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OAKLAND UNIFIED SCHOOL DISTRICT
Community Schools, Thriving Students

Memo

To Board of Education

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

Board Meeting Date September 25, 2024

Subject General Services Agreement – Langan CA, Inc. – Cal Fire Planning Project - Oakland Living Schoolyards Planning - Division of Facilities Planning and Management

Action Requested Approval by the Board of Education of General Services Agreement by and between the District and **Langan CA, Inc.**, Oakland, California, for the latter to provide environmental site assessment consulting services for the **Cal Fire Planning Project - Oakland Living Schoolyards Planning at 14 District School Sites**, in the total not-to-exceed amount of **\$115,500.00**, which includes a contingency fee of **\$10,500.00** for additional services, as the selected consultant, with the work scheduled to commence on **September 26, 2024**, and scheduled to last until **October 31, 2024**, pursuant to the Agreement.

Discussion Consultant was selected based on a (a) demonstrated competence and professional qualifications (Government Code §4526), and (b) a fair competitive RFP selection process (Government Code §§4529.10 et seq.).

LBP (Local Business Participation Percentage) 100.00%

Recommendation Approval by the Board of Education of General Services Agreement by and between the District and Langan CA, Inc., Oakland, California, for the latter to provide environmental site assessment consulting services for the Cal Fire Planning Project - Oakland Living Schoolyards Planning at 14 District School Sites, in the total not-to-exceed amount of \$115,500.00, which includes a contingency fee of \$10,500.00 for additional services, as the selected consultant, with the work scheduled to commence on September 26, 2024, and scheduled to last until October 31, 2024, pursuant to the Agreement.

Fiscal Impact Fund 01- General

- Attachments**
- Contract Justification Form
 - Agreement, including Exhibits
 - Certificate of Insurance
 - Routing Form



CONTRACT JUSTIFICATION FORM

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

Legislative File ID No. 24-2138

Department: Facilities Planning and Management

Vendor Name: Langan CA, Inc.

Project Name: Cal Fire Planning Project –

Project No.: 24102

Oakland Living Schoolyards Planning

Contract Term: Intended Start: Sept. 26, 2024

Intended End: Oct. 31, 2024

Total Cost Over Contract Term: \$115,500.00

Approved by: Preston Thomas

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

Local Business Policy? Yes (No if Unchecked)

How was this contractor or vendor selected?

Langan CA, Inc. was selected through an RFQ/P process, based on scores.

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

Provide environmental site assessment consulting services for Cal Fire Planning Project - Oakland Living Schoolyards Planning at 14 District School Sites.

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

If "No," please answer the following questions:

1) How did you determine the price is competitive?

The District received proposals through an RFQ/P process, which includes review/scoring of proposals. Langan CA, Inc., was selected based on receiving the highest scores and their prices were fair and reasonable compared to the prices submitted by the other responding consultants.

2) Please check the competitive bidding exception relied upon:

Construction Contract:

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

Consultant Contract:

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

Purchasing Contract:

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

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

Maintenance Contract:

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

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

- Consultant is providing environmental site assessment consulting services for the Cal Fire Planning Project - Oakland Living Schoolyards Planning at 14 District School Sites.

**OAKLAND UNIFIED SCHOOL DISTRICT
GENERAL SERVICES AGREEMENT**

This general services agreement (“Agreement”) is made and entered into effective **September 26, 2024** (the “Effective Date”), by and between the Oakland Unified School District (“District”) and **Langan CA, Inc.** (“Contractor” and together with District, the “Parties”).

