

Board Office Use: <b>Legislative File Info.</b>	
File ID Number	23-2699
Introduction Date	12-14-2023
Enactment Number	23-2181
Enactment Date	12/14/2023 er



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

## Memo

**To** Board of Education

**From** Kyla Johnson-Trammell, Superintendent  
Preston Thomas, Chief Systems and Services Officer, Division of Facilities Planning and Management; Kenya Chatman, Executive Director of Facilities Planning

**Board Meeting Date** December 14, 2023

**Subject** Amendment No. 2, General Services Agreement– Ninyo & Moore – La Escuelita Educational Project - Division of Facilities Planning and Management

**Action Requested** Approval by the Board of Education of Amendment No. 2, to the General Services Agreement by and between the District and Ninyo & Moore, Alameda, CA, for the latter to continue to provide additional environmental services, including, monitoring and reporting to the Department of Toxic Substances Control, for the La Escuelita Educational Project, in an additional amount of **\$126,379.00**, which includes a not-to-exceed amount of **\$114, 890.00** for Basic Services, and a not-to-exceed amount of **\$11,489.00**, Additional Services, increasing Agreement the total not-to-exceed amount from **\$137,670.00** to **\$264,049.00**, and extending the term of the Agreement from **December 31, 2023, to December 31, 2025**, (an additional 731 calendar days), and authorizing the President and Secretary of the Board to sign the Amendment for same with said Consultant, pursuant to the Amendment.

**Discussion** This Amendment is for additional environmental services and seven hundred thirty-one (731) calendar days’ extension to the term date.

**LBP** (Local business participation percentage) 0.00%

**Recommendation** Approval by the Board of Education of Amendment No. 2, to the General Services Agreement by and between the District and Ninyo & Moore, Alameda, CA, for the latter to continue to provide additional environmental services, including, monitoring and reporting to the Department of Toxic Substances Control, for the La Escuelita Educational Project, in an additional amount of \$126,379.00, which includes a not-to-exceed amount of \$114, 890.00 for Basic Services, and a not-to-exceed amount of \$11,489.00, Additional Services, increasing Agreement the total not-to-exceed amount from \$137,670.00 to \$264,049.00, and extending the term of the Agreement from December 31, 2023, to December 31, 2025, (an additional 731 calendar days), and authorizing the President and Secretary of the Board to sign the Amendment for same with said Consultant, pursuant to the Amendment.



OAKLAND UNIFIED  
SCHOOL DISTRICT

*Community Schools, Thriving Students*

**Fiscal Impact**

Fund 21 Building Fund, Measure J

**Attachments**

- Amendment No. 2, including exhibits
- Routing Form
- File ID No. 22-1564

## AMENDMENT NO. 2

### GENERAL SERVICES AGREEMENT

This Amendment is entered into between the Oakland Unified School District (OUSD) and **Ninyo & Moore**. OUSD entered into an agreement with CONTRACTOR for services on **September 9, 2021** ("Agreement"), and the parties agree to amend the Agreement for the Services with **La Escuelita Educational Project** as follows, and in the attached Exhibit A:

<b>1.</b>	<b>Services:</b>	<input type="checkbox"/> The scope of work is <u>unchanged</u> .	<input checked="" type="checkbox"/> <b>The scope of work has <u>changed</u>.</b>
<p><b>If scope of work changed:</b> Provide brief description of revised scope of work including description of expected final results, such as services, materials, products, and/or reports; attach additional pages as necessary.</p> <p>The CONTRACTOR agrees to provide the following amended services: To continue to provide additional environmental services, including, monitoring and reporting to the Department of Toxic Substances Control, as described in the Proposal dated September 7, 2023, attached to this amendment, as part of Exhibit A.</p>			
<b>2.</b>	<b>Terms (duration):</b>	<input type="checkbox"/> The term of the contract is <u>unchanged</u> .	<input checked="" type="checkbox"/> The term of the contract has <u>changed</u> .
<p><b>If term is changed:</b> The contract term is extended by an additional Seven Hundred Thirty-One Days (731) and the amended expiration date is December 31, 2025. <b>The current End date is December 31, 2023.</b></p>			
<b>3.</b>	<b>Compensation:</b>	<input type="checkbox"/> The contract price is <u>unchanged</u> .	<input checked="" type="checkbox"/> The contract price has <u>changed</u> .
<p><b>If the compensation is changed:</b> The not-to-exceed contract price is</p> <p><input checked="" type="checkbox"/> <u>Increased by: \$126,379.00, which includes a not-to-exceed amount of \$114, 890.00 for Basic Services, and a not-to-exceed amount of \$11,489.00, Additional Services</u></p> <p><input type="checkbox"/> Decreased by _____ dollars and no/100 (\$ _____).</p> <p>Prior to this amendment, the not-to-exceed contract price was <u>One Hundred Thirty-Seven Thousand, Six Hundred Seventy Dollars and 00/100 (\$137,670.00)</u>, and after this amendment, the not-to-exceed contract price will be: <u>Two Hundred Sixty-Four Thousand Forty-Nine Dollars and 00/100 (\$264,049.00)</u></p>			

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

**5. Amendment History:**

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

No.	Date	General Description of Reason for Amendment	Amount of Increase (Decrease)
1.	6/29/2022	To provide additional environmental services, including performing three semi-annual soil gas mitigation system monitoring events and two annual soil gas mitigation system monitoring reports.	\$72,170.00

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

Amendment No. 2 – Ninyo & Moore – La Escuelita Educational Project - \$126,379.00

Contract No.

P.O. No.

**OAKLAND UNIFIED SCHOOL DISTRICT**

*[Handwritten Signature]*

Mike Hutchinson, President, Board of Education

12/15/2023

Date

*[Handwritten Signature]*

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

12/15/2023

Date

*[Handwritten Signature]*

Preston Thomas (Nov 21, 2023 09:23 PST)

Preston Thomas, Chief Systems and Services Officer, Facilities Planning and Management

Nov 21, 2023

Date

**Approval as to form:**

*[Handwritten Signature]*

Arne Sandberg (name)  
General Counsel, Facilities, Planning and Management

11/20/23

Date

**NINYO & MOORE**

*[Handwritten Signature]*  
Contractor Signature

11/20/2023

Date

Brandon S. Wilken/Principal Geologist  
Print Name, Title



**EXHIBIT "A"**  
**Scope of Work for Amendment**

**Contractor Name: Ninyo & Moore**

1. Detailed Description of Services is to continue to provide additional environmental services, including, monitoring and reporting to the Department of Toxic Substances Control, as described in the Proposal dated September 7, 2023, attached to this amendment, as part of Exhibit A.
-

September 7, 2023  
Project No. 401501013

Mr. JaQuan Cornish  
Facilities Planning & Management Department  
Oakland Unified School District  
955 High Street  
Oakland, California 94601

Subject:        Proposal for 2024 - 2025 Operations and Maintenance Activities  
                    La Escuelita Educational Complex – Phase II  
                    314 East 10th Street  
                    Oakland, California

Dear Mr. Cornish:

Ninyo & Moore is pleased to submit this proposal for additional soil gas mitigation system (SGMS) monitoring events based on DTSC's May 20, 2022, Five-Year Review Report approval letter and April 28, 2023, 1<sup>st</sup> 2020, 2<sup>nd</sup> 2020, 1<sup>st</sup> 2021, and 2<sup>nd</sup> 2021 Semi-annual Monitoring Report approval letter to Oakland Unified School District (OUSD) for the above-referenced school site. In DTSC's letters, SGMS vent riser monitoring was reduced from semi-annual to annual monitoring and soil gas monitoring will continue semi-annually. The annual and semi-annual monitoring events were also reduced from one report per monitoring event to one report per year. This proposal includes coordinating and implementing Operation and Maintenance (O&M) of the SGMS from the beginning of 2024 through the end of 2025. Note that two monitoring events will occur each year and be conducted during the first and third quarters. Additionally, the second 5-Year Review Inspection and Report is scheduled to be completed in 2024 stated in DTSC's May 20, 2022 letter. Activities associated with O&M include coordination with OUSD and DTSC, collecting semi-annual soil gas samples and annual vent riser SGMS samples, preparing the 2024 and 2025 Annual Soil Gas Monitoring reports, routine SGMS inspection and repairs, conducting a 5-Year Review Inspections, and preparing a 5-Year Review Report for 2020 through 2024.

## **SCOPE OF SERVICES**

### **Task 1 – Project Coordination and Management from 2024 through 2025**

Ninyo & Moore will correspond and coordinate with OUSD and DTSC as necessary to schedule routine monitoring events, discuss the SGMS monitoring results, scope, and frequency of future O&M monitoring at the site, and coordinate with the analytical laboratory to complete the SGMS monitoring events.

**Task 2 Estimated Fee - \$9,500**

### **Task 2 – Semi-Annual and Annual SGMS Monitoring Event from 2024 through 2025 (4 Events)**

Ninyo & Moore will continue to perform SGMS monitoring and sampling at the site at the revised monitoring schedule. Soil gas monitoring wells will be monitored and sampled semi-annually, during the first and third quarter of each year, and SGMS vent risers will be monitored and sampled annually, during the third quarter of each year. Field activities from 2024 through 2025 will consist of visual inspection of the accessible components of the sub-slab ventilation systems, visual inspection of vent riser caps, visual inspection of the soil gas wells, and collection of soil gas samples from all ventilation risers and soil gas wells; with the exception of vent riser D-SSV-3 and soil gas wells SGMW-1-5 and SGMW-1-10. The sampling of these locations has been suspended, with concurrence from DTSC, due to sampling results consistently below laboratory screening level. Soil gas and vent riser monitoring samples will be analyzed for volatile organic compounds (VOCs) by EPA Method TO-15 and air-phase hydrocarbons (APHs) by the Massachusetts Department of Environmental Protection (MA DEP) Method using a standard 10-day turnaround time (TAT). Each soil gas monitoring event will include collection of duplicate samples and a trip blank sample for analysis of VOCs by EPA Method TO-15 and APHs by the (MA DEP) Method.

**Task 2 Estimated Fee - \$46,260**

### **Task 3 – 2024 5-Year Review Inspection**

In accordance with the O&M Plan and DTSC requirement, a 5-year review will be performed. The purpose of the 5-year review is to ensure that the soil gas mitigation system remains protective of human health and the environment, is functioning as designed, and is maintained properly. The 5-year review will consist of reviewing historical site documents from the last five years and an inspection of all accessible SGMS components.

**Task 3 Estimated Fee - \$3,380**



## **Task 4 – O&M Repairs from 2024 through 2025**

Ninyo & Moore will provide oversight of repairs to vent riser sample ports and soil gas wells as needed. Two repair oversight events are included in anticipation that additional repairs may be needed.

**Task 4 Estimated Fee - \$10,120**

## **Task 5 – SGMS Monitoring Report Preparation from 2024 through 2025 (2 Reports)**

Ninyo & Moore will prepare two annual SGMS monitoring reports for semi-annual soil gas monitoring events and annual SGMS monitoring events conducted during 2024 through the end of 2025. As directed in DTSC's April 28, 2023 letter, the results of semi-annual and annual monitoring events will be combined and submitted in an annual monitoring report for the respective year. The reports will discuss the field activities performed including inspection of the accessible components of the sub-slab ventilation systems, collection of soil gas and vent riser samples, and an evaluation of the analytical results from the monitoring events. The reports will include a health risk assessment of both soil gas probe samples and vent riser vapor samples. The reports will present conclusions and recommendations and will be submitted to DTSC for review.

**Task 5 Estimated Fee - \$28,200**

## **Task 6 – 5-Year Review Report Preparation – 2020 through 2024**

Ninyo & Moore will prepare a 5-Year Review Report that will include a summary of the 5-Year Review Inspection, a summary of any O&M repairs or modification made to the SGMS within the previous five years, and a technical assessment and evaluation of the SGMS effectiveness/protectiveness based on analytical data collected since the previous 5-Year Review.

**Task 6 Estimated Fees - \$17,430**

## **UNDERSTANDINGS**

The conditions listed below will apply to the performance of the scope of services described herein.

- The scope of services outlined above is based upon the DTSC's May 20, 2022 and April 28, 2023 approval letters and our experience on numerous proposed school sites similar to the subject site. The scope of services may change based on requirements from DTSC, requests to analyze samples on a faster TAT, and unforeseen conditions, which may be encountered in the field such as subsurface features or unexpected areas of impacts.

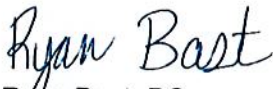
- Laboratory analytical TATs begin from the time that the laboratory receives the samples. Vapor monitoring samples will be shipped via a package transportation company to Eurofins Air Toxic, located in Folsom, California.
- If additional time is required to complete any of these tasks due to inclement weather or unforeseen conditions which may be encountered in the field and beyond the control of Ninyo & Moore or its subcontractors, Ninyo & Moore may request the authorization of additional budget to cover the additional field time required for Ninyo & Moore personnel.

## COMPENSATION


The estimated time-and-materials fee for the scope of services outlined above is **\$126,379 (One Hundred Twenty-Six Thousand Three Hundred Seventy-Nine Dollars)**. The total estimate includes a 10% contingency of **\$11,489 (Eleven Thousand Four Hundred Eighty-Nine Dollars)**. A detailed description of the costs associated with the proposed scope of services is presented in the attached Breakdown of Estimated Fees. Work beyond the scope of services will be provided in accordance with the fees provided in the breakdown of estimate fee table.

