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OAKLAND UNIFIED SCHOOL DISTRICT
Community Schools, Thriving Students

Memo

To Board of Education

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

Board Meeting Date June 24, 2026

Subject Master Agreement for General Services – Terraphase Engineering, Inc.- Hazardous Material Abatement Consulting Services – Division of Facilities Planning and Management

Action Requested Approval by the Board of Education of a **Master Agreement for General Services** by and between the **District and Terraphase Engineering, 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.)

100%

LBP (Local Business Participation Percentage)

Recommendation Approval by the Board of Education of a Master Agreement for General Services by and between the District and Terraphase Engineering, Inc., Oakland, CA, for the latter to provide 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 General Fund;
- 14 Deferred Maintenance
- 21 Building Fund
- 25 Developer Fees
- 35 County Schools Facilities
- 40 Special Reserve for Capital Outlay Projects

Attachments

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



CONTRACT JUSTIFICATION FORM

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

Legislative File ID No. 26-1309

Department: Facilities Planning and Management

Vendor Name: Terraphase Engineering, Inc.

Project Name: Hazardous Material Abatement Consulting Services

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?

Vendor was selected through the formal RFP/RFQ process.

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

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?

[Empty box for answer to question 1)

2) Please check the competitive bidding exception relied upon:

Construction Contract:

- Price is at or under UPCCAA threshold of \$75,000 (as of 1/1/25)
- CMAS contract [may only include “incidental work or service”] (Public Contract Code §§10101(a) and 10298(a)) – *contact legal counsel to discuss if applicable*
- Emergency contract (Public Contract Code §§22035 and 22050) – *contact legal counsel to discuss if applicable*
- No advantage to bidding (including sole source) – *contact legal counsel to discuss if applicable*
- Completion contract – *contact legal counsel to discuss if applicable*
- Lease-leaseback contract RFP process – *contact legal counsel to discuss if applicable*
- Design-build contract RFQ/RFP process – *contact legal counsel to discuss if applicable*
- Energy service contract – *contact legal counsel to discuss if applicable*
- Other: _____ – *contact legal counsel to discuss if applicable*

Consultant Contract:

- Architect, engineer, construction project manager, land surveyor, or environmental services – selected (a) based on demonstrated competence and professional qualifications (Government Code §4526), **and** (b) using a fair, competitive RFP selection process (Government Code §§4529.10 et seq.)
- Architect or engineer *when state funds being used* – selected (a) based on demonstrated competence and professional qualifications (Government Code §4526), (b) using a fair, competitive RFP selection process (Government Code §§4529.10 et seq.), **and** (c) using a competitive process consistent with Government Code §§4526-4528 (Education Code §17070.50)
- Other professional or specially trained services or advice – no bidding or RFP required (Public Contract Code §20111(d) and Government Code §53060) – *contact legal counsel to discuss if applicable*
- For services other than above, the cost of services is \$114,800 or less (as of 1/1/25)
- No advantage to bidding (including sole source) – *contact legal counsel to discuss if applicable*

Purchasing Contract:

- Price is at or under bid threshold of \$114,800 (as of 1/1/25)
- Certain instructional materials (Public Contract Code §20118.3)
- Data processing systems and supporting software – choose one of three lowest bidders (Public Contract Code §20118.1)

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

Maintenance Contract:

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

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

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

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

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

1. **Contractor Services.** Contractor agrees to provide 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:

Terraphase Engineering, Inc. 1300 Clay Street, Suite 1000 Oakland, CA 94612 Attn: Alice H. Price


* * * * *

DISTRICT:

Oakland Unified School District

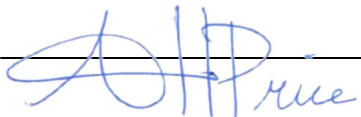
Jennifer Brouhard, President,
Board of Education

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




Preston Thomas, Chief Systems & Services Officer

CONTRACTOR:


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

05/25/2026

Approval as to form:



James Traber, Esq.
Facilities Counsel

Date: 5/22/2026

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:

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

EXHIBIT B

Fingerprinting Notice and Acknowledgement Form

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

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

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

(Education Code §45125.1(h).)

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

Dated: May 5, 2026

Name: Hank A. Galindo

Signature: 

Title: Chief Human Resources Officer

ATTACHMENT A

Violent and Serious Felonies

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

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

Section 220.

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

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

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

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

ATTACHMENT B

Form for Certification of Lack of Felony Convictions

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

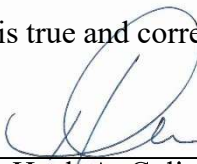
Entity Name: Terraphase Engineering Inc.
Date of Entity's Contract with District: _____
Scope of Entity's Contract with District: Master Services Agreement - Hazardous Building Materials

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

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

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

Date: May 5, 2026

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

April 30, 2026

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

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

Subject: Qualifications and Proposal for Hazardous Material Abatement Consulting Services at Various School Sites, Project No. 25115

Dear Mr. Thomas:

On behalf of Terraphase Engineering Inc. (Terraphase), we are pleased to submit our Statement of Qualifications and Fee Proposal in response to the Oakland Unified School District's (OUSD) Request for Qualifications and Proposals (RFQ/P) for Hazardous Material Abatement Consulting Services at Various School Sites. We developed the attached proposal based on the RFQ/P and Addendum 1, which is hereby acknowledged as received.

Company Information

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

Terraphase is headquartered in Oakland and is a City of Oakland–certified local business. Many of our families attended OUSD schools, and we are proud to have supported the District on multiple projects over the past 10 years.

Experience and Background

Terraphase has provided environmental (including hazardous building material assessment) and geotechnical investigation services to 50+ California K–12 and community college districts and charter schools in support of local and state bond programs for new development and modernization projects. Terraphase has worked closely with District staff on environmental support for projects at over 10 campuses. We have conducted asbestos, lead, and PCB sampling at over 40 K-12 and community college campuses in California. We will use our experience with the District to help streamline the hazardous materials assessment process.

The Terraphase project team supporting this project includes:

- **Alice Hale Price, PE** (Client Manager). Ms. Hale Price is an experienced project manager for environmental assessment projects and is experienced in working with the District. As a former student of OUSD schools, Ms. Hale Price appreciates the opportunity to submit a response to OUSD's RFQ/P.
- **Salvador Mendoza, PG, CAC** (Project Manager). Mr. Mendoza has over 25 years of experience managing hazardous building materials (HBM) surveys and abatement oversight for schools and public agencies, including direct project management and technical lead roles for Oakland Unified School District and other Bay Area educational clients.
- **Andy Lojo, PG** (Technical Review). Mr. Lojo is a technical advisor and school program lead with extensive experience supporting hazardous building materials abatement and environmental compliance for more than 15 school districts, regularly collaborating with Salvador Mendoza on these projects.

Certification Statements

- Terraphase Engineering Inc. received a copy of the District's Agreement (and associated Addendum No. 1) attached as Exhibit A to the RFQ/P. Terraphase Engineering Inc. has reviewed the indemnity provisions in Exhibit A and insurance requirements contained in the Agreement. If given the opportunity to contract with the District, Terraphase Engineering Inc. has no objections to the use of the Agreement.
- Terraphase Engineering Inc. certifies that no official or employee of the District, nor any business entity in which an official of the District has an interest, has been employed or retained to solicit or assist in the procuring of the resulting contract(s), nor that any such person will be employed in the performance of any/all contract(s) without immediate divulgence of this fact to the District.

Authorized Person

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

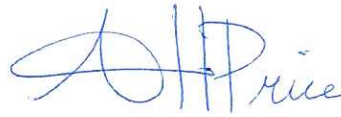
Closing

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

Sincerely,
for Terraphase Engineering Inc.



Salvador Mendoza, PG (8399), CAC
Senior Associate Geologist
Certified Asbestos Consultant, No. 03-3386



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

Attachments:

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

Attachment 1

Statement of Qualifications/Proposal

Statement of Qualifications

Terraphase Engineering Inc. (Terraphase) is pleased to provide our Qualifications and Proposal for Hazardous Material Abatement Consulting Services at Various School Sites, Project No. 25115 to the Oakland Unified School District (District, OUSD, or Client). The purpose of the work is to provide comprehensive hazardous material abatement consulting services. This vital project encompasses a range of services, including asbestos containing material (ACM), lead based paint (LBP), and mold surveys, polychlorinated biphenyl (PCB) sampling and reporting, development of detailed work plans for hazardous material management, and construction phase monitoring and closeout activities at various school sites.