1. **Contractor Services.** Contractor agrees to provide the following services to District (collectively, the “Basic Services”): For the **Cal Fire Planning Project - Oakland Living Schoolyards Planning at 14 District School Sites** (“Project”), (as further described in *Exhibit A* to this Agreement). Contractor shall provide services related to the Project other than Basic Services (i.e., “Additional Services”) if directed in writing by District to perform specific Additional Services and if sufficient contract funds for Additional Services remain to pay for the directed Additional Services (see Section 5, below). “Services” shall mean Basic and Additional Services. Contractor agrees to perform such Services as expeditiously as is consistent with professional skill and care and the orderly progress of the Services and the Project. All services performed by the Contractor under this Agreement shall be conducted in a manner consistent with the level of care and skill ordinarily exercised by **Langan CA, Inc.** consultants specially qualified to provide the services required by the District.
2. **Contractor Qualifications.** Contractor represents and warrants to District that Contractor, and all of Contractor’s employees, agents or volunteers (the “Contractor Parties”), have in effect and shall maintain in full force throughout the Term of this Agreement all licenses, credentials, permits and any other qualifications required by law to perform the Services and to fully and faithfully satisfy all of the terms set forth in this Agreement. Contractor and any Contractor Parties performing Services shall be competent to perform those Services.
3. **Term.** The term for performance of the Services shall be the duration of the Project (“Term”), except as otherwise stated in Section 4 below, and Contractor shall complete the Services within the Term. There shall be no extension of the Term without an amendment signed by all Parties and approved by the District’s governing board. Written notice by the District Superintendent or designee shall be sufficient to stop further performance of the Services by Contractor or the Contractor Parties. In the event of early termination, Contractor shall be paid for satisfactory Services performed to the date of termination. Upon payment by District, District shall be under no further obligation to Contractor, monetarily or otherwise, and District may proceed with the work in any manner District deems proper.
4. **Termination.** Either Party may terminate this Agreement at any time by giving thirty (30) days advance written notice to the other Party. Notwithstanding the foregoing, District may terminate this Agreement at any time by giving written notice to Contractor if (1) Contractor materially breaches any of the terms of this Agreement; (2) any act or omission of Contractor or the Contractor Parties exposes District to potential liability or may cause an increase in District’s insurance premiums; (3) Contractor is adjudged a bankrupt; (4) Contractor makes a general assignment for the benefit of creditors; (5) a

receiver is appointed because of Contractor's insolvency; or (6) Contractor or Contractor Parties fail to comply with or make material representations as to the fingerprinting, criminal background check, and/or tuberculosis certification sections of this Agreement. Such termination shall be effective immediately upon Contractor's receipt of the notice.

5. **Payment of Fees for Services.** District agrees to pay Contractor based on the hourly rates listed in *Exhibit B* for Services satisfactorily performed. Contractor shall not increase these hourly rates over the course of this Agreement. Total fees paid by District to Contractor for Services under the Agreement shall not exceed **One Hundred Fifteen Thousand Five Hundred Dollars (\$115,500.00)**, which consists of a not-to-exceed amount of **One Hundred Five Thousand Dollars (\$105,000.00)** for performance of the Basic Services, and a not-to-exceed contingency amount of **Ten Thousand Five Hundred Dollars (\$10,500.00)** for performance of any Additional Services. Contractor acknowledges that the not-to-exceed fee for Basic Services, above, includes contingency compensation in the foreseeable event that more time and costs may be necessary to complete the Basic Services. Contractor shall perform all Basic Services required by the Agreement even if the not-to-exceed amount for performance of the Services has already been paid and no more payments will be forthcoming. District agrees to make payment within sixty (60) days of receipt of a detailed invoice from Contractor based on hours worked and hourly rates, including any additional supporting documentation that District reasonably requests. Contractor shall not submit its invoices to District more frequently than monthly. Contractor will not be compensated for any Basic or Additional Services required as a result of wrongful acts or omissions.

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

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

7. **Equipment and Materials.** Contractor at its sole cost and expense shall provide and furnish all tools, labor, materials, equipment, transportation services and any other items (collectively, "Equipment") which are required or necessary to perform the Services in a manner which is consistent with generally accepted standards of the profession for similar services. Notwithstanding the foregoing, District shall not be responsible for any damages to persons or property as a result of the use, misuse or failure of any Equipment used by Contractor or the Contractor Parties, even if such Equipment is furnished, rented or loaned to Contractor or the Contractor Parties by District. Furthermore, District may reject any Equipment or workmanship that does not conform to the requirements of this Agreement and Contractor must then promptly remedy or replace it at no additional cost to District and subject to District's reasonable satisfaction.

