

Issue Date: July 15, 2009

FROM: County of Alameda - GSA/TSD
1401 Lakeside Drive, Suite 800
Oakland, California 94612
Hadi Hadjarzadeh, Program Manager
Phone (510) 220-3445
Fax (510) 208-3995

TO BIDDERS HIGHLAND HOSPITAL KORET Building Exhaust Fan and Waterproofing
ON: 1131 East 31st Street
Oakland, California

THIS ADDENDUM is hereby made a part of the Project Specifications and Other Bidding and Contract Documents issued on June 19, 2020, on the subject work as though originally included therein. The following amendments, additions and/or corrections shall govern this work.

A01-1 REVISED DIVISION 00 – PROCUREMENT AND CONTRACTING REQUIREMENTS (Attached to this Addendum)

The following ADDED or REVISED Procurement and Contracting Requirements documents issued by and attached to this Addendum replace the documents of the same document number issued with the RFP and are hereby made a part of the Contract requirements. They shall be binding as though included in the original Project Manual.

Document Number	Document Title	Date
Document 00 01 10	Table of Contents	6/30/20
Document 00 21 19	ECOP GOALS Compliance Table (ECOP Form 101A,101B,102A,102B,102C)	1/6/14
Document 00 31 19	Existing Conditions Information	6/29/20
Document 00 73 49B	First Amendment to Project Stabilization/Community Benefits Agreement County of Alameda	6/9/20

Revisions are shown as follows: additions are underlined; deletions are ~~struck through~~; and all affected portions of a document are clouded.

A01-2 REVISED DIVISION 01 – GENERAL REQUIREMENTS (Attached to this Addendum)

The following ADDED General Requirements documents issued by and attached to this Addendum replace the documents of the same document number issued with the RFP and are hereby made a part of the Contract requirements. They shall be binding as though included in the original Project Manual.

Document Number	Document Title	Date
Document 01 01 00	Summary of Work for Glass Replacement	6/30/20

A01-3 REVISED SPECIFICATIONS (Attached to this Addendum)

The following REVISED Specification documents issued by and attached to this Addendum replace the documents of the same document number issued with the RFP and are hereby made a part of the Contract requirements. They shall be binding as though included in the original Project Manual.

Document Number	Document Title	Date
Document 07 92 00	Joint Sealants	6/30/20

Revisions are shown as follows: additions are clouded; deletions are ~~struck through~~; and all affected portions of a document are clouded.

A01-4 OTHERS (Attached to this Addendum)

- A. Please see attached Pre-Bid Attendees List for the Highland Hospital Koret Building Exhaust Fan and Waterproofing Mandatory Pre-Bid Meeting (Alameda County GSA Project # 2043) held on July 7, 2020 at 2:00 PM.
- B. Receipts of Bids and Bid Opening is changed from July 17, 2020 to August 27, 2020 by 2:00 PM.
- C. Please see attached Alameda County Contractor Technical Assistance Program document for more information about the program. The information that was presented during the Mandatory Pre-Bid Meeting about the County's Contractor Technical Assistance Program (CTAP) is as follows:
Carol Henry, Program Manager
Carol@imwis.com (510) 740-6922 ext. 710
CTAP@imwis.com
- D. This project is under the PLA (Project Labor Agreement) and any project over a million dollar need to meet county requirement to have a PLA.

END OF ADDENDUM NO. 01 (Attachments follow)

TABLE OF CONTENTS

This Table of Contents describes the documents provided to Bidders: Specifications and Other Bidding and Contract Documents for the Highland Hospital – Koret Building Exhaust Fan and Waterproofing Project. Please refer to the all Division 00, Division 01, Specifications, and Drawings in order to understand the complete requirements for the Project.

DIVISION 00 — PROCUREMENT AND CONTRACTING REQUIREMENTS

00 00 00 PROCUREMENT AND CONTRACTING REQUIREMENTS

INTRODUCTORY INFORMATION

00 01 01	Project Title Page
00 01 09	Summary Bidding Calendar
00 01 10	Table of Contents
00 01 15	List of Drawings

PROCUREMENT REQUIREMENTS

00 10 00 SOLICITATION

00 11 00	Advertisements and Invitations
00 11 16	Notice to Bidders

00 20 00 INSTRUCTIONS FOR PROCUREMENT

00 21 00	Instructions
00 21 13	Instructions to Bidders
00 22 19	Supplementary Instructions to Bidders – Enhanced Construction Outreach Program

00 30 00 AVAILABLE INFORMATION

00 31 00	Available Project Information
00 31 19	Existing Conditions Information

00 40 00 PROCUREMENT FORMS AND SUPPLEMENTS

00 41 00	Bid Forms
00 41 13	Bid Form – Stipulated Sum (Single-Prime Contact)
00 43 00	Procurement Form Supplements
00 43 13	Bid Security Form
00 43 36	Designated Subcontractors List
00 45 00	Representations and Certifications
00 45 01	Site-Visit Certification
00 45 13	Non-Collusion Affidavit
00 45 26	Worker's Compensation Certification
00 45 46	Governmental Certifications
00 45 46.01	Prevailing Wage and Related Labor Requirements Certification

00 45 46.04	Hazardous Materials Certification
00 45 46.06	Imported Materials Certification

CONTRACTING REQUIREMENTS

00 50 00	CONTRACTING FORMS AND SUPPLEMENTS
00 51 00	Notice of Award
00 51 13	Notice of Intent to Award
00 52 00	Agreement Forms
00 52 13	Agreement Form – Stipulated Sum (Single-Prime Contract)
00 52 13.1	Debarment and Suspension Certification Form
00 55 00	Notice to Proceed
00 56 00	Escrow of Bid Documentation
00 57 00	Escrow Agreement for Security Deposits in Lieu of Retention
00 60 00	PROJECT FORMS
00 61 00	Bond Forms
00 61 13	Performance and Payment Bond Forms
00 61 13.13	Performance Bond Form
00 61 13.16	Payment Bond Form
00 65 00	Closeout Forms
00 65 19	Certificate of Completion Forms
00 65 19.26	Final Settlement Certificate Form
00 65 36	Warranty Form
00 70 00	CONDITIONS OF THE CONTRACT
00 72 00	General Conditions
00 72 13	General Conditions – Stipulated Sum (Single-Prime Contract)
00 73 00	Supplementary Conditions
00 73 13	Special Conditions
00 73 49	Project Stabilization/Community Benefits Agreement (PSCBA)
00 73 56	Hazardous Materials Procedures and Requirements

DIVISION 01 — GENERAL REQUIREMENTS

01 00 00	GENERAL REQUIREMENTS
01 10 00	Summary
01 01 00	<u>Summary of Work for Glass Replacement</u>
01 11 00	Summary of Work
01 20 00	PRICE AND PAYMENT PROCEDURES
01 22 00	Unit Prices and Alternates
01 26 00	Contract Modification Procedures
01 29 00	Payment Procedures
01 30 00	ADMINISTRATIVE REQUIREMENTS
01 31 00	Project Management and Coordination
01 31 19	Project Meetings

01 32 16	Schedules and Reports
01 33 00	Submittal Procedures
01 40 00	QUALITY REQUIREMENTS
01 41 00	Regulatory Requirements
01 42 00	References
01 42 13	Abbreviations and Acronyms
01 42 16	Definitions and Reference Standards
01 43 00	Quality Assurance – materials and equipment
01 45 00	Quality Control
01 50 00	TEMPORARY FACILITIES AND CONTROLS
01 60 00	PRODUCT REQUIREMENTS
01 62 00	Product Options and Substitutions
01 65 00	Delivery, Storage and Handling
01 70 00	EXECUTION AND CLOSEOUT REQUIREMENTS
01 71 00	Examination and Preparation
01 71 23	Field Engineering
01 73 00	Execution
01 73 29	Cutting and Patching
01 74 19	Construction Waste Management
01 76 00	Protecting Installed Construction
01 77 00	Construction Closeout
01 78 00	Closeout Submittals
01 78 23	Operation and Maintenance Instructions
01 78 36	Warranties
01 78 39	Project Record Documents
01 90 00	LIFE CYCLE ACTIVITIES
01 91 00	Commissioning
01 91 13	General Commissioning Requirements

SPECIFICATIONS

07 92 00	Joint Sealants
09 96 53	Elastomeric Coating

DRAWINGS

KORET BUILDING EMERGENCY DEPARTMENT EXHAUST FAN BUILDING K (Koret Building) EXTERIOR MAINTENANCE

ECOP GOALS

COMPLIANCE TABLE

SEE GOOD FAITH EFFORT (GFE) INSTRUCTIONS BELOW

ECOP Form 101A

General Contractor Name:			
Project #		Project Name:	
Total Contract Amount (BID):			

ECOP GOALS: 60% Local (LBE FIRMS)

[illegible]

This form is required to provide LBE information for the project specified above.

LBE must have current and valid certification from acceptable agencies identified in Section 3.5 of the Supplemental Instruction to Bidders DOCUMENT 00 22 19 on the date bids are opened OR meet the Local definition in Section 3.1. Attach Copy of all certification and current and valid business license issued by the County or a city within the County.