We trust that this proposal satisfies your current requirements and assure you that Ninyo & Moore will be responsive to your needs.

Sincerely,  
**NINYO & MOORE**



Ryan Bast, PG  
Project Geologist



Brandon S. Wilken, PG, QSD  
Principal Geologist

RDB/BSW/gvr

Attachment: Table 1 - Breakdown of Estimated Fees



## Table 1 - Breakdown of Estimated Fee

### Task 1 - 2024 through 2025 Project Coordination and Management

Principal Engineer/Geologist/Environmental Scientist	10 hours	@ \$ 210.00 /hour	\$ 2,100.00
Senior Engineer/Geologist/Environmental Scientist	hour	@ \$ 200.00 /hour	\$ -
Senior Project Engineer/Geologist/Environmental Scientist	hour	@ \$ 195.00 /hour	\$ -
Project Engineer/Geologist/Environmental Scientist	40 hours	@ \$ 185.00 /hour	\$ 7,400.00
Senior Staff Engineer/Geologist/Environmental Scientist	hour	@ \$ 170.00 /hour	\$ -
Staff Engineer/Geologist/Environmental Scientist	hour	@ \$ 155.00 /hour	\$ -
Information Specialist	hour	@ \$ 90.00 /hour	\$ -
<b>Subtotal</b>			<b>\$ 9,500.00</b>

### Task 2 - 2024 through 2025 Semi-Annual and Annual SGMS Monitoring Events (4 Events)

Principal Engineer/Geologist/Environmental Scientist	8 hours	@ \$ 210.00 /hour	\$ 1,680.00
Senior Engineer/Geologist/Environmental Scientist	hour	@ \$ 200.00 /hour	\$ -
Senior Project Engineer/Geologist/Environmental Scientist	hour	@ \$ 195.00 /hour	\$ -
Project Engineer/Geologist/Environmental Scientist	26 hours	@ \$ 185.00 /hour	\$ 4,810.00
Senior Staff Engineer/Geologist/Environmental Scientist	72 hours	@ \$ 170.00 /hour	\$ 12,240.00
Staff Engineer/Geologist/Environmental Scientist	hour	@ \$ 155.00 /hour	\$ -
Field Vehicle	72 hours	@ \$ 15.00 /hour	\$ 1,080.00
Supplies		Lump Sum	\$ 200.00
<b>Subtotal</b>			<b>\$ 20,010.00</b>

### Task 3 - 2024 5-Year Review Inspection

Principal Engineer/Geologist/Environmental Scientist	2 hours	@ \$ 210.00 /hour	\$ 420.00
Senior Engineer/Geologist/Environmental Scientist	hour	@ \$ 200.00 /hour	\$ -
Senior Project Engineer/Geologist/Environmental Scientist	hour	@ \$ 195.00 /hour	\$ -
Project Engineer/Geologist/Environmental Scientist	6 hours	@ \$ 185.00 /hour	\$ 1,110.00
Senior Staff Engineer/Geologist/Environmental Scientist	10 hours	@ \$ 170.00 /hour	\$ 1,700.00
Staff Engineer/Geologist/Environmental Scientist	hour	@ \$ 155.00 /hour	\$ -
Field Vehicle	10 hours	@ \$ 15.00 /hour	\$ 150.00
<b>Subtotal</b>			<b>\$ 3,380.00</b>

## Table 1 - Breakdown of Estimated Fee

### Task 4 - 2024 through 2025 SGMS O&M Repairs (Estimated 2 events [1 per year])

Principal Engineer/Geologist/Environmental Scientist	2 hours	@ \$ 210.00 /hour	\$ 420.00
Senior Engineer/Geologist/Environmental Scientist	hour	@ \$ 200.00 /hour	\$ -
Senior Project Engineer/Geologist/Environmental Scientist	hour	@ \$ 195.00 /hour	\$ -
Project Engineer/Geologist/Environmental Scientist	4 hours	@ \$ 185.00 /hour	\$ 740.00
Senior Staff Engineer/Geologist/Environmental Scientist	16 hours	@ \$ 170.00 /hour	\$ 2,720.00
Staff Engineer/Geologist/Environmental Scientist	hour	@ \$ 155.00 /hour	\$ -
Subcontractor	2 days	@ \$ 3,000.00 /day	\$ 6,000.00
Field Vehicle	16 hours	@ \$ 15.00 /hour	\$ 240.00
<b>Subtotal</b>			<b>\$ 10,120.00</b>

### 2024 through 2025 Laboratory Costs

Includes estimated lab costs for all sampling events in 2024 and 2025 plus 15% markup.	\$ 26,250.00
<b>Subtotal</b>	<b>\$ 26,250.00</b>



## Table 1 - Breakdown of Estimated Fee

### Task 5 - 2024 and 2025 SGMS Monitoring Reporting (4 Events, 2 Reports)

Principal Engineer/Geologist/Environmental Scientist	16 hours	@ \$ 210.00 /hour	\$ 3,360.00
Senior Engineer/Geologist/Environmental Scientist	hour	@ \$ 200.00 /hour	\$ -
Senior Project Engineer/Geologist/Environmental Scientist	hour	@ \$ 195.00 /hour	\$ -
Project Engineer/Geologist/Environmental Scientist	48 hours	@ \$ 185.00 /hour	\$ 8,880.00
Senior Staff Engineer/Geologist/Environmental Scientist	80 hours	@ \$ 170.00 /hour	\$ 13,600.00
Staff Engineer/Geologist/Environmental Scientist	hour	@ \$ 155.00 /hour	\$ -
Technical Illustrator/CAD Operator	16 hours	@ \$ 110.00 /hour	\$ 1,760.00
Data Processor	8 hours	@ \$ 75.00 /hour	\$ 600.00

**Subtotal \$ 28,200.00**

### Task 6 - 5-Year Review Report Preparation 2020 through 2024

Principal Engineer/Geologist/Environmental Scientist	8 hours	@ \$ 210.00 /hour	\$ 1,680.00
Senior Engineer/Geologist/Environmental Scientist	hour	@ \$ 200.00 /hour	\$ -
Senior Project Engineer/Geologist/Environmental Scientist	hour	@ \$ 195.00 /hour	\$ -
Project Engineer/Geologist/Environmental Scientist	40 hours	@ \$ 185.00 /hour	\$ 7,400.00
Senior Staff Engineer/Geologist/Environmental Scientist	40 hours	@ \$ 170.00 /hour	\$ 6,800.00
Staff Engineer/Geologist/Environmental Scientist	hour	@ \$ 155.00 /hour	\$ -
Technical Illustrator/CAD Operator	10 hours	@ \$ 110.00 /hour	\$ 1,100.00
Data Processor	6 hours	@ \$ 75.00 /hour	\$ 450.00

**Subtotal \$ 17,430.00**

**Contingency 10% \$ 11,489.00**

**TOTAL ESTIMATED FEE \$ 126,379.00**





## DIVISION OF FACILITIES PLANNING & MANAGEMENT ROUTING FORM

### Project Information

<b>Project Name</b>	La Escuelita Educational Center Project	<b>Site</b>	121
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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.**

<b>Attachment Checklist</b>	<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

<b>Contractor Name</b>	Ninyo & Moore	<b>Agency's Contact</b>	Ryan Bast
<b>OUSD Vendor ID #</b>	003087	<b>Title</b>	Project Manager
<b>Street Address</b>	1301 Marina Village Parkway, Suite 110	<b>City</b>	Alameda
<b>Telephone</b>	510-343-3000	<b>State</b>	CA
<b>Contractor History</b>	Previously been an OUSD contractor? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Zip</b>	94501
<b>OUSD Project #</b>	07047	<b>Worked as an OUSD employee?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

### Term of Original/Amended Contract

<b>Date Work Will Begin (i.e., effective date of contract)</b>	9-09-2021	<b>Date Work Will End By (not more than 5 years from start date; for construction contracts, enter planned completion date)</b>	
		<b>New Date of Contract End (If Any)</b>	12-31-2025

### Compensation/Revised Compensation

<b>If New Contract, Total Contract Price (Lump Sum)</b>	\$	<b>If New Contract, Total Contract Price (Not To Exceed)</b>	\$
<b>Pay Rate Per Hour (If Hourly)</b>	\$	<b>If Amendment, Change in Price</b>	\$ 126,379.00
<b>Other Expenses</b>		<b>Requisition Number</b>	

### Budget Information

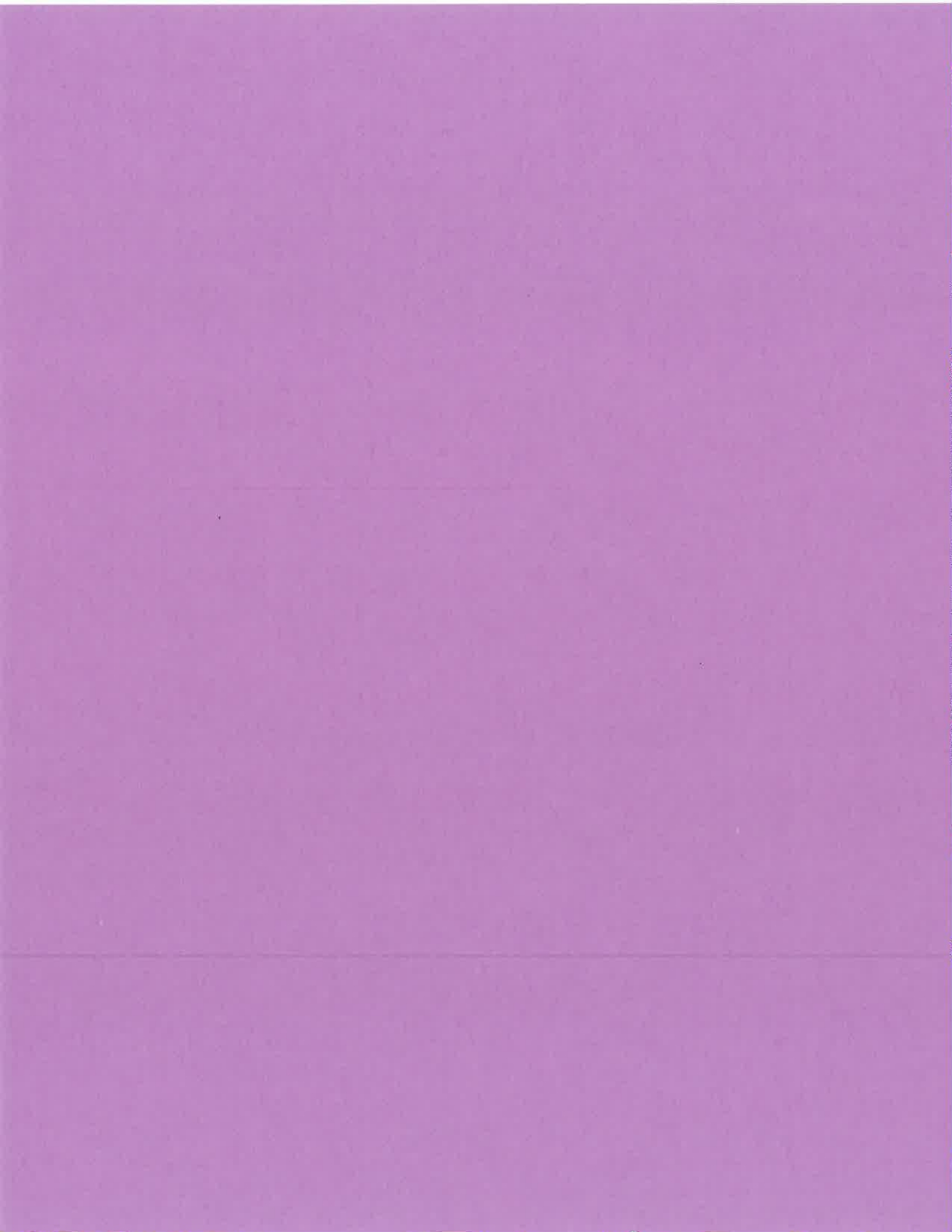
*If you are planning to multi-fund a contract using LEP funds, please contact the State and Federal Office before completing requisition.*

Resource #	Funding Source	Org Key	Object Code	Amount
9650/0000	Fund 21, Measure J	210-9650-0-0000-8500-6265-918-9180-9905-9999-99999	6265	\$126,379.00

### Approval and Routing (in order of approval steps)

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

	<b>Division Head</b>	<b>Phone</b>	510-535-7038	<b>Fax</b>	510-535-7082
1.	<b>Executive Director, Facilities Planning and Management</b>				
	<b>Signature</b>				
	<small>Preston Thomas (Nov 21, 2023 09:23 PST)</small>	<b>Date Approved</b>	Nov 21, 2023		
2.	<b>General Counsel, Department of Facilities Planning and Management</b>				
	<b>Signature</b>				
	<small>Lozano Smith, approved as to form</small>	<b>Date Approved</b>	11/20/23		
3.	<b>Chief Systems &amp; Services Officer, Facilities Planning and Management</b>				
	<b>Signature</b>				
	<small>Preston Thomas (Nov 21, 2023 09:23 PST)</small>	<b>Date Approved</b>	Nov 21, 2023		
4.	<b>Chief Financial Officer</b>				
	<b>Signature</b>	<b>Date Approved</b>			
	<b>President, Board of Education</b>				
5.	<b>Signature</b>	<b>Date Approved</b>			






Board Office Use: <b>Legislative File Info.</b>	
File ID Number	22-1564
Introduction Date	6-29-2022
Enactment Number	22-1331
Enactment Date	6/29/2022 er



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

## Memo

**To** Board of Education

**From**  Kyla Johnson-Trammell, Superintendent  
Tadashi Nakadegawa, Deputy Chief, Facilities Planning and Management

**Board Meeting Date** June 29, 2022

**Subject** Amendment No. 1, General Services Agreement– Ninyo & Moore – La Escuelita Educational Project - Division of Facilities Planning and Management

**Action Requested** Approval by the Board of Education of Amendment No. 1, to the General Services Agreement by and between the **District** and **Ninyo & Moore**, Alameda, CA, for the latter to provide additional environmental services, including, performing three semi-annual soil gas mitigation system monitoring events and two annual soil gas mitigation system monitoring reports as well as completing a five-year Review report and 2020-2021 soil vapor monitoring report, for the **La Escuelita Educational Project**, in an additional amount of **\$79,370.00**, which includes a not-to-exceed amount of **\$72,170.00** for Basic Services, and a not-to-exceed amount of Additional Services, increasing Agreement the total not-to-exceed amount from **\$58,300.00** to **\$137,670.00**, and extending the term of the Agreement from **June 30, 2022**, to **December 31, 2023**, (an additional 549 calendar days), and authorizing the President and Secretary of the Board to sign the Amendment for same with said Consultant, pursuant to the Amendment.

