or waiver of any provision of this Amendment shall be binding unless in writing and signed by both parties.

7. **Approval:** This Amendment is not effective, and no payment shall be made to Contractor based on this Amendment, until it is signed by Contractor and approved by the Board of Education.

8. **Authority.** Each party represents and warrants that it has full legal authority to enter into this Amendment and that the individuals executing this Amendment on behalf of the respective parties have been duly authorized to do so.

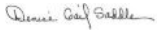
OAKLAND UNIFIED SCHOOL DISTRICT



Jennifer Brouhard, President,
Board of Education

12/11/2025

Date



Denise Gail Saddler G. Ed.D., Interim Superintendent
and Interim Secretary, Board of Education

12/11/2025

Date



Preston Thomas (Nov 12, 2025 08:51:47 PST)
Preston Thomas, Chief Systems &
Services Officer

Nov 12, 2025

Date

Approval as to form:



James Traber, Esq.
Facilities Counsel

11/7/2025

Date

CONTRACTOR: TERRAPHASE ENGINEERING INC.



Contractor Signature

11/4/25

Date

Clare Steedman, Principal Geologist
Print Name, Title

EXHIBIT “A”
Scope of Work for Amendment

Contractor Name: TERRAPHASE ENGINEERING INC.

1. Detailed Description of Services to be provided:: To provide a Soil Management Plan (SMP) and additional environmental support services, as outlined in the Proposal dated October 24, 2025, which is attached to this Amendment as Exhibit A.

2. Specific Outcomes:

3. Alignment with District Strategic Plan: Indicate the goals and visions supported by the services of this contract:

☐ 0 Ensure a high quality instructional core	☐ 0 Prepare students for success in college and careers
☐ 0 Develop social, emotional and physical health	☒ X Safe, healthy and supportive schools
☒ X Create equitable opportunities for learning	☒ x Accountable for quality
☐ 0 High quality and effective instruction	☐ 0 Full service community district



October 24, 2025

Oakland Unified School District
Department of Facilities Planning and Management
955 High Street
Oakland, California 94601
Attention: Elena Comrie

sent via email to elena.comrie@ousd.org

Subject: Proposal for Soil Management Plan and Associated Environmental Support, McClymonds High School Modernization Project (District Project #211110)

Dear Ms. Comrie:

At the request of Oakland Unified School District (District, or OUSD), Terraphase Engineering Inc. (Terraphase) has prepared this *Proposal for Soil Management Plan and Associated Environmental Support for the McClymonds High School Modernization Project* (the Site) located at 3607 Myrtle Street in Oakland, California. In October 2024, Terraphase was previously awarded contracts to provide a Phase I Environmental Site Assessment and California Environmental Quality Act (CEQA) documentation for the Project. During the course of the Phase I ESA, Terraphase identified recognized environmental conditions (RECs) associated with the Project site and on- and off-site historical uses and proposed and performed a Phase II investigation. Following discussions with the California Department of Toxic Substances Control (DTSC) Schools program, the District opted to perform the initial Phase II site investigation in the areas where modernization work and turf field replacement will be conducted, prior to engaging with DTSC. The Phase II site investigation was performed in August 2025. Concurrently, Terraphase and the District engaged in out-of-scope discussions about the appropriate CEQA pathway and DTSC engagement process that would allow modernization construction to proceed on an expedited schedule. Based on the findings of Phase II investigation and the likelihood of the modernization project being determined categorically exempt from CEQA, Terraphase recommended that a Soil Management Plan (SMP) be prepared for the Site to be followed during modernization and turf field replacement efforts. Additionally, Terraphase recommended that regulatory oversight be requested from the DTSC Cleanup branch in Berkeley because DTSC Berkeley has an existing oversight agreement with OUSD for McClymonds High School due to the existing groundwater plume from an off-site source.

The District requested that Terraphase project additional environmental efforts related to the modernization and turf replacement project effort. Included in this proposal are estimates of future construction-related environmental oversight activities that may occur within the next year (2026) based on currently known information; additional tasks may be required following engagement with a regulatory agency.

Scope of Work

The scope of work presented below is divided into two groups of tasks, known and anticipated.

Task 1 Site Investigation Efforts - Known

Terraphase performed the following out-of-scope efforts related to the Phase II site investigation and reporting.

- Turf field patching: Terraphase made two additional Site visits related to patching of the artificial turf field after the District requested that it be sampled during the Phase II investigation.
- Categorical exemption discussions: Terraphase participated in discussions and communications with the District about the environmental regulatory options that would be open or required based on the CEQA path that was selected.
- Additional soil sample analysis: Terraphase included costs for analysis of two soil samples per boring. Based on the results of the shallow samples, eight additional deeper soil samples were analyzed.

Task 2 SMP Preparation - Known

Terraphase will prepare an SMP to support the District's modernization activities. The SMP will include:

- A summary of site conditions and extent of potentially impacted soil and soil vapor
- General health and safety concerns related to site conditions
- Earthwork control measures, including:
 - Dust control
 - Stormwater management
 - Stockpile management
- Procedures for managing unanticipated conditions
- Waste management, transport, and disposal
- Soil import plan and acceptance criteria
- Recordkeeping and reporting requirements

A draft SMP will be submitted for District review. A final SMP will be prepared based on District comments. We have assumed one round of District comments and revisions.

Task 3 DTSC Voluntary Site Mitigation Program and Document Revisions - Anticipated

As the proposed environmental site assessment was conducted on a voluntary basis outside of DTSC oversight, Terraphase will continue to advise and assist the District with potential DTSC requirements to develop a path forward for environmental review, including submitting the investigation report and SMP to DTSC. Additional tasks not included in Amendment #2 may include the following:

- Email communications with DTSC to provide an update on Site timeline and objectives.
- Submittal of the Site Investigation Report and the Soil Management Plan to DTSC for review.
- Address comments provided by DTSC and revise both reports for final submittal.
- Up to one additional meeting with DTSC staff.

Terraphase has included up to 16 hours of support time in this task. If additional time is required for DTSC or District consultation, it will be billed to the contingency budget.

Task 4 Soil Profiling Support for Waste Disposal - Anticipated

Prior to offsite soil removal and disposal, soil will need to be characterized and a disposal profile obtained for landfill acceptance. It is recommended that this be done approximately one month prior to the start of activities that will generate soil for offsite disposal, when the excavation plans are final and the receiving disposal facility can approve the profile. Based on the construction plans available to date, Terraphase assumes that the soil samples for waste profiling can be collected over two days from approximately 10 locations. Samples will be analyzed for Title 22 metals using USEPA Method 6010, volatile organic compounds and total petroleum hydrocarbons as gasoline using USEPA Method 8260B, total petroleum hydrocarbons as diesel and motor oil using USEPA Method 8015, and TCLP and WET extraction and analysis of leachates for up to two metals each. Terraphase assumes this sampling effort will provide data representative of soil generated for both modernization efforts and the turf field replacement. The contractor is responsible for all coordination with the landfill or receiving facility; Terraphase will provide an email summarizing the data with an attached figure, tabular summary (comparing data to hazardous waste screening criteria), and analytical report(s).

Receiving facilities may be willing to prepare a waste profile based on existing data, along with leachate analysis for select metals from select samples currently on hold with the laboratory (samples may be held up to six months).

Task 5 Air Monitoring During Construction - Known

Air monitoring will be performed in compliance with the scope outlined in the SMP and Bay Area Air District requirements. For this task, 10 days of excavation oversight by one staff member is assumed, and 10 days of air monitoring equipment rental for five monitoring locations. Based on the construction schedule, more days of monitoring may be required, and may be charged to the contingency budget if the number of additional days is limited to no more than five additional days. Based on the anticipated timing of the turf replacement project, air monitoring of the turf replacement project is not included in this estimate.

Schedule

The proposed work can begin upon acceptance of this proposal.



Cost Estimate

Terraphase will complete the scope of services described above as known or anticipated tasks on time-and-materials basis as outlined below in accordance with our 2026 labor rates incorporating a 10 percent discount. Due to the expedited nature of this project, the cost estimate includes a 10% contingency budget, which may be used to address out-of-scope services requested by the Client.

Task	Cost	Notes
Task 1. Site Investigation Efforts	\$3,656	
Task 2. SMP Preparation	\$9,827	
Task 3. DTSC Voluntary Site Mitigation Program and Document Revisions	\$4,509	
Task 4. Soil Profiling for Waste Disposal	\$20,182	
Task 5. Air Monitoring During Construction	\$39,755	
Subtotal	\$77,929	
Contingency – 10%	\$7,793	Requires project manager approval
Total with Contingency	\$85,722	

Assumptions

Terraphase has made the following assumptions in preparing this scope of work and associated cost estimate for this proposal:

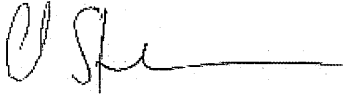
- Once a voluntary oversight agreement has been established with DTSC, the agency may require additional sampling or replication of effort contained herein.
- The scope of tasks described above are estimated based on Terraphase's experience and review of available Site documents. Not all may be required, nor is the list intended to be comprehensive.

Closing

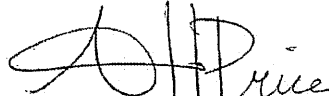
Terraphase is grateful for the opportunity to offer our services on this important project. If you have any questions or comments regarding this submittal, please contact Clare Steedman at 213-422-5850.

Sincerely,

for Terraphase Engineering Inc.



Clare Steedman, PG
Principal Geologist



Alice Hale Price, PE
Principal Engineer

Table 1 - Time and Materials Cost Estimate
Oakland Unified School District
McClymonds High School Modernization Project #211110