THIS FORM MUST BE SUBMITTED BY 2:00 p.m., TWO BUSINESS DAYS FOLLOWING THE BID OPENING TO THE GENERAL SERVICES AGENCY, 1401 LAKESIDE DRIVE, SUITE 907, OAKLAND, CALIFORNIA 94612

ECOP Form 101B

ECOP GOALS: 20% Small (SLBE Firms)

[illegible]

This form is required to provide SLBE information for the project specified above.

SLBE must have current and valid certification from acceptable agencies identified in Section 3.5 of the Supplemental Instruction to Bidders DOCUMENT 00 22 19 on the date bids are opened. SLBEs must meet the Local definition in Section 3.1. Attach Copy of all certification and current and valid business license issued by the County or a city with the County.

THIS FORM MUST BE SUBMITTED BY 2:00 p.m., TWO BUSINESS DAYS FOLLOWING THE BID OPENING TO THE GENERAL SERVICES AGENCY, 1401 LAKESIDE DRIVE, SUITE 907, OAKLAND, CALIFORNIA 94612

[illegible]**TOTAL MBE**

This form is required to provide MBE information for the project specified above.

MBE must have current and valid certification from acceptable agencies identified in Section 3.2 of the Supplemental Instruction to Bidders DOCUMENT 00 22 19 as of the date bids are opened. Attach MBE certifications to this form.

Subcontractor participation to include manufacturers, suppliers and truckers.

**THIS FORM MUST BE SUBMITTED BY 2:00 p.m., TWO BUSINESS DAYS FOLLOWING THE REQUEST FROM GSA TO THE GENERAL SERVICES AGENCY,
1401 LAKESIDE DRIVE, SUITE 907, OAKLAND, CALIFORNIA 94612**

ECOP Form 102B[illegible]

TOTAL WBE

THIS FORM MUST BE SUBMITTED BY 2:00 p.m., TWO BUSINESS DAYS FOLLOWING THE REQUEST FROM GSA TO THE GENERAL SERVICES AGENCY,
1401 LAKESIDE DRIVE, SUITE 907, OAKLAND, CALIFORNIA 94612

GOOD FAITH EFFORT INSTRUCTIONS CHECKLIST			ECOP FORM 102C
See County of Alameda Supplementary Instructions to Bidders Section 00 22 19 for complete Good Faith Effort requirements summarized below. See Required Good Faith Efforts for acceptable documentation to support that GFEs (1-9 below) were made. Indicate Yes or No with "X" and type in requested documentation in right column.			
	Yes	No	
1. Attended pre-solicitation/pre-bid meetings held by GSA			If yes, note documentation:
2. Identified and selected items for performance by MWSLBE's			If yes, note documents submitted to support Items identified and selected:
3. Advertised not <10 calendar days before bids opened in publication specified by GSA per GSA specification			If yes, note publications and attach advertisement:
4. Written notice to number of MWSLBEs specified on bid specs			Note documentation and attach written notice(s) -
5. Follow-up initial solicitations of interest with MWSLBEs			If Yes, note documentation and attach proof of follow-up:
6. Provided interested MWSLBEs with information about plans, specs and requirements			If Yes, note documentation and attach proof of response -
7. Requested assistance from MWSLBE community organizations that provide assistance in recruitment and placement of MWSLBEs			If Yes, note documents and attach proof of requests (date, organization name, contact name, phone number, summary) -
8. Negotiated in good faith w/MWSLBEs and did not unjustifiably reject MWSLBE bids			If Yes, note documentation and attach proof of negotiations/acceptance -
9. Advised and made efforts to assist interested MWSLBEs in obtaining bonds, lines of credit or insurance			If Yes, note documents and attach proof of assistance -
ACCEPTABLE DOCUMENTATION TO SUPPORT GFE's			
REQUIRED GOOD FAITH EFFORTS		EXAMPLES OF ACCEPTABLE DOCUMENTATION	
1. The bidder attended mandatory pre-solicitation or pre-bid meetings that were scheduled by the local agency to inform all bidders of the ECOP requirements for the project for which the contract will be awarded.		<ul style="list-style-type: none"> Copy of pre-bid meeting sign in sheet (which is e-mailed to attendees and available on County Current Contracting Opportunities website listed below). The name of the firm must be listed. http://www.acgov.org/gsa_app/gsa/purchasing/bid_content/contractopportunities.jsp 	
2. The bidder identified and selected specific items of the project for which the contract will be awarded to be performed by M/W/S/LBEs to provide an opportunity for participation by those enterprises.		<ul style="list-style-type: none"> Copy of advertisements, certified letters, successfully completed faxes and/or other notices to M/W/S/LBEs with selected specific items identified. 	
3. The bidder advertised, not less than ten (10) calendar days before the date the bids are opened, in one or more local daily or weekly newspapers, trade association publications, minority or trade oriented publications, trade journals, or other media specified by the local agency for M/W/S/LBEs that are interested in participating in the project.		<ul style="list-style-type: none"> Copy of advertisements placed showing publication name and date, and dated receipts. Dated receipt with ad copy. 	
4. The bidder provided written notice of his or her interest in bidding on the contract to the number of M/W/S/LBEs required to be notified by the project specifications not less than ten (10) calendar days prior to the opening of bids. The minimum number of M/W/S/LBE firms required to be notified is three (3) for each item of the project selected to be performed by a M/W/S/LBE, where a M/W/S/LBE subcontractor has not been secured for that item. The bidder may utilize the list of certified minority or women business enterprises prepared by the Department of Transportation pursuant to Section 14030.5 of the Government Code and the list of local business enterprises in the on-line County Small Local Emerging Business (SLEB) Vendor Query System located at: http://www.acgov.org/sleb_query_app/gsa/sleb/query/slebmenu.jsp		<ul style="list-style-type: none"> Copy of dated notice, complete distribution list(s) and evidence of distribution (proof of faxes, e-mails sent etc.) Undelivered faxes do not count toward the effort to meet the minimum requirement Trades and specialties, in addition to M/W/S/LBE designation, must be clearly identified to meet the minimum requirement by using certification letter or source documentation 	
5. The bidder followed up initial solicitations of interest by contacting the enterprises to determine with certainty whether the enterprises were interested in performing specific items of the project.		<ul style="list-style-type: none"> Successfully completed telephone log containing specific dates, name of caller, person contacted and comments (i.e., why not bidding, information sent to/date, etc.) 	
6. The bidder provided interested M/W/S/LBEs with information about the plans, specifications, and requirements for the selected subcontracting or material supply work.		<ul style="list-style-type: none"> Copy of published advertisements, letters, successfully completed faxes, etc. with M/W/S/LBE name/contact information including the required information or directions on how to obtain it and the date the information was provided Agenda, meeting notes, etc. including specific topics discussed, M/W/S/LBE firm names and contact persons in attendance that received information, and the location and date information was provided 	
7. The bidder requested assistance from local and small business and minority and women community organizations; local and small, minority and women contractor groups, local, state, or federal M/W/S/LBE assistance offices, or other organizations that provide assistance in recruitment and placement of M/W/S/LBEs.		<ul style="list-style-type: none"> Copy of dated written request and response (letter, successfully completed fax, e-mail, etc.) or 2nd written request to follow-up, if needed. Contractor must attempt to contact at least two organizations. Phone log is not acceptable. 	
8. The bidder negotiated in good faith with the M/W/S/LBEs and did not unjustifiably reject as unsatisfactory bids prepared by any M/W/S/LBEs as determined by GSA.		<ul style="list-style-type: none"> Copies or list of all bids and a spreadsheet listing all bids with firm name, contact person, bid items(s), bid price, M/W/S/LBE classification, and comments re: selection or rejection M/W/S/LBE bids accepted and included in bid response 	
9. Where applicable, the bidder advised and made efforts to assist interested M/W/S/LBEs in obtaining bonds, lines of credit, or insurance required by either the GSA or the contractor.		<ul style="list-style-type: none"> Copy of advertisements or other notices with specifics referencing willingness to assist M/W/S/LBEs Agenda, meeting notes including presenter's name and title, specific topics discussed, hand outs etc., name of M/W/S/LBE firms in attendance, contact persons who received advice, location and date advice was provided 	

EXISTING CONDITIONS INFORMATION

1. Summary

This document describes existing conditions at or near the Project, and use of information available regarding existing conditions. This document is **not** part of the Contract Documents. See General Conditions for definition(s) of terms used herein.

2. Reports and Information on Existing Conditions

- 2.1. Documents providing a general description of the Site and conditions of the Work may have been collected by County its consultants, contractors, and tenants. These documents may include previous contracts, contract specifications, tenant improvement contracts, as-built drawings, utility drawings, and information regarding underground facilities.
- 2.2. Information regarding existing conditions may be inspected at the County offices or the Construction Manager's offices, if any, and copies may be obtained at cost of reproduction and handling upon Bidder's agreement to pay for such copies. These reports, documents, and other information are **not** part of the Contract Documents.
- 2.3. Information regarding existing conditions may also be included in the Project Manual, but shall **not** be considered part of the Contract Documents.
- 2.4. The reports and other data or information regarding existing conditions and underground facilities at or contiguous to the Project are the following:
 - 2.4.1. Hazardous Material Reports described are **not** part of the Contract Documents. However, for Bidder's convenience, a copy of the surveys have been provided with the Project Manual. Reports are provided immediately following this document.