**Discussion** This Amendment is for additional environmental services and five hundred forty-nine (549) calendar days' extension to the term date.

**LBP** (Local business participation percentage) 0.00%

**Recommendation** Approval by the Board of Education of Amendment No. 1, to the General Services Agreement by and between the **District** and **Ninyo & Moore**, Alameda, CA, for the latter to provide additional environmental services, including, performing three semi-annual soil gas mitigation system monitoring events and two annual soil gas mitigation system monitoring reports as well as completing a five-year Review report and 2020-2021 soil vapor monitoring report, for the **La Escuelita Educational Project**, in an additional amount of **\$79,370.00**, which includes a not-to-exceed amount of **\$72,170.00** for Basic Services, and a not-to-exceed amount of Additional Services, increasing Agreement the total not-to-exceed amount from **\$58,300.00** to **\$137,670.00**, and extending the term of the Agreement from **June 30, 2022**, to **December 31, 2023**, (an additional 549 calendar days), and authorizing the President and Secretary of the Board to sign the Amendment for same with said Consultant, pursuant to the Amendment.



OAKLAND UNIFIED  
SCHOOL DISTRICT

*Community Schools, Thriving Students*

## **Fiscal Impact**

Fund 21 Building Fund, Measure J

- Amendment No. 1, including exhibits
- Routing Form

## AMENDMENT NO. 1

### GENERAL SERVICES AGREEMENT

This Amendment is entered into between the Oakland Unified School District (OUSD) and **Ninyo & Moore**. OUSD entered into an agreement with CONTRACTOR for services on **September 9, 2021** ("Agreement"), and the parties agree to amend the Agreement for the Services with **La Escuelita Educational Project** as follows, and in the attached Exhibit A:

1.	<b>Services:</b>	<input type="checkbox"/> The scope of work is <u>unchanged</u> .	<input checked="" type="checkbox"/> <b>The scope of work has <u>changed</u>.</b>
<p><b>If scope of work changed:</b> Provide brief description of revised scope of work including description of expected final results, such as services, materials, products, and/or reports; attach additional pages as necessary.</p> <p>The CONTRACTOR agrees to provide the following amended services: To provide additional environmental services, including performing three semi-annual soil gas mitigation system monitoring events and two annual soil gas mitigation system monitoring reports as well as completing a five-year Review report and 2020-2021 soil vapor monitoring report, as described in the Proposal dated June 1, 2022, attached to this amendment, as part of Exhibit A.</p>			
2.	<b>Terms (duration):</b>	<input type="checkbox"/> The term of the contract is <u>unchanged</u> .	<input checked="" type="checkbox"/> The term of the contract has <u>changed</u> .
<p><b>If term is changed:</b> The contract term is extended by an additional five hundred forty-nine days (549), and the amended expiration date is December 31, 2023. <b>Current End date is June 30, 2022.</b></p>			
3.	<b>Compensation:</b>	<input type="checkbox"/> The contract price is <u>unchanged</u> .	<input checked="" type="checkbox"/> The contract price has <u>changed</u> .
<p><b>If the compensation is changed:</b> The not to exceed contract price is</p> <p><input checked="" type="checkbox"/> Increased by: <u>Seventy-Two Thousand One Hundred Seventy Dollars and 00/100 (\$72,170.00) for Basic Services, and Seven Thousand Two Hundred Dollars for Additional Services</u>.</p> <p><input type="checkbox"/> Decreased by _____ dollars and no/100 (\$_____).</p> <p>Prior to this amendment, the not-to-exceed contract price was <u>Fifty-Eight Thousand Three Hundred Dollars no/100(\$58,300.00)</u>, and after this amendment, the not-to-exceed contract price will be: <b><u>One Hundred Thirty-Seven Thousand, Six Hundred Seventy Dollars and 00/100 (\$137,670.00)</u></b></p>			

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

5. **Amendment History:**

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

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

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

Amendment No. 1 – Ninyo & Moore – La Escuelita Educational Project - \$72,170.00

**OAKLAND UNIFIED SCHOOL DISTRICT**

*G. O. Yee* 6/30/2022  
Gary Yee, President, Board of Education Date

*K. Johnson-Trammell* 6/30/2022  
Kyla Johnson-Trammell, Superintendent Date  
and Secretary, Board of Education

*K. Nakadegawa* 6-17-22  
Tadashi Nakadegawa, Deputy Chief, Date  
Facilities Planning and Management

**Approval as to form:**  
*Arne Sandberg* 6/10/22  
Arne Sandberg, Lozano Smith [name] Date  
General Counsel, Facilities, Planning and Management

**CONTRACTOR**

*Brandon S Wilken* 06/07/2022  
Contractor Signature Date

Brandon S Wilken, Principal Geologist  
Print Name, Title

**EXHIBIT "A"**  
**Scope of Work for Amendment**

**Contractor Name: Ninyo & Moore**

1. Detailed Description of Services to be provided: To provide additional environmental services, including performing three semi-annual soil gas mitigation system monitoring events and two annual soil gas mitigation system monitoring reports as well as completing a five-year Review report and 2020-2021 soil vapor monitoring report, as described in the Proposal dated June 1, 2022, attached to this amendment, as part of Exhibit A.

2. Specific Outcomes:

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

<input type="checkbox"/> Ensure a high quality instructional core	<input type="checkbox"/> Prepare students for success in college and careers
<input type="checkbox"/> Develop social, emotional and physical health	<input checked="" type="checkbox"/> Safe, healthy and supportive schools
<input checked="" type="checkbox"/> Create equitable opportunities for learning	<input checked="" type="checkbox"/> Accountable for quality
<input type="checkbox"/> High quality and effective instruction	<input type="checkbox"/> Full service community district



June 1, 2021  
Project No. 401501013

Mr. Al Anderson  
Facilities Planning & Management Department  
Oakland Unified School District  
955 High Street  
Oakland, California 94601

Subject: Proposal for Second Half 2022 - 2023 Operations and Maintenance Activities  
La Escuelita Educational Complex – Phase II  
314 East 10th Street  
Oakland, California

Dear Mr. Anderson:

Ninyo & Moore is pleased to submit this change order for additional soil gas mitigation system monitoring events based on DTSC's May 20, 2022 Five-Year Review Report approval letter to Oakland Unified School District (OUSD) for the above-referenced school site. In DTSC's letter, soil gas monitoring was reduced from semiannual to annual monitoring and vent riser monitoring will continue semiannually. Note that two monitoring events will occur each year, first and third quarter. The May 20, 2020 approval letter was issued after the first quarter of 2022, therefore only the third quarter monitoring event will be included in 2022. This change order includes updates to the Operations and Maintenance Plan (O&M plan), coordinating and implementing field activities associated with the third quarter 2022 and the first and third quarter 2023 semi-annual soil gas mitigation system monitoring events and preparing vapor monitoring reports. This proposal also addresses additional funds needed for work already completed for the Five-Year Review Report and the 2020 through 2021 vapor monitoring report.

Our proposed scope of services for this proposal includes the following:

- Performing three semi-annual soil gas mitigation system monitoring events, one during the second half-2022 and two monitoring events during 2023. All three events will include sampling and analysis of soil gas monitoring wells SGMW-2 and SGMW-3 at 5 and 10 feet below ground surface (bgs). The third quarter 2022 and 2023 monitoring events will also include all ventilation risers with the exception of D-SSV-3.
- Preparing two annual soil gas mitigation system monitoring reports, one for the third quarter 2022 monitoring event and one for the first and third quarter 2023 monitoring events.

Work already completed includes:

- Completion of the Five-Year Review Report and the 2020-2021 Soil Vapor Monitoring report.

## **SCOPE OF SERVICES**

### **Task 1 – Five-Year Review Report Revisions and 2020-2021 Soil Vapor Monitoring Report.**

Additional funds were needed to complete revisions to the Five-Year Review Report based on DTSC comments and completion of the 2020-2021 vapor monitoring report.

#### **Task 1 Estimated Fee - \$11,350**

### **Task 2 – Revisions to the O&M Plan.**

As requested by DTSC in the May 20, 2022 approval letter, the O&M plan will be revised to update changes to the sample frequency and schedule, changes to sampling points, personnel and contact information and revised risk assessment methods.

#### **Task 2 Estimated Fee - \$5,500**

### **Task 3 – Preparing Two Annual Soil Gas Mitigation System Monitoring Reports for the 2022 and 2023.**

Ninyo & Moore will prepare two annual soil gas mitigation system monitoring reports for the semi-annual soil gas mitigation system monitoring events conducted during 2022 and 2023. The reports will discuss the field activities performed including inspection of the accessible components of the sub-slab ventilation systems, collection of soil gas samples, and an evaluation of the analytical results from the soil gas samples. The report will include a health risk assessment of both soil gas probe samples and vent riser vapor samples. The report will present conclusions and recommendations and will be submitted to DTSC for review.

#### **Task 3 Estimated Fee - \$20,050**

### **Task 4 – Three Soil Gas Mitigation System Monitoring Events Including the First Quarter 2022 and First and Third Quarter 2023**

Ninyo & Moore will continue to perform soil gas mitigation system monitoring at the site. Field activities will be performed in general accordance with the proposed revised 2022 O&M plan that will be revised based on the modified sampling schedule agreed to by the DTSC. Field activities during 2022 and 2023 will consist of visual inspection of the accessible components of the sub-slab

ventilation systems, vent riser caps and collection of soil gas samples from all ventilation risers, with the exception of D-SSV-3, and soil gas probes SGMW-2-5, and 2-10, and SGMW-3-5 and 3-10. Soil gas mitigation system monitoring samples will be analyzed for volatile organic compounds (VOCs) by EPA Method TO-15 and air-phase hydrocarbons (APHs) by the Massachusetts Department of Environmental Protection (MA DEP) Method using a 5-day turn-around-time (TAT). Each soil gas mitigation system monitoring event will include collection of duplicate samples and a trip blank sample for analysis of VOCs by EPA Method TO-15 and APHs by the (MA DEP) Method, as described in the O&M Plan.

**Task 4 Estimated Fee - \$35,270**

## **UNDERSTANDINGS**

The conditions listed below will apply to the performance of the scope of services described herein.

- The scope of services outlined above is based upon the DTSC's May 20, 2022 approval letter of the Five-year Review Report and a video conference with DTSC and OUSD on May 4, 2022, the scope of work will be outlined in the updated O&M Plan, assumptions, and our experience on numerous proposed school sites similar to the subject site. The scope of services may change based on requirements from DTSC, requests to analyze samples on a faster TAT, and unforeseen conditions, which may be encountered in the field such as subsurface features or unexpected areas of impacts.
- Laboratory analytical TATs begin from the time that the laboratory receives the samples. Vapor monitoring samples will be transported via courier to McCampbell Analytical, located in Pittsburg, California.
- If additional time is required to complete any of these tasks due to inclement weather or unforeseen conditions which may be encountered in the field and beyond the control of Ninyo & Moore or its subcontractors, Ninyo & Moore may request the authorization of additional budget to cover the additional field time required for Ninyo & Moore personnel.

## **COMPENSATION**

The estimated time-and-materials fee for the scope of services outlined above is **\$79,370 (Seventy-Nine Thousand Three Hundred Seventy Dollars)**. The total estimate includes a 10% contingency of **\$7,200 (Seven Thousand Two Hundred Dollars)**. A detailed description of the costs associated with the proposed scope of services is presented in the attached Breakdown of Estimated Fees.

We trust that this proposal satisfies your current requirements and assure you that Ninyo & Moore will be responsive to your needs.