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

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

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

11. **Fingerprinting/Criminal Background Investigation Certification.** Contractor and the Contractor Parties shall at all times comply with the fingerprinting and criminal background investigation requirements of the California Education Code (“Education Code”) section 45125.1. Before performing any Services, Contractor shall execute and return the District’s Fingerprinting Notice and Acknowledgement form and the required certification (see *Exhibit C*).

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

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

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

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

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

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

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

13. **Confidential Information.** All District information disclosed to Contractor during the course of performance of services under this Agreement shall be treated as confidential and shall not be disclosed to any other persons or parties excepts as authorized by District or required by law. Contractor shall maintain the confidentiality of, and protect from unauthorized disclosure, any and all individual student information received from the District, including but not limited to student names and other identifying

information. Contractor shall not use such student information for any purpose other than carrying out the obligations under this Agreement. Upon termination of this Agreement, Contractor shall turn over to District all educational records related to the Services provided to any District student pursuant to this Agreement.

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

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

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

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

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

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

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

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

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

23. **Time.** Time is of the essence for performance of the Services under this Agreement.

24. **Waiver.** No delay or omission by either Party in exercising any right under this Agreement shall operate as a waiver of that or any other right and no single or partial exercise of any right shall preclude either Party from any or further exercise of any right or remedy.

25. **Reports.** Contractor shall maintain complete and accurate records with respect to the Services rendered and the costs incurred under this Agreement, including records with respect to any payments to employees and subcontractors. All such records shall be prepared in accordance with generally accepted accounting procedures. Upon request, Contractor shall make such records available to District for the purpose of auditing and copying such records for a period of five years from the date of final payment under this Agreement.

26. **Ownership of Documents.** All plans, studies, drawings, calculations, reports, specifications, estimates, and other documents or any other works of authorship fixed in any tangible medium of expression, including but not limited to physical drawings, data magnetically or otherwise recorded on computer disks, or other writings prepared or caused to be prepared by the Contractor under this Agreement (“Documents”) shall be and shall remain the property of the District for all purposes, not only as they relate or may relate to the Services but as they relate or may relate to any other project. Contractor will provide the District with a complete set of Documents, and will retain, on the District's behalf, the originals or reproducible copies of all Documents, however stored, in the Contractor's files for a period of no less than fifteen (15) years. Contractor shall promptly make available to District any original documents it has retained under this Agreement upon request by the District.

27. **Licensing of Intellectual Property.** This Agreement creates a non-exclusive and perpetual license for the District to copy, use, modify, reuse or sublicense any and all copyrights, designs and other intellectual property embodied in the Documents (“Intellectual Property”) not only as they relate or may relate to the Services but as they relate or may relate to other projects. The Contractor shall require any and all subcontractors and subconsultants to agree in writing that the District is granted a similar non-exclusive and perpetual license for the Intellectual Property of such subcontractors or consultants that they provided to Contractor as part of the Services. The compensation for the Services includes compensation not only for any such use of the Intellectual Property in connection with the Services, but also for any re-use of the Intellectual Property by the District in relation to other projects. Contractor represents and warrants that Contractor has the legal right to license the Intellectual Property that Contractor, its subcontractors, or its subconsultants prepare or cause to be prepared under this Agreement.

28. **Entire Agreement.** This Agreement is intended by the Parties as the final expression of their agreement with respect to such terms as are included herein and as the complete and exclusive statement of its terms and may not be contradicted by evidence of any prior agreement or of a contemporaneous oral agreement, nor explained or supplemented by evidence of consistent additional terms.

29. **Ambiguity.** The Parties to this Agreement, and each of them, hereby represent that the language contained herein is to be construed as jointly proposed and jointly accepted, and in the event of any subsequent determination of ambiguity, all Parties shall be treated as equally responsible for such ambiguity.

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

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

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

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

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

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

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

37. **Conflict of Interest.** Contractor warrants that neither Contractor nor any of its employees, agents, or subcontractors has an actual or potential conflict of interest with the District in respect to the

Services to be performed under this Agreement for the District. None of such individuals shall, during this term of this Agreement, acquire any interest which conflicts, or could potentially conflict, in any manner with the interests of the District.

