

Board Office Use: Legislative File Info.	
File ID Number	26-1317
Introduction Date	06-24-2026
Enactment Number	
Enactment Date	



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 - ACC Environmental Consultants, Inc.- Hazardous Material Abatement Consulting Services at Various School Sites – 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 **ACC Environmental Consultants, Inc., Oakland, CA**, for the latter to provide hazardous material abatement consulting services at various school sites, in the not-to-exceed amount of \$0. The agreement shall commence on June 25, 2026 with an anticipated end date of June 30, 2028.

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

LBP (Local Business Participation Percentage) 100%

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

Fiscal Impact All Capital Funds:

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

Attachments

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



CONTRACT JUSTIFICATION FORM

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

Legislative File ID No. 26-1317

Department: Division of Facilities Planning and Management

Vendor Name: ACC Environmental Consultants, Inc.

Project Name: Hazardous Material Abatement Consulting Services at Various School Sites **Project No.:** 25115

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?

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

Consultant was selected through the formal RFP/RFQ process.

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

Provide Hazardous Material Abatement Consulting Services.

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

If "No," please answer the following questions:

1) How did you determine the price is competitive?

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

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 **ACC Environmental Consultants, Inc.** (“Contractor” and together with District, the “Parties”).

1. **Contractor Services.** Contractor agrees to provide hazardous material abatement 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:

Oakland Unified School District
955 High Street
Oakland, CA 94601
Attn: Preston Thomas

Address for Contractor Notices:

ACC Environmental Consultants, Inc.
7977 Capwell Drive, Suite 100
Oakland, CA 94621
Attn: Steve Jackson

* * * * *

DISTRICT:

Oakland Unified School District

Jennifer Brouhard, President,
Board of Education

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



[Preston Thomas \(May 25, 2026 17:47:08 PDT\)](#)
Preston Thomas, Chief Systems & Services Officer

Approval as to form:



Date: 5/25/26

James Traber, Esq.
Facilities Counsel

CONTRACTOR:

ACC Environmental Consultants, Inc.

By: *Mark Sanchez*
Name: Mark A. Sanchez
Title: President/CEO
Date: 05/22/2026

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.**

Task 1: Asbestos and Lead Surveys

- 1.1 Scope of Services:**

It is anticipated that the scope of services for projects may include but not limited to conducting an asbestos survey with limited lead paint sampling.
to conducting an asbestos survey with limited lead paint sampling

- 1.2 Methodology:**

- 1.2.1** Asbestos survey shall be conducted per EPA’s NESHAPs protocol to the requirements of BAAQMD Regulation 11, Rule 2.
 - 1.2.2** A California Certified Asbestos Consultant certified by Cal/OSHA shall perform the survey.
 - 1.2.3** It is anticipated up to 50 asbestos bulk samples are to be collected and delivered to an independent laboratory for analysis by a Polarized Light Microscopy (PLM). PLM samples shall include up to 3 layers within each sample.
 - 1.2.4** It is anticipated up to 25 paint chip samples are to be collected from interiors and exteriors representative of the buildings constructed and/or modernized during different time periods.

- 1.3 Analyses and Reporting:**

- 1.3.1** Contractor shall prepare and provide the District with a report of findings which shall include laboratory data summary, material descriptions, sample locations,

descriptions of locations of materials tested, and quantities for materials for potential asbestos-containing materials and lead containing samples.

- 1.3.2** It is anticipated that the site work would be completed in two working days and a written report provided to the District within 10 working days after receipt of laboratory results.

□ **Task 2: PCB Sampling and Report**

2.1 Scope of Services:

The Contractor shall collect samples of suspect PCB-containing exterior caulk and sealants from the various buildings.

2.2 Methodology:

2.2.1 It is anticipated up to 25 samples are to be collected and submitted to an independent laboratory for analyses by NIOSH 8082 (PCB Aroclors).

2.3 Analyses and Reporting:

2.3.1 A written report shall be provided to the District within 10 working days after receipt of laboratory results. A summary of the results, findings, and recommendations shall be included in the report.

□ **Task 3: Work Plan**

3.1 Scope of Services:

The Contractor shall develop a work plan for managing the abatement and disturbance of hazardous materials identified during the surveys.

3.2 Methodology:

3.2.1 Develop a work plan

3.2.2 Plan to manage the abatement and disturbance of suspect hazardous materials.

3.3 Conditions and Exceptions:

3.3.1 Cost Proposal shall be based on one mobilization and conducting all activities between 7 a.m. and 5 p.m. Monday through Friday.

3.3.2 Cost Proposal shall include all necessary resources to perform the work with the exception of materials and/or surfaces greater than 12 feet in height which shall require a man-lift. Equipment required to reach those surfaces shall be provided by the District or provided (subject to District approval) by the Contractor as an additional cost.

3.3.3 The Contractor shall be provided unencumbered access to all project areas. The Contractor shall notify the District of areas that are not accessible which may be subject to additional costs based on the Contractor's schedule of fees. Work shall not proceed without the District's written approval.

3.3.4 The Contractor shall not be responsible for the identification, sampling, and/or characterization of Polychlorinated Biphenyl (PCB) other than scope defined in Task 2, lighting/mercury wastes, as well as water or mold-impacted materials.

3.3.5 The Contractor shall provide temporary patching of roof sampling wounds and identify for the District the exact locations.

3.3.6 The analyzing laboratory shall quantify asbestos concentrations by calibrated visual estimation using standard PLM methodology; with detection of asbestos is material/matrix dependent. Since detection of trace asbestos (<1%) may not be reliable or reproducible by PLM and percentage of asbestos weight cannot be

determined with standard PLM methodology, it is acknowledged that confirmation of asbestos concentrations within complex matrices when asbestos concentrations are 1% or less may warrant additional analysis by PLM point counting for proper characterization of asbestos-containing materials and/or waste-stream analysis.