Sincerely,  
**NINYO & MOORE**



Nathan Diem  
Senior Project Geologist



Brandon S. Wilken, PG  
Principal Geologist

NDD/BSW/gvr

Attachment: Table 1 - Breakdown of Estimated Fees



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/8/2022

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

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

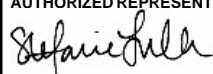
<b>PRODUCER</b> AssuredPartners Design Professionals Insurance Services, LLC 3697 Mt. Diablo Blvd Suite 230 Lafayette CA 94549  License#: 6003745 NINY&MO-01	<b>CONTACT NAME:</b> Jennifer Aguirre <b>PHONE (A/C. No. Ext):</b> 510-465-3090 <b>FAX (A/C. No):</b>	
	<b>E-MAIL ADDRESS:</b> DesignProCerts@AssuredPartners.com	
<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
<b>INSURER A:</b> Travelers Property Casualty Company of America		25674
<b>INSURER B:</b> Evanston Insurance Company		35378
<b>INSURER C:</b>		
<b>INSURER D:</b>		
<b>INSURER E:</b>		
<b>INSURER F:</b>		

**COVERAGES** **CERTIFICATE NUMBER:** 2000971980 **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Contractual Liab <input checked="" type="checkbox"/> OCP GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:	Y	Y	6308986R247	10/3/2021	10/3/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	<input checked="" type="checkbox"/> <b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y	Y	8107N033091	10/3/2021	10/3/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$	Y	Y	CUP9J428527	10/3/2021	10/3/2022	EACH OCCURRENCE \$ 9,000,000 AGGREGATE \$ 9,000,000 \$
A	<input checked="" type="checkbox"/> <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			UB6P428399	5/1/2022	5/1/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Professional Liab. & Contractor's Pollution Liab. Computer Network Security		Y	MKLV7PL0004694	5/1/2021	10/3/2022	Per Claim 5,000,000 Annual Aggregate 5,000,000

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)**  
 Umbrella Liability policy is a follow-form to underlying General Liability/Auto Liability/Employers Liability.  
 REF: OUSD - La Escuelita Education Center. GENERAL LIABILITY/AUTOMOBILE LIABILITY ADDITIONAL INSURED: Oakland Unified School District, State of California and their respective Directors, Officers, Employees, Agents, and Representatives. COMMERCIAL GENERAL LIABILITY Insurance is primary and non-contributory per policy form wording. Waiver of Subrogation applies to Commercial General Liability, Automobile Liability and Workers Compensation.

<b>CERTIFICATE HOLDER</b>	<b>CANCELLATION</b> 30 Day Notice of Cancellation
Oakland Unified School District 955 High Street Oakland CA 94601	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 

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**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

## **ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – COMPLETED OPERATIONS**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

### **SCHEDULE**

#### **Name Of Additional Insured Person(s) Or Organization(s):**

Any person or organization that you agree in a written contract to include as an additional insured on this Coverage Part for "bodily injury" or "property damage" included in the "products-completed operations hazard", provided that such contract was signed and executed by you before, and is in effect when, the bodily injury or property damage occurs.

#### **Location And Description Of Completed Operations**

Any project to which an applicable contract described in the Name of Additional Insured Person(s) or Organization(s) section of this Schedule applies.

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

**Section II – Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the

location designated and described in the schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

## **ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – SCHEDULED PERSON OR ORGANIZATION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

### **SCHEDULE**

#### **Names of Additional Insured Person(s) or Organization(s):**

Any person or organization that you agree in a written contract, on this Coverage Part, provided that such written contract was signed and executed by you before, and is in effect when the "bodily injury" or "property damage" occurs or the "personal injury" or "advertising injury" offense is committed.

#### **Location of Covered Operations:**

Any project to which an applicable written contract with the described in the Name of Additional Insured Person(s) or Organization(s) section of this Schedule applies.

(Information required to complete this Schedule, if not shown above, will be shown in the Declarations.)

**A.** Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage", "personal injury" or "advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

**B.** With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring, or "personal injury" or "advertising injury" arising out of an offense committed, after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

COMMERCIAL GENERAL LIABILITY

**c. Method Of Sharing**

If all of the other insurance permits contribution by equal shares, we will follow this method also. Under this approach each insurer contributes equal amounts until it has paid its applicable limit of insurance or none of the loss remains, whichever comes first.

If any of the other insurance does not permit contribution by equal shares, we will contribute by limits. Under this method, each insurer's share is based on the ratio of its applicable limit of insurance to the total applicable limits of insurance of all insurers.

**d. Primary And Non-Contributory Insurance If Required By Written Contract**

If you specifically agree in a written contract or agreement that the insurance afforded to an insured under this Coverage Part must apply on a primary basis, or a primary and non-contributory basis, this insurance is primary to other insurance that is available to such insured which covers such insured as a named insured, and we will not share with that other insurance, provided that:

- (1) The "bodily injury" or "property damage" for which coverage is sought occurs; and
- (2) The "personal and advertising injury" for which coverage is sought is caused by an offense that is committed;

subsequent to the signing of that contract or agreement by you.

**5. Premium Audit**

- a. We will compute all premiums for this Coverage Part in accordance with our rules and rates.
- b. Premium shown in this Coverage Part as advance premium is a deposit premium only. At the close of each audit period we will compute the earned premium for that period and send notice to the first Named Insured. The due date for audit and retrospective premiums is the date shown as the due date on the bill. If the sum of the advance and audit premiums paid for the policy period is greater than the earned premium, we will return the excess to the first Named Insured.
- c. The first Named Insured must keep records of the information we need for premium computation, and send us copies at such times as we may request.

**6. Representations**

By accepting this policy, you agree:

- a. The statements in the Declarations are accurate and complete;
- b. Those statements are based upon representations you made to us; and
- c. We have issued this policy in reliance upon your representations.

The unintentional omission of, or unintentional error in, any information provided by you which we relied upon in issuing this policy will not prejudice your rights under this insurance. However, this provision does not affect our right to collect additional premium or to exercise our rights of cancellation or nonrenewal in accordance with applicable insurance laws or regulations.

**7. Separation Of Insureds**

Except with respect to the Limits of Insurance, and any rights or duties specifically assigned in this Coverage Part to the first Named Insured, this insurance applies:

- a. As if each Named Insured were the only Named Insured; and
- b. Separately to each insured against whom claim is made or "suit" is brought.

**8. Transfer Of Rights Of Recovery Against Others To Us**

If the insured has rights to recover all or part of any payment we have made under this Coverage Part, those rights are transferred to us. The insured must do nothing after loss to impair them. At our request, the insured will bring "suit" or transfer those rights to us and help us enforce them.

**9. When We Do Not Renew**

If we decide not to renew this Coverage Part, we will mail or deliver to the first Named Insured shown in the Declarations written notice of the nonrenewal not less than 30 days before the expiration date.

If notice is mailed, proof of mailing will be sufficient proof of notice.

**SECTION V – DEFINITIONS**

1. "Advertisement" means a notice that is broadcast or published to the general public or specific market segments about your goods, products or services for the purpose of attracting customers or supporters. For the purposes of this definition:

- a. Notices that are published include material placed on the Internet or on similar electronic means of communication; and
- b. Regarding websites, only that part of a website that is about your goods, products or services for the purposes of attracting customers or supporters is considered an advertisement.

occupational therapist or occupational therapy assistant, physical therapist or speech-language pathologist; or

(b) First aid or "Good Samaritan services" by any of your "employees" or "volunteer workers", other than an employed or volunteer doctor. Any such "employees" or "volunteer workers" providing or failing to provide first aid or "Good Samaritan services" during their work hours for you will be deemed to be acting within the scope of their employment by you or performing duties related to the conduct of your business.

3. The following replaces the last sentence of Paragraph 5. of **SECTION III – LIMITS OF INSURANCE**:

For the purposes of determining the applicable Each Occurrence Limit, all related acts or omissions committed in providing or failing to provide "incidental medical services", first aid or "Good Samaritan services" to any one person will be deemed to be one "occurrence".

4. The following exclusion is added to Paragraph 2., **Exclusions**, of **SECTION I – COVERAGES – COVERAGE A – BODILY INJURY AND PROPERTY DAMAGE LIABILITY**:

**Sale Of Pharmaceuticals**

"Bodily injury" or "property damage" arising out of the violation of a penal statute or ordinance relating to the sale of pharmaceuticals committed by, or with the knowledge or consent of the insured.

5. The following is added to the **DEFINITIONS** Section:

"Incidental medical services" means:

- a. Medical, surgical, dental, laboratory, x-ray or nursing service or treatment, advice or instruction, or the related furnishing of food or beverages; or
- b. The furnishing or dispensing of drugs or medical, dental, or surgical supplies or appliances.

6. The following is added to Paragraph 4.b., **Excess Insurance**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

This insurance is excess over any valid and collectible other insurance, whether primary, excess, contingent or on any other basis,

that is available to any of your "employees" for "bodily injury" that arises out of providing or failing to provide "incidental medical services" to any person to the extent not subject to Paragraph 2.a.(1) of Section II – Who Is An Insured.

**K. MEDICAL PAYMENTS – INCREASED LIMIT**

The following replaces Paragraph 7. of **SECTION III – LIMITS OF INSURANCE**:

7. Subject to Paragraph 5. above, the Medical Expense Limit is the most we will pay under Coverage C for all medical expenses because of "bodily injury" sustained by any one person, and will be the higher of:

- a. \$10,000; or
- b. The amount shown in the Declarations of this Coverage Part for Medical Expense Limit.

**L. AMENDMENT OF EXCESS INSURANCE CONDITION – PROFESSIONAL LIABILITY**

The following is added to Paragraph 4.b., **Excess Insurance**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

This insurance is excess over any of the other insurance, whether primary, excess, contingent or on any other basis, that is Professional Liability or similar coverage, to the extent the loss is not subject to the professional services exclusion of Coverage A or Coverage B.

**M. BLANKET WAIVER OF SUBROGATION – WHEN REQUIRED BY WRITTEN CONTRACT OR AGREEMENT**

The following is added to Paragraph 8., **Transfer Of Rights Of Recovery Against Others To Us**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

If the insured has agreed in a written contract or agreement to waive that insured's right of recovery against any person or organization, we waive our right of recovery against such person or organization, but only for payments we make because of:

- a. "Bodily injury" or "property damage" that occurs; or
- b. "Personal and advertising injury" caused by an offense that is committed;

subsequent to the signing of that contract or agreement.



**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

## **BUSINESS AUTO EXTENSION ENDORSEMENT**

This endorsement modifies insurance provided under the following:

### **BUSINESS AUTO COVERAGE FORM**

**GENERAL DESCRIPTION OF COVERAGE** – This endorsement broadens coverage. However, coverage for any injury, damage or medical expenses described in any of the provisions of this endorsement may be excluded or limited by another endorsement to the Coverage Part, and these coverage broadening provisions do not apply to the extent that coverage is excluded or limited by such an endorsement. The following listing is a general coverage description only. Limitations and exclusions may apply to these coverages. Read all the provisions of this endorsement and the rest of your policy carefully to determine rights, duties, and what is and is not covered.

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li><b>A. BROAD FORM NAMED INSURED</b></li> <li><b>B. BLANKET ADDITIONAL INSURED</b></li> <li><b>C. EMPLOYEE HIRED AUTO</b></li> <li><b>D. EMPLOYEES AS INSURED</b></li> <li><b>E. SUPPLEMENTARY PAYMENTS – INCREASED LIMITS</b></li> <li><b>F. HIRED AUTO – LIMITED WORLDWIDE COVERAGE – INDEMNITY BASIS</b></li> <li><b>G. WAIVER OF DEDUCTIBLE – GLASS</b></li> </ul> | <ul style="list-style-type: none"> <li><b>H. HIRED AUTO PHYSICAL DAMAGE – LOSS OF USE – INCREASED LIMIT</b></li> <li><b>I. PHYSICAL DAMAGE – TRANSPORTATION EXPENSES – INCREASED LIMIT</b></li> <li><b>J. PERSONAL PROPERTY</b></li> <li><b>K. AIRBAGS</b></li> <li><b>L. NOTICE AND KNOWLEDGE OF ACCIDENT OR LOSS</b></li> <li><b>M. BLANKET WAIVER OF SUBROGATION</b></li> <li><b>N. UNINTENTIONAL ERRORS OR OMISSIONS</b></li> </ul> |
|---|---|

### **PROVISIONS**

#### **A. BROAD FORM NAMED INSURED**

The following is added to Paragraph **A.1., Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

Any organization you newly acquire or form during the policy period over which you maintain 50% or more ownership interest and that is not separately insured for Business Auto Coverage. Coverage under this provision is afforded only until the 180th day after you acquire or form the organization or the end of the policy period, whichever is earlier.

#### **B. BLANKET ADDITIONAL INSURED**

The following is added to Paragraph **c.** in **A.1., Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

Any person or organization who is required under a written contract or agreement between you and that person or organization, that is signed and executed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period, to be named as an additional insured is an "insured" for Covered Autos Liability Coverage, but only for damages to which

this insurance applies and only to the extent that person or organization qualifies as an "insured" under the Who Is An Insured provision contained in Section II.

#### **C. EMPLOYEE HIRED AUTO**

1. The following is added to Paragraph **A.1., Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

An "employee" of yours is an "insured" while operating an "auto" hired or rented under a contract or agreement in an "employee's" name, with your permission, while performing duties related to the conduct of your business.

2. The following replaces Paragraph **b.** in **B.5., Other Insurance**, of **SECTION IV – BUSINESS AUTO CONDITIONS**:

**b.** For Hired Auto Physical Damage Coverage, the following are deemed to be covered "autos" you own:

- (1)** Any covered "auto" you lease, hire, rent or borrow; and
- (2)** Any covered "auto" hired or rented by your "employee" under a contract in an "employee's" name, with your

## COMMERCIAL AUTO

permission, while performing duties related to the conduct of your business.

However, any "auto" that is leased, hired, rented or borrowed with a driver is not a covered "auto".

