
ADDENDUM NO. 1
(Issued March 7, 2025)
Request for Qualifications and Proposals
Environmental Site Assessment Consulting Services
Interim Housing and Modernization Project
Garfield Elementary School
Project #22102

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

Reference Documents (Section B)

- Have any previous environmental site assessments been conducted for the campus (e.g., Phase I Environmental Site Assessments, Phase II Investigations, Hazardous Building Material Surveys, Underground Storage Tank Removal Reports, etc.)? If so, please provide.

District Response #1

- None of the requested reports have been produced or currently available. A hazardous building materials survey is being conducted at this time.

Question #2

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.
- Please confirm whether (1) the District will provide chain of title for environmental liens and/or activity and land use limitations for review or (2) the consultant should include costs for a chain of title search in the scope of work.

District Response #2

- It is the District's understanding that DTSC guidance (DTSC 2001) and California Code of Regulations (CCR) Title 22, Section 69104 don't govern the Phase One Environmental Site Assessment itself. During a Phase One ESA, the focus would typically be to identify any historical and/or current uses of the property that could lead to environmental contamination. If the Phase One ESA identifies conditions that suggest the presence of hazardous substances, the guidelines in DTSC 2001 and CCR Title 24 Section 69104 would determine after DTSC review/comments whether further

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investigation and remediation process should take place in a Phase Two ESA.

- The District is requesting that Consultants provide a cost for a chain of title search in the scope of work proposal.

Question #3

Statement of Qualifications and Fee Proposal (Section I)

- Please confirm that the District is requesting cost estimates for the Phase I ESA on a time-and-materials basis rather than lump sum.
- In order to reduce delays if Department of Toxic Substances Control (DTSC) meetings are required, would the District like for consultants to include an *Optional As-needed DTSC Interaction* task, which requires District project manager approval?

District Response #3

- The District is requesting a not-to-exceed fee proposal in accordance with the Section 2.4 of the RFQ/P.
- The proposing Consultant shall include a separate line item cost for an optional as-needed DTSC interaction task. This scope of work would be considered additional services that would require District approval.

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