Task 4: Construction Phase and Closeout

- 4.1 During the construction phase of the project, the Contractors will undertake the following monitoring activities:
 - 4.1.1 Review all notifications and all submittals, including notification to State Agencies that have jurisdiction over abatement activities,
 - 4.1.2 Review plans and shop drawings for construction of documentation enclosure system and for isolation of the work areas to insure they meet specifications and abatement regulations.
 - 4.1.3 Review submittals on equipment to be used.
 - 4.1.4 On site review as abatement activities proceed ensuring that specifications and regulations are being met.
 - 4.1.5 Review air monitoring information during abatement activities to ensure no limits are exceeded.
 - 4.1.6 Additive Alternate Work Scope: Provide perimeter air monitoring during abatement activities. Scope shall include setting up four (4) devices, one for each building elevation. Collect ambient air samples, one sample every 4 hours during abatement activities. Assume fifteen (15) working days of abatement.
- 4.2 Once abatement activities are completed, inspect to ensure that the abatement activities have removed the material to the level required by all applicable regulations.
- 4.3 Review documentation on the disposal of abated materials to insure the disposal meets the applicable regulations.
- 4.4 Review all final submittals as the abatement are completed to insure specifications and regulations have been met.

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:

ACC Environmental Consultants, Inc.

By: Mark Sanchez
Name: Mark A. Sanchez
Title: President/CEO
Date: 05/22/2026

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 President/CEO *[insert "owner" or officer title]* of ACC Environmental Consultants, Inc.
[insert name of business entity], have read the foregoing and agree that ACC Environmental Consultants, 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: 05/22/2026

Name: Mark A. Sanchez

Signature: *Mark Sanchez*

Title: President/CEO

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: ACC Environmental Consultants, Inc.
Date of Entity’s Contract with District: June 25th, 2026
Scope of Entity’s Contract with District: _____

I, Mark A. Sanchez [insert name], am the President/CEO [insert “owner” or officer title] for ACC Environmental Consultants, Inc. [insert name of business entity] (“Entity”), which entered a contract on June 25th, 2026, with the District for _____.

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

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

Date: 05/22, 2026

Signature: Mark Sanchez
Typed Name: Mark A. Sanchez
Title: President/CEO
Entity: ACC Environmental Consultants, Inc.



**Response to Request for Qualifications (RFQ)
for Hazardous Material Abatement Consulting Services at
Various School Sites Project #25115**

Thursday April 30, 2026

Prepared for:

Oakland Unified School District
Preston Thomas, Chief Systems and Services Officer
Department of Facilities Planning and Management
955 High Street
Oakland, CA 94601
cc: juanita.hunter@ousd.org, colland.jang@ousd.org

Prepared by:

Sarah Wilson
Business Development Manager
ACC Environmental Consultants, Inc.
7977 Capwell Drive, suite 100
Oakland, CA 94621
510.638.8400 ext. 102
marketingrfps@accenv.com

Service – Experience – Employee Owned



2. Statement of Qualifications and Fee Proposal

2.1 Letter of Interest

April 30, 2026

Oakland Unified School District
Preston Thomas, Chief Systems and Services Officer
Department of Facilities Planning and Management
955 High Street
Oakland, CA 94601
cc: juanita.hunter@ousd.org, colland.jang@ousd.org

Subject: Response to Request for Qualifications (RFQ) for Hazardous Material Abatement Consulting Services at Various School Sites Project # 25115

Firm Address and contact information: ACC Environmental Consultants, Inc. (Legal Name)
7977 Capwell Drive, Suite 100
Oakland, CA 94621
(510) 638-8400 x 105, (510) 638-8404 (fax)
sjackson@accenv.com

Thank you for the opportunity to respond to the subject RFQ. Established in 1986, ACC Environmental Consultants, Inc. (ACC) is an employee-owned, full service environmental consulting and design firm. ACC has provided hazardous material consulting services to Oakland Unified School District (OUSD/District) for over 30 years and has extensive knowledge of the District's properties. Our identified project team currently holds an as-needed Hazardous Materials Consulting contract and is well acquainted with the District's project team and best practices. .

"ACC Environmental Consultants, Inc. received a copy of the District's Agreement attached as **EXHIBIT A** to the RFQ. ACC Environmental Consultants, 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, ACC Environmental Consultants, Inc. has no objections to the use of the Agreement". 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.

ACC is headquartered in the City of Oakland and are a certified City of Oakland Local Business (LBE). ACC is also a certified Small Local Business (SLEB) with the County of Alameda and a Local Impact Area Business Enterprise (LIABE) and Small Business Enterprise (SBE) with the Port of Oakland. We look forward to working with Oakland Unified School District (OUSD/ District). **ACC acknowledges addendum 1.**

Sincerely,
ACC ENVIRONMENTAL CONSULTANTS, INC. (Legal Name)

Stephen Jackson
Vice President (Authorized to submit the State of Qualifications)



2. STATEMENT OF QUALIFICATIONS AND FEE PROPOSAL.....1

2.1 LETTER OF INTEREST 1

2.2 FIRM INFORMATION/NARRATIVE.....3

 2.1.1 *Firms History*..... 3

 2.2.2 *Firms Key Personnel*..... 3

 2.2.3 *Firms Ability to Meet Schedule*..... 7

 2.2.4 *K-12 Experience* 8

2.3 LITIGATION.....11

2.4 PROFESSIONAL FEES12

2.5 ADDITIONAL DATA.....13

3. INSURANCE14



2.2 Firm Information/Narrative

2.1.1 Firm History

Established in 1986, ACC is an employee-owned, full service environmental consulting and design firm recognized for its excellent and reliable client service. **ACC is certified by the City of Oakland as Local Business Utilization (LBU), and a small local business with the County of Alameda and LIABE/ SBE with the Port of Oakland.**

Firm Name:	ACC Environmental Consultants, Inc.
Legal Form:	S Corporation
Ownership:	100% Employee Owned (ESOP)
Number of years the firm has been in business:	40 Years. Founded on April 9, 1986 in Alameda County
Senior Officials:	Mark Sanchez: CEO/ President Heather Sobky: COO Steve Jackson: Vice President
Headquarters:	ACC Environmental Consultants, Inc. 7977 Capwell Drive, Suite 100 Oakland, CA 94621 (510) 638-8400, (510) 638-8404 fax www.accenv.com
Services Provided:	<ul style="list-style-type: none"> • Hazardous Material Abatement Consulting • Industrial Hygiene Services • Asbestos and Lead-Based Paint Testing and Consulting • Indoor Environmental Quality Testing and Consulting • LEED Environmental Testing and Certification • Water Intrusion and Mold Inspections • OSHA Employee Training – (Asbestos, EPA Lead RRP, Lead-Based Paint, Silica, Mold) • Concrete Moisture Intrusion • Underground Storage Tank Consulting • Hazardous Chemicals Materials Inventory Management and Business Plans • Phase I: Environmental Site Assessments (HSLA) • Phase II: Soil and Groundwater Investigation

2.2.2 Firms Key Personnel

Philosophy and Approach to Working with the District

Once onboard, our dedicated Project Management team will work closely with the District team, Contractor, and community partners to support the project through all phases to ensure successful project completion and budget management. Steve Jackson, Senior Project Manager, Vice-President will be the primary contact for OUSD. Steve has overseen several K-12 and OUSD projects. In addition, Mercede Ramjerdi will work with Steve to provide additional Project Management support to the District, as needed.

