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Enactment Date	



OAKLAND UNIFIED SCHOOL DISTRICT
Community Schools, Thriving Students

Memo

To Board of Education

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

Board Meeting Date June 24, 2026

Subject Master Agreement for General Services – Aurora Environmental Services 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 **Aurora Environmental Services Inc., Oakland, CA**, for the latter to provide hazardous material abatement consulting services at various school sites, in the not-to-exceed amount of \$0. The agreement shall commence on June 25, 2026, with an anticipated end date of June 30, 2028.

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

LBP (Local Business Participation Percentage) 100%

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

Fiscal Impact All Capital Funds:

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

Attachments

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

**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 **Aurora Environmental Services 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:	Address for Contractor Notices:
Oakland Unified School District 955 High Street Oakland, CA 94601 Attn: Preston Thomas	Aurora Environmental Services Inc. 220 4 th Street, Suite 201 Oakland, CA 94607 Attn: Mabel Delgado

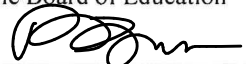
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DISTRICT:

Oakland Unified School District

Jennifer Brouhard, President,
Board of Education

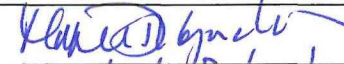
Denise Saddler, Interim Superintendent & Secretary
of the Board of Education



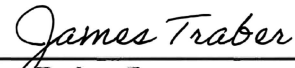
[Preston Thomas \(Jun 16, 2026 2:24:40 PM\)](#)
Preston Thomas, Chief Systems & Services Officer

CONTRACTOR:

Aurora Environmental Services, Inc.

By: 
Name: Mabel Delgado
Title: President
Date: 5/20/2026

Approval as to form:

 Date: 5/26/2026

James Traber, Esq.
Facilities Counsel

EXHIBIT A

FORM OF AMENDMENT FOR PROJECT ASSIGNMENT

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

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

a. **Scope of Services.**

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
Printed Name: May 27, 2020 4:07:53 PM

Approval as to form:

James Traber, Esq.
Facilities Counsel

CONTRACTOR:

Aurora Environmental Services, Inc.

By: Mabel Delgado
Name: Mabel Delgado
Title: President
Date: 5/20/2026

EXHIBIT B

Fingerprinting Notice and Acknowledgement Form

FINGERPRINTING NOTICE AND ACKNOWLEDGEMENT
FOR ALL CONTRACTS EXCEPT WHEN CONSTRUCTION EXCEPTION IS MET

(Education Code Section 45125.1)

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

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

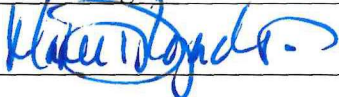


(Education Code §45125.1(h).)

I, as President *[insert "owner" or officer title]* of Aurora Environmental Services, Inc. *[insert name of business entity]*, have read the foregoing and agree that Aurora Environmental Services, 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 26, 2026

Name: Mabel Delgado

Signature: 

Title: President

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: Aurora Environmental Services, Inc.
Date of Entity's Contract with District: 26-1320 Master GSA - Aurora -Hazardous Material Abatement - Project
Scope of Entity's Contract with District: No. 25115

I, Mabel Delgado [insert name], am the President [insert "owner" or officer title] for Aurora Environmental Services, Inc. [insert name of business entity] ("Entity"), which entered a contract on _____, 20__, with the District for _____.

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

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

Date: May 26, 20 26

Signature: 

Typed Name: Mabel Delgado

Title: President

Entity: Aurora Environmental Services, Inc.

**Request for Qualifications for
Hazardous Materials Abatement Consulting Services
at Various School Sites
Project #25115**

Submitted: April 30, 2026

to

Oakland Unified School District

by



Submitted to:
Preston Thomas
Chief Systems and Services Officer
Dept. of Facilities Planning & Management
Oakland Unified School District
955 High Street
Oakland, CA 94601
Phone: (510) 879-2700

Submitted by:
Mabel Delgado
President/CEO
Aurora Environmental Services Inc.
220 4th Street, Suite 201
Oakland, CA 94607
Email: mdelgado@auroraesi.com
Phone: (510) 444-1300

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2.1 Letter of Interest

Preston Thomas
Chief Systems and Services Officer
Dept. of Facilities Planning & Management
Oakland Unified School District
955 High Street
Oakland, CA 94601

**RE: RFQ for Hazardous Materials Abatement Consulting Services at Various School Sites
Project #25115**

Dear Mr. Thomas,

Aurora Environmental Services Inc. (Aurora) is pleased to respond to the Request for Qualifications (RFQ) from Oakland Unified District (District) to provide Hazardous Materials Abatement Consulting Services for Project #25115. Aurora is a woman-owned industrial hygiene, environmental consulting, and hazardous waste management firm providing integrated services to municipalities; education; construction; developers; large prime engineering contractors; state and federal government; financial; retail; facilities and engineering; hospitals; hotels; residential/multi-use complexes; insurance companies; architectural firms and bond management firms; real estate/venture capitalists; and other general industry clients.

With 14+ years in business, Aurora offers over 50+ years of combined proven expertise in professional interrelated multimedia environmental services in the areas of water contaminant sampling, occupational health and safety, regulatory compliance, operations and maintenance planning, building and soil hazardous materials surveys and testing, Phase I and Phase II environmental site assessments and investigations, indoor air quality diagnostics, hazardous waste program management, environmental compliance and reporting on the California Environmental Reporting System (CERS), storm water pollution prevention program and plan development and management, mandatory regulatory training and reporting, as well as public relations/legal expertise to address safety, health, and environmental challenges.

Our team includes industrial hygienists, environmental scientists, hazardous materials specialists, geologists, project managers, and environmental compliance professionals. Aurora has the qualifications and experience to execute the scope of services in this RFQ. Our staff have experience conducting field assessments, coordinating and mapping sampling program- sites, preparing environmental and safety documentation, and supporting regulatory permitting, reporting, and communication with local and state agencies. Tasks in this RFQ will be executed and overseen by qualified Certified Asbestos Consultants (CAC), CDPH Certified Lead Inspectors/Assessors (LI/A), Certified Site Surveillance Technicians (CSST) and CDPH Lead Sampling Technicians (LST). Our staff have prior experience conducting similar services as required by this RFQ.

Upon contract award, Mr. James Leist, CAC, CDPH LI/A, Sr. Project Manager, will be the District’s main point of contact responsible for all site work.

James Leist

T: 415-349-4124 | E: jleist@auroraesi.com

Our Firm’s Commitments

We are committed to demonstrating that we are an effective and resourceful partner for the District. Aurora understands the unique and important nature of this hazardous materials survey and reporting, contractor bidding assistance and abatement oversight procurement, and the District’s need for an efficient and reliable compliance partner. We are committed to the principles of quality service and environmental stewardship, and we pledge to provide our services with respect, integrity and responsiveness. Aurora is excited to be the District’s environmental consulting partner, effectively positioned to respond to scheduled and unscheduled tasks. The proposed staff forms a uniquely integrated environmental consulting team committed to distinction through experienced multidisciplinary talent, providing comprehensive solutions with timely delivery of services.

Our mission is to deliver our wide range of environmental technical competencies in a sound, timely, and cost-effective fashion. We thrive on providing excellent client service, reliability, and effective regulatory compliance while facilitating the management of liabilities and regulations and maintaining a suitable working environment. Much of our success comes from returning clients who have come to trust our professionalism, drive for excellence, and sensitivity to budgetary constraints. We take pride that our experienced in-house team’s work has resulted in *zero contractor change orders, zero on-the-job injuries, and zero professional omissions and errors insurance claims.*

Firm Information	
Firm Name:	Aurora Environmental Services, Inc.
Local Office:	220 4 th Street, Suite 201 Oakland, CA 94607
Phone / Fax Number of Contact Person:	Phone: 510-444-1300 Fax: 855-710-6294
Email of Contact Person:	mdelgado@auroraesi.com
Signer of Contract, Contract Service Orders and Any Modifications Thereof:	Mabel Delgado, President/CEO

2.1.1 Respondent Statements

Aurora received a copy of the District's Agreement attached as **EXHIBIT A** to the RFQ. Aurora has reviewed the indemnity provisions in **EXHIBIT A** and insurance requirements contained in the Agreement. If given the opportunity to contract with the District, Aurora has no objections to the use of the Agreement.

Aurora 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 will any such person be employed in the performance of any/all contract(s) without immediate divulgence of this fact to the District.

In closing, as a local business deeply dedicated to the health and safety of our community, it is truly an honor to support your vision. Our shared values and dedication to these principles make us a natural, **trusted partner** to serve as your consultant.

We look forward to the opportunity to discuss how we can achieve these goals together. Please contact me if you have any questions.

Sincerely,



Mabel Delgado
President and CEO

2.2 Firm Information

2.2.1 Narrative

Aurora incorporated as an S Corp in the state of California, on March 14, 2012, and is owned by Mabel Delgado, President and CEO. We are certified by the City and the County of Alameda (#14-00091), and the City and County of San Francisco as a Micro Local Business Enterprise (#CMD01221000290) in the Environmental Advisory services certification category. Additionally, we are certified as a *Disadvantaged Woman-Owned* Small Business by the California Department of General Services (#200045), the Supplier Clearinghouse of the Utility Supplier Diversity Program (#160001203), Department of Industrial Relations (#1000051403), and the Port of Oakland (#7512-17). Our corporate office is located in San Francisco, California. We have satellite offices in the cities of Oakland and Pleasant Hill. In the event the District were to award a contract to Aurora, task orders will be managed out of our Oakland office at 220 4th Street, Suite 201, Oakland, CA 94607. Aurora currently employs 19 team members that we periodically supplement with additional support staff as needed to meet project deliverables.

For more than 14 years, Aurora has supported municipal agencies, school districts, airports, ports, engineering contractors, and institutional clients on large- and small-scale projects across Northern California. Representative clients include San Francisco Public Works, San Francisco International Airport, the Port of Oakland, the Oakland Unified School District, the Mount Diablo Unified School District, the Sacramento City Unified School District, and the City of San Jose. Our staff routinely perform hazardous materials and indoor air quality assessments, abatement contractor oversight, dust monitoring, stormwater inspections, compliance evaluations, and environmental due diligence for facility and infrastructure projects.

Aurora offers over 50+ years of combined proven expertise in professional interrelated multimedia environmental services in the areas of occupational health and safety, regulatory compliance, operations and maintenance planning, indoor air quality diagnostics, building and soil hazardous materials surveys and testing, Phase I and Phase II environmental site assessments and investigations, hazardous waste program management, environmental compliance and reporting on the California Environmental Reporting System (CERS), storm water pollution prevention program and plan development and management, mandatory regulatory training and reporting, as well as public relations/legal expertise to address safety, health, and environmental challenges.

