

Board Office Use: Legislative File Info.	
File ID Number	26-1311
Introduction Date	06-24-2026
Enactment Number	
Enactment Date	



Memo

To Board of Education

From Denise Gail Saddler, Ed.D., Interim Superintendent
Preston Thomas, Chief Systems and Services Officer
Pranita Ranbhise, Executive Director, Facilities Planning & Management

Board Meeting Date June 24, 2026

Subject Master Agreement for General Services - Langan CA, Inc. - Geotechnical and Geohazard Consulting Services – Division of Facilities Planning and Management

Action Requested Approval by the Board of Education of a **Master Agreement for General Services** by and between the **District** and **Langan CA, Inc., Oakland, CA**, for the latter to provide geotechnical and geohazard consulting services at various school sites, in the not-to-exceed amount of \$0. The agreement shall commence on June 25, 2026 with an anticipated end date of June 30, 2028.

Discussion Consultant was 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.)

LBP (Local Business Participation Percentage) 100%

Recommendation Approval by the Board of Education of a Master Agreement for General Services by and between the District and Langan CA, Inc., Oakland, CA, for the latter to provide geotechnical and geohazard consulting services at various school sites, in the not-to-exceed amount of \$0. The agreement shall commence on June 25, 2026 with an anticipated end date of June 30, 2028.

Fiscal Impact All Capital Funds:

- 01 ESSER;
- 14 Deferred Maintenance
- 21 Building Fund
- 25 Capital Facilities
- 35 County Schools Facilities
- 40 Special Reserve for Capital Outlay Projects

Attachments

- Justification Form
- Agreement, including Exhibits
- Certificate of Insurance
- Routing Form



CONTRACT JUSTIFICATION FORM
**This Form Shall Be Submitted to the Board Office With Every
Agenda Contract.**

Legislative File ID No. 26-1311

Department: Facilities Planning and Management

Vendor Name: Langan CA, Inc.

Project Name: Geotechnical and Geohazard Consulting Services

Project No.: 25117

Contract Term: Intended Start: June 25, 2026

Intended End: June 30, 2028

Total Cost Over Contract Term: \$0.00

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?

Consultant was selected through the formal RFP/RFQ process.

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

Geotechnical and Geohazard Consulting Services at Various School Sites.

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?

2) Please check the competitive bidding exception relied upon:

Construction Contract:

- Price is at or under UPCCAA threshold of \$75,000 (as of 1/1/26)
- 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 \$119,100 or less (as of 1/1/26)
- No advantage to bidding (including sole source) – *contact legal counsel to discuss if applicable*

Purchasing Contract:

- Price is at or under bid threshold of \$119,100 (as of 1/1/26)
- 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 \$119,100 (as of 1/1/26)
- 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 (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.)

**OAKLAND UNIFIED SCHOOL DISTRICT
MASTER AGREEMENT FOR GENERAL SERVICES**

This Master Agreement for General Services (“Agreement”) is made and entered into effective **June 25, 2026** (the “Effective Date”), by and between the Oakland Unified School District (“District”) and **Langan CA, Inc.** (“Contractor” and together with District, the “Parties”).

1. **Contractor Services.** Contractor agrees to provide geotechnical and geohazard consulting services for the District from time to time pursuant to written project assignments executed by the Parties substantially in the form attached hereto as **Exhibit A** (each, a “Project Assignment”). Each Project Assignment shall identify the applicable services to be performed by Contractor (the “Services”), the applicable compensation, schedule, deliverables, and any project specific requirements. Contractor shall perform the Services (a) in accordance with the terms and subject to the conditions set out in the Project Assignment and this Agreement; (b) using personnel of required skills, experience, and qualifications; (c) in a timely, workmanlike, and professional manner; (d) in accordance with the highest professional standards in Contractor’s field; and (e) to the reasonable satisfaction of the District. Notwithstanding anything to the contrary, nothing in this Agreement shall be construed to prevent the District from itself performing services or from acquiring services from other providers that are similar to or identical to the Services. The Services are to be provided for any project described in an executed Project Assignment amendment (“Project”). This Agreement may be amended from time to time to include additional Services.

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 of this Agreement shall begin on **June 25, 2026**, and shall end on **June 30, 2028** (“Term”), except as otherwise stated in Section 4 below, and Contractor shall complete the Services within the Term. District may extend the Term for up to three (3) additional one-year periods by providing written notice to Contractor. 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.** District may terminate this Agreement at any time by giving thirty (30) days advance written notice to Contractor. 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.** In consideration of the Services to be performed under this Agreement, District shall pay Contractor for Services satisfactorily rendered pursuant to this Agreement in the amounts stated in any executed Project Assignment. Unless otherwise indicated in a Project Assignment, the Fees shall be payable in monthly installments. Contractor shall provide monthly invoice of the Fees to District for Services rendered accompanied by documentation reasonably requested by District evidencing all charges, and District shall pay the undisputed amounts of such invoices within sixty (60) days of receipt of the invoice. Contractor shall not submit its invoices to District more frequently than monthly. Any disputed invoiced amount which cannot be resolved in good faith between the Parties within fifteen (15) business days shall be resolved in accordance with the dispute resolution section of this Agreement.

The Fees shall cover and include all sales and use taxes, duties, and charges of any kind imposed by any federal, state, or local governmental authority on amounts payable by Contractor and/or District under this Agreement, and in no event shall District be required to pay any additional amount to Contractor in connection with such taxes, duties, and charges, or any taxes imposed on, or regarding, Contractor's income, revenues, gross receipts, personnel, or real or personal property or other assets.

5.1 **Reimbursement for Certain Expenses.** Expenses will not be charged for Contractor's performance of these Services, with the exception of any listed in any executed Project Assignment.

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 in the amount of \$1,000,000 per occurrence. 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 B*).

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. **Reserved.**

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. Any terms and conditions contained in Contractor's proposal, other than those defining the scope of work and price, shall be of no force and effect.

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 requires Contractor to 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. **Reserved.**

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 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:

Address for Contractor Notices:

Oakland Unified School District 955 High Street Oakland, CA 94601 Attn: Preston Thomas	Langan CA, Inc. 1330 Broadway, Suite 428 Oakland, CA 94612 Attn: Peter J. Cusack
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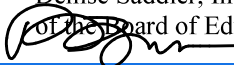
* * * * *

DISTRICT:

Oakland Unified School District

Jennifer Brouhard, President,
Board of Education

Denise Saddler, Interim Superintendent & Secretary
of the Board of Education



[Preston Thomas \(May 25, 2026 18:06:17 PDT\)](#)

Preston Thomas, Chief Systems & Services Officer

Approval as to form:



Date: 5/25/26

James Traber, Esq.
Facilities Counsel

CONTRACTOR:

By: Lori Simpson

Digitally signed by Lori Simpson
DN: CN=Lori Simpson, OU=San
Francisco, OU=Users, OU=Offices,
DC=langan, DC=com
Date: 2026.05.21 13:51:00-0700'

Name: _____

Title: Executive VP

Date: _____

EXHIBIT A

FORM OF AMENDMENT FOR PROJECT ASSIGNMENT

Pursuant to the Master Agreement for General Services (“Master Agreement”) between the Oakland Unified School District (“District”) and [REDACTED] (“Contractor”) effective [REDACTED], 20 [REDACTED] (“Agreement”), the District and Contractor agree to amend the Master Agreement to add services for the [REDACTED] project (the “Project”).