Category	Units	Custom Rate	Discount	Rate	Task 1: Out of Scope		Task 2: SMP		Task 3: DTSC Engagement and Doc Revisions		Task 4: Soil Profiling for Waste Disposal		Task 5: Air Monitoring		TOTALS	
					Qty	Cost	Qty	Cost	Qty	Cost	Qty	Cost	Qty	Cost	Qty	Cost
Labor																
Senior Principal	Hour	\$ 336.00	10%	\$ 302.40		\$ -	2	\$ 605		\$ -		\$ -		\$ -	2	\$ 605
Principal	Hour	\$ 316.05	10%	\$ 284.45	9	\$ 2,560	8	\$ 2,276	12	\$ 3,413	4	\$ 1,138	8	\$ 2,276	41	\$ 11,662
Senior Associate	Hour	\$ 296.10	10%	\$ 266.49		\$ -		\$ -		\$ -		\$ -		\$ -	0	\$ -
Associate	Hour	\$ 277.20	10%	\$ 249.48		\$ -		\$ -	4	\$ 998		\$ -	12	\$ 2,994	16	\$ 3,992
Senior Project	Hour	\$ 259.35	10%	\$ 233.42		\$ -	8	\$ 1,867		\$ -		\$ -		\$ -	8	\$ 1,867
Project	Hour	\$ 241.50	10%	\$ 217.35		\$ -		\$ -		\$ -		\$ -		\$ -	0	\$ -
Senior Staff 2	Hour	\$ 223.65	10%	\$ 201.29	4	\$ 805	12	\$ 2,415		\$ -	16	\$ 3,221	100	\$ 20,129	132	\$ 26,570
Senior Staff 1	Hour	\$ 202.65	10%	\$ 182.39		\$ -		\$ -		\$ -		\$ -		\$ -	0	\$ -
Staff 2	Hour	\$ 179.55	10%	\$ 161.60		\$ -	12	\$ 1,939		\$ -		\$ -		\$ -	12	\$ 1,939
Staff 1	Hour	\$ 156.45	10%	\$ 140.81		\$ -		\$ -		\$ -		\$ -		\$ -	0	\$ -
Technician 2	Hour	\$ 119.70	10%	\$ 107.73		\$ -		\$ -		\$ -		\$ -		\$ -	0	\$ -
Technician 1	Hour	\$ 100.80	10%	\$ 90.72		\$ -		\$ -		\$ -		\$ -		\$ -	0	\$ -
Senior Editor/ Senior Project Coordinator	Hour	\$ 174.30	10%	\$ 156.87		\$ -	4	\$ 627		\$ -		\$ -		\$ -	4	\$ 627
Editor 2/Project Coordinator 2/Accountant 2	Hour	\$ 154.35	10%	\$ 138.92		\$ -		\$ -		\$ -		\$ -		\$ -	0	\$ -
Editor 1/Project Coordinator 1/Accountant 1	Hour	\$ 128.10	10%	\$ 115.29		\$ -		\$ -		\$ -		\$ -		\$ -	0	\$ -
Administrator/Project Assistant/Billing Specialist	Hour	\$ 108.15	10%	\$ 97.34		\$ -	1	\$ 97	1	\$ 97	1	\$ 97	1	\$ 97	4	\$ 389
Total Terraphase Labor						\$ 3,365		\$ 9,827		\$ 4,509		\$ 4,456		\$ 25,495		\$ 47,652
Direct Costs																
Subcontractor																
Enthalpy VOCs + GRO by 8260	sample	\$ 120.00		\$ 120.00		\$ -		\$ -		\$ -	10	\$ 1,200		\$ -	10	\$ 1,200
Enthalpy TPH-g cc (DRO standard)	sample	\$ 58.00		\$ 58.00		\$ -		\$ -		\$ -	10	\$ 580		\$ -	10	\$ 580
Enthalpy Title 22 Metals 6010	sample	\$ 116.00		\$ 116.00		\$ -		\$ -		\$ -	10	\$ 1,160		\$ -	10	\$ 1,160
Enthalpy Asbestos PLM	sample	\$ 80.00		\$ 80.00		\$ -		\$ -		\$ -		\$ -		\$ -	0	\$ -
Enthalpy single metal	sample	\$ 33.00		\$ 33.00	8	\$ 264		\$ -		\$ -	20	\$ 660		\$ -	28	\$ 924
Enthalpy - Sample Disposal	sample	\$ 8.00		\$ 8.00		\$ -		\$ -		\$ -	20	\$ 160		\$ -	20	\$ 160
Enthalpy 1-L batch-cert canisters	sample	\$ 55.00		\$ 55.00		\$ -		\$ -		\$ -		\$ -		\$ -	0	\$ -
Enthalpy soil vapor sampling kit	sample	\$ 50.00		\$ 50.00		\$ -		\$ -		\$ -		\$ -		\$ -	0	\$ -
Enthalpy STLC prep	sample	\$ 63.00		\$ 63.00		\$ -		\$ -		\$ -	10	\$ 630		\$ -	10	\$ 630
Enthalpy TCLP prep	sample	\$ 63.00		\$ 63.00		\$ -		\$ -		\$ -	10	\$ 630		\$ -	10	\$ 630
Drilling Cascade Daily Rate (5-7 locations)	day	\$ 3,500.00		\$ 3,500.00		\$ -		\$ -		\$ -	2	\$ 7,000		\$ -	2	\$ 7,000
Utility Locator (6 locations)	day	\$ 2,000.00		\$ 2,000.00		\$ -		\$ -		\$ -	1	\$ 2,000		\$ -	1	\$ 2,000
PID	day	\$ 110.00		\$ 110.00		\$ -		\$ -		\$ -		\$ -		\$ -	0	\$ -
Enthalpy IDW sampling	sample	\$ 420.00		\$ 420.00		\$ -		\$ -		\$ -		\$ -		\$ -	0	\$ -
Waste Disposal (non-hazardous)	drum	\$ 240.00		\$ 240.00		\$ -		\$ -		\$ -		\$ -		\$ -	0	\$ -
Eco-Rental Solutions - Helium Detector	day	\$ 180.00		\$ 180.00		\$ -		\$ -		\$ -		\$ -		\$ -	0	\$ -
Helium	day	\$ 100.00		\$ 100.00		\$ -		\$ -		\$ -		\$ -		\$ -	0	\$ -
Air Monitoring Equipment	week, per unit	\$ 1,000.00		\$ 1,000.00		\$ -		\$ -		\$ -		\$ -	10	\$ 10,000	10	\$ 10,000
Weather Meter	week	\$ 100.00		\$ 100.00		\$ -		\$ -		\$ -		\$ -	2	\$ 200	2	\$ 200
Asbestos CARB	sample	\$ 400.00		\$ 400.00		\$ -		\$ -		\$ -		\$ -		\$ -	0	\$ -
Enthalpy IA Sampling - TO-15 SIM plus cans	sample	\$ 400.00		\$ 400.00		\$ -		\$ -		\$ -		\$ -		\$ -	0	\$ -
Enthalpy SV Sampling - TO-15	sample	\$ 176.00		\$ 176.00		\$ -		\$ -		\$ -		\$ -		\$ -	0	\$ -
Enthalpy SV Sampling - Helium ASTM 1946	sample	\$ 75.00		\$ 75.00		\$ -		\$ -		\$ -		\$ -		\$ -	0	\$ -
Total Subcontractor Costs						\$ 264		\$ -		\$ -		\$ 14,020		\$ 10,200		\$ 24,484
Direct Cost Handling		10%		10.0%		\$ 26		\$ -		\$ -		\$ 1,402		\$ 1,020		\$ 2,448
Total Direct Costs						\$ 290		\$ -		\$ -		\$ 15,422		\$ 11,220		\$ 26,932
Terraphase Equipment/Supplies (ERS)																
Truck/Vehicle (day)	Day	\$ 206.00		\$ 206.00		\$ -		\$ -		\$ -	1	\$ 206	10	\$ 2,060	11	\$ 2,266
iPad and Electronic Field Data (day)	Day	\$ 40.00		\$ 40.00		\$ -		\$ -		\$ -	1	\$ 40	10	\$ 400	11	\$ 440
Daily Consumables (includes gloves, ziplock bags and trash bags)	Each	\$ 24.00		\$ 24.00		\$ -		\$ -		\$ -	1	\$ 24	10	\$ 240	11	\$ 264
Field Health and Safety and Decon Supplies (daily fee)	Day	\$ 34.00		\$ 34.00		\$ -		\$ -		\$ -	1	\$ 34	10	\$ 340	11	\$ 374
Sampling Shroud	Day	\$ 60.00		\$ 60.00		\$ -		\$ -		\$ -		\$ -		\$ -	0	\$ -
Total Terraphase Equipment/Supplies (ERS)						\$ -		\$ -		\$ -		\$ 304		\$ 3,040		\$ 3,344
Total Mileage Costs						\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
Total Estimated Project Unit Costs						\$ 3,656		\$ 9,827		\$ 4,509		\$ 20,182		\$ 39,755		\$ 77,929
10% Contingency						\$ 366		\$ 983		\$ 451		\$ 2,018		\$ 3,976		\$ 7,793
Total Estimated Project Unit Costs, With Contingency						\$ 4,021		\$ 10,810		\$ 4,959		\$ 22,200		\$ 43,731		\$ 85,722

LOCAL BUSINESS PARTICIPATION WORKSHEET - LBU Modification / Amendment



PRIME: Terraphase Engineering	Original Contract Amount (Base Bid):	\$110,143.00
Project: McClymonds HS Modernization	Originally Proposed LBU %:	100.00%
Project #: 21110	Amendment/Change Order No.: -----	3
Project Manager: Nicole Wells	Total Contract Amount (Amended Contract, to Date):	\$195,865.00
	Proposed LBU %	64.77%

Amended Contract Value:	\$				
	Total Dollar Amount of Work	LBE %	SLBE%	SLBRE%	Certification Type & No.
PRIME Company: Terraphase Address: 1300 Clay St Ste 1000 City/State: Oakland, CA Phone: 510-645-1850	\$126,857	65%			City of Oakland - Local
Company: Address: City/State: Phone:					
Company: Address: City/State: Phone:	\$				
Company: Address: City/State: Phone:	\$				
Company: Address: City/State: Phone:	\$				
Company: Address: City/State: Phone:	\$				
Company: Address: City/State: Phone:	\$				
	\$126,857.00	64.8%	0.0%	0.0%	64.8%

TIFFANY KNUCKLES

Oct 28, 2025

APPROVAL - LBU Compliance Officer

Note: Local Business Participation documentation must be approved and included in contract amendment documentation, where LBU impacted.



Updated by 360 Total Concept - Nov 2023

DIVISION OF FACILITIES PLANNING & MANAGEMENT ROUTING FORM

Project Information

Project Name	McClymonds High School Modernization Project	Site	303
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Basic Directions

Services cannot be provided until the contract is awarded by the Board or is entered by the Superintendent pursuant to authority delegated by the Board.

Attachment Checklist	☒ Proof of general liability insurance, including certificates and endorsements, if contract is over \$15,000 ☒ Workers compensation insurance certification, unless vendor is a sole provider
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Contractor Information

Contractor Name	Terraphase Engineering, Inc.	Agency's Contact	Alice Hale Price				
OUSD Vendor ID #	004240	Title	Principal Engineer				
Street Address	1300 Clay Street	City	Oakland	State	CA	Zip	94612
Telephone	510-645-1850	Policy Expires					
Contractor History	Previously been an OUSD contractor? ☒ Yes ☐ No		Worked as an OUSD employee? ☐ Yes ☒ No				
OUSD Project #	21110						

Term of Original/Amended Contract

Date Work Will Begin (i.e., effective date of contract)	10-24-2024	Date Work Will End By (not more than 5 years from start date; for construction contracts, enter planned completion date)	12-31-2027
		New Date of Contract End (If Any)	

Compensation/Revised Compensation

If New Contract, Total Contract Price (Lump Sum)	\$	If New Contract, Total Contract Price (Not To Exceed)	\$
Pay Rate Per Hour (If Hourly)	\$	If Amendment, Change in Price	\$85,722.00
Other Expenses		Requisition Number	

Budget Information

If you are planning to multi-fund a contract using LEP funds, please contact the State and Federal Office before completing requisition.

Resource #	Funding Source	Org Key	Object Code	Amount
9657/9856	Fund 21, Measure Y	210-9657-0-9856-8500-5825-303-9180-9906-9999-21110	6215	\$85,722.00

Approval and Routing (in order of approval steps)

Services cannot be provided before the contract is fully approved and a Purchase Order is issued. Signing this document affirms that to your knowledge services were not provided before a PO was issued.

	Division Head	Phone	510-535-7038	Fax	510-535-7082
1.	Executive Director, Facilities				
	Signature <i>Sele Nadel-Hayes</i> Sele.Nadel-Hayes@Nov 12, 2025 09:16:34 PST	Date Approved	Nov 12, 2025		
2.	OUSD Counsel, Facilities				
	Signature <i>James Traber</i>	Date Approved	11/7/2025		
3.	Chief Systems and Services Officer				
	Signature <i>Preston Thomas</i> Preston.Thomas@Nov 12, 2025 08:51:47 PST	Date Approved	Nov 12, 2025		
4.	Chief Financial Officer				
	Signature	Date Approved			
5.	President, Board of Education				
	Signature	Date Approved			

FILE ID 25-2136

Board Office Use: Legislative File Info.	
File ID Number	25- 2136
Introduction Date	9-24-2025
Enactment Number	25-1663
Enactment Date	9/24/2025 os



**OAKLAND UNIFIED
SCHOOL DISTRICT**
Community Schools, Thriving Students

Memo

To Board of Education

From Denise Saddler, EdD, Interim Superintendent
Preston Thomas, Chief Systems & Services Officer

Board Meeting Date September 24, 2025

Subject Amendment No. 2, Agreement for General Services – Terraphase Engineering, Inc. – McClymonds High School Modernization Project – Division of Facilities Planning and Management

Action Requested Approval by the Board of Education of Amendment No. 2, General Services Agreement by and between the District and **Terraphase Engineering, Inc., Oakland, CA**, for the latter to provide a field investigation, reporting and assistance with California Department of Toxic Substances Control site assessment (DTSC) for the **McClymonds High School Modernization Project**, in the additional amount of **\$91,493.00**, increasing the Agreement’s not-to-exceed amount from **\$18,650.00 to \$110,143.00**, and extending the term of the Agreement from **October 24, 2024, through December 31, 2025 to December 31, 2027**, (an additional 730 days). All other terms and conditions of the Agreement remain in full force and effect.

Discussion This Amendment is for additional environmental site assessment services and a seven hundred thirty days’ (730) extension.

LBP (Local Business Participation Percentage) 66.77%

Recommendation Approval by the Board of Education of Amendment No. 2, General Services Agreement by and between the District and Terraphase Engineering, Inc., Oakland, CA, for the latter to provide a field investigation, reporting and assistance with California Department of Toxic Substances Control site assessment (DTSC) for the McClymonds High School Modernization Project, in the additional amount of \$91,493.00, increasing the Agreement’s not-to-exceed amount from \$18,650.00 to \$110,143.00, and extending the term of the Agreement from October 24, 2024, through December 31, 2025 to December 31, 2027, (an additional 730 days). All other terms and conditions of the Agreement remain in full force and effect.

Fiscal Impact Fund 21 Building Fund Measure Y

Attachments

- Amendment No. 2, including Exhibits
- Routing Form
- File ID’s: 25-1022 & 24-2325

AMENDMENT NO. 2

GENERAL SERVICES AGREEMENT

This Amendment is entered into between the Oakland Unified School District (OUSD) and **Terraphase Engineering, Inc.** OUSD entered into an agreement with CONTRACTOR for services on **October 24, 2024** ("Agreement"), and the parties agree to amend the Agreement for the Services with **McClymonds High School Modernization Project** as follows and in the attached Exhibit A:

1. Services:	☐ The scope of work is <u>unchanged</u> .	☒ The scope of work has <u>changed</u> .
If scope of work changed: Provide brief description of revised scope of work including description of expected final results, such as services, materials, products, and/or reports; attach additional pages as necessary. The CONTRACTOR agrees to provide the following amended services: A field investigation, reporting and assistance with California Department of Toxic Substances Control (DTSC) site assessment, as outlined in the Proposals dated July 3, 2025, which is attached to this Amendment as Exhibit A.		
2. Terms (duration):	☐ The term of the contract is <u>unchanged</u> .	☒ The term of the contract has <u>changed</u> .
If term is changed: The contract term is extended by an <u>additional seven hundred thirty (730) days</u> and the amended expiration date is <u>December 31, 2027</u>.		
3. Compensation:	☐ The contract price is <u>unchanged</u> .	☒ The contract price has <u>changed</u> .
If the compensation is changed: The not to exceed contract price is ☒ Increased by: <u>Ninety-One Thousand Four Hundred Ninety-Three Dollars No/100 (\$91,493.00)</u>. ☐ Decreased by _____ dollars and no/100 (\$_____). Prior to this amendment, the not-to-exceed total contract price was <u>Eighteen Thousand Six Hundred Fifty Dollars and No/100 (\$18,650.00)</u>, and after this amendment, the not-to-exceed total contract price will be: <u>One Hundred Ten Thousand One Hundred Forty-Three Dollars and No/100 (\$110,143.00)</u>.		

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:

☐ There are no previous amendments to this Agreement. ☒ This contract has previously been amended as follows:

No.	Date	General Description of Reason for Amendment	Amount of Increase (Decrease)
01	5-14-2025	Compensation & Term	\$9,300.00

6. Approval: This Amendment is not effective, and no payment shall be made to Contractor based on this Amendment, until it is signed by Contractor and approved by the Board of Education.

OAKLAND UNIFIED SCHOOL DISTRICT



Jennifer Brouhard, President,
Board of Education

9/25/2025
Date



Denise Saddler, EdD, Superintendent
and Secretary, Board of Education

9/25/2025
Date



Preston Thomas (Aug 28, 2025 00:40:10 PDT)
Preston Thomas, Chief Systems &
Services Officer

Aug 28, 2025
Date

Approval as to form:



James Traber [name]
General Counsel, Facilities, Planning and Management

8/26/2025
Date

CONTRACTOR: TERRAPHASE ENGINEERING, INC



Contractor Signature Date

Clare Steedman, Principal Geologist
Print Name, Title

EXHIBIT “A”
Scope of Work for Amendment

Contractor Name: Terraphase Engineering, Inc.