Our broad range of services include asbestos, lead-based paint, and PCB surveys, hazardous materials abatement contractor oversight, including preparation of project survey reports and abatement specifications, identify hazardous materials common to structures, such as refrigerants, oil-filled electrical equipment and hydraulics, consulting regarding federal, state and local regulations governing the management, abatement, disposal, and best management practices for asbestos-containing materials and lead-based paint, health and safety-related services commonly associated with hazardous materials in structures, such as indoor air quality and mold assessments, AutoCAD® drawing production, contingency and training plans and associated program development, soil sampling for volatile organic compounds (VOCs), asbestos, petroleum hydrocarbons, heavy metals, and pesticides, both Resource Conservation Recovery Act (RCRA) and non-RCRA including sampling/characterization, identification, waste manifesting, and disposal of unknown abandoned hazardous materials, including generator training and universal waste management. Below is a representative listing of Aurora's experience delivering Hazardous Materials Consulting Services to other institutions of similar size and type.

2.2.2 Key Personnel and Experience

Our proposed team brings a multidisciplinary blend of environmental compliance, hazardous materials, stormwater, industrial hygiene, and field monitoring experience to support. Our staff have extensive backgrounds. Each team member has been selected for their direct experience, technical qualifications, and ability to support rapid field mobilization and regulatory coordination. Aurora has assembled a dynamic, respectful, and efficient team to provide District with the resources of a large business and the flexibility, responsiveness, and cost-consciousness of a small business. The synergy between our staff members and their excellent collaborative skills produce quality-driven results. Also available to the project team are clerical staff who provide a wide range of behind-the-scenes administrative support. All field staff will have current TB testing prior to performing work at district sites. Aurora personnel wear company uniforms to ensure that school

personnel readily identify them. Furthermore, to comply with the Michele Montoya Act, Aurora certifies that all employees assigned to District are permitted to work on school sites, around children, and have been cleared under California Law and the Education Code, including fingerprint clearance by the California Department of Justice.

Aurora provides disposal/waste characterization services for clients' hazardous waste. Aurora facilitates communication with the Department of Toxic Substance Control (DTSC) and assists with attaining an EPA ID number, classifying and lab packing of the hazardous materials, finding the most cost-effective option for disposal, coordinating with the disposal facility to attain waste profile(s), generating the manifest, and observing the waste pick up. Aurora will provide project oversight for hazardous materials abatement, review the manifests generated by the abatement contractor and ensure the waste is properly labeled prior to arranging a signature from the client's designated signee. Aurora observes the waste pick up and ensures the transporter picks up the waste, signs the manifest, and retains the generator's initialed copy of the manifest.

Aurora also conducts Stormwater Program Management, Hazardous Materials Business Plans (HMBPs), CERS reporting and training, OSHA Employee Training, regulatory permitting, hazardous waste management (RCRA and Non-RCRA), underground and aboveground storage tank spill prevention, control, and countermeasures plans, and Certified Unified Program Agencies (CUPA) Inspections, Audits, and Investigations, community relations and expert witness testimony, city and regulatory agency interaction experience, risk exposure - crisis control experience, and Federal, state, regional, and local regulatory interpretation expertise.

We maintain strong working relationships with Certified Unified Program Agencies (CUPA), Cal-OSHA, the Department of Toxic Substances Control (DTSC), and the Regional Water Quality Control Board (RWQCB). These collaborations support effective project coordination, clear regulatory response, and streamlined issue resolution.

Aurora is committed to technical accuracy, responsiveness, and cost-effective project delivery. The firm brings practical field experience, regulatory understanding, and reliable support to environmental compliance assignments across Northern California.

Our professional staff have been trained on California Environmental Reporting System (CERS), Resource Conservation and Recovery Act (RCRA), Toxic Substances Control Act (TSCA), Nuclear Regulatory Commission (NRC), Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA, "Superfund"), Asbestos Hazard Emergency Response Act (ASHERA), Clean Air Act (CAA), and Clean Water Act (CWA) regulatory application, definition, purpose, and codifications. In addition, Aurora has provided specified and required training for hazardous waste managers such as HAZWOPER (29 CFR) and US Department of Transportation (DOT, 49 CFR). Specific training is provided in completing the uniform hazardous waste manifests as outlined in 40 CFR 262, Subparts B, C and D and 49 CFR 172, Subparts C and H. Our Project Managers and support personnel are qualified to deal with challenging and critical situations relating to hazardous materials/waste handling, spill containment and management, and indoor air quality services.

Our in-depth understanding of safety, health, and environmental regulations; our relationship with various City CUPA Hazardous Materials Inspectors; knowledge of Cal OSHA requirements; our familiarity with regulations including those of the Department of Toxic Substances Control (DTSC), Regional Water Quality Control Board (RWQCB), and Occupational Safety and Health Administration (OSHA), including protocols involving personal exposure monitoring; and our adherence to established Aurora health and safety plans and quality assurance/quality control procedures provide our clients with the best, most responsible environmental compliance partner available.

This comprehensive and interrelated experience provides us with a wide range of insight into the environmental technical competencies that may be required during an unforeseen emergency. Our success comes from returning clients and large sub-consultants who have come to trust our professionalism, drive for excellence, work, integrity, and sensitivity to cost, scope, and schedule. Aurora’s success also stems from a strong track record of consistent delivery in regard to cost-effective, integral solutions. Both clients and partners experience ethical expertise during all phases of projects or demolition and can attest to our integrity and performance without compromise.

Appendix A includes resumes of key staff assigned to this project in Table 1 below.

Table 1: Aurora’s Key Project Personnel

No.	Employee Name / Title	Experience/ Licenses
1	James Leist Sr. Project Manager (Primary Project Contact)	Cal/OSHA CAC #98-2534 (asbestos) CDPH Lead I/A #4188 (lead) EPA Lead Safety for Renovation, Repair & Painting 40-Hour OSHA Hazardous Waste Operations 30-Hour OSHA Construction Safety & Health
2	Thomas Kimball Project Manager	Cal/OSHA CAC #02-3072 (asbestos) CDPH Lead I/A #8827 (lead) CDPH Lead Monitor #8826 (lead) 40-Hour OSHA Hazardous Waste Operations 30-Hour OSHA Construction Safety & Health
3	Kirk Nakamoto Assistant Project Manager	Cal/OSHA CSST #19-6428 (asbestos) CDPH Lead Sampling Tech #0503 (lead) 40-Hour OSHA Hazardous Waste Operations 30-Hour OSHA Construction Safety & Health
4	Mark Bradshaw Project Manager/	Cal/OSHA CAC #95-1740 (asbestos) CDPH Lead I/A/Supervisor #1756 (lead) CDPH Lead Monitor #1757 (lead)
5	Jose Delgado Assistant Project Manager	DOSH Asbestos Bldg. Inspector #51061 (asbestos) CDPH Lead Sampling Tech #3265 (lead) 40-Hour OSHA Hazardous Waste Operations
6	Keeley Palon Environmental Specialist	DOSH Asbestos Bldg. Inspector #CA-015-05 (asbestos) CDPH Lead Sampling Tech #14504 (lead) 40-Hour OSHA Hazardous Waste Operations 30-Hour OSHA Construction Safety & Health

In addition to the above key technical staff and to ensure seamless project delivery, Aurora assigns a dedicated, full-time **Contract Manager** as your primary point of contact. **Kimberley Casey** will oversee all aspects of the scope of work, coordinating closely with District representatives to ensure every requirement is met efficiently and consistently.

Kimberley Casey

T: 510-444-1300 | E: kcasey@auroraesi.com

2.2.3 Schedule Management

Aurora has earned a reputation for being resourceful, efficient in finding quick resolution to complex client needs by committing required resources and securing additional resources if and when needed, reducing costs to clients, responsive no matter how large or small the need, and committed to excellence by understanding clients' goals and objectives while applying our core values and compliance expertise to achieve success. The Aurora team strength stems from our combined project experience, as well as unwavering technical support and peer review for each other's projects.

Our team will work with the District on scheduling during the timelines which are most beneficial for the project. While some projects can be planned with advanced notice and resource allocation, our team also has experience with client requests for emergency or priority services during which resources must be attained and staff mobilized to meet project needs. Our project management team assesses the allocation of all resources during a defined request to adjust and re-allocate, if necessary, to meet deliverables.

Aurora's team understands that our clients must often wait for task completion in a specified order to accomplish work effectively. We are accustomed to working with construction and other teams that experience delays in signing off for prior tasks or other work processes. Our management team has dealt with agency schedule approval changes in past projects with professionalism and understanding. Our flexibility allows us to pause and be ready for the project to re-start, whenever that occurs.

Seamless Client Communication and Project Management. Aurora has assigned a senior project manager, Mr. James Leist, for this project. Together Mr. Leist and Ms. Casey will maintain open communication with all District staff and remain dedicated to keeping all parties apprised of the progress and issues that could affect the progress of onsite work and deliverables. Both will closely track costs, planning and scheduling commitments, product and services delivery, onsite performance, and ensure QA/QC protocol adherence. Working with the District staff, they will identify the best team composition to deliver tasks safely, on time, and within budget. We will use this approach to develop, manage, and deliver all services defined in this project to achieve the desired goals and objectives as outlined by the contract. Each key team leader at Aurora exhibits an elevated level of technical expertise and experience within the respective service line category identified and will serve as Project Managers for specific tasks. When a service request comes in from the District, the goal is to generate a seamless response and deliver the expertise and resources necessary to accomplish the assignment.

Managing Project Objectives, Timelines, Budget and Scheduling. Our overall approach responding to service requests includes project meetings as needed with Aurora’s designated project manager(s) and District representatives to align with the project objectives, timelines, budget, and scheduling. Aurora’s project manager(s) will collaborate with District staff throughout the project. Aurora understands that many unexpected challenges may surface when conducting renovations in public facilities. Our primary strategy is to plan for the best and anticipate the worst-case scenarios in order to be flexible and prepared to adjust plans as site conditions change. Aurora believes in scheduling flexibility and being available whenever the facility requires.

2.2.3a Technical Approach

Project Understanding

Aurora understands that the scope of services under this contract requires hazardous materials consulting across a portfolio of active school sites undergoing new construction, modernization, seismic upgrades, and other facilities improvements throughout the District. Work must be carefully coordinated to minimize disruption to students, staff, and ongoing school operations. Aurora's approach for each project assignment will be tailored to site-specific conditions and construction scope while maintaining full regulatory compliance and clear communication with District representatives.

Task 1: Asbestos and Lead Survey

Aurora will conduct pre-survey planning prior to mobilizing at each site, reviewing all available records including existing AHERA management plans, prior survey reports, and construction drawings to develop a targeted sampling matrix. Aurora prepared AHERA management plans for 97 OUSD school sites and will leverage that institutional knowledge to maximize efficiency and avoid redundant investigation in previously characterized areas.