38. **Notice to Proceed; Progress; Completion.** Upon execution of this Agreement by the parties and approval of it by the District’s governing board, District shall give Contractor written notice to proceed with the Services. Such notice may authorize Contractor to render all of the Services contemplated herein, or such portions or phases as may be directed by the District. In the latter event, District shall, in its sole discretion, issue subsequent notices from time to time regarding further portions or phases of the Services. Upon receipt of such notices, Contractor shall diligently proceed with the Services authorized and complete it within the agreed time period.

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

OAKLAND UNIFIED SCHOOL DISTRICT

BD 9/26/2024
Benjamin Davis, President, Date
Board of Education

KJT 9/26/2024
Kyla Johnson-Trammell, Suprintendent Date
& Secretary Board of Education

PT Aug 29, 2024
Preston Thomas (Aug 29, 2024 15:03 PDT) Date
Preston Thomas, Chief Systems & Services Officer

James Traber 8/27/24
James Traber, Esq. Date
Counsel, OUSD

LANGAN CA, INC.

Peter J. Cusack 8/23/24
Signature Date

Peter J. Cusack, Associate Principal/VP
Print Name, Title

Address for District Notices:

955 High Street
Oakland, CA 94601
Attention: Preston Thomas

Address for Contractor Notices:

1814 Franklin Street, Suite 505
Oakland, CA 94612
Attention: ~~Dorinda Shipman~~
Peter J. Cusack

EXHIBIT A

Scope of Services

02 – Firm Information

SCOPE OF WORK

During drilling, Langan will monitor for volatile organic compounds (VOCs) in the breathing zone and will collect readings from each individual soil sample. The location of each boring will be recorded to GPS coordinates. Soil cuttings from each site will be collected into a collective soil drum for testing and disposal.

We will prepare a letter report for each of the 14 sites describing the soil and groundwater sampling procedures and results, presenting our opinion regarding the presence of hazardous materials beneath the site. We will tabulate the data and prepare a site plan identifying the location of each boring.

PROPOSED SAMPLING PLAN

It is our understanding that the project duration would be 36 days between receiving the Notice to Proceed (26 September 2024) and Project Completion (31 October 2024). Work at each of the 14 sites will be limited to weekends and holidays. As such, we have prepared a feasible sampling plan to meet the expedited timeline and site access limitations.

In summary, we recommend the mobilization of three direct push drill rigs in mid-October. Each drill team will have a sampling "route" consisting of four to six sites to be sampled. We anticipate each of the drilling teams can complete their routes in a single day. However, we have included backup dates into our plan in the case that additional time is needed to complete the scope.

Langan will obtain the necessary boring permits from ACPWA for each of the 14 sites. Langan will prepare a general Health and Safety Plan (HASP) to be implemented for all work conducted. Langan will need access to the sites the weekend prior to mobilization to mark the sites for Underground Service Alert (USA) and to scan the boring locations with ground penetrating radar (GPR). A tentative timeline is included below in Table A. A tentative breakdown of teams and sampling routes is included in Table B. The tentative route maps for each drill team are included in Attachment A. A sampling plan with maps with anticipated boring locations are included in Attachment B.

Table A

DATE	ACTIVITY
September 26, 2024	Tentative Notice to Proceed issued to Consultant
September 27/30, 2024	Submit Boring Permit Applications to Alameda County (10 day turn-around)
October 5, 2024	Langan accesses sites for USA and to scan boring locations with ground penetrating radar
October 11, 2024	Alameda County boring permits received
October 12, 2024	Drilling teams mobilize to each of the 14 sites for sample collection.
October 14, 2024	Samples submitted to laboratory on 48-hour turn-around time.
October 17, 2024	Sample data received
October 25, 2024	Draft reports complete for internal review
October 31, 2024	Final draft reports delivered to OUSD.

Note: October 13, 19, and 20 will be reserved as backup dates if additional time on site is needed to complete the scope.