Contact information for Steve and Mercede:

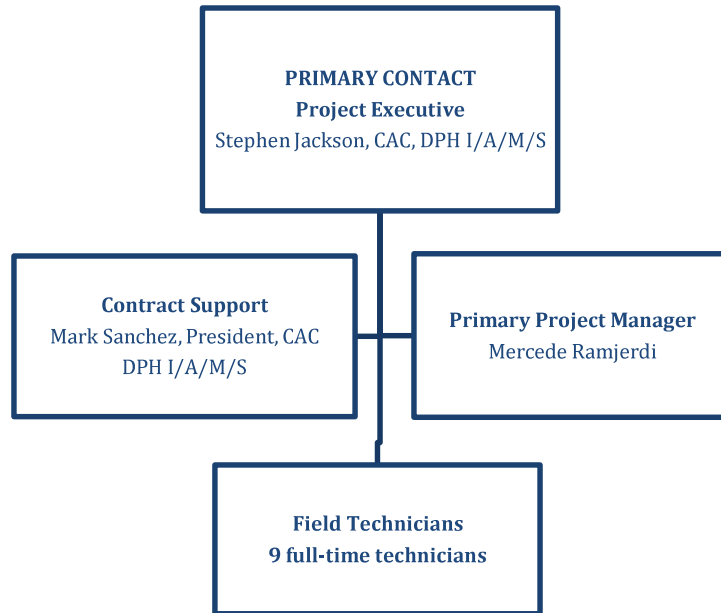
sjackson@accenv.com, (510) 512-8320 (cell phone), (510) 638-8400 x 105 (office)

Response to RFQ for Hazardous Material Abatement Consulting Services at Various School Sites Project #25115



mramjerdi@accenv.com, (415) 488-7081 (cell phone), (510) 638-8400 x 108 (office)

Project Team



Resumes and our Employee Certification chart are included as Additional Data in the Appendix.

Presently, ACC works with several School Districts including OUSD. For these client's we are frequently involved in construction projects of various types all of which require surveys and/ or abatement consulting services for hazardous materials prior to bidding and construction. The projects range from smaller boiler replacement projects, intrusion/fire alarm installations, ADA retrofits, school site modernizations which include building modernization and in some cases building replacement. Working with the project team (Construction Manager, Community Leaders, Owners Project Managers, Architects and Engineers) ACC ensures that the scope of our surveys, sampling and inspection is adequate to allow for successful permitting (local office and DSA), bidding and construction.

ACC was the environmental consultant for several Seismic Retrofit Projects at OUSD. ACC provided hazardous materials surveys, construction documents for the abatement and management of hazardous materials, attended meetings, prepared cost estimates and provided abatement oversight and documentation. This project included several phases and coordination between contractors and stakeholders.

Approach to Scope of Work

ACC understands that the District is looking to engage a consultant to provide hazardous abatement consulting services for Washington Early Child Development Center.

ACC will complete the full scope of work detailed in this RFQ. ACC understands and is fully qualified to provide the full Scope of Work detailed in this RFQ.

ACC's dedicated project manager, Steve Jackson will work with the District's team to develop a detailed approach and work plan for each site and it's identified project scope of work.



Below is an example narrative of ACC's general approach, safety and quality control measures to Hazardous Material Abatement Consulting Projects.

ACC's Project Managers and field staff members are Certified Asbestos Consultants, Certified Industrial Hygienists, Site Surveillance Technicians, and California Department of Public Health Lead Inspector/Risk Assessors/ Supervisors/Monitors. Our team is National Institute of Occupational Safety and Health (NIOSH) 583 trained and ACC participates in the American Industrial Hygiene Association's (AIHA) Proficiency Analytical Testing (PAT) Program. ACC maintains all the necessary equipment and the facility required to provide Phase Contrast Microscopy on-site or in our laboratory. Our qualified team has extensive experience with the Office of Public School Construction, the California Building Code, the California Green Building Standards Code, and other applicable California Code of Regulations.

Field Survey Work: ACC will review existing survey reports and sample results available for each building. If the site inspection confirms that existing sampling is adequate and the data will be included on ACC material data forms as having already been sampled previous and this information will be included in the final report.

Upon the commencement of a hazardous materials survey, ACC will proceed in the following manner; 1) conduct a walk-through of the building and take an inventory of all suspect building materials and components that will require testing for asbestos and/or lead and note each suspect material on the ACC's Material Information Form; 2) While taking inventory of all suspect asbestos and/or hazardous materials or components that will require sampling, ACC will also be filling out the Building Information Form, which provides all the details on the make up of the structure, age, length, width, type of construction, square footage, make up of both interior and exterior walls, floors, ceilings and mechanical systems. Typically this form is used on commercial and more complex structures. 3) Upon completing the inventory of all suspect materials that will require sampling, ACC will inspect the site and determine the presence and number of suspect materials to be sampled at the site. 4) ACC will obtain the appropriate number of samples in accordance with the related material using appropriate methods for sampling. 5) Lastly ACC will construct a floor plan sketch of the property showing all rooms, bathrooms, closets, etc. so that material and sample locations in the report can located more easily by the reader.

The survey of each buildings' MEP systems and building components will identify all impacted hazardous materials, including, but not limited to:

1. Asbestos
2. Lead
3. Mercury
4. Polychlorinated Biphenyls (PCBs)
5. Refrigerants
6. Chemicals
7. Solvents
8. Heating oils and hydraulic fluids that might be disturbed by the building project.
9. Mold (sampling and testing of mold found in areas including but not limited to crawl spaces and concealed ceiling spaces)

Preparation of Survey Reports

Data collected during the survey is documented on ACC's Survey Data Forms, including the Material Information Form, Building Information Form and Chain of Custody with Sample Location Form. Quantities of materials, description of material locations and any damaged conditions of materials will be entered into final report. Sample results are entered into the report as soon as they are received from the laboratory.