Field investigation will be performed by a California Cal/OSHA-certified Asbestos Consultant (CAC) in accordance with EPA NESHAPs protocol and BAAQMD Regulation 11, Rule 2. Up to 50 asbestos bulk samples will be collected and submitted to an independent accredited laboratory for Polarized Light Microscopy (PLM) analysis, with up to three layers analyzed per sample. Up to 25 paint chip samples will be collected from building interiors and exteriors representative of construction periods, with analysis performed by flame atomic absorption (AA) spectrometry. Aurora will coordinate access with District and school site staff to ensure sampling activities are performed safely and with minimal disruption to occupied areas. A written report including laboratory data summary, material descriptions, sample locations, quantities, and recommendations will be delivered within 10 working days of receipt of laboratory results.

Task 2: PCB Sampling and Report

Aurora will collect up to 25 samples of suspect PCB-containing exterior caulk and sealants from building components. Samples will be submitted to an independent accredited laboratory for analysis by NIOSH Method 8082 (PCB Aroclors). A written report summarizing results, findings, and recommendations will be delivered within 10 working days of receipt of laboratory results.

Task 3: Work Plan Development

Based on the findings from Tasks 1 and 2, Aurora will develop a comprehensive work plan for managing the abatement and disturbance of identified hazardous materials. The work plan will clearly define scope boundaries, identify regulated materials by type and location, and specify removal, handling, containment, and disposal requirements in accordance with applicable federal, state, and local regulations. Abatement specifications will be suitable for inclusion in construction contract documents, providing clear, biddable information that supports accurate contractor pricing and reduces the risk of change orders during construction. Aurora will coordinate with District staff, architects, and construction managers as needed to ensure hazardous materials requirements are fully integrated into project documents. All work planning will be based on a single mobilization with activities conducted Monday through Friday, 7:00 AM to 5:00 PM, unless otherwise directed by the District.

Task 4: Construction Phase Monitoring and Closeout

During construction, Aurora will provide on-site oversight to ensure abatement activities are performed in compliance with applicable regulations and project specifications. Aurora will review all contractor notifications and submittals to state and local regulatory agencies with jurisdiction over abatement activities, review plans and shop drawings for abatement enclosure and isolation systems, review equipment submittals, and monitor air quality during abatement operations to confirm no applicable exposure limits are exceeded. Upon completion of abatement, Aurora will conduct a final visual inspection to confirm materials have been removed to the level required by regulation, review disposal manifests and documentation, and review all final closeout submittals. Where authorized by the District, Aurora will provide perimeter air monitoring using four monitoring devices positioned at building elevations, with samples collected at four-hour intervals throughout the duration of abatement activities.

Site Safety and Occupant Sensitivity

Aurora recognizes that work at occupied school sites requires heightened attention to the safety of students, staff, and community members. All field activities will be planned and executed to maintain clear separation between active work areas and occupied portions of each site. Aurora will establish controlled work zones using appropriate signage, barriers, and identified personnel, and will coordinate all site access and scheduling with District and school site representatives to minimize disruption. All Aurora field staff will hold current TB clearance prior to performing work at District sites and will have cleared fingerprint background checks in compliance with California Education Code requirements. Aurora personnel wear company uniforms at all times on school sites to ensure ready identification by school staff.

2.2.4 Prior Project Experience

Project 1 – Environmental Compliance Services, Oakland USD

Client: Oakland Unified School District, Oakland, CA

Contact: Ms. Rebecca Littlejohn, Risk Management Officer, (510) 879-1612

Aurora Key Staff: Thomas Jamison, Shanah Kirkwood, Kimberley Casey, Jose Delgado

Contract Value To Date: \$1,084,327

Project Description: Since 2012, Aurora has provided services to the Oakland Unified School District in matters relating to mold, lead sampling, abatement monitoring and clearances for both scheduled and emergency-response projects. Aurora conducted Asbestos Hazard Emergency Response Act (AHERA) surveys and prepared management plans for 97 school sites, in addition to asbestos-regulated National Emission Standards for Hazardous Air Pollutants (NESHAP) consulting services - sampling, oversight, reports, clearances for 12 bathroom, and eight kitchen renovations, including core sampling of roof materials. Aurora has managed for the District hazmat inventories, hazardous waste disposal (including reactive chemicals, explosive, low-level radioactive, and non-RCRA waste), and OSHA-required health and safety training. Aurora has provided confidential, expert witness testimony to the District's General Counsel involving traffic noise level investigations, assessments of hazards in soil to address community concerns at a highly controversial school site. In 2025, Aurora efficiently managed a high-volume drinking water sampling task by testing 60 district locations for lead under tight deadlines while adhering to established safety protocols.

Project 2 – Environmental Compliance Services, Mt. Diablo USD

Client: Mt. Diablo Unified School District, Concord, CA 94520

Contact: Chris Hansen, Custodial & Operations Manager, (925) 682-8000 x3861

Aurora Key Staff: Shanah Kirkwood, Kimberley Casey, James Leist, Jose Delgado

Contract Value To Date: \$2,888,299

Project Description: Aurora has been a long-term contracted environmental compliance consultant selected to provide ongoing, as-needed scheduled and unscheduled environmental, compliance, industrial hygiene, hazardous materials and waste reporting management, indoor air quality assessment, regulatory agency complaint/violation negotiation, and unforeseen environmental services since 2012. We encountered no challenges throughout this time period and accomplished all tasks without incident or Value overruns. Aurora's continuous business relationship with the District for over a decade, is a testament of the District's trust in our knowledge of environmental, and health and safety regulations, agency communication and site closure experience, and trust in our capabilities, expertise and value.

Aurora has provided environmental services for 49 sites including:

- Indoor Air Quality Assessment. Aurora conducted an Indoor Air Quality Assessment for the presence of mold and investigation of water intrusion; attended project meetings with

the District to make recommendations; conducted indoor air quality monitoring and reporting for changes in mold/moisture levels; conducted oversight of mold abatement crew to ensure compliance and clearance sampling once abatement was complete; prepared project closeout documentation.

- Asbestos Hazard Emergency Response Act (AHERA) Triennial and Biannual Inspections. Aurora conducts AHERA inspections for 49 districts sites every six months to identify any changes in condition and to assign a risk assessment to the friable Thermal System Insulation (TSI) Asbestos Containing Building Materials (ACBM), friable surfacing ACBM, miscellaneous ACBM, and non-friable ACBM, which have become friable.
- Annual contract regulatory compliance services updates for Hazardous Communication Program, Hazardous Materials Business Plans, and science laboratory chemical inventories, health & safety inspections and chemical hygiene plans.
- Schools Hazardous Waste Collection, Consolidation and Accumulation Facility (SHWCCAF) regulatory compliance management.
- Hazardous Waste Management. Aurora provides oversight and management of the existing hazardous waste accumulation site, which involves properly packaging, profiling, labeling, manifesting and removal of existing hazardous waste. In addition, Aurora provides closure documentation for Certified Unified Program Agencies (CUPA) reporting.
- Phase 1 Environmental Site Assessment. Aurora to conduct a Phase I Environmental Site Assessment on a newly identified location to determine if the site could be used for a new hazardous waste accumulation facility, without impact soils from previous land uses.
- Resolved OSHA Violation. Aurora reviewed the Division of Occupational Safety & Health complaint issued April 18, 2018, regarding safety violations for a high school; conducted a site visit to assess complaint issues; prepared a response to OSHA on behalf of the district and successfully achieved case closure without penalty.
- OSHA Compliance Training. Bloodborne Pathogen, Hazardous Waste Generator, Hazardous Materials Business Plan and Hazard Communication Training.

Project 3 – Environmental Compliance Services, Travis USD

Client: Travis Unified School District, Fairfield, CA

Contact: Mr. Tracey Canady, Manager of Maintenance and Operations, (707) 437-8231

Aurora Key Staff: Thomas Jamison, Shanah Kirkwood, Namir Ahmad, Kirk Nakamoto

Contract Value To Date: \$654,217

Project Description: Aurora provides ongoing environmental and hazardous materials consulting services to Travis Unified School District since 2012, supporting both scheduled and emergency response activities. Work includes mold and moisture intrusion assessments, lead-in-paint evaluations, water quality investigations, abatement contractor oversight, air sampling, and final regulatory clearance testing. Aurora manages hazardous material inventories and oversees hazardous waste disposal, including packaging, profiling, manifesting, and disposal of RCRA and non-RCRA laboratory chemicals. The team provides OSHA Health & Safety training to District personnel on regulatory compliance and safe chemical management practices. Aurora also developed, implemented, and maintains the District's Stormwater Pollution Prevention Plan (SWPPP). Services include stormwater compliance inspections, development and implementation

of BMPs, records management, and ongoing updates performed by CASQA-certified Qualified Stormwater Practitioners (QSPs) and Qualified Stormwater Developers (QSDs). Drinking water quality sampling is conducted annually for eight (8) district locations. Stormwater monitoring and sampling activities are conducted as needed to maintain NPDES compliance. This long-term relationship highlights Aurora's capability in stormwater compliance, environmental investigations, hazardous waste management, industrial hygiene, and regulatory training for an active public-school district.

Project 4 – Environmental Compliance Services, Jefferson Elementary SD

Client: Jefferson Elementary School District, Daly City, CA

Contact: Mr. Bill Heath, Director of Maintenance & Operations, (650) 991-1346

Aurora Key Staff: Kimberley Casey, Shanah Kirkwood, Chris Elliott, Kirk Nakamoto

Contract Value To Date: \$94,890

Project Description: Aurora provides ongoing environmental and hazardous materials consulting services to Jefferson Elementary School District, supporting both scheduled and emergency response activities. Work includes asbestos and lead survey sampling, and final regulatory clearance testing. Aurora manages hazardous material inventories. Drinking water quality sampling was conducted in 2023-2024 for five (5) district preschool locations per AB 2370 requirements.

Project 5 – Environmental Compliance Services, Sacramento City USD

Client: Sacramento City Unified School District, Sacramento, CA

Contact: Ms. Keyshun Marshall, Director II, Risk Management, (916) 643-9421

Aurora Key Staff: Kimberley Casey, Shanah Kirkwood, Kirk Nakamoto

Contract Value To Date: \$1,885,479

Project Description: Since 2012, Aurora has provided comprehensive services, from mold investigations to indoor air quality investigations, environmental consulting, training, OSHA laboratory compliance, hazardous waste management, Hazardous Materials Business Plans, asbestos program management, science lab chemical inventories and safety training, health and safety inspections; hazardous waste removal, Department of Transportation (DOT) awareness training, hazardous waste generator training, and other associated environmental health and safety program training. Asbestos program management has included AHERA inspection services for 100 sites.