1. **Services.** The terms of the Master Agreement are incorporated into, and govern, this amendment and apply to the Project except as may be provided otherwise by this amendment. Contractor shall perform the services selected under Section 1(a) for the Project in accordance with the terms and conditions of the Agreement and this Project Assignment (the “Services”) and as further described in Contractor’s proposal attached hereto and incorporated herein as ***Exhibit 1***. The Services shall include all labor, materials, supervision, equipment, and incidentals necessary to fully and properly perform the Services, and shall be completed (a) in accordance with the terms of this Agreement; (b) with the degree of skill, care, and diligence normally exercised by professionals in the same field; and (c) to the reasonable satisfaction of the District. The District retains the right to self-perform or to contract with others for services similar or identical to those provided under this Agreement. Any terms and conditions contained in Contractor’s proposal, other than those defining the scope of work and price, shall be of no force and effect.

a. Scope of Services.

Geotechnical Field Study / Geologic Hazard Study

Basic Services shall include a Geotechnical Field Study meeting the California Code of Regulations Title 24 requirements and/or a Geologic Hazard Study meeting the most recent Note 48 requirements of the California Geological Survey (“CGS”), as enforced by the Division of the State Architect (“DSA”). Services may include evaluation of site soil and groundwater conditions, seismic design parameters, preliminary corrosion evaluation, and related geotechnical and geologic consulting services.

Foundation Design Recommendations

Preparation of foundation design recommendations for buildings, including bearing and axial support capacities, minimum dimensions and embedment, and lateral load resistance, including friction coefficient and passive pressure recommendations.

Geohazard Report Preparation

Preparation of Geohazard Reports meeting applicable CGS and DSA requirements, including preliminary field activities, field exploration, laboratory testing, geologic/geohazard evaluations, and related consulting services.

Utility Locating / Underground Service Alert Coordination

Coordination of utility locating services, including subcontracted underground utility locating and coordination with Underground Service Alert.

Field Exploration Services

Field exploration services, including drilling borings, cone penetration tests (“CPTs”), exploratory excavations, and related exploration activities.

Included Basic Services may include:

- obtaining Alameda County Public Works Agency drilling permits;
- backfilling exploration points with cement grout;
- handling and drumming contaminated soils, if encountered; and
- coordination regarding contaminated soil disposal, subject to District approval.

CGS / DSA Coordination

Assistance with submission of geohazard reports to CGS and DSA, including:

- preparation of application materials;
- responses to CGS comments;
- and obtaining CGS acceptance letters.
- Applicable CGS application fees paid by Consultant may be reimbursable subject to the compensation provisions of this Project Assignment.

Supplemental Engineering Review Services

Supplemental engineering review and consultation services during design and DSA plan review phases, including plan review consultations requested by District.

Construction Oversight Services

Construction oversight services including:

- review of contractor submittals;
- observation of soil placement and compaction;
- evaluations required for DSA Form 293 and related DSA compliance activities.

Site Safety / Protection Plan Services

Preparation and implementation of site-specific safety procedures and protection plans relating to drilling, boring, excavation, or related field activities.

Other Services

Additional Services specifically described below and approved by the Parties:

[Insert any additional Services...]

2. Compensation and Fee Schedule

For Services satisfactorily performed, and based on invoices properly documented and submitted, Contractor shall be compensated in an amount not to exceed _____ Dollars and ___/100 (\$_____), which represents Contractor’s estimate of the maximum total cost of Services for the Project, based on its fee stated in its proposal as shown in *Exhibit 1*. If contractor’s proposal includes hourly rates it shall bill at such rates against the total not to exceed amount. The foregoing

not to exceed amount shall, if noted in the proposal, include contingency compensation in the event that more time and costs may be necessary to complete the services. Such contingency shall only be used at the District's consent if Contractor demonstrates additional costs due to additional work directed by the District beyond the scope of Services or a significant delay in the Project's completion date requiring extended services. Any unused contingency amount shall be retained by the District.

Reimbursables. Contractor's total reimbursement for reimbursable expenses shall not exceed the amount indicated on Contractor's proposal which is Contractor's estimate of the maximum total cost of Reimbursable Expenses on Project. If no such amount is indicated, no reimbursement shall be due.

3. This Project Assignment, together with the Agreement and incorporated documents expressly identified herein, constitutes the entire agreement of the Parties relating to the Project described herein.

[Signatures on following page]

DISTRICT:

Oakland Unified School District

Jennifer Brouhard, President,
Board of Education

Denise Saddler, Interim Superintendent & Secretary
of the Board of Education

Preston Thomas, Chief Systems & Services Officer

Approval as to form:

James Traber, Esq.
Facilities Counsel

CONTRACTOR:

By: _____
Name: _____
Title: _____
Date: _____

EXHIBIT B

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 Exec. VP [insert "owner" or officer title] of Langan CA, Inc.
[insert name of business entity], have read the foregoing and agree that _____
Langan CA, 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: _____

Name: Lori Simpson

Digitally signed by Lori Simpson
DN: CN=Lori Simpson, OU=San Francisco, OU=Users, OU=Offices, DC=langan, DC=com
Date: 2026.05.21 13:53:27-07'00'

Signature: _____

Title: Executive VP

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: Langan CA, Inc.
Date of Entity's Contract with District: 6/25/26
Scope of Entity's Contract with District: geotechnical services

I, Lori Simpson [insert name], am the Executive VP [insert "owner" or officer title] for Langan CA, Inc. [insert name of business entity] ("Entity"), which entered a contract on 6/25/26, 20 , with the District for _____.

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: 5/21/26, 20

Signature: Lori Simpson
Typed Name: _____
Title: Executive VP
Entity: Langan CA, Inc.

Digitally signed by Lori Simpson
DN: CN=Lori Simpson, OU=San Francisco, OU=Users, OU=Offices, BC=langan, BC=com
Date: 2026.05.21 13:56:00-07'00'



Mission Bay School



A.P. Giannini Middle School



OUSD Living Schoolyards

QUALIFICATIONS

GEOTECHNICAL AND GEOHAZARD CONSULTING SERVICES
FOR VARIOUS SCHOOL SITES

Oakland Unified School District

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1. Letter of Interest



Technical Excellence
Practical Experience
Client Responsiveness

April 30, 2026

Oakland Unified School District
ATTN: Preston Thomas, Chief Systems and Services Officer
Department of Facilities Planning and Management
955 High Street, Oakland, CA 94601

**Re: Request for Qualifications for Geotechnical and
Geohazard Consulting Services at Various School Sites**

Dear Mr. Thomas:

Langan CA, Inc. (Langan) is pleased to submit our proposal to provide **geotechnical engineering and geohazard consulting services** for the District's various school sites in Oakland, CA.

