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OAKLAND UNIFIED SCHOOL DISTRICT
Community Schools, Thriving Students

Memo

To Board of Education

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

Board Meeting Date June 24, 2026

Subject Master Agreement for General Services – Terraphase Engineering, Inc.-
Environmental Site Assessment Consulting Services at Various School Sites Project –
Division of Facilities Planning and Management

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

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

100%

LBP (Local Business Participation Percentage)

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

All Funds:

Fiscal Impact

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

Attachments

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



CONTRACT JUSTIFICATION FORM

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

Legislative File ID No. 26-1304

Department: Facilities Planning and Management

Vendor Name: Terraphase Engineering, Inc.

Project Name: Environmental Site Assessment Consulting Services at Various School Sites No. 25120

Contract Term: Intended Start: 06-25-2026

Intended End: 06-30-2028

Total Cost Over Contract Term: \$0.00

Approved by: Preston Thomas

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

Local Business Policy? Yes (No if Unchecked)

How was this contractor or vendor selected?

Vendor was selected through the formal RFP/RFQ process.

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

Environmental site assessment consulting services at various school sites

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

If "No," please answer the following questions:

1) How did you determine the price is competitive?

[Empty box for answer]

2) Please check the competitive bidding exception relied upon:

Construction Contract:

- Price is at or under UPCCAA threshold of \$75,000 (as of 1/1/25)
- 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 \$114,800 or less (as of 1/1/25)
- No advantage to bidding (including sole source) – *contact legal counsel to discuss if applicable*

Purchasing Contract:

- Price is at or under bid threshold of \$114,800 (as of 1/1/25)
- 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 \$114,800 (as of 1/1/25)
- No advantage to bidding (including sole source) – *contact legal counsel to discuss*
- Other: _____

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

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

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

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

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

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

3. **Term.** The term of this Agreement shall begin on June 25, 2026, and shall end on June 30, 2028 (“Term”), except as otherwise stated in Section 4 below, and Contractor shall complete the Services within the Term. District may extend the Term for up to three (3) additional one-year periods by providing written notice to Contractor. Written notice by the District Superintendent or designee shall be sufficient to stop further performance of the Services by Contractor or the Contractor Parties. In the event of early termination, Contractor shall be paid for satisfactory Services performed to the date of termination. Upon payment by District, District shall be under no further obligation to Contractor, monetarily or otherwise, and District may proceed with the work in any manner District deems proper.

4. **Termination.** District may terminate this Agreement at any time by giving thirty (30) days advance written notice to Contractor. Notwithstanding the foregoing, District may terminate this Agreement at any time by giving written notice to Contractor if (1) Contractor materially breaches any of the terms of this Agreement; (2) any act or omission of Contractor or the Contractor Parties exposes District to potential liability or may cause an increase in District’s insurance premiums; (3) Contractor is adjudged a bankrupt; (4) Contractor makes a general assignment for the benefit of creditors; (5) a

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

5. **Payment of Fees for Services.** In consideration of the Services to be performed under this Agreement, District shall pay Contractor for Services satisfactorily rendered pursuant to this Agreement in the amounts stated in any executed Project Assignment. Unless otherwise indicated in a Project Assignment, the Fees shall be payable in monthly installments. Contractor shall provide monthly invoice of the Fees to District for Services rendered accompanied by documentation reasonably requested by District evidencing all charges, and District shall pay the undisputed amounts of such invoices within sixty (60) days of receipt of the invoice. Contractor shall not submit its invoices to District more frequently than monthly. Any disputed invoiced amount which cannot be resolved in good faith between the Parties within fifteen (15) business days shall be resolved in accordance with the dispute resolution section of this Agreement.

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

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

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

7. **Equipment and Materials.** Contractor at its sole cost and expense shall provide and furnish all tools, labor, materials, equipment, transportation services and any other items (collectively, "Equipment") which are required or necessary to perform the Services in a manner which is consistent

with generally accepted standards of the profession for similar services. Notwithstanding the foregoing, District shall not be responsible for any damages to persons or property as a result of the use, misuse or failure of any Equipment used by Contractor or the Contractor Parties, even if such Equipment is furnished, rented or loaned to Contractor or the Contractor Parties by District. Furthermore, District may reject any Equipment or workmanship that does not conform to the requirements of this Agreement and Contractor must then promptly remedy or replace it at no additional cost to District and subject to District's reasonable satisfaction.

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

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

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

11. **Fingerprinting/Criminal Background Investigation Certification.** Contractor and the Contractor Parties shall at all times comply with the fingerprinting and criminal background investigation requirements of the California Education Code ("Education Code") section 45125.1.

Before performing any Services, Contractor shall execute and return the District's Fingerprinting Notice and Acknowledgement form and the required certification (see *Exhibit B*).

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

12. **Reserved.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

27. **Licensing of Intellectual Property.** This Agreement creates a non-exclusive and perpetual license for the District to copy, use, modify, reuse or sublicense any and all copyrights, designs and other

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

28. **Entire Agreement.** This Agreement is intended by the Parties as the final expression of their agreement with respect to such terms as are included herein and as the complete and exclusive statement of its terms and may not be contradicted by evidence of any prior agreement or of a contemporaneous oral agreement, nor explained or supplemented by evidence of consistent additional terms. Any terms and conditions contained in Contractor’s proposal, other than those defining the scope of work and price, shall be of no force and effect.

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

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

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

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

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

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

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

36. **Reserved.**

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

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

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

Address for District Notices:

Address for Contractor Notices:

Oakland Unified School District 955 High Street Oakland, CA 94601 Attn: Preston Thomas	Terraphase Engineering, Inc. 1300 Clay Street, Suite 1000 Oakland, CA 94612 Attn: Alice H. Price
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DISTRICT:

Oakland Unified School District

Jennifer Brouhard, President,
Board of Education


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




[Preston Thomas \(May 25, 2026 17:45:30 PDT\)](#)

Preston Thomas, Chief Systems & Services Officer

CONTRACTOR:


By: _____
Name: Alice Hale Price
Title: Senior Principal Engineer
Date: 5/21/2026

Approval as to form:



Date: 5/22/2026

James Traber, Esq.
Facilities Counsel

EXHIBIT A

FORM OF AMENDMENT FOR PROJECT ASSIGNMENT

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

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

- a. **Scope of Services.** The intent of anticipated investigations is to explore and characterize surface and shallow subsurface soil conditions to portions of sites with proposed site improvements. Investigations shall address excavation and soil disposal in addition to protection of site users.

FIELD EXPLORATION

- Investigation preparation shall include but not limited to obtaining utility clearance, preparing a site health and safety plan, and permitting.
 - All boring locations shall be cleared for subsurface utilities prior to beginning any work at the site through notification of the Underground Services Alert (USA) system and verification by an underground utility locator.
 - A site health and safety plan shall be prepared in accordance with OSHA standards for hazardous waste operations (29 CFR 1910.120).
 - Permit and authorization to perform site work shall be obtained from the Alameda County Public Works Agency for boring depths, if required, greater than 5 feet.
 - During drilling, the Contractor shall monitor for volatile organic compounds (VOCs) in both the breathing zone and for individual soil samples. Contractor shall establish background levels before drilling and continuously monitor for potential VOCs in the air space around the drilling operations.
- Boring locations shall be navigated to and recorded to GPS coordinates.
- Soil testing will be performed at locations as identified by the design team, most appropriate to the program area. Soil borings shall be advanced to a total depth of 5 feet below the ground surface (unless otherwise requested by District) and soil samples shall be collected at depths of 1-foot and 5-feet.
- The soil borings shall be visually logged in general accordance with the Unified Soil

Classification System (USGS) under the supervision of a Professional Geologist. Soil samples shall be collected in acetate liners, sealed, labelled and transported to an analytical laboratory under chain-of-custody procedures. All borings shall be backfilled using cement grout in accordance with Alameda County drilling permit requirements.

- Contractor shall provide separate fees based the soil sampling completed during normal business hours and during weekend hours.
- To account for the event that the Contractor encounters groundwater in any of the borings, firm shall provide fee for additional services in the proposal to collect and test samples.

SOIL TESTING

- Soil sample(s) shall be tested for pollutants, contaminants, and waste characterization. The results of such tests will be presented in a brief memorandum. If test results exceed the allowable threshold, additional scope will be required to determine next steps, including horizontal and vertical extents of contamination.
- Produce waste profiling scenarios accepted by landfills should results warrant it. Soil samples delivered to an analytical laboratory under a signed chain of custody sheet and the uppermost (0-foot) samples shall be analyzed for the following tests.
- Analytical methods include:
 - Discreet sampling shall be performed.
 - CAM 17 Metals by method 6010; CAM 17 Metals includes the following: Antimony (Sb), Arsenic (As), Barium (Ba), Beryllium (Be), Cadmium (Cd), Chromium (Cr), Cobalt (Co), Copper (Cu), Lead (Pb), Mercury (Hg), Molybdenum (Mo), Nickel (Ni), Selenium (Se), Silver (Ag), Thallium (Tl), Vanadium (V), and Zinc (Zn).
 - Total petroleum hydrocarbons as gasoline, diesel, and motor oil by method 8015;
 - VOCs by 8260;
 - SVOCs by 8270;
 - PCBs by 8082;
 - Organochlorine pesticides by 8081,
 - Asbestos by CARB 435; and
 - Additional waste criteria (STLC/TCLP), as needed.
- Samples will be analyzed on a standard turnaround time. Upon receipt of the initial analytical results, select samples shall be re-analyzed for leachability testing and select 5-foot samples shall be analyzed for individual metal concentrations based on hazardous waste screening criteria published by the Environmental Protection Agency (EPA).

