VISTA ENVIRONMENTAL CONSULTING

SINCE 2007 A STELLAR PAST • A BRIGHTER FUTURE

May 18, 2021

Nick Malve
San Leandro Unified School District
c/o RGM Kramer
1145 Aladdin Ave.
San Leandro, CA 94577
(925) 768-0437 Cell
nickm@rgmkramer.com

RE: Pre-Demolition Hazardous Materials Survey – 13 Portables
John Muir Middle School; Bancroft Middle School

Dear Mr. Malve,

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 (Vista), is to provide a pre-demolition hazardous materials survey on 13 portables for the San Leandro Unified School District (Project Site). The portables have been identified by you to Vista via email on 4/27/21 as:

- John Muir Middle School: 9 Portables
- Bancroft Middle School: 4 Portables

SCOPE OF SERVICES

A survey for asbestos, lead, universal wastes (UW), and polychlorinated bipheynls (PCBs) will be performed. The hazardous materials survey will be performed in adherence with applicable federal, state and local regulations. Vista will visually inspect all accessible structural, architectural and mechanical systems for the presence of these materials.

a. Vista's asbestos assessment will include the collection of up to 117 bulk samples from John Muir Middle School and the collection of up to 60 bulk samples from Bancroft Middle School. Samples will be submitted to an accredited laboratory for analysis by Polarized Light Microscopy with a 24 hour turnaround time, as can be accommodated by the laboratory schedule.
b. Vista's lead construction screening assessment will include the use of an XRF direct read device of representative painted and coated surfaces for evaluation of lead levels prior to construction activities. This will not be a surface by surface inspection as outlined in the U.S. Department of Housing and Urban Development (HUD) *Guidelines For the Evaluation and Control of Lead-Based Paint Hazards in Housing* pursuant to Title X of the Housing and Community Development Act of 1992.
c. Vista will also conduct a visual assessment to identify other potential regulated materials or environmental hazards within or on the structures. This visual assessment will include identifying items that could contain PCBs such as ballasts,

transformers, and hydraulic systems. Universal Waste materials such as non-incandescent lamps and batteries, mechanical devices that contain coolant gases such as water fountains and HVAC systems, and devices that could contain low-levels of radiation such as smoke detectors and exit signs. No samples will be taken of these materials.

d. Vista assumes the classrooms will be occupied after samples are taken. If any destructive sampling method is used by Vista, its team will patch those areas.
e. Deliverables include a hazardous materials survey report. The report will include analytical results and field drawings and will be provided in electronic (PDF) format.
f. No investigation of the soil for any contaminant will be performed. No underground investigation will be performed during the survey. If Vista notices evidence of a problem adjacent to the project site it will make mention of said condition in the report of findings. Vista takes no responsibility for hazardous materials found outside the scope of services.

FEES

The lump sum fee for this task as outlined above will be **$11,282.50**. This fee includes technician time, project management, clerical, equipment, mileage and analytical fees.

Thank you for the opportunity to bid on this project. We look forward to working with you.

Sincerely,



Chuck Bove
CEO

RESPONSE

Accepted by Title Date