Langan is a privately held consulting firm with more than 2,000 employees in 56 offices around the world. We have provided services in Northern California for over 36 years, offering an integrated suite of geotechnical, geological, site/civil, survey, environmental, and earthquake engineering services from our offices in Oakland, Sacramento, San Francisco, and San Jose. We believe that our expertise with K-12 projects in the Bay Area—as well as our history working with OUSD, local CGS experience, and experience working on liquefaction/seismic-impacted sites—makes us an essential asset to the design team.

Langan has provided geotechnical services for OUSD, the most recent example being the Living Schoolyards project, which included 14 school sites. We delivered all 14 reports on time and on budget. In addition, we have performed geotechnical services at over 60 school sites for San Francisco Unified School District. Our team is knowledgeable about local, state, and code requirements for performing geological hazard assessments, geotechnical investigations, and special inspections. Our geotechnical reports and plan review letters are routinely used in permit submittals.

Langan received a copy of the District's Agreement attached as EXHIBIT A to the RFQ. Langan has reviewed the indemnity provisions in EXHIBIT A and insurance requirements contained in the Agreement. If given the opportunity to contract with the District, Langan has no objections to the use of the Agreement. We certify that no official or employee of the District, nor any business entity in which an official of the District has an interest, has been employed or retained to solicit or assist in the procuring of the resulting contract(s), nor that any such person will be employed in the performance of any/all contract(s) without immediate divulgence of this fact to the District.

We look forward to learning more about these projects and discussing our strategy and approach. Our contact information is listed below; please contact us with any questions.

Sincerely,
Langan CA, Inc.

Lori A. Simpson, PE, GE
Managing Principal
lsimpson@langan.com, 510.874.7031

Elena Ayers, PE, GE
Associate Principal
eayers@langan.com, 510.874.7071

Corporate Summary

Presence in California

Integrated Solutions. Measurable Value.

Langan provides an integrated mix of site civil, geotechnical, and environmental engineering and consulting services in support of municipal agencies, land development projects, corporate real estate portfolios, energy industry, and various other sectors. Our clients include Bay Area municipal agencies, developers, property owners, private corporations, institutions, and energy companies around the world. Our professionals include engineers, scientists, landscape architects, planners, and technical specialists. Using sound principles and proven concepts, while continually advancing our technology and promoting continual education within our field's expertise; our professionals are skilled problem solvers who strive to deliver a high level of quality on each and every project. Langan is listed among the "Top 10 Environmental and Geotechnical Firms" by ENR California.



200+
employees in
state



56
years in
business



Full-Service
land development
firm

Key Services

- Geotechnical Engineering
- Site/Civil Engineering
- Surveying
- Environmental Engineering
- Earthquake/Seismic
- Regulated Building Materials Inspections
- Asbestos, Lead Paint, Indoor Air Quality/Mold Consulting
- Geology
- Foundation Design
- 3D Laser Scanning
- Building Information Modeling (BIM)
- Natural Resources Assessments & Permitting
- Stormwater & Spill Control Compliance
- Landscape Architecture + Planning
- GIS/Data Management Services
- Litigation Support/Expert Witness
- EHS Management & Compliance

Highly Recognized Throughout the Industry



Qualifications and Experience

Langan CA, Inc. (Langan) is a C-Corporation founded in 1970 that provides an integrated mix of geotechnical, site/civil engineering, environmental consulting, surveying, and landscape architecture services in support of a broad range of public and private clients. We have assembled a team with local and practical experience performing similar services as included in the RFQ. Langan's team includes California licensed professional engineers, geotechnical engineers, certified engineering, and geologists, who will sign and seal technical reports. The bulk of services solicited will be performed from our Oakland office.

• **Federal Tax ID:** 92-3251943

• **CA State License:** 5595125

Ownership and Senior Officials

- Dave Gockel, President (Owner)
- Gerard M. Coscia, Chief Executive Officer (Non-Owner)
- Satyendu S. R. Yadavalli, Chief Financial Officer and Treasurer (Owner)
- Eric Vervoordt, Chief Operating Officer and Secretary (Owner)
- Lori Adams Simpson, Vice President (Owner)
- Donald J. Hodson, Vice President (Owner)
- Diane Fiorelli, Vice President (Owner)
- Michael Golias, Vice President (Owner)
- Andrew Turner, Vice President (Non-Owner)

Subconsultants

Our team frequently partners with specialized subconsultants in the Bay Area area for projects of all sizes. We will use subcontractors for drilling and geotechnical laboratory testing (borings and CPTs, utility clearance, field seismic surveys, disposal of drums with soil cuttings, and laboratory geotechnical (if not performed in-house) and corrosion testing).

Schedule Management Procedures

Our firm has a proven history of collaboration with school districts, architects, and public agencies across California. We maintain strong relationships with regulatory bodies, ensuring smooth project approvals and adherence to all applicable codes and standards. We have successfully worked with CGS in Alameda County.

Our services will be managed by a geotechnical associate principal engineer with experience on similar projects and on-call contracts, Elena Ayers, PE, GE, who will also serve as our team's point of contact. Elena's time will be appropriately committed to the contract, and she will be supported by local staff for rapid mobilization and surge needs and by other local geotechnical principal engineers who will provide QA/QC review of our services and deliverables. Elena will coordinate direct contact between the District and any of our team of experts as the need arises, and she will oversee administration of the contract to ensure all District contract and reporting requirements are met.

Our project management systems and tools support budget and schedule control. On each project, we prepare budgets based on our understanding of project needs, fee estimates from

our subconsultants for specific scopes of work, and our experience on similar projects. We track project scope, schedules, and costs on a weekly basis to keep projects on track. Invoices are submitted monthly and will include a detailed summary of work performed and a table of current costs incurred versus established budgets, for successful budget management.

Navigating Potential Agency Approval Delays

Langan delivers a wide variety of geotechnical and geohazard services for various Bay Area educational entities and public agencies, including task order planning, field explorations and laboratory testing programs, geologic and seismic hazard evaluations, geotechnical analysis and report preparation, design recommendations, plan reviews, emergency response, construction observation and testing, and long term monitoring. The team members assigned to this contract have the capability and capacity to provide each of the services identified in the RFQ, and our recent projects with the District demonstrate our applicable experience for K-12 projects. Examples of recent projects follow in this section, and client references are provided.

Our team will address the District's needs by providing comprehensive geotechnical services tailored to the needs of each individual project. For each requested task, our team will work with the District to:

- establish the appropriate project scope, budget, and estimated schedule for milestones and deliverables
- identify the appropriate Langan and subconsultant team members that will perform the services
- identify and address any project-specific tasks, assumptions, and challenges and concerns
- review available geologic maps, geotechnical reports, and subsurface information provided by the District and from public sources and Langan's files
- develop a site-specific subsurface exploration and laboratory testing program tailored to the level of detail appropriate for the project, and considering site access, schedule, and other project-specific constraints
- request the District's permission to visit sites as needed during the proposal phase and throughout the project duration, for reconnaissance and exploration tasks
- prepare a formal proposal for each project, as well as project-specific work plans and health and safety plans for projects that include field exploration
- coordinate with our subconsultants, other project design team members, and District stakeholders regularly throughout the project life cycle to ensure our geotechnical reports and other deliverables meet project needs and expectations
- track project schedules and communicate progress of deliverables with the District and at key milestones and as needed
- be available on an as-needed basis for consultation with the District and other stakeholders.