GROUNDWATER TESTING

- Groundwater sampling and analysis for vapor intrusion evaluation with 1-foot samples.
- Groundwater analytical testing for the following:
 - TPHg, TPHd, and TPHmo by EPA Method 8015M
 - VOCs by EPA Method 8260B
 - SVOCs by EPA Method 8270C
 - Total CAM 17 metals by EPA Method E200.8

ANALYTICAL RESULTS AND REPORTING

- Comparison of analytical results to Federal and California State Hazardous Waste Criteria to determine if trigger concentrations indicate exceedances per Federal Toxicity Characteristics

Leaching Procedure (TCLP), California State Total Threshold Limit Concentration (TTLC) or Soluble Threshold Limit Concentration (STLC).

- Hazardous/non-hazardous waste characterization analysis.
- Environmental Screening Level comparison and evaluation for Residential Shallow Soil Exposure as published by the San Francisco Bay Regional Water Quality Control Board.
- Preparation of memoranda, reports, conclusions, and recommendations.

DTSC VOLUNTARY SITE MITIGATION PROGRAM SUPPORT

- Contractor shall advise and assist the District with Department of Toxic Substances (DTSC) requirements including but not limited to the Voluntary Cleanup Program procedures, the Preliminary Endangerment Assessment (PEA) Review Process, the Environmental Oversight Agreement (EOA) and public notices of the PEA field work.

OTHER SERVICES

Additional Services specifically described below and approved by the Parties:

[Insert any additional Services...]

2. **Compensation and Fee Schedule**

For Services satisfactorily performed, and based on invoices properly documented and submitted, Contractor shall be compensated in an amount not to exceed _____ Dollars and ___/100 (\$ _____), which represents Contractor's estimate of the maximum total cost of Services for the Project, based on its fee stated in its proposal as shown in *Exhibit 1*. If contractor's proposal includes hourly rates it shall bill at such rates against the total not to exceed amount. The foregoing not to exceed amount shall, if noted in the proposal, include contingency compensation in the event that more time and costs may be necessary to complete the services. Such contingency shall only be used at the District's consent if Contractor demonstrates additional costs due to additional work directed by the District beyond the scope of Services or a significant delay in the Project's completion date requiring extended services. Any unused contingency amount shall be retained by the District.

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

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

[Signatures on following page]

DISTRICT:

Oakland Unified School District

Jennifer Brouhard, President,
Board of Education

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

Preston Thomas, Chief Systems & Services Officer

Approval as to form:

James Traber, Esq.
Facilities Counsel

CONTRACTOR:

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

EXHIBIT B

Fingerprinting Notice and Acknowledgement Form

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

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

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

(Education Code §45125.1(h).)

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

Dated: May 5, 2026

Name: Hank A. Galindo

Signature: 

Title: Chief Human Resources Officer

ATTACHMENT A

Violent and Serious Felonies

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

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

Section 220.

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

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

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

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

ATTACHMENT B

Form for Certification of Lack of Felony Convictions

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

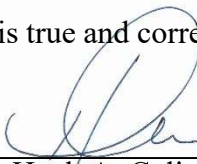
Entity Name: Terraphase Engineering Inc.
Date of Entity's Contract with District: _____
Scope of Entity's Contract with District: Master Services Agreement - Environmental

I, Hank A. Galindo [insert name], am the CHRO [insert "owner" or officer title] for Terraphase Engineering Inc. [insert name of business entity] ("Entity"), which entered a contract on _____, 2026, with the District for Oakland Unified.

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: May 5, 2026

Signature: 
Typed Name: Hank A. Galindo
Title: CHRO
Entity: Terraphase Engineering Inc.

April 30, 2026

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

Submitted via email to: colland.jang@ousd.org, juanita.hunter@ousd.org

Subject: Qualifications for Environmental Site Assessment Consulting Services for Soil Characterization Investigations at Various School Sites, Project No. 25120

Dear Mr. Thomas:

On behalf of Terraphase Engineering Inc. (Terraphase), we are pleased to submit our Statement of Qualifications in response to the Oakland Unified School District’s (OUSD) Request for Qualifications (RFQ) for environmental site assessment consulting services for soil characterization investigations at various school sites. We have developed the attached proposal based on the RFQ/P and Addenda 1, which is hereby acknowledged as received.

Company Information

Legal Name of Firm:	Terraphase Engineering Inc.	Website:	https://terraphase.com/
Address (Headquarters):	Terraphase Oakland, 1300 Clay Street, Suite 1000, Oakland, CA 94612		
Telephone:	(510) 645-1850	Email:	alice.hale.price@terraphase.com
Federal Tax ID:	27-3543127	State Tax ID:	C3319377
Type of Organization	Private Corporation	Tax Classification:	S Corporation

Terraphase is headquartered in Oakland and is a City of Oakland certified local business. Our families have been educated through the OUSD program and we are proud to have worked with the District on multiple projects over the last ten years.

Experience and Background

Terraphase has provided environmental and geotechnical investigation services to 50+ California K-12 and community college districts and charter schools in support of local and state bond programs for new development and modernization projects. We have prepared over 500 California Environmental Quality Act (CEQA)/National Environmental Policy Act (NEPA) and Title 5 environmental documents as well as over 2,000 environmental site assessments (ESAs). Terraphase has worked closely with District staff on projects at multiple campuses, including CEQA documentation and ESAs and investigations. Terraphase conducted environmental and geotechnical investigations for and has worked on multiple projects at 10 District campuses, including current support for the geotechnical investigation, which is \$18,000 under budget, and CEQA documentation for the CCPA Expansion Project, and environmental investigation and CEQA documentation for the McClymonds High School Modernization Project. We will use our experience with the District to help streamline the geotechnical and geohazard assessment process.

The Terraphase project team supporting this project includes:

- **Alice Hale Price**, PE (Client Manager). Ms. Hale Price is an experienced project manager for environmental assessment projects and is experienced in working with the District. As a former student of OUSD schools, Ms. Hale Price appreciates the opportunity to submit a response to OUSD’s RFQ/P.
- **Clare Steedman**, PG (Project Manager). Ms. Steedman has extensive site assessment experience, including experience with soil investigations, waste characterization, and educational facilities, and is well versed in

Department of Toxic Substances Control (DTSC) standard voluntary agreements and school-specific requirements, including Voluntary Cleanup Program procedures, the Preliminary Endangerment Assessment (PEA) review process, and Environmental Oversight Agreements.

- **Tanner Rickard**, PG (Technical Reviewer). Mr. Rickard is experienced in overseeing multi-site soil characterization efforts, including extensive experience working with local school district facilities.

Certification Statements

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

Authorized Person

The name and title of the person authorized to submit the RFQ/P Packet on behalf of Terraphase is: Alice Hale Price, PE, Vice President and Director of West Coast Operations. Ms. Hale Price's signature is provided at the end of this letter.

Closing

Terraphase is grateful for the opportunity to offer our services on this important project. If you have any questions or comments regarding this submittal, please contact Alice Hale Price at alice.hale.price@terrphase.com.

Sincerely,
for Terraphase Engineering Inc.



Alice Hale Price, PE (C84714)
Vice President/Director of West Coast Operations

Attachments:

- Statement of Qualifications/Proposal
- Resumes
- Terraphase Equipment Rates
- Evidence of Insurance
- Local Business Participation Form

Attachment 1

Statement of Qualifications/Proposal

Statement of Qualifications

Terraphase Engineering Inc. (Terraphase) is pleased to provide our Qualifications for Environmental Site Assessment Consulting Services for Soil Characterization Investigations at Various School Sites, District Project No. 25120 to the Oakland Unified School District (District, OUSD, or Client). The purpose of the work is to provide comprehensive environmental site assessment consulting services to the Oakland Unified School District. We will conduct soil characterization investigations at various school sites, focusing on characterizing surface and shallow subsurface soil conditions, testing for contaminants, evaluating potential vapor intrusion concerns, and assisting with Department of Toxic Substances (DTSC) voluntary site mitigation program requirements, as needed.

2 Firm Information



Terraphase is a full-service environmental consulting firm with specialized services in environmental site investigations; environmental site assessments (ESAs); environmental planning, including California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA); geotechnical engineering; hazardous building materials services; remediation design and oversight services; and litigation support.

Terraphase is proud to support our education sector clients and their important work in our communities. Many clients retain our professionals for decades for ongoing planning, mitigation, and compliance projects that provide lasting benefits for student and teaching communities, as well as the public. In collaboration with school district staff, we develop solutions that make economic sense, follow Department of Toxic Substances Control (DTSC), Division of the State Architect (DSA), and California Department of Education (CDE) guidelines, and provide environmentally healthy school sites with minimal disruption to day-to-day school operations. Terraphase is based in Oakland, California, and we have extensive K-14 experience throughout the Bay Area. As a result, many of our past and ongoing projects are located in dense urban settings and involve services associated with site acquisition, site modernization, new construction, and demolition activities. Developers also make up a large percentage of our clients, and these projects often involve investigation and remediation work within constrained sites in densely populated areas with compressed project timelines. We have extensive experience interfacing with local and state regulatory agencies and municipalities, including San Francisco Bay Regional Water Quality Control Board, the DTSC, Bay Area Air Quality Management District, and City and County planning commissions and departments, CDE, DSA, State Allocation Board, and the California Department of Public Health.

Terraphase is a long-time member and supporter of the Coalition for Adequate School Housing (CASH), the premier statewide organization representing school facility professionals. We greatly value the technical training opportunities available online and at the conferences, and we appreciate the many networking opportunities which allow us to make valuable connections with school district staff and other subject matter experts. Our membership and participation in CASH has helped Terraphase better assist our schools clients with their environmental needs, including CEQA, site acquisition and clearance projects, and construction and renovation projects. Terraphase principals have often presented and been panel participants at CASH conferences and we are also a regular exhibitor at CASH trade shows.