A draft report is prepared and reviewed by the project manager (CAC and or CIH) and upon completion of the review the final Draft report is generated and provided to OUSD for review and comment. Upon completion and if there are no unanswered questions after review of the report, a final report will be issued including five (5) hard copies as well as an electronic version in PDF Format. **The report will contain all requirements listed in the RFQ/P and agreed upon with the District.**

Project Design: Design of Asbestos Containing Materials, Lead-Based Paint/Lead-Containing Materials and Other Hazardous Substances Methodologies and Specification and Monitoring Lead-Based Paint/Lead Containing Materials, Asbestos and Other Hazardous Substances Abatement work will be prepared as needed based on our findings.

Abatement Design, Specification and Bidding Assistance: ACC provides cost effective and safe abatement methodologies incorporating the best project management principals in accordance with local, state and federal regulations. ACC will work with the District to develop comprehensive construction documents for the abatement and management process.

Laboratories

All outside laboratories used by ACC are fully accredited by DOHS and participate in NIOSH (PAT), AIHA, ELPAT, and NAVLAP. ACC selects outside laboratories based on accreditation, timeliness (contracted turn around time) and accuracy of samples submitted for analysis.

ACC works with these labs on a daily basis and is able to negotiate both best costs and services for all forms of sample analysis. All laboratories publish and follow approximately the same time frames for turn around of sample analysis. Ensuring the best service from the lab however requires the consultant to communicate properly with the labs as well as to execute best practices in obtaining samples and transmitting them to the laboratory.

Regulatory Compliance and Safety Observation

ACC project managers and technicians have all completed their asbestos and lead-based paint certification courses, as well as several other Hazardous Material certification courses (detailed in our Technical Certification chart in the attachments), which require them to possess and demonstrate a thorough knowledge of all applicable regulations. In addition, ACC holds semi-monthly staff meetings where any changes in regulations or enactment of new regulations are discussed.

ACC project management personnel have frequent contact with Air Quality Management District and Cal/OSHA inspectors who often visit our job sites. ACC's project managers always tour the site with the regulator and if requested make any suggested modifications. ACC has never had a project cited by a regulator.

Quality Assurance and Quality Control

ACC employs methods and tools that assure quality outcomes and quality controls for all of our work. ACC's staff will follow a comprehensive Quality Control Plan to guarantee that all required services are provided to OUSD as specified in this RFQ/P.

ACC has developed proprietary software programs for survey work to assist inspectors in the gathering and recording of information in standardized format. This certifies that our clients receive documentation that is consistent from project to project. Our Field Technicians use tablets in the field and upload project documentation to internal servers daily for review by project managers. Client access to daily documentation is available upon request.



This standardized format also acts as a built in quality assurance mechanism by requiring our staff to be thorough and accurate when gathering project data. Accuracy in data gathering allows for development of precise scopes of work that reflect the true requirements of projects, leading to the best opportunity for fair and accurate bids. This, combined with our depth of experience helps us prepare clear and well-defined specifications that minimize the possibility for costly change orders.

2.2.3 Firms Ability to Meet Schedule

If awarded this contract, Steve Jackson will regularly communicate with the District's Project Manager and Project team to schedule each phase of the Scope of Work in accordance to the current project timeline. In the event that a delay occurs our assigned project management team will work with District staff to reschedule the work as soon as possible once approval is received.

ACC understands how important it is for projects to be completed on time and on budget. Our established team comprised of a Sr. Project Manager (SPM), a Project Manager (PM), certified technicians and administrative staff will provide client communication, project oversight, technical monitoring and document submittal during and after completion of each project phase.

SPMs attend regularly scheduled meetings to discuss forecasted staffing requirements on projects. Each week a schedule is distributed to all staff members. ACC will work with OUSD to predict delays both for the contract documents and for changes in the field. ACC is dedicated to using local staff on projects and will ensure staff continuity on projects.

Behind the scenes we have a company scheduler who is responsible for maintaining our technician/project schedule. This is a constantly changing schedule. Most of our services are in response to client needs. Additionally, many of our services are dependent upon contractor scheduling and performance. As such, our team of professionals understands that our client's project timelines may shift, and, we're ready to accommodate changes to our schedule so that each project and client is serviced to meet expectations.

Quality starts with our first client conversations. It is important to understand the needs of every client for every project and consult with the client to ensure the scope of a proposed service is adequate to address the clients' needs. At ACC every scope of work is peer reviewed to make sure that each aspect of a project has insight from more than one technical expert. Utilizing our in-house staff who have appropriate professional certifications and experience allows us to provide each client with a consistent technical approach.

Once a project is authorized the ACC Project Manager will coordinate with the District's Team to determine the schedule, access, site restriction and any other project specific requirements. Once these details have been reviewed, the ACC project manager will assign the project internally to one of our project technicians (or project team). The Project Manager will receive project field documentation daily and address any questions or concerns with the technician promptly. All samples are submitted to local accredited laboratories following industry standard chain-of-custody protocols.

ACC's team of professionals has vast experience in working as part of design teams on many diverse projects. Managing environmental conditions is sometimes overlooked, but ACC strives to inform each client of the potential impacts that environmental issues can have on a project's budget and schedule. Working with a client to clearly understand the goals of each project early on is helpful in keeping the client and the entire design team aware of potential environmental issues so they can be addressed as part of the ongoing design, bid and construction process allowing for better control of the project schedule and budget.



ACC has been an early adopter of technology. All of our inspection tools have been developed such that data collection, note taking, sample submissions and reporting can be completed utilizing e-Tablets. This allows for accurate and consistent data collection and easy sharing of information between technicians, managers and technical oversight. By having automated processes, we can easily track project progress, key milestones, budgets, reporting and invoicing. Each of which is critical in delivering timely, accurate projects, on budget while meeting client goals.