EXHIBIT B

Hourly Rates

04 - Professional Fees

SCHEDULE OF FEES AND CONDITIONS

Effective 1 January 2024

BILLING CATEGORY	HOURLY BILLING RATE
Technician - Level I (Engineering Technicians)	130
Technician - Level II (Technicians/Word Processing/Technical Typists/Financial Analysts)	130
Technician - Level III (Engineering Technicians/Inspectors, CADD and GIS)	130
Staff Personnel - Level I	140
Staff Personnel - Level II	140
Staff Personnel - Level III	140
Senior Staff Personnel - Level I	150
Senior Staff Personnel - Level II	150
Senior Staff Personnel - Level III	150
Project Personnel - Level I	175
Project Personnel - Level II	175
Project Personnel - Level III	175
Senior Project Personnel - Level I	205
Senior Project Personnel - Level II	205
Associate	240
Senior Associate	240
Associate Principal	265
Principal	265
Senior & Managing Principal	265

- Senior Consultants are billed at \$265/Hour
- At any level, personnel may be engineers, geologists, hydrogeologists, landscape architects, regulatory specialists, scientists, planners, toxicologists, wetland specialists, etc.
- Litigation related services, including expert testimony, court appearances, depositions, etc. are billed at 1.5 times the above rates. The services will be billed at a minimum of 4 hours for up to one half day and a minimum of 8 hours for services over 4 hours.
- Langan reserves the right to make adjustments for individuals within these classifications as may be necessary by reason of promotion, and to increase our hourly billing rates due to annual salary increases.

CONSULTANT EQUIPMENT RENTAL RATES

Automobiles: Vans and Small Truck: 11 and time plus time on site: \$26.25 per hour/\$210 per day Nuclear Moisture Density Gauge: \$10.20 per hour

COMPUTER SERVICES

Our standard computer utility is billed on a time and materials basis at the following rates:

Service	Rate per Hour
QC/QA and system Modeling programs	\$20
Engineering, Program/Modeling	\$25

SURVEYING SERVICES

See survey-specific Schedule of Fees and Conditions

SUBCONTRACTOR/SUBCONSULTANT COSTS

All subcontracted services including lab tests and analyses, borings, test pits, report reproduction, outside computer services, surveying, etc. will be billed at cost plus 10%.

REIMBURSABLE EXPENSES PROFESSIONAL LIABILITY AND RELATED INSURANCE

A surcharge of 4% will be added to the invoice total to cover the cost of Professional Liability Insurance and related costs of insurance.

IN-HOUSE LABORATORY TESTS

Laboratory tests will be billed at unit rates depending on the type of test. A schedule of unit prices for standard laboratory tests will be furnished upon request. Unfinished soil and/or rock samples will be stored for 90 days without charge and will be discarded or returned to the client, unless otherwise requested by the client. Samples stored for less than 90 days will be billed at \$10.00 per box per month.

HEALTH AND SAFETY AND OTHER SPECIAL FIELD EQUIPMENT

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

OTHER EXPENSES

All expenses incurred for special supplies, report reproduction, long distance communications, travel and subsistence and other project related expenses will be billed at cost plus 10%. On-site labor is billed at current IRS rates.

PREVAILING WAGE

Prevailing wage rates will be added to the cost of labor.

TERMS

Invoices are payable within 30 days. A late charge of 1.5% per month will be imposed on all bills not paid within 30 days. If a bill remains unpaid after 90 days, the client shall be liable for all payments due, including interest. We reserve the right to suspend or discontinue service for non-payment.

04 – Professional Fees

FEE ESTIMATE

We propose to perform our services on a time-and-expense basis in accordance with our 2024 Public Agency Schedule of Fees and conditions, which is on the previous page. A breakdown of our fee estimates is presented below. The estimated fees will not be exceeded unless the scope of service changes and not without your prior written authorization. Our breakdown includes a 50 % surcharge for 48-hour turn-around time on laboratory analyses of the soil samples. If the sample timetable presented in Table A is achieved, a 48-hour turn-around time (TAT) may not be necessary. A breakdown of our fees follows:

Environmental Task	Proposed Fee
Site 1 - Piedmont Avenue Elementary School	
Field Coordination (Boring Permit, HASP USA, GPR Scan) (6.5 hours).....	\$1,000
Field Investigation (6 hours).....	\$1,500
Chemical Testing - 2 Soil Samples.....	(\$2,200)
48-hour TAT (50% surcharge).....	\$3,300
Report (8.5 hours).....	\$1,700
TOTAL.....	\$7,500
Site 2 - West Oakland Middle School & Ralph J. Bunche Continuation High	
Field Coordination (Boring Permit, HASP USA, GPR Scan) (6.5 hours).....	\$1,000
Field Investigation (6 hours).....	\$1,500
Chemical Testing - 2 Soil Samples.....	(\$2,200)
48-hour TAT (50% surcharge).....	\$3,300
Report (8.5 hours).....	\$1,700
TOTAL.....	\$7,500
Site 3 - Dewey Academy High School	
Field Coordination (Boring Permit, HASP USA, GPR Scan) (6.5 hours).....	\$1,000
Field Investigation (6 hours).....	\$1,500
Chemical Testing - 2 Soil Samples.....	(\$2,200)
48-hour TAT (50% surcharge).....	\$3,300
Report (8.5 hours).....	\$1,700
TOTAL.....	\$7,500
Site 4 - Bella Vista Elementary School	
Field Coordination (Boring Permit, HASP USA, GPR Scan) (6.5 hours).....	\$1,000
Field Investigation (6 hours).....	\$1,500
Chemical Testing - 2 Soil Samples.....	(\$2,200)
48-hour TAT (50% surcharge).....	\$3,300
Report (8.5 hours).....	\$1,700
TOTAL.....	\$7,500
Site 5 - Fruitvale Elementary School	
Field Coordination (Boring Permit, HASP USA, GPR Scan) (6.5 hours).....	\$1,000
Field Investigation (6 hours).....	\$1,500
Chemical Testing - 2 Soil Samples.....	(\$2,200)
48-hour TAT (50% surcharge).....	\$3,300
Report (8.5 hours).....	\$1,700
TOTAL.....	\$7,500

04 – Professional Fees

Site 6 - LIFE Academy & United for Success Academy Middle School

Field Coordination (Boring Permit, HASP USA, GPR Scan) (6.5 hours).....	\$1,000
Field Investigation (6 hours).....	\$1,500
Chemical Testing - 2 Soil Samples.....	(\$2,200)
48-hour TAT (50% surcharge).....	\$3,300
Report (8.5 hours).....	\$1,700
TOTAL.....	\$7,500

Site 7 - Horace Mann Elementary School

Field Coordination (Boring Permit, HASP USA, GPR Scan) (6.5 hours).....	\$1,000
Field Investigation (6 hours).....	\$1,500
Chemical Testing - 2 Soil Samples.....	(\$2,200)
48-hour TAT (50% surcharge).....	\$3,300
Report (8.5 hours).....	\$1,700
TOTAL.....	\$7,500

Site 8 - Frick United Academy of Language Middle School

Field Coordination (Boring Permit, HASP USA, GPR Scan) (6.5 hours).....	\$1,000
Field Investigation (6 hours).....	\$1,500
Chemical Testing - 2 Soil Samples.....	(\$2,200)
48-hour TAT (50% surcharge).....	\$3,300
Report (8.5 hours).....	\$1,700
TOTAL.....	\$7,500

Site 9 - Coliseum College Prep Academy

Field Coordination (Boring Permit, HASP USA, GPR Scan) (6.5 hours).....	\$1,000
Field Investigation (6 hours).....	\$1,500
Chemical Testing - 2 Soil Samples.....	(\$2,200)
48-hour TAT (50% surcharge).....	\$3,300
Report (8.5 hours).....	\$1,700
TOTAL.....	\$7,500

Site 10 - Lockwood STEAM Academy Elementary

Field Coordination (Boring Permit, HASP USA, GPR Scan) (6.5 hours).....	\$1,000
Field Investigation (6 hours).....	\$1,500
Chemical Testing - 2 Soil Samples.....	(\$2,200)
48-hour TAT (50% surcharge).....	\$3,300
Report (8.5 hours).....	\$1,700
TOTAL.....	\$7,500

Site 11 - East Oakland Pride Elementary

Field Coordination (Boring Permit, HASP USA, GPR Scan) (6.5 hours).....	\$1,000
Field Investigation (6 hours).....	\$1,500
Chemical Testing - 2 Soil Samples.....	(\$2,200)
48-hour TAT (50% surcharge).....	\$3,300
Report (8.5 hours).....	\$1,700
TOTAL.....	\$7,500