2.1 Brief History of the Firm

Company Name	Terraphase Engineering Inc.
Name of Main Contact	Alice Hale Price, PE, ENV SP
Email of Main Contact	alice.hale.price@terrphase.com
License or Registration Number	CSLB License Number 960398, Classification A HAZ
Type of Organization/Business Structure	S-Corporation
Senior Officials	<ul style="list-style-type: none"> President: William Carson Vice Presidents: Peter Zawislanski, Jeff Raines, Andy Romolo, Chris Voci, Nader Sherif, Hank Galindo, Alice Hale Price, Charlene Drake

State of CA Certification/Small Business or Disabled Veteran Business Enterprise Status	<ul style="list-style-type: none"> Alameda County Local Non-Certified Business City of Oakland Certified Local Business Enterprise
A Brief History of the Firm and Types of Business Conducted	
<p>Terraphase Engineering Inc. was incorporated on September 27, 2010, in Oakland, California. The firm was founded by four principals with extensive and varied environmental consulting experience, and significant accomplishments in hazardous material investigations, site investigations, and soil and groundwater remediation throughout the United States and Canada. Since 2010, Terraphase has grown from our four founding principals in Oakland to a staff of over 210 professionals spread across 18 offices in the United States. We offer cost-effective solutions to complex environmental and engineering challenges. We specialize in civil and geotechnical engineering, environmental compliance, CEQA and NEPA documentation, hazardous material assessments, remediation design and oversight services, regulatory compliance, due diligence, and litigation support. Terraphase provides services to clients across a wide range of market sectors, including municipalities/counties, education, federal agencies, developers, general industry, construction, chemicals, pharmaceuticals, legal services, utilities/energy, financial/insurance, and food/agriculture.</p> <p>Terraphase is a long-time sponsor of, and advocate for, the Coalition of Adequate School Housing, the preeminent statewide organization representing school facility professionals in both the public and private sectors.</p> <p>Terraphase leadership established the Terraphase Engineering and Scholarship Fund, a 501(c)(3) organization, in 2020 to provide scholarships to students who are interested in pursuing a four-year college degree in science and engineering fields related to the environment. To date, the Terraphase Engineering and Scholarship Fund has issued \$90,000 in scholarships; recipients include three graduates from OUSD high schools.</p>	

2.2 Staffing Capacity

Terraphase has two Bay Area offices, in Oakland and Pleasanton, with a total of over 40 employees. In addition to our proposed team members, Terraphase has the capacity to support, if necessary, from our pool of over 160 more personnel located in our other offices. We have a successful record of collaboration among offices, along with established procedures and technologies for smooth information exchange between interoffice work teams and our clients. In the unlikely event that local staff are not available, assistance will be sought from other offices.

Terraphase’s Alice Hale Price, PE, will serve as Client Manager. She is an experienced Project Manager (PM) for environmental assessment projects and is authorized to speak for the firm during the evaluation process. Ms. Hale Price supported the District in environmental and geotechnical projects at the Central Kitchen, Urban Farm, and Education Center Project, Laurel Childcare Center Modification Project, Roosevelt Middle School Modernization Project, Coliseum College Prep Academy (CCPA) Expansion Project, and, along with Ms. Steedman, is currently supporting the McClymonds High School Modernization Project and Garfield Elementary School Campus Redevelopment Project.

Resumes for Ms. Hale Price, Ms. Steedman, and Mr. Rickard are included in Attachment 2.

2.3 Schedule Management

The Terraphase personnel identified for this contract are well-versed in project management and budgeting requirements and have successfully developed cost-effective project strategies for similar clients. We are committed to supporting our public sector clients. Project cost control is achieved using an intranet-based project management and cost accounting system (Ajera) that provides project managers with real-time updates on earned-value analysis of project costs and expenses to help track spending and ensure that the expectations regarding adherence to our scope of work and cost estimate are met in a timely and efficient manner for projects with multiple cost centers/sites.

Completing this project with thorough attention to detail, while remaining cost effective, relies on strong project management and the use of planning tools, including Asana project management software. The Terraphase project manager will develop a Project Management Plan (PMP) for their assigned region that will identify an overall project schedule from kickoff to final deliverable. The PMP will identify specific responsibilities required to complete the environmental site investigation, such as scheduling subcontractors and staff, ordering sampling supplies, conducting the pre-job meeting with unions, managing field data, etc., and assigning those tasks to specific employees. Regular project team meetings will be conducted to evaluate the project schedule and budget.

2.4 Relevant Project Experience

Terraphase has a history of successful projects with the District across a variety of service areas, as summarized below:

	Phase I ESA	Phase II Investigation or Pre-Excavation Soil Sampling	Geotechnical Study	CEQA Documentation	Construction Observations /Air Monitoring	Construction Stormwater Compliance
Bret Harte Middle School						X
Central Kitchen, Urban Farm, and Education Center	X	X	X	X	X	X
Coliseum College Preparatory Academy			IP	IP		IP
Dr. Marcus Foster Educational Leadership Campus						X
Frick Middle School						X
Garfield Elementary School Reconstruction	X	IP		IP		
Laurel Child Development Center		X		X		
Madison Park Business and Art Academy		X				
McClymonds High School	X	IP		X		
Roosevelt Middle School		X		X		
Whittier Elementary School		X				

Notes: X = Complete; IP = In progress

Our experience working with the District to complete these important projects has resulted in excellent working relationships with District project managers and a strong understanding of the District’s organization.

Terraphase has extensive experience in conducting work at school campuses throughout California, including the Los Angeles and Long Beach Unified School Districts, for the past five years with minimal disruption to day-to-day school operations. Our work on lead-in-water testing has included sampling of thousands of school facilities and childcare centers, including throughout the Bay Area. This work required strong project organization to track the process from client authorization to coordination with school site contacts to sample collection and data processing and presentation. Terraphase developed real-time tracking tools (i.e., web-enabled SharePoint site) to document the project status and results. In addition, Terraphase has conducted Phase II investigations at school facilities located throughout California, and understands the need to conduct work during specific time periods, including nights and weekends, site cleanup requirements, etc.

The following is a list of selected projects which we have worked on since April 2023. These examples represent our experience in each of the evaluation factors and also represent our ability to scale services to programs of any size and scope.

McClymonds High School Modernization Project, Oakland, CA	
<p>Role of Firm: Prime</p> <p>Staff Involvement & Roles: Alice Hale Price (Client Manager); Clare Steedman (Project Manager)</p> <p>Dates of Services: 2024 – Present</p> <p>Description: Services initiated with the completion of a Phase I Environmental Site Assessment (ESA) and California Environmental Quality Act (CEQA) documentation. The Phase I ESA identified recognized environmental conditions (RECs) related to historical on- and off-site uses, prompting additional environmental evaluation and early coordination with the DTSC. Terraphase also conducted a Phase II Site Investigation to evaluate soil and soil vapor conditions in areas of planned modernization, including new buildings, utility trenches, athletic field improvements, and bioretention basins. Based on investigation results, Terraphase prepared a Site Investigation report and is currently assisting OUSD with DTSC voluntary oversight and regulatory coordination.</p>	<p>RELEVANCE TO THIS PROJECT</p> <ul style="list-style-type: none"> Due Diligence Support Site Investigation <p>CLIENT CONTACT</p> <p>Elena Comrie (OUSD Consultant), elena.comrie@ousd.org</p>
Budget: \$305,945 (inclusive of CEQA services)	Construction Dollar Value: \$82M

Garfield Elementary School Reconstruction Project, Oakland, CA	
<p>Role of Firm: Prime</p> <p>Staff Involvement & Roles: Alice Hale Price (Client Manager); Clare Steedman (Project Manager)</p> <p>Dates of Services: 2025 – Present</p> <p>Description: Services included Phase I ESA and CEQA documentation as discussed above. Based on the identified RECs, Terraphase conducted a Phase II Site Investigation to evaluate soil and soil vapor conditions in areas of planned modernization. Based on investigation results, Terraphase prepared a Preliminary Environmental Assessment-Equivalent report and is currently assisting OUSD with DTSC voluntary oversight and regulatory coordination.</p>	<p>RELEVANCE TO THIS PROJECT</p> <ul style="list-style-type: none"> Due Diligence Support Site Investigation <p>CLIENT CONTACT</p> <p>Brijan Patel (OUSD Consultant), Brijan.patel@ousd.org</p>
Budget: \$212,023 (inclusive of CEQA services)	Construction Dollar Value: n/a

Woodrow Wilson High School, Los Angeles, CA	
<p>Role of Firm: Prime</p> <p>Staff Involvement & Roles: Darren Croteau (Client Manager); Clare Steedman (Project Manager)</p> <p>Dates of Services: 2021 – 2023</p> <p>Description: Prepared a Preliminary Environmental Assessment – Equivalent report to present the findings from soil and soil-vapor samples collected at the site. Prepared a Remedial Action Workplan prior to site redevelopment and Removal Action Completion Report to summarize the removal of impacted soil.</p>	<p>RELEVANCE TO THIS PROJECT</p> <ul style="list-style-type: none"> Due Diligence Support Subsurface Investigation <p>CLIENT CONTACT</p> <p>Anthony Espinoza, 213-241-5487, anthony.espinoza@lausd.net</p>
Budget: \$175,929	Construction Dollar Value: n/a

Verdugo Hills High School, Tujunga, CA	
<p>Role of Firm: Prime</p> <p>Staff Involvement & Roles: Darren Croteau (Client Manager); Ryan Thompson (Project Manager)</p> <p>Dates of Services: 2022 – 2023</p> <p>Description: Completed soil sampling in 2022. Conducted construction oversight, which included the import of soil and dust monitoring during earth-moving activities.</p>	
<div style="float: right; border: 1px solid #ccc; padding: 5px; background-color: #e6f2ff;"> <p>RELEVANCE TO THIS PROJECT</p> <ul style="list-style-type: none"> • Due Diligence Support • Construction Oversight <p>CLIENT CONTACT</p> <p>Anthony Espinoza, 213-241-5487, anthony.espinoza@lausd.net</p> </div>	
Budget: \$76,107	Construction Dollar Value: n/a