1. Detailed Description of Services to be provided: A field investigation, reporting and assistance with California Department of Toxic Substances Control (DTSC) site assessment, as outlined in the Proposals dated July 3, 2025, which is attached to this Amendment as Exhibit A.
2. Specific Outcomes:
3. Alignment with District Strategic Plan: Indicate the goals and visions supported by the services of this contract:

☐ Ensure a high quality instructional core	☐ Prepare students for success in college and careers
☐ Develop social, emotional and physical health	☒ Safe, healthy and supportive schools
☒ Create equitable opportunities for learning	☒ Accountable for quality
☐ High quality and effective instruction	☐ Full service community district

LOCAL BUSINESS PARTICIPATION WORKSHEET - LBU Modification / Amendment



PRIME: Terraphase Engineering Original Contract Amount (Base Bid): \$18,650.00
 Project: McClymonds HS Modernization Originally Proposed LBU %: 100.00%
 Project #: 21110 **Amendment/Change Order No.:** ----- \$2.00
 Project Manager: Nicole Wells Total Contract Amount (Amended Contract, to Date): \$110,143.00
 Proposed LBU % 59.58%

66.77%

TSK

Amended Contract Value:	\$				
	Total Dollar Amount of Work	LBE %	SLBE%	SLBRE%	Certification Type & No.
PRIME Company: Terraphase Address: 1300 Clay St Ste 1000 City/State: Oakland, CA Phone: 510-645-1850	\$65,619	60%			City of Oakland - Local
Company: Address: City/State: Phone:					
Company: Address: City/State: Phone:	\$				
Company: Address: City/State: Phone:	\$				
Company: Address: City/State: Phone:	\$				
Company: Address: City/State: Phone:	\$				
	\$65,619.00	0.0%	0.0%	0.0%	0.0%

TIFFANY KNUCKLES
APPROVAL - LBU Compliance Officer

Aug 05, 2025

Note: Local Business Participation documentation must be approved and included in contract amendment documentation, where LBU impacted.



Updated by 360 Total Concept - Nov 2023



July 3, 2025

Oakland Unified School District
Department of Facilities Planning and Management
955 High Street
Oakland, California 94601
Attention: Nicole Wells

sent via email to nicole.wells@ousd.org

Subject: Proposal for Phase II Site Investigation, McClymonds High School Modernization Project (District Project #211110)

Dear Ms. Wells:

Terraphase Engineering Inc. (Terraphase) is pleased to provide Oakland Unified School District (District, or OUSD) with this *Proposal for Phase II Site Investigation for the McClymonds High School Modernization Project* (the Site) located at 3607 Myrtle Street in Oakland, California. In October 2024, Terraphase was previously awarded contracts to provide a Phase I Environmental Site Assessment and California Environmental Quality Act (CEQA) documentation for the Project. During the course of the Phase I ESA, Terraphase identified recognized environmental conditions (RECs) associated with the Project site and on- and off-site historical uses, which will likely require engagement with a regulatory agency to oversee project development. Following discussions with the California Department of Toxic Substances Control (DTSC) Schools program, the District has opted to perform an initial Phase II site investigation in the areas where modernization work will be conducted, prior to engaging with DTSC. The scope proposed below is based on an initial review of the Increment 1 and 2 100% Construction Document plans dated February 2025 and responses provided to questions submitted to the District in June 2025. Based on the results of the Phase II investigation, either a Preliminary Environmental Assessment (PEA) – Equivalent report or a PEA Work Plan will be prepared and DTSC will be engaged.

Scope of Work

The scope of work presented below is divided into three tasks, a field investigation, reporting, and assistance with DTSC involvement.

Task 1: Site Investigation

The District has elected to voluntarily conduct a focused soil and soil vapor characterization investigation prior to entering into DTSC oversight. The intent of the proposed investigation is to characterize potential risk associated with surface and subsurface soil conditions for soil that will be disturbed during Site modernization activities. The environmental investigation shall comprise of subsurface environmental drilling, soil sampling, and soil vapor probe installation and sampling.

This investigation focuses on characterizing the following:

- Soil excavation and the building location for the two new restroom/concessions buildings (assumed up to 4 feet of excavation)
- Soil in vicinity of a former laundry facility that operated in the southwestern portion of the Site in the early 1900s
- Soil excavation associated with the new bleacher structure (assumed up to 4 feet of excavation)
- Soil excavation associated with the new turf field (assumed 2 feet of excavation)
- Trenching associated with the new water lines (approximately 500 linear feet; assumed up to 5 feet of excavation)
- Trenching associated with the new electrical conduit along the south of the field (approximately 400 linear feet; assumed up to 4 feet of excavation)
- Soil excavation associated with the bioretention basins (assumed up to 7 feet of excavation)

Prior to performing the field work, Terraphase will complete the following tasks:

- **Health and Safety Plan Preparation.** Terraphase will perform work in accordance with a Site-specific HASP.
- **Meeting with District.** Terraphase will attend one additional scoping meeting with District representatives to confirm the planned approach.
- **Field Preparation.** General field preparation will include coordinating the analytical laboratory, equipment rentals/procurement for the proposed sampling activities, drilling subcontractor, site access, and field staff scheduling.
- **Utility Mark-out and Clearance.** Terraphase will mark the property for Underground Service Alert North (USAN) at least two full working days before intrusive activities. In addition, Terraphase will hire a private utility locator to clear boring locations on a day when or before drilling occurs.
- **Procure Drilling Permit.** Terraphase will procure a drilling permit for the soil borings and grab groundwater locations discussed in Tasks 2.1 through 2.3. Alameda County Public Works Agency requires boring permits for all borings deeper than 5 feet and for soil vapor borings well installation. The permit requires a 10-15 day lead time.

Terraphase will complete the following field tasks to assess soil at the Site:

- Oversee a private utility surveyor to locate utilities surrounding up to 17 proposed boring locations identified below. A map with proposed boring locations is provided as Figure 1.
- Advancement and sampling of 17 boring locations. Based on information provided by the District, the 18 proposed boring locations are anticipated to extend to 5 feet below ground surface (bgs) in most locations.
 - Vicinity of concessions and restroom building and bleacher structures: Advance 4 borings for collection of soil samples and installation and sampling of soil vapor probes in 2 of the borings (5 feet bgs).
 - Former laundry: Advance 1 boring for collection of soil samples and installation and sampling of soil vapor probes (5 feet bgs)

- Areas with planned excavation: Trenching or excavation will be associated with the replacement of water lines, storm drains, electrical lines, sanitary sewers, and the installation of bioretention basins. Advance 7 borings for collection of soil samples to depths representative of the full depth of excavation (generally 4 to 7 feet below grade).
- Field area: Advance 5 borings for collection of soil samples to 5 feet below grade (approximately 1 boring per ½ acre).
- Soil samples will be collected in laboratory supplied bottle ware at a minimum of two depths per boring, with additional deeper samples collected and placed on hold. If impacts are identified in primary samples and vertical delineation is required, samples that have been collected and placed on hold with the laboratory may be analyzed, however, costs for additional analysis are not included.
- One duplicate soil vapor sample will be collected. One field equipment blank will be collected per day and analyzed for the suite of samples identified below. One trip blank will be submitted per day for analysis of volatile organic compounds (VOCs) only.
- Soil samples will be analyzed for the following chemicals of concern (COCs).
 - Title 22 metals by USEPA Methods 6010B/7471A
 - organochlorine pesticides (OCPs) by USEPA Method 8081
 - asbestos by polarized light microscopy
 - total petroleum hydrocarbons (TPH) full carbon chain by USEPA Method 8015C
 - VOCs and TPH in the gasoline range (TPH-g) by USEPA Method 8260B/5035
 - semi-volatile organic compounds by USEPA Method 8270C in the vicinity of the former laundry
- Soil vapor samples will be analyzed for VOCs, TPH-g, fixed gases, and helium.
- Drum investigation-derived waste; profile waste and oversee disposal. Soil is assumed to be disposed of as non-hazardous waste. The following COCs will be analyzed from drummed soil and/or groundwater:
 - Title 22 metals by USEPA Methods 6010B/7471A
 - VOCs and TPH-g by USEPA Method 8260B
 - TPH quantified as diesel and motor oil (TPH-d/-mo) by USEPA Method 8015
- Stockpiled soil: A stockpile of soil of unknown origin will be profiled separately for disposal purposes. Based on estimate of approximately 28 cubic yards (approximately 10 ft x 25 ft x 3 ft), collect one four-point composite sample, analyze for TPHs, VOCs, metals.

Task 2 Analytical Results and Reporting

Upon receipt of the certified laboratory analytical reports, Terraphase will enter the data into a database. Analytical results will be compared against the most recent DTSC Human and Ecological Risk Office Note 3 screening levels (DTSC-SLs) for residential soil.



For waste characterization purposes, analytical results will be compared against Federal and California State Hazardous Waste Criteria to determine if total concentrations indicate exceedances per California State Total Threshold Limit Concentration (TTL) or screening thresholds for Federal Toxicity Characteristics Leaching Procedure (TCLP) and/or Soluble Threshold Limit Concentration (STLC). Terraphase has assumed that 10 percent of the soil samples will need to be extracted using both methods and the leachate analyzed for one metal.

Based on the findings, Terraphase will recommend preparation of either Preliminary Environmental Assessment (PEA) Equivalent report inclusive of a screening level human health risk assessment (in the event that the environmental impacts appear to be adequately characterized) or PEA Work Plan (in the event that the results warrant further investigation). The report will include a summary of the sampling activities, analytical results, a discussion of findings, with an emphasis on data above regulatory screening levels, figures of the Site and sampling locations, permits if required, copies of the field logs, the summary data tables, boring logs, and copies of the certified analytical reports. The costs presented in this proposal assume the preparation of a PEA-E document.

Task 3 DTSC Voluntary Site Mitigation Program

As the proposed environmental site assessment will be conducted on a voluntary basis, Terraphase will continue to advise and assist the District with potential DTSC requirements to develop a path forward for environmental review, including submitting the investigation report to DTSC. A total of 26 hours is assumed for this task, which may include:

- Email communications with DTSC to outline the project scope and provide an update on Site investigation results.
- Preparatory virtual meeting with OUSD risk management team to discuss approach.
- Preparation of an Environmental Oversight Program (EOP) application and submitting the form to DTSC.
- Virtual scoping meeting with DTSC to present the project scope, ongoing environmental monitoring, and proposed additional investigation (if needed) and construction monitoring approach.
- Up to one additional meeting with DTSC staff.

Schedule

The proposed work can begin upon acceptance of this proposal, and to allow proper lead time for procurement of a soil boring permit from Alameda Public Works.

Cost Estimate

Terraphase will complete the scope of services described above on a time-and-materials basis, not to exceed \$91,493 without prior written consent, in accordance with our 2025 Standard Schedule of Charges incorporating a 10 percent discount.

Task	Cost	Notes
Task 1. Site Investigation	\$56,564	
Task 2. Analytical Results and Reporting	\$19,834	
Task 3. DTSC Voluntary Site Mitigation Program (As-Needed)	\$6,777	
Subtotal	\$83,175	
Contingency – 10%	\$8,318	Requires project manager approval
Total with Contingency	\$91,493	

Assumptions

Terraphase has made the following assumptions in preparing this scope of work and associated cost estimate for this proposal:

- The proposed scope of work outlined in Task 2 can be completed by one Terraphase personnel in four 10-hour workdays in the field to oversee the private utility locate, advancement of selected soil boring locations, log soil, collect soil samples and soil vapor samples.
- Work will be performed in Level D personal protective equipment.
- Access to the Site will be provided during regular work hours and required access will be obtained by the Client.
- Proposed sampling locations will be accessible to perform the work described herein, or locations will be revised or eliminated based on field conditions, if necessary.
- The proposed scope of work assumes that we are able to receive the drilling permit in a timely matter from Alameda Public Works.
- Soil and soil vapor samples will be analyzed on a normal turnaround time (5 to 7 business days following laboratory receipt).
- Analysis of up to two soil samples per boring has been included in this cost estimate.
- Once a voluntary oversight agreement has been established with DTSC, the agency may require additional sampling or replication of effort contained herein.



July 3, 2025
Oakland Unified School District
Proposal for Phase II Site Investigation, McClymonds High School Modernization
Project (District Project #211110)

Closing

Terraphase is grateful for the opportunity to offer our services on this important project. If you have any questions or comments regarding this submittal, please contact Clare Steedman at 213-422-5850.

Sincerely,

for Terraphase Engineering Inc.