2.4.1.1. ~~Project: R1207159; Highland Hospital, 1411 East 31st Street, Oakland, CA EML ID: 2403939~~

2.4.1.2. ~~Project: R1197G03; Highland Hospital/1411 East 31st St./Oakland, CA., K. Bldg. EML ID: 2403934~~

2.4.1.3. ~~Project: R1197G03; Highland Hospital, 1411 East 31st Street, Oakland, CA EML ID: 2403937~~

2.4.1.4. ~~Project: R1207159; Highland Hospital/1411 East 31st St./Oakland, CA. EML ID: 2403936~~

2.4.1.5. 2.4.1.1 Limited Asbestos & Lead Survey Report (Terracon Project No. R1197G03) by Terracon Consultants, Inc. dated 6/17/20

2.4.1.6. 2.4.1.2 Limited Asbestos & Lead Survey Report (Terracon Project No. R1207159) by Terracon Consultants, Inc. dated 6/17/20

3. Use of Information

- 3.1. Information regarding existing conditions was obtained only for use of County and its consultants, contractors, and tenants for planning and design and is **not** part of the Contract Documents.
- 3.2. County does not warrant, and makes no representation regarding, the accuracy or thoroughness of any information regarding existing conditions. Bidder represents and agrees that in submitting a bid it is not relying on any information regarding existing conditions supplied by County.
- 3.3. Under no circumstances shall County be deemed to warrant or represent existing above-ground conditions, as-built conditions, or other actual conditions, verifiable by independent investigation. These conditions are verifiable by Contractor by the performance of its own independent investigation, which Contractor must perform as a condition to bidding, and Contractor should not and shall not rely on this information or any other information supplied by County regarding existing conditions.
- 3.4. Any information shown or indicated in the reports and other data supplied herein with respect to existing underground facilities at or contiguous to the Project may be based upon information and data furnished to County by the County's employees and/or consultants or builders of such underground facilities or others. County does not assume responsibility for the completeness of this information, and Bidder is solely responsible for any interpretation or conclusion drawn from this information.
- 3.5. County shall be responsible only for the general accuracy of information regarding underground facilities, and only for those underground facilities that are owned by County, and only where Bidder has conducted the independent investigation required of it pursuant to the Instructions to Bidders, and discrepancies are not apparent.

4. Investigations/Site Examinations

- 4.1. Before submitting a Bid, each Bidder is responsible for conducting or obtaining any additional or supplementary examinations, investigations, explorations, tests, studies, and data concerning conditions (surface, subsurface, and underground facilities) at or contiguous to the Site or otherwise, that may affect cost, progress, performance, or furnishing of Work or that relate to any aspect of the means, methods, techniques, sequences, or procedures of construction to be employed by Bidder and safety

precautions and programs incident thereto or that Bidder deems necessary to determine its Bid for performing and furnishing the Work in accordance with the time, price, and other terms and conditions of the Contract Documents.

- 4.2. On request, County will provide each Bidder access to the Site to conduct such examinations, investigations, explorations, tests, and studies, as each Bidder deems necessary for submission of a Bid. Bidders must fill all holes and clean up and restore the Site to its former condition upon completion of its explorations, investigations, tests, and studies. Such investigations and Site examinations may be performed during any and all Site visits indicated in the Notice to Bidders and only under the provisions of the Contract Documents, including, but not limited to, proof of insurance and obligation to indemnify against claims arising from such work, and County's prior approval.

END OF DOCUMENT

Limited Asbestos & Lead Survey Report

**Highland Hospital
1411 East 31st Street
Exterior Facade
Oakland, California**

June 17, 2020


Terracon Project No. R1197G03

Prepared for:

Cymbre Potter
Vanir Construction Management, Inc.
1411 East 31st Street B1 Office
Oakland, CA 94602

Prepared by:

Terracon Consultants, Inc.
1466 66th Street
Emeryville, California 94608
510-547-7771

Report Prepared by:  Annabelle Call
Industrial Hygienist, CAC # 12-4856

Report Reviewed by:  Karin Schroeter
Project Manager CAC #92-0772, CDPH #2228

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Terracon

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Limited Asbestos & Lead Survey Report

Vanir Construction Management, Inc.

Highland Hospital

1411 East 31st Street

Exterior Façade Sampling

Oakland, California

Scope of Work

The following is a report of a limited asbestos and lead survey conducted by John Alexander, Certified Asbestos Consultant (CAC) and California Department of Public Health (CDPH) Lead Inspector/Assessor with Terracon Consultants, Inc. (Terracon). The survey was performed on May 11, 2020 on Levels 4, 5, 6 and 8 of the K Building at Highland Hospital located in Oakland, California.

Terracon was asked to limit the sampling to the materials that will be impacted by the scheduled work which included the replacement of the exterior sealant at the façade and roof and the repainting of the exterior plaster. No other suspect materials elsewhere in the building were sampled.

Results

Please see the attached laboratory results and chain of custody for sample material and location details.

Five (5) homogeneous suspect asbestos-containing materials (ACMs) were identified during the survey. The samples were analyzed using polarized light microscopy (PLM) techniques in accordance with methodology approved by the U.S. Environmental Protection Agency (EPA). As set forth in the Code of Federal Regulations, 40 CFR Part 763, Appendix A to Subpart F, Section 1.2 and 1.7.2.4, the lower limit of reliable detection for asbestos using the PLM method is approximately one percent (1%) by volume.

Asbestos was not detected in the sampled materials. A summary of the sample results is provided in the following table.

TABLE I
NON-ASBESTOS CONTAINING MATERIALS

Material Description	General Sample Locations	Sample Results
Stucco	Level 5 G5 Column Level 5 E1 Column Level 4 E1 Wall Level 4 A1.7 Wall Level 6 C1 6.7 Wall Level 6 F5 Wall Level 8 Roof B1, 5.7 Wall Level 8 Roof C3 Wall Level 8 Roof F2 Wall Level 8 Roof E5 Wall	None Detected
Exterior White Window Sealant (Frame to Building)	Level 5 G5 Column Level 4 A, 51 Wall Level 6 F5 Wall	None Detected
Exterior Black Window Sealant (Frame to Glass)	Level 5 G5 Column Level 5 A, 51 Wall Level 6 F5 Wall	None Detected
Beige Elastomeric Paint	Vallecito Wall 14 th Avenue Wall	None Detected
Decorative Plaster with Grout	Vallecito / 14 th Column	None Detected

Any additional materials found during construction activities and not identified in this survey report should be assumed to be ACM.

One (1) paint sample was submitted for lead analysis. The sample was analyzed for lead content using the Flame Atomic Absorption spectroscopy in accordance to EPA Method SW846-3050B-7420. When “<” appears in the lead sample report, it should be interpreted as meaning below analytical detection limit.

The sample did not contain lead in detectable concentrations as shown in Table II below.

TABLE II
LEAD IN PAINT

Sample Number	Description/Location of Sample	Results mg/kg (ppm)
Pb-01	Beige Paint / Concrete Wall Vallecito Place	<39 ppm

mg/kg – milligrams per kilogram, ppm – parts per million

Limitations

Our services consist of professional opinions, conclusions and recommendations that are made in accordance with generally accepted consulting standards, principles and practices. Reasonable attempts have been made to ensure that the report is complete and accurate with respect to Terracon's authorized scope of work. Terracon assumes no liability for damages, which might result from errors contained in the report or conditions, which the report fails to disclose. The quantity of samples, sample locations, and analyses performed were selected to provide analytical data to document and evaluate current site conditions. The reporting of bulk analytical results is presented as estimates resulting from analysis by EPA-approved methods.

The information provided in this report is not intended to be used as a biddable document for abatement purposes.

Appendix 1:

Laboratory Results and Chain of Custody - Asbestos



Report for:

Eric Dyer, Ms. Karin Schroeter
Terracon Consultants, Inc. - Emeryville
1466 66th Street
Emeryville, CA 94608

Regarding: Project: R1197G03; Highland Hospital/1411 East 31st St./Oakland, CA., K. Bldg.
EML ID: 2403934

Approved by:



Approved Signatory
Amin Suliman

Dates of Analysis:
Asbestos PLM: 05-14-2020

Service SOPs: Asbestos PLM (EPA 40CFR App E to Sub E of Part 763 & EPA METHOD 600/R-93-116, SOP EM-AS-S-1267)
NVLAP Lab Code 200728-0

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. The results relate only to the samples as received. The results include an inherent uncertainty of measurement associated with estimating percentages by polarized light microscopy. Measurement uncertainty data for sample results with >1% asbestos concentration can be provided when requested.

Eurofins EMLab P&K ("the Company") shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Client: Terracon Consultants, Inc. - Emeryville
 C/O: Eric Dyer, Ms. Karin Schroeter
 Re: R1197G03; Highland Hospital/1411 East 31st St./
 Oakland, CA., K. Bldg.