Woodcrest Elementary School, Los Angeles, CA	
<p>Role of Firm: Prime</p> <p>Staff Involvement & Roles: Darren Croteau (Client Manager); Clare Steedman (Project Manager)</p> <p>Dates of Services: 2024</p> <p>Description: Conducted subsurface investigation prior to soil disturbance. Summarized findings in soil investigation report.</p>	
<div style="float: right; border: 1px solid #ccc; padding: 5px; background-color: #e6f2ff;"> <p>RELEVANCE TO THIS PROJECT</p> <ul style="list-style-type: none"> • Due Diligence Support • Subsurface Investigation <p>CLIENT CONTACT</p> <p>Anthony Espinoza, 213-241-5487, anthony.espinoza@lausd.net</p> </div>	
Budget: \$17,890	Construction Dollar Value: n/a

Plasencia Elementary School, Los Angeles, CA	
<p>Role of Firm: Prime</p> <p>Staff Involvement & Roles: Ryan Thompson (Project Manager)</p> <p>Dates of Services: 2024</p> <p>Description: Completed Phase I ESA with Preliminary Environmental Screening checklist provided by LAUSD.</p>	
<div style="float: right; border: 1px solid #ccc; padding: 5px; background-color: #e6f2ff;"> <p>RELEVANCE TO THIS PROJECT</p> <ul style="list-style-type: none"> • Due Diligence Support <p>CLIENT CONTACT</p> <p>Anthony Espinoza, 213-241-5487, anthony.espinoza@lausd.net</p> </div>	
Budget: \$7,976	Construction Dollar Value: n/a

Fremont Elementary School, Long Beach, CA	
<p>Role of Firm: Prime</p> <p>Staff Involvement & Roles: James Bryson (Client Manager), Tanner Rickard (Project Manager)</p> <p>Dates of Services: 2021 – 2023</p> <p>Description: Conducted hazardous building material surveys prior to demolition. Performed site investigations to determine extent of impacted soil. Remedial design and implementation of remedy included coordination with DTSC and removal of soil.</p>	
<div style="float: right; border: 1px solid #ccc; padding: 5px; background-color: #e6f2ff;"> <p>RELEVANCE TO THIS PROJECT</p> <ul style="list-style-type: none"> • Due Diligence Support • Subsurface Investigation <p>CLIENT CONTACT</p> <p>Talitha Crain, 213-576-6793, tcrain@lbschools.net</p> </div>	
Budget: \$1,024,595	Construction Dollar Value: \$n/a

Multiple Sites, Long Beach, CA	
<p>Role of Firm: Prime</p> <p>Staff Involvement & Roles: James Bryson (Client Manager), Tanner Rickard (Project Manager)</p> <p>Dates of Services: 2022</p> <p>Description: Performed soil pre-characterization sampling for both on-site reuse and waste disposal purposes in support of an asphalt replacement project at four school campuses. Summarized findings and recommendations to manage impacted soil identified during pre-characterization sampling.</p>	<p>RELEVANCE TO THIS PROJECT</p> <ul style="list-style-type: none"> • Due Diligence Support • Subsurface Investigation <p>CLIENT CONTACT</p> <p>Talitha Crain, 213-576-6793, tcrain@lbschools.net</p>
Budget: \$68,640	Construction Dollar Value: \$n/a

2.5 Scope of Work and Technical Approach

The example scope of work presented below includes all pre-fieldwork, field investigation activities, data management, reporting, and, if needed, regulatory agency interaction to assist OUSD in a multitude of redevelopment projects. Prior to beginning any project, Terraphase will meet with OUSD staff to understand the redevelopment project and its objectives after which Terraphase will prepare a scope of work to meet site-specific needs. Potential objectives for the work include pre-excavation characterization of soil to determine waste classification to meet landfill requirements prior to off-site disposal, and site characterization in accordance with DTSC requirements prior to development or redevelopment of properties as school sites.

Task 1. Pre-Field Activities

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

- **Health and Safety Plan (HASP) Preparation.** Terraphase will perform work in accordance with a site-specific HASP.
- **Meeting with District.** Terraphase will attend scoping meetings with District representatives to confirm the planned approach.
- **Field Preparation.** General field preparation will include coordinating the analytical laboratory, equipment rentals/procurement for the proposed sampling activities, drilling subcontractor, site access, and field staff scheduling.
- **Utility Mark-out and Clearance.** Terraphase will mark the property for Underground Service Alert North (USAN) at least two full working days before intrusive activities. In addition, Terraphase will hire a private utility locator to clear boring locations prior to conducting the subsurface investigation.
- **Pre-Job Union Meeting.** If applicable, Terraphase and our drilling subcontractors will participate in one pre-field meeting with unions to discuss the scope of work and make union assignments as necessary.

Given that the example scope described in the RFQ limits boring depths to 5 feet, this scope of work excludes obtaining drilling permits from Alameda County Department of Public Works. If, based on a site-specific scope of work, depths of borings are adjusted or it is likely that groundwater will be encountered based on regional groundwater levels, permitting may be obtained.

Task 2. Sampling and Analysis

Terraphase will subcontract a State of California-licensed (C-57) drilling contractor to advance borings to 5 feet below ground surface (bgs) to characterize soil as necessary. Drilling will be performed under the oversight of Terraphase staff under the guidance of a Terraphase Professional Geologist using a 6-inch or smaller diameter hand auger. Soil cuttings will be placed on plastic sheeting and lithology will be logged by Terraphase staff. A photoionization detector (PID) will be used to measure the total volatile organic compounds (VOCs) in the soil at each sample interval described below, as well as air in the breathing zone. The location of each boring will be documented using a geographic positioning system (GPS) device.

The boreholes will be backfilled with cement grout and patched at the surface with concrete or asphalt as appropriate. No other repair of turf or playground surfaces is included.

Terraphase staff will collect samples from 0 to 1.0 and 4.5 to 5.0 feet bgs in each boring advanced to characterize soil.

Selected soil samples will be submitted under strict chain-of-custody procedures to a qualified analytical laboratory for the following analytical suites, or a modified list based on site-specific concerns:

- Title 22 Metals by EPA Method 6010B/7471A;
- total petroleum hydrocarbons (TPH) as gasoline (TPH-g), diesel (TPH-d) and motor oil (TPH-mo) by EPA Method 8015;
- VOCs by EPA Method 8260B;
- semivolatile organic compounds (SVOCs) by EPA Method 8270;
- polychlorinated biphenyls (PCBs) by EPA Method 8082;
- organochlorine pesticides (OCPs) by EPA Method 8081A; and
- asbestos by California Air Resources Board 435.

Soil samples will also be analyzed for moisture content so that results can be reported on a dry weight basis and compared to health risk-based screening levels.

If impacts are identified in primary samples and vertical delineation is required, 5-foot samples that have been collected and placed on hold with the laboratory may be analyzed to assist in vertical delineation. If any analytical results exceed Soluble Threshold Limit Concentration (STLC) or Toxicity Characteristic Leaching Procedure (TCLP) trigger thresholds, samples will be reanalyzed using the appropriate leachability analyses for proper waste classification prior to off-site disposal.

If groundwater is encountered, grab samples will be collected under strict chain-of-custody procedures to a qualified analytical laboratory for the following analytical suites, or a modified list based on site-specific concerns:

- Title 22 Metals by EPA Method 6010B/7471A;
- total petroleum hydrocarbons TPH-g, TPH-d, TPH-mo by EPA Method 8015;
- VOCs by EPA Method 8260B;
- Semivolatile organic compounds by EPA Method 8270C.

Additionally, if VOCs are suspected at a site based upon its history, Terraphase staff can install soil-vapor probes for sampling and characterization of vapor intrusion. Samples will be collected in accordance with DTSC's 2015 Soil Gas Advisory and sent to a qualified analytical laboratory for analysis of VOCs by EPA Method TO-15.

The analyte list reflects that provided in the RFQ. Terraphase notes that reuse receiving facilities may have more stringent sampling requirements. Additionally, landfills and receiving facilities may request the data to be verified with additional sample collection and analysis at or near the time of excavation.

Task 3: Analytical Results, Data Management, and Reporting

Upon receipt of the certified laboratory analytical reports, Terraphase will enter the data into a database. Analytical results will be compared against the most recent DTSC Human and Ecological Risk Office Note 3 screening levels (DTSC-SLs) for residential soil and San Francisco Bay Regional Water Quality Control Board Environmental Screening Levels for residential soil in accordance with DTSC guidance for school sites.

For waste characterization purposes, analytical results will be compared against federal and California state Hazardous Waste Criteria to determine if total concentrations indicate exceedances per California state Total Threshold Limit Concentration (TTLC) or screening thresholds for federal TCLP and/or STLC.

Terraphase will prepare a brief memorandum documenting the sampling methodology, results, and conclusions, including tables and figures. Memoranda will be submitted as PDF files. Hard copies of memoranda can be provided at OUSD's request.

Task 4: Project Management and DTSC Voluntary Site Mitigation Program Support

Based on the findings, Terraphase may provide recommendations regarding engagement with the DTSC Voluntary Site Mitigation Program if applicable.

This engagement could include, but is not limited to:

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

2.6 Schedule

We have outlined a typical schedule for environmental site investigation. This schedule may need to be adjusted depending on Terraphase personnel and subcontractor availability, Site access constraints, and laboratory workload and timelines. All times are referenced from the day authorization/notice to proceed is provided. Alternatively, fieldwork could be performed on the weekends for additional cost which would be required.

- Department of Environmental Health (DEH) Permit application preparation activities will commence immediately upon receipt of written notice-to-proceed. Based on our experience, DEH permit applications may take approximately 10 business days to be processed; however, this is an estimate and processing times vary by county and office.
- Mark-out of the proposed subsurface exploration locations can be completed within approximately 2½ weeks following written receipt of notice-to-proceed.
- Environmental fieldwork can be scheduled within approximately 2 weeks following completion of mark-out activities, depending on subcontractor availability, permit issuance, and site access.
- Environmental laboratory testing can be completed within approximately 2 weeks following the completion of fieldwork.
- The final environmental report can be submitted within 4 weeks following receipt of laboratory analytical data.

Terraphase will make every effort to provide our client with the most efficient schedule feasible and can provide preliminary information throughout our reporting process to aid the project design.

