

**ADDENDUM NO. 1**

(Issued August 5, 2024)

**Request for Qualifications and Proposals**

**Environmental Site Assessment Consulting Services**

for Oakland Living Schoolyard Projects at 14 District School Sites

Project #24102

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:**

How were the analytes for soil listed in the RFQ/P (California Title 22 Metals and SVOCs) established as the only analytes needed for waste profiling?

**District Response #1:**

The RFQ/P also indicated applicable EPA hazardous waste screening criteria which would be included.

**Question #2:**

Please confirm that the RFQ/P requires only one boring for each of the 14 Sites (14 borings total).

**District Response #2:**

Confirmed. Only one boring for each of the 14 sites is requested.

**Question #3:**

Please confirm that samples should be collected at 1 foot below ground surface and 5 feet below ground surface (28 samples total). If additional borings or samples are required, then please clarify the number of borings and depth of samples required for each Site.

**District Response #3:**

Confirmed. Samples shall be collected at 1 foot below ground surface and 5 feet below ground surface (28 samples total).

**Question #4:**

What is the anticipated depth of excavation at each site?

**District Response #4:**

See District Response #3.

**Question #5:**

Soil acceptance facilities, including landfills, typically require the following soil analyses be performed for characterization: total petroleum hydrocarbons (TPH) by method 8015, organochlorine pesticides by 8081, PCBs by 8082, SVOCs by 8270, and volatile organic compounds by 8260, CAM 17 metals by 6010/7471, and leaching analysis as needed.

Should our cost proposal include all recommended characterization analyses or only the ones listed in the RFP?

**District Response #5:**

Proposal shall include those analyses listed in the RFQ/P and characterization analyses recommended by the proposing firm which would be needed to meet soil acceptance facilities and landfills requirements.

**Question #6:**

<firm name hidden> has already characterized the following sites for this scope: Bella Vista ES, East Oakland Pride ES, and Piedmont Ave ES. Can you confirm these sites are included in this scope of work?

**District Response #6:**

All sites in the RFQ/P shown be included and re-tested for the specified program areas.

**Question #7:**

Statement of Work (Section C)

- Section C.2 states: “Soil testing will be performed in a single location as identified by the design team, most appropriate to the program area. Depth of soil sample shall be to 12”.”
- Please clarify whether the total depth of the soil sample is intended to be 12 feet rather than 12 inches. If 12 inches, please clarify the statement “Soil samples are anticipated to be collected from each boring using a hydraulically driven direct push drill rig”, as shallow soil samples are typically collected with hand-drilling methods.
- Later Section C.2 states: “Depths of soil borings shall be based on the proposed locations to provide roughly equal lateral and vertical coverage to characterize soil that will most likely be excavated during construction.”
- Please confirm that for costing purposes, we should assume that a single boring will be advanced at each site, as stated in the first paragraph of Section C.2.

**District Response #7:**

See District #3 for collection depths and number of samples. Collection with hand-drilling methods is acceptable for requested collection depths.

**Question #8:**

Will concrete coring be required at the boring locations or will all borings be located in landscaped areas?

**District Response #8:**

Boring requirements will vary per site. Provide separate pricing for concrete and landscape borings for each site.

**Question #9:**

Section C.2 states: “Soil samples shall be collected in acetate liners, sealed, labelled and transported to an analytical laboratory under chain-of-custody procedures.”

- Please confirm that the upper 5 feet (i.e., from surface to 5 feet below grade) may be hand-cleared using a hand-auger drill and therefore will not be collected in an acetate liner. This is conducted as a health and safety measure to mitigate the risk of accidental utility strikes (in addition to USA markout and private utility location).

**District Response #9:**

Proposer’s recommended method of collection is acceptable.

**Question #10:**

Given that the primary goal of the investigation, as stated in Section C.3, is to support waste profiling, please clarify the depth and number of borings per site. Typically soil characterization is conducted based on total volume of soil to be excavated (e.g., 1 sample per 250-500 cubic yards, depending on landfill criteria).

**District Response #10:**

See District Response #3.

**Question #11:**

Section C.3 states that the upper (surface) soil sample will be analyzed for metals and SVOCs, and that deeper samples may be analyzed if needed. Please confirm the total number of samples that will be collected per boring.

**District Response #11:**

See District Response #3.

**Question #12:**

Please clarify the requested analyte list for the soil samples. Typically, landfills require a more extensive analytical list including VOCs and total petroleum hydrocarbons in the gasoline, diesel and motor oil ranges. Some landfills also require PCB, pesticide, and asbestos data.

- Given that a PID will be used to field screen soil, please clarify whether any soil samples should be collected using EPA Method 5035 kits for VOC analysis.

**District Response #12:**

See District Response #5.

**Question #13:**

Section C.4 states: "Groundwater sampling and analysis shall be to evaluate potential vapor intrusion concerns." Please clarify whether borings will be advanced (1) until groundwater is encountered or (2) to a set maximum depth identified as discussed above (e.g., 12 feet).

**District Response #13:**

Groundwater samples are only required if encountered within the requested boring depths.

**Question #14:**

Please confirm that a separate Environmental Site Investigation Report is requested for each of the 14 sites.

**District Response #14:**

Yes. Separate reports for each of the 14 school sites is requested.

**Question #15:**

Please confirm that no agency interaction/negotiation is included in the scope of work described in Section C.6.

**District Response #15:**

Confirmed. That would be considered an additional service.