Clare Steedman, PG
Principal Geologist



Alice Hale Price, PE
Principal Engineer

Attachment:

Figure 1. Proposed Boring Locations

Table 1. Time and Materials Cost Estimate

Table 1 - Time and Materials Cost Estimate
Oakland Unified School District
McClymonds High School Modernization Project #211110

Category	Units	Standard 2025 Rate	Discount	Rate	Task 1: Site Investigation		Task 2: Reporting		Task 3: DTSC Engagement		TOTALS		
					Qty	Cost	Qty	Cost	Qty	Cost	Qty	Cost	
Labor													
Senior Principal	Hour	\$ 320.00	10%	\$ 288.00		\$ -	8	\$ 2,304		\$ -	8	\$ 2,304	
Principal	Hour	\$ 301.00	10%	\$ 270.90	12	\$ 3,251	12	\$ 3,251	18	\$ 4,876	42	\$ 11,378	
Senior Associate	Hour	\$ 282.00	10%	\$ 253.80		\$ -		\$ -		\$ -	0	\$ -	
Associate	Hour	\$ 264.00	10%	\$ 237.60	1	\$ 238	12	\$ 2,851	8	\$ 1,901	21	\$ 4,990	
Senior Project	Hour	\$ 247.00	10%	\$ 222.30	12	\$ 2,668	12	\$ 2,668		\$ -	24	\$ 5,335	
Project	Hour	\$ 230.00	10%	\$ 207.00		\$ -		\$ -		\$ -	0	\$ -	
Senior Staff 2	Hour	\$ 213.00	10%	\$ 191.70		\$ -	24	\$ 4,601		\$ -	24	\$ 4,601	
Senior Staff 1	Hour	\$ 193.00	10%	\$ 173.70	48	\$ 8,338		\$ -		\$ -	48	\$ 8,338	
Staff 2	Hour	\$ 171.00	10%	\$ 153.90		\$ -	20	\$ 3,078		\$ -	20	\$ 3,078	
Staff 1	Hour	\$ 149.00	10%	\$ 134.10	4	\$ 536		\$ -		\$ -	4	\$ 536	
Technician 2	Hour	\$ 114.00	10%	\$ 102.60		\$ -		\$ -		\$ -	0	\$ -	
Technician 1	Hour	\$ 96.00	10%	\$ 86.40		\$ -		\$ -		\$ -	0	\$ -	
Senior Editor/ Senior Project Coordinator	Hour	\$ 166.00	10%	\$ 149.40		\$ -	6	\$ 896		\$ -	6	\$ 896	
Editor 2/Project Coordinator 2/Accountant 2	Hour	\$ 147.00	10%	\$ 132.30		\$ -		\$ -		\$ -	0	\$ -	
Editor 1/Project Coordinator 1/Accountant 1	Hour	\$ 122.00	10%	\$ 109.80		\$ -		\$ -		\$ -	0	\$ -	
Administrator/Project Assistant/Billing Specialist	Hour	\$ 103.00	10%	\$ 92.70	2	\$ 185	2	\$ 185		\$ -	4	\$ 371	
Total Terraphase Labor						\$ 15,215		\$ 19,834		\$ 6,777		\$ 41,827	
Direct Costs													
Subcontractor													
Enthalpy VOCs + GRO by 8260	sample	\$ 120.00		\$ 120.00	40	\$ 4,800		\$ -		\$ -	40	\$ 4,800	
Enthalpy TPH-g cc (DRO standard)	sample	\$ 58.00		\$ 58.00	37	\$ 2,146		\$ -		\$ -	37	\$ 2,146	
Enthalpy Title 22 Metals 6010	sample	\$ 116.00		\$ 116.00	37	\$ 4,292		\$ -		\$ -	37	\$ 4,292	
Enthalpy OCPS EPA 8081	sample	\$ 100.00		\$ 100.00	37	\$ 3,700		\$ -		\$ -	37	\$ 3,700	
Enthalpy Asbestos PLM	sample	\$ 25.00		\$ 25.00	37	\$ 925		\$ -		\$ -	37	\$ 925	
Enthalpy SVOCs 8270C	sample	\$ 173.00		\$ 173.00	3	\$ 519		\$ -		\$ -	3	\$ 519	
Enthalpy VOCs TO-15	sample	\$ 176.00		\$ 176.00	4	\$ 704		\$ -		\$ -	4	\$ 704	
Enthalpy TPH-g soil vapor TO-3M	sample	\$ 99.00		\$ 99.00	4	\$ 396		\$ -		\$ -	4	\$ 396	
Enthalpy fixed gases + helium ASTM D1946	sample	\$ 108.00		\$ 108.00	4	\$ 432		\$ -		\$ -	4	\$ 432	
Enthalpy single metal	sample	\$ 33.00		\$ 33.00	3	\$ 99		\$ -		\$ -	3	\$ 99	
Enthalpy - Sample Disposal	sample	\$ 8.00		\$ 8.00	60	\$ 480		\$ -		\$ -	60	\$ 480	
Enthalpy - 5035 5-vial kits	sample	\$ 30.00		\$ 30.00	60	\$ 1,800		\$ -		\$ -	60	\$ 1,800	
Enthalpy 1-L batch-cert canisters	sample	\$ 55.00		\$ 55.00	5	\$ 275		\$ -		\$ -	5	\$ 275	
Enthalpy soil vapor sampling kit	sample	\$ 50.00		\$ 50.00	5	\$ 250		\$ -		\$ -	5	\$ 250	
Enthalpy STLC prep	sample	\$ 63.00		\$ 63.00	3	\$ 189		\$ -		\$ -	3	\$ 189	
Enthalpy TCLP prep	sample	\$ 63.00		\$ 63.00	3	\$ 189		\$ -		\$ -	3	\$ 189	
Drilling Cascade Daily Rate (5-7 locations)	day	\$ 3,500.00		\$ 3,500.00	3	\$ 10,500		\$ -		\$ -	3	\$ 10,500	
Utility Locator (6 locations)	day	\$ 1,000.00		\$ 1,000.00	3	\$ 3,000		\$ -		\$ -	3	\$ 3,000	
PID	day	\$ 110.00		\$ 110.00	3	\$ 330		\$ -		\$ -	3	\$ 330	
Enthalpy IDW sampling	sample	\$ 420.00		\$ 420.00	1	\$ 420		\$ -		\$ -	1	\$ 420	
Waste Disposal (non-hazardous)	drum	\$ 240.00		\$ 240.00	2	\$ 480		\$ -		\$ -	2	\$ 480	
Eco-Rental Solutions - Helium Detector	day	\$ 180.00		\$ 180.00	1	\$ 180		\$ -		\$ -	1	\$ 180	
Helium	day	\$ 100.00		\$ 100.00	1	\$ 100		\$ -		\$ -	1	\$ 100	
Total Subcontractor Costs						\$ 36,206		\$ -		\$ -		\$ 36,206	
Direct Cost Handling		10%		10.0%		\$ 3,621		\$ -		\$ -		\$ 3,621	
Total Direct Costs						\$ 39,827		\$ -		\$ -		\$ 39,827	
Terraphase Equipment/Supplies (ERS)													
Truck/Vehicle (day)	Day	\$ 206.00		\$ 206.00	5	\$ 1,030		\$ -		\$ -	5	\$ 1,030	
IPad and Electronic Field Data (day)	Day	\$ 40.00		\$ 40.00	5	\$ 200		\$ -		\$ -	5	\$ 200	
Daily Consumables (includes gloves, ziplock bags and trash bags)	Each	\$ 24.00		\$ 24.00	4	\$ 96		\$ -		\$ -	4	\$ 96	
Field Health and Safety and Decon Supplies (daily fee)	Day	\$ 34.00		\$ 34.00	4	\$ 136		\$ -		\$ -	4	\$ 136	
Sampling Shroud	Day	\$ 60.00		\$ 60.00	1	\$ 60		\$ -		\$ -	1	\$ 60	
Total Terraphase Equipment/Supplies (ERS)						\$ 1,522		\$ -		\$ -		\$ 1,522	
Total Mileage Costs						\$ -		\$ -		\$ -		\$ -	
Total Estimated Project Unit Costs						\$ 56,564		\$ 19,834		\$ 6,777		\$ 83,175	
10% Contingency						\$ 5,656		\$ 1,983		\$ 678		\$ 8,318	
Total Estimated Project Unit Costs, With Contingency						\$ 62,220		\$ 21,818		\$ 7,455		\$ 91,493	

DIVISION OF FACILITIES PLANNING & MANAGEMENT ROUTING FORM

Project Information

Project Name	McClymonds High School Modernization Project	Site	303
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Basic Directions

Services cannot be provided until the contract is awarded by the Board or is entered by the Superintendent pursuant to authority delegated by the Board.

Attachment Checklist	☒ Proof of general liability insurance, including certificates and endorsements, if contract is over \$15,000 ☒ Workers compensation insurance certification, unless vendor is a sole provider
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Contractor Information

Contractor Name	Terraphase Engineering, Inc.	Agency's Contact	Alice Hale Price				
OUSD Vendor ID #	004240	Title	Principal Engineer				
Street Address	1300 Clay Street	City	Oakland	State	CA	Zip	94612
Telephone	510-645-1850	Policy Expires					
Contractor History	Previously been an OUSD contractor? ☒ Yes ☐ No		Worked as an OUSD employee? ☐ Yes ☒ No				
OUSD Project #	21110						

Term of Original/Amended Contract

Date Work Will Begin (i.e., effective date of contract)	10-24-2024	Date Work Will End By (not more than 5 years from start date; for construction contracts, enter planned completion date)	
		New Date of Contract End (If Any)	12-31-2027

Compensation/Revised Compensation

If New Contract, Total Contract Price (Lump Sum)	\$	If New Contract, Total Contract Price (Not To Exceed)	\$
Pay Rate Per Hour (If Hourly)	\$	If Amendment, Change in Price	\$91,493.00
Other Expenses		Requisition Number	

Budget Information

If you are planning to multi-fund a contract using LEP funds, please contact the State and Federal Office before completing requisition.

Resource #	Funding Source	Org Key	Object Code	Amount
9657/9856	Fund 21, Measure Y	210-9657-0-9856-8500-5825-303-9180-9906-9999-21110	6215	\$91,493.00

Approval and Routing (in order of approval steps)

Services cannot be provided before the contract is fully approved and a Purchase Order is issued. Signing this document affirms that to your knowledge services were not provided before a PO was issued.

	Division Head	Phone	510-535-7038	Fax	510-535-7082
1.	Executive Director, Facilities				
	Signature	Date Approved			
2.	OUSD Counsel, Facilities				
	Signature <i>James Traber</i>	Date Approved	8/26/2025		
3.	Chief Systems and Services Officer				
	Signature <i>Preston Thomas</i> Preston Thomas (Aug 28, 2025 00:40:10 PDT)	Date Approved	Aug 28, 2025		
4.	Chief Financial Officer				
	Signature	Date Approved			
5.	President, Board of Education				
	Signature	Date Approved			

Board Office Use: Legislative File Info.	
File ID Number	25- 1022
Introduction Date	5-14-2025
Enactment Number	25-0725
Enactment Date	5/14/2025 CJH



**OAKLAND UNIFIED
SCHOOL DISTRICT**
Community Schools, Thriving Students

Memo

To Board of Education

From Kyla Johnson-Trammell, Superintendent
Preston Thomas, Chief Systems & Services Officer
Kenya Chatman, Executive Director, Facilities

Board Meeting Date May 14, 2025

Subject Amendment No. 1 to Agreement for General Services – Terraphase Engineering, Inc. – McClymonds High School Modernization Project – Division of Facilities Planning and Management

Action Requested Approval by the Board of Education of Amendment No.1 to the General Services Agreement by and between the District and **Terraphase Engineering, Inc., Oakland, CA**, for the latter to provide additional environmental services that involve out-of-scope work that was not included in the original project scope, and prepare a Recognized Environmental Conditions (REC) report in accordance with DTSC standards, for the **McClymonds High School Modernization Project**, in an additional amount of **\$9,300.00**, increasing the Agreement’s not-to-exceed amount from **\$9,350.00 to \$18,650.00**, and extending the term of the Agreement from October 24, 2024, through October 24, 2025 to December 31, 2025, (an additional 68 days). All other terms and conditions of the Agreement remain in full force and effect.

Discussion This Amendment is for additional environmental site assessment services and a sixty-eight (68) days’ extension.

LBP (Local Business Participation Percentage) 100%

Recommendation Approval by the Board of Education of Amendment No.1, to the General Services Agreement by and between the District and Terraphase Engineering, Inc., Oakland, CA, for the latter to provide additional environmental services that involve out-of-scope work not that was included in the original project scope. Conduct and prepare a Recognized Environmental Conditions (REC) report in accordance with DTSC standards, for the McClymonds High School Modernization Project, in the additional amount of \$9,300.00, increasing the Agreement’s not-to-exceed amount from \$9,350.00 to \$18,650.00, and extending the term of the Agreement from October 24, 2024, through October 24, 2025 to December 31, 2025, (an additional 68 days). All other terms and conditions of the Agreement remain in full force and effect.

Fiscal Impact Fund 21 Building Fund Measure Y

Attachments

- Amendment No. 1, including Exhibits
- Routing Form
- File ID: 24-2325

AMENDMENT NO. 1

GENERAL SERVICES AGREEMENT

This Amendment is entered into between the Oakland Unified School District (OUSD) and **Terraphase Engineering, Inc.** OUSD entered into an agreement with CONTRACTOR for services on **October 24, 2024** ("Agreement"), and the parties agree to amend the Agreement for the Services with **McClymonds High School Modernization Project** as follows and in the attached Exhibit A:

1.	Services:	☐ The scope of work is <u>unchanged</u> .	☒ The scope of work has <u>changed</u> .
If scope of work changed: Provide brief description of revised scope of work including description of expected final results, such as services, materials, products, and/or reports; attach additional pages as necessary. The CONTRACTOR agrees to provide the following amended services: To provide additional environmental services that involve out-of-scope work not included in the original project scope. Conduct and prepare a Recognized Environmental Conditions (REC) report in accordance with DTSC standards, as outlined in the Proposals dated March 10, 2025, which is attached to this Amendment as Exhibit A.			
2.	Terms (duration):	☐ The term of the contract is <u>unchanged</u> .	☒ The term of the contract has <u>changed</u> .
If term is changed: The contract term is extended by an <u>additional sixty-eight (68) Days</u> and the amended expiration date is <u>December 31, 2025</u>. The Current end date is October 24, 2025.			
3.	Compensation:	☐ The contract price is <u>unchanged</u> .	☒ The contract price has <u>changed</u> .
If the compensation is changed: The not to exceed contract price is ☒ Increased by: <u>Nine Thousand Three Hundred Dollars and No/100 (\$9,300.00)</u>. ☐ Decreased by _____ dollars and no/100 (\$_____). Prior to this amendment, the not-to-exceed total contract price was <u>Nine Thousand Three Hundred Fifty Dollars and No/100 (\$9,350.00)</u>, and after this amendment, the not-to-exceed total contract price will be: <u>Eighteen Thousand Six Hundred Fifty Dollars and No/100 (\$18,650.00)</u>.			

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:**

☒ There are no previous amendments to this Agreement. ☐ This contract has previously been amended as follows:

No.	Date	General Description of Reason for Amendment	Amount of Increase (Decrease)

6. **Approval:** This Amendment is not effective, and no payment shall be made to Contractor based on this Amendment, until it is signed by Contractor and approved by the Board of Education.

OAKLAND UNIFIED SCHOOL DISTRICT



Jennifer Brouhard, President,
Board of Education

5/15/2025

Date



Kyla Johnson-Trammell, Superintendent
and Secretary, Board of Education

5/15/2025

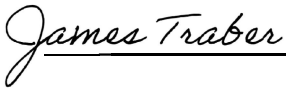
Date



Preston Thomas (Apr 16, 2025 07:25 PDT)
Preston Thomas, Chief Systems &
Services Officer

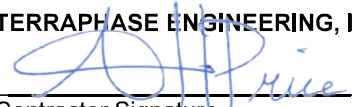
Apr 16, 2025

Date**Approval as to form:**



James Traber, Esq.
Facilities Counsel

04/14/2025

Date**CONTRACTOR:****TERRAPHASE ENGINEERING, INC**

Contractor Signature

4/14/2025

Date_____
Alice Hale Price, PE, Principal Engineer_____
Print Name, Title

EXHIBIT “A”

Scope of Work for Amendment

Contractor Name: Terraphase Engineering, Inc.

