VISTA ENVIRONMENTAL CONSULTING

10 YEARS

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September 21, 2017

Aaron Kerrigan, Director of Maintenance and Operations
San Leandro Unified School District
1145 Aladdin Ave.
San Leandro. CA 94577

RE: AHERA 3-Year Re-inspections
San Leandro Unified School District - 16 Sites

Dear Mr. Kerrigan:

As per your request. I am forwarding to you this correspondence outlining the scope of work and estimated fees for the project referenced above.

OBJECTIVE

The objective of this project, as understood by Vista Environmental Consulting, Inc (Vista) is to provide a 3-year Asbestos Re-inspection following the EPA *A Guide to Performing Re-inspections Under the Asbestos Hazard Emergency Response Act (AHERA).* The following school sites will be re-inspected:

- Garfield
- Jefferson
- James Madison
- McKinley
- James Monroe
- Roosevelt
- Washington
- Woodrow Wilson
- Bancroft
- John Muir
- Lincoln High/Lighthouse
- San Leandro High
- SLUSO Admin Offices
- Burrell Field
- Maintenance Yard
- Warehouse

SCOPE OF WORK

1. Existing Document Review

Vista will first review the following available documents

- Previous AHERA 3-year re-inspection reports
- Asbestos assessment reports and design drawings from modernization projects
- Asbestos abatement records
- Architectural/Contractor ·'Asbestos Free" letters for newer buildings including: Jefferson. Muir. and San Leandro High School.
- Manufacturer "Asbestos Free" letters for all 'New" Portables.

Vista requests that the documents be provided in both hard and electronic versions when available. As per regulatory requirements, building materials that do not have MSDSs, Architectural/Contractor, Manufacturer. or laboratory analytical results designating it as "Asbestos-Free· must be designated as containing asbestos until laboratory analytical results contradict this.

2. Re-inspection Field Work

Vista·s field work entails site visits to all school sites listed above to catalogue and assess conditions of asbestos-containing building materials (ACBM) as defined in AHERA. At each site Vista will need access to all areas, including. but not limited to classrooms, restrooms, offices. MPRs, heater closets, custodian closets, attic spaces, and crawl spaces. Areas not accessible at the time of the scheduled site visits will be deemed inaccessible in the 3-year re-inspection documentation/database.

Vista requests that we are provided with access keys for each site or that a district staff member open all areas for access. Site visits will be conducted before/after school hours on the week days, weekends. and holidays if access is available.

3, Document/Database

Vista will provide 3-year AHERA re-inspection documentation for each site listed above in both electronic (PDF or Microsoft Excel), and hard (1 copy bound) format. The documentation will meet the requirements of an AHERA 3-year re-inspection and will include recommendations for asbestos-containing materials that need immediate attention.

FEES

1. Existing Document Review

The lump sum fee for this task as outlined above will be **$3,794.00.** This fee includes technician time, project management, clerical, and office consumable fees such as copying and scanning.

2. Re-inspection Field Work

The lump sum fee for this task barring no unforeseen conditions as outlined above will be **$20,200.00.** This fee includes technician time, project management, and clerical time.

3. Document/Database

The lump sum fee for this task as outlined above will be **$7,376.00.** This fee includes project management, clerical, and office consumable fees such as copying and scanning.

The lump sum total for this project, as outlined above. is **$31,370.00.** This total breaks down to **$1,960.63** per site, and **$392.13** per building. based on 80 buildings.

EXCLUSIONS

Vista will not inspect new buildings and 'new" portables referenced above. Vista strongly recommends that the SLUSD obtain letters from the Project Architects/Contractors and Portable Manufacturers stating that materials in these building and portables are "Asbestos Free". If the district does not obtain these documents they can be subject to stiff fines by the EPA for not being in compliance with the AHERA regulations or they would need to pay for an asbestos assessment that would entail either deeming all building materials were asbestos-containing or sampling them to prove they were not. If the SLUSD wishes, Vista can provide a proposal for assessing these buildings/portables, including a hazardous materials survey that complies with EPA AHERA. if documentation cannot be located.

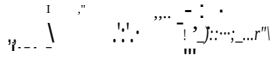
No samples of suspect asbestos-containing materials will be collected as part of this 3-year AHERA re-inspection, however if the SLUSD wants particular AHERA and Non-AHERA materials sampled Vista will provide a proposal for these services. Roof and exterior areas not included in the AHERA regulations will not be assessed. The documentation provided cannot be used for compliance with BAAQMD or OSHA survey requirements for renovations or demolitions, since AHERA excludes some materials/areas from its regulations.

This scope of work does not include other regulatory mandated documentation or actions such as notification letters to parents and staff. 2-hour awareness training for custodial and maintenance staff, labeling or other aspects of Operations and Maintenance (O&M) programs. At your request, VEC can audit the SLUSD compliance with these and other items and provide a proposal for these additional tasks.

This proposal also does not include inspections or assessments for other regulated materials. such as lead, universal waste (UW). underground storage tanks (UST's). chemical or other potentially hazardous materials.

Vista appreciates the opportunity to service your environmental needs. If you wish to accept this proposal, please sign one copy and return it.

Sincerely.



Charles R. Bove
Principal

RESPONSE

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Accepted by Title Date

We look forward to working with you on this project. If you should have any questions please feel free to contact me at 510-346-8860.

VISTA ENVIRONMENTAL CONSULTING

10 YEARS A STELLAR F

September 26, 2017

Aaron Kerrigan, Director of Maintenance and Operations
San Leandro Unified School District
1145 Aladdin Ave.
San Leandro, CA 94577

RE: Floor Tile AssessmenVSchool
San Leandro Unified School District - 16 Sites

Dear Mr. Kerrigan:

As per your request. I am forwarding to you this correspondence outlining the scope of work and estimated fees for the project referenced above.

OBJECTIVE

The objective of this project. as understood by Vista Environmental Consulting, Inc (Vista) is to provide a floor tile assessment on a room by room basis in conjunction with the 3-year Asbestos Re-inspection following the EPA *A Guide to Performing Re-inspections Under the Asbestos Hazard Emergency Response Act (AHERA).* The following school sites will be assessed for floor tile condition:

- Garfield
- Jefferson
- James Madison
- McKinley
- James Monroe
- Roosevelt
- Washington
- Woodrow Wilson
- Bancroft
- John Muir
- Lincoln High/Lighthouse
- San Leandro High
- SLUSDAdmin Offices
- Burrell Field
- Maintenance Yard
- Warehouse

SCOPE OF WORK

Room by room floor tile assessment Field Work

Vista's field work entails site visits to all school sites listed above to assess floor tile conditions on a room by room basis in conjunction with the 3 year reinspection.

Document/Database

Vista will provide documentation for each site listed above in both electronic (PDF or Microsoft Excel). and hard (1 copy bound) format.

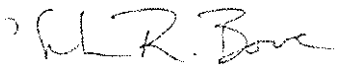
FEES

Field Work & Deliverables

The lump sum fee for this task barring no unforeseen conditions as outlined above will be **$5,600.00.** This fee includes technician time. project management. and clerical time.

Vista appreciates the opportunity to service your environmental needs. If you wish to accept this proposal, please sign one copy and return it.

Sincerely,



Charles R. Bove
Principal

RESPONSE

Accepted by Title Date

We look forward to working with you on this project. If you should have any questions please feel free to contact me at 510-346-8860.