Geotechnical

Foundations You Can Trust

Langan was founded as a geotechnical consulting company in 1970, and geotechnical engineering remains a core discipline at Langan today. We work closely with our clients and the permitting, design, and construction teams to engineer cost-effective geotechnical solutions appropriate for proposed infrastructure by considering permitting constraints and site conditions.

Langan's Geotechnical Services:

- Subsurface Investigations
- Slope Stability Analysis
- Crossing Design Using Trenchless Techniques
- Subsurface Utility Engineering
- Earthquake/Seismic
- Materials Analysis
- Foundation Design
- Retaining Structures
- Soil Improvement/Ground Modification
- Dewatering Design & Permitting
- Geological Mapping of Rock Slopes
- Excavation Support & Underpinning Design
- Mine Investigations
- Earth & Rock Fill Dams
- Tunnels/Microtunneling
- Seawalls, Piers, & Bulkheads
- Pre-Construction Conditions Surveys
- Construction Observation
- Forensic Engineering/Expert Testimony
- Geotechnical Hazard Assessment Tool



Geology

Hazard Prevention & Protection Measures






Langan's engineering geology group provides geologic hazard evaluations and monitoring as well as develops recommendations for mitigation for new and existing facilities. We have provided services throughout the United States as well as international projects in Latin America, the Pacific Rim, and Europe. We specialize in site characterization for and evaluation of Quaternary geologic issues such as landslides, active faulting, and liquefaction. Our staff is experienced in field exploration techniques including large diameter borings, field mapping, and trenching for fault identification.

Langan's Surveying, Scanning & Mapping Services:

- Geological Fault Studies & Investigations
- Landslide Investigations
- Mine Hazard Analysis and Stabilization
- Dam and Embankment Slope Stability Assessments
- Landslide, Rockfall, & Slope Stabilization Design
- Forensic Studies and Litigation Support



Team

Associate Principal (Main PoC)		Office	Description
	Elena Ayers, PE, GE Associate Principal eayers@langan.com	1330 Broadway UNIT 428, Oakland, CA 94612	Elena has provided geotechnical engineering services for numerous projects throughout Alameda County, including commercial and residential developments for mid- and high-rise buildings, and education and medical facilities.
Geotechnical Principal		Offices	Description
	Lori Simpson, PE, GE Managing Principal lsimpson@langan.com	1330 Broadway UNIT 428, Oakland, CA 94612	Lori provides geotechnical investigation, design, consultation, and construction observation services for a variety of geotechnical engineering projects with an emphasis on sites with challenging subsurface conditions that include liquefaction, consolidation, expansion potential, caving soil, shallow groundwater, and highly variable stratigraphy.
Project Manager		Office	Description
	Peter Brady, PE, GE Sr Project Engineer pbrady@langan.com	1330 Broadway UNIT 428, Oakland, CA 94612	Peter provides geotechnical engineering services during design and construction for K-12 projects. His experience includes low-, mid- and high-rise structures for , and educational and medical facilities.. He is responsible for geotechnical design recommendations and construction observations.
Senior QA/QC Consultant		Office	Description
	Maria Flessas, PE, GE Senior Consultant mflessas@langan.com	1330 Broadway UNIT 428, Oakland, CA 94612	Maria provides geotechnical engineering services during design and construction for K-12 projects. Her experience includes low-, mid- and high-rise structures for educational facilities. She is responsible for geotechnical quality control oversight.
Project Geologist		Office	Description
	Shaun Wilkins, PG, CEG Senior Project Geologist swilkins@langan.com	18575 Jamboree Rd Suite 150, Irvine, CA 92612	Shaun has extensive experience in a variety of drilling and other subsurface exploration methods. He has conducted field work and project management for geologic mapping, downhole logging, landslide investigation, field reconnaissance, and numerous fault hazard investigations

Field staff will be assigned to this project from our Oakland office. Our field engineers have 100% future availability for this project. Resumes for our key team members are provided in the Appendix.

3. Project Experience



Credit: Trust for Public Land

OUSD Living Schoolyards at 14 sites

Langan performed environmental and geotechnical services for the Oakland Unified School District for schoolyard improvements at 14 sites: Brookfield Elementary School, Piedmont Avenue Elementary School, Elmhurst Middle School, and more. The proposed schoolyard improvements may include outdoor classrooms, picnic areas, planting trees and vegetated landscapes, pollinator gardens, natural play areas and nature-based play structures, raised beds for edible food gardens, and stormwater management improvements.

The objective of our geotechnical services was to evaluate the subsurface conditions in the upper 30 inches at the site, perform laboratory testing, including resistance value (R-value) testing on samples of the soil for design of pavement sections, and develop design-level conclusions and recommendations regarding the geotechnical aspects of the proposed improvements.

Our environmental team conducted environmental site assessments and soil characterizations at the 14 school sites. They drilled borings, collected samples, patched borings, and drummed excess soil. The team evaluated the potential of soil contamination resulting from past site activities and nearby off-site operations at each of the 14 schools. At each site, our environmental team collected shallow soil samples for laboratory analysis and provided our recommendations regarding the environmental aspects of the proposed improvements based on the soil analytical results.

Our team submitted 28 reports, 14 geotechnical and 14 environmental, on the same day on time and on budget!

SERVICES:

- Geotechnical Engineering
- Environmental Engineering

LOCATION:

Oakland, California

CLIENT:

OUSD

COMPLETION DATE:

Ongoing

CLIENT REFERENCE:

Oakland Unified School District
Megan Allegretti,
Director of Program Improvement
Email: megan.allegretti@ousd.org
Phone: 415.830.2117

LANGAN PERSONNEL INVOLVED:

Lori Simpson (Principal in Charge)
Elena Ayers (Associate Principal)
Peter Brady (Project Manager)

CONSTRUCTION VALUE:

N/A



Castlemont High School Bleachers

Oakland Unified School District's Castlemont High School improved its athletic facilities by constructing new bleachers, a press box, two restroom buildings toward the ends of the bleachers, track and field improvements, and a new scoreboard.

Langan provided geotechnical engineering services during design and construction of the athletic facility improvements. Our services were performed in accordance with the Note 48 per the California Geological Survey (CGS). We drilled borings, performed engineering analysis, evaluated geologic hazards, and prepared a geotechnical report. The report was submitted for review and approval by CGS. To accommodate the school schedule and project schedule, we shortened the schedule of our services by drilling on a weekend and providing a quick turnaround on our report.

During design, Langan prepared site-specific response spectra for seismic design of the bleachers and submitted the results in a letter report. We also reviewed the geotechnical aspects of the project plans and specifications and prepared a plan review letter. Our team also provided geotechnical services during construction, including observing foundation installation for the bleachers, restrooms, and scoreboard, testing compaction of utility trench backfill, and observing and testing subgrade preparation for new pavement and hardscape.