Aurora also conducts science laboratory chemical inventories for 22 school sites, which includes formulating a listing of chemical compounds used in school science programs to comply with Ed Code 49411. The listing includes the potential hazards and estimated shelf life of each chemical found in the science laboratory. Aurora analyzes data thoroughly to further evaluate compliance issues and hazard risks in accordance with the Science Safety Handbook for California Public Schools, 2014, Edition, and the California Code of Regulations (CCR) Title 8, Section 5191, Occupational Exposure to Hazardous Chemicals in Laboratories. Aurora also provides employee health and safety training for schools.

2.3 Litigation

Aurora has had no litigation arisen from any project for the past five (5) years or since incorporating in 2012.

2.4 Professional Fees

Below is the estimated breakdown of cost for the proposed tasks. Hourly billing rates are provided in the Appendix. Hourly billing rates will apply for 2026 and are subject to adjustments each new calendar year to reflect cost of living adjustments.

Fees: Estimated Project Fees Summary

Task	Estimated Fee Breakdown	Estimated Fee Summary
Task 1: Asbestos and Lead Surveys	\$4,984 - Labor Fees \$ 560 - Equipment/Other Fees \$1,626 - Laboratory Fees \$1,075 - Contingency	\$8,245
Task 2: PCB Sampling and Report	\$2,961 - Labor Fees \$ 415 - Equipment/Other Fees \$4,192 - Laboratory Fees \$1,135 - Contingency	\$8,704
Task 3: Work Plan	\$1,918 - Labor Fees \$ 288 - Contingency	\$2,206
Task 4: Construction Phase and Closeout	\$23,753 - Labor Fees \$ 5,887 - Equipment/Other Fees \$ 5,958 - Laboratory Fees \$ 5,340 - Contingency	\$40,937
	TOTAL	\$60,092

Appendix A

- Fee Schedules
- Sample Report Menu – Hazardous Materials Survey Report
- Sample Report Menu – Hazardous Materials Abatement Specifications
- RESUMES:
 - James Leist
 - Thomas Kimball
 - Kirk Nakamoto
 - Mark Bradshaw
 - Jose Delgado
 - Keeley Palon
- Certificate of Insurance
- Exhibit B
- Exhibit C

2.4 Fee Schedules

Hourly Billing Rates:

Industrial Hygiene, EH&S and Consulting Services		
Item	Description	Rate Per Hour*
1	Certified Industrial Hygienist (CIH)	\$ 388.00
2	Registered Engineer (Professional Engineer)	\$ 325.00
3	Registered Geologist (Professional Geologist) / QSD / QSP / QISP	\$ 225.00
4	Program Director	\$ 225.00
5	Sr. Project Manager (CAC/CDPH Certified Lead Inspector/Assessor)	\$ 135.00
6	Project Manager (CAC/CDPH Certified Lead Inspector/Assessor)	\$ 135.00
7	Staff Engineer / QSD / QSP	\$ 130.00
8	Associate Project Manager / Project Coordinator (CSST/CDPH Lead Sampling Technician)	\$ 80.00
9	Contract Administrator	\$ 97.00
12	Industrial Hygienist I (CDPH Lead Sampling Technician)	\$ 75.00
13	Clerical / Administrative	\$ 72.00
14	CAD Draftsperson / Designer	\$ 80.00
<p><i>* Labor for overtime, holidays and weekends will be invoiced at 1.5 times the hourly rate, except when double-time applies. Double-time applies for time incurred more than 12 hours in any workday and for all hours worked in excess of eight on the seventh consecutive day of work in a workweek.</i></p>		

Laboratories:

Aurora proposes utilizing the services of the laboratories listed below based on pricing and credentials for asbestos and lead sampling. Other laboratories may be used as needed.

Laboratories
EMSL Analytical, Inc. 464 McCormick St., San Leandro, CA, 94577
Eurofins Built Environment Testing West, LLC 111 Anza Blvd., Suite 122, Burlingame, CA 94010
McC Campbell Analytical Inc. 1534 Willow Pass Road, Pittsburg, CA 94565

Equipment, Supplies and Lab Analysis:

Equipment, Supplies and Lab Analysis Rates			
Item	Description	Rate	Unit
1	XRF analyzer	\$650.00	daily
2	Bulk sampling kit	\$125.00	daily
3	Field vehicles: vans and trucks	\$135.00	daily
4	Respirator with cartridges – Half-face	\$60.00	each
5	Personal Protective Equipment (project-specific PPE)	\$35.00	daily per person
6	Air sampling kit (metals, asbestos, mold, silica)	\$35.00	each
7	Low-flow / high-flow rotameter (calibration)	\$25.00	each daily
8	Personal sampling pump	\$30.00	each daily
9	Standard sampling cassettes (metals, asbestos, silica)	\$5.00	each
10	PCB 8082A bulk & cleanup - 5 day [McC Campbell]	\$108.00	each
11	Flame AA paint chip - 24 hour [EMSL]	\$16.07	each
12	Flame AA paint chip - 3 day [EMSL]	\$14.45	each
13	PLM 3 layers - EPA 600/R-93/116 - 24 hour [Eurofins]	\$20.25	each
14	PLM 3 layers - EPA 600/R-93/116 - 3 day [Eurofins]	\$13.50	each
15	PLM add layers - EPA 600/R-93/116 - 24 hour [Eurofins]	\$22.44	layer
16	PLM add layers - EPA 600/R-93/116 - 3 day [Eurofins]	\$21.71	layer
17	PLM 1000 pt ct - EPA 600/R-93/116 - 3 day [Eurofins]	\$192.27	layer
18	PCM NIOSH 7400 - 24 hour [EMSL]	\$14.04	each
19	PCM NIOSH 7400 - 3 day [EMSL]	\$12.42	each
<i>Lab fees not listed will be billed at cost plus markup.</i>			

LIMITED PRE-RENOVATION SURVEY REPORT: ASBESTOS AND LEAD

Project Site:

Homekey Union

1622 Union Avenue
Bakersfield, CA 93305

Prepared for:

Housing Authority of the County of Kern



Presented To:

Mr. Michael Ruiz
Facilities Management Specialist
Housing Authority of the County of Kern
601 – 24th Street
Bakersfield, CA 93301

Prepared by:



October 18, 2021

Project No. A2978

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Appendix B – Analytical Laboratory Reports – Lead

HAZARDOUS MATERIALS SPECIFICATIONS – ASBESTOS AND LEAD

Project Site:

Homekey Union

1622 Union Avenue
Bakersfield, CA 93305

Prepared for:

Housing Authority of the County of Kern



Presented To:

Mr. Michael Ruiz
Facilities Management Specialist
Housing Authority of the County of Kern
601 – 24th Street
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October 18, 2021

Project No. A2978

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James Leist III, CAC, CDPH LI/A, Senior Project Manager



HIGHLIGHTS

- 30+ years of experience delivering hazardous materials consulting and field safety oversight for utilities, airports, industrial facilities, and government agencies.
- Extensive expertise in Cal/OSHA, CDPH, EPA, and site-specific regulatory compliance within active, high-risk operating environments
- Proven Field Safety Officer supporting complex remediation, demolition, excavation, and decommissioning projects.
- Specialized experience supporting PG&E infrastructure, substations, power generation facilities, and manufactured gas plant (MGP) remediation.

EDUCATION

- Environmental Science, UC Berkeley Extension
- Electronic Technology, Chabot College

LICENSES

- Certified Asbestos Consultant # 98-2534-California OSHA
- California Department of Public Health Lead in Construction Inspector/Assessor # 00004188

CERTIFICATIONS

- 40-Hour OSHA Hazardous Waste Operations
- 30-Hour OSHA Construction Safety and Health
- First Aid, CPR & AED
- EPA-HUD Lead Renovation, Repair and Painting

PROFESSIONAL QUALIFICATIONS

Mr. Leist is a California-licensed Certified Asbestos Consultant (CAC) and California Department of Public Health Lead in Construction Inspector/Assessor with more than 30 years of experience supporting hazardous materials assessment, drinking water sampling, remediation oversight, and field safety programs across utility, aviation, industrial, and government facilities throughout California. He brings extensive experience working in active operating environments where regulatory compliance, worker safety, and uninterrupted operations are critical.

Mr. Leist provides senior-level oversight for asbestos, lead-based paint, and PCB projects, including building and equipment surveys, abatement planning, contractor oversight, air monitoring, and post-abatement clearance verification. He is routinely engaged in complex remediation efforts involving substations, power generation facilities, airports, manufactured gas plant sites, and other high-risk properties, where he ensures compliance with Cal/OSHA, CDPH, and EPA requirements while coordinating closely with owners, contractors, and regulatory agencies.

In addition to technical consulting, Mr. Leist has served as Field Safety Officer on remediation, excavation, demolition, and decommissioning projects, providing on-site safety leadership, hazard identification, and enforcement of site-specific Health and Safety Plans. His experience spans industrial hygiene monitoring, regulatory documentation, emergency response coordination, and preparation of audit-ready reports, supporting successful project execution and regulatory closeout.

PROJECT EXPERIENCE

Pacific Gas & Electric Company (PG&E), Gateway Generating Station | Antioch, California

Provided safety oversight during scheduled plant outages, including safety observations of contractor and facility operations to verify compliance with site-specific safety requirements and Cal/OSHA regulations. Conducted annual emergency evacuation drill observations, evaluated alarm

Aurora Environmental Services Inc.

response, personnel accountability, and evacuation procedures, and documented findings and recommendations to support continuous improvement of site emergency preparedness.

PG&E California Manufactured Gas Plant (MGP) Site Remediation Projects | Eureka & San Rafael, California

Served as Field Safety Officer for MGP site remediation projects involving excavation and off-site disposal of impacted soils and in-situ stabilization activities. Provided daily field safety oversight during remediation operations, including contractor safety observations, hazard identification, and enforcement of site-specific Health and Safety Plans. Responsibilities included monitoring excavation and material handling activities, verifying compliance with Cal/OSHA and environmental regulations, and supporting site monitoring, documentation, and reporting throughout project execution.

PG&E Rock Creek Service Center | Auburn, California

Performed TO-15 volatile organic compound air sampling in support of environmental assessment and regulatory compliance activities. Responsibilities included preparation of sampling plans, deployment and retrieval of Summa canisters, coordination with accredited analytical laboratories, review and validation of analytical results, and documentation of findings in accordance with applicable regulatory and quality assurance requirements.

PG&E Brush Street Gas Pipeline Transmission Projects | Oakland, California

Conducted comprehensive asbestos, lead-based paint, and PCB surveys in support of gas pipeline trenching and transmission projects. Managed abatement activities, including contractor oversight, work plan implementation, and compliance with Cal/OSHA, CDPH, and EPA regulations. Provided field monitoring and clearance inspections to ensure safe re-occupancy of affected areas. Oversaw pipeline trenching and installation operations, coordinating with construction teams to maintain worker safety, environmental compliance, and adherence to project schedules. Documented findings and prepared reports for regulatory compliance and project records.