1. Detailed Description of Services to be provided: To provide additional environmental services that involve out-of-scope work not included in the original project scope. Conduct and prepare a Recognized Environmental Conditions (REC) report in accordance with DTSC standards, as outlined in the Proposals dated March 10, 2025, which is attached to this Amendment as Exhibit A.
2. Specific Outcomes:
3. Alignment with District Strategic Plan: Indicate the goals and visions supported by the services of this contract:

0 Ensure a high quality instructional core	0 Prepare students for success in college and careers
0 Develop social, emotional and physical health	X Safe, healthy and supportive schools
X Create equitable opportunities for learning	x Accountable for quality
0 High quality and effective instruction	0 Full service community district



March 10, 2025

Nicole Wells
Project Manager, Facilities
Oakland Unified School District
955 High Street
Oakland, CA 94601

sent via email to nicole.wells@ousd.org

Subject: Change Order Request for Continued Environmental Consulting Services, McClymonds High School Modernization Project (District Project #21110)

Dear Ms. Wells:

Terraphase Engineering Inc. (Terraphase) appreciates the opportunity to provide Oakland Unified School District (District, or OUSD) with continued environmental consulting support for the McClymonds High School Modernization Project (Project) located at 3607 Myrtle Street in Oakland, California. In October 2024, Terraphase was previously awarded contracts to provide a Phase I Environmental Site Assessment and California Environmental Quality Act (CEQA) documentation for the Project. As discussed during our meeting on February 25, 2025, during the course of the Phase I ESA, Terraphase identified recognized environmental conditions (RECs) associated with the Project site and on- and off-site historical uses, which will likely require engagement with a regulatory agency to oversee the Project development. Terraphase has prepared this change order request to address (1) out-of-scope work that has been conducted to date to evaluate the site condition beyond the scope of a Phase I ESA and (2) initial engagement with the Department of Toxic Substances Control to discuss next steps.

The scope of work is further described below.

Scope of Work

Task 1: Out of Scope Tasks

Terraphase completed the following tasks which were outside of the assumed scope of work outlined in our August 8, 2024 proposal for the Phase I ESA:

- Research regarding the natural gas pipeline located onsite and internal discussion of applicability of Education Code Section 14010(h) requirements for the proposed project.
- Development of figures to document the multiple on-site historical uses and historical sampling data of environmental concern.
- Internal review regarding the historical onsite uses and pathways for regulatory agency review.
- Client update communications and meeting.

Task 2: Preliminary DTSC Engagement

Terraphase will initiate discussions with DTSC to develop a path forward for environmental review. This task includes:

- Initial email communications with DTSC to outline the project scope.
- Preparatory virtual meeting with OUSD risk management team to discuss approach.
- Virtual meeting with DTSC to present the project scope, ongoing environmental monitoring, and proposed investigation and construction monitoring approach.
- Up to one additional meeting with DTSC staff.
- Development of a brief outline of scope of work / approach in email or memorandum format for DTSC concurrence (not inclusive of a Work Plan).

Following the above tasks, Terraphase will submit a change order request outlining tasks and costs for the agreed upon scope of work.

Cost Estimate

We propose to provide the scope-of-services described above on a time-and-materials basis, in accordance with our 2025 Standard Schedule of Charges incorporating a 10 percent discount. This cost estimate and associated rates schedule assumes that work will be completed prior to January 2026, at which time our rates will be adjusted.

Our estimate for the scope of work described herein is as follows:

	Cost Estimate
Task 1: Out of Scope Services	\$4,300
Task 2: Preliminary DTSC Engagement	\$5,000

Closing

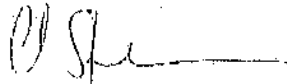
Terraphase is grateful for the opportunity to offer our services on this important project. If you have any questions or comments regarding this submittal, please contact Alice Hale Price at 510.645.1850 ext. 57.

Sincerely,

for Terraphase Engineering Inc.



Alice Hale Price, PE, ENV SP
Principal Engineer



Clare Steedman, PG
Principal Geologist

Acceptance of Proposal

The cost, specifications, and conditions outlined herein are satisfactory and are hereby accepted.
Terraphase is authorized to proceed with the work, as specified.

This proposal is hereby accepted by a duly authorized representative of the Client to whom it is addressed:

Signature:



Date:

3/20/25

Printed Name:

NICOLE WELLS

Title:

PROJECT MANAGER





DIVISION OF FACILITIES PLANNING & MANAGEMENT ROUTING FORM

Project Information

Project Name	McClymonds High School Modernization Project	Site	303
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Basic Directions

Services cannot be provided until the contract is awarded by the Board or is entered by the Superintendent pursuant to authority delegated by the Board.

Attachment Checklist	☒ Proof of general liability insurance, including certificates and endorsements, if contract is over \$15,000 ☒ Workers compensation insurance certification, unless vendor is a sole provider
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Contractor Information

Contractor Name	Terraphase Engineering, Inc.	Agency's Contact	Alice Hale Price				
OUSD Vendor ID #	004240	Title		Principal Engineer			
Street Address	1300 Clay Street	City	Oakland	State	CA	Zip	94612
Telephone	510-645-1850	Policy Expires					
Contractor History	Previously been an OUSD contractor? ☒ Yes ☐ No		Worked as an OUSD employee? ☐ Yes ☒ No				
OUSD Project #	21110						

Term of Original/Amended Contract

Date Work Will Begin (i.e., effective date of contract)	10-24-2024	Date Work Will End By (not more than 5 years from start date; for construction contracts, enter planned completion date)	
		New Date of Contract End (If Any)	12-31-2025

Compensation/Revised Compensation

If New Contract, Total Contract Price (Lump Sum)	\$	If New Contract, Total Contract Price (Not To Exceed)	\$
Pay Rate Per Hour (If Hourly)	\$	If Amendment, Change in Price	\$9,300.00
Other Expenses		Requisition Number	

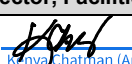
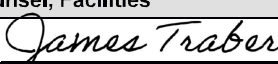
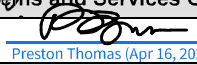
Budget Information

If you are planning to multi-fund a contract using LEP funds, please contact the State and Federal Office before completing requisition.

Resource #	Funding Source	Org Key	Object Code	Amount
9657/9856	Fund 21, Measure Y	210-9657-0-9856-8500-6215-303-9180-9906-9999-21110	6215	\$9,300.00

Approval and Routing (in order of approval steps)

Services cannot be provided before the contract is fully approved and a Purchase Order is issued. Signing this document affirms that to your knowledge services were not provided before a PO was issued.

	Division Head	Phone	510-535-7038	Fax	510-535-7082
1.	Executive Director, Facilities				
	Signature 	Date Approved	Apr 15, 2025		
	Ronyal Chaudhary (Apr 15, 2025 09:38 PDT)				
2.	OUSD Counsel, Facilities				
	Signature 	Date Approved	04/14/2025		
	James Traber (Apr 14, 2025 09:38 PDT)				
3.	Chief Systems and Services Officer				
	Signature 	Date Approved	Apr 16, 2025		
	Preston Thomas (Apr 16, 2025 07:25 PDT)				
4.	Chief Financial Officer				
	Signature	Date Approved			
5.	President, Board of Education				
	Signature	Date Approved			

Board Office Use: Legislative File Info.	
File ID Number	24-2325
Introduction Date	10-23-2024
Enactment Number	24-1987
Enactment Date	10/23/2024 os



**OAKLAND UNIFIED
SCHOOL DISTRICT**
Community Schools, Thriving Students

Memo

To Board of Education

From Kyla Johnson-Trammell, Superintendent
Preston Thomas, Chief Systems and Services Officer
Kenya Chatman, Executive Director

Board Meeting Date October 23, 2024

Subject General Services Agreement – Terraphase Engineering Inc. – McClymonds High School Modernization Project- Division of Facilities Planning and Management

Action Requested Approval by the Board of Education of General Services Agreement between the District and **Terraphase Engineering Inc., Oakland, CA**, for the latter to provide Environmental Site Assessment Consulting Services for the **McClymonds High School Modernization Project**, in the amount of **\$9,350.00 which includes a contingency fee of \$850.00**, as the selected consultant, with work scheduled to commence on **October 24, 2024**, and scheduled to last until **October 24, 2025**.

Discussion Consultant was selected through an RFP process, using a competitive process consistent with Government Code §§4526-4528 (Education Code §17070.50).

LBP (Local Business Participation Percentage) 100.00%

Recommendation Approval by the Board of Education of General Services Agreement between the District and Terraphase Engineering Inc., Oakland, CA, for the latter to provide Environmental Site Assessment Consulting Services for the McClymonds High School Modernization Project, in the amount of \$9,350.00 which includes a contingency fee of \$850.00, as the selected consultant, with work scheduled to commence on October 24, 2024, and scheduled to last until October 24, 2025.

Fiscal Impact Fund 21 Building Funds, Measure Y

Attachments

- Justification Form
- Agreement and Exhibits
- Insurance Certificate
- Routing Form



CONTRACT JUSTIFICATION FORM

This Form Shall Be Submitted to the Board Office With Every
Agenda Contract.

Legislative File ID No. 24-2325

Department: Facilities Planning and Management

Vendor Name: Terraphase Engineering, Inc.

Project Name: McClymonds High School Modernization Project **Project No.:** 21110

Contract Term: Intended Start: 10-24-2024 Intended End: 10/24/2025

Total Cost Over Contract Term: \$9,350.00

Approved by: Preston Thomas

Is Vendor a local Oakland Business or has it met the requirements of the

Local Business Policy? ☒ Yes (No if Unchecked)

How was this contractor or vendor selected?

Vendor was selected through the formal RFP/RFQ process. The proposal submitted by Terraphase Engineering Inc. was selected by the District based on scores, demonstrated competence and professional qualifications.

Summarize the services or supplies this contractor or vendor will be providing.

Terraphase Engineering Inc. will provide Environmental Site Assessment Consulting Services.

Was this contract competitively bid? ☐ Check box for "Yes" (If "No," leave box unchecked)

If "No," please answer the following questions:

1) How did you determine the price is competitive?

Vendor submitted a price that was competitive and reasonable for the scope of work.

2) Please check the competitive bidding exception relied upon:

Construction Contract:

- ☐ Price is at or under UPCCAA threshold of \$60,000 (as of 1/1/19)
- ☐ CMAS contract [may only include “incidental work or service”] (Public Contract Code §§10101(a) and 10298(a)) – *contact legal counsel to discuss if applicable*
- ☐ Emergency contract (Public Contract Code §§22035 and 22050) – *contact legal counsel to discuss if applicable*
- ☐ No advantage to bidding (including sole source) – *contact legal counsel to discuss if applicable*
- ☐ Completion contract – *contact legal counsel to discuss if applicable*
- ☐ Lease-leaseback contract RFP process – *contact legal counsel to discuss if applicable*
- ☐ Design-build contract RFQ/RFP process – *contact legal counsel to discuss if applicable*
- ☐ Energy service contract – *contact legal counsel to discuss if applicable*
- ☐ Other: _____ – *contact legal counsel to discuss if applicable*

Consultant Contract:

- ☐ Architect, engineer, construction project manager, land surveyor, or environmental services – selected (a) based on demonstrated competence and professional qualifications (Government Code §4526), **and** (b) using a fair, competitive RFP selection process (Government Code §§4529.10 et seq.)
- ☒ Architect or engineer *when state funds being used* – selected (a) based on demonstrated competence and professional qualifications (Government Code §4526), (b) using a fair, competitive RFP selection process (Government Code §§4529.10 et seq.), **and** (c) using a competitive process consistent with Government Code §§4526-4528 (Education Code §17070.50)
- ☐ Other professional or specially trained services or advice – no bidding or RFP required (Public Contract Code §20111(d) and Government Code §53060) – *contact legal counsel to discuss if applicable*
- ☐ For services other than above, the cost of services is \$109,300 or less (as of 1/1/23)
- ☐ No advantage to bidding (including sole source) – *contact legal counsel to discuss if applicable*

Purchasing Contract:

- ☐ Price is at or under bid threshold of \$109,300 (as of 1/1/23)
- ☐ Certain instructional materials (Public Contract Code §20118.3)
- ☐ Data processing systems and supporting software – choose one of three lowest bidders (Public Contract Code §20118.1)

- ☐ Electronic equipment – competitive negotiation (Public Contract Code §20118.2) – *contact legal counsel to discuss if applicable*
- ☐ CMAS contract [may only include “incidental work or service”] (Public Contract Code §§10101(a) and 10298(a)) – *contact legal counsel to discuss if applicable*
- ☐ Piggyback contract for purchase of personal property (Public Contract Code §20118) – *contact legal counsel to discuss if applicable*
- ☐ Supplies for emergency construction contract (Public Contract Code §§22035 and 22050) – *contact legal counsel to discuss if applicable*
- ☐ No advantage to bidding (including sole source) – *contact legal counsel to discuss if applicable*
- ☐ Other: _____

Maintenance Contract:

- ☐ Price is at or under bid threshold of \$109,300 (as of 1/1/23)
- ☐ No advantage to bidding (including sole source) – *contact legal counsel to discuss*
- ☐ Other: _____

3) Explain in detail the facts that support the applicability of the exception marked above:

Consultant was selected through an RFP process, using a competitive process consistent with Government Code §§4526-4528 (Education Code §17070.50).

OAKLAND UNIFIED SCHOOL DISTRICT GENERAL SERVICES AGREEMENT

This general services agreement (“Agreement”) is made and entered into effective **October 24, 2024** (the “Effective Date”), by and between the Oakland Unified School District (“District”) and **Terraphase Engineering Inc.** (“Contractor” and together with District, the “Parties”).