SERVICES:

- Geotechnical Engineering
- Geotechnical Services During Construction

LOCATION:

Oakland, California

CLIENT:

OUSD

PROJECT DURATION:

October 2018–July 2023

CLIENT REFERENCE:

Murakami Nelson Architects

Lorna Dare, Architect

Email: ldare@murakaminelson.com

Phone: 510.444.7959x217

LANGAN PERSONNEL INVOLVED:

Lori Simpson (Principal in Charge)

Elena Ayers (Project Manager)

CONSTRUCTION VALUE:

\$11.3 million



Mission Bay School

Mission Bay School will be the first new school that the San Francisco Unified School District (SFUSD) has opened in over 10 years. The school consists of a 2- to 4-story 100,000 GSF structure, with a large landscaped school yard on a tight urban 2.5-acre site. The school will include a PK-5 elementary school for over 500 students; a Linked Learning Hub for SFUSD high school students; and a professional learning resource for teachers and staff.

Our geotechnical team evaluated geologic hazards and subsurface conditions at the site. We also developed site-specific seismic response spectra for the building design. The main geologic/geotechnical issues are the presence of undocumented fill that can liquefy and move laterally during a major earthquake, and the presence of soft compressible clay (Bay Mud). We submitted our reports to the Division of State Architect (DSA) and California Geological Survey (CGS) for approval. During construction, we observed the geotechnical aspects of the surcharge program (installation of wick drains, placement of surcharge mounds, settlement and pore pressure monitoring), ground improvement and foundation installation, and other geotechnical aspects of construction.

Our environmental team supported site remediation activities by overseeing soil removal during construction and performing dust monitoring to comply with the Remedial Action Plan (RAP) prepared by the school's consultant, and approved by the Department of Toxic Substances Control (DTSC). We developed a Health and Safety Plan (HASP) that shall be followed during construction and developed vapor intrusion mitigation system (VIMS) design drawings and specifications and submitted a VIMS Design Report to the DTSC. We oversaw installation of the VIMS and will monitor its performance post-construction (as needed).

LANGAN

SERVICES:

- Geotechnical Engineering
- Environmental Engineering
- Seismic Engineering
- Geologic Hazard Evaluation
- Vapor Intrusion Mitigation

LOCATION:

San Francisco, California

CLIENT:

SFUSD

COMPLETION DATE:

Ongoing

CLIENT REFERENCE:

DLR Group

Bolivar Puyol, Project Architect

Email: bpuyol@dlrgroup.com

Phone: 415.777.4770

CONSTRUCTION VALUE:

\$100 million



Credit: SFUSD

A.P. Giannini Middle School

Langan provided geologic and geotechnical engineering services and performed seismic studies for the A.P. Giannini Middle School seismic retrofit project.

The seismic retrofit included adding new shear walls and footings at selected locations within the existing buildings, constructing new building access and hardscape areas, and installing new utilities.

In 2017 and 2018, our team performed a geologic hazard evaluation, geotechnical investigation, and earthquake engineering studies for the planned seismic upgrade. We presented the results of our investigation and analyses in a report that was submitted to the California Geologic Survey (CGS) for review and approval. After obtaining CGS approval, we provided geotechnical services during the construction phase of the project, including observing the geotechnical aspects of new footing construction and observing placement and testing compaction of fill placed for site grading and utility trench backfill.

SERVICES:

- Geotechnical Engineering

LOCATION:

San Francisco, California

CLIENT:

SFUSD

COMPLETION DATE:

October 2017 – February 2023

CLIENT REFERENCE:

San Francisco Unified School District

Andrea Dawson, Sr Project Manager

Email: DawsonA1@sfusd.edu

Phone: 415.241.6152 x 1558

LANGAN PERSONNEL INVOLVED:N:

Maria Flessas (Principal in Charge)

CONSTRUCTION VALUE:

\$32 million



Abraham Lincoln High School

Langan prepared a geologic hazards evaluation and geotechnical investigation report for a two-story classroom building, a two-story pedestrian walkway that connects two classroom buildings, 2 two-story exterior elevator towers; and exterior improvements that included ramps, stairs, concrete slabs, and new pavement. During construction we observed the geotechnical aspects of the project,

Langan also prepared a report for a generator pad that will be installed between two classroom buildings. Our scope of services for the proposed generator pad included preparation of a geologic hazards evaluation and geotechnical investigation report per 2022 California Building Code, California Geologic Survey Note 48; and Division of the State Architect Interpretation of Regulations Document, IR A-4.13, Geohazard Report Requirements. During construction Langan will observe the geotechnical aspects of the drilled piers that will support the generator pad.

SERVICES:

- Geotechnical Engineering
- Geologic Hazard Evaluation
- Construction Observation

LOCATION:

San Francisco, California

CLIENT:

SFUSD

COMPLETION DATE:

Ongoing

CLIENT REFERENCE:

San Francisco Unified School District John Dutch, Bond Construction Director, Email: dutchj2@sfusd.edu

Phone: 415.355.6979

LANGAN PERSONNEL INVOLVED:

Maria Flessas (Principal in Charge)

CONSTRUCTION VALUE:

\$840,000



Phillip Burton High School

Langan prepared a geologic hazards evaluation and geotechnical investigation report for a voluntary seismic upgrade at Burton High School, for five of the school campus buildings, that were seismically upgraded by installing new shear walls or steel braced frames. During construction, our team observed drilled pier installation and footing subgrade preparation, performed compaction testing for new utilities, flatwork and aggregate base, and provided consultation regarding geotechnical issues.

Langan also provided additional geotechnical services (geotechnical report and construction observation services) for outdoor improvements at Burton High School for a new all-weather surface for the track facilities and football field, support of a new scoreboard, and foundation for the ADA ramp.

In addition, Langan prepared a geologic hazards evaluation and geotechnical investigation report for the seismic upgrade of the Cafeteria and Gymnasium buildings. During construction, Langan will provide construction observation services for the geotechnical aspects of the building seismic upgrades.

SERVICES:

- Geotechnical Engineering

LOCATION:

San Francisco, California

CLIENT:

SFUSD

COMPLETION DATE:

October 2005–Present

CLIENT REFERENCE:

San Francisco Unified School District

Michelle Lee

Email: Leem33@sfusd.com

Phone: (415) 839-1784

LANGAN PERSONNEL INVOLVED:N:

Maria Flessas (Principal in Charge)

Peter Brady (Project Manager)

CONSTRUCTION VALUE:

\$40 million+

Litigation History

Langan is a large firm and is involved in over 5,000 projects around the world per year. Many of these projects are large and complex and typically generate a variety of claims and disputes, some of which evolve into formal legal proceedings. These proceedings typically name all design consultants, including Langan, regardless of scope and responsibility. In a majority of these proceedings, Langan has been named as a defendant despite our belief that the firm has no liability. Although various legal proceedings are currently pending against Langan alleging breach of contract or negligence in connection with the performance of professional services, Langan's management does not believe that any of these proceedings will have a material adverse effect on the operations of the Company. Additional details are available upon request.