Date of Sampling: 05-11-2020

Date of Receipt: 05-11-2020

Date of Report: 05-14-2020

ASBESTOS PLM REPORT**Total Samples Submitted:** 22**Total Samples Analyzed:** 22**Total Samples with Layer Asbestos Content > 1%:** 0**Location: 1A, Stucco; level 5 G5 column**

Lab ID-Version‡: 11464496-1

Sample Layers	Asbestos Content
Gray Stucco	ND
Sample Composite Homogeneity:	Poor

Location: 1B, Stucco; level 5 GE column

Lab ID-Version‡: 11464497-1

Sample Layers	Asbestos Content
Gray Stucco	ND
Sample Composite Homogeneity:	Poor

Location: 1C, Stucco; level 4 E1 wall

Lab ID-Version‡: 11464498-1

Sample Layers	Asbestos Content
Gray Stucco	ND
Sample Composite Homogeneity:	Poor

Location: 1D, Stucco; level 4 A1.7 wall

Lab ID-Version‡: 11464499-1

Sample Layers	Asbestos Content
Gray Stucco	ND
Sample Composite Homogeneity:	Poor

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by any agency of the federal government. Eurofins EMLab P&K reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: Terracon Consultants, Inc. - Emeryville
 C/O: Eric Dyer, Ms. Karin Schroeter
 Re: R1197G03; Highland Hospital/1411 East 31st St./
 Oakland, CA., K. Bldg.

Date of Sampling: 05-11-2020

Date of Receipt: 05-11-2020

Date of Report: 05-14-2020

ASBESTOS PLM REPORT**Location: 1E, Stucco; level 6 C1.6.7 wall**

Lab ID-Version‡: 11464500-1

Sample Layers	Asbestos Content
Gray Stucco	ND
Sample Composite Homogeneity:	Poor

Location: 1F, Stucco; level 6 F5 wall

Lab ID-Version‡: 11464501-1

Sample Layers	Asbestos Content
Gray Stucco	ND
Sample Composite Homogeneity:	Poor

Location: 1G, Stucco; level 8 roof B1 5.7 wall

Lab ID-Version‡: 11464502-1

Sample Layers	Asbestos Content
Gray Stucco	ND
Sample Composite Homogeneity:	Poor

Location: 1H, Stucco; level 8 roof C3 wall

Lab ID-Version‡: 11464503-1

Sample Layers	Asbestos Content
Gray Stucco	ND
Sample Composite Homogeneity:	Poor

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Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: Terracon Consultants, Inc. - Emeryville
C/O: Eric Dyer, Ms. Karin Schroeter
Re: R1197G03; Highland Hospital/1411 East 31st St./
Oakland, CA., K. Bldg.

Date of Sampling: 05-11-2020

Date of Receipt: 05-11-2020

Date of Report: 05-14-2020

ASBESTOS PLM REPORT**Location: 1I, Stucco; level 8 roof F2 wall**

Lab ID-Version‡: 11464504-1

Sample Layers	Asbestos Content
Gray Stucco	ND
Sample Composite Homogeneity:	Poor

Location: 1J, Stucco; level 8 roof E5 wall

Lab ID-Version‡: 11464505-1

Sample Layers	Asbestos Content
Gray Stucco	ND
Sample Composite Homogeneity:	Poor

Location: 2A, Exterior white window sealant (frame to building); level 5 G5 column

Lab ID-Version‡: 11464506-1

Sample Layers	Asbestos Content
White Sealant	ND
Sample Composite Homogeneity:	Moderate

Location: 2B, Exterior white window sealant (frame to building); level 4 A.5.1 wall

Lab ID-Version‡: 11464507-1

Sample Layers	Asbestos Content
White Sealant	ND
Sample Composite Homogeneity:	Moderate

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‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: Terracon Consultants, Inc. - Emeryville
 C/O: Eric Dyer, Ms. Karin Schroeter
 Re: R1197G03; Highland Hospital/1411 East 31st St./
 Oakland, CA., K. Bldg.

Date of Sampling: 05-11-2020

Date of Receipt: 05-11-2020

Date of Report: 05-14-2020

ASBESTOS PLM REPORT**Location: 2C, Exterior white window sealant (frame to building); level 6 F5 wall**

Lab ID-Version‡: 11464508-1

Sample Layers	Asbestos Content
White Sealant	ND
Sample Composite Homogeneity: Moderate	

Location: 3A, Exterior black window sealant (frame to glass); level 5 G5 column

Lab ID-Version‡: 11464509-1

Sample Layers	Asbestos Content
Black Sealant	ND
Sample Composite Homogeneity: Poor	

Location: 3B, Exterior black window sealant (frame to glass); level 5 A.5 1 wall

Lab ID-Version‡: 11464510-1

Sample Layers	Asbestos Content
Black Sealant	ND
Sample Composite Homogeneity: Poor	

Location: 3C, Exterior black window sealant (frame to glass); level 6 f5 WALL

Lab ID-Version‡: 11464511-1

Sample Layers	Asbestos Content
Black Sealant	ND
Sample Composite Homogeneity: Poor	

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‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: Terracon Consultants, Inc. - Emeryville
 C/O: Eric Dyer, Ms. Karin Schroeter
 Re: R1197G03; Highland Hospital/1411 East 31st St./
 Oakland, CA., K. Bldg.

Date of Sampling: 05-11-2020

Date of Receipt: 05-11-2020

Date of Report: 05-14-2020

ASBESTOS PLM REPORT**Location: 4A, Beige elastomeric paint; vallecito place wall**

Lab ID-Version‡: 11464512-1

Sample Layers	Asbestos Content
Beige Paint	ND
Sample Composite Homogeneity: Poor	

Location: 4B, Beige elastomeric paint; vallecito place wall

Lab ID-Version‡: 11464513-1

Sample Layers	Asbestos Content
Beige Paint	ND
Sample Composite Homogeneity: Poor	

Location: 4C, Beige elastomeric paint; 14th avenue wall

Lab ID-Version‡: 11464514-1

Sample Layers	Asbestos Content
Beige Paint	ND
Sample Composite Homogeneity: Poor	

Location: 5A, Decorative plaster with grout; vallectito/14th column

Lab ID-Version‡: 11464515-1

Sample Layers	Asbestos Content
Yellow Plaster	ND
Grout	ND
Sample Composite Homogeneity: Poor	

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by any agency of the federal government. Eurofins EMLab P&K reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: Terracon Consultants, Inc. - Emeryville
 C/O: Eric Dyer, Ms. Karin Schroeter
 Re: R1197G03; Highland Hospital/1411 East 31st St./
 Oakland, CA., K. Bldg.

Date of Sampling: 05-11-2020

Date of Receipt: 05-11-2020

Date of Report: 05-14-2020

ASBESTOS PLM REPORT**Location: 5B, Decorative plaster with grout; vallectito/14th column**

Lab ID-Version‡: 11464516-1

Sample Layers	Asbestos Content
Yellow Plaster	ND
Grout	ND
Sample Composite Homogeneity: Poor	

Location: 5C, Decorative plaster with grout; vallectito/14th column

Lab ID-Version‡: 11464517-1

Sample Layers	Asbestos Content
Yellow Plaster	ND
Grout	ND
Sample Composite Homogeneity: Poor	

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by any agency of the federal government. Eurofins EMLab P&K reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

E-MAIL REPORT TO: SEE BELOW PROJECT MANAGER (PM)

☐ PM - S. Steiner
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☒ PM - K. Schroeter
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☐ PM - D. Block
David.block@terracon.com

☐ denise.wall@terracon.com
Engineering Assistant

☒ eric.dyer@terracon.com
Engineering Assistant

ACM BULK SAMPLE DATA SHEET

- ☒ PLM Analysis (Analyze all samples)
☐ Stop Analysis at First Positive
☐ Point Count Analysis (400-point)

Project Name/ Address/ Building No. Highland Hospital / 411 East 31st Street / Oakland, CA

Project# R1197603

Sampled By: John Alexander

Sampling Date: 5/11/20

Sample(s) sent to: ☐ MAL ☐ ASB TEM ☒ EMLAB ☐ Other

TAT ☐ Rush ☐ 24HRS ☒ 48HR ☐ 3-5 days

HM#	Material Description	Quantity:
Sample ID	Sample Location & Material Location	
A	Level 5 G5 Column	
B	Level 5 E1 Column	
C	Level 4 F1 Wall	
HM#	Material Description:	Quantity:
Sample ID	Sample Location & Material Location	
D	Level 4 A1.7 Wall	
E	Level 6 C1.6.7 Wall	
F	Level 6 F5 Wall	
HM#	Material Description:	Quantity:
Sample ID	Sample Location & Material Location	
G	Level 8 Roof B1.5.7 Wall	
H	Level 8 Roof C3 Wall	
I	Level 8 Roof F2 Wall	
HM#	Material Description:	Quantity:
Sample ID	Sample Location & Material Location	
J	Level 8 Roof E5 Wall	
HM#	Material Description:	Quantity:
Sample ID	Sample Location & Material Location	

002403934

Relinquished By: J. Alexander

Received By: Logan

Relinquished By:

Received By:

Signature: [Signature]

Signature: [Signature]

Signature: [Signature]

Signature: [Signature]

Date/Time: 5/11/20

Date/Time: 5/11/20 1231

Date/Time:

Date/Time:

E-MAIL REPORT TO: SEE BELOW PROJECT MANAGER (PM)

☐ PM - S. Steiner
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☐ PM - K. Schroeter
kmschroeter@terracon.com

☐ PM - K. Pilgrim
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☐ PM - M. Benefield
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☐ PM - T. Kattchee
takattchee@terracon.com

☐ PM - W. Frieszell
wmfrieszell@terracon.com

☐ PM - D. Block
David.block@terracon.com

☐ denise.wallen@terracon.com
Engineering Assistant

☐ eric.dyer@terracon.com
Engineering Assistant

ACM BULK SAMPLE DATA SHEET

- ☒ PLM Analysis (Analyze all samples)
☐ Stop Analysis at First Positive
☐ Point Count Analysis (400-point)