2.2.4 K-12 Experience

ACC has recently managed the following OUSD projects:

- Hazardous Material Abatement Consulting - Roosevelt Modernization Project #19101
- Pre-Demolition Hazardous Materials Survey – Ethel Moore Memorial Building

ACC has a long history providing hazardous materials surveys, abatement design, emergency response, construction services and as-needed environmental consulting services for the following school district clients:

- | | |
|---|---|
| <ul style="list-style-type: none"> • Los Angeles Unified School District • Chabot College • Peralta Community College • Contra Costa Community College District • San Diego State University • Stanford University • Hastings College of the Law • Touro University • University of California Davis • University of California Los Angeles • California State University, East Bay • Simi Valley Unified School District • Forestville Union School District • McFarland Unified School District • Oakland Unified School District • Castro Valley Unified School District • Alameda County Office of Education • Alameda Unified School District • Round Valley Unified School District • Santa Rosa City School District | <ul style="list-style-type: none"> • Healdsburg Unified School District • Lifeline Education Charter School • Livermore Valley Joint Unified School District • National Center For International Schools • Roseland School District • Salesian High School • San Benito High School District • San Francisco Unified School District • San Lorenzo Unified School District • Sonoma Valley Unified School District • Stratford Schools • Ukiah Unified School District • West Sonoma Union High School District • Community Harvest Charter School • Fremont Community Church, Christian Community School • New Design Charter School • Oak Grove School District • Petaluma City Schools • Sunol Glen Unified School District |
|---|---|

Past Projects: Below are examples of School District and relevant projects performed in the past three years.

Project Name & Client	Byron Unified School District – Discovery Bay Elementary School Hazardous Material Consulting Services
Project Description	Discovery Bay Elementary School Pre-Demolition and Pre-Renovation Asbestos and Lead Survey with Limited PCB Sampling
Contact Person	Byron Union School District Mason Nakada, Project Coordinator



	Caldwell Flores Winter, Inc. (Bond Management) mnakada@cfwinc.com
Firm Person in Charge	Mercedi Ramjerdi (PM), Steve Jackson (Executive Manager)
Project Cost	\$30,265.00

Project Name & Client	Byron Unified School District – Excelsior Middle School Hazardous Material Consulting Services
Project Description	Excelsior Middle School Pre-Demolition and Pre-Renovation Asbestos and Lead Survey.
Contact Person	Byron Union School District Mason Nakada, Project Coordinator Caldwell Flores Winter, Inc. (Bond Management) mnakada@cfwinc.com
Firm Person in Charge	Mercedi Ramjerdi (PM), Steve Jackson (Executive Manager)
Project Cost	\$17,485.00

Project Name & Client	Alameda Unified School District AUSD Maintenance Yard – Abatement Design/ Oversight
Project Description	ACC provided clearance air monitoring and final visual inspection to a small abatement project.
Contact Person	Armando Perez armperez@alamedaunified.org (510) 993-9137
Firm Person in Charge	Mercedi Ramjerdi (PM)
Project Cost	\$1,850.00

Project Name & Client	Pre-Demolition Hazardous Materials Survey - 5 Santa Fe Portables
Project Description	ACC provided full Survey for Hazardous Materials for pre-demolition at Santa Fe Campus.
Contact Person	Oakland Unified School District Jorge De Anda (510) 701-7758 jorge.deanda@ousd.org
Firm Person in Charge	Stephen Jackson (PM) Mercedi Ramjerdi (Assistant PM)
Project Cost	\$10,670

Project Name & Client	Oakland Unified School District East Oakland Pride – Hazardous Material Abatement Consulting
Project Description	ACC provided full Survey for Hazardous Materials, abatement design, coordination and abatement oversight.
Contact Person	Oakland Unified School District



	John Esposito john.esposito@ousd.org (510) 535-7049
Firm Person in Charge	Stephen Jackson (PM)
Project Cost	\$22,442.20

Project Name & Client	Dayton Elementary School Renovation Del Rey Elementary School Renovation San Lorenzo Unified School District
Project Description	Hazardous Materials Consulting for Modernization Projects. ACC provided surveys, design documents and abatement oversight. Projects involved roofing replacement and replacement of restrooms.
Contact Person	San Lorenzo Unified School District Behrooz Danish bdanish@slzusd.org (510) 317 4842 15510 Usher Street, San Lorenzo, CA 94580
Firm Person in Charge	Stephen Jackson (PM), Jorge Leon (Tech), Rachael Gehrman (Tech), Ben Schulte-Bisping (QA,QC)
Project Cost	Approx: \$10,000 per site

Project Name & Client	Oakland Unified School District Fremont High School Modernization
Project Description	Replacement of B Building, Gymnasium, Entrance Renovation, Library Exterior Renovation. Full Survey for Hazardous Materials, abatement design, coordination and abatement oversight.
Contact Person	Oakland Unified School District Kenya Chatman – Kenya.Chatman@ousd.org , 510-535-7050 Paul Orr – Paul.Orr@ousd.org , 415-940-2175
Firm Person in Charge	Stephen Jackson (PM), Jorge Leon (Tech), Rachael Gehrman (Tech), Massoud Navaab (Tech), Ben Schulte-Bisping (QC)
Project Cost	\$80,000

Project Name & Client	Oakland Unified School District Glenview School Replacement
Project Description	Demolition of School for Replacement at Same Location. ACC provided pre-demolition hazardous materials survey, abatement design, abatement oversight and dust monitoring.
Contact Person	Oakland Unified School District Jean-Luc Keita jean-luc.keita@ousd.org , 510-560-3975 (Will Newby was primary PM during work but has left OUSD).
Firm Person in Charge	Stephen Jackson (PM), Jorge Leon (Tech), Kim Bunting (Tech), Mark Sanchez (QA/QC)
Project Cost	\$150,000

Project Name &	Oakland Unified School District
---------------------------	---------------------------------



Client	Fruitvale Alarm Installation Edna Brewer Alarm Installation Joaquin Miller Alarm Installation
Project Description	Fire/Intrusion Alarm Installation. ACC conducted asbestos and lead survey, project design, training and oversight during hazardous materials work.
Contact Person	Brewer - Rico Dawson-Velez (No longer with district) Joaquin Miller – Toby Black (No longer with District) Fruitvale School – Nicole Wells – 510-535-2726, Nicole.well@ousd.org
Firm Person in Charge	Stephen Jackson (PM), James Estes (PM), Ben Schulte-Bisping (QA/QC)
Project Cost	\$12,000 per site

Examples are brief due to RFQ page requirements; additional examples will be provided upon request. References and additional District relationship information is included in the Appendix as “Additional Data”.

2.3 Litigation

ACC has no litigation from any projects.