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Appendix: Resumes, Fees and Insurance



ELENA AYERS

PE, GE

Associate Principal Geotechnical Engineering

Education

- M.S., Geotechnical Engineering, University of California, Berkeley
- B.S., Civil Engineering, University of California, Berkeley

Professional Registration

- Professional Engineer (PE) in CA
- Geotechnical Engineer (GE) in CA

Affiliations

- CREW East Bay, 2018-Present, 2021–2022 Secretary
- San Francisco Geo-Institute Chapter of ASCE, 2005–Present
- American Society of Civil Engineers 2003–Present
- Chi Epsilon Civil Engineering Honor Society, 2000–Present

Affiliations

- 40-hour Hazardous Waste Operations, 2002–Present

Ms. Ayers has provided project management, construction observation, and subsurface investigation services for various projects throughout the San Francisco Bay Area and Northern California. As an Associate Principal, her responsibilities include coordinating subsurface investigations; performing engineering analyses, including bearing capacity and settlement for shallow and deep foundations, lateral pile capacity, ground improvement techniques, seismic hazards, slope stability, and lateral earth pressures; preparing technical reports; project management; and oversight of field and office staff personnel.

Her project experience includes commercial, retail, and residential developments, high-rise buildings, hospitals, government buildings, warehouses, parking garages, seismic retrofits, roadways and utilities, brownfield and landfill redevelopments, offshore marine structures, and landslide stabilizations.

Selected Projects

- OUSD 14 Living School Yards, Oakland, CA
- New Bleachers at Castlemont High School, Oakland, CA
- Samuel Merritt University Skilled Nursing Facility, Oakland, CA
- Simulation Center, California Maritime Academy, Vallejo, CA
- UC Berkeley Aquatic Center, Berkeley, CA
- La Vista Park, Hayward, CA
- Hayward Main Library, Hayward, CA
- Richmond Library, Richmond, CA
- 2400 Agnew Road, San Jose, CA
- San Ramon City Hall, San Ramon, CA
- Lakeport Courthouse, Lakeport, CA
- Old Solano County Courthouse, Fairfield, CA
- Veterans Affairs Medical Centers in Palo Alto, San Francisco, Martinez, Menlo Park, and Fresno, CA
- Alameda Theater Parking Garage, Alameda, CA
- Cathedral of Christ the Light, Oakland, CA
- John Muir Health Outpatient Services Center and New Parking Lot, Walnut Creek, CA
- John Muir Health Concord Medical Center, Concord, CA
- Sutter Alta Bates Medical Center, Emeryville, CA
- Sutter Solano Medical Center, Vallejo, CA
- Sutter Delta Medical Center, Antioch, CA
- Alta Bates Summit Medical Center, Oakland, CA
- Veterans Affairs Medical Center, San Francisco, CA
- Veterans Affairs Medical Center, Palo Alto & Menlo Park, CA



LORI A. SIMPSON

PE, GE

Managing Principal Geotechnical Engineering & Project Management

Education

- M.S., Civil Engineering
- University of California Berkeley
- B.S., Civil Engineering
- Stanford University

Professional Registration

- Professional Engineer (PE) in CA, WA, OR, NY
- Geotechnical Engineer (GE) in CA, OR

Affiliations

- American Society of Civil Engineers, 1986–Present
- Structural Engineers Association of Northern California (SEAONC), 2003–Present
- Deep Foundations Institute (DFI), 2006–Present
- DFI Trustee, 2017–Present, Treasurer (2025)
- International Code Council, 2009–Present

Affiliations

- DFI President's Award 2016

Ms. Simpson provides geotechnical investigation, design, consultation, and construction observation services for a variety of geotechnical engineering projects with an emphasis on sites with challenging subsurface conditions that include liquefaction, consolidation, expansion potential, caving soil, shallow groundwater, and highly variable stratigraphy. Her projects include life sciences, high-rises, seismic upgrades of existing facilities, commercial and residential buildings, research facilities, infrastructure improvements for new developments, sports facilities, school facilities, bridges, piers, and roadway realignments. Ms. Simpson is a Trustee with the Deep Foundations Institute, currently serving as Treasurer, and an active member of the Codes and Standards Committee. She has testified at code hearings during each of the last five code cycles. She was also a member of the committee to revise San Francisco Administrative Bulletin AB-082 and developed the new geotechnical administration bulletin AB-111 for tall buildings.

Selected Projects

- OUSD Living Schoolyards at 14 Sites, Oakland, CA
- Castlemont High School Bleachers and Restrooms, Oakland, CA
- Head-Royce School New School Additions, Oakland, CA
- Head-Royce School New Gymnasium, Oakland, CA
- Samuel Merritt University Skilled Nursing Facility, Oakland, CA
- Mission Bay School, San Francisco, CA
- Sacred Heart Athletic Facility, San Francisco, CA
- French American International School (1155 Page St), San Francisco, CA
- UCSF Mission Bay Block 34 Clinical Building, San Francisco, CA
- UCSF Wayne and Gladys Center for Vision Neurosciences, San Francisco, CA
- UCSF Sandler Neurosciences Center, San Francisco, CA
- UCSF William J. Rutter Center, San Francisco, CA
- UCSF Community Center, San Francisco, CA
- UCSF Mission Bay Parking Garage, Block 21a, San Francisco, CA
- Recreation Center, St. Mary's College, Moraga, CA
- Madigan Pool, St. Mary's College, Moraga, CA
- City of Alameda, On-Call Contract for Geotechnical Investigative & Quality Assurance Program, Alameda, CA
- City of Berkeley, On-Call Contractor for Geotechnical Services, Berkeley, CA
- San Francisco Public Library, Mission Bay, San Francisco, CA
- City of Hayward La Vista Park, Hayward, CA
- The Althenheim Senior Housing, Oakland, CA
- St. Joseph's Senior Housing, Oakland, CA
- Harrison Street Senior Housing-CCH & OHA, Oakland, CA



PETER BRADY

PE, GE

Senior Project Engineer Geotechnical Engineering

Education

- M.S., Civil Engineering
University of California Los Angeles
- B.S., Civil Engineering
University of California Los Angeles

Professional Registration

- Professional Engineer (PE) in CA
- Geotechnical Engineer (GE) in CA

Certifications

- 40-Hour HAZWOPER
- CPN Training Course in Radiation Safety and Nuclear Gauge Use, 2014

Mr. Brady has provided technical, management, and administrative assistance to numerous construction projects in the San Francisco Bay Area; including education facilities and commercial developments. As a project engineer, his experience includes construction observation, subsurface investigation, engineering analysis for projects and managing projects involving ground improvement, driven and drilled pile foundations, drilled pier foundations, shallow foundations, and deep excavations. He has performed investigations in areas with complex subsurface conditions, such as soft bay deposits and potentially liquefiable soils.