Site 12 - Elmhurst United Middle School

Field Coordination (Boring Permit, HASP USA, GPR Scan) (6.5 hours).....	\$1,000
Field Investigation (6 hours).....	\$1,500
Chemical Testing - 2 Soil Samples.....	(\$2,200)

04 – Professional Fees

	48-hour TAT (50% surcharge).....	\$3,300
Report (8.5 hours).....		\$1,700
	TOTAL.....	\$7,500

Site 13 - Brookfield Elementary

Field Coordination (Boring Permit, HASP USA, GPR Scan) (6.5 hours).....		\$1,000
Field Investigation (6 hours).....		\$1,500
Chemical Testing - 2 Soil Samples.....		(\$2,200)
	48-hour TAT (50% surcharge).....	\$3,300
Report (8.5 hours).....		\$1,700
	TOTAL.....	\$7,500

Site 14 - Madison Park Academy Elementary School

Field Coordination (Boring Permit, HASP USA, GPR Scan) (6.5 hours).....		\$1,000
Field Investigation (6 hours).....		\$1,500
Chemical Testing - 2 Soil Samples.....		(\$2,200)
	48-hour TAT (50% surcharge).....	\$3,300
Report (8.5 hours).....		\$1,700
	TOTAL.....	\$7,500

TOTAL FOR ALL 14 SITES.....	\$105,000
10% CONTINGENCY.....	\$10,500
TOTAL, NOT TO EXCEED FEE.....	\$115,500

Additional Services

Groundwater Sample Collection.....		\$200
Chemical Test – 1 Sample.....		(\$660)
	48-hour TAT (50% surcharge).....	\$990

We will not exceed the estimated fees unless the scope of services changes, and we receive your prior authorization. Our estimate is based on being provided with access to the exploratory locations at the site. In addition, we have assumed the following:

- all subsurface exploration can be performed during normal working hours (7:00 am to 6:00 pm).

SCHEDULE

Our services can begin immediately upon receiving your written authorization. Obtaining necessary boring permits from ACPWA. Obtaining drill rigs will take two weeks and our field investigation will take approximately one to two days to complete. The laboratory testing will take approximately two weeks to complete. We estimate that the final Reports will be completed about two weeks after receiving the final analytical reports.

EXHIBIT C

Fingerprinting Notice and Acknowledgement Form

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

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

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

(Education Code §45125.1(h).)

I, as Associate Principal [insert "owner" or officer title] of Langan CA, Inc.
[insert name of business entity], have read the foregoing and agree that Langan CA, Inc.
[insert name of business entity] will comply with the requirements of Education
Code §45125.1 as applicable, including submission of the certificate mentioned above.

Dated: 8/23/2024

Name: Peter J. Cusack

Signature: Peter J. Cusack

Title: Associate Principal/VP

ATTACHMENT A

Violent and Serious Felonies

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

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

Section 220.

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

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

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

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

ATTACHMENT B

Form for Certification of Lack of Felony Convictions

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

Entity Name: Langan CA, Inc.
Date of Entity's Contract with District: _____
Scope of Entity's Contract with District: _____

I, Peter J. Cusack [insert name], am the Associate Principal [insert "owner" or officer title] for Langan CA, Inc. [insert name of business entity] ("Entity"), which entered a contract on _____, 20____, with the District for _____.

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

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

Date: _____, 20____
Signature: Peter J. Cusack
Typed Name: Peter J. Cusack
Title: Associate Principal / VP
Entity: Langan CA, Inc.



CERTIFICATE OF LIABILITY INSURANCE

8/1/2025

DATE (MM/DD/YYYY)

8/26/2024

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

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

PRODUCER Lockton Companies, LLC 444 W. 47th Street, Suite 900 Kansas City MO 64112-1906 (816) 960-9000 kcasu@lockton.com	CONTACT NAME: PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS:
	INSURER(S) AFFORDING COVERAGE
INSURED 1494138 LANGAN CA, INC. 135 MAIN STREET, SUITE 1500 SAN FRANCISCO, CA 94105 Mukta Patil	INSURER A: National Fire Insurance Co of Hartford NAIC # 20478
	INSURER B: American Casualty Company of Reading, PA 20427
	INSURER C: The Continental Insurance Company 35289
	INSURER D: Continental Casualty Company 20443
	INSURER E:
	INSURER F:

COVERAGES

CERTIFICATE NUMBER: 20867888

REVISION NUMBER: XXXXXXXX

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"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	Y	7014708217	8/1/2024	8/1/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	AUTOMOBILE LIABILITY <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	N	N	6016359856	8/1/2024	8/1/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			NOT APPLICABLE			EACH OCCURRENCE \$ XXXXXXXX AGGREGATE \$ XXXXXXXX \$ XXXXXXXX
B C C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> N	N/A	6016359842 (AOS) 6016359873 (CA) 6057485432 (NY)	8/1/2024 8/1/2024 8/1/2024	8/1/2025 8/1/2025 8/1/2025	<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
D	PROF LIAB INCL. POLL LIAB	N	N	AEH591971277.	8/1/2024	8/1/2025	\$1,000,000 PER CLAIM/AGG

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 THIS CERTIFICATE SUPERSEDES ALL PREVIOUSLY ISSUED CERTIFICATES FOR THIS HOLDER, APPLICABLE TO THE CARRIERS LISTED AND THE POLICY TERM(S) REFERENCED.
 RE: LANGAN PROJECT #750695300. OAKLAND UNIFIED SCHOOL DISTRICT ARE ADDITIONAL INSURED(S) AS RESPECTS GENERAL LIABILITY AND THIS COVERAGE IS PRIMARY AND NON-CONTRIBUTORY, IF REQUIRED BY WRITTEN CONTRACT. WAIVER OF SUBROGATION APPLIES TO GENERAL LIABILITY WHERE ALLOWED BY STATE LAW AND AS REQUIRED BY WRITTEN CONTRACT. THIRTY (30) DAYS NOTICE OF CANCELLATION BY THE INSURER FOR REASONS OTHER THAN NON-PAYMENT OF PREMIUM WILL BE PROVIDED TO THE CERTIFICATE HOLDER.

CERTIFICATE HOLDER

CANCELLATION

20867888
 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



DIVISION OF FACILITIES PLANNING AND MANAGEMENT ROUTING FORM

Project Information

Project Name	Cal Fire Planning Project - Oakland Living Schoolyards Planning at 14 District School Sites	Site	918
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Basic Directions

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

Attachment Checklist	<input checked="" type="checkbox"/> Proof of general liability insurance, including certificates and endorsements, if contract is over \$15,000 <input checked="" type="checkbox"/> Workers compensation insurance certification, unless vendor is a sole provider
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Contractor Information

Contractor Name	Langan CA, Inc.	Agency's Contact	Mukta Patil		
OUSD Vendor ID #		Title	Project Manager		
Street Address	1814 Franklin Street, Suite 505	City	Oakland	State	CA Zip 94612
Telephone	408-283-3635	Policy Expires			
Contractor History	Previously been an OUSD contractor? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Worked as an OUSD employee? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
OUSD Project #	24102				

Term of Original/Amended Contract

Date Work Will Begin (i.e., effective date of contract)	09-26-2024	Date Work Will End By (not more than 5 years from start date; for construction contracts, enter planned completion date)	10-31-2024
		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)	\$115,500.00
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
7821/9000	Fund 01 I	010-7821-0-9000-8500-5825-918-9180-7821-9999-24102	5825	\$115,500.

Approval and Routing (in order of approval steps)

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

	Division Head	Phone	510-535-7038	Fax	510-535-7082
1.	Executive Director, Facilities				
	Signature		Date Approved	Aug 29, 2024	
	<small>Keava Chatman (Aug 29, 2024 09:04 PDT)</small>				
2.	Counsel, Department of Facilities Planning and Management				
	Signature		Date Approved	8/27/24	
3.	Chief Systems & Services Officer				
	Signature		Date Approved	Aug 29, 2024	
	<small>Preston Thomas (Aug 29, 2024 15:03 PDT)</small>				
4.	Chief Financial Officer				
	Signature		Date Approved		
5.	President, Board of Education				
	Signature		Date Approved		