PG&E Embarcadero Substation Z | San Francisco, California

Provided turnkey hazardous materials consulting services for asbestos, lead-based paint, and PCB management at a high-voltage utility substation. Services included comprehensive surveys, abatement project design and oversight, and field monitoring during removal and remediation activities. Conducted post-abatement clearance inspections to verify regulatory compliance and safe re-occupancy. Managed contractor coordination ensured adherence to Cal/OSHA, CDPH, and EPA regulations, and prepared detailed documentation and reports for regulatory and client records.

PG&E Hunter's Point Substation | San Francisco, California

Provided turnkey hazardous materials services for asbestos, lead-based paint, and PCB management at a critical electrical substation. Responsibilities included comprehensive building and equipment surveys, abatement project planning and oversight, and field monitoring to ensure safe removal and compliance with regulatory requirements. Conducted post-abatement clearance inspections, verified proper disposal of hazardous materials, and ensured adherence to Cal/OSHA, CDPH, and EPA regulations. Coordinated with contractors and facility personnel, maintained detailed documentation, and prepared reports for regulatory compliance and client records.

Aurora Environmental Services Inc.

PG&E Kasson Substation |Tracy, California

Provided turnkey hazardous materials services for asbestos, lead-based paint, and PCB management at an active electrical substation. Performed comprehensive surveys of buildings and equipment to identify hazardous materials, developed and implemented abatement project plans, and provided field monitoring and oversight during remediation activities. Conducted post-abatement clearance inspections to verify regulatory compliance and safe re-occupancy. Coordinated with contractors and facility personnel, ensured adherence to Cal/OSHA, CDPH, and EPA regulations, and prepared detailed documentation and reports for client and regulatory records.

PG&E Kettleman City Well Property |Kettleman City, California

Performed asbestos, lead-based paint, and PCB survey services in support of environmental due diligence and property assessment at a PG&E well site in Kettleman City. Conducted comprehensive hazardous materials investigations to identify regulated building materials and potential PCB-containing equipment, including systematic sampling, field screening, and documentation of findings. Prepared detailed reports summarizing survey results, regulatory implications, and recommendations for abatement or management. Coordinated with project stakeholders to support safe planning and regulatory compliance.

PG&E Larkin Substation |San Francisco, CA

Provided turnkey asbestos, lead-based paint, and PCB services, including full surveys of buildings and equipment, abatement project planning, contractor oversight, and post-abatement clearance inspections. Conducted field monitoring to ensure compliance with Cal/OSHA, CDPH, and EPA regulations. Prepared detailed reports documenting hazardous materials findings, remediation activities, and regulatory compliance for client records.

PG&E Marina Substation |San Francisco, CA

Performed comprehensive hazardous materials surveys for asbestos, lead paint, and PCBs. Managed abatement planning, monitoring, and field oversight, ensuring safe removal and adherence to all applicable safety and environmental regulations. Conducted post-abatement clearance inspections and provided detailed reporting to support regulatory compliance and operational readiness.

PG&E Potrero Substation – San Francisco, CA

Delivered turnkey hazardous materials services, including surveys, abatement project design, on-site monitoring, and clearance verification. Oversaw contractor work and field safety, ensuring adherence to site-specific Health and Safety Plans and regulatory requirements. Documented all project activities and produced comprehensive reports for PG&E and regulatory agency review.

PG&E Santa Cruz Substation |Santa Cruz, CA

Conducted asbestos, lead paint, and PCB surveys, developed abatement plans, and supervised remediation activities. Provided field monitoring and post-abatement clearances, ensuring compliance with Cal/OSHA, CDPH, and EPA regulations. Coordinated with facility personnel and contractors, maintaining project documentation and regulatory reporting.

Aurora Environmental Services Inc.

PG&E Shell Pond |Bay Point, CA

Provided turnkey asbestos, lead-based paint, and PCB services for remediation activities, including surveys, abatement oversight, and clearance inspections. Served as Field Safety Officer, managing on-site safety during remediation operations, including excavation, material handling, and environmental controls. Ensured compliance with Cal/OSHA, CDPH, and EPA regulations, and prepared detailed reports documenting field activities, safety observations, and regulatory compliance.

United Airlines Maintenance Center |San Francisco International Airport, CA

Provided turnkey asbestos, lead-based paint, and PCB services, including comprehensive surveys of maintenance facilities, abatement project planning, field monitoring, and post-abatement clearance inspections. Oversaw contractor work and ensured compliance with Cal/OSHA, CDPH, and EPA regulations, maintaining safety and environmental standards. Prepared detailed reports documenting survey results, abatement activities, and regulatory compliance for client and agency records.

United Airlines Maintenance Center |Los Angeles International Airport, CA

Delivered turnkey hazardous materials services, including asbestos, lead paint, and PCB surveys, abatement oversight, monitoring, and clearance verification. Coordinated with contractors and facility personnel to ensure adherence to site-specific Health and Safety Plans and federal, state, and local regulatory requirements. Documented all project activities and prepared compliance reports for regulatory and client review.

United Airlines |San Diego International Airport, CA

Performed asbestos, lead-based paint, and PCB surveys, developed abatement plans, and provided monitoring during remediation activities. Conducted post-abatement clearances and verified regulatory compliance prior to facility re-occupancy. Prepared reports summarizing survey findings, abatement results, and recommended follow-up actions.

Oakland International Airport |Oakland, CA Conducted asbestos and lead paint surveys to support the installation of explosive detection systems (EDS). Identified and documented regulated building materials, provided abatement recommendations, and ensured compliance with Cal/OSHA and CDPH regulations. Produced detailed survey reports to support construction planning and regulatory approvals.

Whittaker Corporation Ordnance Site |Hollister, CA

Provided turnkey asbestos, lead-based paint, and PCB services, including comprehensive surveys, abatement project planning, contractor oversight, and post-abatement clearance inspections. Conducted field monitoring to ensure adherence to site-specific Health and Safety Plans and regulatory requirements. Prepared detailed reports documenting hazardous materials findings, abatement activities, and regulatory compliance for client records.

Historic Union Pacific Railroad Rail Yards |Central Shops, Sacramento, CA

Performed comprehensive asbestos, lead paint, and PCB surveys of historic 1867 Central Shops buildings in preparation for renovation and demolition activities. Managed abatement planning and monitoring, ensuring compliance with Cal/OSHA, CDPH, and EPA regulations during all remediation activities.

Aurora Environmental Services Inc.

Conducted post-abatement clearance inspections and produced documentation supporting regulatory compliance and historic preservation considerations.

Sonoma County Water Agency, Russian River Inflatable Dam | Santa Rosa, CA

Conducted environmental survey and assessment of the Russian River Inflatable Dam, evaluating potential hazardous materials impacts including asbestos and lead-containing building materials. Collected field data, documented findings, and prepared reports supporting agency planning, safety considerations, and regulatory compliance.

U.S. Navy | Mare Island Naval Shipyard, CA

Served as PCB Project Field Safety Officer, providing on-site safety oversight for remediation activities involving polychlorinated biphenyls (PCBs). Monitored contractor work, enforced compliance with Cal/OSHA, EPA, and Navy safety regulations, and documented all field activities and safety observations. Assisted in project coordination and reporting to ensure proper remediation practices and regulatory compliance.

Pittsburg Power Plant | Pittsburg, CA

Provided turnkey asbestos, lead-based paint, and PCB services, including surveys, abatement project planning, field monitoring, and post-abatement clearance inspections. Served as Field Safety Officer during fuel oil tank demolition, overseeing contractor work, ensuring compliance with Cal/OSHA and EPA regulations, and maintaining site safety and environmental controls. Prepared detailed documentation and reports supporting regulatory compliance and project closeout.

Tesla Plant | Fremont, CA

Delivered comprehensive hazardous materials services for asbestos, lead, and PCB management, including surveys, abatement planning, field monitoring, and clearance verification. Provided asbestos awareness training to in-plant janitorial staff, conducting sessions across all three shifts plus a fourth make-up class, ensuring full staff coverage and compliance with regulatory requirements. Documented training completion, survey results, and abatement activities for regulatory and client records.

Various School Districts, California

Oversees NESHAP (modernization/demolition) and AHERA (ongoing maintenance) asbestos building inspection sampling surveys, project specification development, asbestos and indoor air quality monitoring/analysis. Largest projects included:

- Mt. Diablo USD (49 sites) – Ongoing AHERA triennial reinspections and biannual surveillance.
- Davis Joint USD (11 sites) – Ongoing AHERA triennial reinspections and biannual surveillance.
- Calistoga Joint USD (5 sites) – Conducted as needed asbestos, lead and IAQ sampling work, as well as ongoing AHERA triennial reinspections and biannual surveillance.
- St. Helena USD (5 sites) – Conducted ongoing AHERA triennial reinspections and biannual surveillance.
- Travis USD (10 sites) – Project manager for ongoing AHERA triennial reinspections and biannual surveillance.

Thomas Kimball, CAC, CDPH LI/A and LP/M

Role on this Project: Project Manager



Highlights

Over 34 years of hazardous materials consulting and program management experience

State of California DOSH-Certified Asbestos Consultant

DPH-Certified Lead Inspector, Assessor, and Monitor

Education

U.S. Navy: Strike Fighter

Los Medanos College

Professional Qualifications

Mr. Kimball is a State of California DOSH-Certified Asbestos Consultant and DPH-Certified Lead Inspector/Assessor/Monitor with over 34 years of experience managing hazardous materials, including asbestos, lead, mold, PCBs, mercury, and related contaminants. He holds multiple California certifications in asbestos consulting, inspection, training, and program management.

His experience spans a wide range of facility types, including educational campuses, housing authorities, government and county buildings, military installations, utilities, refineries, and commercial and residential properties.

Mr. Kimball serves as an effective project manager and leads Aurora's team of certified hazardous materials investigators, providing work plans, technical oversight, agency coordination, quality assurance, and final report review.

Project Experience

Asbestos/Lead Management – Multiple Clients, California

As a Certified Asbestos Consultant and DPH-certified Lead Inspector Assessor, Mr. Kimball oversees asbestos building inspectors, lead sampling technicians, and Certified Site Surveillance Technicians in inspections, sampling, mapping, compiling data, and preparing client Asbestos Hazard Emergency Response Act (AHERA) and National emission Standards for Hazardous Air Pollutants (NESHAP) reports for asbestos, lead, and polychlorinated biphenyl (PCB) materials. He conducts air monitoring and oversight of abatement contractors during asbestos and lead related removals. He is also PAO (Poly Alfa Olefin) testing (Formerly DOP (Diocetyl Phthalate)) certified and performed HEPA filter efficiency testing.

Mold and Moisture Investigations – Multiple Clients, California

Mr. Kimball performs drinking water sampling, mold investigations, assessments, diagnostics, and post-abatement clearance sampling.