**Question #16:**

Cost Estimate:

- Section C.3 states that the upper (surface) soil sample will be analyzed for metals and SVOCs, and that deeper samples may be analyzed if needed. Please confirm that the cost estimate should assume that a single sample will be analyzed per site.
- Please clarify the number of groundwater samples per site that should be included in the cost estimate.
- Please confirm that TCLP and Waste Extraction Test (WET) leachate testing and analysis should not be included in the cost estimate, and would be addressed by the contingency budget if required based on data screening. Note that if TCLP and WET extraction are conducted after data analysis, the TCLP and WET data will not be available for an additional week following laboratory request.
- If costs are to be included: Should we assume a certain percentage of samples will require leachate testing? If so, what percentage?

**District Response #16:**

See District Response #5. Groundwater samples are only required if encountered within the requested boring depths. Provide unit pricing for groundwater samples as an additional service. TCLP and WET tests shall be considered as additional services; Provide unit pricing.

**Question #17:**

Cost Estimate:

- Project Duration on Page3 of the RFQ/P states: “Work scope shall be completed by October 31, 2024.” Given that authorization to proceed is scheduled to occur on September26, 2024, that allows approximately one month to perform the field work, obtain the laboratory data, and complete the reports.
- Please identify time frames during which each of the 14 school sites will be accessible for sampling.
- Please confirm that the District is requesting rush analytical laboratory results in order to achieve this schedule (standard turnaround for laboratory analytical results is 1 to 2 weeks). If so, please clarify what rush turnaround time should be assumed (24-hour, 48-hour, 36-hour, etc.).

**District Response #17:**

All work shall be performed on weekends and holidays as the school will be in session during weekdays. Fee for rush turnaround shall be based on 48-hour.

**Question #18:**

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 #18:

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

### Question #19

The objective for the scope of work in the RFP is not entirely clear.

- **Question 19a:** Is the intent for characterization and disposal purposes of excess soils that may be generated at each site?

#### District Response #19a

The intent is to remove potentially contaminated soils in order to ensure student safety in proposed program areas.

- **Question 19b:** Are these sites currently under regulatory oversight with DTSC?

#### District Response #19b

No.

- **Question 19c:** The RFP states that the objective is to “conduct soils testing, underground utility locating, and complete a geotechnical report.” The RFP also states that “A geotechnical and geohazard investigation is also being conducted under a separate contract. The Consultant for the site environmental assessment shall make an independent investigation of site topography, geology, and subsurface conditions.” Please confirm that a geotechnical report is not needed.

#### District Response #19c

The geotechnical investigations are being conducted separately.

- **Question 19d:** The RFP further states that groundwater samples will be analyzed to evaluate potential vapor intrusion concerns. Please confirm if groundwater samples are needed and how many per facility.

#### District Response #19d

See District Response #13.

### Question #20:

Please confirm the depth of the soil borings to be advanced for each site as the RFP appears to be contradictory in parts.

- **Question 20a:** Are these intended to be advanced to first-encountered groundwater?

**District Response #20a:** No. See District Response #3 for requested depths.

- **Question 20b:** Please confirm that groundwater samples are required because the RFP states “The intent of the proposed investigation is to explore and characterize surface and subsurface soil conditions to the portion of the school site with new building construction and site improvements. The investigation shall address excavation and soil disposal in addition to protection of site users.” This does not mention groundwater or seem to apply to groundwater.

#### District Response #20b

See District Response #12d. Reference to new building construction shall be deleted.

- **Question 20c:** The RFP states that “Depths of soil borings shall be based on the proposed locations to provide roughly equal lateral and vertical coverage to characterize soil that will most likely be excavated during construction.” Please confirm that only one boring will be advanced per site to a depth of 12 inches. We note that the RFP also states that 0-foot samples

and 5-foot samples are to be collected as well, which seems contradictory to collecting soil samples at 12 inches.

**District Response #20c**

See District Response #3 for collection depths and number of samples.

**Question #21**

If soil sampling is to be done only to 12", can these borings each be advanced using a hand auger with soil samples collected using a split spoon sampling device equipped with brass or stainless-steel tubes measuring 6-inches in length? The RFP states that a drill rig should be used, but this seems like an unnecessary cost to merely collect a sample at approximately one foot below existing grade.

**District Response #21**

See District Responses #3 and #7.

**Question #22**

Please confirm that the single soil sample will only be analyzed for Title 22 (CAM 17) metals and SVOCs using EPA Method 8270.

- **Question 22a:** Is cleanup or the use of Selected Ion Monitoring needed for having reporting limits below Water Board ESLs?

**District Response #22a**

See District Response #5.

- **Question 22b:** Please confirm that the intent is to meet TTLC/WET/TCLP hazardous waste objectives to characterize potential wastes for disposal AND risk-based ESLs for sensitive uses for determining potential cleanup requirements/next steps?

**District Response #22b**

See District Response #5.

**Question #23:**

If the intent is merely for soil disposal purposes, please confirm that additional analyses such as volatile organic compounds (VOCs) and total petroleum hydrocarbon (TPH) analyses are not required. These analyses are usually needed to garner acceptance at disposal facilities.

**District Response #23:**

See District Response #5.

**Question #24:**

Disposal facilities usually require samples every 250 cubic yards for profiling purposes. Please confirm that no more than 250 CY will be generated at each facility and that only one boring/soil sample per facility is needed.

**District Response #24:**

See District Response #5.

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