

ADDENDUM NO. 3
(Issued August 5, 2024)
Request for Qualifications and Proposals
Environmental Site Assessment Consulting Services
for CCPA Site Expansion Project at Coliseum College Preparatory Academy
Project #21113

The following changes, additions, modifications and corrections hereinafter set forth shall apply to the proposal documents for the project and shall be made a part thereof and subject to all the requirements thereof, as if originally specified and/or shown;

Question #1:

Statement of Work (Section E)

Should we assume that the scope of the Phase I ESAs should be modified to include additional evaluation of the potential hazards associated with the proposed school site location based on DTSC guidance (DTSC 2001) and California Code of Regulations (CCR) Title 22 Section 69104? This includes research for site activities associated with: agricultural use, mines, former government ownership, lead based paint, easements, potentially asbestos containing material (naturally-occurring asbestos), other naturally occurring materials (arsenic, hydrogen sulfide, and radon), PCBs, petroleum deposits, full materials/debris, illegal drug manufacturing, surface drainage, and termiticide application.

District Response #1:

Yes. The Phase I ESA shall be comprehensive due to the potential impacts of the proposed scope of work which may be subject to DTSC review.

Question #2:

Section E.1 states: "Prepare Phase I ESA in accordance with the United States Environmental Protection Agency's (US EPA) All Appropriate Inquiries (AAI) Final Rule and ASTM E 1527-13."

- Please clarify whether eligible firms should use 1527-13 or the updated ASTM E 1527-21.
- The same question will apply for Section E.14.

District Response #2:

Yes. The Phase I ESA shall be prepared in accordance with the latest applicable ASTM criteria.

Question #3:

Section E.3 states: "Preparation of the Phase I ESA shall include obtaining and reviewing Federal, State, Local and Tribal Records out to distances specified by the ASTM 1528 and AAI Standards."

- Please clarify whether eligible firms should use ASTM E 1528-22 or ASTM E 1527-21.

District Response #3:

See District Response #2.

Question #4:

Cost Estimate:



OAKLAND UNIFIED
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Community Schools, Thriving Students

Department of Facilities Planning and Management

The RFQ/P includes the District's General Services Agreement as Exhibit A. In the past, we have been provided with the Agreement for Engineering Services. Please confirm that the General Services Agreement will be used for contracts associated with this SOQ.

District Response #4:

The General Services Agreement is currently being used by the District for Environmental Site Assessment Consulting Services.

Question #4:

Please confirm that the Phase I ESA is to meet the ASTM E1527-21 standard (not E1527-13). We note that E1527-13 was phased out and is no longer the current standard for Phase I ESA's.

District Response #5:

See District Response #2.

**RECEIPT OF THIS ADDENDUM (AS WELL AS PREVIOUSLY ISSUED ADDENDA) MUST BE
ACKNOWLEDGED IN THE PROPOSAL.**