### D. EMPLOYEES AS INSURED

The following is added to Paragraph A.1., **Who Is An Insured**, of SECTION II – COVERED AUTOS LIABILITY COVERAGE:

Any "employee" of yours is an "insured" while using a covered "auto" you don't own, hire or borrow in your business or your personal affairs.

### E. SUPPLEMENTARY PAYMENTS – INCREASED LIMITS

1. The following replaces Paragraph A.2.a.(2), of SECTION II – COVERED AUTOS LIABILITY COVERAGE:

(2) Up to \$3,000 for cost of bail bonds (including bonds for related traffic law violations) required because of an "accident" we cover. We do not have to furnish these bonds.

2. The following replaces Paragraph A.2.a.(4), of SECTION II – COVERED AUTOS LIABILITY COVERAGE:

(4) All reasonable expenses incurred by the "insured" at our request, including actual loss of earnings up to \$500 a day because of time off from work.

### F. HIRED AUTO – LIMITED WORLDWIDE COVERAGE – INDEMNITY BASIS

The following replaces Subparagraph (5) in Paragraph B.7., **Policy Period, Coverage Territory**, of SECTION IV – BUSINESS AUTO CONDITIONS:

(5) Anywhere in the world, except any country or jurisdiction while any trade sanction, embargo, or similar regulation imposed by the United States of America applies to and prohibits the transaction of business with or within such country or jurisdiction, for Covered Autos Liability Coverage for any covered "auto" that you lease, hire, rent or borrow without a driver for a period of 30 days or less and that is not an "auto" you lease, hire, rent or borrow from any of your "employees", partners (if you are a partnership), members (if you are a limited liability company) or members of their households.

(a) With respect to any claim made or "suit" brought outside the United States of America, the territories and possessions of the United States of America, Puerto Rico and Canada:

(i) You must arrange to defend the "insured" against, and investigate or settle any such claim or "suit" and keep us advised of all proceedings and actions.

(ii) Neither you nor any other involved "insured" will make any settlement without our consent.

(iii) We may, at our discretion, participate in defending the "insured" against, or in the settlement of, any claim or "suit".

(iv) We will reimburse the "insured" for sums that the "insured" legally must pay as damages because of "bodily injury" or "property damage" to which this insurance applies, that the "insured" pays with our consent, but only up to the limit described in Paragraph C., Limits Of Insurance, of SECTION II – COVERED AUTOS LIABILITY COVERAGE.

(v) We will reimburse the "insured" for the reasonable expenses incurred with our consent for your investigation of such claims and your defense of the "insured" against any such "suit", but only up to and included within the limit described in Paragraph C., Limits Of Insurance, of SECTION II – COVERED AUTOS LIABILITY COVERAGE, and not in addition to such limit. Our duty to make such payments ends when we have used up the applicable limit of insurance in payments for damages, settlements or defense expenses.

(b) This insurance is excess over any valid and collectible other insurance available to the "insured" whether primary, excess, contingent or on any other basis.

(c) This insurance is not a substitute for required or compulsory insurance in any country outside the United States, its territories and possessions, Puerto Rico and Canada.



You agree to maintain all required or compulsory insurance in any such country up to the minimum limits required by local law. Your failure to comply with compulsory insurance requirements will not invalidate the coverage afforded by this policy, but we will only be liable to the same extent we would have been liable had you complied with the compulsory insurance requirements.

- (d) It is understood that we are not an admitted or authorized insurer outside the United States of America, its territories and possessions, Puerto Rico and Canada. We assume no responsibility for the furnishing of certificates of insurance, or for compliance in any way with the laws of other countries relating to insurance.

**G. WAIVER OF DEDUCTIBLE – GLASS**

The following is added to Paragraph D., **Deductible**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

No deductible for a covered "auto" will apply to glass damage if the glass is repaired rather than replaced.

**H. HIRED AUTO PHYSICAL DAMAGE – LOSS OF USE – INCREASED LIMIT**

The following replaces the last sentence of Paragraph A.4.b., **Loss Of Use Expenses**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

However, the most we will pay for any expenses for loss of use is \$65 per day, to a maximum of \$750 for any one "accident".

**I. PHYSICAL DAMAGE – TRANSPORTATION EXPENSES – INCREASED LIMIT**

The following replaces the first sentence in Paragraph A.4.a., **Transportation Expenses**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

We will pay up to \$50 per day to a maximum of \$1,500 for temporary transportation expense incurred by you because of the total theft of a covered "auto" of the private passenger type.

**J. PERSONAL PROPERTY**

The following is added to Paragraph A.4., **Coverage Extensions**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

**Personal Property**

We will pay up to \$400 for "loss" to wearing apparel and other personal property which is:

- (1) Owned by an "insured"; and

- (2) In or on your covered "auto".

This coverage applies only in the event of a total theft of your covered "auto".

No deductibles apply to this Personal Property coverage.

**K. AIRBAGS**

The following is added to Paragraph B.3., **Exclusions**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

Exclusion 3.a. does not apply to "loss" to one or more airbags in a covered "auto" you own that inflate due to a cause other than a cause of "loss" set forth in Paragraphs A.1.b. and A.1.c., but only:

- a. If that "auto" is a covered "auto" for Comprehensive Coverage under this policy;
- b. The airbags are not covered under any warranty; and
- c. The airbags were not intentionally inflated.

We will pay up to a maximum of \$1,000 for any one "loss".

**L. NOTICE AND KNOWLEDGE OF ACCIDENT OR LOSS**

The following is added to Paragraph A.2.a., of **SECTION IV – BUSINESS AUTO CONDITIONS**:

Your duty to give us or our authorized representative prompt notice of the "accident" or "loss" applies only when the "accident" or "loss" is known to:

- (a) You (if you are an individual);
- (b) A partner (if you are a partnership);
- (c) A member (if you are a limited liability company);
- (d) An executive officer, director or insurance manager (if you are a corporation or other organization); or
- (e) Any "employee" authorized by you to give notice of the "accident" or "loss".

**M. BLANKET WAIVER OF SUBROGATION**

The following replaces Paragraph A.5., **Transfer Of Rights Of Recovery Against Others To Us**, of **SECTION IV – BUSINESS AUTO CONDITIONS**:

**5. Transfer Of Rights Of Recovery Against Others To Us**

We waive any right of recovery we may have against any person or organization to the extent required of you by a written contract signed and executed prior to any "accident" or "loss", provided that the "accident" or "loss" arises out of operations contemplated by

## COMMERCIAL AUTO

such contract. The waiver applies only to the person or organization designated in such contract.

### **N. UNINTENTIONAL ERRORS OR OMISSIONS**

The following is added to Paragraph **B.2., Concealment, Misrepresentation, Or Fraud**, of **SECTION IV – BUSINESS AUTO CONDITIONS**:

The unintentional omission of, or unintentional error in, any information given by you shall not prejudice your rights under this insurance. However this provision does not affect our right to collect additional premium or exercise our right of cancellation or non-renewal.



**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

## **BLANKET ADDITIONAL INSURED – PRIMARY AND NON-CONTRIBUTORY WITH OTHER INSURANCE – CONTRACTORS**

This endorsement modifies insurance provided under the following:

**BUSINESS AUTO COVERAGE FORM**

### **PROVISIONS**

- 1. The following is added to Paragraph c. in A.1., Who Is An Insured, of SECTION II – COVERED AUTOS LIABILITY COVERAGE:**

This includes any person or organization who you are required under a written contract or agreement, that is signed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period, to name as an additional insured for Covered Autos Liability Coverage, but only for damages to which this insurance applies and only to the extent of that person's or organization's liability for the conduct of another "insured".

- 2. The following is added to Paragraph B.5., Other Insurance of SECTION IV – BUSINESS AUTO CONDITIONS:**

Regardless of the provisions of paragraph a. and paragraph d. of this part 5. **Other Insurance**, this insurance is primary to and non-contributory with applicable other insurance under which an additional insured person or organization is a named insured when a written contract or agreement with you, that is signed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period, requires this insurance to be primary and non-contributory.



WORKERS COMPENSATION  
AND  
EMPLOYERS LIABILITY POLICY

ENDORSEMENT WC 99 03 76 ( A) –

POLICY NUMBER: UB6P428399

**WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS  
ENDORSEMENT – CALIFORNIA  
(BLANKET WAIVER)**

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule.

The additional premium for this endorsement shall be \_\_\_\_\_ % of the California workers' compensation premium.

**Schedule**

**Person or Organization**

**Job Description**

Any Person or organization for which the insured has agreed by written contract executed prior to loss to furnish this waiver.

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.

**(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)**

Countersigned by \_\_\_\_\_

Insurance Company  
Travelers Property Casualty Company of America





## DIVISION OF FACILITIES PLANNING & MANAGEMENT ROUTING FORM

### Project Information

<b>Project Name</b>	La Escuelita Educational Center Project	<b>Site</b>	121
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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.**

<b>Attachment Checklist</b>	<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

<b>Contractor Name</b>	Ninyo & Moore	<b>Agency's Contact</b>	Kris Larson		
<b>OUSD Vendor ID #</b>	003087	<b>Title</b>	Project Manager		
<b>Street Address</b>	2020 Challenger Drive, Ste. 103	<b>City</b>	Oakland	<b>State</b>	CA Zip 94608
<b>Telephone</b>	510-343-3000	<b>Policy Expires</b>			
<b>Contractor History</b>	Previously been an OUSD contractor? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Worked as an OUSD employee? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<b>OUSD Project #</b>	07047				

### Term of Original/Amended Contract

<b>Date Work Will Begin (i.e., effective date of contract)</b>	9-09-2021	<b>Date Work Will End By (not more than 5 years from start date; for construction contracts, enter planned completion date)</b>	
		<b>New Date of Contract End (If Any)</b>	12-31-2023

### Compensation/Revised Compensation

<b>If New Contract, Total Contract Price (Lump Sum)</b>	\$	<b>If New Contract, Total Contract Price (Not To Exceed)</b>	\$
<b>Pay Rate Per Hour (If Hourly)</b>	\$	<b>If Amendment, Change in Price</b>	\$ 79,370.00
<b>Other Expenses</b>		<b>Requisition Number</b>	

### 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
9650/0000	Fund 21, Measure J	210-9650-0-0000-8500-6265-918-9180-9905-9999-99999	6265	\$79,370.00

### Approval and Routing (in order of approval steps)

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

	<b>Division Head</b>	<b>Phone</b>	510-535-7038	<b>Fax</b>	510-535-7082
1.	<b>Executive Director, Facilities Planning and Management</b>				
	<b>Signature</b> <i>Kenay</i>	<b>Date Approved</b>	6-17-22		
2.	<b>General Counsel, Department of Facilities Planning and Management</b>				
	<b>Signature</b> <i>[Signature]</i> Lozano Smith, approved as to form	<b>Date Approved</b>	6/10/22		
3.	<b>Deputy Chief, Facilities Planning and Management</b>				
	<b>Signature</b> <i>Kenay for T.N.</i>	<b>Date Approved</b>	6-17-22		
4.	<b>Chief Financial Officer</b>				
	<b>Signature</b>	<b>Date Approved</b>			
5.	<b>President, Board of Education</b>				
	<b>Signature</b>	<b>Date Approved</b>			






<b>Board Office Use: Legislative File Info.</b>	
File ID Number	21-1846
Introduction Date	9-8-2021
Enactment Number	21-1451
Enactment Date	9/8/2021 lf.



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

# Memo

**To** Board of Education

**From**  Kyla Johnson-Trammell, Superintendent  
Yadashi Nakadegawa, Deputy Chief, Facilities Planning and Management

**Board Meeting Date** September 8, 2021

**Subject** General Services Agreement – Ninyo & Moore – La Escuelita  
Educational Project - Division of Facilities Planning and Management

**Action Requested** Approval by the Board of Education to General Services Agreement between the District and Ninyo & Moore, Alameda, California, for the latter to provide sampling and analysis from the soil gas monitoring wells for the second half of 2021 and the first half of 2022. Prepare 2020 Five Year Review Report for the Department of Toxic Substances Control (DTSC), Soil Gas Mitigation for the La Escuelita Education Center Project, in the not-to-exceed amount of **\$58,300.00**, with work scheduled to commence on **September 9, 2021**, and scheduled to last until **June 30, 2022**, pursuant to the Agreement.

**Discussion** Consultant is providing environmental services and was selected based on demonstrated competence and professional qualifications. Government Code §4526

**LBP** (Local Business Participation Percentage) 00.00%

**Recommendation** Approval by the Board of Education to General Services Agreement between the District and Ninyo & Moore, Alameda, California, for the latter to provide sampling and analysis from the soil gas monitoring wells for the second half of 2021 and the first half of 2022. Prepare 2020 Five Year Review Report for the Department of Toxic Substances Control (DTSC), Soil Gas Mitigation for the La Escuelita Education Center Project, in the not-to-exceed amount of **\$58,300.00**, with work scheduled to commence on **September 9, 2021**, and scheduled to last until **June 30, 2022**, pursuant to the Agreement.

**Fiscal Impact** Fund 21, Measure J

**Attachments**

- Agreement
- Scope & Fee Rate
- Insurance Certificate





**CONTRACT JUSTIFICATION FORM**

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

**Legislative File ID No. 21-1846**

**Department: Facilities Planning and Management**

**Vendor Name: Ninyo & Moore**

**Project Name: La Escuelita Educational Center**

**Project No.: 07047**

**Contract Term: Intended Start: 9-9-2021**

**Intended End: 6-30-2022**

**Total Cost Over Contract Term: \$58,300.00**

**Approved by: Tadashi Nakadegawa**

**Is Vendor a local Oakland Business or have they meet the requirements of the**

**Local Business Policy?  Yes (No if Unchecked)**

**How was this contractor or vendor selected?**

Ninyo & Moore was selected through RFP process based on scores to provide hazardous material services based on District's knowledge of Consultant's demonstrated competence and professional qualifications from similar projects. Given the Consultant's experience with similar projects and the level of complexity of the project, the District identified the chosen consultant as the most qualified as the most reasonable price.