2 Firm Information



Terraphase is a full-service environmental consulting firm with specialized services in Asbestos Hazard Emergency Response Act [AHERA] asbestos-containing building material assessments, hazardous building materials surveys (ACM, LBPs, mold, and PCBs), environmental site assessments (ESAs), environmental planning including environmental site investigations, CEQA and National Environmental Policy Act (NEPA), remediation design and oversight services, civil and geotechnical engineering, and litigation support.

Terraphase is proud to support our education sector clients and their important work in our communities. Many clients retain our professionals for decades for ongoing planning, mitigation, and compliance projects that provide lasting benefits for student and teaching communities, as well as the public. In collaboration with school district staff, we develop solutions that make economic sense, follow Department of Toxic Substances Control (DTSC), Division of the State Architect (DSA), and California Department of Education (CDE) guidelines, and support environmentally healthy school sites with minimal disruption to day-to-day school operations.

Terraphase is based in Oakland, California, and we have extensive K–14 experience throughout the Bay Area. As a result, many of these projects are located in dense urban settings and involve services associated with site acquisition, site modernization, new construction, and demolition activities. Developers also make up a large percentage of our clients, and these projects often involve investigation and remediation work on constrained sites in densely populated areas with compressed project timelines. We are experienced in interfacing with local and state regulatory agencies and municipalities, including the Bay Area Air Quality Management District (Regulation 11, Rule 2), San Francisco Bay Regional Water Quality Control Board, the DTSC, city and county planning commissions and departments, CDE, DSA, State Allocation Board, and the California Department of Public Health (CDPH).

Terraphase has extensive experience providing the following services:

Testing of school buildings for ACMs and LBPs: Terraphase has conducted bulk sampling for ACMs¹ and paint-chip sampling for LBPs at school districts and commercial projects throughout the Bay Area and California more broadly. The sampling results are used to determine worker protection requirements as well as waste characterization at school campuses prior to building renovation or demolition activities. Terraphase prepares ACM and LBP survey reports to document the condition and location of asbestos, lead, and other hazardous materials at schools. Specific to K-12 schools, Terraphase has conducted 3-year AHERA re-inspections as well as 6-month surveillance surveys for district compliance with Environmental Protection Agency (EPA) AHERA regulations. The ACM and LBP survey reports are also used to develop project-specific abatement specifications and are provided to contractors during bidding. In addition, Terraphase is experienced in collecting soil samples for hazardous building materials, including metals (including lead), naturally occurring asbestos, and PCBs within the footprint of demolished

¹ **Note:** Terraphase uses the term ACMs synonymously with Asbestos-Containing Building Materials (ACBMs), which is an AHERA-specific term that refers to ACMs applied to interior structure members and porticos only. It is important to clarify that ACBMs do not include building exteriors or roofs.

former structures and within the driplines of existing structures; results are evaluated using the applicable DTSC-modified Screening Levels.

Hazardous materials abatement construction plans and specifications: Terraphase's Certified Asbestos Consultants (CACs) and Lead-Related Inspector/Assessors have over 25 years of experience conducting asbestos- and lead-related consultation support to school districts throughout California. The consultation support often includes the development of abatement construction plans, specifications, as well as asbestos management plans and operation and maintenance plans for district compliance with the AHERA regulations. The abatement specifications are consistent with client requirements and typically drafted using the Construction Specification Institute (CSI) format. Terraphase has also provided numerous asbestos and lead awareness training sessions to school district staff.

Rapid testing of materials discovered during the course of construction or in emergency construction projects: Terraphase understands that demolition and construction projects include unknowns, and hazardous building materials can be uncovered, requiring emergency response. Terraphase has extensive experience with responding to discovery of unanticipated hazardous building materials, such as unearthing buried Transite™ pipes. As an example, in summer 2023, Terraphase was approached by a college in Los Angeles, as their general contractor had exposed buried cementitious pipe as part of their building construction activities. Terraphase's asbestos Certified Site Surveillance Technician (working under the direction of a CAC) was able to mobilize, collect bulk confirmation samples, and submit the samples to an accredited laboratory for rush asbestos analysis. Terraphase's CAC reviewed the laboratory report and provided the college with preliminary results within 24 hours, confirming the pipe was asbestos-containing Transite™. A final report was drafted and submitted to the district within five business days. Terraphase's ability to provide rapid testing results and reporting was critical in reducing construction delays for the college.

Monitoring of ongoing abatement during the course of construction: Terraphase regularly provides third-party abatement oversight and perimeter air monitoring support for school districts during asbestos and/or lead remediation projects. The purpose of the oversight and perimeter air monitoring is to confirm the effectiveness of the abatement contractor's removal practices. Terraphase provided third-party abatement oversight while Orinda Union School District's abatement contractor conducted abatement of asbestos-containing stucco and lead-containing paints as part of the district's heating, ventilation, and air conditioning (HVAC) improvement project, and has been selected to conduct ongoing oversight work beginning this summer. Terraphase is responsible for reviewing the abatement contractor's work plan and asbestos worker training certifications, and confirming that employees are medically cleared to perform the abatement work. Terraphase is also responsible for perimeter air monitoring during the asbestos and lead abatement activities to confirm that the abatement contractor's work practices and engineering controls were adequate.

Post-Abatement visual and clearance air testing: Terraphase has conducted numerous post-abatement visual inspections and clearance air testing for school district clients throughout California. Terraphase's attention to detail and project coordination with the abatement contractor are key to a successful abatement project. Terraphase is continually in communication with the abatement contractor for tabulating the abated materials and keeping the abatement schedule. Once the abatement contractor has indicated that they have completed their abatement work, Terraphase's California Division of Occupational Safety and Health (DOSH, or Cal/OSHA) certified and experienced professionals don their personal protective equipment (PPE) and enter the negative-pressure enclosure systems to conduct a post-abatement visual inspection(s). Terraphase's inspectors look for remnant three-dimensional ACM debris and assess the cleanliness of the abatement contractor's abatement effort. Once the abatement contractor passes the visual inspection(s), they are approved to apply an encapsulant while the filters scrub the air. Terraphase then returns after 24 hours of air scrubbing to conduct confirmation clearance air testing consistent with the AHERA protocols. The clearance air testing results are compared to the AHERA transmission electron microscopy (TEM) standards. If the inside samples are below the clearance criteria identified in 40 CFR Part 763.90(i)(4), regardless of the statistical comparison between the indoor and outdoor samples, the response action is considered complete.

Post-abatement closure reporting: Each of Terraphase's third-party abatement oversight projects results in the generation of a Post-Abatement Closure Report. Terraphase's closure report includes a tabulated list of materials that were abated, observations and details on who conducted the abatement, where the materials were abated from,

tabulated clearance laboratory results, and project-specific photographs for the client’s records. The abatement reports are reviewed and approved by a CAC.

2.1 Brief History of the Firm

Company Name	Terraphase Engineering Inc.
Name of Main Contact	Alice Hale Price, PE, ENV SP
Email of Main Contact	alice.hale.price@terrphase.com
License or Registration Number	CSLB License Number 960398, Classification A HAZ
Type of Organization/Business Structure	S-Corporation
Senior Officials	President: William Carson Vice Presidents: Peter Zawislanski, Jeff Raines, Andy Romolo, Chris Voci, Nader Sherif, Hank Galindo, Alice Hale Price, Charlene Drake
State of CA Certification/Small Business or Disabled Veteran Business Enterprise Status	Alameda County Local Non-Certified Business City of Oakland Certified Local Business Enterprise
A Brief History of the Firm and Types of Business Conducted	
<p>Terraphase Engineering Inc. was incorporated on September 27, 2010, in Oakland, California. The firm was founded by four principals with extensive and varied environmental consulting experience, and significant accomplishments in hazardous material investigations, site investigations, and soil and groundwater remediation throughout the United States and Canada. Since 2010, Terraphase has grown from our four founding principals in Oakland to a staff of over 210 professionals spread across 18 offices in the United States. We offer cost-effective solutions to complex environmental and engineering challenges. We specialize in civil and geotechnical engineering, environmental compliance, CEQA and NEPA documentation, hazardous material assessments, remediation design and oversight services, regulatory compliance, due diligence, and litigation support. Terraphase provides services to clients across a wide range of market sectors, including municipalities/counties, education, federal agencies, developers, general industry, construction, chemicals, pharmaceuticals, legal services, utilities/energy, financial/insurance, and food/agriculture.</p> <p>Terraphase is a long-time sponsor of, and advocate for, the Coalition of Adequate School Housing, the preeminent statewide organization representing school facility professionals in both the public and private sectors.</p> <p>Terraphase leadership established the Terraphase Engineering and Scholarship Fund, a 501(c)(3) organization, in 2020 to provide scholarships to students who are interested in pursuing a four-year college degree in science and engineering fields related to the environment. To date, the Terraphase Engineering and Scholarship Fund has issued \$90,000 in scholarships; recipients include three graduates from OUSD high schools.</p>	

2.2 Staffing Capacity

Terraphase has two Bay Area offices, in Oakland and Pleasanton, with a total of over 40 employees. In addition to our proposed team members, Terraphase has the capacity to support, if necessary, from our pool of over 210 more personnel located in our other offices. We have a successful record of collaboration among offices, along with established procedures and technologies for smooth information exchange between interoffice work teams and our clients. In the unlikely event that local staff are not available, assistance will be sought from other offices.