1. **Contractor Services.** Contractor agrees to provide the following services to District (collectively, the “Basic Services”): Environmental Site Assessment Consulting Services for the McClymonds High School Modernization Project (“Project”), (as further described in *Exhibit A* to this Agreement). Contractor shall provide services related to the Project other than Basic Services (i.e., “Additional Services”) if directed in writing by District to perform specific Additional Services and if sufficient contract funds for Additional Services remain to pay for the directed Additional Services (see Section 5, below). “Services” shall mean Basic and Additional Services. Contractor agrees to perform such Services as expeditiously as is consistent with professional skill and care and the orderly progress of the Services and the Project. All services performed by the Contractor under this Agreement shall be conducted in a manner consistent with the level of care and skill ordinarily exercised by **Terraphase Engineering Inc.** consultants specially qualified to provide the services required by the District.

2. **Contractor Qualifications.** Contractor represents and warrants to District that Contractor, and all of Contractor’s employees, agents or volunteers (the “Contractor Parties”), have in effect and shall maintain in full force throughout the Term of this Agreement all licenses, credentials, permits and any other qualifications required by law to perform the Services and to fully and faithfully satisfy all of the terms set forth in this Agreement. Contractor and any Contractor Parties performing Services shall be competent to perform those Services.

3. **Term.** The term for performance of the Services shall be the duration of the Project (“Term”), except as otherwise stated in Section 4 below, and Contractor shall complete the Services within the Term. There shall be no extension of the Term without an amendment signed by all Parties and approved by the District’s governing board. Written notice by the District Superintendent or designee shall be sufficient to stop further performance of the Services by Contractor or the Contractor Parties. In the event of early termination, Contractor shall be paid for satisfactory Services performed to the date of termination. Upon payment by District, District shall be under no further obligation to Contractor, monetarily or otherwise, and District may proceed with the work in any manner District deems proper.

4. **Termination.** Either Party may terminate this Agreement at any time by giving thirty (30) days advance written notice to the other Party. Notwithstanding the foregoing, District may terminate this Agreement at any time by giving written notice to Contractor if (1) Contractor materially breaches any of the terms of this Agreement; (2) any act or omission of Contractor or the Contractor Parties exposes District to potential liability or may cause an increase in District’s insurance premiums; (3) Contractor is adjudged a bankrupt; (4) Contractor makes a general assignment for the benefit of creditors; (5) a receiver is appointed because of Contractor’s insolvency; or (6) Contractor or Contractor Parties fail to comply with or make material representations as to the fingerprinting, criminal background check, and/or tuberculosis certification sections of this Agreement. Such termination shall be effective immediately upon Contractor’s receipt of the notice.

5. **Payment of Fees for Services.** District agrees to pay Contractor based on the hourly rates listed in **Exhibit B** for Services satisfactorily performed. Contractor shall not increase these hourly rates over the course of this Agreement. Total fees paid by District to Contractor for Services under the Agreement shall not exceed **Nine Thousand Three Hundred Fifty Dollars (\$9,350.00)**, which consists of a not-to-exceed amount of **Eight Thousand Five Hundred Dollars (\$8,500.00)** for performance of the Basic Services, and a not-to-exceed contingency amount of **Eight Hundred Fifty Dollars (\$850.00)** for performance of any Additional Services. Contractor acknowledges that the not-to-exceed fee for Basic Services, above, includes contingency compensation in the foreseeable event that more time and costs may be necessary to complete the Basic Services. Contractor shall perform all Basic Services required by the Agreement even if the not-to-exceed amount for performance of the Services has already been paid and no more payments will be forthcoming. District agrees to make payment within sixty (60) days of receipt of a detailed invoice from Contractor based on hours worked and hourly rates, including any additional supporting documentation that District reasonably requests. Contractor shall not submit its invoices to District more frequently than monthly. Contractor will not be compensated for any Basic or Additional Services required as a result of wrongful acts or omissions.

5.1 **Reimbursement for Certain Expenses.** Contractor shall not be reimbursed directly for any of its expenses, as the fees to be paid under this Agreement include compensation for any and all of Contractor's expenses.

6. **Indemnity.** Contractor shall defend, indemnify, and hold harmless District and its agents, representatives, officers, consultants, employees, Board of Trustees, members of the Board of Trustees (collectively, the "District Parties"), from and against any and all claims, demands, liabilities, damages, losses, suits and actions, and expenses (including, but not limited to attorney fees and costs including fees of consultants) of any kind, nature and description (collectively, the "Claims") directly or indirectly arising out of, connected with, or resulting from any act, error, omission, negligence, or willful misconduct of Contractor, the Contractor Parties or their respective agents, subcontractors, employees, material or equipment suppliers, invitees, or licensees in the performance of or failure to perform Contractor's obligations under this Agreement, including, but not limited to Contractor's or the Contractor Parties' use of the site, Contractor's or the Contractor Parties' performance of the Services, Contractor's or the Contractor Parties' breach of any of the representations or warranties contained in this Agreement, or for injury to or death of persons or damage to property or delay or damage to the District or the District Parties. Such obligation shall not be construed to negate, abridge, or reduce other rights or obligations of indemnity, which would otherwise exist as to a party, person, or entity described in this paragraph. The indemnification provided for in this Section 6 includes, without limitation to the foregoing, claims that may be made against District by any taxing authority asserting that an employer-employee relationship exists by reason of this Agreement, and any claims made against District alleging civil rights violations by Contractor or Contractor Parties under the California Fair Employment and Housing Act ("FEHA").

7. **Equipment and Materials.** Contractor at its sole cost and expense shall provide and furnish all tools, labor, materials, equipment, transportation services and any other items (collectively, "Equipment") which are required or necessary to perform the Services in a manner which is consistent with generally accepted standards of the profession for similar services. Notwithstanding the foregoing, District shall not be responsible for any damages to persons or property as a result of the use, misuse or

failure of any Equipment used by Contractor or the Contractor Parties, even if such Equipment is furnished, rented or loaned to Contractor or the Contractor Parties by District. Furthermore, District may reject any Equipment or workmanship that does not conform to the requirements of this Agreement and Contractor must then promptly remedy or replace it at no additional cost to District and subject to District's reasonable satisfaction.

8. **Insurance.** Without in any way limiting Contractor's liability, or indemnification obligations set forth in Section 6 above, Contractor shall secure and maintain throughout the Term of this Agreement the following insurance: (i) comprehensive general liability insurance with limits of not less than \$1,000,000 each occurrence and \$2,000,000 in the aggregate; (ii) commercial automobile liability insurance with limits not less than \$1,000,000 each occurrence and \$2,000,000 in the aggregate; (iii) worker's compensation insurance as required by Labor Code section 3200, et seq.; and (iv) professional liability insurance covering errors and omissions. Neither Contractor nor any of the Contractor Parties shall commence performing any portion of the Services until all required insurance has been obtained and certificates indicating the required coverages have been delivered to and approved by District. All insurance policies shall include an endorsement stating that District and District Parties are named additional insureds. All of the policies shall be amended to provide that the insurance shall not be suspended, voided, canceled, reduced in coverage or in limits except after thirty (30) days' prior written notice has been given to District. If such a notice is not given or even if District receives a notice, District may, at its sole option, terminate this Agreement. All insurance policies shall include an endorsement stating that it is primary to any insurance or self- insurance maintained by District and shall waive all rights of subrogation against District and/or the District Parties. A copy of the declarations page of Contractor's insurance policies shall be attached to this Agreement as proof of insurance.

9. **Independent Contractor Status.** The Parties agree that Contractor is free from the control and direction of District in connection with Contractor's performance of the Services. Contractor is hereby retained to provide the specified Services for District, which are outside the usual course of District's business. Contractor certifies that it is customarily engaged in an independently established trade, occupation, or business to provide the Services required by this Agreement. Contractor understands and agrees that Contractor and the Contractor Parties shall not be considered officers, employees, agents, partners, or joint venturers of District, and are not entitled to benefits of any kind or nature normally provided to employees of District and/or to which District's employees are normally entitled.

10. **Taxes.** All payments made by District to Contractor pursuant to this Agreement shall be reported to the applicable federal and state taxing authorities as required. Unless required by law, District will not withhold any money from fees payable to Contractor, including FICA (social security), state or federal unemployment insurance contributions, or state or federal income tax or disability insurance. If applicable, Contractor shall assume full responsibility for payment of all federal, state and local taxes or contributions, including unemployment insurance, social security and income taxes with respect to Contractor and the Contractor Parties and otherwise in connection with this Agreement.

11. **Fingerprinting/Criminal Background Investigation Certification.** Contractor and the Contractor Parties shall at all times comply with the fingerprinting and criminal background investigation requirements of the California Education Code ("Education Code") section 45125.1. Before performing any Services, Contractor shall execute and return the District's Fingerprinting Notice

and Acknowledgement form and the required certification (see *Exhibit C*).

Contractor further agrees and acknowledges that if at any time during the Term of this Agreement Contractor learns or becomes aware of additional information which differs in any way from the information learned or provided pursuant to Section 45125.1, or Contractor or Contractor Parties add personnel who will provide Services under this Agreement, Contractor shall immediately notify District and prohibit any new personnel from interacting with District students until the fingerprinting and background check requirements have been satisfied and District determines whether any interaction is permissible.

12. Tuberculosis Certification. Contractor and the Contractor Parties shall at all times comply with the tuberculosis (“TB”) certification requirements of Education Code section 49406. Accordingly, by checking the applicable boxes below, Contractor hereby represents and warrants to District the following:

A. ☒ Contractor and Contractor Parties will **only have limited contact or no contact** (as determined by District) with District students at all times during the Term of this Agreement.

B. ☐ The following Contractor and Contractor Parties will have **more than limited contact** (as determined by District) with District students during the Term of this Agreement and, at no cost to District, have received a TB test or risk assessment in full compliance with the requirements of Education Code section 49406:

_____. [Attach and sign additional pages, as needed.]

Contractor shall maintain on file the certificates showing that the Contractor and Contractor Parties were examined and found free from active TB. These forms shall be regularly maintained and updated by Contractor and shall be available to District upon request or audit.

Contractor further agrees and acknowledges that all new personnel hired to provide Services under this Agreement after the Effective Date of this Agreement by Contractor and Contractor Parties are subject to the TB certification requirements of Education Code section 49406 and shall be prohibited from having any contact with District students until the TB certification requirements have been satisfied and District determines whether any contact is permissible.

13. Confidential Information. All District information disclosed to Contractor during the course of performance of services under this Agreement shall be treated as confidential and shall not be disclosed to any other persons or parties excepts as authorized by District or required by law. Contractor shall maintain the confidentiality of, and protect from unauthorized disclosure, any and all individual student information received from the District, including but not limited to student names and other identifying information. Contractor shall not use such student information for any purpose other than carrying out the obligations under this Agreement. Upon termination of this Agreement, Contractor shall turn over to District all educational records related to the Services provided to any District student pursuant to this Agreement.

14. **Assignment/Successors and Assigns.** Contractor shall not assign or transfer by operation of law or otherwise any or all of its rights, burdens, duties or obligations under this Agreement without the prior written consent of District. Subject to the foregoing, this Agreement shall be binding on the heirs, executors, administrators, successors, and assigns of the respective Parties.

15. **Severability.** If any provision of this Agreement shall be held invalid or unenforceable by a court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision of this Agreement.

16. **Amendments.** The terms of this Agreement shall not be waived, altered, modified, supplemented or amended in any manner whatsoever except by written agreement signed by both Parties and approved by the District's governing board.

17. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of California, excluding its choice of law rules. Any action or proceeding seeking any relief under or with respect to this Agreement shall be brought solely in the Superior Court of the State of California for the County of Alameda, subject to transfer of venue under applicable State law, provided that nothing in this Agreement shall constitute a waiver of immunity to suit by the District.

18. **Written Notice.** Written notice shall be deemed to have been duly served if delivered in person to Contractor at the address located next to the party signatures below, or if delivered at or sent by registered or certified or overnight mail to the last business address known to the person who sends the notice.

19. **Compliance with Law.** Each and every provision of law and clause required by law to be inserted into this Agreement shall be deemed to be inserted herein and this Agreement shall be read and enforced as though it were included therein. Contractor shall comply with all applicable federal, state, and local laws, rules, regulations and ordinances, including but not limited to fingerprinting under Education Code section 45125.1 and confidentiality of records. Contractor agrees that it shall comply with all legal requirements for the performance of duties under this Agreement and that failure to do so shall constitute material breach.

20. **Non-Discrimination.** There shall be no unlawful discrimination in the contracting of persons under this Agreement because of race, color, national origin, age, ancestry, religion, sex, or sexual orientation of such persons.

21. **Attorneys' Fees.** If a party to this Agreement commences a legal action against the other party to enforce a provision of this Agreement or seek damages related to the services provided under this Agreement, the prevailing party in the legal action will be entitled to recover from the other party all of its reasonable litigation expense, costs, and fees actually incurred, including reasonable attorneys' and experts' fees.

22. **Liability of District.** Notwithstanding anything stated herein to the contrary, District shall not be liable for any special, consequential, indirect or incidental damages, including but not limited to lost profits in connection with this Agreement.