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

Consultant will provide administrative services to include preparation of semi-annual soil gas mitigation system and reporting upon Department of Toxic Substance Control's DTSC approval.

**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 \$60,000 (as of 1/1/19)
- CMAS contract [may only include “incidental work or service”] (Public Contract Code §§10101(a) and 10298(a)) – *contact legal counsel to discuss if applicable*
- Emergency contract (Public Contract Code §§22035 and 22050) – *contact legal counsel to discuss if applicable*
- No advantage to bidding – *contact legal counsel to discuss if applicable*
- Sole source contractor – *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 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:

- Construction project manager, land surveyor, or environmental services – selected based on demonstrated competence and professional qualifications (Government Code §4526)
- Architect or engineer – use of a fair, competitive RFP selection process (Government Code §§4529.10 et seq.)
- Architect or engineer when state funds being used – use of 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 \$96,700 or less (as of 1/1/21)
- No advantage to bidding (including sole source) – *contact legal counsel to discuss if applicable*

Purchasing Contract:

- Price is at or under bid threshold of \$96,700 (as of 1/1/21)
- 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 \$96,700 (as of 1/1/21)
- 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:

- o Consultant is providing environmental services for the District.

## OAKLAND UNIFIED SCHOOL DISTRICT GENERAL SERVICES AGREEMENT

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This GENERAL SERVICES AGREEMENT (“Agreement”) is made and entered into effective **September 9, 2021** (the “Effective Date”), by and between the **Oakland Unified School District (“District”)** and **Ninyo & Moore (“Contractor”)**.

1. **Contractor Services.** Contractor agrees to provide the following services to District (collectively, the “Basic Services”): Ninyo & Moore to provide environmental services to include field activities associated with the second-half of 2021 and first-half of 2022 semi-annual soil gas mitigation system monitoring events, and reporting associated with the first and second-half of 2020 and first-half of 2021 semi-annual soil gas mitigation system monitoring events to Oakland Unified School District (OUSD), also addresses responding to Department of Toxic Substances Control (DTSC) 2020 Five Year Review Report, Soil Gas Mitigation for the La Escuelita Education Center Project. The Basic Services include all work described in the July 1, 2021, proposal, which are attached to this Agreement as **Exhibit A**. Contractor may only provide other services (“Additional Services”) after authorized in writing by District. “Services” shall mean Basic and 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.** This Agreement shall begin on **September 9, 2021**, and shall terminate upon completion of the Services, but no later than **June 30, 2022** (“Term”), except as otherwise stated in **Paragraph 4** below. There shall be no extension of the Term of this Agreement without the express written consent of all parties. Written notice by the District Superintendent or designee shall be sufficient to stop further performance of the Services by Contractor or the Contractor Parties. In the event of early termination, Contractor shall be paid for satisfactory Services performed to the date of termination. Upon payment by District, District shall be under no further obligation to Contractor, monetarily or otherwise, and District may proceed with the work in any manner District deems proper.

4. **Termination.** Either party may terminate this Agreement at any time by giving thirty (30) days advance written notice to the other party, however the parties may agree in writing to a shorter notice period. Notwithstanding the foregoing, District may terminate this Agreement at any time by giving written notice to Contractor if Contractor materially breaches any of the terms of this Agreement, 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, Contractor is adjudged a bankrupt, Contractor makes a general assignment for the benefit of creditors or a receiver is appointed because of Contractor’s insolvency. Such termination shall be effective immediately upon Contractor’s receipt of the notice.

5. **Payment of Fees for Services.** District agrees to pay Contractor based on the hourly rates listed in **Exhibit B** for Services satisfactorily performed. Contractor shall not increase these hourly rates over the course of this Agreement. Total fees paid by District to Contractor for Services under the

Agreement shall not exceed **Fifty-Eight Thousand Three Hundred Dollars (\$58,300.00)**, which consists of a not-to-exceed amount of Fifty-Three Thousand Dollars (\$53,000.00) for performance of the Basic Services, and a not-to-exceed amount of Fifty-Eight Thousand Three Dollars (\$5,300.00) for performance of any Additional Services. Contractor shall perform all Services required by the Agreement even if the applicable not-to-exceed amount has already been paid and no more payments will be forthcoming. District agrees to make payment within sixty (60) days of receipt of a detailed invoice from Contractor based on hours worked and hourly rates, including any additional supporting documentation that District reasonably requests. Contractor shall not submit its invoices to District more frequently than monthly. Contractor shall not be reimbursed directly for any of its expenses, as the fees to be paid under this Agreement include compensation for any and all of Contractor's expenses.

6. **Indemnity.** Contractor shall defend, indemnify, and hold harmless District and its agents, representatives, officers, consultants, employees, Board of Trustees, members of the Board of Trustees (collectively, the "District Parties"), from and against any and all claims, demands, liabilities, damages, losses, suits and actions, and expenses (including, but not limited to attorney fees and costs including fees of consultants) of any kind, nature and description (collectively, the "Claims") directly or indirectly arising out of, connected with, or resulting from any act, error, omission, negligence, or willful misconduct of Contractor, the Contractor Parties or their respective agents, subcontractors, employees, material or equipment suppliers, invitees, or licensees in the performance of or failure to perform Contractor's obligations under this Agreement, including, but not limited to Contractor's or the Contractor Parties' use of the site, Contractor's or the Contractor Parties' performance of the Services, Contractor's or the Contractor Parties' breach of any of the representations or warranties contained in this Agreement, or for injury to or death of persons or damage to property or delay or damage to the District or the District Parties. Such obligation shall not be construed to negate, abridge, or reduce other rights or obligations of indemnity, which would otherwise exist as to a party, person, or entity described in this paragraph.

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 Paragraph 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, if applicable; and (iii) worker's compensation insurance as required by Labor Code section 3200, *et seq.*, if applicable. 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.** Contractor is engaged in an independently established trade, occupation, or business to provide the Services required by this Agreement and is hereby retained to provide specialized services for District that are outside the usual course of District's business. Contractor is free from the control and direction of District in connection with the manner in which it provides the Services to District. 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. 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. 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, and shall complete the Fingerprinting Notice and Acknowledgement Form and Student Contract Form.

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

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_. [Attach and sign additional pages, as needed.]

Contractor shall maintain on file the certificates showing that the Contractor and Contractor Parties

were examined and found free from active TB. These forms shall be regularly maintained and updated by Contractor and shall be available to District upon request or audit.

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

13. **Confidential Information.** 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 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, confidentiality of records, Education Code section 49406 and others. 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 any legal action is taken to interpret or enforce the terms of this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees and other reasonable costs and expenses incurred in connection with that legal action.

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 to this Agreement.

24. **Waiver.** No delay or omission by District 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 the District from any or further exercise of any right or remedy.

25. **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.

26. **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.

27. **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.

28. **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.

29. **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.

30. **Local Business.** Contractor shall comply with the requirements of the District's Local, Small Local, and Small Local Resident Business Enterprise Program, which may require a 50% minimum local participation requirement in the performance of this Agreement. A copy of this program may be obtained at [www.ousd.k12.ca.us](http://www.ousd.k12.ca.us), under the Facilities Planning & Management Department drop down menu, at "Bids and Requests for Proposals."

31. **Forms.** The following forms, attached to the proposal, are incorporated into the contract:

- ~~Roof project certification (if required; see Public Contract Code §3006).~~
- Fingerprinting Notice and Acknowledgement.

- ~~Iran Contracting Act Certification.~~
- Workers' Compensation Certification.
- Drug-Free Workplace Certification.
- Buy American Certification
- ~~Local Business Participation Form.~~

Within ten (10) days after award and before commencement of the services, the signed agreement, insurance documentation, and Student Contract Form (see Exhibit B to the Fingerprinting Notice and Acknowledgement) shall be submitted to the District.

32. **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.

\*\*\*\*\*

**DISTRICT:**

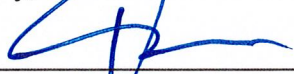
**OAKLAND UNIFIED SCHOOL DISTRICT**

 \_\_\_\_\_ 9/9/2021

Shanthy Gonzales, President,  
Board of Education Date

 \_\_\_\_\_ 9/9/2021

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

 \_\_\_\_\_ 8/11/21

Tadashi Nakadegawa, Deputy Chief,  
Facilities Planning & Management Date

**CONTRACTOR:**

**Ninyo & Moore**

By:  \_\_\_\_\_

Title: Kristopher Larson Date: July 23, 2021  
PG, QSP/QSD

Address for District Notices:

Oakland Unified School District  
955 High Street  
Oakland, CA 94601  
510-535-2728

Address for Contractor Notices:

Ninyo & Moore  
2020 Challenger Drive, Ste. 103  
Alameda, CA 94501  
510-343-3000

**Approved As To Form**

 \_\_\_\_\_ 8/5/21  
OUSL Facilities Legal Counsel Date

**Exhibit A**

**Proposal**



## EXHIBIT A

July 1, 2021  
Project No. 401501013

Mr. Al Anderson  
Facilities Planning & Management Department  
Oakland Unified School District  
955 High Street  
Oakland, California 94601

Subject: New Contract Proposal for Operations and Maintenance Activities  
Second-Half of 2020 through First-Half of 2022  
La Escuelita Educational Complex – Phase II  
314 East 10th Street  
Oakland, California

Dear Mr. Anderson:

Ninyo & Moore is pleased to submit this new contract proposal for filed activities associated with the second-half of 2021 and first-half of 2022 semi-annual soil gas mitigation system monitoring events, and reporting associated with the first and second-half of 2020 and first-half of 2021 semi-annual soil gas mitigation system monitoring events to Oakland Unified School District (OUSD) for the above-referenced school site. This proposal also addresses responding to comments discussed in the Department of Toxic Substances Control (DTSC) 2020 *Five Year Review Report, Soil Gas Mitigation System - Comment Letter, La Escuelita Education Center and Metwest High School, AKA Downtown Education Complex, 314 East 10th Street, Oakland, Alameda County, California*, dated October 14. Our proposed scope of services for this proposal includes the following:

- Preparing one semi-annual soil gas mitigation system monitoring report for the semi-annual soil gas mitigation system monitoring events conducted during first and second-half of 2020 and the first half of 2021.
- Performing two semi-annual soil gas mitigation system monitoring events, one during the second half-2021 and the other during the first half-2022, which will include sampling and analysis of soil gas monitoring wells SGMW-2 and SGMW-3 at 5 and 10 feet below ground surface (bgs) and all ventilation risers with the exception of D-SSV-3.
- Preparing two semi-annual soil gas mitigation system monitoring reports, one for the second half-2021 and one for the first half-2022 for the two semi-annual soil gas mitigation system monitoring events.

Planned out-of-scope tasks that have yet to be completed in 2021 include:

- Coordinate with the Department of Toxic Substances Control (DTSC) to revise the 2020 Five-Year Review Report.

## **SCOPE OF SERVICES**

### **Task 1 – Preparing One Semi-Annual Soil Gas Mitigation System Monitoring Report for the First and Second-Half of 2020 and the First-Half of 2021**

Ninyo & Moore will prepare one soil gas mitigation system monitoring report for the semi-annual soil gas mitigation system monitoring events conducted during first and second-half of 2020 and the first half of 2021. The report will discuss the field activities performed including inspection of the accessible components of the sub-slab ventilation systems, collection of soil gas samples, and an evaluation of the analytical results from the soil gas samples. The report will include a health risk assessment of both soil gas probe samples and vent riser vapor samples. The report will present conclusions and recommendations and will be submitted to DTSC for review.

**Task 1 Estimated Fee - \$17,670**

### **Task 2 – Two Soil Gas Mitigation System Monitoring Events, Including the Second-Half of 2021 and First-Half of 2022**

Ninyo & Moore will continue to perform soil gas mitigation system monitoring at the site. Field activities will be performed in general accordance with the existing Operations and Maintenance (O&M) Plan dated March 9, 2015, that will be revised based on the modified sampling schedule agreed to by the DTSC. Field activities during the second-half 2021/first-half 2022 will consist of visual inspection of the accessible components of the sub-slab ventilation systems, collection of soil gas samples from all ventilation risers with the exception of D-SSV-3, and four (4) soil gas probes including SGMW-2-5, and 2-10, and SGMW-3-5 and 3-10. Soil gas mitigation system monitoring samples will be analyzed for volatile organic compounds (VOCs) by EPA Method TO-15 and air-phase hydrocarbons (APHs) by the Massachusetts Department of Environmental Protection (MA DEP) Method using a 5-day turn-around-time (TAT). Each soil gas mitigation system monitoring event will include collection of duplicate samples and a trip blank sample for analysis of VOCs by EPA Method TO-15 and APHs by the (MA DEP) Method.

**Task 2 Estimated Fee - \$23,473**



### Task 3 – Five Year Review Report Revisions

Coordinate with the DTSC to revise and finalize the 2020 Five-Year Review Report, Soil Gas Mitigation Systems, La Escuelita Education Center 314 East 10th Street, Oakland, California based on DTSC comments.