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

Salvador Mendoza, PG, CAC, will serve as Project Manager for hazardous building materials. Salvador has more than 25 years of experience conducting hazardous building materials surveys (ACMs, LBPs, mold, PCBs, and mercury), soil and groundwater investigations, and indoor air quality inspections. Mr. Mendoza has conducted hazardous building material inspections, abatement specification development, abatement oversight, post-abatement visual inspections and clearance air testing, and closure reporting. Mr. Mendoza has also developed Operation and Maintenance Plans

and Asbestos Management Plans that were consistent with AHERA protocols. His client list includes the Tahoe Truckee Unified School District, Orinda Union School District, Long Beach Unified School District, and the Los Angeles Unified School District. Mr. Mendoza has also provided asbestos- and lead-related consultation support to Merritt College, the College of Alameda, and Laney College. Mr. Mendoza also supports active power plant clients, commercial developers, and low-income housing agencies. Mr. Mendoza successfully controls project costs and maintains project schedules through efficient coordination and supervision of multi-disciplinary teams of professionals, scientists, field staff, and subcontractors during project execution. Mr. Mendoza has worked with various regulatory agencies, including Cal/OSHA, CDPH, Air Quality Management Districts, and DTSC to provide clients with cost-effective solutions. In addition to being a CAC, Mr. Mendoza is a CDPH-certified Lead-Related Inspector/Assessor (I/A).

Andrew Lojo, PG, is the school's Program Lead for Terraphase and will serve as a technical reviewer for OUSD projects. Mr. Lojo has extensive experience managing a wide variety of complex environmental projects, including Preliminary Endangerment Assessments (PEAs), remedial investigations and implementation, and construction oversight for school district projects. Mr. Lojo has experience investigating and remediating various chemicals of concern released to soil, surface water, stormwater, sediment, groundwater, and soil vapor. In the past five years, Mr. Lojo has supported more than 15 school districts in site assessment and construction support. Mr. Lojo was the project manager and California registered geologist for the Dublin Unified School District Promenade Property project, which included a PEA-Equivalent and received a No Further Action determination from DTSC. Mr. Lojo regularly works with Mr. Mendoza to support hazardous building materials abatement projects for school districts. Mr. Lojo is a CDPH-certified Lead-Related I/A.

Resumes for Ms. Hale Price, Mr. Mendoza, and Mr. Lojo are included in Attachment 2.

2.3 Schedule Management

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

The project kickoff meeting will include a discussion with OUSD, its abatement contractor, and Terraphase's representative. During the meeting, we will discuss OUSD's schedule requirements, the abatement contractor's staffing capabilities, and other critical path tasks required to meet OUSD's schedule. Following the kickoff meeting, the abatement contractor will provide Terraphase with their notification submittals and proposed abatement work plan, which will include their worker training documentation, worker medical approval, abatement approach, and schedule.

2.4 Relevant Project Experience

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

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

Notes: X = Complete; IP = In progress

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

Terraphase has extensive experience supporting school districts in school site development and modernization projects from site selection through construction. The following summaries describe a small subsection of our school portfolio.

Orinda Union School District, Orinda, CA	
<p>Role of Firm: Prime</p> <p>Staff Involvement & Roles: Salvador Mendoza (Client Manager)</p> <p>Dates of Services: May 2022 – Present</p> <p>Description: Terraphase has reviewed Orinda USD’s renovation drawings for five active campuses and conducted pre-renovation hazardous building material surveys to assess the potential presence of ACMs, LBPs, PCBs, and visible mold. Based on the findings, Terraphase submitted project-specific abatement specifications for asbestos abatement and lead stabilization. Terraphase has also conducted abatement oversight, visual clearance inspections, perimeter and clearance air sampling, and closure reporting on Orinda USD’s behalf as part of its campus improvement projects.</p>	<p>RELEVANCE TO THIS PROJECT</p> <ul style="list-style-type: none"> ACM, LBP, PCBs, and mold surveys Hazardous materials abatement specifications Abatement oversight and perimeter air monitoring Abatement construction closeout reports <p>CLIENT CONTACT</p> <p>Dalewyn Spinks; 925.256.6203; dspinks@orinda.k12.ca.us</p>
Terraphase Budget: \$405,000	Construction Dollar Value: N/A

Long Beach Unified School District, Polytechnic High School	
<p>Role of Firm: Prime</p> <p>Staff Involvement & Roles: Salvador Mendoza (Project Manager)</p> <p>Dates of Services: June 2023 – Present</p> <p>Description: Terraphase is actively addressing ACM and LBPs throughout the campus as part of their HVAC modernization projects. The team has reviewed the District’s construction drawings and performed pre-renovation surveys to identify any hazardous building materials, specifically ACMs and LBPs. Based on these assessments, Terraphase developed project-specific abatement plans for asbestos removal and lead stabilization. Additionally, Terraphase has conducted abatement oversight, visual clearance inspections, performed perimeter and clearance air sampling, and will provide a final closure report once the project is completed.</p>	<p>RELEVANCE TO THIS PROJECT</p> <ul style="list-style-type: none"> ACM and LBP surveys within renovation areas Hazardous materials abatement plans Abatement oversight and perimeter air monitoring <p>CLIENT CONTACT Talitha Crain; 562.997.7550; TCrain@lbschools.net</p>
Terraphase Total to Date: \$613,000	Construction Dollar Value: N/A

Tahoe Truckee Unified School District, Tahoe City, Truckee, and Kingvale, CA	
<p>Role of Firm: Prime</p> <p>Staff Involvement & Roles: Andy Lojo (Client Manager) and Salvador Mendoza (Project Manager)</p> <p>Dates of Services: June 2018 – Present</p> <p>Description: Terraphase has provided the following Tahoe Truckee Unified School District with the following asbestos and lead-related consultation support:</p> <ul style="list-style-type: none"> Pre-renovation asbestos and lead surveys for several of their campuses. Abatement oversight, clearance air sampling, and closure reporting. Lead hazard evaluation, remediation oversight, and validation testing oversight to confirm that the lead-affected areas were safe to reoccupy by their contractors and students. Finalized the district’s Asbestos Management Plans and Operation and Maintenance Plans for compliance with the Asbestos Hazard Emergency Response Act. Conducted district-wide 2-hour Asbestos Awareness Training. Conducted lead in drinking water assessment for their Tahoe City Elementary School campus. 	<p>RELEVANCE TO THIS PROJECT</p> <ul style="list-style-type: none"> ACM and LBP surveys within renovation areas Hazardous materials abatement specifications Abatement oversight and perimeter air monitoring Abatement construction closeout reports <p>CLIENT CONTACT Anna Klovstad; 530.582.2542; aklovstad@ttusd.org</p>
Terraphase Budget: \$50,000	Construction Dollar Value: N/A

2.5 Scope of Work and Technical Approach

The following sections present an example scope of work based on the Statement of Work in the RFQ. Terraphase notes that the RFQ does not identify a specific project; the site-specific approach may vary based on site conditions.

Task 1: Asbestos and Lead Surveys

Terraphase will perform the following tasks.

- Terraphase will review historical asbestos- and lead-related information provided by OUSD. Relevant information will be tabulated and compared to conditions observed at the Site during the sampling event.
- Terraphase will develop a project-specific Health and Safety Plan (HSP) for Terraphase employee(s). The HSP will include elements required for this type of work, including ladder safety and fall protection, as applicable.