2.4 Professional Fees

Below is ACC’s detailed schedule of hourly billing rates that will be used to price all tasks proposed in the RFQ “Scope of Services”. ACC will follow all project guidelines outlined by the District. Per District instruction, ACC will include 10% contingency to the proposed not-to-exceed fee.



2026 Annual Fee Schedule

(Effective January 1, 2024)

Cost of labor services shall be as follows:

<i>Labor Classification</i>		<i>Hourly</i>
Subject Matter Expert / Expert Witness	\$	1.5x hourly
Principal	\$	360.00
Board Certified Industrial Hygienist	\$	295.00
Professional Engineer	\$	297.00
Principal Geologist	\$	241.00
Associate Geologist	\$	221.00
Project Geologist	\$	201.00
Staff Geologist	\$	164.00
Senior Project Manager/Designer	\$	221.00
Senior Project Manager/Technical Oversight	\$	221.00
Project Manager	\$	201.00
Project Coordinator	\$	130.00
Project Scientist, Project Hygienist, or Technician	\$	145.00
<i>(Overtime and/or Nights as defined below)</i>	\$	182.00
<i>(Double-time and/or Weekends as defined below)</i>	\$	218.00
Trainer	\$	255.00
CAD Draftsperson	\$	156.00

These rates will apply between the hours of 6:00 AM and 8:00 PM Monday through Friday. Overtime (hours in excess of 8 and up to 12 in one working shift) and/or night hours (weekdays, Monday through Thursday 8:00 PM to 6:00 AM) shall be charged at 125% of the base rates above or as indicated under Technician I/II classifications. Double-time (hours in excess of 12 in one working shift) and/or Weekend hours (between 8:00 PM Friday and 6:00 AM Monday) shall be charged at 150% of the base rates quoted above or as indicated under Technician I/II classifications. In the event that the client requests ACC to respond to an emergency situation (i.e. asbestos spill, etc.) and ACC staff are pre-assigned to an existing project, the emergency response may be billed at 125% to compensate for overtime rates or 150% to compensate for double-time rates. Minimum charge for Technicians shall be four (4) hours per day. All rates stated herein will remain in effect through January 31, 2025. Comparable rates, reflecting prevailing industry standards, will be annually re-negotiated if the contract period is extended.



2.5 Additional Data

ACC is committed to ongoing professional education of our staff. Currently we have 50 permanent employees. Our staff undergoes continuous training through annual certificate refresher courses and monthly technical trainings designed to enhance their knowledge of local, state and federal regulations.

Local Business Utilization Strategy

ACC is headquartered in the City of Oakland and are a certified City of Oakland Local Business (LBE), our recertification application has been submitted and is pending. ACC is also a certified Small Local Business (SLEB) with the County of Alameda and a Local Impact Area Business Enterprise (LIABE) and Small Business Enterprise (SBE) with the Port of Oakland. We look forward to working with Oakland Unified School District (OUSD/ District).

All K-12 projects referenced in section 2.2 Firm Information included implemented methods used for successful local business utilization.

REFERENCES:

School District (Years)	Contact Person	Title	Phone
Oakland Unified School District (1993 – Present)	Jorge De Anda	Project Engineer	(510)701-7758 jorge.deanda@ousd.org
Oakland Unified School District (1993 – Present)	Mary Ledezma	Project Manager	(510) 535-7055 mary.ledezma@ousd.org
Alameda Unified School District (2004 – Present)	Pedro Mora	Director of Maintenance, Operations and Facilities	510-337-7000 x77933 pmora@alameda.k12.ca.us
Alameda County Office of Education	Alicia Masri		(510) 670-4110 almasri@acoe.org
Los Angeles Unified School District (2000 – Present)	Noel Escobar	Asbestos Abatement Supervisor	(213) 745-1450 noel.escobar@lausd.net

Attached (following section 3):

- Insurance Example
- Staff Certification Chart & Key Staff Resumes
- Exhibit C



3. Insurance

Example COI is attached following this page.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/28/2026

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 Inszone Insurance Services, LLC 2721 Citrus Road, Suite A Rancho Cordova CA 95742 License#: 0F82764 ACCENVI-01	CONTACT NAME: PHONE (A/C, No, Ext): 800-746-0048 FAX (A/C, No): 916-400-2625 E-MAIL ADDRESS: aeservice@inszoneins.com													
	<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A : RLI Insurance Company</td> <td>13056</td> </tr> <tr> <td>INSURER B : Beazley Excess and Surplus Insurance, Inc.</td> <td>17520</td> </tr> <tr> <td>INSURER C : Beazley Excess and Surplus Insurance, Inc.</td> <td>17520</td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : RLI Insurance Company	13056	INSURER B : Beazley Excess and Surplus Insurance, Inc.	17520	INSURER C : Beazley Excess and Surplus Insurance, Inc.	17520	INSURER D :		INSURER E :		INSURER F :
INSURER(S) AFFORDING COVERAGE	NAIC #													
INSURER A : RLI Insurance Company	13056													
INSURER B : Beazley Excess and Surplus Insurance, Inc.	17520													
INSURER C : Beazley Excess and Surplus Insurance, Inc.	17520													
INSURER D :														
INSURER E :														
INSURER F :														

COVERAGES

CERTIFICATE NUMBER: 791129937

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
B	<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 type="checkbox"/> OTHER:	Y	Y	D397B1260201	4/28/2026	4/28/2027	EACH OCCURRENCE \$ 5,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 25,000 PERSONAL & ADV INJURY \$ 5,000,000 GENERAL AGGREGATE \$ 5,000,000 PRODUCTS - COMP/OP AGG \$ 5,000,000 \$
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y	Y	CKB0200236	4/28/2026	4/28/2027	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 <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$	Y	Y	D3C291260101	4/28/2026	4/28/2027	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	Pollution Liability	Y	Y	D397B1260201	4/28/2026	4/28/2027	Each Poll./Aggregate \$5,000,000
B	Professional Liability "Claims Made" RETRO: 03/20/1989	N	N	D397B1260201	4/28/2026	4/28/2027	Each Claim/Aggregate Subject to GL Agg \$5,000,000

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

COUNTY OF ALAMEDA, OFFICERS, AGENTS, EMPLOYEES, VOLUNTEERS AND REPRESENTATIVES are included as an Additional insured on the General Liability as per written contract. Coverage is Primary and Non-Contributory and a Waiver of Subrogation applies per written contract.