**Task 3 Estimated Fee - \$6,858**

### UNDERSTANDINGS

The conditions listed below will apply to the performance of the scope of services described herein.

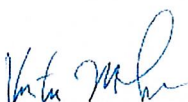
- The scope of services outlined above is based upon the scope of work outlined in the O&M Plan dated March 9, 2105, assumptions, and our experience on numerous proposed school sites similar to the subject site. The scope of services may change based on requirements from DTSC, requests to analyze samples on a faster TAT, and unforeseen conditions, which may be encountered in the field such as subsurface features or unexpected areas of impacts.
- Laboratory analytical TATs begin from the time that the laboratory receives the samples. Vapor monitoring samples will be transported via courier to McCampbell Analytical, located in Pittsburg, California.
- If additional time is required to complete any of these tasks due to inclement weather or unforeseen conditions which may be encountered in the field and beyond the control of Ninyo & Moore or its subcontractors, Ninyo & Moore may request the authorization of additional budget to cover the additional field time required for Ninyo & Moore personnel.

### COMPENSATION

The estimated time-and-materials fee for the scope of services outlined above is **\$53,000 (Fifty-Three Thousand Dollars)**. Based on a request from OUSD, a 10% contingency fee will be added to the total. The new estimated time and materials fee with the contingency is **\$58,300 (Fifty-Eight Thousand Three Hundred Dollars)**. A detailed description of the costs associated with the proposed scope of services is presented in the attached Breakdown of Estimated Fees.

We trust that this proposal satisfies your current requirements and assure you that Ninyo & Moore will be responsive to your needs.

Sincerely,  
**NINYO & MOORE**



Kris M. Larson, PG 8059  
Principal Geologist



Duane W. Blamer, PG 6913  
Manager, Environmental Services

KML/DWB/gvr

Attachment: Table 1 - Breakdown of Estimated Fees

**Exhibit B**  
**Hourly Rates**

**Table 1 - Breakdown of Estimated Fee**

**Task 1 - 2020/2021 O&M Vapor Monitoring Reporting (3 SA Events, 1 Report)**

Principal Engineer/Geologist/Environmental Scientist	20 hours @ \$ 155.00 /hour	\$ 3,100.00
Senior Engineer/Geologist/Environmental Scientist	50 hours @ \$ 150.00 /hour	\$ 7,500.00
Project Engineer/Geologist/Environmental Scientist	30 hours @ \$ 133.00 /hour	\$ 3,990.00
Senior Staff Engineer/Geologist/Environmental Scientist	hour @ \$ 120.00 /hour	\$ -
Staff Engineer/Geologist/Environmental Scientist	20 hours @ \$ 109.00 /hour	\$ 2,180.00
Technical Illustrator/CAD Operator	8 hours @ \$ 80.00 /hour	\$ 640.00
Data Processing, Technical Editing, or Reproduction	4 hours @ \$ 65.00 /hour	\$ 260.00
	<b>Subtotal</b>	<b>\$ 17,670.00</b>

**Task 2 - Second-Half 2021/First-Half 2022 Semi-Annual O&M Vapor Monitoring Events (2 Events)**

Labor

Principal Engineer/Geologist/Environmental Scientist	10 hours @ \$ 155.00 /hour	\$ 1,550.00
Senior Engineer/Geologist/Environmental Scientist	40 hours @ \$ 150.00 /hour	\$ 6,000.00
Project Engineer/Geologist/Environmental Scientist	16 hours @ \$ 133.00 /hour	\$ 2,128.00
Senior Staff Engineer/Geologist/Environmental Scientist	hour @ \$ 120.00 /hour	\$ -
Technical Illustrator/CAD Operator	hour @ \$ 80.00 /hour	\$ -
Data Processing, Technical Editing, or Reproduction	hour @ \$ 65.00 /hour	\$ -

Field Equipment

Sampling Supplies	4 days @ \$ 200.00 /day	\$ 800.00
Field Vehicle Usage	4 days @ \$ 100.00 /day	\$ 400.00

Laboratory Costs - 5 day TAT

VOCs USEPA Test Method TO-15 (24 samples, 4 duplicates, 2 trip blanks)	30 tests @ \$ 250.00 /test	\$ 8,625.00
Air Phase Hydrocarbons MA DEP (24 samples, 4 duplicates, 2 trip blanks)	30 tests @ \$ 260.00 /test	\$ 8,970.00
	<b>Subtotal</b>	<b>\$ 28,473.00</b>

**Task 3 - Five Year Review Report Revisions**

Principal Engineer/Geologist/Environmental Scientist	16 hours @ \$ 148.00 /hour	\$ 2,368.00
Senior Engineer/Geologist/Environmental Scientist - Project Coordination	30 hours @ \$ 140.00 /hour	\$ 4,200.00
Project Engineer/Geologist/Environmental Scientist - Project Coordination	hour @ \$ 133.00 /hour	\$ -
Technical Illustrator/CAD Operator	2 hours @ \$ 80.00 /hour	\$ 160.00
Data Processing, Technical Editing, or Reproduction	2 hours @ \$ 65.00 /hour	\$ 130.00
	<b>Subtotal</b>	<b>\$ 6,858.00</b>

**TOTAL ESTIMATED COST \$ 53,001.00**

**Total with 10% Contingency Added \$ 58,301.10**

**Note:**

The frequency of routine O&M monitoring activities may be adjusted based on monitoring and inspection results and consultation with DTSC.





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
4/22/2021

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

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

<b>PRODUCER</b> Dealey, Renton & Associates P. O. Box 12675 Oakland CA 94604-2675	<b>CONTACT NAME:</b> PHONE (A/C, No, Ext): 510-465-3090      FAX (A/C, No): 510-452-2193 E-MAIL ADDRESS: certificates@dealeyrenton.com														
License#: 0020739 NINYO&MO-01	<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center; border-bottom: 1px solid black;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: center; border-bottom: 1px solid black;">NAIC #</th> </tr> <tr> <td>INSURER A : Travelers Property Casualty Company of America</td> <td style="text-align: center;">25674</td> </tr> <tr> <td>INSURER B : Evanston Insurance Company</td> <td style="text-align: center;">35378</td> </tr> <tr> <td>INSURER C : Travelers Casualty and Surety Co of America</td> <td style="text-align: center;">31194</td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Travelers Property Casualty Company of America	25674	INSURER B : Evanston Insurance Company	35378	INSURER C : Travelers Casualty and Surety Co of America	31194	INSURER D :		INSURER E :		INSURER F :	
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INSURER D :															
INSURER E :															
INSURER F :															
<b>INSURED</b> Ninyo & Moore Geotechnical & Environmental Sciences Consultants 2020 Challenger Drive, Suite 103 Alameda CA 94501															

**COVERAGES      CERTIFICATE NUMBER: 918969232      REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A X	<b>COMMERCIAL GENERAL LIABILITY</b>  <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Contractual Liab <input checked="" type="checkbox"/> OCP  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	Y	6308986R247	10/3/2020	10/3/2021	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	<b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y	Y	8107N033091	10/3/2020	10/3/2021	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A X	<b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE  DED    RETENTION \$	Y	Y	CUP9J428527	10/3/2020	10/3/2021	EACH OCCURRENCE \$ 9,000,000 AGGREGATE \$ 9,000,000 \$
C	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N <input checked="" type="checkbox"/> N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y	UB6P428399	5/1/2021	5/1/2022	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Professional Liab. & Contractor's Pollution Liab. Computer Network Security		Y	MKLV7PL0004694	5/1/2021	10/3/2022	Per Claim 5,000,000 Annual Aggregate 5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
 Umbrella Liability policy is a follow-form to underlying General Liability/Auto Liability/Employers Liability.  
 REF: La Escuelita Educational Center. Environmental Phase. GENERAL LIABILITY/AUTOMOBILE LIABILITY ADDITIONAL INSURED: Commercial General Liability is primary and non-contributory and includes severability of interests per policy form. Waiver of Subrogation applies to Commercial General Liability, Automobile Liability and Workers Compensation. Cancellation provisions are solely as shown on this certificate. Cancellation: 30 Day/10 Day for Non-Payment of Premium.

**CERTIFICATE HOLDER      CANCELLATION 30 Day Notice of Cancellation**

Oakland Unified School District 955 High Street Oakland CA 94601	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
--	---

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

## **ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – COMPLETED OPERATIONS**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

### **SCHEDULE**

#### **Name Of Additional Insured Person(s) Or Organization(s):**

Any person or organization that you agree in a written contract to include as an additional insured on this Coverage Part for "bodily injury" or "property damage" included in the "products-completed operations hazard", provided that such contract was signed and executed by you before, and is in effect when, the bodily injury or property damage occurs.

#### **Location And Description Of Completed Operations**

Any project to which an applicable contract described in the Name of Additional Insured Person(s) or Organization(s) section of this Schedule applies.

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

**Section II – Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the

location designated and described in the schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

## **ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – SCHEDULED PERSON OR ORGANIZATION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

### **SCHEDULE**

#### **Names of Additional Insured Person(s) or Organization(s):**

Any person or organization that you agree in a written contract, on this Coverage Part, provided that such written contract was signed and executed by you before, and is in effect when the "bodily injury" or "property damage" occurs or the "personal injury" or "advertising injury" offense is committed.

#### **Location of Covered Operations:**

Any project to which an applicable written contract with the described in the Name of Additional Insured Person(s) or Organization(s) section of this Schedule applies.

(Information required to complete this Schedule, if not shown above, will be shown in the Declarations.)

**A.** Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage", "personal injury" or "advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

**B.** With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring, or "personal injury" or "advertising injury" arising out of an offense committed, after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

COMMERCIAL GENERAL LIABILITY

**c. Method Of Sharing**

If all of the other insurance permits contribution by equal shares, we will follow this method also. Under this approach each insurer contributes equal amounts until it has paid its applicable limit of insurance or none of the loss remains, whichever comes first.

If any of the other insurance does not permit contribution by equal shares, we will contribute by limits. Under this method, each insurer's share is based on the ratio of its applicable limit of insurance to the total applicable limits of insurance of all insurers.

**d. Primary And Non-Contributory Insurance If Required By Written Contract**

If you specifically agree in a written contract or agreement that the insurance afforded to an insured under this Coverage Part must apply on a primary basis, or a primary and non-contributory basis, this insurance is primary to other insurance that is available to such insured which covers such insured as a named insured, and we will not share with that other insurance, provided that:

- (1) The "bodily injury" or "property damage" for which coverage is sought occurs; and
- (2) The "personal and advertising injury" for which coverage is sought is caused by an offense that is committed; subsequent to the signing of that contract or agreement by you.

**5. Premium Audit**

- a. We will compute all premiums for this Coverage Part in accordance with our rules and rates.
- b. Premium shown in this Coverage Part as advance premium is a deposit premium only. At the close of each audit period we will compute the earned premium for that period and send notice to the first Named Insured. The due date for audit and retrospective premiums is the date shown as the due date on the bill. If the sum of the advance and audit premiums paid for the policy period is greater than the earned premium, we will return the excess to the first Named Insured.
- c. The first Named Insured must keep records of the information we need for premium computation, and send us copies at such times as we may request.

**6. Representations**

By accepting this policy, you agree:

- a. The statements in the Declarations are accurate and complete;
- b. Those statements are based upon representations you made to us; and
- c. We have issued this policy in reliance upon your representations.

The unintentional omission of, or unintentional error in, any information provided by you which we relied upon in issuing this policy will not prejudice your rights under this insurance. However, this provision does not affect our right to collect additional premium or to exercise our rights of cancellation or nonrenewal in accordance with applicable insurance laws or regulations.

**7. Separation Of Insureds**

Except with respect to the Limits of Insurance, and any rights or duties specifically assigned in this Coverage Part to the first Named Insured, this insurance applies:

- a. As if each Named Insured were the only Named Insured; and
- b. Separately to each insured against whom claim is made or "suit" is brought.

**8. Transfer Of Rights Of Recovery Against Others To Us**

If the insured has rights to recover all or part of any payment we have made under this Coverage Part, those rights are transferred to us. The insured must do nothing after loss to impair them. At our request, the insured will bring "suit" or transfer those rights to us and help us enforce them.

**9. When We Do Not Renew**

If we decide not to renew this Coverage Part, we will mail or deliver to the first Named Insured shown in the Declarations written notice of the nonrenewal not less than 30 days before the expiration date.

If notice is mailed, proof of mailing will be sufficient proof of notice.

**SECTION V – DEFINITIONS**

**1. "Advertisement"** means a notice that is broadcast or published to the general public or specific market segments about your goods, products or services for the purpose of attracting customers or supporters. For the purposes of this definition:

- a. Notices that are published include material placed on the Internet or on similar electronic means of communication; and
- b. Regarding websites, only that part of a website that is about your goods, products or services for the purposes of attracting customers or supporters is considered an advertisement.



occupational therapist or occupational therapy assistant, physical therapist or speech-language pathologist; or

(b) First aid or "Good Samaritan services" by any of your "employees" or "volunteer workers", other than an employed or volunteer doctor. Any such "employees" or "volunteer workers" providing or failing to provide first aid or "Good Samaritan services" during their work hours for you will be deemed to be acting within the scope of their employment by you or performing duties related to the conduct of your business.

3. The following replaces the last sentence of Paragraph 5. of **SECTION III – LIMITS OF INSURANCE:**

For the purposes of determining the applicable Each Occurrence Limit, all related acts or omissions committed in providing or failing to provide "incidental medical services", first aid or "Good Samaritan services" to any one person will be deemed to be one "occurrence".