- Consistent with the scope of work described in subsection 1.2 of the RFQ, Terraphase proposes to collect up to 50 samples of suspect ACMs and 25 samples of suspect LBPs from the on-site buildings to confirm the visual observations. Terraphase will collect bulk samples of materials that have not already been sampled to address data gaps.
 - ACM samples will be analyzed by polarized light microscopy (PLM) using EPA method 600/R-93/116 on a standard turnaround time. When warranted, Terraphase recommends conducting 400-point count analysis, which supersedes PLM analysis. If asbestos concentrations are low (i.e., 3 percent or less) using PLM analysis, point counting of discrete layers is suggested to determine if the material contains greater than 1 percent asbestos, which is regulated by the EPA and enforced by the local air quality management district. For waste characterization, point count results of 1 percent or less are not enforceable by the air quality management district, and such debris can be disposed of as general construction waste.
 - LBP samples will be analyzed by flame atomic absorption (FAA) using EPA method 7000B, or other suitable analytical methods, as needed on a standard turnaround time.
- Terraphase will prepare a report for this project that will comply with federal, state, and local regulations. A CAC and a CDPH Lead-Related I/A will provide technical oversight on the scope of work, laboratory results analysis, and report conclusions. The hazardous building material survey (HBMS) report will include:
 - Comparison of available building materials analytical results to regulatory guidance values;
 - Site map depicting approximate locations for samples collected;
 - Summary table of materials sampled, including material description, location description, and quantities of materials for potential regulated materials.
 - Conclusion and recommendations regarding the adequacy of characterizations or the need for additional sampling to support development of an abatement work plan.
- A survey report will typically be provided to OUSD within 10 working days after receipt of laboratory results.

Task 2: PCB Sampling and Report

- Consistent with the scope of work described in subsection 2.2.1 of the RFQ, Terraphase proposes to collect up to 25 samples for PCB analysis from on-site buildings to confirm visual observations. When feasible, Terraphase will conduct PCB sampling concurrent with the LBP and ACM sampling activities described in Task 1. This will result in cost savings by reducing the number of mobilizations.
 - The PCB sampling and report will be consistent with the Bay Area Stormwater Management Agencies Association's "PCBs in Priority Building Materials: Model Screening Assessment Application Package." A signed PCBs Screening Assessment Form will be completed and included as an attachment to the final PCB sampling report.
 - PCB samples will be analyzed by EPA method 8082/8082A Polychlorinated Biphenyls by Gas Chromatography on a standard turnaround time.
- Terraphase will prepare a standalone PCB report that will comply with federal, state, and local regulations. The PCB report may be combined with the asbestos and lead report, if requested by OUSD. An experienced PCB building inspector will provide technical oversight for this scope of work, including laboratory results interpretation and report conclusions. The PCB sampling report will include:
 - Comparison of available building materials analytical results to regulatory guidance values;
 - Site map depicting approximate locations for samples collected;
 - Conclusion and recommendations regarding the PCB results and waste classification.
- A PCB sampling report will typically be provided to OUSD within 10 working days after receipt of laboratory results.

Task 3: Work Plan

- Terraphase will develop an abatement Work Plan that will be used by the abatement contractor for managing the abatement and disturbance of hazardous materials identified during the surveys. The Work Plan will document procedures required to ensure that the asbestos, lead, and PCB abatement comply with local, federal, and state

laws as well as OUSD standards. The Work Plan will indicate the quantity and location of the materials to be removed and applicable waste disposal requirements. Terraphase will complete the Work Plan and submit a draft to OUSD for their review approval within three weeks of OUSD's acceptance of the final asbestos and lead survey report.

- Terraphase will attend pre-bid meetings, kick-off meetings, and job walks; respond to questions by the contractor; and prepare bid addenda.
- Terraphase will review the project's demolition plans and confirm that hazardous materials (i.e., asbestos, lead, and other suspect hazardous materials) affected by renovation/demolition activities are indicated to be removed and properly disposed of as required by governing laws and regulations. In addition, Terraphase will review the demolition plans to confirm identification of applicable regulations for a safe working environment relative to hazardous materials.

Task 4: Construction Phase and Closeout

- Terraphase will review District- or general contractor-provided notifications and submittals, including notifications to the State agencies that have jurisdiction over abatement activities (i.e., the Bay Area Air Quality Management District for asbestos and the CDPH for lead).
- Terraphase will attend kickoff meetings, pre-job meetings, and describe at the pre-job meetings what asbestos, lead, and hazardous materials would be affected by the project. Additionally, the on-site Terraphase staff will attend the weekly owner meetings as required. Terraphase will coordinate with the Contractor and request necessary informational items needed prior to work start, discuss protective measures, and confirm required notifications have been submitted by the Contractor prior to the start of the abatement work.
- Terraphase will collect and review Contractor documentation before the project begins. These shall include: notifications; negative exposure assessments; respirator fit test results; medical surveillance; abatement worker training certificates; specifications for the equipment used on the project; filter change history for each air filtration unit, vacuum, and water filtration equipment; plans and shop drawings for enclosure systems and for isolation of the work areas; copies of the Contractor's License, DOSH registration, and CDPH registration; as well as a list including the transporters to be used for waste and the landfill in which waste shall be deposited.
- Terraphase will provide demolition and hazardous material abatement field monitoring in accordance with local, federal, and state requirements. The monitoring will include:
 - Inspection of enclosures, barriers, surfaces, engineering controls, and containments to document compliance with asbestos work requirements. Enclosures and control measures will be inspected at the start of work and periodically throughout the project.
 - Documentation of site activities, including the type, location, and quantity of materials removed or impacted. Work activities will be documented by Terraphase personnel in daily field logs and with photographs.
 - Review of air monitoring data generated by others to confirm that results are below limits; the Additive Alternative Work Scope for perimeter air monitoring identified in Section 4.1.6 of the RFQ/P is presented below as Optional Task 4A.
- Conducting asbestos and lead clearance inspection upon completion of work. The clearance inspections will include a visual inspection and collection of clearance samples from each work area.
 - Upon completion of asbestos abatement work and a passing visual inspection, air clearance samples will be collected and analyzed following AHERA protocol described in 40 CFR 763. The air samples will be analyzed by an accredited laboratory on a standard turnaround time.
 - Upon completion of lead-based paint removal and a passing visual inspection, lead dust clearance wipe samples will be collected and analyzed by EPA SW846 3050B/7420. Results will be compared to the EPA's clearance levels of 5 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) for floors, $40 \mu\text{g}/\text{ft}^2$ for windowsills, and $100 \mu\text{g}/\text{ft}^2$ for window troughs. Terraphase has included the costs to assess up to 15 wipes samples as part of the lead dust clearances.

- Recleaning by the contractor and retesting will be conducted by Terraphase prior to the work area being released for re-occupancy as part of any asbestos or lead threshold exceedance; costs will be billed to the contingency budget on a time-and-materials basis.
- Confirming proper labeling and disposal of other previously identified hazardous building materials.
- Terraphase will provide notification to OUSD on the progress of abatement.
- An abatement closeout report will be provided to OUSD within 30 days of the final clearance inspection and receipt of disposal records from the contractor. The report will include the visual observations, laboratory results, copies of manifests, daily field reports, abatement summaries, and project-specific photographs, and will include the information and sections as described in OUSD's RFQ/P.
- This phase of work will be conducted by Terraphase's Cal/OSHA CAC or a CSST under the direction of a CAC; and/or CDPH-certified Lead-Related I/A, Project Designer, Supervisor, or Project Monitor or a CDPH-certified Lead Sampling Technician under direction of the previously stated individuals as necessary for all staff performing lead-related services.

Additive Alternate Work Scope – Optional Task 4A: Air Monitoring During Abatement

If requested by the District, Terraphase will conduct the following air monitoring tasks during abatement activities:

- Perimeter air sampling will be conducted at four locations, one for each building elevation. Ambient air samples will be collected on the basis of one sample per four hours of abatement activities.
- The samples for airborne fibers (including asbestos) will be collected on 25-millimeter (mm)-diameter, 0.8 micrometer (μm) pore size cellulose ester membrane filters submitted to an accredited laboratory for analysis via National Institute for Occupational Safety and Health (NIOSH) 7400 by Phase Contrast Microscopy (PCM) on a 24-hour turnaround time. PCM analysis counts all fibers (including asbestos) in the sample.
- The samples for airborne lead will be collected on a cellulose ester filter, 0.8- μm pore size, 37-mm-diameter, in cassette filter holder and submitted to an accredited laboratory for analysis via NIOSH 7082 by Flame Atomic Absorption Spectrometry (AAS) on a 24-hour turnaround time.
- The perimeter air samples will be compared to respective Cal/OSHA permissible exposure limits (PELs) to assess the effectiveness of the abatement contractor's engineering controls.