23. **Time.** Time is of the essence for performance of the Services under this Agreement.
24. **Waiver.** No delay or omission by either Party in exercising any right under this Agreement shall operate as a waiver of that or any other right and no single or partial exercise of any right shall preclude either Party from any or further exercise of any right or remedy.
25. **Reports.** Contractor shall maintain complete and accurate records with respect to the Services rendered and the costs incurred under this Agreement, including records with respect to any payments to employees and subcontractors. All such records shall be prepared in accordance with generally accepted accounting procedures. Upon request, Contractor shall make such records available to District for the purpose of auditing and copying such records for a period of five years from the date of final payment under this Agreement.
26. **Ownership of Documents.** All plans, studies, drawings, calculations, reports, specifications, estimates, and other documents or any other works of authorship fixed in any tangible medium of expression, including but not limited to physical drawings, data magnetically or otherwise recorded on computer disks, or other writings prepared or caused to be prepared by the Contractor under this Agreement (“Documents”) shall be and shall remain the property of the District for all purposes, not only as they relate or may relate to the Services but as they relate or may relate to any other project. Contractor will provide the District with a complete set of Documents, and will retain, on the District's behalf, the originals or reproducible copies of all Documents, however stored, in the Contractor's files for a period of no less than fifteen (15) years. Contractor shall promptly make available to District any original documents it has retained under this Agreement upon request by the District.
27. **Licensing of Intellectual Property.** This Agreement creates a non-exclusive and perpetual license for the District to copy, use, modify, reuse or sublicense any and all copyrights, designs and other intellectual property embodied in the Documents (“Intellectual Property”) not only as they relate or may relate to the Services but as they relate or may relate to other projects. The Contractor shall require any and all subcontractors and subconsultants to agree in writing that the District is granted a similar non-exclusive and perpetual license for the Intellectual Property of such subcontractors or consultants that they provided to Contractor as part of the Services. The compensation for the Services includes compensation not only for any such use of the Intellectual Property in connection with the Services, but also for any re-use of the Intellectual Property by the District in relation to other projects. Contractor represents and warrants that Contractor has the legal right to license the Intellectual Property that Contractor, its subcontractors, or its subconsultants prepare or cause to be prepared under this Agreement.
28. **Entire Agreement.** This Agreement is intended by the Parties as the final expression of their agreement with respect to such terms as are included herein and as the complete and exclusive statement of its terms and may not be contradicted by evidence of any prior agreement or of a contemporaneous oral agreement, nor explained or supplemented by evidence of consistent additional terms.
29. **Ambiguity.** The Parties to this Agreement, and each of them, hereby represent that the language contained herein is to be construed as jointly proposed and jointly accepted, and in the event of any subsequent determination of ambiguity, all Parties shall be treated as equally responsible for such ambiguity.

30. **Execution of Other Documents.** The Parties to this Agreement shall cooperate fully in the execution of any and all other documents and in the completion of any additional actions that may be necessary or appropriate to give full force and effect to the terms and intent of this Agreement.

31. **Execution in Counterparts.** This Agreement may be executed in counterparts such that the signatures may appear on separate signature pages. A copy, facsimile, or an original, with all signatures appended together, shall be deemed a fully executed agreement.

32. **Warranty of Authority.** The persons who have signed this Agreement warrant that they are legally authorized to do so on behalf of the respective parties, and by their signatures to bind the respective parties to this Agreement.

33. **Mediation.** A party to this Agreement shall, as a condition precedent to initiating any litigation against the other party, demand mediation of any dispute. The parties shall endeavor to include any third party claimant in the mediation. The parties shall select a mediator and schedule the mediation within thirty (30) days of the initial demand for mediation. If the parties cannot agree on a mediator, the mediator shall be appointed by JAMS. The parties to the mediation, including the parties to this Agreement, shall pay equal shares of the mediator's fees. Each party shall bear its own attorney's fees related to the mediation.

34. **Forms.** Prior to performing any Services, Contractor shall prepare, execute, and submit all forms that may be required by law for this Agreement, including but not limited to disabled veteran business enterprises ("DVBE") certification (Education Code §17076.11) and an Iran Contract Act certification (Public Contract Code §2204). If a form is necessary, Contractor shall use the District's versions of these forms, which the District shall make available upon request.

35. **Sanctions in Response to Russian Aggression.** The District is using State of California funds for this Contract, and therefore Contractor must comply with the Governor's March 4, 2022, Executive Order N-6-22 ("Order") relating to any existing sanctions imposed by the United States government and the State of California in response to Russia's actions in Ukraine, including additional requirements for contracts of \$5 million or more. Failure to comply may result in the termination of the Contract.

36. **Designation of Key Personnel.** The individuals specified in the attached *Exhibit D* shall provide the services set forth herein, and shall be the persons primarily in charge of such work. No other individuals may provide services for Contractor on the this project without first obtaining the written approval of the City Manager.

37. **Conflict of Interest.** Contractor warrants that neither Contractor nor any of its employees, agents, or subcontractors has an actual or potential conflict of interest with the District in respect to the Services to be performed under this Agreement for the District. None of such individuals shall, during this term of this Agreement, acquire any interest which conflicts, or could potentially conflict, in any manner with the interests of the District.

38. **Notice to Proceed; Progress; Completion.** Upon execution of this Agreement by the parties and approval of it by the District's governing board, District shall give Contractor written notice to proceed with the Services. Such notice may authorize Contractor to render all of the Services

{SR801406}

contemplated herein, or such portions or phases as may be directed by the District. In the latter event, District shall, in its sole discretion, issue subsequent notices from time to time regarding further portions or phases of the Services. Upon receipt of such notices, Contractor shall diligently proceed with the Services authorized and complete it within the agreed time period.

39. **California Residency.** Contractor *is* a resident of the State of California.

Address for District Notices:
955 High Street
Oakland, CA 94601
Attention: Preston Thomas

Address for Contractor Notices:
1300 Clay Street
Oakland, CA 94612
Attention: Alice Hale Price

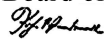
OAKLAND UNIFIED SCHOOL DISTRICT



Benjamin Davis, President,
Board of Education

10/24/2024

Date



Kyla Johnson-Trammell, Superintendent
& Secretary Board of Education

10/24/2024

Date



Preston Thomas (Sep 27, 2024 15:05 PDT)
Preston Thomas, Chief Systems & Services
Officer

Sep 27, 2024

Date



Mark Williams, Esq.
Counsel, OUSD

09/26/2024

Date

TERRAPHASE ENGINEERING INC.


Signature
9/24/2024

Date
Alice Hale Price, Principal Engineer

Print Name, Title

EXHIBIT A

Scope of Services

B. Statement of Qualifications

2.4.3 Long Beach Unified School District (LBUSD)

Fremont Elementary School, Long Beach, CA	
Role of Firm: Prime Staff Involvement & Roles: James Bryson (Client Manager), Tanner Rickard (Project Manager) Dates of Services: 2021 – 2023 Description: Conducted hazardous building material surveys prior to demolition. Performed site investigations to determine extent of impacted soil. Remedial design and implementation of remedy included coordination with DTSC and removal of soil.	RELEVANCE TO THIS PROJECT • Due Diligence Support • Subsurface Investigation CLIENT CONTACT Talitha Crain, 213-576-6793, tcrain@lbschools.net
Budget: \$1,024,595	Construction Dollar Value: \$n/a

Multiple Sites, Long Beach, CA	
Role of Firm: Prime Staff Involvement & Roles: James Bryson (Client Manager), Salvador Mendoza (Project Manager) Dates of Services: 2023 – 2024 Description: Performed hazardous building materials surveys to assess for asbestos-containing materials and lead-based paint on shade structures at over 50 school campuses.	RELEVANCE TO THIS PROJECT • Due Diligence Support • Subsurface Investigation CLIENT CONTACT Talitha Crain, 213-576-6793, tcrain@lbschools.net
Budget: \$99,645	Construction Dollar Value: \$n/a

2.5 Scope of Work

Terraphase will prepare a Phase I ESA for the CCPA property in accordance with: ASTM E1527-21, the United States Environmental Protection Agency (USEPA) 40 CFR 312 “Innocent Landowners, Standards for Conducting All Appropriate Inquiries”¹ (AAI rule), adopted November 1, 2006, and most recently amended on December 15, 2022, and the Phase I ESA requirements of the DTSC Brownfields Restoration and School Evaluation Branch for school site selection (Ed. Code. Sections 17210(b) and 17213.1(a)).² The Phase I ESA reports will be prepared under the oversight of an environmental professional as defined in ASTM E1527-21.

We propose performing the following Phase I ESA tasks in general accordance with guidelines contained within ASTM E1527-21. The Phase I ESA includes the following steps: (i) records review; (ii) site reconnaissance, (iii) interviews with owners, operators, and occupants; and (iv) preparation of the Phase I ESA Report. During the site reconnaissance, Terraphase staff will endeavor to traverse what we identify to be key portions of the subject properties by foot or vehicle in an effort to perform a visual inspection of major on-site features (although water bodies will not be entered for inspection), as possible.

¹ <https://www.ecfr.gov/current/title-40/chapter-I/subchapter-J/part-312?loc=1>.

² Please note that AAI defines certain client responsibilities beyond just having a Phase I ESA completed; thus, Terraphase strongly encourages its Phase I ESA clients to become familiar with the AAI rule to understand what must be done by the client to fully demonstrate AAI and achieve the full benefit of AAI “liability protections.”

B. Statement of Qualifications

Additionally, Terraphase will review records to determine if the potential exists for exposure to hazardous materials, including methane and naturally occurring hazardous substances (Ed. Code, § 17210.1, subsec. (a)(1) and (2)). In accordance with Ed. Code Section 17213.1(a)(1), the Phase I ESA will include a recommendation stating either:

- Further investigation of the subject property is not warranted.
- A preliminary endangerment assessment (or Phase I ESA Addendum) is needed to further evaluate potential environmental impacts.

3. Litigation

There are no judgments against Terraphase, nor any other evidence of liability of Terraphase during the past five (5) years preceding this response to the RFQ.

Terraphase's five (5)-year summary of litigation, arbitration, and negotiated/settled history with previous clients follows.

Entity bringing suit:	Terraphase Engineering Inc.
Complaint:	Breach of contract
Accusation:	Contract was breached; client did not inform Terraphase of any issues with invoices and failed to pay them
Outcome:	Dispute was resolved without further litigation in May 2020

EXHIBIT B

Hourly Rates

Fee Proposal

We propose to provide the scope-of-services described above for a total of \$9,350, inclusive of a 10 percent contingency of \$850 (use of contingency requires District approval). This cost estimate and associated rates schedule assumes that work will be completed prior to January 2025.

	Base Fee
Task 1. Phase I ESA	\$8,500
Contingency Budget (Requires PM Approval)	\$850
Project Total	\$9,350

Hourly Rates

The following table provides the schedule of fees for Terraphase; rates for support and clerical staff are included. Rates are inclusive of all overhead costs. Terraphase is pleased to offer the District a 10 percent discount from our 2024 Standard Schedule of Charges.

Labor Classification	Standard Hourly Rate	Hourly Rate with 10% Discount
Senior Principal	\$303	\$272.70
Principal Engineer/Scientist	\$286	\$257.40
Senior Associate Engineer/Scientist	\$266	\$239.40
Associate Engineer/Scientist	\$250	\$225.00
Senior Project Engineer/Scientist	\$235	\$211.50
Project Engineer/Scientist	\$219	\$197.10
Senior Staff 2 Engineer/Scientist	\$202	\$181.80
Senior Staff 1 Engineer/Scientist	\$183	\$164.70
Staff 2 Engineer/Scientist	\$164	\$147.60
Staff 1 Engineer/Scientist	\$144	\$129.60
Senior Technician	\$149	\$134.10
Technician 3	\$129	\$116.10
Technician 2	\$109	\$98.10
Technician 1	\$91	\$81.90
Senior Editor/Senior Project Coordinator	\$158	\$142.20
Editor 2/Project Coordinator 2/Accountant 2	\$140	\$126.00
Editor 1/Project Coordinator 1/Accountant 1	\$117	\$105.30
Administrator/Project Assistant/Billing Specialist	\$98	\$88.20

EXHIBIT C

Fingerprinting Notice and Acknowledgement Form

FINGERPRINTING NOTICE AND ACKNOWLEDGEMENT
FOR ALL CONTRACTS EXCEPT WHEN CONSTRUCTION EXCEPTION IS MET
(Education Code Section 45125.1)

Other than business entities performing construction, reconstruction, rehabilitation, or repair who have complied with Education Code section 45125.2, business entities entering into contracts with the District must comply with Education Code sections 45125.1. Such entities are responsible for ensuring full compliance with the law and should therefore review all applicable statutes and regulations. The following information is provided simply to assist such entities with compliance with the law:

1. You (as a business entity) shall ensure that each of your employees who interacts with pupils outside of the immediate supervision and control of the pupil's parent or guardian or a school employee has a valid criminal records summary as described in Education Code section 44237. (Education Code §45125.1(a).) You shall do the same for any other employees as directed by the District. (Education Code §45125.1(c).) When you perform the criminal background check, you shall immediately provide any subsequent arrest and conviction information it receives to the District pursuant to the subsequent arrest service. (Education Code §45125.1(a).)
2. You shall not permit an employee to interact with pupils until the Department of Justice has ascertained that the employee has not been convicted of a felony as defined in Education Code section 45122.1. (Education Code §45125.1(e).) See the lists of violent and serious felonies in ***Attachment A*** to this Notice.
3. Prior to performing any work or services under your contract with the District, and prior to being present on District property or being within the vicinity of District pupils, you shall certify in writing to the District under the penalty of perjury that neither the employer nor any of its employees who are required to submit fingerprints, and who may interact with pupils, have been convicted of a felony as defined in Education Code section 45122.1, and that you are in full compliance with Education Code section 45125.1. (Education Code §45125.1(f).) For this certification, you shall use the form in ***Attachment B*** to this Notice.
4. If you are providing the above services in an emergency or exceptional situation, you are not required to comply with Education Code section 45125.1, above. An "emergency or exceptional" situation is one in which pupil health or safety is endangered or when repairs are needed to make a facility safe and habitable. The District shall determine whether an emergency or exceptional situation exists. (Education Code §45125.1(b).)
5. If you are an individual operating as a sole proprietor of a business entity, you are considered an employee of that entity for purposes of Education Code section 45125.1, and the District shall prepare and submit your fingerprints to the Department of Justice as described in Education Code section 45125.1(a).

(Education Code §45125.1(h).)

I, as Vice President of HR *[insert "owner" or officer title]* of Terraphase Engineering, Inc.
[insert name of business entity], have read the foregoing and agree that Terraphase Engineering, Inc.
[insert name of business entity] will comply with the requirements of Education
Code §45125.1 as applicable, including submission of the certificate mentioned above.