Project Name/ Address/ Building No. Highland Hospital / 1111 East 36th Street / Oakland, CA

Project# R1197603 Sampled By: John Alexander Sampling Date: 5/11/20

Sample(s) sent to: ☐ MAL ☐ ASB TEM ☒ EMLAB ☐ Other _____

TAT ☐ Rush ☐ 24HRS ☒ 48HR ☐ 3-5 days

HM#	Material Description	Sample Location & Material Location	Quantity:
2	Exterior White Window Sealant (Frame to Building)		
2A	Level 5 G5 Column		
2B	Level 4 A5 Wall		
2C	Level 6 F5 Wall		
3	Exterior Black Window Sealant (Frame to Glass)		
3A	Level 5 G5 Column		
3B	Level 5 A5 Wall		
3C	Level 6 F5 Wall		
4	Beige Elastomeric Paint		
4A	Vallecito Place Wall		
4B	Vallecito Place Wall		
4C	14th Avenue Wall		
5	Decorative Plaster with Grout		
5A	Vallecito / 14th Column		
5B	Vallecito / 14th Column		
5C	Vallecito / 14th Column		
HM#	Material Description:	Sample Location & Material Location	Quantity:

002403934

Relinquished By: [Signature] Signature: [Signature] Date/Time: 5/11/20
 Received By: [Signature] Signature: [Signature] Date/Time: 5/11/20 1231
 Relinquished By: _____ Signature: _____ Date/Time: _____
 Received By: _____ Signature: _____ Date/Time: _____

Appendix 2: **Laboratory Results and Chain of Custody - Lead**



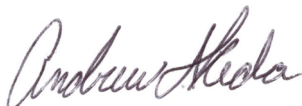
Report for:

Eric Dyer, Ms. Karin Schroeter
Terracon Consultants, Inc. - Emeryville
1466 66th Street
Emeryville, CA 94608

Regarding: Project: R1197G03; Highland Hospital, 1411 East 31st Street, Oakland, CA
EML ID: 2403937

Approved by:

Dates of Analysis:
Lead - Flame AA: 05-12-2020



Technical Manager
Andrew Ikeda

Service SOPs: Lead - Flame AA (EM-BC-S-8443)
AIHA-LAP, LLC accredited service, Lab ID #178697

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. Due to the nature of the analyses performed, field blank correction of results is not applied. The results relate only to the samples as received. Sample size, as it relates to Wipe samples only, is supplied by the client.

Eurofins EMLab P&K ("the Company") shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Eurofins EMLab P&K's LabServe® reporting system includes automated fail-safes to ensure that all AIHA-LAP, LLC quality requirements are met and notifications are added to reports when any quality steps remain pending.

Client: Terracon Consultants, Inc. - Emeryville
 C/O: Eric Dyer, Ms. Karin Schroeter
 Re: R1197G03; Highland Hospital, 1411 East 31st
 Street, Oakland, CA

Date of Sampling: 05-11-2020
 Date of Receipt: 05-11-2020
 Date of Report: 05-13-2020

LEAD: FLAME ATOMIC ABSORPTION SPECTROMETRY

Location:	Pb-1: Beige concrete wall, Vallecito Place wall
Comments (see below)	A
Lab ID-Version‡:	11464282-1
Analysis Date:	05/12/2020
Sample type	Paint Chip sample
Method*	NIOSH 7082 & EPA 7000B modified
† Method Reporting Limit	39 ppm
Sample size	0.2556 grams
§ Total Lead Result	< 39 ppm

Comments: A) The relative percent difference of the matrix duplicate pair was above control limits. The laboratory control sample and matrix blank were both within control limits and validated the batch.

Sample results have not been corrected for blank values.

Bulk samples are not covered under the AIHA-LAP, LLC service accreditation.

Wipe samples must meet ASTM E1792 criteria. Method Reporting Limits may not be valid for non-ASTM E1792 wipe samples.

*Sample preparation and analytical methods are based upon NIOSH 7082 and EPA 7000B.

† The Method Reporting Limit is the minimum concentration of Lead that the laboratory can confidently detect in the sample.

§ Total Lead Result has been rounded to two significant figures to reflect analytical precision.

‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

E-MAIL REPORT TO: PROJECT MANAGER (PM)				LEAD PAINT SAMPLE DATA SHEET	
<input type="checkbox"/> denise.wall@terracon.com Engineering Assistant		<input checked="" type="checkbox"/> eric.dyer@terracon.com Engineering Assistant		* Lead Analysis <input checked="" type="checkbox"/> Flame AA (EPA 7420) <input type="checkbox"/> TTLC	
<input type="checkbox"/> PM - S. Steiner ssteiner@terracon.com		<input checked="" type="checkbox"/> PM - K. Schroeter kmschroeter@terracon.com		PAGE <u>1</u>	
<input type="checkbox"/> PM - K. Pilgrim kmpilgrim@terracon.com	<input type="checkbox"/> PM - M. Benefield msbenefield@terracon.com	<input type="checkbox"/> PM - W. Frieszell wmfrieszell@terracon.com	<input type="checkbox"/> PM - T. Kattchee takattchee@terracon.com	<input type="checkbox"/> PM - D. Block david.block@terracon.com	

Project Name/ Address/ Building No. Highland Hospital / 1411 East 3rd Street, Oakland, CA
 Project# R1197G03 Sampled By: John Alexander Sampling Date: 5/11/20
 Sample(s) sent to: ☐ MAL ☐ EMSL ☐ Aerobiology ☐ Quantem ☒ Other EnvLab
 TAT ☐ Rush ☐ 24HRS ☒ 48HRS ☐ 3-5 Day

Sample ID	Paint Description and Sample Location	Condition (I/F/P)
Pb-1	Paint Color: <u>Beige</u> Substrate: <u>Concrete</u> Component: <u>Wall</u> Sample Location: Bldg # _____ Unit # _____ Room <u>Vallecito place wall</u>	P
	Paint Color: _____ Substrate: _____ Component: _____ Sample Location: Bldg # _____ Unit # _____ Room _____	
	Paint Color: _____ Substrate: _____ Component: _____ Sample Location: Bldg # _____ Unit # _____ Room _____	
	Paint Color: _____ Substrate: _____ Component: _____ Sample Location: Bldg # _____ Unit # _____ Room _____	
	Paint Color: _____ Substrate: _____ Component: _____ Sample Location: Bldg # _____ Unit # _____ Room _____	



Relinquished By: <u>J. Alexander</u>	Signature: <u>[Signature]</u>	Date/Time: <u>5/11/20</u>
Received By: <u>[Signature]</u>	Signature: <u>[Signature]</u>	Date/Time: <u>5/11/20 1231</u>
Received By: <u>J. Timmons</u>	Signature: <u>[Signature]</u>	Date/Time: <u>5/11/20 1247</u>
		Date/Time: <u>5/12/20 09:30</u>

Appendix 3: **Material and Sample Location Drawing**

Vanir Construction

Highland Hospital

1411 East 31st Street

Building K

Oakland, California

Sample and Material
Locations



Asbestos was not detected in the sampled materials.
Lead was not detected in the sampled materials above the
laboratory detection limit.