3 Litigation History

There are no judgments against Terraphase nor any other evidence of liability of Terraphase during the past 5 years preceding this response to the RFQ/P.

Terraphase’s 5-year summary of litigation, arbitration, and negotiated/settled history with previous clients is provided below.

Entity Bringing Suit: Terraphase Engineering Inc.	
Complaint:	Breach of contract
Accusation:	Contract was breached; client did not inform Terraphase of any issues with invoices and failed to pay them.
Outcome:	Dispute is currently active.

4 Professional Fees

As noted in District Response #4 in Addendum 1, the District is requesting hourly rates and unit rates for a two-year term. Hourly rates and unit rates for Terraphase labor and equipment are provided in Section 4.1. Unit rates for the specific laboratory analyses identified in the RFQ with our typical analytical laboratory are presented in Section 4.2. Terraphase has not included unit rates for subcontracted drillers and private utility location providers as the costs for these services are highly contingent on the scope of work to be performed.

4.1 Hourly Rates

The following table provides the schedule of fees for Terraphase; rates for support and clerical staff are included. Rates are inclusive of all overhead costs. Terraphase is pleased to offer the District a 10 percent discount on our 2026 through 2028 Standard Schedules of Charges.

Terraphase Engineering Inc. 2026, 2027, 2028 Standard Schedule of Charges						
Labor Classification	2026 Rates		2027 Rates		2028 Rates	
	2026 Standard Hourly Rate	2026 Hourly Rate with 10% Discount	2027 Standard Hourly Rate	2027 Hourly Rate with 10% Discount	2028 Standard Hourly Rate	2028 Hourly Rate with 10% Discount
Senior Principal	\$330	\$297.00	\$340	\$306	\$350	\$315
Principal Engineer/Scientist	\$313	\$281.70	\$326	\$293	\$339	\$305
Senior Associate Engineer/Scientist	\$293	\$263.70	\$308	\$277	\$323	\$291
Associate Engineer/Scientist	\$275	\$247.50	\$289	\$260	\$303	\$273
Senior Project Engineer/Scientist	\$262	\$235.80	\$275	\$248	\$289	\$260
Project Engineer/Scientist	\$244	\$219.60	\$256	\$231	\$269	\$242
Senior Staff 2 Engineer/Scientist	\$226	\$203.40	\$237	\$214	\$249	\$224
Senior Staff 1 Engineer/Scientist	\$205	\$184.50	\$215	\$194	\$226	\$194
Staff 2 Engineer/Scientist	\$181	\$162.90	\$190	\$171	\$200	\$180
Staff 1 Engineer/Scientist	\$158	\$142.20	\$166	\$149	\$174	\$157
Technician 4	\$140	\$126.00	\$147	\$132	\$154	\$139
Technician 3	\$120	\$108.00	\$126	\$113	\$132	\$119
Technician 2	\$165	\$148.50	\$173	\$156	\$182	\$164
Technician 1	\$144	\$129.60	\$151	\$136	\$159	\$143
Senior Editor/Senior Project Coordinator	\$121	\$108.90	\$127	\$114	\$133	\$120
Editor 2/Project Coordinator 2/Accountant 2	\$102	\$91.80	\$107	\$96	\$112	\$101
Editor 1/Project Coordinator 1/Accountant 1	\$80	\$72.00	\$84	\$76	\$88	\$79
Administrator/Project Assistant/Billing Specialist	\$174	\$156.60	\$183	\$164	\$192	\$173

Rates are valid through December 31, 2026, December 31, 2027, and December 31, 2028, respectively, and rates are subject to revision by annual calendar year escalation in January 2030. Rates on invoices will reflect rates in effect at the time of invoicing. Subcontractor fees and other direct costs, such as project supplies and rental equipment, etc., will be itemized and billed at our cost plus a ten percent handling charge. Vehicle mileage when itemized is billed at the standard government rate in effect at the time of travel (www.gsa.gov/mileage).

Rates for Terraphase labor are applicable to both weekday and weekend work. Rates for subcontractors will include a surcharge for weekend work.

Hourly rates are not reflective of prevailing wage as Terraphase professional staff engineers, geologists, and scientists are conducting professional services not subject to DIR prevailing wage classifications or the District's Project Labor Agreement with building trade unions. Additional fees shall apply if the District requires prevailing wage for professional staff.

Typically, Terraphase applies a ten percent contingency to District project budgets to allow for out-of-scope tasks such as unanticipated field conditions requiring extra time for drilling, processing contingent samples, etc.

The equipment rate sheet providing unit rates for Terraphase equipment is provided as Attachment 3.

4.2 Onterris Analytical

Onterris Analytical costs for the requested analyte list are included in the following table. Fees are based on a standard turnaround time of five business days (following the date of sample receipt by the laboratory).

Method	Description	2026 Unit Price ¹	2027 Unit Price ¹	2028 Unit Price ¹
EPA 6010 / 200.7 / 7470 / 7471	CAM 17/Title 22 Metals	\$116.00	\$120.00	\$124.00
EPA 6010	Single Metal (first compound/each additional compound)	\$20.00 (\$11.00)	\$21.00 (\$12.00)	\$22.00 (\$13.00)
EPA 8015 EPH	TPH-diesel and motor oil ranges	\$58.00	\$60.00	\$62.00
EPA 8015 PPH	TPH-gasoline range	\$53.00	\$55.00	\$57.00
EPA 8081	Organochlorine pesticides	\$100.00	\$103.00	\$107.00
EPA 8082	Polychlorinated biphenyls	\$79.00	\$82.00	\$85.00
EPA 8260	Volatile organic compounds	\$95.00	\$98.00	\$101.00
EPA 8270	Semivolatile organic compounds	\$173.00	\$179.00	\$185.00
CARB 435	Asbestos (400 count)	\$125.00	\$129.00	\$133.00
--	TCLP or STLC (Sample Extraction Only)	\$65.00	\$67.00	\$70.00
--	Terracore/5035 Kits (3 Vial)	\$25.00	\$26.00	\$27.00
--	Sample Disposal Fee	\$8.00	\$8.00	\$8.00

¹ Onterris fees will be itemized and billed at our cost plus a ten percent handling charge.

5 Additional Data

Resumes for Alice Hale Price, PE, ENV SP; Clare Steedman, PG; and Tanner Rickard, PG are provided in Attachment 2.

5.1 Subcontractors

Terraphase plans to incorporate subcontractors and subconsultants with a proven track record of successful collaboration. Our selection of subcontractors and subconsultants is highly dependent on the specific scope of work, site-specific field considerations, and availability to meet the District’s timeline. Terraphase has identified our frequent teaming partners for environmental investigation projects below.

- **Drillers (C-57 License):** Baja Exploration (certified small business enterprise registered with the State of California), Pitcher Drilling
- **Private Utility Locators:** Del Secco (Alameda County non-certified local), A+ Utility Locating, Subtronic Utility Locating, Advanced Geologic
- **Environmental Laboratories:** Onterris Analytical (formerly Enthalpy Analytical; Alameda County non-certified local)

5.2 Corporate Certifications & Local Participation

- Terraphase is a **City of Oakland certified Local Business Enterprise (LBE)**, eligible to help the District meet its participation goals for local, small, and disadvantaged business programs. Terraphase envisions that Terraphase staff would conduct at least 50 percent of the services conducted under this master services contract, and thereby would **fulfill the modified 50 percent cumulative local business participation requirement** identified in the RFQ.¹
- We routinely complete and submit the Local Business Participation Worksheet, meeting OUSD’s requirements under District policies for SLBE/LBE/SLRBE participation.

¹ As noted in the RFQ, the modified Cumulative Local Business Participation requirement is inclusive of Small Local Business Enterprise (SLBE) and/or Local Business Enterprise (LBE) Participation for projects that exceed the California Department of Education threshold of \$119,100 for calendar year 2026.

- When feasible, Terraphase utilizes local and small local businesses to support our projects, such as Enthalpy Analytical and Del Secco Diamond Core & Saw, which are identified as an Alameda County non-certified local business.

5.3 Commitment to Health, Safety, and Quality

- Terraphase has an internal Quality Management Program that enforces rigorous QA/QC across all projects, with technical discipline groups, a technical reviewer program, standard operating procedures, and technical editing of all client documents.
- We develop site-specific health and safety plans for every project involving field work. Our plans address project hazards, regulatory requirements, and include comprehensive training and emergency protocols for protecting workers, the public, and adjacent school communities.

5.4 Data Management, Technology, and Innovation

- Our in-house Database & Technology Team enables us to efficiently manage, analyze, and visualize project data using enterprise-grade solutions and the latest in geospatial and web-based technology. This includes electronic field data collection, automated QA/QC tools, and interactive GIS platforms for real-time data sharing and decision-making.
- Terraphase employs paperless, electronic data collection in the field via mobile applications, enabling rapid and accurate project documentation and seamless communication between project teams and the District.
- We have an active artificial intelligence (AI) policy and focus group that guides our adoption, governance, and ethical use of AI and emerging technologies to further support client projects.

5.5 Sustainability Leadership

- Sustainability is a core principle at Terraphase. Our teams include certified Envision Sustainability Professionals and certified Greenhouse Gas Verifiers. We track and offset our operational carbon footprint and embed sustainable practices throughout all project phases—reducing energy, waste, and emissions for better long-term outcomes.

5.6 Community Engagement and Social Responsibility

- Terraphase empowers all staff to serve the community by providing paid volunteer hours and supporting environmental and educational programs. Our company sponsors charitable events and annually contributes to local non-profits.
- We established the Terraphase Engineering and Science Scholarship Fund (a 501(c)(3) organization) to help students pursue environmental science and engineering degrees. To date, we have awarded over \$90,000 in scholarships, including to OUSD graduates.