Selected Projects

- San Francisco Unified School District, San Francisco, CA
 - Burton High School
 - Gordon Lau Elementary School
 - Herbert Hoover Middle School
- Oakland USD Living Schoolyards, 14 Sites, Oakland, CA
- The Canyon at Mission Rock, Block A, San Francisco, CA
- The Mesa at Mission Rock, Block F, San Francisco, CA
- India Basin Development, San Francisco, CA
- 95 Hawthorne Street, San Francisco, CA
- 3333 California Street, San Francisco, CA
- Hangar 1, Moffett Field, Mountain View, CA
- Mercy Retirement Care Center in Oakland, CA
- The Hamlin School, San Francisco, CA
- SFO Terminal 3 – Boarding Area E, San Francisco, CA
- Alameda Landing Target, Alameda, CA
- 15th and Wawona Investigation, San Francisco, CA
- SFMOMA Expansion, San Francisco, CA
- 3333 Scott Boulevard, Santa Clara, CA
- 200 6th Street, San Francisco, CA
- Transbay Blocks 6 and 7, San Francisco, CA
- 10 South Van Ness Avenue, San Francisco, CA
- 1500 Mission Street, San Francisco, CA
- CPMC Van Ness and Geary (Cathedral Hill) Hospital and MOB, San Francisco, CA
- CPMC Mission Bernal Campus, San Francisco, CA
- The Presidio Theater, Building 99, San Francisco, CA
- UDR Dublin Station, Dublin, CA



MARIA FLESSAS

PE, GE

**Principal
Geotechnical Engineering**

Education

- M.S., Geotechnical Engineering, Illinois Institute of Technology
- B.S., Civil Engineering (Structural), University of Illinois

Professional Registration

- Professional Engineer (PE) in CA, NY
- Geotechnical Engineer (GE) in CA

Affiliations

- American Society of Civil Engineers

Ms. Flessas provides geotechnical engineering services during design and construction for numerous projects. Her experience includes low-, mid- and high-rise structures, educational and medical facilities, dams, and roadways. She is responsible for geotechnical design recommendations and construction observations for driven piles, drilled piers, shallow foundations, retaining walls, shoring systems, and soil improvement. She has extensive experience with projects that require compliance with federal, state, and local agencies, including the Division of the State Architect (DSA), the Office of Statewide Health Planning & Development (OSHPD), California Geological Survey (CGS) and Caltrans.

Selected Projects

- San Francisco Unified School District, San Francisco, CA
 - Abraham Lincoln High School
 - A.P. Giannini Middle School
 - Aptos Middle School
 - Buena Vista Elementary School
 - Burton High School
 - Claire Lilienthal Elementary School
 - Clarendon Elementary School
 - Cleveland Elementary School
 - Daniel Webster Elementary School
 - Dr. Charles Drew Elementary School
 - Fairmont Elementary School
 - Francisco Middle School
 - Galileo High School
 - George Washington High School
 - Glen Park Elementary School
 - Gordon Lau Elementary School
 - Harvey Milk Civil Rights Academy
 - Hilltop High School
 - Hoover Middle School
 - Horace Mann Middle School
 - International Studies Academy
 - Jean Parker Elementary School
 - Longfellow Elementary School
 - Lowell High School
 - Malcolm Elementary School
 - Marina Middle School
 - McAteer High School
 - Mission Bay School
 - Mission High School
 - Monroe Elementary School
 - Paul Revere Elementary School
 - Raoul Wallenberg High School
- Kentfield Unified School District, Kent Middle School and Bacich Elementary School, Kentfield, CA
- UC Merced Campuswide Expansion, Over 20+ Projects, Merced, CA



SHAUN WILKINS

PG, CEG

Senior Project Geologist Geotechnical Engineering

Education

- B.S., Geology, California Polytechnic University, Pomona

Professional Registration

- Professional Geologist (PG) in CA, UT, AZ
- Certified Engineering Geologist (CEG) in CA

Affiliations

- Association of Engineering Geologists (AEG)
- South Coast Geological Society (SCGS)

Mr. Wilkins is a highly experienced geologist with over 20 years of experience throughout southern California and beyond. Projects managed include a wide variety of custom homes, tract homes, commercial development, school construction, distress, fault hazard analysis, and landslide analysis as well as agency review for the Cities of Buena Park and Mission Viejo. School district consultation experience with Brea-Olinda, Glendale Community College District, Long Beach, Mt. San Jacinto Community College, and Westminster. Mr. Wilkins has extensive experience in a variety of drilling and other subsurface exploration methods. He has conducted field work and project management for geologic mapping, downhole logging, landslide investigation, field reconnaissance, and numerous fault hazard investigations with an emphasis on Alquist-Priolo Earthquake Fault zone studies to determine active status of faults. Faults evaluated include the San Andreas, San Jacinto, Newport-Inglewood, Rose Canyon and Camarillo fault systems. Mr. Wilkins provides composition for a multitude of geotechnical reports including associated maps and cross-sections.

Selected Projects

- Long Beach Unified School District – Various Projects*
- Huntington Beach Union High School District – Various Projects*
- La Entrada Community Development, Coachella, CA*
- Brea-Olinda School District – Various Projects*
- Killefer Historic School Reuse Project, Orange, CA*
- Harbor-UCLA Replacement Hospital Project, Torrance, CA
- Claremont McKenna College Sports Complex, Claremont, CA
- UC Santa Barbara East Campus Student Housing Project
- Cypress Community College Student Housing Project, Cypress, CA
- University of Southern California Medical Offices, Pasadena, CA
- UC Irvine Campus Medical Complex (ICMC), Irvine, CA
- UC Riverside School of Medicine II Building, Riverside, CA
- Glendale Community College District, Verdugo Campus Instructional Building Conference Center (IBCC), Glendale, CA
- Glendale Community College District, Verdugo Campus Central Plant Replacement, Glendale, CA
- Wilson Hall Replacement Project, Arizona State University Campus, Tempe, AZ
- California State University, Fullerton Campus, Visual Arts Complex, Fullerton, CA
- UC Irvine Verano 8 Graduate Student Housing, Irvine, CA
- San Andreas Fault Investigation, Indio, CA*

* Projects completed prior to Langan

Schedule of Fees and Conditions
Effective 1 January 2026

Billing Category	Hourly Billing Rate
Technician	\$155
Staff Personnel	\$165
Senior Staff Personnel	\$180
Project Personnel	\$200
Senior Project Personnel	\$240
Associate / Senior Associate	\$300
Associate Principal / Principal	\$350
Senior Principal / Managing Principal	\$375

- At any level, personnel may be engineers, surveyors, etc.
- Langan reserves the right to make adjustments for individuals within these classifications as may be necessary by reason of promotion, and to increase our hourly billing rates due to annual salary increases.

Subcontractor/Subconsultant Costs

All subcontracted services including borings, private utility locating, lab tests, etc., will be billed at cost plus 10%.

Consultant Equipment Rental Rates

Langan will not charge equipment rental rates (automobiles) during the geotechnical investigation.

Health and Safety and Other Special Field Equipment

Special equipment such as surveying equipment, disposable protective equipment, and respirator cartridges will be billed on a daily rate. PID's and similar safety and/or monitoring equipment will be billed on daily, weekly or monthly rates. A rate schedule will be provided upon request.

Prevailing Wage

If applicable, prevailing wage premium will be added to the rates stated above.

Terms

Invoices are payable within 30 days. Service charge of 1.5% /mo. will be imposed on all bills not paid w/in 30 days. If a bill remains unpaid after 60 days, we will discontinue our work until payments are received to bring your account current. We reserve the right to terminate an account without notice for non-payment.