No Scale

Date
June 2020

Drafted By
ALC

Project Number
R1197G03

Checked By
KMS

Sheet Name
Floor 4

Sheet Number

Figure 1

Vanir Construction

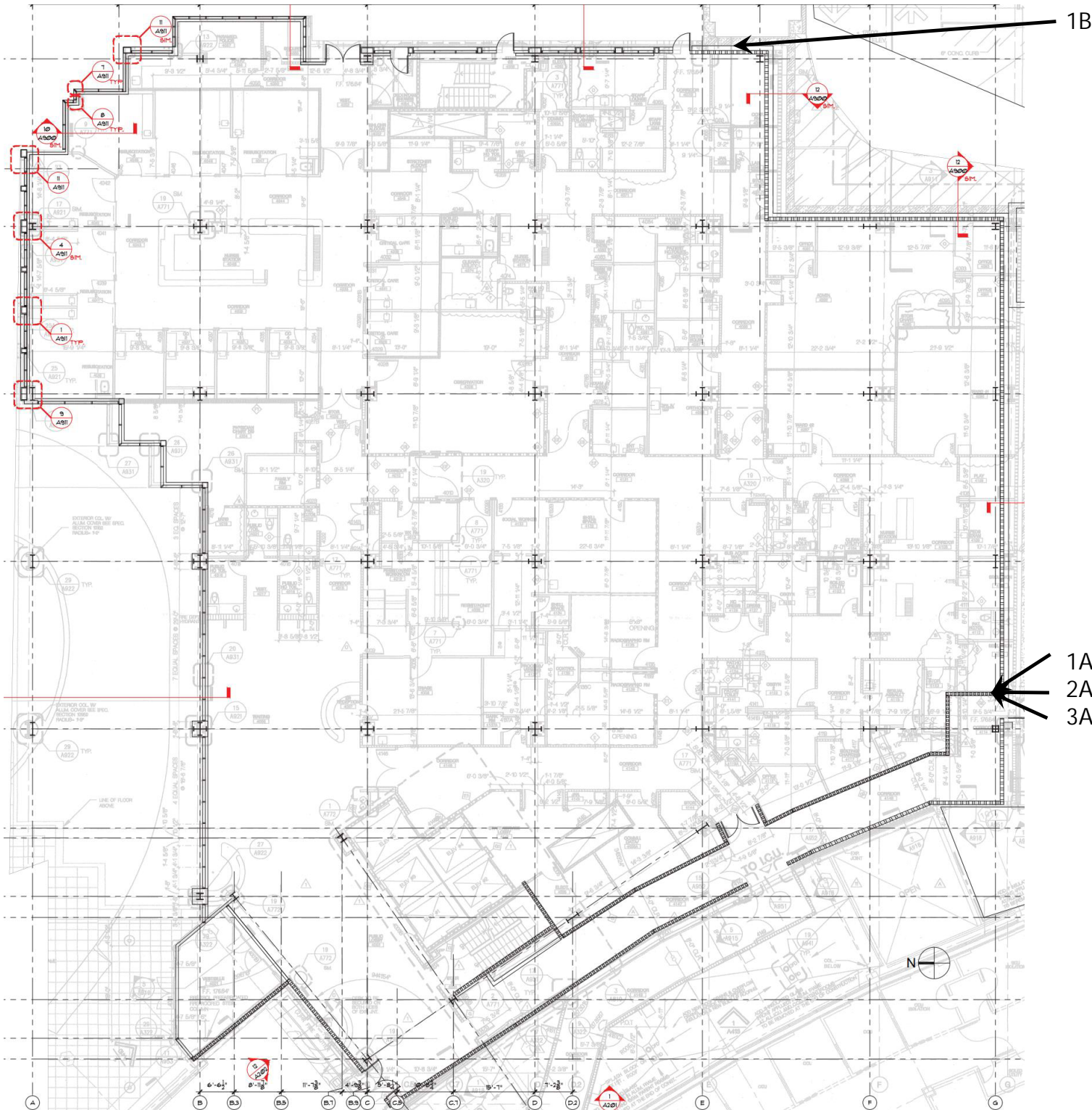
Highland Hospital

1411 East 31st Street

Building K

Oakland, California

Sample and Material
Locations



Asbestos was not detected in the sampled materials.
Lead was not detected in the sampled materials above the
laboratory detection limit.

No Scale

Date
June 2020

Drafted By
ALC

Project Number
R1197G03

Checked By
KMS

Sheet Name
Floor 5

Sheet Number

Figure 2

Vanir Construction

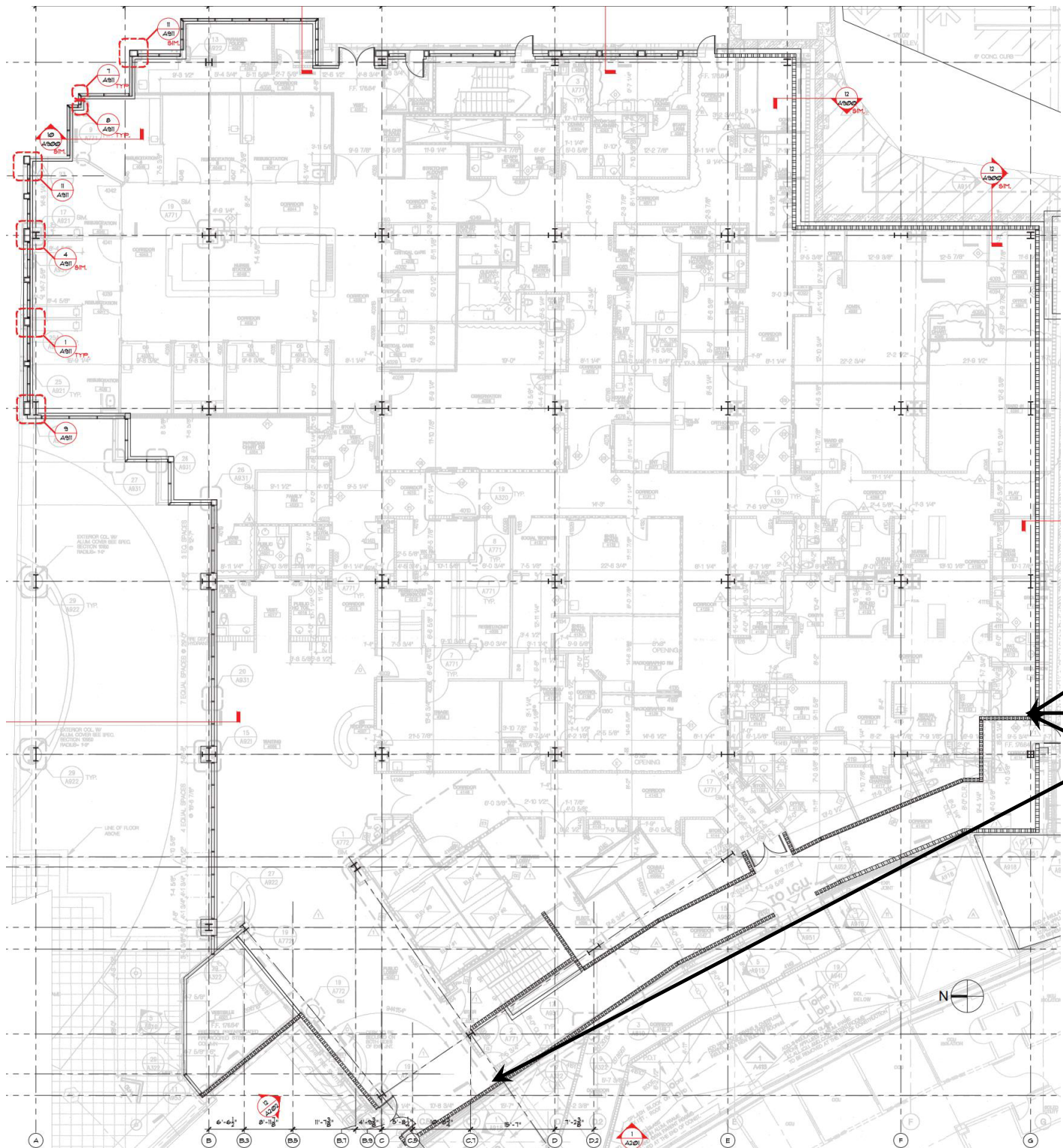
Highland Hospital

1411 East 31st Street

Building K

Oakland, California

Sample and Material
Locations



Asbestos was not detected in the sampled materials.
Lead was not detected in the sampled materials above the
laboratory detection limit.

No Scale

Date
June 2020

Drafted By
ALC

Project Number
R1197G03

Checked By
KMS

Sheet Name
Floor 6

Sheet Number

Figure 3

Vanir Construction

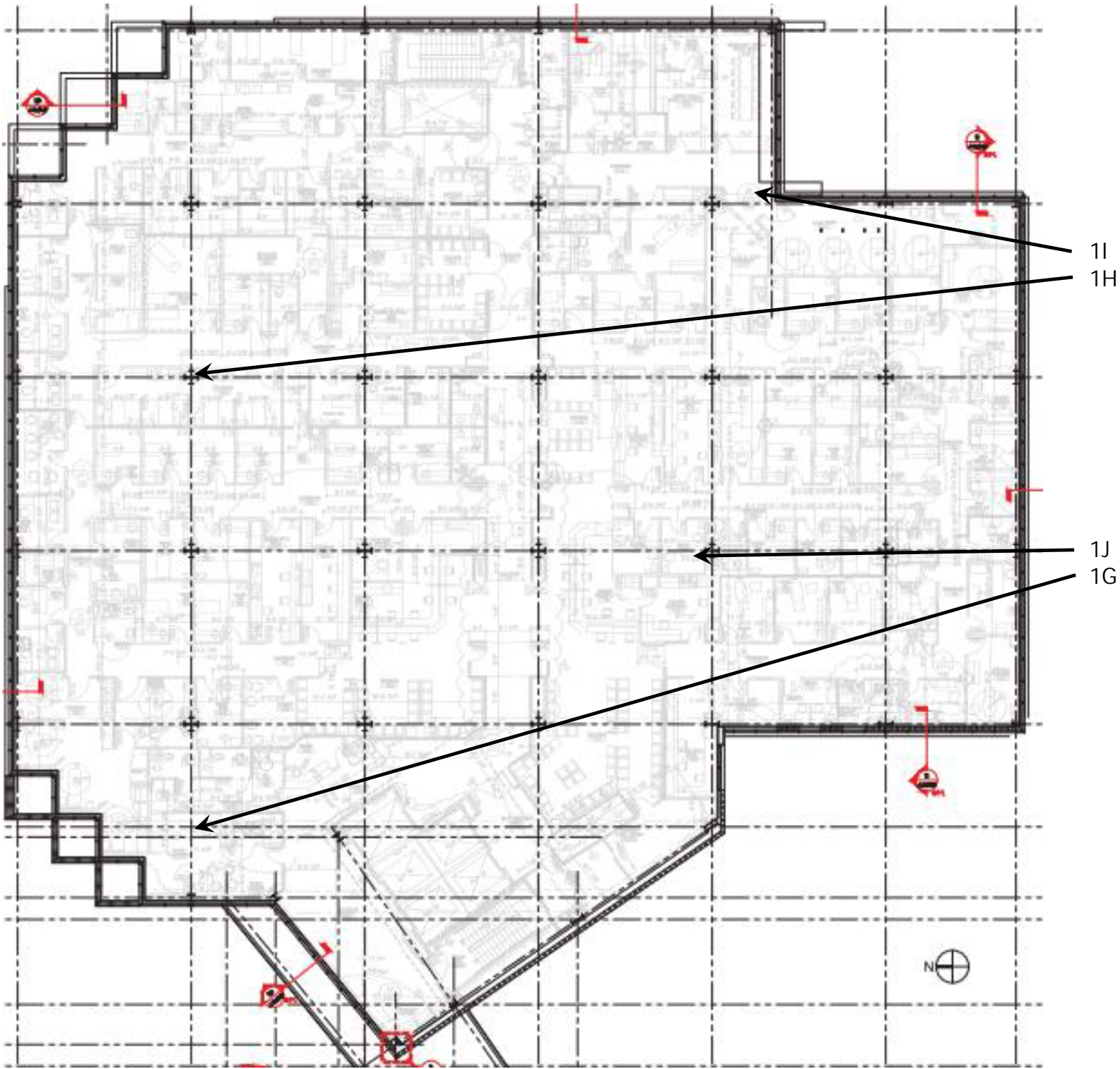
Highland Hospital

1411 East 31st Street

Building K

Oakland, California

Sample and Material
Locations



Asbestos was not detected in the sampled materials.
Lead was not detected in the sampled materials above the
laboratory detection limit.