Attachment 2

Resumes

Alice Hale Price, PE, ENV SP

Vice President | Senior Principal Engineer | Director of West Coast Operations

Alice Hale Price is a professional engineer in the state of California with over 15 years of experience in environmental engineering focusing on site investigations and cleanup, facility compliance, and planning. Her work includes environmental due diligence; site investigation planning, implementation, and reporting; remediation work plan development, implementation oversight, and completion reporting; regulatory agency coordination; environmental compliance staffing and program reviews; and California Environmental Quality Act (CEQA) documentation. Alice has supported due diligence efforts for commercial, industrial, winery, agricultural properties and portfolios, including preparation of Phase I Environmental Site Assessments (ESAs) and/or Limited Environmental Compliance Reviews (LECRs). She has conducted investigation and remediation work on sites with elevated concentrations of chlorinated solvents, polychlorinated biphenyls (PCBs), metals, pesticides, and total petroleum hydrocarbons (TPH).

Project Experience

Berkeley Clean Energy Campus, Berkeley, California, University of California Berkeley (2025 – present)

Client Director. Directing strategic delivery of environmental support for UC Berkeley's Clean Energy Campus Phase 1, a capital improvement initiative targeting a 70% reduction in campus carbon emissions by 2030. To date, Terraphase has completed or is contracted to complete the following in support of the BCEC Phase 1 project:

- Scoping and rough-order-of-magnitude estimation for the overall environmental management.
- Historical records review to identify areas of known or potential contamination which may require specific environmental management protocols.
- Soil and Groundwater Management Plan serving as the environmental management roadmap, outlining the requirements for all parties involved.
- Pre-construction soil and groundwater characterization sampling, analysis, and reporting to support determination of soil reuse and/or disposal options.
- Technical specifications for soil and groundwater management.
- Hazardous building materials surveys for asbestos and lead at 26 buildings.

Multiple Commercial Properties, Bay Area, California, Confidential Developer Client (2018 – present)

Client Director. Client Director for due diligence and site investigation projects for over 10 property transactions for this developer client. Projects typically begin with a high-level review for environmental concerns associated with the subject property and verbal reporting of issues to the client. Upon client entering contract for the subject property, management of Phase I ESA preparation including final technical review. Phase II Site Investigations follow based on recognized environmental conditions (RECs) identified during Phase I ESA; investigations include soil, soil-vapor, groundwater, and indoor air sampling, as appropriate. Development of cost estimates to address impacts identified in Phase II investigation, including costs for multiple development scenarios. Projects often include presentation of findings to lenders and venture capital partners, as well as the environmental consultants and legal representation for those entities, and engagement in discussions of environmental conditions with representatives for the seller.

Education

BS in Civil and Environmental Engineering, University of California, Davis, 2006

Years of Experience

19

Joined Terraphase

2014

Professional History

Terraphase Engineering Inc., Senior Principal Engineer, 2014 – present

LFR/ARCADIS, Project Environmental Specialist, 2007 – 2014

Licenses/Registrations

Professional Engineer C84714 (California, 2015)

Certification/Training

Envision Sustainability Professional, 2019 – present

40-Hour HAZWOPER, 2007 – present

Multiple Student Housing Development Projects, Berkeley and Davis, California, Confidential Developer Client (2022 – present)

Client Director. Due diligence and site investigation projects for four property transactions located in the Bay Area and Central Valley for this developer client. Consistent with the projects described above, services include: Phase I ESA preparation; Phase II site based on RECs identified during Phase I ESA consisting of soil, soil vapor, and groundwater sampling, as appropriate; strategic planning assistance with the client to evaluate costs associated with environmental impacts identified at the site; and regulatory interaction to seek No Case Determination or No Further Action letters from applicable regulatory agencies.

Oakland Unified School District, Oakland, California (2014 – present)

Client Director. Managed environmental support for redevelopment or modernization projects at 10 campuses. Scopes of work include: Phase I ESAs; Phase II Investigation and/or pre-excitation soil sampling geotechnical investigations and geohazard studies; CEQA documentation, including Initial Study/Mitigated Negative Declaration and Notices of Exemption; construction environmental observation and dust monitoring; and construction stormwater compliance inspections and reporting.

Former Natural-Gas Fired Energy Facility, Riverside County, Confidential Energy Sector Client (2022 – 2023)

Client Manager. Managed due diligence and site investigation project to support the redevelopment of a former natural-gas fired energy facility site into a battery storage facility. Senior review and environmental professional for the Phase I ESA. Direction of Phase II Site Investigation based on County of Riverside requirements to investigate soil in former hazardous materials storage areas and groundwater underlying the site. Presentation of findings to County representatives to support approval of site redevelopment plans.

Residential Development, Mountain View, California, Confidential Developer Client (2022 – 2024)

Client Manager. Full-service environmental support for a residential redevelopment project including multiple construction phases (parking structure, apartment block, and utility alignment) located in Mountain View. Management of Phase I ESA preparation, including final technical review and environmental professional certification. Pre-excitation in-situ soil characterization for a utility trench project. Sampling, analysis, and data review, and coordination of County of Santa Clara Department of Environmental Health of import material. Coordinated field monitoring during subsurface construction activities to document compliance with the regulatory agency-approved Soil Management Plan; preparation of completion reports which have been approved by the agency.

Former Dry-Cleaning Facility, Bay Area, California, 9 N. Second Street Trust (2018 – present)

Client Manager. Preparation and implementation of a Remedial Investigation Work Plan for indoor air, sub-slab soil gas, and soil-gas temporary monitoring well sampling for a chlorinated solvent project under RWQCB oversight. Following completion of the remedial investigation, prepared a Remedial Investigation Completion Report detailing the findings of the investigation and a Remedial Action Plan identifying the remedial action alternatives and recommending a selected alternative. Managed the design, installation, and implementation of a soil-vapor extraction (SVE) pilot test, and incorporated the findings into the design of the full-scale system. Installation and startup of full-scale SVE system were completed in July 2021 and air sparge system installation and startup are occurring in 2025.

SPCC Plans, Multiple Commercial and Industrial Facilities

Technical Lead and Certifying Professional Engineer. Preparation of Spill Prevention, Control, and Countermeasure (SPCC) Plans for facilities subject to the SPCC Rule for oil storage. The scope of work performed included review of the prior SPCC Plan, site visit by California-licensed Professional Engineer to observe oil storage and containment systems at the facilities, preparation of a draft SPCC Plan, including facility maps identifying oil storage and drainage flow, in compliance with the requirements of 40 CFR 112 and California Aboveground Petroleum Storage Act (APSA), and finalizing and certifying the SPCC Plan following client review.

Clare Steedman, PG

Principal Geologist

Clare Steedman has more than 15 years of experience in environmental consulting. She has conducted groundwater, soil, soil-gas, and indoor air investigations and performed site remedial activities including excavation, in-situ chemical oxidation and reduction, soil-vapor extraction (SVE), and enhanced in-situ bioremediation for properties throughout southern California. Ms. Steedman regularly consults with clients and regulatory agencies, facilitates agreements and understanding between the two, and manages projects to closure.

Project Experience

Chemical Processing Facility, Southern California, Confidential Client (2007 – present)

Principal Geologist. Assessed the fate and transport of heavy metals, including hexavalent chromium, at a chemical processing facility in Southern California. Directed the implementation of in situ chemical reduction treatment using calcium polysulfide. Worked closely with regulatory oversight agencies to craft a path to closure for a Resource Conservation and Recovery Act (RCRA)-permitted unit undergoing corrective action under California Code of Regulations Title 22.

Former Dry Cleaner, Pasadena, California, Confidential Client (2021 – present)

Principal Geologist. Performed a data gap investigation and revised the design of an SVE system approved by the Los Angeles County Fire Department Site Mitigation Unit. Oversaw successful SVE operations before transitioning the SVE system to a shallow horizontal SVE well to target shallow residual impacts without the need for a permit or weekly operations and maintenance visits, reducing oversight and operations costs.

Aerospace Manufacturing Facility, Santa Fe Springs, California, Confidential Client (2022 – present)

Principal Geologist. Designed and oversaw site investigation activities at an active industrial facility where degreasing activities used tetrachlorethene (PCE) dating back to the 1970s. Coordinated a Corrective Action Consent Agreement with the regulatory oversight agency. Researched historical operations and chemical usage of facility and neighboring properties to identify possible contributors to groundwater. Provided geological support for the installation of a targeted, interim SVE system to protect the health of site occupants and neighbors during the investigation process.

Multiple School Site Investigation and Remediation Projects, Los Angeles, California, Los Angeles Unified School District (2017 – present)

Principal Geologist. Lead project manager for multiple school sites where active investigations or remediation are ongoing. The work supports the District's objectives to update and modernize older schools. The scope of work for these projects involves Phase I Environmental Site Assessments (ESAs); subsurface investigations to characterize soil, soil-gas, or groundwater impacts; conducting remediation of identified impacts; and pre-characterizing soil for removal or for target air pollutants according to South Coast Air Quality Management District Rule 1466. Documentation includes the preparation of Phase I ESAs, Preliminary Endangerment Assessment Equivalent Work Plans and Reports, Removal Action Work Plans, and Removal Action Completion Reports.

Education

*MS in Geological Sciences,
University of Southern
California, 2007*

*BS in Geological Sciences
University of Washington*

Years of Experience

15+

Joined Terraphase

2017

Professional History

*Terraphase Engineering Inc.
Principal Geologist,
2017 – present*

*RPS Iris Environmental,
Manager, 2007 – 2017*

*University of Southern
California, Los Angeles,
California – Provost Fellow,
2005 – 2007*

*United States Geological
Survey, Geophysicist,
2002 – 2005*

*University of Washington,
Seattle, Research Assistant,
1998 – 2001*

Licenses/Registrations

*Professional Geologist, State of
California, #9033*

Certification/Training

*40-Hour Hazardous Waste
Operations/Emergency
Response*

*8-Hour Annual Refresher -
Hazardous Waste
Operations*

Preliminary Endangerment Assessment, Oakland, California, Oakland Unified School District (2025 – present)

Principal Geologist. Conducted environmental site investigations at two existing schools sites to support school modernization. One project resulted in the development of a Soil Management Plan to be implemented during modernization efforts. For the second project, a Preliminary Endangerment Assessment was completed to support school reconstruction. Both projects were completed with coordinated with the California Department of Toxic Substances Control.