CERTIFICATE HOLDER**CANCELLATION**

For Bidding Purposes

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

© 1988-2015 ACORD CORPORATION. All rights reserved.



CERTIFIED STAFF & KEY STAFF RESUMES

The below table represents ACC's local certified staff that may be utilized on District projects.

Full time, local, in-house, non subcontracted Staff/Title	Number of Years with Firm	ACC Environmental Technical Staff Certifications & Licenses – Oakland Office										30-hour Construction Safety
		Cal-OSHA Certified Asbestos Consultant	Cal-OSHA Certified Site Surveillance Technician	CA DPH Lead Cert	AHERA Contractor/Supervisor	AHERA Inspector	AHERA Management Planner	AHERA Project Designer	NIOSH 7400 Air Sample Analysis Training	Other Certs	40-Hour HAZWOPER	
Mark Sanchez President	33	#92-0082		IA 2101 PM 2102 S 2100	X	X	X	X	X	CHMM, REA	X	X
Steve Jackson Vice-President	7	#95-1782		IA 7294 PM 7293	X	X	X	X	X		X	X
Ben Schulte-Bisping Senior Project Manager	12	#14-5336		IA 0959 PM 5398	X	X	X	X	X	ICRI	X	X
Rachael Gehrman Project Manager	9	#22-7069		IA 7004 PM 6277	X	X	X	X	X	CPR/ First-Aid	X	X
Mercede Ramjerdi	7	#23-7521		IA 5009 PM 8332	X	X	X	X	X	CPR/ First-Aid	X	X
Jed Douglas, CIH, CSP, PG	2								X	CIH No. 10325 CP CSP- 31306 PG 7516	X	X
Massoud Navvab Technician	30	#98-2531		IA 7476 PM 7477	X	X	X	X	X	CPR/ First-Aid	X	X
Ian Sutherland Professional Geologist	12								X	PG #9196	X	
Davis Leach Technician	5		#10-6822	ST 7302	X	X			X	CPR/ First-Aid	X	X
Melanie Batchelor Technician	5		#10-6821	ST 7351	X	X			X	CPR/ First-Aid	X	X
Michael Keenan Technician	5		#19-6709	IA 3421	X	X			X	CPR/ First-Aid	X	X
William Morales Technician	1		#22-7159	ST 9411	X	X			X		X	X
Daniel Mayorga Technician	2		#24-7641	ST- 12230	X	X			X		X	X
Zach Dighans Technician	2		#24-7634	ST 11720	X	X			X		X	X
Matthew Page Technician	1		#22-7040	IA 10845	X	X			X		X	X
Camila Schneider-Rodriguez Tech. in-training	1			ST 13612	X	X			X		X	X



KEY PROJECT TEAM RESUMES

Stephen Jackson

Vice President | Senior Project Manager
Industrial Hygienist. Certified Asbestos Consultant, DPH
sjackson@accenv.com | 510.638.8400 x 105

Senior Project Manager: Stephen Jackson CAC, CHMM, CA/DPH Mr. Jackson, has been with ACC for over seven years. In addition to his role as senior project manager, he is our Vice President of Project Management. He provides senior project management for current Hazardous Material Consulting projects and oversight of the field personnel and review all reports and documents.

Mr. Jackson has over 30 years of experience with health and safety programs, hazardous materials investigations and environmental site assessments. He participates in and manages asbestos, lead-based paint, mold and indoor air quality projects and provides employee training on issues pertaining to health and safety and emergency response procedures.

Examples of Representative Projects

Mr. Jackson has extensive experience managing local office operations, projects and clients in the environmental and industrial hygiene consulting industry. Mr. Jackson has a talent for quickly mastering technology. He is diplomatic and tactful with professionals and non-professionals at all levels. Mr. Jackson is accustomed to handling sensitive, confidential clients, projects while maintaining the focus on company needs.

Education

Bachelor of Science, California State University, Hayward

Registrations and Certifications

Cal/OSHA Certified Asbestos Consultant #95-1782
CA/DPH LRC – I/A/PM #9148
Niton XRF Radiation Training
OSHA 40 Hour Hazwoper

Areas of Professional Expertise

Training/educational instruction	Industrial hygiene
Abatement project management	Regulatory Compliance
Occupational health and Safety	Site Audits
Lead surveys	Contract negotiations
Effective verbal and written communication	IAQ investigation
Emergency response programs	



Mercede Ramjerdi

Project Manager

MPH, CAC, CDPH Inspector/Assessor, CDPH Project Monitor

(415) 488-7081, mramjerdi@accenv.com

Mercede Ramjerdi has over 7 years of experience performing Hazardous Material Surveys, Project Oversight, Air Sampling, Indoor Air Quality Investigations, Environmental Health and Safety Plan development, and Phase I Environmental Site Assessments (ESAs). Ms. Ramjerdi has expert analytical and report writing skills, regularly navigates regulatory databases, and interprets data for use in technical report preparation.

Representative Projects

Ms. Ramjerdi has assisted in conducting surveys and site assessments throughout California. Types of properties include multi-family residential, commercial and light industrial buildings, school facilities, warehouses, retail shops, and vacant land.

Education

University of California, Los Angeles
Masters in Public Health in Environmental Health Sciences with a Certificate in Laboratory Safety Fundamental Concepts

University of California, Berkeley
Bachelor of Science in Society and Environment

Certificates and Registrations

California Certified Asbestos Consultant # 23-7521
EPA/AHERA Certified Asbestos Building Inspector
EPA/AHERA Certified Asbestos Contractor Supervisor
EPA/AHERA Certified Asbestos Management Planner
CDPH Inspector/Assessor
CDPH Project Monitor
Participates in AIHA PAT Program
OSHA Hazardous Waste Operations and Emergency Response Standard (HAZWOPER) 40-Hour

Areas of Professional Expertise

Asbestos Building Inspections & Surveys
Bulk Sampling, Air Sampling
Project Oversight
Health and Safety Plans
Technical Report Preparation
Data Analysis and Interpretation
Phase I Environmental Site Assessments
Indoor Air Quality Investigations



Mark Sanchez

CEO/ President

Industrial Hygienist. Certified Asbestos Consultant

msanchez@accenv.com | 510.638.8400 x 104

CEO/ President: Mr. Mark Sanchez, CAC, CHMM, CA/DPH, REA. Mr. Sanchez, has been with the company for over 30. Mr. Sanchez has over 33 years of experience with health and safety programs, hazardous materials investigations and environmental site assessments. He participates in and manages asbestos, lead-based paint, mold and indoor air quality projects and provides employee training on issues pertaining to health and safety and emergency response procedures. Mr. Sanchez has been a faculty member for the Programs in Environmental Hazard Management at the University of California in Berkeley.