4. The following exclusion is added to Paragraph 2., **Exclusions**, of **SECTION I – COVERAGES – COVERAGE A – BODILY INJURY AND PROPERTY DAMAGE LIABILITY:**

**Sale Of Pharmaceuticals**

"Bodily injury" or "property damage" arising out of the violation of a penal statute or ordinance relating to the sale of pharmaceuticals committed by, or with the knowledge or consent of the insured.

5. The following is added to the **DEFINITIONS** Section:

"Incidental medical services" means:

- a. Medical, surgical, dental, laboratory, x-ray or nursing service or treatment, advice or instruction, or the related furnishing of food or beverages; or
- b. The furnishing or dispensing of drugs or medical, dental, or surgical supplies or appliances.

6. The following is added to Paragraph 4.b., **Excess Insurance**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS:**

This insurance is excess over any valid and collectible other insurance, whether primary, excess, contingent or on any other basis,

that is available to any of your "employees" for "bodily injury" that arises out of providing or failing to provide "incidental medical services" to any person to the extent not subject to Paragraph 2.a.(1) of Section II – Who Is An Insured.

**K. MEDICAL PAYMENTS – INCREASED LIMIT**

The following replaces Paragraph 7. of **SECTION III – LIMITS OF INSURANCE:**

7. Subject to Paragraph 5. above, the Medical Expense Limit is the most we will pay under Coverage C for all medical expenses because of "bodily injury" sustained by any one person, and will be the higher of:

- a. \$10,000; or
- b. The amount shown in the Declarations of this Coverage Part for Medical Expense Limit.

**L. AMENDMENT OF EXCESS INSURANCE CONDITION – PROFESSIONAL LIABILITY**

The following is added to Paragraph 4.b., **Excess Insurance**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS:**

This insurance is excess over any of the other insurance, whether primary, excess, contingent or on any other basis, that is Professional Liability or similar coverage, to the extent the loss is not subject to the professional services exclusion of Coverage A or Coverage B.

**M. BLANKET WAIVER OF SUBROGATION – WHEN REQUIRED BY WRITTEN CONTRACT OR AGREEMENT**

The following is added to Paragraph 8., **Transfer Of Rights Of Recovery Against Others To Us**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS:**

If the insured has agreed in a written contract or agreement to waive that insured's right of recovery against any person or organization, we waive our right of recovery against such person or organization, but only for payments we make because of:

- a. "Bodily injury" or "property damage" that occurs; or
- b. "Personal and advertising injury" caused by an offense that is committed; subsequent to the signing of that contract or agreement.

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

## **AUTO COVERAGE PLUS ENDORSEMENT**

This endorsement modifies insurance provided under the following:

### **BUSINESS AUTO COVERAGE FORM**

**GENERAL DESCRIPTION OF COVERAGE** – This endorsement broadens coverage. However, coverage for any injury, damage or medical expenses described in any of the provisions of this endorsement may be excluded or limited by another endorsement to the Coverage Part, and these coverage broadening provisions do not apply to the extent that coverage is excluded or limited by such an endorsement. The following listing is a general coverage description only. Limitations and exclusions may apply to these coverages. Read all the provisions of this endorsement and the rest of your policy carefully to determine rights, duties, and what is and is not covered.

- |  |  |
|--|--|
| <p><b>A. BLANKET ADDITIONAL INSURED</b></p> <p><b>B. EMPLOYEE HIRED AUTO</b></p> <p><b>C. EMPLOYEES AS INSURED</b></p> <p><b>D. SUPPLEMENTARY PAYMENTS – INCREASED LIMITS</b></p> <p><b>E. TRAILERS – INCREASED LOAD CAPACITY</b></p> <p><b>F. HIRED AUTO PHYSICAL DAMAGE</b></p> <p><b>G. PHYSICAL DAMAGE – TRANSPORTATION EXPENSES – INCREASED LIMIT</b></p> | <p><b>H. AUDIO, VISUAL AND DATA ELECTRONIC EQUIPMENT – INCREASED LIMIT</b></p> <p><b>I. WAIVER OF DEDUCTIBLE – GLASS</b></p> <p><b>J. PERSONAL PROPERTY</b></p> <p><b>K. AIRBAGS</b></p> <p><b>L. AUTO LOAN LEASE GAP</b></p> <p><b>M. BLANKET WAIVER OF SUBROGATION</b></p> |
|--|--|

#### **A. BLANKET ADDITIONAL INSURED**

The following is added to Paragraph **A.1., Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

Any person or organization who is required under a written contract or agreement between you and that person or organization, that is signed and executed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period, to be named as an additional insured is an "insured" for Covered Autos Liability Coverage, but only for damages to which this insurance applies and only to the extent that person or organization qualifies as an "insured" under the Who Is An Insured provision contained in Section II.

#### **B. EMPLOYEE HIRED AUTO**

- The following is added to Paragraph **A.1., Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

An "employee" of yours is an "insured" while operating a covered "auto" hired or rented under a contract or agreement in an "employee's" name, with your permission, while

performing duties related to the conduct of your business.

- The following replaces Paragraph **b.** in **B.5., Other Insurance**, of **SECTION IV – BUSINESS AUTO CONDITIONS**:

**b.** For Hired Auto Physical Damage Coverage, the following are deemed to be covered "autos" you own:

- Any covered "auto" you lease, hire, rent or borrow; and
- Any covered "auto" hired or rented by your "employee" under a contract in an "employee's" name, with your permission, while performing duties related to the conduct of your business.

However, any "auto" that is leased, hired, rented or borrowed with a driver is not a covered "auto".

#### **C. EMPLOYEES AS INSURED**

The following is added to Paragraph **A.1., Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

## COMMERCIAL AUTO

Any "employee" of yours is an "insured" while using a covered "auto" you don't own, hire or borrow in your business or your personal affairs.

### D. SUPPLEMENTARY PAYMENTS – INCREASED LIMITS

1. The following replaces Paragraph **A.2.a.(2)** of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

(2) Up to \$3,000 for cost of bail bonds (including bonds for related traffic law violations) required because of an "accident" we cover. We do not have to furnish these bonds.

2. The following replaces Paragraph **A.2.a.(4)** of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

(4) All reasonable expenses incurred by the "insured" at our request, including actual loss of earnings up to \$500 a day because of time off from work.

### E. TRAILERS – INCREASED LOAD CAPACITY

The following replaces Paragraph **C.1.** of **SECTION I – COVERED AUTOS**:

1. "Trailers" with a load capacity of 3,000 pounds or less designed primarily for travel on public roads.

### F. HIRED AUTO PHYSICAL DAMAGE

The following is added to Paragraph **A.4.**, **Coverage Extensions**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

#### Hired Auto Physical Damage Coverage

If hired "autos" are covered "autos" for Covered Autos Liability Coverage but not covered "autos" for Physical Damage Coverage, and this policy also provides Physical Damage Coverage for an owned "auto", then the Physical Damage Coverage is extended to "autos" that you hire, rent or borrow subject to the following:

(1) The most we will pay for "loss" to any one "auto" that you hire, rent or borrow is the lesser of:

(a) \$50,000;

(b) The actual cash value of the damaged or stolen property as of the time of the "loss"; or

(c) The cost of repairing or replacing the damaged or stolen property with other property of like kind and quality.

(2) An adjustment for depreciation and physical condition will be made in determining actual cash value in the event of a total "loss".

(3) If a repair or replacement results in better than like kind or quality, we will not pay for the amount of betterment.

(4) A deductible equal to the highest Physical Damage deductible applicable to any owned covered "auto".

(5) This Coverage Extension does not apply to:

(a) Any "auto" that is hired, rented or borrowed with a driver; or

(b) Any "auto" that is hired, rented or borrowed from your "employee".

### G. PHYSICAL DAMAGE – TRANSPORTATION EXPENSES – INCREASED LIMIT

The following replaces the first sentence in Paragraph **A.4.a.**, **Transportation Expenses**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

We will pay up to \$50 per day to a maximum of \$1,500 for temporary transportation expense incurred by you because of the total theft of a covered "auto" of the private passenger type.

### H. AUDIO, VISUAL AND DATA ELECTRONIC EQUIPMENT – INCREASED LIMIT

Paragraph **C.1.b.** of **SECTION III – PHYSICAL DAMAGE COVERAGE** is deleted.

### I. WAIVER OF DEDUCTIBLE – GLASS

The following is added to Paragraph **D.**, **Deductible**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

No deductible for a covered "auto" will apply to glass damage if the glass is repaired rather than replaced.

### J. PERSONAL PROPERTY

The following is added to Paragraph **A.4.**, **Coverage Extensions**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

#### Personal Property Coverage

We will pay up to \$400 for "loss" to wearing apparel and other personal property which is:

(1) Owned by an "insured"; and

(2) In or on your covered "auto".

This coverage only applies in the event of a total theft of your covered "auto".

No deductibles apply to Personal Property coverage.

**K. AIRBAGS**

The following is added to Paragraph **B.3., Exclusions**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

Exclusion **3.a.** does not apply to "loss" to one or more airbags in a covered "auto" you own that inflate due to a cause other than a cause of "loss" set forth in Paragraphs **A.1.b.** and **A.1.c.**, but only:

- a. If that "auto" is a covered "auto" for Comprehensive Coverage under this policy;
- b. The airbags are not covered under any warranty; and
- c. The airbags were not intentionally inflated.

We will pay up to a maximum of \$1,000 for any one "loss".

**L. AUTO LOAN LEASE GAP**

The following is added to Paragraph **A.4., Coverage Extensions**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

**Auto Loan Lease Gap Coverage for Private Passenger Type Vehicles**

In the event of a total "loss" to a covered "auto" of the private passenger type shown in the Schedule or Declarations for which Physical Damage Coverage is provided, we will pay any unpaid amount due on the lease or loan for such covered "auto" less the following:

- (1) The amount paid under the Physical Damage Coverage Section of the policy for that "auto"; and

**(2) Any:**

- (a) Overdue lease or loan payments at the time of the "loss";
- (b) Financial penalties imposed under a lease for excessive use, abnormal wear and tear or high mileage;
- (c) Security deposits not returned by the lessor;
- (d) Costs for extended warranties, Credit Life Insurance, Health, Accident or Disability Insurance purchased with the loan or lease; and
- (e) Carry-over balances from previous loans or leases.

**M. BLANKET WAIVER OF SUBROGATION**

The following replaces Paragraph **A.5., Transfer Of Rights Of Recovery Against Others To Us**, of **SECTION IV – BUSINESS AUTO CONDITIONS**:

**5. Transfer Of Rights Of Recovery Against Others To Us**

We waive any right of recovery we may have against any person or organization to the extent required of you by a written contract executed prior to any "accident" or "loss", provided that the "accident" or "loss" arises out of the operations contemplated by such contract. The waiver applies only to the person or organization designated in such contract.





WORKERS COMPENSATION  
AND  
EMPLOYERS LIABILITY POLICY

ENDORSEMENT WC 99 03 76 ( A) –

POLICY NUMBER: UB6P428399

**WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS  
ENDORSEMENT – CALIFORNIA  
(BLANKET WAIVER)**

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule.

The additional premium for this endorsement shall be \_\_\_\_\_ % of the California workers' compensation premium.

**Schedule**

**Person or Organization**

**Job Description**

Any Person or organization for which the insured has agreed by written contract executed prior to loss to furnish this waiver.

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.

**(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)**

Insurance Company  
Travelers Casualty and Surety Co of America

Countersigned by \_\_\_\_\_



## DIVISION OF FACILITIES PLANNING & MANAGEMENT ROUTING FORM

### Project Information

<b>Project Name</b>	La Escuelita Educational Center Project	<b>Site</b>	121
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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.**

<b>Attachment Checklist</b>	<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	Ninyo & Moore	Agency's Contact	Kris Larson		
OUSD Vendor ID #	003087	Title	Project Manager		
Street Address	2020 Challenger Drive, Ste. 103	City	Oakland	State	CA
Telephone	510-343-3000	Policy Expires	Zip	94608	
Contractor History	Previously been an OUSD contractor? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Worked as an OUSD employee? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
OUSD Project #	07047				

### Term of Original/Amended Contract

Date Work Will Begin (i.e., effective date of contract)	9-09-2021	Date Work Will End By (not more than 5 years from start date; for construction contracts, enter planned completion date)	6-30-2022
		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)	\$58,300.00
Pay Rate Per Hour (if Hourly)	\$	If Amendment, Change in Price	\$
Other Expenses		Requisition Number	

### Budget Information

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

Resource #	Funding Source	Org Key	Object Code	Amount
9650/0000	Fund 21, Measure J	210-9650-0-0000-8500-6265-918-9180-9905-9999-99999	6265	\$58,300.00

### Approval and Routing (in order of approval steps)

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

	<b>Division Head</b>	<b>Phone</b>	510-535-7038	<b>Fax</b>	510-535-7082
1.	<b>Acting Director, Facilities Planning and Management</b>				
	Signature <i>K. Chatman</i>	Date Approved	<i>8/11/2021</i>		
2.	<b>General Counsel, Department of Facilities Planning and Management</b>				
	Signature <i>[Signature]</i> Lozano Smith, as to form only	Date Approved	8/5/21		
3.	<b>Deputy Chief, Facilities Planning and Management</b>				
	Signature <i>[Signature]</i>	Date Approved	<i>8/11/21</i>		
4.	<b>Chief Financial Officer</b>				
	Signature	Date Approved			
5.	<b>President, Board of Education</b>				
	Signature	Date Approved			