Treasure Island, San Francisco – Hazardous Materials Abatement Oversight

Conducted hazardous materials abatement monitoring for asbestos and lead-based paint removal at Hangar 3, Buildings 40, 99, 107, 111, 257, 298, 342, 343, Star Barracks, Bowling Alley, and Yerba Buena Island Enlisted Base Housing. Duties included conducting pre-abatement visual inspections of the work area containment set-up, outside perimeter air monitoring for asbestos and lead, periodic visual inspections of work practices and proper PPE

use, containment integrity, negative pressure readings, final visual inspections, final air clearance testing, and dust-wipe clearance testing.

Presidio Trust, San Francisco – Hazardous Materials Abatement Oversight

Performed daily compliance monitoring, review of abatement contractor submittals, daily monitoring and documentation of abatement activities, final visual inspections, and clearance air monitoring. Duties included conducting pre-abatement visual inspections of the work area containment set-up, outside perimeter air monitoring for asbestos and lead, periodic visual inspections of work practices and proper PPE use, containment integrity, negative pressure readings, final visual inspections, final air clearance testing, and dust-wipe clearance testing.

Veterans Affairs Medical Center, San Francisco – Hazardous Materials Surveys

Mr. Kimball conducted the collection of bulk samples of suspect materials for asbestos and lead that would be impacted by construction, submitting samples to the lab for analysis and providing a written final report on findings. Duties also included conducting pre-abatement visual inspections of the work area containment set-up, outside perimeter air monitoring for asbestos and lead, periodic visual inspections of work practices and proper PPE use, containment integrity, negative pressure readings, final visual inspections, final air clearance testing and dust-wipe clearance testing. He conducted mold air testing both inside and outside the subject building for comparison of interior and exterior spore concentrations, submitting the samples to the lab for analysis and providing a written final report of findings. In some instances, post clean-up air testing was conducted following remediation.

Palo Alto Unified School District, Palo Alto – Hazardous Materials Abatement Oversight

Mr. Kimball conducted hazardous materials abatement monitoring for asbestos and lead-based paint removal for multiple elementary, middle, and high schools for the district. Duties included conducting pre-abatement visual inspections of the work area containment set-up, outside perimeter air monitoring for asbestos and lead, periodic visual inspections of work practices and proper PPE use, containment integrity, negative pressure readings, final visual inspections, final air clearance testing, and dust-wipe clearance testing.

Hayward Unified School District, Hayward – Hazardous Materials Abatement Oversight

Mr. Kimball conducted hazardous materials abatement monitoring for asbestos and lead-based paint removal at multiple elementary schools and offices for the district. Duties included conducting pre-abatement visual inspections of the work area containment set-up, outside perimeter air monitoring for asbestos and lead, periodic visual inspections of work practices and proper PPE use, containment integrity, negative pressure readings, final visual inspections, final air clearance testing, and dust-wipe clearance testing.

San Francisco USD, San Francisco – Hazardous Materials Abatement Oversight

Mr. Kimball conducted hazardous materials abatement and remediation oversight for asbestos, lead-based paint, and mold for multiple elementary, middle, and high schools for the district. Duties included conducting pre-abatement visual inspections of the work area containment set-up, outside perimeter air monitoring for asbestos and lead, periodic visual inspections of work practices and proper PPE use, containment integrity, negative pressure readings, final visual inspections, final air clearance testing, and dust-wipe clearance testing. Conducting post clean-up mold air testing both inside and outside the subject building for comparison of interior and exterior spore concentrations.

San Rafael City Schools, San Rafael – Hazardous Materials Abatement Oversight and AHERA

Mr. Kimball conducted hazardous materials abatement and remediation oversight for asbestos, lead-based paint, and mold for multiple elementary, middle and high schools for the district. He also conducted districtwide AHERA triennial and biannual inspections.

Tamalpais Union High School District, Mill Valley – Hazardous Materials Abatement Oversight and AHERA

Mr. Kimball conducted hazardous materials abatement and remediation oversight for asbestos, lead-based paint and mold for multiple elementary, middle and high schools for the district. Duties included conducting pre-abatement visual inspections of the work area containment set-up, outside perimeter air monitoring for asbestos and lead, periodic visual inspections of work practices and proper PPE use, containment integrity, negative pressure readings, final visual inspections, final air clearance testing and dust-wipe clearance testing. He also conducted districtwide AHERA triennial and biannual inspections.

Pacific Bell Substations, Multiple Locations – Hazardous Materials Abatement Oversight

Mr. Kimball performed hazardous materials abatement oversight and regulatory compliance monitoring at various sites involving lead, asbestos and mold. Duties included conducting pre-abatement visual inspections of the work area containment set-up, outside perimeter air monitoring for asbestos, periodic visual inspections of work practices and proper PPE use, containment integrity, negative pressure readings, final visual inspections and final air clearance testing.

Fort Ord, Monterey – Hazardous Materials Abatement Oversight

Performed daily compliance monitoring, review of abatement contractor submittals, daily monitoring and documentation of abatement activities, final visual inspections, and clearance air monitoring.

Bradley Bridge, Salinas – Lead Abrasive Blasting Air Monitoring

Mr. Kimball conducted monitoring for lead abrasive blasting. Duties included perimeter air monitoring upwind and downwind for lead, conducting personal air monitoring on Jeffco Painting and Coating workers for exposure assessment data collection.

Tosco Refinery, Port Costa/Crockett – Purging and Sampling of Monitoring Wells

Mr. Kimball conducted the purging and sampling of monitoring wells. Duties included transporting a water collection tank trailer to each monitoring well, purging and sampling the product and documenting the amount and depth of recovered product at each monitoring well, disposing of the recovered product at a collection site at the Tosco Refinery.

Pacific Refinery, Hercules – PM-10 Dust Monitoring

Mr. Kimball conducted dust monitoring during blasting activities. Duties included set-up and operation of PM-10 Dust Monitors at upwind and downwind perimeters of storage tanks during abrasive blasting of tanks by Jeffco Painting and Coating for decommissioning of the refinery. Collecting filter media and submitting to a lab for analysis.

Other Various Sites, Northern California – Hazardous Materials Abatement Oversight

Mr. Kimball conducted hazardous materials abatement monitoring for asbestos and lead-based paint removal at:

- **Alameda Point, Alameda – Market Rate Building #152.** Duties included conducting pre-abatement visual inspections of the work area containment set-up, outside perimeter air monitoring for asbestos and lead, periodic visual inspections of work practices and proper PPE use, containment integrity, negative pressure readings, final visual inspections, final air clearance testing and dust-wipe clearance testing.
- **Briggsmore Plaza, Modesto.** Conducted pre-abatement visual inspections of the work area containment set-up, outside perimeter air monitoring for asbestos and lead, periodic visual inspections of work practices and proper PPE use, containment integrity, negative pressure readings, final visual inspections, final air clearance testing and dust-wipe clearance testing.
- **County of Alameda, Oakland – ALCO Parking Garage.** Conducted perimeter lead air monitoring during work activities, submitting samples to the lab for analysis, conducting pre and post visual inspections.
- **Sutro Tower, San Francisco.** Duties included conducting perimeter lead air monitoring during work activities, submitting samples to the lab for analysis, conducting pre and post visual inspections.
- **Channel 7 Building, San Francisco.** Duties included conducting pre-abatement visual inspections of the work area containment set-up, outside perimeter air monitoring for asbestos, periodic visual inspections of work practices and proper PPE use, containment integrity, negative pressure readings, final visual inspections, and final air clearance testing.

Various School Districts, California

Assist with NESHAP (modernization/demolition) and AHERA (ongoing maintenance) asbestos building inspection sampling surveys, project specification development, asbestos and indoor air quality monitoring/analysis. Largest projects included:

- Mt. Diablo USD (49 sites) – Ongoing AHERA triennial reinspections and biannual surveillance.
- Davis Joint USD (11 sites) – Ongoing AHERA triennial reinspections and biannual surveillance.
- Calistoga Joint USD (5 sites) – Conducted as needed asbestos, lead and IAQ sampling work, as well as ongoing AHERA triennial reinspections and biannual surveillance.
- St. Helena USD (5 sites) – Conducted ongoing AHERA triennial reinspections and biannual surveillance.
- Travis USD (10 sites) – Project manager for ongoing AHERA triennial reinspections and biannual surveillance.

Kirk Nakamoto, CSST, LST

Role on this Project: Associate Project Manager/Project Coordinator



Highlights

Diligent, knowledgeable, and effective hazardous materials investigator

Education

BA, International Studies and Political Science, University of California at Irvine

Certifications

Certified Site Surveillance Technician (CSST #19-6428), California Department of Occupational Safety and Health
Certified Lead Sampling Technician (LRC-00000503), California Department of Public Health
40-Hour OSHA Hazardous Waste Operations (HAZWOPER); 8-Hour Refresher
NIOSH 582 – Sampling and Evaluating Airborne Asbestos
XRF Spectrum Analyzer Training

Professional Qualifications

Mr. Nakamoto has more than eight years of environmental experience, including asbestos surveys, inspections, sampling and reporting; hazardous communication inventories, data compilation, and reporting, and conducting regulatory compliance assessments and audits, health and safety surveys, abatement plans, abatement contractor monitoring, air testing clearances, reports and chemical inventories. Mr. Nakamoto currently serves as an Environmental Specialist with responsibility for oversight of hazardous materials investigations for multiple projects. His clients include cities, counties, airports, ports, school district and commercial clients, ensuring regulatory compliance and accurate reporting for each client site.

Relevant Project Experience

Hazardous Materials Inventories – Multiple Clients, California

Mr. Nakamoto performs chemical surveys and compiles Hazardous Materials Inventories reports for numerous clients. He researches chemicals and manipulates large databases. Implements hazardous materials management system to track purchase date, location, quantity on hand, and compatibility of hazardous materials.

Asbestos Management – Multiple Clients, California

As a Certified Site Surveillance Technician, Mr. Nakamoto works with Certified Asbestos Consultants to inspect, sample, map, compile data, and prepare client AHERA and NESHAP reports for asbestos, lead, and PCB materials. He conducts air monitoring and oversight of abatement contractors during asbestos and lead-related removal. He observes remediation of various hazardous materials for clients and ensure that abatement workers and remediation was safe and in regulation of laws. Observation duties include: checking certificates of abatement workers, visually inspecting containment before abatement started, conduct environmental sampling during abatement activities, and report progress to clients. Mr. Nakamoto conducts visual inspections and clearance sampling to ensure area of abatement was completely removed and area is safe to re-occupy using TEMs, PCMs, Lead wipes, and mold cassettes in clearance sampling. He generates reports for clients based on the results of surveys that focused on EPA, OSHA, CDPH, and local air quality district regulations.

Indoor Air Quality Assessments – Multiple Clients, California

Mr. Nakamoto conducts indoor air quality diagnostic involving various pollutants. He performs mold investigations, assessments, diagnostics, and post-abatement clearance sampling.