2.6 Assumptions

This proposal assumes the following:

- Terraphase's Project Manager will engage in required communication, coordination, and research activities to complete the above scope of work.
- OUSD will provide building staff or assigned representatives to escort Terraphase to the on-site areas to be assessed. Terraphase assumes all areas requiring observation and sampling are structurally sound to support staff maneuvering and destructive sampling. Field work will not include requirements for fall protection or confined space entry. If any concerns regarding structural stability occur during the survey, Terraphase will halt all operations and safely egress from the structure until OUSD can ensure safe access to resume the survey. Additional budget may be necessary due to associated delays.
- Terraphase is not responsible for structural issues that may arise from the survey and associated sampling.
- Terraphase will conduct destructive sampling for the project materials. Terraphase has included repair or patching. However, our costs do not include warranties for patching. Costs for project warranties can be provided upon request after coordination with a local and experienced project contractor.
- The samples will be analyzed on a maximum turnaround time of 5 days.
- Terraphase will be provided with at least 3-weeks' advanced notice of the commencement of hazardous building materials abatement work; this time is needed in order to adequately schedule staff and obtain monitoring supplies.

2.7 Schedule

Work plan preparation is typically completed within three weeks of receiving acceptance of the survey reports and after obtaining project-specific information (i.e., client contact, prevailing wage, and/or the availability of power and water for the abatement activities). Abatement monitoring will be conducted based on the Contractor’s abatement schedule; Terraphase requires at least three weeks’ notice of field work in order to schedule field staff. The abatement closeout report will be provided to OUSD within 30 days of the final clearance inspection and receipt of disposal records from the contractor.

3 Litigation History

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

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

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

4 Professional Fees

As noted in District Response #3 in Addendum 1, the District is requesting hourly rates and unit rates for a two-year term. Hourly rates and unit rates for Terraphase labor and equipment are provided in Section 4.1. Unit rates for the specific laboratory analyses identified in the RFQ with our typical analytical laboratory are presented in Section 4.2.

4.1 Hourly Rates

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

Terraphase Engineering Inc. 2026, 2027, 2028 Standard Schedule of Charges						
Editor 1/Project Coordinator 1/Accountant 1	\$80	\$72.00	\$84	\$76	\$88	\$79
Administrator/Project Assistant/Billing Specialist	\$174	\$156.60	\$183	\$164	\$192	\$173

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

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

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

Typically, Terraphase applies a ten percent contingency to District project budgets to allow for out-of-scope tasks such as unanticipated field conditions requiring additional mobilizations, processing contingent samples like point counting, etc.

4.2 Laboratory Rates (2026)

Analysis	Rates (1 day TAT)	Rates (3 day TAT)	Rates (5 day TAT)
Bulk asbestos by PLM using EPA method 600/R-93/116	\$10.90	\$9.70	\$8.49
Bulk asbestos via 400 point count	\$36.35	\$30.29	NA
Bulk lead via flame atomic absorption using EPA method 7000B	\$12.12	\$10.32	\$8.50
Bulk PCBs using EPA method 8082	\$130.45	\$110.50	\$106.05
Airborne fibers by PCM via NIOSH 7400	\$20.00	\$16.80	\$13.33
Airborne asbestos by TEM via NIOSH 7402	\$262.67	\$178.90	\$131.33
Airborne asbestos by TEM via AHERA TEM	\$176.22	\$149.80	\$117.49

Table notes: Typical costs increase 10% annually on January 1.

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

5 Additional Data

Resumes for Alice Hale Price, PE, ENV SP; Salvador Mendoza, PG, CAC, and Andy Lojo, PG are provided in Attachment 2.

5.1 Subcontractors

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

- Environmental Laboratories: Eurofins Built Environment Testing West, LLC

5.2 Corporate Certifications & Local Participation

- Terraphase is a **City of Oakland certified Local Business Enterprise (LBE)**, eligible to help the District meet its participation goals for local, small, and disadvantaged business programs. Terraphase envisions that Terraphase staff would conduct at least 50 percent of the services conducted under this master services contract, and thereby, would **fulfil the modified 50 percent cumulative local business participation requirement** identified in the RFQ.²
- We routinely complete and submit the Local Business Participation Worksheet, meeting OUSD's requirements under District policies for SLBE/LBE/SLRBE participation.

5.3 Commitment to Health, Safety, and Quality

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

5.4 Data Management, Technology, and Innovation

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

5.5 Sustainability Leadership

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

5.6 Community Engagement and Social Responsibility

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

² As noted in the RFQ, the modified Cumulative Local Business Participation requirement is inclusive of Small Local Business Enterprise (SLBE) and/or Local Business Enterprise (LBE) Participation for projects that exceed the California Department of Education threshold of \$119,100 for calendar year 2026.

Attachment 2

Resumes

Alice Hale Price, PE, ENV SP

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

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

Project Experience

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

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

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

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

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

Education

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

Years of Experience

19

Joined Terraphase

2014

Professional History

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

LFR/ARCADIS, Project Environmental Specialist, 2007 – 2014

Licenses/Registrations

Professional Engineer C84714 (California, 2015)

Certification/Training

Envision Sustainability Professional, 2019 – present

40-Hour HAZWOPER, 2007 – present

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

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

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

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

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

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

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

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

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

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

SPCC Plans, Multiple Commercial and Industrial Facilities

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

Salvador Mendoza, PG, CAC

Senior Associate Geologist

Salvador Mendoza has over 25 years of environmental project management experience at numerous schools throughout California as well as commercial sites, industrial sites, and private residences. Mr. Mendoza has worked with local, state, and federal regulatory agencies and air quality management districts (AQMDs) regarding hazardous building materials (i.e., asbestos-containing materials [ACMs], lead-based paints [LBPs], mold, radon, mercury flooring, etc.) as well as natural occurring asbestos (NOA) assessments.

As Client Director/Program Manager, his duties include responding to client requests for services, conducting pre-construction meetings, and preparing agendas and minutes of progress meetings. He reviews subcontractor submittals for conformance, responds to requests for information, issues daily field memoranda, reviews budgets, reviews change order requests, and provides recommendations to clients and their project teams on how to address hazardous building materials for regulatory compliance. He also conducts asbestos/lead sampling; oversees abatement projects; supervises and mentors junior staff; directs due diligence Phase I Environmental Site Assessments; has conducted environmental drilling activities, and soil and groundwater sampling; and assesses borings and excavations for the potential presence of NOA.

Mr. Mendoza regularly provides schedule reviews, monitors project progress, and maintains document control on project during construction until project close-out. Mr. Mendoza has conducted assessments for the potential presence of ACMs and well as NOA under the jurisdiction of the Bay Area Air Quality Management District (BAAQMD) and currently manages and mentors asbestos- and lead-certified staff throughout California and adjacent states.

Representative Project Experience

Hazardous Building Material Surveys (HBMSs), Orinda Union School District (2020 – present)

Client Director. Working with the Orinda Union School District at five of their active campuses and as part of district wide improvement projects. Conducted file reviews prior to conducting pre-renovation hazardous building material surveys to assess for the potential presence of ACMs, LBPs, polychlorinated biphenyls (PCBs), and visible mold. Utilized point counting techniques to further assess the asbestos content in several building materials to determine if the materials are regulated by the local AQMD. This technique allowed the district to save on AQMD notification costs as well as disposal costs. Project-specific abatement specifications related to asbestos abatement and lead stabilization were provided.

Terraphase conducted abatement oversight, visual clearance inspections, perimeter and clearance air sampling, and closure reporting at three of the district's campuses. Terraphase remains focused on the district's schedule and regularly completes the work under budget.

