

December 4, 2017

Proposal P17-2522

Mr. Hector DeLeon
Project Manager
Van Pelt Construction Services
5030 Business Center Dr., Suite 240
Fairfield, CA 94534

Subject: Proposal for Phase I Environmental Site Assessments at:
Laurel Dell Elementary School, 225 Woodland Ave., San Rafael, CA 94901
James. B. Davidson Middle School, 280 Woodland Ave., San Rafael, CA 94901
Davidson Annex, 150 Lovell Ave., San Rafael, CA 94901

Dear Mr. DeLeon:

Millennium Consulting Associates (Millennium) is pleased to provide this proposal to perform three Phase I Environmental Site Assessments (ESAs), for the property and structures located at the following sites:

1. Laurel Dell Elementary School, 225 Woodland Ave., San Rafael, CA 94901
2. James B. Davidson Middle School, 280 Woodland Ave., San Rafael, CA 94901
3. Davidson Annex, 150 Lovell Ave., San Rafael, CA 94901

TASK 1 – Phase I ESAs

Millennium will perform Phase I ESAs for each of the three sites listed above in accordance with ASTM E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM Standard Practice). Millennium will perform the following tasks to assess the subject property and local vicinity usage and status.

User Questionnaire

Under the current ASTM Standard Practice, the party seeking to complete the Phase I ESA of a property (hereafter referred to as the User) is obligated to perform certain tasks in order to qualify for a Landowner Liability Protection to CERCLA Liability under the "All Appropriate Inquiries" Final Rule (40 CFR Part 312). Millennium will seek to obtain any relevant information from the User that will assist with identifying Recognized Environmental Conditions on the Subject Property. Millennium will also ask if the User is aware of any documentation that has already been prepared for the Subject Property. Such existing documentation might include previous Phase I ESAs or environmental liens encumbering the Subject Property.

Site Reconnaissance

Millennium will initiate the investigation into the current condition of the subject property and vicinity by conducting an on-site survey using experienced personnel. During the site reconnaissance visit, the personnel will walk the property and interview persons associated with the property. The site reconnaissance and interview for each site will cover (as applicable):

- Current Property Usage and Occupants;
- Hazardous Materials Usage and Storage;
- Hazardous Waste Generation and Storage;
- Underground and Aboveground Storage Tanks;
- Evidence of Soil Disturbances (e.g. removal or fill activity);
- Sumps, Impoundments, Lagoons, Clarifiers, Wells; and
- Evidence of Stains, Spillage, Wastewater Discharges, and Distressed Vegetation.

Additionally, during the site reconnaissance, the site inspector will visually evaluate surrounding sites for possible hazardous material usage that could impact the subject property. The adjacent properties survey will be limited to observations made from the subject sites and public properties fronting the adjacent establishments.

Agency Database/Records Review

To further investigate the current status of the subject property and vicinities, Millennium will review environmental databases to obtain information concerning the usage, storage, treatment, and disposal of hazardous substances. Record searches will be performed according to the ASTM Standard Practice search radii for available listed databases, unless otherwise requested. The database information is reviewed to identify previous on- and off-site activities and/or facilities that could potentially impact the environmental quality of the subject property. Facilities that can affect the subject property due to location, proximity, and other factors are evaluated. Millennium will describe the potential impact to the subject property of identified sites of possible concern. The database review may also provide information relevant to the subject property.

History of the Subject Property and Vicinity

Historical activities on the subject property and in the vicinities can also greatly influence environmental risk. Properties with no apparent environmental concerns at the current time could have been historically used as a landfill, gasoline station, dry cleaner, or for other uses that could have been unregulated in the past. The site history review assesses the following historical resources:

Historical Aerial Photography Review

Millennium will review historical aerial photographs covering the subject property and immediate vicinities to identify visible indications of potential contamination such as landfills, large-scale staining, ponds or lagoons, aboveground storage tanks, pits, service stations, and/or other similar items.

Historical Fire Insurance/Topographic Maps

Millennium will order historical Sanborn fire insurance maps for the subject property, if available. Sanborn maps often provide useful information regarding past property usage. If Sanborn maps are unavailable, Millennium will order historical topographic maps to research past property usage.

Title Reports

Millennium can procure a chain-of-title report, if requested. The additional typical cost for such a report is typically \$300 to \$400, depending upon the property (i.e. number of parcels, etc.). If title records are provided by the Client, Millennium will review these documents for potentially pertinent environmental issues. This fee is NOT included in the base scope of services or fees as presented below.

Site Setting

The physiographic, geologic, and hydrogeological setting of a site greatly affects the potential for surrounding sites to impact the subject property. Surface contamination releases from on-site or off-site sources can also negatively impact underlying groundwater. Millennium will describe the regional physiographic and hydrogeological setting for the property. This description will be based on our contacts with California regulatory agencies and/or information compiled in our library.

Interviews

In accordance with the ASTM Standard Practice, Millennium will endeavor to conduct interviews with local knowledgeable personnel who are familiar with each site and its development/use history. This information will be included within the body of the report, and as an appendix for reference.

Report Preparation

The last step in the Phase I ESA process is the formulation of a report. This report will summarize the information gathered by our research and site inspections in a succinct manner. The Phase I ESA report prepared for each property will include area maps, site maps, a review of the above listed agency records, a description of the subject property as observed during the site reconnaissance, and evaluations of pertinent discoveries. Further Phase II ESA recommendations, if necessary, will be included in the report recommendations.

TIMETABLE

Millennium will provide the Phase I ESA Reports by close of business on December 22, 2017. This submittal date is contingent on the following:

1. The Notice to Proceed has been received by close of business on December 8, 2017.
2. Site access has been arranged for each property by December 15, 2017.

FEE SCHEDULE

The proposed estimate to provide the services as described herein, is presented on an estimated, not-to-exceed basis, of \$10,500 based on the following per-task cost estimates:

Task 1

Phase I ESA for Laurel Dell Elementary School: \$3,500

Phase I ESA for James B. Davidson Middle School: \$3,500

Phase I ESA for Davidson Annex: \$3,500

If you have any comments or questions, please do not hesitate to contact the undersigned at (925) 808-6700.

Sincerely,

Millennium Consulting Associates



David Teter, PhD, PE, QSD
Director, Engineering and Environmental Services