No Scale

Date
June 2020

Drafted By
ALC

Project Number
R1197G03

Checked By
KMS

Sheet Name
Floor 8

Sheet Number

Figure 4

Appendix 4:
Site Inspector Certificate

State of California
Division of Occupational Safety and Health
Certified Asbestos Consultant

John W Alexander



Name

Certification No. **07-4296**

Expires on **02/21/21**

This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq. of the Business and Professions Code.





STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH



LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:



John Alexander

CERTIFICATE TYPE:

Lead Inspector/Assessor
Lead Project Monitor

NUMBER:

LRC-00004446
LRC-00004445

EXPIRATION DATE:

2/18/2021
2/18/2021

Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at www.cdph.ca.gov/programs/clppb or calling (800) 597-LEAD.

Limited Asbestos & Lead Survey Report

**Highland Hospital
1411 East 31st Street
Koret Building
Oakland, California**

June 17, 2020


Terracon Project No. R1207159

Prepared for:

Cymbre Potter
Vanir Construction Management, Inc.
1411 East 31st Street B1 Office
Oakland, CA 94602

Prepared by:

Terracon Consultants, Inc.
1466 66th Street
Emeryville, California 94608
510-547-7771

Report Prepared by:  Annabelle Call
Industrial Hygienist, CAC # 12-4856

Report Reviewed by:  Karin Schroeter
Project Manager CAC #92-0772, CDPH #2228

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Terracon

Geotechnical ■ Environmental ■ Construction Materials ■ Facilities

Table of Contents

1. Executive Summary	1
2. Scope of Work	1
3. Asbestos Sample Results	2
4. Lead Sample Results.....	2
5. Limitations.....	3

Appendices

- 1. Laboratory Results and Chain of Custody – Asbestos**
- 2. Laboratory Results and Chain of Custody – Lead**
- 3. Material and Sample Location Drawing**
- 4. Site Inspector Certificate**

Limited Asbestos & Lead Survey Report

Vanir Construction Management, Inc.

Highland Hospital

1411 East 31st Street

Koret Building

Oakland, California

1. Executive Summary

The following is a report of a limited asbestos and lead survey conducted by John Alexander, Certified Asbestos Consultant (CAC) and California Department of Public Health (CDPH) Lead Inspector/Assessor with Terracon Consultants, Inc. (Terracon). The survey was performed on May 11, 2020 on the 4th floor of Koret Building of Highland Hospital located in Oakland, California.

Terracon was asked to limit the sampling to the materials that would be impacted by the scheduled installation of an emergency exhaust fan within the waiting room. No other suspect materials were sampled during this survey event.

Two (2) homogeneous suspect asbestos-containing materials (ACMs) were identified in the location where the exhaust vent was scheduled to be installed. The samples were analyzed using polarized light microscopy (PLM) techniques in accordance with methodology approved by the U.S. Environmental Protection Agency (EPA). As set forth in the Code of Federal Regulations, 40 CFR Part 763, Appendix A to Subpart F, Section 1.2 and 1.7.2.4, the lower limit of reliability detection for asbestos using the PLM method is approximately one percent (1%) by volume. Asbestos was not detected in the sampled materials.

Two (2) paint samples were analyzed for lead content. Lead was detected in one (1) of the samples.

2. Scope of Work

The scope of the survey was as follows:

- Collect samples of suspect ACMs that will be impacted by the scheduled work in the 4th floor lobby and at the building exterior.
- Collect a representative number of samples of suspect ACMs following a National Emissions Standards for Hazardous Air Pollutants (NESHAPS) protocol for sample collection. Asbestos

bulk samples were analyzed using polarized light microscopy (PLM) in accordance with EPA's July 1993 method for the determination of asbestos in bulk building materials - EPA 600/R-93/116.

- Collect samples of building materials suspected to be lead containing for purposes of compliance with California Department of Occupational Safety and Health (DOSH) Lead in Construction Standard. Lead samples were analyzed at an accredited laboratory by Flame Atomic Absorption (AA) for Total Lead reported in parts per million (ppm).
- Submit written report including analytical results and conclusions.

3. Asbestos Sample Results

Samples were collected of suspect interior and exterior building materials. Asbestos was not detected in the sampled materials. A summary of the sample results is provided in the following tables.

**TABLE I
NON-ASBESTOS CONTAINING MATERIALS**

Material Description	General Sample Locations	Sample Results
Wallboard with Taping Mud	ED Lobby 4 th Floor 4002 Wall ED Lobby 4 th Floor 4002 Back Side Wall	None Detected
Stucco	4 th Floor Staff Courtyard Wall	None Detected

Any additional materials found during construction activities and not identified in this survey report should be assumed to be ACM.

4. Lead Sample Results

Two (2) paint samples were submitted for lead analysis. The samples were analyzed for lead content using the Flame Atomic Absorption spectroscopy in accordance to EPA Method SW846-3050B-7420. When "<" appears in the lead sample report, it should be interpreted as meaning below analytical detection limit.

One (1) of the samples contained lead in detectable concentrations. The sample results are listed in Table II below.

TABLE II
LEAD IN PAINT

Sample Number	Description/Location of Sample	Results mg/kg (ppm)
Pb-1	Off-White Paint on Wallboard / 4 th Floor ED Lobby	<47 ppm
Pb-2	Beige Paint on Stucco / 4th Floor Staff Courtyard	41 ppm

mg/kg – milligrams per kilogram, ppm – parts per million

5. Limitations

Our services consist of professional opinions, conclusions and recommendations that are made in accordance with generally accepted consulting standards, principles and practices. Reasonable attempts have been made to ensure that the report is complete and accurate with respect to Terracon's authorized scope of work. Terracon assumes no liability for damages, which might result from errors contained in the report or conditions, which the report fails to disclose. The quantity of samples, sample locations, and analyses performed were selected to provide analytical data to document and evaluate current site conditions.

The information provided in this report is not intended to be used as a biddable document for abatement purposes.

Laboratory Results and Chain of Custody - Asbestos



Report for:

Eric Dyer, Ms. Karin Schroeter
Terracon Consultants, Inc. - Emeryville
1466 66th Street
Emeryville, CA 94608

Regarding: Project: R1207159; Highland Hospital/1411 East 31st St./Oakland, CA.
EML ID: 2403936

Approved by:



Approved Signatory
Amin Suliman

Dates of Analysis:
Asbestos PLM: 05-13-2020

Service SOPs: Asbestos PLM (EPA 40CFR App E to Sub E of Part 763 & EPA METHOD 600/R-93-116, SOP EM-AS-S-1267)
NVLAP Lab Code 200728-0

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. The results relate only to the samples as received. The results include an inherent uncertainty of measurement associated with estimating percentages by polarized light microscopy. Measurement uncertainty data for sample results with >1% asbestos concentration can be provided when requested.

Eurofins EMLab P&K ("the Company") shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Client: Terracon Consultants, Inc. - Emeryville
 C/O: Eric Dyer, Ms. Karin Schroeter
 Re: R1207159; Highland Hospital/1411 East 31st St./
 Oakland, CA.

Date of Sampling: 05-11-2020

Date of Receipt: 05-11-2020

Date of Report: 05-13-2020

ASBESTOS PLM REPORT**Total Samples Submitted:** 6**Total Samples Analyzed:** 6**Total Samples with Layer Asbestos Content > 1%:** 0**Location: 1A, Wallboard with taping mud; ED lobby 4th floor 40002 wall**

Lab ID-Version‡: 11464620-1

Sample Layers	Asbestos Content
White Compound	ND
Cream Tape	ND
White Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Poor

Location: 1B, Wallboard with taping mud; ED lobby 4th floor 40002 back side wall

Lab ID-Version‡: 11464621-1

Sample Layers	Asbestos Content
White Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Poor

Location: 1C, Wallboard with taping mud; ED lobby 4th floor 40002 back side wall

Lab ID-Version‡: 11464622-1

Sample Layers	Asbestos Content
White Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Poor

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by any agency of the federal government. Eurofins EMLab P&K reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: Terracon Consultants, Inc. - Emeryville
 C/O: Eric Dyer, Ms. Karin Schroeter
 Re: R1207159; Highland Hospital/1411 East 31st St./
 Oakland, CA.