Education

BA in Geology, California State University Sacramento, 1999

AS in Geology, Sierra Community College, 1996

Years of Experience

25

Joined Terraphase

2020

Professional History

Terraphase Engineering Inc., Senior Associate Geologist, 2020 – present

Essel Environmental Engineering & Consulting, Senior Program Manager, 2019 – 2020

FACS, Senior Project Geologist, 2017 – 2019

Arcadis, Senior Project Geologist, 2005 – 2017

Kleinfelder, Inc., Staff Geologist, 1999 – 2005

Licenses/Registrations

California Professional Geologist (PG), No. 8399

Certified Asbestos Consultant (CAC), No. 03-3386

Lead-Related

Inspector/Assessor, No. LRC-00000496

Asbestos Consultant, CA, NV, OH

Lead-Based Paint, CA, NV

Certification/Training

SCAQMD Rule 1403-Asbestos Emissions From Demolition/Renovation Activities Compliance Promotional Class

OSHA 40-hour HAZWOPER

OSHA 8-hour HAZWOPER Refresher

United States Navy, Honorably Discharged, 1999

District-Wide Projects, Southern California Edison (2021 – present)

Program Manager. Responsible for responding to client needs regarding renovations or demolition activities associated with electrical towers, mechanical-electrical equipment rooms, and decommissioned equipment. Manages a high volume of projects (over 300 projects completed to date) related to ACM and LBP assessments for regulatory compliance, which often includes expedited surveys and report preparation while not exceeding the specific project budget. Conducts annual asbestos exposure assessments and evaluates potential worker hazards to ensure safe work practices and full compliance with California Division of Occupational Safety and Health (Cal/OSHA) and Environmental Protection Agency (EPA) regulations.

District-Wide Projects, Regency Centers (2021 – present)

Program Manager. Responsible for providing ACM, LBP, and mold-related consultation support regarding new tenant improvements. Conducts comprehensive asbestos, lead, and mold surveys to identify hazardous building materials and ensure regulatory compliance prior to renovation activities. Has performed a NOA visual assessment and validation sampling to evaluate a proposed site for development and confirmed compliance with applicable state and local regulatory requirements pertaining to NOA. Manages third-party abatement oversight, including daily monitoring, air sampling, and contractor coordination to verify proper work practices and successful project completion. Ensures timely reporting, clear client communication, and effective hazard mitigation throughout each project phase.

Program-Wide Project, Paulo (2025 – present)

Program Manager. Responsible for conducting ACM assessments for state regulatory compliance at 15 properties throughout Missouri, Tennessee, and Ohio. Conducted comprehensive asbestos surveys to identify regulated materials and support planning for renovation and demolition activities. Developed site-specific Asbestos Operations and Maintenance (O&M) Plans to guide long-term management of in-place materials and ensure compliance with applicable state and federal regulations. Prepared detailed asbestos abatement specifications outlining required work practices, contractor qualifications, and clearance criteria to support safe and compliant asbestos removal activities. Provided ongoing client coordination and technical oversight to ensure consistent regulatory adherence across several project locations.

Campus-Wide Projects, Lawrence Berkeley National Laboratory (LBNL; 2020 – present)

Program Manager. Conducted comprehensive HBMSs (ACMs, LBPs, or lead-containing paints [LCPs], PCBs, mold, and universal waste [UW]) for over 10 buildings located at the Berkeley, California, campus. Managed all aspects related to HBMSs, which were conducted in occupied and vacant buildings for regulatory compliance. Conducted abatement oversight, visual clearance inspections, perimeter and clearance air sampling, and closure reporting for the demolition of Building 54. Draft HBMS reports were submitted to LBNL for their review and comment. The final reports were reviewed and approved by Mr. Mendoza (a Certified Asbestos Consultant), as required by Cal/OSHA for asbestos-related projects.

Visual Assessments, Air Monitoring, and Validation Sampling University of Berkeley (2025 – present)

Project Geologist. Professional Geologist and Certified Asbestos Consultant responsible for conducting visual assessments, air monitoring, and validation soil sampling to assess for the presence of NOA as part of the Heathcock Permanent Power Project. Visually inspected soil cutting and collected soil samples of suspected NOA materials. Air sampling confirmed that the workers were not exposed above the Cal/OSHA asbestos Permissible Exposure Limits (PELs). The soil samples were submitted to an accredited laboratory for polarized light microscopy (PLM) analysis with a California Air Resources Board (CARB) Method 435 preparation. Results were tabulated, assessed, and reported to the client with recommendations, as warranted.

Litigation Support – Confidential Client (2023 – 2024)

Consultation support pertaining to the abatement of friable asbestos from a public building. Responsible for conducting post-abatement visual inspection, ambient sampling for airborne fibers, collecting wipe samples for asbestos in dust analysis, and preparing a report with findings.

Andrew M. Lojo, PG

Senior Principal Geologist

Andrew Lojo is a Professional Geologist and Lead Inspector Assessor with 35 years of experience as an environmental consultant serving the redevelopment, manufacturing, mid-stream, forest products, high tech, legal, insurance, school, and municipal sectors. Andy has extensive experience managing a wide variety of complex environmental projects, commercial and residential environmental due diligence, fuel spill emergency response investigation and remediation, soil, groundwater and sediment investigation and remediation, complex hazardous building materials construction support, and numerous environmental litigation support cases. Mr. Lojo has represented clients as an expert witness in numerous petroleum remediation cases and several hazardous building materials-related construction problem matters. Andy has experience on sites with fuel, solvent, pesticides, metals, semivolatile organic compounds, polychlorinated biphenyls, and dioxins/furans.

Andy has extensive regulatory experience representing clients in Northern California. He has negotiated site closures and assessments with the San Francisco, Central Valley, and North Coast Regional Water Quality Control Boards (RWQCBs), Department of Toxic Substances Control (DTSC), Environmental Protection Agency (EPA), California Department of Fish and Wildlife (CDFW) (Office of Spill Prevention and Response (OSPR), U.S. Coast Guard (USCG), and various Bay Area County Environmental Health Departments and Water Agencies. Andy has assisted clients with permitting various complicated remedial construction projects with U.S. Army Corps of Engineers (USACE; 404 permits), RWQCB (401 Certifications), the Division of State Lands (access agreements), and the California Coastal Commission (Coastal Development Permit).

Andy has a strong technical background in remedial construction work; excavation and grading; shoring and slot trenching; landfill capping; geotechnical testing; construction management; numerous drilling technologies; soil, groundwater, surface water, and stormwater sampling techniques; soil-vapor investigations; indoor air assessments; cone penetrometer, ultraviolet (UV), and laser-induced fluorescence investigation techniques; and hydrocarbon forensic evaluation. He has served as the Incident Command Operations Section Chief on several large fuel emergency response projects in California.

Project Experience

Simpson Timber Company, Former Eureka Plywood Mill, Eureka, CA

Project Manager. Project manager for the former Eureka plywood mill. Site contamination included residual fuels, pentachlorophenol, and dioxins in shallow soil and groundwater. The project included significant litigation support in defense of the client against a CWA lawsuit levied by a local citizens group, technical assistance related to an insurance coverage matter, and expert litigation support services in a related property damage lawsuit. The site remediation work included permitting a sediment excavation to remove dioxins and petroleum hydrocarbon, and wetland restoration effort conducted within a former drainage swale leading into Humboldt Bay. The project entailed stabilization, excavation, and off-site disposal of approximately 3,300 cubic yards of dioxin-affected sediment, and will include detailed waste characterization and approval processing with appropriately licensed landfill disposal sites. The remedial plan required extensive permitting, including a U.S. Army Corps of Engineers 404 permit, RWQCB 401 Water Quality Certification, and a Coastal Development Permit.

Education

BS in Geology, San Francisco State University, 1988

Years of Experience

35

Joined Terraphase

2016

Professional History

*Terraphase Engineering Inc.,
Senior Principal Geologist,
2016 – present*

*Antea Group, Senior Consultant
/Oakland Office Manager,
2012 – 2016*

*AMEC Geomatrix, Senior II
Geologist, 2007 – 2012*

*Brown and Caldwell, Managing
Geologist, 2005 – 2007*

*LFR Levine Fricke, Principal
Geologist, 1995 – 2005*

*Innovative and Creative
Environmental Solutions,
Senior Project Geologist,
1994 – 1995*

*Levine Fricke, Staff – Project
Geologist, 1988 – 1994*

Licenses/Registrations

*Professional Geologist,
California #6034*

*California Department of Public
Health Certified Lead
Inspector/Assessor #LRC-
00000012*

Certification/Training

40-Hour HAZWOPER

8-Hour HAZWOPER Refresher

Various School Districts, Northern CA

Principal. Assists with site acquisition and environmental assessment and approvals for various school districts in California (including Fremont Unified, Manteca Unified, Tracy Unified, Dublin Unified, Los Altos Unified, and Livermore Unified). The assessments include Phase I due diligence investigations, Phase II investigation activities, and remedial action planning and implementation necessary to obtain state approval and financing for the new school sites. The work follows the State Department of Toxic Substances PEA and California Department of Education standards for assessing hazards associated with school sites. Our work often involves sensitive sites including eminent domain actions and is therefore performed carefully often under privileged and confidential conditions.