Master Service Agreement Fees Sheet - Geotechnical

Langan 4/27/2026		
Field Coordination	Weekday Rate	Saturday Rate
Site Walk	\$500	N/A
Project Specific Health and Safety Plan	\$500	N/A
USA Marking	\$660	N/A
Permit Application	\$250	N/A
Permitting - ACPWA	4 or fewer borings	Each over 4
Permit Fee (borings > 5-feet depth, per parcel)	\$490	\$94
Subcontractors	Weekday Rate	Saturday Rate
Underground Utility Clearance	\$1,320	\$2,640
Concrete/Asphalt Coring Mobilization	\$600	\$1,000
Concrete Coring (per core)	\$200	\$400
Subsurface Exploration	Weekday Rate	Saturday Rate
(Estimated fees - actual fees will be project-specific)		
Cone Penetration Testing (1 day)	\$6,000	\$7,500
Hollow Stem Auger borings (1 day)	\$6,600	\$8,300
Geophysical Testing (MASW; 1 day)	\$6,600	\$8,000
Drum Disposal	Each	
Analytical Testing/Waste Profiling (per sample)	\$400	
Disposal (per drum)	\$200	
Geotechnical Laboratory Testing	Per Sample	
Moisture Content-Density	\$50	
Fines Content (Percent Passing -200)	\$100	
Sieve Analysis	\$150	
Atterberg Limits	\$200	
Consolidation Test	\$500	
TXUU Strength Test	\$200	
Compaction Test	\$350	
Resistance Value Test	\$450	
Corrosivity Test	\$300	
Engineering		
Seismic Hazards Evaluation	\$1,500	
Geologic Hazards Evaluation	\$3,000	
Foundation Design Parameters	\$3,000	
Lateral Earth Pressures	\$2,500	

Code-Based Seismic Design Parameters	\$850	
Site Specific Response Spectra	\$10,000	
Reporting		
Geotechnical Feasibility Study	\$4,500	
Preliminary Geotechnical Report	\$6,000	
Geologic Hazards and Geotechnical Report	\$8,500	
Construction Phase Services		
Review and Response to CGS Comments	\$4,000	
Engineering Review / Geotechnical Plan Review & Letter	\$4,500	
Review of Contractor Submittals and RFIs	\$5,000	
Geotechnical Consultation during Design & Construction	\$5,000	
Quarter Day Site Visit	\$800	
Half Day Site Visit	\$1,200	
Full Day Site Visit	\$2,000	

EXHIBIT B - 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: Langan CA, Inc.
Date of Entity’s Contract with District: April 30, 2026
Scope of Entity’s Contract with District: Geotechnical and Geohazard Consulting Services at Various School Sites

I, Lori Simpson [insert name], am the Managing Principal [insert “owner” or officer title] for Langan CA, Inc. [insert name of business entity] (“Entity”), which entered a contract on April 30, 2026, with the District for Geotechnical and Geohazard Consulting Services at Various School Sites

I certify that (1) 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: April 30, 2026

Signature: 
Typed Name: Lori Simpson
Title: Managing Principal
Entity: Langan CA, Inc.

EXHIBIT B

FINGERPRINTING NOTICE AND ACKNOWLEDGEMENT FOR CONTRACTS OTHER THAN CONSTRUCTION CONTRACTS

(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 Managing Principal [*insert "owner" or officer title*] of Langan CA, Inc. [*insert name of business entity*], have read the foregoing and agree that Langan CA, 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: 04/30/2026

Name: Lori Simpson

Signature: 

Title: Managing Principal



EXHIBIT "C"

LOCAL BUSINESS UTILIZATION AFFIRMATION WORKSHEET

Firm or Team: Langan CA, Inc.

Our Firm or Team affirms that it will achieve OUSD’s minimum Local Business Utilization (LBU) requirements. Included in our Statement of Qualifications is a detailed narrative and strategy describing how the Firm or Team intends to meet or exceed the District’s LBU requirements.

The narrative shall describe previously implemented methods used for successful local business utilization and shall be inclusive of at least three (3) project relevant California K-12 examples.

The narrative includes our LBU strategy, but not limited, to the following:

- **Category 1:** An outline of small and local firms (by professional service discipline) with planned partnership/JV Partnership
- **Category 2:** Other identified opportunities for local and small local utilization; Expressed Plan/Strategies to Increase LBP
- **Category 3:** Areas and/or scopes that have been identified as carve out opportunities for small, local partners
- **Category 4:** Relevant California K-12 project examples
- **Category 5:** Previously implemented methods used for successful Local Business Utilization

We understand that the submitted narrative and strategy will be scored and awarded up to 5 additional points by the District’s LBU Consultant for incorporation into the SOQ evaluations.

Minimum Local Business Participation per District Policy can be found in the following link:

<https://www.ousd.org/facilities-planning-management/opportunities/lbu-policy>

Signature: 

Date: 04 / 30 / 2026

Appendix – Local Business Utilization

Partnering with Subconsultants and SLEB

After reviewing the list of certified SLEBs, we were unable to identify entities that can provide the requested services. That being said, we will continue to pursue SLEB status to satisfy OUSD LBU's requirements but cannot commit as this time.



The Langan team has shown themselves to be highly responsive, diligent and well-prepared for their assigned tasks. Their outstanding client service, coupled with their advanced technical knowledge, have proven time and again the importance of hiring a firm that will deliver reliable services and ultimately result in cost efficiency. When facing projects with tight deadlines and complex soil conditions, we know we can count on Langan to provide the high level of service needed for our public projects.

– Andrea Dawson, Project Manager, San Francisco Unified School District

Langan CA, Inc.

Oakland, California

1330 Broadway, Suite 428

Oakland, CA 94612

510.874.7000

510.874.7001 fax

www.langan.com

LANGAN



DIVISION OF FACILITIES PLANNING AND MANAGEMENT ROUTING FORM

Project Information

Project Name	Geotechnical and Geohazard Consulting Services at Various School Sites	Site	918
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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	<input checked="" type="checkbox"/> Proof of general liability insurance, including certificates and endorsements, if contract is over \$15,000 <input checked="" type="checkbox"/> Workers compensation insurance certification, unless vendor is a sole provider
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Contractor Information

Contractor Name	Langan CA, Inc.	Agency's Contact	Mukta Patil
OUSD Vendor ID #	009210	Title	Project Manager
Street Address	1814 Franklin Street, Suite 505	City	Oakland
Telephone	408-283-3635	State	CA
Contractor History	Previously been an OUSD contractor? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Zip	94612
OUSD Project #	25117	Worked as an OUSD employee?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Term of Original/Amended Contract

Date Work Will Begin (i.e., effective date of contract)	06-25-2026	Date Work Will End By (not more than 5 years from start date; for construction contracts, enter planned completion date)	06-30-2028
		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)	\$0
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
TBD	01 ESSER; 14 Deferred Maintenance 21 Building Fund 25 Capital Facilities 35 County Schools Facilities 40 Special Reserve for Capital Outlay Projects	TBD	6265	\$0

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.

1.	Division Head Executive Director, Facilities Planning & Management <i>Pranita Ranbhise</i>	Phone	510-535-7038	Fax	510-535-7082
	Signature	Date Approved	05/25/2026		
2.	OUSD Counsel, Facilities <i>James Traber</i>	Signature	Date Approved	5/25/26	

	Chief Systems & Services Officer		
3.	Signature 	Date Approved	05/25/2026
	Chief Financial Officer <small>Preston Thomas (May 25, 2026 18:06:17 PDT)</small>		
4.	Signature	Date Approved	
	President, Board of Education		
5.	Signature	Date Approved	