Preliminary Endangerment Assessment and Removal Action Work Plan at a Proposed School Site, Mountain View, California (2022 – present)

Principal Geologist. Oversaw the completion of a Preliminary Endangerment Assessment and a Remedial Action Work Plan for a commercial retail center proposed for redevelopment as a public school. Coordinated with the California Department of Toxic Substances Control, the school district's CEQA consultant and design/build contractor, and other stakeholders to focus the remedial scope, coordinate a cleanup agreement, and provide feedback on the Environmental Impact Review to keep the project on schedule.

Environmental Support, Multiple Geothermal Facilities, Imperial County, California, Confidential Client (2007 – present)

Principal Geologist. Conducted environmental site investigations and assisted with the preparation of several Preliminary Endangerment Assessments for geothermal facilities in Imperial County, California. Reviewed groundwater metals trends and provided outside geological support for environmental issues related to the geothermal power processes. Technical review and support for routine facility-led reporting related to Waste Discharge Requirements for surface impoundments and a Class II landfill regulated under California Code of Regulation Title 27.

Former Dry-Cleaner, Costa Mesa, California, Confidential Client (2023 – present)

Principal Geologist. Designed and oversaw site investigation activities of a shopping center where dry-cleaning operations used PCE dating back to the 1960s. Assessments of indoor air, soil vapor, and soil were performed in occupied and vacant suites and the surrounding properties. Unexpected distributions of PCE in the subsurface were quickly identified through a sewer investigation and a passive soil-vapor survey.

Site Investigation and Remediation, Irvine, California, Confidential Client (2017 – present)

Principal Geologist. Managed site investigation and remediation and provides strategic support for a former agricultural pesticide packaging facility. Soil and groundwater at the site are impacted with 1,2-dichloropropane, 1,3-dichloropropene, ethylene dibromide, methyl bromide, and methylene chloride. Responsible for field investigations to assess the extent of chemicals of concern and overseeing the implementation of remedial excavations and mitigation strategies.

Industrial Business Park, Los Angeles, California, Confidential Client (2009 – 2017)

Project Geologist. Performed subsurface site investigations and incorporated the site-specific geology into the design and installation of groundwater monitoring well networks. Designed and implemented enhanced in-situ bioremediation activities to clean up chlorinated solvents in groundwater.

Former Chemical Facility, Southern California, Confidential Client (2011 – 2017; 2020 – 2022)

Project Manager. Performed on-site and off-site environmental site investigations to delineate a groundwater plume of chlorinated solvents, including PCE and its daughter products, 1,1-dichloroethene, 1,1-dichloroethane, and 1,4-dioxane at a former chemical facility in Southern California. Designed and implemented in-situ chemical oxidation remedial activities to clean up groundwater. Oversaw the operations, maintenance, and reporting of an on-site SVE system. Designed a vapor intrusion investigation to assess the impact of residual soil concentrations.

Tanner Rickard, PG

Associate Geologist

Tanner Rickard has 9 years of experience providing project management, client and regulatory relations, field oversight, and construction oversight for sites affected by a wide range of contaminants including petroleum hydrocarbons, volatile organic compounds (VOCs), pesticides, metals (namely arsenic and lead), polychlorinated biphenyls (PCBs), and methane. He has served in a lead role on site investigation and remediation programs for public and private clients including K-12 bond-funded modernization programs for schools, and commercial, industrial, and residential property development/redevelopment projects. Tanner typically manages subcontractor activities, project schedules, and budgets, and serves as on-site client interface. In his role he frequently interfaces with clients, subcontractors, and regulatory agencies including the Department of Toxic Substances Control (DTS), local Regional Water Quality Control Boards (RWQCB), United States Environmental Protection Agency (USEPA), and South Coast Air Quality Management District (SCAQMD).

His experience ranges from proposal development to work plans; safety documents; cost estimating; field supervision; report writing; client interface; subcontractor coordination; groundwater, soil, soil vapor, indoor air and methane sampling; soil logging; and specialized field equipment design/maintenance. He is also knowledgeable in design, operations, and maintenance of sub-slab depressurization systems to address vapor intrusion concerns of both VOCs and methane; as well as drilling technologies including hollow-stem auger, direct-push, and sonic drilling.

Prior to joining Terraphase, Mr. Rickard supported multiple leaking underground storage tank (LUST) portfolios and school site projects by performing remedial investigations, remedial oversight, health and safety plan preparation, permitting, and work plan preparation and reporting support.

Project Experience

K-12 Education Projects

Long Beach Unified School District (LBUSD), On-Call Environmental Services, Various Sites, Long Beach, California (2019 – present)

Serves as project manager for multiple environmental assessment and remediation projects for LBUSD and responsible for all client communications, attending meetings, coordinating and directing staff, daily report review, and interpreting and providing preliminary reports to the LBUSD.

LBUSD – Fremont Elementary School, Long Beach, California (2020 – 2023)

Provided project management for soil pre-characterization and hazardous building materials sampling in support of construction upgrades at the school. Upon identifying multiple contaminants including lead, arsenic, and petroleum hydrocarbons, prepared a Preliminary Environmental Assessment-Equivalent (PEA-E) for submittal to the DTSC. Additionally prepared and implemented multiple stages of Supplemental Site Investigations (SSIs) which included soil and soil-vapor sampling to delineate impacts. As a result, assisted in preparation of a Removal Action Workplan (RAW) outlining removal activities to achieve regulatory case closure. Successfully implemented portions of the RAW resulting in No Further Actions (NFAs) school-wide regulatory closure. Work is currently ongoing and remaining impacts are still being addressed to achieve school-wide regulatory closure.

Education

BS in Geology, California State University, Long Beach, 2016

Years of Experience

9

Joined Terraphase

2019

Professional History

*Terraphase Engineering Inc., Associate Geologist 2025 – present
Senior Project Geologist, 2023 – 2025
Project Geologist, 2021 – 2022
Senior Staff Geologist, 2020 – 2021
Staff II Geologist, 2019 – 2020*

ES Engineering Services, LLC, Staff Geologist, 2016 – 2018

Certification/Training

California Licensed Professional Geologist – December 2022

40-Hour HAZWOPER

Lead, Asbestos, and Silica Awareness

SCAQMD Dust Control Supervisor Training

LAUSD – David Starr Jordan Senior High School, Los Angeles California (2019 – 2020)

Oversaw the implementation of a DTSC-approved RAW for approximately 5,000 cubic yards of Resource Conservation and Recovery Act (RCRA) and non-RCRA arsenic- and lead-impacted soils, and approximately 750 cubic yards of total petroleum hydrocarbon (TPH)-impacted soils. Responsibilities included oversight and support of excavation contractors during excavation and off-site shipment, air monitoring per South Coast Air Quality Management District (SCAQMD) Rules 403, 1166, and 1466, and field screening of soil with an X-ray fluorescence (XRF) and sampling to verify remedial action objectives. Prepared Removal Action Complete Report (RACR) and soils management plan for land-use covenant for the site. Ultimately DTSC approved NFA status and approved the land-use covenant for further site development activities.

Residential Project

Confidential Former Oil Field Disposal Facility, Ventura County, California (2019 – present)

Performed large soil investigation of PCB-impacted fill material, supported additional remedial actions (soil-vapor extraction) and groundwater/soil-vapor monitoring at a former oil field disposal facility currently being remediated for residential development. Planned, subcontracted, and oversaw drilling program to delineate extent of approximately 15,000 cubic yards of PCB-impacted soil under DTSC oversight. Assisted in planning and preparation of DTSC-approved work plan detailing the movement of PCB-impacted soil to on-site soil landfill to allow future housing development. Oversaw contractors during remedial excavation activities and designed/built remote dust monitoring system per DTSC's requirements. Successfully completed remedial excavation allowing site to further advance to DTSC certified operations and maintenance (O&M) requirements prior to residential development.

Commercial/Industrial Projects

Dry-Cleaner Investigation and Remediation, Multiple Clients, California (2019 – present)

Prepared and performed investigation and remedial activities at active and historical dry-cleaner sites for solvents to achieve NFA status from local or state environmental agencies. Field activities include soil-vapor probe and groundwater well installation, and sampling of multiple media, including soil, soil-vapor, groundwater, and indoor air. Other field activities include subcontractor oversight and remedial excavation. Office tasks include vendor procurement, scheduling of work activities, and preparation of work plans and reports as well as client and regulatory interface.

Industrial Sites Investigation and Remediation, Multiple Clients, California (2019 – present)

Supports multiple industrial clients across southern California including machine shops, steel production facilities, chemical production facilities, and metal recycling facilities to address issues relating to historic releases of chlorinated solvents and metals.

LUST Portfolios Oversight and Support, ES Engineering Services, LLC; California, Oregon, and Washington (2016 – 2018)

Supported multiple portfolios of LUST sites located in California, Oregon, and Washington, and performed a variety of Phase I and Phase II assessments. Field duties included site reconnaissance, subcontractor oversight, monitoring well installation, development and abandonment, and sampling of multiple media, including soil and groundwater. Office tasks included vendor procurement, scheduling of field activities, preparation of health and safety plans, input and analysis of data, and preparation of reports for site assessment, groundwater and soil-vapor monitoring, well installation and abandonment, and remediation system status. Other office duties included the preparation and compliance of associated permits including encroachment, well installation and air quality, and management of environmental data in California's GeoTracker database and Washington's Environmental Information Management (EIM) System.