Date of Sampling: 05-11-2020

Date of Receipt: 05-11-2020

Date of Report: 05-13-2020

ASBESTOS PLM REPORT**Location: 2A, Stucco; 4th floor staff courtyard wall**

Lab ID-Version‡: 11464623-1

Sample Layers	Asbestos Content
White Skim Coat	ND
Gray Stucco	ND
Sample Composite Homogeneity: Moderate	

Location: 2B, Stucco; 4th floor staff courtyard wall

Lab ID-Version‡: 11464624-1

Sample Layers	Asbestos Content
White Skim Coat	ND
Gray Stucco	ND
Sample Composite Homogeneity: Moderate	

Location: 2C, Stucco; 4th floor staff courtyard wall

Lab ID-Version‡: 11464625-1

Sample Layers	Asbestos Content
White Skim Coat	ND
Gray Stucco	ND
Sample Composite Homogeneity: Moderate	

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Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

E-MAIL REPORT TO: SEE BELOW PROJECT MANAGER (PM)

☐ PM - S. Steiner
 spsteiner@terracon.com
☐ PM - M. Benefield
 msbenefield@terracon.com
☐ PM - D. Block
 David_block@terracon.com
☒ PM - K. Schroeter
 kmschroeter@terracon.com
☐ PM - T. Kattchee
 takattchee@terracon.com
☐ denise.wall@terracon.com
 Engineering Assistant
☐ PM - K. Pilgrim
 kmpilgrim@terracon.com
☐ PM - W. Frieszell
 wmfrieszell@terracon.com
☒ eric.dyer@terracon.com
 Engineering Assistant

ACM BULK SAMPLE DATA SHEET

☒ PLM Analysis (Analyze all samples)
☐ Stop Analysis at First Positive
☐ Point Count Analysis (400-point)

Project Name/ Address/ Building No. Highland Hospital / 1411 East 31st Street / Oakland, CA

Project# R1207159 Sampled By: J. Alexander Sampling Date: 5/11/20

Sample(s) sent to: ☐ MAL ☐ ASB TEM ☒ EMLAB ☐ Other

TAT ☐ Rush ☐ 24HRS ☒ 48HR ☐ 3-5 days

HM#	Material Description	Sample Location & Material Location	Quantity:
	Wallboard with Taping Mud		
1A	ED Lobby 4th Floor 4002	Wall	
1B	ED Lobby 4th Floor 4003	Back Side Wall	
1C	ED Lobby 4th Floor 4002	Back Side Wall	
HM# 2	Material Description: Stucco		
Sample ID	Sample Location & Material Location		Quantity:
2A	4th Floor Staff Courtyard	Wall	
2B	4th Floor Staff Courtyard	Wall	
2C	4th Floor Staff Courtyard	Wall	
HM#	Material Description:		
Sample ID	Sample Location & Material Location		Quantity:
HM#	Material Description:		
Sample ID	Sample Location & Material Location		Quantity:
HM#	Material Description:		
Sample ID	Sample Location & Material Location		Quantity:



Relinquished By: J. Alexander Signature: [Signature] Date/Time: 5/11/20
 Received By: [Signature] Signature: [Signature] Date/Time: 5/11/20 1231
 Relinquished By: _____ Signature: _____ Date/Time: _____
 Received By: _____ Signature: _____ Date/Time: _____

Laboratory Results and Chain of Custody - Lead



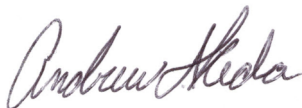
Report for:

Eric Dyer, Ms. Karin Schroeter
Terracon Consultants, Inc. - Emeryville
1466 66th Street
Emeryville, CA 94608

Regarding: Project: R1207159; Highland Hospital, 1411 East 31st Street, Oakland, CA
EML ID: 2403939

Approved by:

Dates of Analysis:
Lead - Flame AA: 05-12-2020



Technical Manager
Andrew Ikeda

Service SOPs: Lead - Flame AA (EM-BC-S-8443)
AIHA-LAP, LLC accredited service, Lab ID #178697

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. Due to the nature of the analyses performed, field blank correction of results is not applied. The results relate only to the samples as received. Sample size, as it relates to Wipe samples only, is supplied by the client.

Eurofins EMLab P&K ("the Company") shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Eurofins EMLab P&K's LabServe® reporting system includes automated fail-safes to ensure that all AIHA-LAP, LLC quality requirements are met and notifications are added to reports when any quality steps remain pending.

Client: Terracon Consultants, Inc. - Emeryville
C/O: Eric Dyer, Ms. Karin Schroeter
Re: R1207159; Highland Hospital, 1411 East 31st
Street, Oakland, CA

Date of Sampling: 05-11-2020
Date of Receipt: 05-11-2020
Date of Report: 05-13-2020

LEAD: FLAME ATOMIC ABSORPTION SPECTROMETRY

Location:	Pb-1: Off-white wallboard wall, ED lobby, 4th floor	Pb-2: Beige stucco wall, 4th floor staff courtyard
Comments (see below)	A	A
Lab ID-Version‡:	11464351-1	11464352-1
Analysis Date:	05/12/2020	05/12/2020
Sample type	Paint Chip sample	Paint Chip sample
Method*	NIOSH 7082 & EPA 7000B modified	NIOSH 7082 & EPA 7000B modified
† Method Reporting Limit	47 ppm	39 ppm
Sample size	0.2133 grams	0.2577 grams
§Total Lead Result	< 47 ppm	41 ppm

Comments: A) The relative percent difference of the matrix duplicate pair was above control limits. The laboratory control sample and matrix blank were both within control limits and validated the batch.

Sample results have not been corrected for blank values.

Bulk samples are not covered under the AIHA-LAP, LLC service accreditation.

Wipe samples must meet ASTM E1792 criteria. Method Reporting Limits may not be valid for non-ASTM E1792 wipe samples.

*Sample preparation and analytical methods are based upon NIOSH 7082 and EPA 7000B.

† The Method Reporting Limit is the minimum concentration of Lead that the laboratory can confidently detect in the sample.

§ Total Lead Result has been rounded to two significant figures to reflect analytical precision.

‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

E-MAIL REPORT TO: PROJECT MANAGER (PM)					LEAD PAINT SAMPLE DATA SHEET	
<input type="checkbox"/> denise.wallen@terracon.com Engineering Assistant		<input checked="" type="checkbox"/> eric.dyer@terracon.com Engineering Assistant			* Lead Analysis <input checked="" type="checkbox"/> Flame AA (EPA 7420) <input type="checkbox"/> TTLC	
<input type="checkbox"/> PM - S. Steiner ssteiner@terracon.com		<input checked="" type="checkbox"/> PM - K. Schroeter kmschroeter@terracon.com			PAGE <u>1</u> OF <u>1</u>	
<input type="checkbox"/> PM - K. Pilgrim kmpilgrim@terracon.com	<input type="checkbox"/> PM- M. Benefield msbenefield@terracon.com	<input type="checkbox"/> PM - W. Frieszell wmfrieszell@terracon.com	<input type="checkbox"/> PM - T. Kattchee takattchee@terracon.com	<input type="checkbox"/> PM - D. Block david.block@terracon.com		

Project Name/ Address/ Building No. Highland Hospital / 1411 East 31st Street / Oakland, CA
 Project# R1207159 Sampled By: J. Alexander Sampling Date: 5/11/20
 Sample(s) sent to: ☐ MAL ☐ EMSL ☐ Aerobiology ☐ Quantem ☒ Other Enlab
 TAT ☐ Rush ☐ 24HRS ☒ 48HRS ☐ 3-5 Day

Sample ID	Paint Description and Sample Location	Condition (I/F/P)
pb-1	Paint Color: <u>off-white</u> Substrate: <u>Wallboard</u> Component: <u>Wall</u> Sample Location: Bldg # _____ Unit # _____ Room <u>ED Lobby</u> <u>4th Floor</u>	F
pb-2	Paint Color: <u>Beige</u> Substrate: <u>Stucco</u> Component: <u>Wall</u> Sample Location: Bldg # _____ Unit # _____ Room <u>4th Floor</u> <u>Staff Courtyard</u>	I
	Paint Color: _____ Substrate: _____ Component: _____ Sample Location: Bldg # _____ Unit # _____ Room _____	
	Paint Color: _____ Substrate: _____ Component: _____ Sample Location: Bldg # _____ Unit # _____ Room _____	
	Paint Color: _____ Substrate: _____ Component: _____ Sample Location: Bldg # _____ Unit # _____ Room _____	



Relinquished By: <u>J. Alexander</u>	Signature: <u>[Signature]</u>	Date/Time: <u>5/11/20 1231</u>
Received By: <u>[Signature]</u>	Signature: <u>[Signature]</u>	Date/Time: <u>5/11/20 1251</u>
Received By: <u>J. Timmons</u>	Signature: <u>[Signature]</u>	Date/Time: <u>5/12/20 09:30</u>

Material and Sample Location Drawing

No Scale

Site Inspector Certificate

State of California
Division of Occupational Safety and Health
Certified Asbestos Consultant

John W Alexander



Name

Certification No. **07-4296**

Expires on **02/21/21**

This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq. of the Business and Professions Code.