Confidential School District, Northern CA

Principal. Currently assists a school district in Northern California manage and correct compliance and construction problems discovered related to contractor's management of hazardous building materials. The district currently has four school sites in various stages of construction that all require high level technical review and contractor management assistance to ensure hazardous building materials are handled and remediated properly.

Contra Costa Water District, Various Sites, Concord, CA

Project Manager. Managed several environmental projects for the Contra Costa Water District, including a soil remediation project relating to the removal of a water tank at the Heather Farms Reservoir site, a soil investigation project at the Murchio reservoir site, and a preliminary groundwater quality investigation at the Randall-Bold Water Treatment Plant. Managed the preliminary groundwater quality assessment prior to issuance of Final Waste Discharge Requirements for the site by the Central Valley RWQCB.

As-Needed Environmental Services Contract, Oakland, CA, City of Oakland

Project Manager. Project manager for two projects for the City of Oakland. The projects included senior-level review of the groundwater sampling program of the public works maintenance yard, and management of the cleaning of storm drains near Mandela Parkway. The storm drain cleaning project included removal of sediment and debris from the line using a Vactor jetter truck, filtration of the sediment from the water using phase separator bins, and transportation and disposal of the sediment as hazardous waste due to its lead content.

MTBE Pilot Study, Santa Clara Valley Water District, Santa Clara County, CA

Field Project Manager. Directed and managed field activities for a \$1 million investigation as part of the Santa Clara Valley Water District's methyl tertiary butyl ether (MTBE) pilot study. Many important occurrence, fate, and transport conclusions were drawn from this study, which included performing soil gas cone penetration testing and soil/groundwater sampling at approximately 30 active gasoline stations (without hitting a single underground utility) throughout Santa Clara County. The most striking of these conclusions was that MTBE is present in groundwater beneath approximately 50 percent of gasoline stations that meet current (1998) gasoline station upgrade standards, with no known releases.

Landfill Closure, Hamilton Airforce Base, Novato, U.S. Army Corps of Engineers, CA

CQC Officer. Managed field activities as the contractor quality control (CQC) officer for the Hamilton Air Force Base, Landfill Number 26 closure project. Responsible for overseeing all project activities required to cap the former 33-acre base landfill, including initial grading of the landfill and relocation of waste materials, constructing a low-permeability clay liner, installing a geosynthetic liner system, installing a groundwater extraction system, constructing storm drainage and road improvements, monitoring soil gas and perimeter air quality, geotechnical testing, liner testing, and constructing a 30-acre on-site mitigation marsh. Initiated and maintained the U.S. Army Corps of Engineers' three-tiered quality control system.

Regional Dry Cleaner Assessment, Confidential Client, Lodi, CA

Field Project Manager. Managed the field investigation activities conducted for the remedial investigation of a large tetrachloroethylene (PCE) plume in groundwater. The project included cone penetration testing and soil gas and groundwater monitoring well installation primarily on busy city streets over a four-block area. Completed the work efficiently with minimal disruption to nearby residents and businesses.

Attachment 3

Terraphase Equipment Rates

Terraphase Standard Rates: Equipment and Supplies

Transportation	¹Units	2026 Unit Rate	2027 Unit Rate	2028 Unit Rate
Field Vehicle	Half Day	\$ 120	\$ 126	\$ 132
	Day	\$ 210	\$ 221	\$ 232
	Week	\$ 920	\$ 966	\$ 1,014
Field Equipment	¹Units	2026 Unit Rate	2027 Unit Rate	2028 Unit Rate
IPad and Electronic Field Data	Day	\$ 42	\$ 44	\$ 46
	Week	\$ 160	\$ 168	\$ 176
Additional Field Equipment	¹Units	2026 Unit Rate	2027 Unit Rate	2028 Unit Rate
2-inch Gasoline-powered Centrifugal Pump (includes hoses)	Day	\$ 114	\$ 120	\$ 126
2-inch Submersible Pump + Controller	Day	\$ 207	\$ 217	\$ 228
360 Camera	Day	\$ 25	\$ 26	\$ 27
	Week	\$ 98	\$ 103	\$ 108
Air compressor	Day	\$ 62	\$ 65	\$ 68
	Week	\$ 241	\$ 253	\$ 266
Air Pressure Monitoring	Day	\$ 31	\$ 32	\$ 34
	Week	\$ 98	\$ 103	\$ 108
Air Sampling Pumps – High or Low Volume (per pump)	Day	\$ 52	\$ 54	\$ 57
	Week	\$ 206	\$ 216	\$ 227
Bladder Pump – Low-flow	Day	\$ 201	\$ 211	\$ 221
Bladder Pump Controller – MP10H	Day	\$ 319	\$ 335	\$ 352
Certified EPA RRP Vacuum	Day	\$ 62	\$ 65	\$ 68
Colorimeter & Reagents	Daily	\$ 80	\$ 84	\$ 89
Double-Ring Infiltrometer	Day	\$ 114	\$ 120	\$ 126
Drone	Day	\$ 302	\$ 317	\$ 333
Drum Vacuum	Day	\$ 122	\$ 128	\$ 134
Dynamic Cone Penetrometer	Day	\$ 316	\$ 332	\$ 349
Dynamic Cone Penetrometer Points	Each	\$ 35	\$ 37	\$ 39
Fall Protection Device	Day	\$ 302	\$ 317	\$ 333
	Week	\$ 1,204	\$ 1,264	\$ 1,327
Field Laptop Computer	Day	\$ 46	\$ 49	\$ 51
FlowTracker Acoustic Doppler Velocimeter Stream Gaging Equipment	Day	\$ 230	\$ 241	\$ 253
Generator-Electrical	Day	\$ 82	\$ 87	\$ 91
Generator & Fuel	Day	\$ 81	\$ 85	\$ 90
Geophysical Draw Works	Day	\$ 688	\$ 722	\$ 759
Geophysical Logging Equipment (Caliper)	Day	\$ 402	\$ 422	\$ 443
Geophysical Logging Equipment (Gamma/Resistivity/Temp)	Day	\$ 574	\$ 602	\$ 633
Geosub Pump	Day	\$ 158	\$ 165	\$ 174
GPS - Bluetooth for Ipad (R1)	Day	\$ 91	\$ 95	\$ 100
GPS Handheld (GeoXH)	Day	\$ 302	\$ 317	\$ 333
Hammer Drill	Day	\$ 91	\$ 95	\$ 100
Hand Auger (small)	Day	\$ 19	\$ 19	\$ 20
Hand Auger (standard size)	Day	\$ 98	\$ 103	\$ 108
Hand Tools (PCB Sampling)	Day	\$ 62	\$ 65	\$ 68
Handheld Ambient Weather Meter	Day	\$ 72	\$ 76	\$ 79
	Week	\$ 217	\$ 228	\$ 240
Helium	Day	\$ 230	\$ 241	\$ 253
Heron Oil Interface Meter	Day	\$ 98	\$ 103	\$ 108
Hydrasleeve Sampling Equipment	Day	\$ 35	\$ 37	\$ 39
Magnetic Locator (Schonstedt GA-52CX)	Day	\$ 62	\$ 65	\$ 68
Manometer kit (digital)	Day	\$ 31	\$ 32	\$ 34
Mechanical Sieve Sample Equipment	Per Well	\$ 58	\$ 61	\$ 64
Metal Detector	Day	\$ 37	\$ 39	\$ 41
Metal Detector (Geonics EM-61)	Day	\$ 574	\$ 602	\$ 633