Attachment 3

Terraphase Equipment Rates

Equipment and Supplies Rate Form		
Transportation	1Units	2026 Unit Rate
Field Vehicle	Half Day	120
	Day	210
	Week	920
Field Equipment	1Units	2026 Unit Rate
IPad and Electronic Field Data	Day	42
	Week	160
Additional Field Equipment	1Units	2026 Unit Rate
2-inch Gasoline-powered Centrifugal Pump (includes hoses)	Day	114.33
2-inch Submersible Pump + Controller	Day	207.03
360 Camera	Day	24.72
	Week	97.85
Air compressor	Day	61.8
	Week	241.02
Air Pressure Monitoring	Day	30.9
	Week	97.85
Air Sampling Pumps – High or Low Volume (per pump)	Day	51.5
	Week	206
Bladder Pump – Low-flow	Day	200.85
Bladder Pump Controller – MP10H	Day	319.3
Certified EPA RRP Vacuum	Day	61.8
Colorimeter & Reagents	Daily	80.34
Double-Ring Infiltrometer	Day	114.33
Drone	Day	301.79
Drum Vacuum	Day	121.54
Dynamic Cone Penetrometer	Day	316.21
Dynamic Cone Penetrometer Points	Each	35.02
Fall Protection Device	Day	301.79
	Week	1204.07
Field Laptop Computer	Day	46.35
FlowTracker Acoustic Doppler Velocimeter Stream Gaging Equipment	Day	229.69
Generator-Electrical	Day	82.4
Generator & Fuel	Day	81.37
Geophysical Draw Works	Day	688.04
Geophysical Logging Equipment (Caliper)	Day	401.7
Geophysical Logging Equipment (Gamma/Resistivity/Temp)	Day	573.71
Geosub Pump	Day	157.59
GPS - Bluetooth for Ipad (R1)	Day	90.64
GPS Handheld (GeoXH)	Day	301.79
Hammer Drill	Day	90.64
Hand Auger (small)	Day	18.54

Hand Auger (standard size)	Day	97.85
Hand Tools (PCB Sampling)	Day	61.8
Handheld Ambient Weather Meter	Day	72.1
	Week	217.33
Helium	Day	229.69
Heron Oil Interface Meter	Day	97.85
Hydrasleeve Sampling Equipment	Day	35.02
Magnetic Locator (Schonstedt GA-52CX)	Day	61.8
Manometer kit (digital)	Day	30.9
Manometer - Pro-Level (Geotechnical)	Day	100
Mechanical Sieve Sample Equipment	Per Well	57.68
Metal Detector	Day	37.08
Metal Detector (Geonics EM-61)	Day	573.71
Moisture Meter	Day	79.31
	Week	211.15
Nuclear Density Gauge	Day	108.15
Nuclear Density Gauge Test	Per Test	43.26
Outdoor Community Air Monitoring Station (Dust and TVOCs)	Day	172.01
	Week	458.35
Peristaltic Pump	Day	90.64
PH Meter	Day	30.9
Photoionization Detector (PID)	Day	127.72
	Week	397.58
Pit Depth Guage	Day	30.9
Pneumatic Slug Testing Kit	Day	151.41
Portable Nuclear Density Gauge	Per Hour	6.18
Portasens II Gas Detector (Ozone detector)	Day	90.64
Purple Air Monitor	Day	37.08
	Week	145.23
Resistivity 4-Point Gauge	Day	401.7
Sampling Shroud	Day	61.8
Schonstedt Gradient Magnetometer	Day	86.52
Shop Vacuum	Day	18.54
Single-Ring Infiltrometer	Day	57.68
Slope Inclinometer	Day	401.7
Soil Auger Field Kit (AMS)	Day	168.92
Sonic Sounder - Water Level Meter	Day	57.68
Survey Gear (laser level & rod)	Day	98.88
SVE Pilot Test Package	Day	423.33
Trailer Transfer Tank	Day	138.02
	Week	516.03
Turbidity meter	Day	43.26
Ultrasonic Flow Meter	Day	229.69
Vacuum Sample Box (Terraphase)	Day	72.1

VelociCalc	Day	61.8
Water Level Sounder 0 to 300'	Day	35.02
Water Level Sounder 300' and deeper	Day	69.01
Water Level Transducer/Data Logger	Day	57.68
Water/Product Interface Probe	Day	86.52
Water Quality Meter	Day	229.69
Weather Station - Vaisala + solar array + data logger	Day	90.64
	Week	361.53
Xitech Vacuum Box	Day	55.62
Zip Level	Day	206
Consumables	1Units	2026 Unit Rate
1L Tedlar Bags	Bags	25.2
42-Gallon Contractor Bags	Box	49.35
55-Gallon Container	Each	245.7
Absorbent Pads	Each	4.2
ART System Suction Hose (couplings not included in cost)	Per Ft.	7.35
Bailer	Each	30.45
Bladders for Low-Flow Pump	Each	6.3
Bladder and Grab Plate	Each	36.75
Daily Consumables (includes gloves, Ziplock bags and trash bags)	Each	25.2
Groundwater Filter (0.45 microns)	Each	25.2
Lock	Each	23.1
Monitor Well Skimmer Sock	Each	4.2
Nitrile Gloves	Large Box	31.5
Non-Hazardous Waste Label	Each	2.1
Nylaflow Tubing	Per Ft.	3.15
Poly Tubing	Foot	3.15
Silicon Tubing	Foot	5.25
Soil Gas Airstone (temporary)	Each	7.35
Soil Gas Stainless Steel Well Screen (permanent)	Each	56.7
Spray Paint	Can	13.65
String	Roll	25.2
Teflon Lined Poly Tubing	Foot	5.25
Teflon Tubing	Foot	6.3
Tygon Tubing	Per Ft.	4.2
Vapor Pin (Permanent)	Each	184.8
Vapor Pin (Temporary)	Each	123.9

Daily Fees	1Units	2026 Unit Rate
Field Health and Safety and Decon Supplies	Day	35

Attachment 4

Evidence of Insurance



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/3/2025

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 Digital Insurance LLC-San Francisco, CA 314 West Portal Ave San Francisco CA 94127-1412 License#: 0E50845 TERRENG-01	CONTACT NAME: Annie Linstroth PHONE (A/C No. Ext): 4156802105 E-MAIL ADDRESS: alinstroth@myCALteam.com	FAX (A/C, No):													
	<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A : Crum & Forster Specialty Ins</td> <td>44520</td> </tr> <tr> <td>INSURER B : Continental Insurance Company</td> <td>35289</td> </tr> <tr> <td>INSURER C : Aspen Specialty Ins Co</td> <td>10717</td> </tr> <tr> <td>INSURER D : National Fire Ins Co Of Hartford</td> <td>20478</td> </tr> <tr> <td>INSURER E : AXIS Specialty Ins. Co.</td> <td>15610</td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </tbody> </table>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Crum & Forster Specialty Ins	44520	INSURER B : Continental Insurance Company	35289	INSURER C : Aspen Specialty Ins Co	10717	INSURER D : National Fire Ins Co Of Hartford	20478	INSURER E : AXIS Specialty Ins. Co.	15610	INSURER F :
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INSURER F :															

COVERAGES

CERTIFICATE NUMBER: 1913639928

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"/> 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 <input checked="" type="checkbox"/> OTHER: Prof Liab/Pol	Y	Y	EPK-160591	10/4/2025	10/4/2026	EACH OCCURRENCE \$ 5,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 5,000,000 GENERAL AGGREGATE \$ 5,000,000 PRODUCTS - COMP/OP AGG \$ 5,000,000 Prof Liab/Pol \$ 5,000,000
B	<input checked="" type="checkbox"/> 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	Y	Y	8035074943	10/4/2025	10/4/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$	Y	Y	EX00UFY25	10/4/2025	10/4/2026	EACH OCCURRENCE \$ 6,000,000 AGGREGATE \$ 6,000,000 \$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	8035077812	10/4/2025	10/4/2026	<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 E	WC All Other States Excess Liability	Y	Y	8035077793 ELZ679864/01/2025	10/4/2025 10/4/2025	10/4/2026 10/4/2026	\$1M/\$1M 1,000,000 2nd Layer \$5M XS 11,000,000

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

CERTIFICATE HOLDER**CANCELLATION**

Terraphase Engineering, Inc. 1300 Clay Street, Suite 1000 Oakland CA 94612	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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Attachment 5

Local Business Participation Form

EXHIBIT "C"

LOCAL BUSINESS UTILIZATION AFFIRMATION WORKSHEET

Firm or Team: Terraphase Engineering Inc.

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

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


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

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

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

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

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

Signature:  _____

Date: 04 / 28 / 2025



DIVISION OF FACILITIES PLANNING & MANAGEMENT ROUTING FORM

Project Information

Project Name	Environmental Site Assessment Consulting Services at Various School Sites	Site	918
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Basic Directions

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

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

Contractor Information

Contractor Name	Terraphase Engineering, Inc.	Agency's Contact	Alice Hale Price		
OUSD Vendor ID #	004240	Title	Principal Engineer		
Street Address	1300 Clay Street	City	Oakland	State	CA
Telephone	510-645-1850	Zip	94612		
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 #	125120				

Term of Original/Amended Contract

Date Work Will Begin (i.e., effective date of contract)	06-25-2026	Date Work Will End By (not more than 5 years from start date; for construction contracts, enter planned completion date)	06-30-2028
		New Date of Contract End (If Any)	

Compensation/Revised Compensation

If New Contract, Total Contract Price (Lump Sum)	\$	If New Contract, Total Contract Price (Not To Exceed)	\$0.00
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
TBD	01-General Fund 14 Deferred Maintenance 21 Building Fund 25 Developer Fees 35 County Schools Facilities 40 Special Reserve for Capital Outlay Projects	TBD	5825	\$0.00

Approval and Routing (in order of approval steps)

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

	Division Head	Phone	510-535-7038	Fax	510-535-7082
1.	Signature: <i>Pranita Ranbhise</i> Email: pranita.ranbhise@ousd.org	Date Approved	05/25/2026		
2.	Counsel, Department of Facilities Planning and Management Signature: <i>James Traber</i>	Date Approved	5/22/2026		

	Chief Systems and Services Officer		
3.	Signature 	Date Approved	
	Chief Financial Officer		
4.	Signature	Date Approved	
	President, Board of Education		
5.	Signature	Date Approved	

[Preston Thomas \(May 25, 2026 17:45:30 PDT\)](#)