Examples of Representative Projects

Clark Construction: Managed hazardous materials identification, design and removal for the Highland Hospital renovation and demolition project.

City of Oakland: Primary Project manager for all On-Call Hazardous Material Consulting Services

CSU East Bay: Managed the design and removal of hazardous materials from Warren Hall. Provided oversight during the implosion of the building, cleanup activities and site clearance.

County of Alameda: Managed over 50 projects for the County including asbestos, lead-based paint and mold surveys, project oversight and air clearance sampling.

Livermore Valley Joint Unified School District: For the last 12 years Mr. Sanchez has been the Project Manager for LVJUSD as-needed environmental consulting projects. Projects include asbestos and lead surveys, project oversight and air sampling, biological investigations, soil and groundwater characterization.

Education

B.A., Environmental Studies (in progress)

Registrations and Certifications

Certified Hazardous Materials Manager (CHMM)

California Registered Environmental Assessors (REA)

Cal/OSHA Certified Asbestos Consultant #92-0082

CA/DPH Certified Lead Related Construction I/A 2101, M 2102, S2100

Sampling and Evaluation Airborne Asbestos Dust (NIOSH 582) OSHA 40-Hour HAZWOPER Training

Hazardous Materials Management Certificate

Environmental and Occupational Site Auditing

Participates in AIHA PAT Program

Areas of Professional Expertise

Training/educational instruction

Abatement project management

Industrial hygiene consulting

Asbestos awareness training

Emergency response programs

Site Audits

Regulatory Compliance

Contract negotiations

IAQ investigation

Occupational health and Safety



Jed Douglas, CIH, CSP, PG

Senior Project Manager/Certified Industrial Hygienist

jdouglas@accenv.com

Jed Douglas, CIH, CSP, PG joined ACC in 2023 and is a full time, in-house, senior project manager. Mr. Douglas has over 34 years of experience as a health and safety specialist and project manager and has managed numerous environmental projects involving: safety audits; industrial hygiene surveys and compliance sampling; health and safety program development, documentation, and training; soil and groundwater investigations and remediation of hazardous constituents; and indoor air quality (IAQ) assessments for physical, chemical, and biological contaminants. Mr. Douglas has directed, managed, and performed every aspect of various projects, including industrial hygiene; safety training; IAQ investigations; LEED certification for new construction and renovation; construction management; mold investigations and remediation; asbestos and lead investigations and remediation; chemical and heavy metal investigations and remediation, including underground storage tanks; and, data presentation, interpretation, and reporting. He has extensive experience in preparing proposals, cost estimates, contracts and specifications; office and field safety; data collection and interpretation; field operations and sampling; vertical and horizontal drilling supervision; quality assurance and quality control (QA/QC); team leadership; and staff training, mentoring, and supervision.

Representative Clients

Mr. Douglas' client base is very broad and includes the following industries:

- Local, State, Federal Government Agencies
- Healthcare
- Manufacturing/ Industrial
- Construction
- Pharmaceutical/ Biopharmaceutical
- Commercial

Education

B.S. – Geology, University of California, Santa Barbara, 1988

B.A. – Zoology, University of California, Santa Barbara, 1988

Hazardous Materials Management – University of California, Berkeley, 1999

Master Brewer - University of California, Davis, 1998

Certificates and Registrations

Certified Industrial Hygienist (CIH): National (No. 10325 CP)

Certified Safety Professional (CSP): National (No. CSP-31306)

Professional Geologist (PG): California (No. 7516)

U.S. Green Building Council LEED® Accredited Professional

Construction Specifications Institute Certified Document Technologist

Mold Remediation Supervisor

Hazardous Waste Operations Emergency Response (HAZWOPER) 40-Hour

Training, HAZWOPER Management and Supervisor Training, Annual 8-Hour

HAZWOPER Refreshers

Federal Emergency Management Agency Incident Command System (ICS-100)

EXHIBIT "C"

LOCAL BUSINESS UTILIZATION AFFIRMATION WORKSHEET

Firm or Team: ACC Environmental Consultants, 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. *Type text here*

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


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

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

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

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

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

Signature: 

Date: 04 / 30 / 2025 (2026)



DIVISION OF FACILITIES PLANNING AND MANAGEMENT ROUTING FORM

Project Information

Project Name	Hazardous Material Abatement Consulting Services at Various School Sites	Site	918
---------------------	--	-------------	------------

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	ACC Environmental Consultants	Agency's Contact	Steve Jackson		
OUSD Vendor ID #	000230	Title	Project Manager		
Street Address	7977 Capwell Drive, Suite 100	City	Oakland	State	CA Zip 94621
Telephone	510-638-8400	Policy Expires			
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 #	25115				

Term of Original/Amended Contract

Date Work Will Begin (i.e., effective date of contract)	06-25-2025	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)	\$0.0
Pay Rate Per Hour (If Hourly)	\$	If Amendment, Change in Price	\$
Other Expenses		Requisition Number	

Budget Information


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

Resource #	Funding Source	Org Key	Object Code	Amount
TBD	01 ESSER; 14 Deferred Maintenance 21 Building Fund 25 Capital Facilities 35 County Schools Facilities 40 Special Reserve for Capital Outlay Projects	TBD	6265	\$0.

Approval and Routing (in order of approval steps)

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

	Division Head	Phone	510-535-7038	Fax	510-535-7082
1.	Executive Director, Facilities Planning & Management Facilities				
	Signature	Date Approved	05/25/2026		
	<i>Pravita Rambhise</i>				
2.	Counsel, Department of Facilities Planning and Management				
	Signature	Date Approved	5/25/26		
	<i>James Traber</i>				
	Chief Systems & Services Officer				

3.	Signature 	Date Approved	05/25/2026
	Chief Financial Officer: Preston Thomas (May 25, 2026 17:47:08 PDT)		
4.	Signature	Date Approved	
	President, Board of Education		
5.	Signature	Date Approved	