Oakland USD, - Drinking Water Sampling

Mr. Nakamoto assisted with coordination and sampling activities for 60 district sites, lab report QA/QC, photo log preparation and project status tracking.

Various School Districts, California

Assist with NESHAP (modernization/demolition) and AHERA (ongoing maintenance) asbestos building inspection sampling surveys, project specification development, asbestos and indoor air quality monitoring/analysis. Largest projects included:

- Mt. Diablo USD (49 sites) – Ongoing AHERA triennial reinspections and biannual surveillance.
- Davis Joint USD (11 sites) – Ongoing AHERA triennial reinspections and biannual surveillance.
- Calistoga Joint USD (5 sites) – Conducted as needed asbestos, lead and IAQ sampling work, as well as ongoing AHERA triennial reinspections and biannual surveillance.
- St. Helena USD (5 sites) – Conducted ongoing AHERA triennial reinspections and biannual surveillance.
- Travis USD (10 sites) – Project manager for ongoing AHERA triennial reinspections and biannual surveillance.

San Carlos Airport, - Oversight of Asbestos Containing Material Abatement

Mr. Nakamoto observed the abatement of Asbestos-Containing Material and lead containing materials inside an airport hangar. He helped review manifest, observed waste pickup, and assisted in the visual inspection. Mr. Nakamoto performed final air clearance testing.

Lessingia Court Renovation – Asbestos and Lead Survey

Mr. Nakamoto conducted a survey of two restrooms for a renovation inside the Lessingia Court building. He collected samples to test for presence of asbestos and lead. The lead screening was conducted using an XRF device.

San Mateo County, Registration & Election Divisions Building – Air Sampling for Formaldehyde

Mr. Nakamoto conducted sampling for formaldehyde in the air after a complaint from an employee. Set up a formaldehyde badge for 24 hours and sampled fiberglass in the ceiling for traces of formaldehyde.

City of Redwood City, Hall of Justice – Water Leak Investigation and Clearance Testing

Mr. Nakamoto investigated a water leak damaged the floor in the basement corridor. He conducted observation, inspection, and clearance testing for the abatement of Asbestos Containing Material, VFT/Mastic in the corridor. Also reviewed the manifest and communicated with client. In addition, Mr. Nakamoto assisted in a limited hazardous materials survey for the IT room in the Hall of Justice basement. He sampled materials for asbestos and lead and did a visual inspection for possible PCBs.

Mark Bradshaw, CAC, CDPH LPM and LI/A

Role on this Project: Project Manager



Highlights

24 years of hazardous materials, asbestos/lead/PCBs consulting

Education

Coursework in EPA/Lead Inspection and Environmental Chemistry, University of California at Berkeley and College of San Francisco; Environmental Health, University of California at Santa Cruz

Certifications

Certified Asbestos Consultant (CAC #95-1740), California Department of Occupational Safety and Health
Certified Lead Project Monitor (LPM # 00001757); Certified Lead Inspector/Assessor, Supervisor (LI/A # 00001756); Certified Lead Supervisor (LS #00001755), California Department of Public Health

Professional Qualifications

Mr. Bradshaw has 24 years of experience in conducting hazardous materials surveys, abatement specifications, abatement contractor monitoring, writing reports, conducting final air testing clearances and documentation. He is a Certified Asbestos Consultant (CAC) with the California Department of Occupational Safety and Health, and a Certified Lead Project Monitor, Lead Inspector/Assessor, and Lead Supervisor, with the California Department of Public Health (CDPH).

His clients have included: San Francisco Unified School District, Federal Emergency Management Agency (Santa Cruz fire), Fremont Unified School District, West Contra Costa Unified School District, San Leandro Unified School District, Sonoma State University, County of Alameda, and San Francisco Veterans Association.

Relevant Project Experience

Hazardous Materials Project Manager

Mr. Bradshaw has conducted hazardous materials management for 170 San Francisco Unified School District sites. This work has involved coordination and facilitation of federal, state and local agency regulatory compliance, hazardous waste inventories (biological, chemical, radioactive). He also provided hazardous waste manifesting and transportation coordination. Mr. Bradshaw has developed operations and maintenance plans for buildings and grounds departments specifying how employees are to handle hazards encountered in the course of their job duties. He has developed, implemented and overseen standards and protocols in relation to K-12 school district's HUD Lead in Paint Standards, including water testing, and mitigation plans.

Asbestos, Lead, Mold Investigations and Project Management

Mr. Bradshaw has conducted hazardous materials survey assessments for asbestos, lead, mold, universal wastes, and polychlorinated biphenyl's (PCBs). He has served as a project manager to provide abatement specifications, abatement contractor monitoring, air testing clearances, regulatory agency coordination, and final reports and lab testing documentation. He has also conducted AHERA surveys for school districts, pre-demolition surveys for building demolition projects. He also helps manage drinking water quality programs.

Jose Delgado, LST

Role on this Project: Associate Project Manager/Project Coordinator



Highlights

9 years of experience

Lead Sampling and Hazardous Materials Transport Expertise

Education

AA, Occupational Safety and Health, Diablo Valley College (in progress)

Certifications

Certified Lead Sampling Technician (LST #00003265), California Dept. of Public Health (CDPH)

Training

Certified Asbestos Building Inspector; Certified Asbestos Contractor Supervisor; DOSH

40-Hour OSHA Hazardous Waste Operations (HAZWOPER); 8-Hour Refresher

DOT 49 CFR 172.704 – Hazardous Materials Safety and Security Awareness

EPA 40 CFR 262.16 (a)(9) and 262.17 (a)(7), including 265.16 – Hazardous Waste Management

Professional Qualifications

Mr. Delgado is an Environmental Specialist with 9+ years of increasingly complex experience in managing hazardous materials inventories, health and safety inspections, chemical surveys, stormwater monitoring, data compilation, drinking water sampling and indoor air quality (IAQ) assessments for school districts and other clients. He is proficient in segregating substances for disposal, lab packing a variety of hazardous materials and wastes, completing all necessary documentation (labeling, manifesting) and overseeing transporter loading for delivery to permitted treatment storage and disposal (TSD) facilities.

Relevant Experience

Hazardous Materials Inventories – Multiple Clients, California

Mr. Delgado performs chemical surveys and assists in compiling Hazardous Materials Inventories (HMIs) and Hazardous Materials Business Plans (HMBPs) for numerous school district clients. He researches chemicals and manipulates large databases. Implements hazardous materials management systems to track purchase date, location, quantity on hand, and compatibility of hazardous materials. He performs Quality Assurance/Quality Control to ensure reliable work product and data validation.

Hazardous Waste Management – Multiple Clients, California

Mr. Delgado conducts segregation, packaging, profiling, manifesting, and transportation of science and non-science hazardous waste. He profiles radioactive waste, compressed gas cylinders, biowaste, and unstable chemical reagents for transportation and disposal. He ensures proper handling, security, and disposal of all waste on site in accordance with federal, state, and local codes and regulations. He conducts site inspections at school districts for regulatory compliance and works with school personnel to maintain sites within regulatory guidelines.

Asbestos Management – Multiple Clients, California

As a Certified Asbestos Building Inspector, Mr. Delgado works with Certified Asbestos Consultants (CACs) and Certified Site Surveillance Technicians (CSSTs) to inspect, sample, map, compile data, and prepare client AHERA and NESHAP reports for asbestos, lead, and PCB materials. Clients include cities, counties, airports, schools, commercial and industrial.

Travis USD, - Drinking Water Sampling

Mr. Delgado assisted with coordination and sampling activities for 8 district sites.

Various School Districts, California

Assist with NESHAP (modernization/demolition) and AHERA (ongoing maintenance) asbestos building inspection sampling surveys, project specification development, asbestos and indoor air quality monitoring/analysis. Largest projects included:

- Mt. Diablo USD (49 sites) – Ongoing AHERA triennial reinspections and biannual surveillance.
- Sacramento City USD (99 sites) – AHERA triennial reinspections and biannual surveillance.
- Davis Joint USD (11 sites) – Ongoing AHERA triennial reinspections and biannual surveillance.
- Dixon USD (6 sites) – Asbestos, lead and mold sampling conducted for modernization work, as well as ongoing AHERA triennial reinspections and biannual surveillance.
- Calistoga Joint USD (5 sites) – Conducted as needed asbestos, lead and IAQ sampling work, as well as ongoing AHERA triennial reinspections and biannual surveillance.
- St. Helena USD (5 sites) – Conducted ongoing AHERA triennial reinspections and biannual surveillance.
- Travis USD (10 sites) – Project manager for ongoing AHERA triennial reinspections and biannual surveillance.

Doctor's Hospital, Pinole, CA

As part of the CSST team on 125,000 sq. ft. NESHAP project for Doctor's Hospital in Pinole, CA, in preparation for demolition, Sean accessed each of the 125 plus rooms and roof to collect measurements and quantifying homogenous materials for each zone. Conducted detailed sampling, analysis and mapping for suspect hazardous materials locations.

ATI Architects & Engineers, Roseville, CA,

San Jose Armory Renovation Project (251 West Hedding St, San Jose, CA). This project was just awarded to conduct a Hazardous Materials Survey and sampling for asbestos and lead suspect materials in the two-story San Jose Armory building for preparation of Hazardous Material Survey and Specifications Reports.

Keeley Palon

Role on this Project: Environmental Specialist



Highlights

Diligent, effective hazardous materials investigator

Education

BS in Environmental Science
University of San Francisco

Certifications

OSHA 30-Hour Construction Industry Outreach Training, 2024
OSHA 40-Hour HAZWOPER Training (29 CFR 1910.120), 2024
Asbestos Building Inspector – California Dept. of Industrial Relations (DOSH #CA-015-05)
Asbestos Contractor/Supervisor (AHERA Initial – CA DIR)
Lead Sampling Technician – California Dept. of Public Health (CDPH) Cert. #LRC-00014504
X550 Pb HUD/EPA Lead Paint Analyzer – Instrument Operator & Radiation Training, 2025

Professional Qualifications

Ms. Palon is an environmental specialist with over two (2) years of experience in supporting environmental projects. She has conducted field investigations, including asbestos and lead surveys, inspections, sampling, and reporting; drinking water sampling; hazardous materials data compilation and documentation; and assistance with regulatory compliance assessments and field activities. She supports hazardous materials investigations across multiple projects, working alongside senior environmental specialists to assist with field inspections, sampling activities, and technical report preparation. Her background also includes environmental policy research, commission support, waste diversion outreach, and GIS- and laboratory-based environmental analysis. Ms. Palon provides analytical and administrative support for public-sector environmental programs and has supported projects for public- and private-sector clients, including municipal agencies, school districts, and commercial facilities, helping ensure regulatory compliance and accurate documentation for each site.