Additional Field Equipment	¹ Units	2026 Unit Rate	2027 Unit Rate	2028 Unit Rate
Moisture Meter	Day	\$ 79	\$ 83	\$ 87
	Week	\$ 211	\$ 222	\$ 233
Nuclear Density Gauge	Day	\$ 108	\$ 114	\$ 119
Nuclear Density Gauge Test	Per Test	\$ 43	\$ 45	\$ 48
Outdoor Community Air Monitoring Station (Dust and TVOCs)	Day	\$ 172	\$ 181	\$ 190
	Week	\$ 458	\$ 481	\$ 505
Peristaltic Pump	Day	\$ 91	\$ 95	\$ 100
PH Meter	Day	\$ 31	\$ 32	\$ 34
Photoionization Detector (PID)	Day	\$ 128	\$ 134	\$ 141
	Week	\$ 398	\$ 417	\$ 438
Pit Depth Guage	Day	\$ 31	\$ 32	\$ 34
Pneumatic Slug Testing Kit	Day	\$ 151	\$ 159	\$ 167
Portable Nuclear Density Gauge	Per Hour	\$ 6	\$ 6	\$ 7
Portasens II Gas Detector (Ozone detector)	Day	\$ 91	\$ 95	\$ 100
Purple Air Monitor	Day	\$ 37	\$ 39	\$ 41
	Week	\$ 145	\$ 152	\$ 160
Resistivity 4-Point Gauge	Day	\$ 402	\$ 422	\$ 443
Sampling Shroud	Day	\$ 62	\$ 65	\$ 68
Shop Vacuum	Day	\$ 19	\$ 19	\$ 20
Single-Ring Infiltrometer	Day	\$ 58	\$ 61	\$ 64
Slope Inclinometer	Day	\$ 402	\$ 422	\$ 443
Soil Auger Field Kit (AMS)	Day	\$ 169	\$ 177	\$ 186
Sonic Sounder - Water Level Meter	Day	\$ 58	\$ 61	\$ 64
Survey Gear (laser level & rod)	Day	\$ 99	\$ 104	\$ 109
SVE Pilot Test Package	Day	\$ 423	\$ 444	\$ 467
Trailer Transfer Tank	Day	\$ 138	\$ 145	\$ 152
	Week	\$ 516	\$ 542	\$ 569
Turbidity meter	Day	\$ 43	\$ 45	\$ 48
Ultrasonic Flow Meter	Day	\$ 230	\$ 241	\$ 253
Vacuum Sample Box (Terraphase)	Day	\$ 72	\$ 76	\$ 79
VelociCalc	Day	\$ 62	\$ 65	\$ 68
Water Level Sounder 0 to 300'	Day	\$ 35	\$ 37	\$ 39
Water Level Sounder 300' and deeper	Day	\$ 69	\$ 72	\$ 76
Water Level Transducer/Data Logger	Day	\$ 58	\$ 61	\$ 64
Water/Product Interface Probe	Day	\$ 87	\$ 91	\$ 95
Water Quality Meter	Day	\$ 230	\$ 241	\$ 253
Weather Station - Vaisala + solar array + data logger	Day	\$ 91	\$ 95	\$ 100
	Week	\$ 362	\$ 380	\$ 399
Xitech Vacuum Box	Day	\$ 56	\$ 58	\$ 61
Zip Level	Day	\$ 206	\$ 216	\$ 227

Consumables	¹Units	2026 Unit Rate	2027 Unit Rate	2028 Unit Rate
1L Tedlar Bags	Bags	\$ 25	\$ 26	\$ 28
42-Gallon Contractor Bags	Box	\$ 49	\$ 52	\$ 54
55-Gallon Container	Each	\$ 246	\$ 258	\$ 271
Absorbent Pads	Each	\$ 4	\$ 4	\$ 5
ART System Suction Hose (couplings not included in cost)	Per Ft.	\$ 7	\$ 8	\$ 8
Bailer	Each	\$ 30	\$ 32	\$ 34
Bladder and Grab Plate	Each	\$ 37	\$ 39	\$ 41
Daily Consumables (includes gloves, Ziplock bags and trash bags)	Each	\$ 25	\$ 26	\$ 28
Groundwater Filter (0.45 microns)	Each	\$ 25	\$ 26	\$ 28
Lock	Each	\$ 23	\$ 24	\$ 25
Monitor Well Skimmer Sock	Each	\$ 4	\$ 4	\$ 5
Nitrile Gloves	Large Box	\$ 32	\$ 33	\$ 35
Non-Hazardous Waste Label	Each	\$ 2	\$ 2	\$ 2
Nytaflow Tubing	Per Ft.	\$ 3	\$ 3	\$ 3
Poly Tubing	Foot	\$ 3	\$ 3	\$ 3
Silicon Tubing	Foot	\$ 5	\$ 6	\$ 6
Soil Gas Airstone (temporary)	Each	\$ 7	\$ 8	\$ 8
Soil Gas Stainless Steel Well Screen (permanent)	Each	\$ 57	\$ 60	\$ 63
Spray Paint	Can	\$ 14	\$ 14	\$ 15
String	Roll	\$ 25	\$ 26	\$ 28
Teflon Lined Poly Tubing	Foot	\$ 5	\$ 6	\$ 6
Teflon Tubing	Foot	\$ 6	\$ 7	\$ 7
Tygon Tubing	Per Ft.	\$ 4	\$ 4	\$ 5
Vapor Pin (Permanent)	Each	\$ 185	\$ 194	\$ 204
Vapor Pin (Temporary)	Each	\$ 124	\$ 130	\$ 137
Daily Fees	¹Units	2026 Unit Rate	2027 Unit Rate	2028 Unit Rate
Field Health and Safety and Decon Supplies	Day	\$ 35	\$ 37	\$ 39
Footnotes				
1. Only consecutive days count toward transitioning to the next unit rate type (e.g., half-day to daily, and daily to weekly). For example, two consecutive half days equal one full day,				

Attachment 4

Evidence of Insurance



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/3/2025

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

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

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

COVERAGES **CERTIFICATE NUMBER:** 1913639928 **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input checked="" type="checkbox"/> OTHER: Prof Liab/Pol	Y	Y	EPK-160591	10/4/2025	10/4/2026	EACH OCCURRENCE \$ 5,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 5,000,000 GENERAL AGGREGATE \$ 5,000,000 PRODUCTS - COMP/OP AGG \$ 5,000,000 Prof Liab/Pol \$ 5,000,000
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y	Y	8035074943	10/4/2025	10/4/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$	Y	Y	EX00UFY25	10/4/2025	10/4/2026	EACH OCCURRENCE \$ 6,000,000 AGGREGATE \$ 6,000,000 \$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	8035077812	10/4/2025	10/4/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D E	W/C All Other States Excess Liability	Y	Y	8035077793 ELZ679864/01/2025	10/4/2025 10/4/2025	10/4/2026 10/4/2026	\$1M/\$1M 1,000,000 2nd Layer \$5M XS 11,000,000

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

CERTIFICATE HOLDER Terraphase Engineering, Inc. 1300 Clay Street, Suite 1000 Oakland CA 94612	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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Attachment 5

Local Business Participation Form

EXHIBIT "C"

LOCAL BUSINESS UTILIZATION AFFIRMATION WORKSHEET

Firm or Team: Terraphase Engineering Inc.

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

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


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

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

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

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

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

Signature:  _____

Date: 04 / 28 / 2025



DIVISION OF FACILITIES PLANNING & MANAGEMENT ROUTING FORM

Project Information

Project Name	Hazardous Material Abatement Consulting Services	Site	918
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Basic Directions

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

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

Contractor Name	Terraphase Engineering, Inc.	Agency's Contact	Alice Hale Price		
OUSD Vendor ID #	004240	Title	Principal Engineer		
Street Address	1300 Clay Street	City	Oakland	State	CA Zip 94612
Telephone	510-645-1850	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)	06-25-2026	Date Work Will End By (not more than 5 years from start date; for construction contracts, enter planned completion date)	06-30-2028
		New Date of Contract End (If Any)	

Compensation/Revised Compensation

If New Contract, Total Contract Price (Lump Sum)	\$	If New Contract, Total Contract Price (Not To Exceed)	\$0.0
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	14 Deferred Maintenance 21 Building Fund 25 Capital Facilities 35 County Schools Facilities 40 Special Reserve for Capital Outlay Projects 01 General Fund	TBD	5825	\$0.0

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 <i>Pranita Ranbhise</i>	Date Approved	05/25/2026		
2.	Counsel, Department of Facilities Planning and Management				
	Signature <i>James Traber</i>	Date Approved	5/22/2026		
	Chief Systems and Services Officer				

3.	Signature 	Date Approved	05/25/2026
	Chief Financial Officer Preston Thomas (May 25, 2026 17:34:17 PDT)		
4.	Signature	Date Approved	
	President, Board of Education		
5.	Signature	Date Approved	