Dated: 09/25/2024

Name: Hank Galindo -

Signature:  -

Title: Vice President of HR

ATTACHMENT A

Violent and Serious Felonies

Under Education Code sections 45122.1 and 45125.1, no employee of a contractor or subcontractor who has been convicted of or has criminal proceedings pending for a violent or serious felony may come into contact with any student. A violent felony is any felony listed in subdivision (c) of Section 667.5 of the Penal Code. Those felonies are presently defined as:

- (1) Murder or voluntary manslaughter.
- (2) Mayhem.
- (3) Rape as defined in paragraph (2) or (6) of subdivision (a) of Section 261 or paragraph (1) or (4) of subdivision (a) of Section 262.
- (4) Sodomy as defined in subdivision (c) or (d) of Section 286.
- (5) Oral copulation as defined in subdivision (c) or (d) of Section 288a.
- (6) Lewd or lascivious act as defined in subdivision (a) or (b) of Section 288.
- (7) Any felony punishable by death or imprisonment in the state prison for life.
- (8) Any felony in which the defendant inflicts great bodily injury on any person other than an accomplice which has been charged and proved as provided for in Section 12022.7, 12022.8, or 12022.9 on or after July 1, 1977, or as specified prior to July 1, 1977, in Sections 213, 264, and 461, or any felony in which the defendant uses a firearm which use has been charged and proved as provided in subdivision (a) of Section 12022.3, or Section 12022.5 or 12022.55.
- (9) Any robbery.
- (10) Arson, in violation of subdivision (a) or (b) of Section 451.
- (11) Sexual penetration as defined in subdivision (a) or (j) of Section 289.
- (12) Attempted murder.
- (13) A violation of Section 18745, 18750, or 18755.
- (14) Kidnapping.
- (15) Assault with the intent to commit a specified felony, in violation of

Section 220.

- (16) Continuous sexual abuse of a child, in violation of Section 288.5.
- (17) Carjacking, as defined in subdivision (a) of Section 215.
- (18) Rape, spousal rape, or sexual penetration, in concert, in violation of Section 264.1.
- (19) Extortion, as defined in Section 518, which would constitute a felony violation of Section 186.22 of the Penal Code.
- (20) Threats to victims or witnesses, as defined in Section 136.1, which would constitute a felony violation of Section 186.22 of the Penal Code.
- (21) Any burglary of the first degree, as defined in subdivision (a) of Section 460, wherein it is charged and proved that another person, other than an accomplice, was present in the residence during the commission of the burglary.
- (22) Any violation of Section 12022.53.
- (23) A violation of subdivision (b) or (c) of Section 11418.

A serious felony is any felony listed in subdivision (c) Section 1192.7 of the Penal Code. Those felonies are presently defined as:

(1) Murder or voluntary manslaughter; (2) Mayhem; (3) Rape; (4) Sodomy by force, violence, duress, menace, threat of great bodily injury, or fear of immediate and unlawful bodily injury on the victim or another person; (5) Oral copulation by force, violence, duress, menace, threat of great bodily injury, or fear of immediate and unlawful bodily injury on the victim or another person; (6) Lewd or lascivious act on a child under the age of 14 years; (7) Any felony punishable by death or imprisonment in the state prison for life; (8) Any felony in which the defendant personally inflicts great bodily injury on any person, other than an accomplice, or any felony in which the defendant personally uses a firearm; (9) Attempted murder; (10) Assault with intent to commit rape, or robbery; (11) Assault with a deadly weapon or instrument on a peace officer; (12) Assault by a life prisoner on a non-inmate; (13) Assault with a deadly weapon by an inmate; (14) Arson; (15) Exploding a destructive device or any explosive with intent to injure; (16) Exploding a destructive device or any explosive causing bodily injury, great bodily injury, or mayhem; (17) Exploding a destructive device or any explosive with intent to murder; (18) Any burglary of the first degree; (19) Robbery or bank robbery; (20) Kidnapping; (21) Holding of a hostage by a person confined in a state prison; (22) Attempt to commit a felony punishable by death or imprisonment in the state prison for life; (23) Any felony in which the defendant personally used a dangerous or deadly weapon; (24) Selling, furnishing, administering, giving, or offering to sell, furnish, administer, or give to a minor any heroin, cocaine, phencyclidine (PCP), or any methamphetamine-related drug,

as described in paragraph (2) of subdivision (d) of Section 11055 of the Health and Safety Code, or any of the precursors of methamphetamines, as described in subparagraph (A) of paragraph (1) of subdivision (f) of Section 11055 or subdivision (a) of Section 11100 of the Health and Safety Code; (25) Any violation of subdivision (a) of Section 289 where the act is accomplished against the victim's will by force, violence, duress, menace, or fear of immediate and unlawful bodily injury on the victim or another person; (26) Grand theft involving a firearm; (27) carjacking; (28) any felony offense, which would also constitute a felony violation of Section 186.22; (29) assault with the intent to commit mayhem, rape, sodomy, or oral copulation, in violation of Section 220; (30) throwing acid or flammable substances, in violation of Section 244; (31) assault with a deadly weapon, firearm, machine gun, assault weapon, or semiautomatic firearm or assault on a peace officer or firefighter, in violation of Section 245; (32) assault with a deadly weapon against a public transit employee, custodial officer, or school employee, in violation of Sections 245.2, 245.3, or 245.5; (33) discharge of a firearm at an inhabited dwelling, vehicle, or aircraft, in violation of Section 246; (34) commission of rape or sexual penetration in concert with another person, in violation of Section 264.1; (35) continuous sexual abuse of a child, in violation of Section 288.5; (36) shooting from a vehicle, in violation of subdivision (c) or (d) of Section 26100; (37) intimidation of victims or witnesses, in violation of Section 136.1; (38) criminal threats, in violation of Section 422; (39) any attempt to commit a crime listed in this subdivision other than an assault; (40) any violation of Section 12022.53; (41) a violation of subdivision (b) or (c) of Section 11418; and (42) any conspiracy to commit an offense described in this subdivision.

ATTACHMENT B

Form for Certification of Lack of Felony Convictions

Note: This form must be submitted by the owner, or an officer, of the contracting entity before it may commence any work or services, and before it may be present on District property or be within the vicinity of District pupils.

Entity Name: Terraphase Engineering Inc.
Date of Entity's Contract with District: 10/24/2024
Scope of Entity's Contract with District: Environmental Site Assessment

I, Hank Galindo [insert name], am the Vice President of Human Resources [insert "owner" or officer title] for Terraphase Engineering, Inc. [insert name of business entity] ("Entity"), which entered a contract on October 24, 20 24 with the District for environmental site assessment

I certify that (1) pursuant to Education Code section 45125.1(f), neither the Entity, nor any of its employees who are required to submit fingerprints and who may interact with pupils, have been convicted of a felony as defined in Education Code section 45122.1; and (2) the Entity is in full compliance with Education Code section 45125.1, including but not limited to each employee who will interact with a pupil outside of the immediate supervision and control of the pupil's parent or guardian having a valid criminal background check as described in Education Code section 44237.

I declare under penalty of perjury that the foregoing is true and correct to the best of my knowledge.

Date: Sept. 25, 20 24

Signature: 
Typed Name: Hank Galindo
Title: Vice President of HR
Entity: Terraphase Engineering Inc.



Oakland Unified School District
Local Business Utilization

LOCAL BUSINESS PARTICIPATION WORKSHEET

Prime: Terraphase Engineering Inc.
Project Name: McClymonds High School Modernization Project
Project Number: 21110
Proposed Total Contract Amount: 9350

Bid Opening Date: August 6, 2024
Project Manager: Kenya Chaltman
Architect:

BASE BID AMOUNT: 9350
Proposed Total SLBE Amount (%): 100 %

Small, Local Business Enterprise(s)		Total Amount of Contract (as a \$ amount)	Local Business Enterprise (LBE)	Small, Local Business Enterprise (SLBE)	Small, Local Resident Business Enterprise (SLRBE)
Company Name Terraphase Engineer/Alameda County	Certifying Agency	9350		100	
Address, City/State 1300 Clay Street, Oakland, CA	Certification No. (if available) 11-00059				
Company Name	Certifying Agency				
Address, City/State	Certification No. (if available)				
Company Name	Certifying Agency				
Address, City/State	Certification No. (if available)				
Company Name	Certifying Agency				
Address, City/State	Certification No. (if available)				
Company Name	Certifying Agency				
Address, City/State	Certification No. (if available)				
Company Name	Certifying Agency				
Address, City/State	Certification No. (if available)				
Company Name	Certifying Agency				
Address, City/State	Certification No. (if available)				
Company Name	Certifying Agency				
Address, City/State	Certification No. (if available)				
TOTAL PARTICIPATION		\$ 9350	0 %	100 %	0 %

APPROVAL - LBU Compliance Officer

NOTE: All Local Business Utilization documentation must be included with bid form at the time of bid opening.



TERRENG-02

MLACYMCCLINTOCK

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

8/7/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # 0C36861
Seattle-Alliant Insurance Services, Inc.
401 Union Street, 31st Floor
Seattle, WA 98101

CONTACT NAME: Melanie Kelly

PHONE
(A/C, No, Ext):FAX
(A/C, No):

E-MAIL ADDRESS: Melanie.Kelly@alliant.com

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A : Crum & Forster Specialty Insurance Company 44520

INSURER B : Valley Forge Insurance Company 20508

INSURER C : National Fire Insurance Company of Hartford 20478

INSURER D :

INSURER E :

INSURER F :

INSURED

Terraphase Engineering, Inc.
1300 Clay Street, Suite 1000
Oakland, CA 94612

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC OTHER:	X		EPK-145420	10/4/2023	10/4/2024	EACH OCCURRENCE \$ 10,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 10,000,000 GENERAL AGGREGATE \$ 10,000,000 PRODUCTS - COMP/OP AGG \$ 10,000,000
B	AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY			7063362068	10/4/2023	10/4/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	UMBRELLA LIAB ☒ OCCUR ☒ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 0			EFX-123818	10/4/2023	10/4/2024	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	7040301201	10/4/2023	10/4/2024	☒ PER STATUTE ☐ OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Prof Liab/Pollution			EPK-145420	10/4/2023	10/4/2024	Each Claim/Each Occ 5,000,000
A	Prof Liab/Pollution			EPK-145420	10/4/2023	10/4/2024	Aggregate 5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

All Other States Workers Compensation Policy #7040301196 | 10.4.23 - 10.4.24 | National Fire Insurance of Hartford | Employers Liability Limits: \$1m/\$1m/\$1m | Statutory Coverage Applies

Oakland Unified School District its Directors, Officers, Employees, Agents and Representatives are Additional Insured with respect to the General Liability per forms attached.

All insurers above have an A.M. Best rating of A- or greater.

CERTIFICATE HOLDER

CANCELLATION

Oakland Unified School District
955 High Street
Oakland, CA 94601

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**AMENDED WAIVER OF TRANSFER OF RIGHTS
OF RECOVERY AGAINST OTHERS TO US**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
CONTRACTORS POLLUTION LIABILITY COVERAGE PART
ERRORS AND OMISSIONS LIABILITY COVERAGE PART
THIRD PARTY POLLUTION LIABILITY COVERAGE PART
ONSITE CLEANUP COVERAGE PART

SCHEDULE

Name of Person(s) or Organization(s)
Blanket when specifically required in a written contract with the named insured.

SECTION VI – COMMON CONDITIONS, item 17. Transfer Of Rights of Recovery Against Others To Us
within the Common Provisions is amended by the addition of the following:

Solely as respects the person(s) or organization(s) indicated in the Schedule shown above, we waive any right of recovery we may have against the person(s) or organization(s) indicated in the Schedule shown above because of payments we make for “damages” arising out of your ongoing operations or “your work” performed under a written contract with that person(s) or organization(s) and included in the “products-completed operations hazard”.

However, this waiver shall not apply to “damages” resulting from the sole negligence of the person(s) or organization(s) indicated in the Schedule shown above.

ALL OTHER TERMS AND CONDITIONS OF THE POLICY REMAIN UNCHANGED.



DIVISION OF FACILITIES PLANNING & MANAGEMENT ROUTING FORM

Project Information

Project Name	McClymonds High School Modernization Project	Site	303
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Basic Directions

Services cannot be provided until the contract is awarded by the Board or is entered by the Superintendent pursuant to authority delegated by the Board.

Attachment Checklist	☒ Proof of general liability insurance, including certificates and endorsements, if contract is over \$15,000 ☒ Workers compensation insurance certification, unless vendor is a sole provider
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Contractor Information

Contractor Name	Terraphase Engineering Inc.	Agency's Contact	Alice Hale Price				
OUSD Vendor ID #	004240	Title	Principal Engineer				
Street Address	1300 Clay Street	City	Oakland	State	CA	Zip	94612
Telephone	510-645-1850	Policy Expires					
Contractor History	Previously been an OUSD contractor?	☒ Yes ☐ No	Worked as an OUSD employee?	☐ Yes	☒ No		
OUSD Project #	21110						

Term of Original/Amended Contract

Date Work Will Begin (i.e., effective date of contract)	10-24-2024	Date Work Will End By (not more than 5 years from start date; for construction contracts, enter planned completion date)	10-24-2025
		New Date of Contract End (If Any)	

Compensation/Revised Compensation

If New Contract, Total Contract Price (Lump Sum)	\$	If New Contract, Total Contract Price (Not To Exceed)	\$9,350.00
Pay Rate Per Hour (If Hourly)	\$	If Amendment, Change in Price	
Other Expenses		Requisition Number	

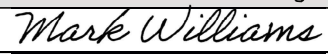
Budget Information

If you are planning to multi-fund a contract using LEP funds, please contact the State and Federal Office before completing requisition.

Resource #	Funding Source	Org Key	Object Code	Amount
9657/9856	Fund 21, Measure Y	210-9657-0-9856-8500-5825-303-9180-9906-9999-21110	5825	\$9,350.00

Approval and Routing (in order of approval steps)

Services cannot be provided before the contract is fully approved and a Purchase Order is issued. Signing this document affirms that to your knowledge services were not provided before a PO was issued.

	Division Head	Phone	510-535-7038	Fax	510-535-7082
1.	Executive Director, Facilities				
	Signature 	Date Approved	Sep 27, 2024		
2.	Counsel, Department of Facilities Planning and Management				
	Signature 	Date Approved	09/26/2024		
3.	Chief Systems and Services Officer				
	Signature 	Date Approved	Sep 27, 2024		
4.	Chief Financial Officer				
	Signature	Date Approved			
5.	President, Board of Education				
	Signature	Date Approved			