Relevant Project Experience

Hazardous Materials & Asbestos/Lead Support – Multiple Clients, San Francisco Bay Area, California

Supports asbestos and lead inspections, including assistance with inspections, sampling, mapping, data compilation, and preparation of AHERA- and NESHAP-compliant documentation. Provides field support during abatement activities, including air monitoring, observation of remediation operations, and assistance with contractor oversight. Assists with post-abatement visual inspections and clearance sampling to support re-occupancy determinations and contributes to technical reporting for public- and private-sector clients, including municipal agencies, school districts, airports, ports, and commercial facilities.

Hazardous Materials Inventories – Multiple Clients, San Francisco Bay Area, California

Supports chemical surveys and preparation of Hazardous Materials Inventory (HMI) reports. Assists with regulated chemical research, hazardous materials data compilation, and database management activities. Supports tracking of hazardous materials information including quantity on hand, storage location, and compatibility to support regulatory compliance and client reporting requirements.

Oakland USD, - Drinking Water Sampling

Ms. Palon assisted with coordination and sampling activities for 60 district sites, lab report QA/QC, photo log preparation and project status tracking.

Various School Districts, California

Assist with NESHAP (modernization/demolition) and AHERA (ongoing maintenance) asbestos building inspection sampling surveys, project specification development, asbestos and indoor air quality monitoring/analysis. Largest projects included:

- Mt. Diablo USD (49 sites) – Ongoing AHERA triennial reinspections and biannual surveillance.
- Davis Joint USD (11 sites) – Ongoing AHERA triennial reinspections and biannual surveillance.
- Calistoga Joint USD (5 sites) – Conducted as needed asbestos, lead and IAQ sampling work, as well as ongoing AHERA triennial reinspections and biannual surveillance.
- St. Helena USD (5 sites) – Conducted ongoing AHERA triennial reinspections and biannual surveillance.
- Travis USD (10 sites) – Project manager for ongoing AHERA triennial reinspections and biannual surveillance.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/4/2026

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

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

PRODUCER Inszone Insurance Services, LLC 2721 Citrus Road, Suite A Rancho Cordova, CA 95742	CONTACT NAME: Certificate Team PHONE (A/C. No. Ext): 877-308-9663 E-MAIL ADDRESS: aeservice@inszoneins.com		FAX (A/C. No): 916-400-2625
	INSURER(S) AFFORDING COVERAGE		
INSURED Aurora Environmental Services, Inc. 150 Executive Park Boulevard, Suite 4650 San Francisco, CA 94134	INSURER A : Westchester Surplus Lines Co.		NAIC # 10172
	INSURER B : National Casualty Company		11991
	INSURER C : RLI Insurance Company		13056
	INSURER D :		
	INSURER E :		
	INSURER F :		

COVERAGES

CERTIFICATE NUMBER: 209987916

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 type="checkbox"/> OTHER:	Y	Y	G71810550 003	6/21/2024	6/21/2026	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
C	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			PSA0003602	2/1/2026	2/1/2027	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N <input type="checkbox"/> N/A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			WCC349685A	9/27/2025	9/27/2026	<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
A	Professional Liability "Claims Made" Subject to GL Aggregate			G71810550 003 G71810550 003	6/21/2024 6/21/2024	6/21/2026 6/21/2026	Each Claim \$2,000,000 Aggregate \$2,000,000

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

Oakland Unified School District is named as Additional Insured for General Liability as required by written contract. Coverage shall be primary/non-contributory and a Waiver of Subrogation applies as required by contract.

CERTIFICATE HOLDER**CANCELLATION**

Oakland Unified School District Attn: Risk Management 1011 Union St., Site 987 Oakland CA 94607 United States	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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EXHIBIT B

FINGERPRINTING NOTICE AND ACKNOWLEDGEMENT FOR CONTRACTS OTHER THAN CONSTRUCTION CONTRACTS

(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 Mabel Delgado [*insert "owner" or officer title*] of Aurora Environmental Services Inc. [*insert name of business entity*], have read the foregoing and agree that Aurora Environmental Services, 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: 4/30/2026

Name: Mabel Delgado

Signature: 

Title: President and CEO

EXHIBIT "C"

LOCAL BUSINESS UTILIZATION AFFIRMATION WORKSHEET

Firm or Team: Aurora Environmental Services 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 / 30 / 2025 6



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/4/2026

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

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

PRODUCER Inszone Insurance Services, LLC 2721 Citrus Road, Suite A Rancho Cordova, CA 95742	CONTACT NAME: Certificate Team PHONE (A/C. No. Ext): 877-308-9663 E-MAIL ADDRESS: aeservice@inszoneins.com		FAX (A/C. No): 916-400-2625
	INSURER(S) AFFORDING COVERAGE		
INSURED Aurora Environmental Services, Inc. 150 Executive Park Boulevard, Suite 4650 San Francisco, CA 94134	INSURER A : Westchester Surplus Lines Co.		NAIC # 10172
	INSURER B : National Casualty Company		11991
	INSURER C : RLI Insurance Company		13056
	INSURER D :		
	INSURER E :		
	INSURER F :		

COVERAGES

CERTIFICATE NUMBER: 209987916

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 type="checkbox"/> OTHER:	Y	Y	G71810550 003	6/21/2024	6/21/2026	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
C	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY			PSA0003602	2/1/2026	2/1/2027	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
B	<input checked="" type="checkbox"/> 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/A	WCC349685A	9/27/2025	9/27/2026	<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
A	<input checked="" type="checkbox"/> Professional Liability <input checked="" type="checkbox"/> "Claims Made" Subject to GL Aggregate			G71810550 003 G71810550 003	6/21/2024 6/21/2024	6/21/2026 6/21/2026	Each Claim \$2,000,000 Aggregate \$2,000,000

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

Oakland Unified School District is named as Additional Insured for General Liability as required by written contract. Coverage shall be primary/non-contributory and a Waiver of Subrogation applies as required by contract.

CERTIFICATE HOLDER**CANCELLATION**

Oakland Unified School District Attn: Risk Management 1011 Union St., Site 987 Oakland CA 94607 United States	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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Policy Number: PSA0003602

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

APPLICABLE FORMS & ENDORSEMENTS

FORMS AND ENDORSEMENTS LISTED BELOW APPLY TO AND ARE MADE PART OF THIS POLICY AT TIME OF ISSUE.

Form Number	Form Title
CA0001 11 20	BUSINESS AUTO COVERAGE FORM
PPA300 03 13	RLIPACK BUSINESS AUTO ENHANCEMENT
PSA2345 12 20	PUBLIC OR LIVERY PASSENGER CONVEYANCE AND ON-DEMAND DELIVERY SERVICES EXCLUSION
CA9944 10 13	LOSS PAYABLE CLAUSE
CA0143 05 17	CALIFORNIA CHANGES
CA0305 10 13	CALIFORNIA CHANGES - WAIVER OF COLLISION DEDUCTIBLE
CA0424 10 13	CALIFORNIA AUTO MEDICAL PAYMENTS COVERAGE
CA2154 11 20	CALIFORNIA UNINSURED MOTORISTS COVERAGE - BODILY INJURY
IL0270 07 20	CALIFORNIA CHANGES - CANCELLATION AND NONRENEWAL
IL0003 09 08	CALCULATION OF PREMIUM
IL0017 11 98	COMMON POLICY CONDITIONS
IL0021 09 08	NUCLEAR ENERGY LIABILITY EXCLUSION ENDORSEMENT (BROAD FORM)
ILF0001 04 22	SIGNATURE PAGE

ALL OTHER TERMS AND CONDITIONS OF THIS POLICY REMAIN UNCHANGED.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

RLIPack® BUSINESS AUTO ENHANCEMENT

SCHEDULE OF COVERAGES ADDRESSED BY THIS ENDORSEMENT

- A. Broad Form Named Insured**
- B. Employees As Insureds**
- C. Blanket Additional Insured**
- D. Blanket Waiver Of Subrogation**
- E. Employee Hired Autos**
- F. Fellow Employee Coverage**
- G. Auto Loan Lease Gap Coverage**
- H. Glass Repair – Waiver Of Deductible**
- I. Personal Effects Coverage**
- J. Hired Auto Physical Damage Coverage**
- K. Hired Auto Physical Damage – Loss Of Use**
- L. Hired Car – Worldwide Coverage**
- M. Temporary Transportation Expenses**
- N. Amended Bodily Injury Definition – Mental Anguish**
- O. Airbag Coverage**
- P. Amended Insured Contract Definition – Railroad Easement**
- Q. Coverage Extensions – Audio, Visual And Data Electronic Equipment Not Designed Solely For The Production Of Sound**
- R. Notice Of And Knowledge Of Occurrence**
- S. Unintentional Errors Or Omissions**
- T. Towing Coverage**



DIVISION OF FACILITIES PLANNING & MANAGEMENT ROUTING FORM

Project Information

Project Name	Hazardous Material Abatement Consulting	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	Aurora Environmental Services Inc.	Agency's Contact	Alice Hale Price		
OUSD Vendor ID #	000536	Title	Principal Engineer		
Street Address	224 4 th Street, Suite 201	City	Oakland	State	CA Zip 94607
Telephone	510-444-1300	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
Pay Rate Per Hour (If Hourly)	\$	If Amendment, Change in Price	\$
Other Expenses		Requisition Number	

Budget Information

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

Resource #	Funding Source	Org Key	Object Code	Amount
TBD	01 ESSER; 14 Deferred Maintenance 21 Building Fund 25 Capital Facilities 35 County Schools Facilities 40 Special Reserve for Capital Outlay Projects	TBD	6270	\$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	05/27/2026		
2.	Counsel, Department of Facilities Planning and Management				

	Signature <i>James Traber</i>	Date Approved	5/26/2026
	Chief Systems and Services Officer		
3.	Signature <i>[Signature]</i>	Date Approved	05/27/2026
	Chief Financial Officer [Link] (May 27, 2026 14:07:03 CDT)		
4.	Signature	Date Approved	
	President, Board of Education		
5.	Signature	Date Approved	






26-1320 Master GSA - Aurora -Hazardous Material Abatement - Project No. 25115 SIGNED

Final Audit Report

2026-06-18

Created:	2026-06-18
By:	Myra Segovia (myra.segovia@ousd.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAN3VH1Vix02aMbKK3yQX4Y8IURmXouAO

"26-1320 Master GSA - Aurora -Hazardous Material Abatement - Project No. 25115 SIGNED" History

-  Document created by Myra Segovia (myra.segovia@ousd.org)
2026-06-18 - 4:39:32 AM GMT
-  Document emailed to Preston Thomas (preston.thomas@ousd.org) for signature
2026-06-18 - 4:41:18 AM GMT
-  Email viewed by Preston Thomas (preston.thomas@ousd.org)
2026-06-18 - 5:24:20 AM GMT
-  Document e-signed by Preston Thomas (preston.thomas@ousd.org)
Signature Date: 2026-06-18 - 5:24:40 AM GMT - Time Source: server - Signature Appearance Selected: DRAW
-  Agreement completed.
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