November 17, 2023

Jim Bridges, Superintendent
Jefferson School District
1219 Whispering Wind
Tracy, CA 95377

Subject: Proposal to Provide Environmental Consulting Services for School Site #2

Transmitted via Email: jbridges@jsdtracy.com

Dear Mr. Bridges:

Thank you for the opportunity to submit this proposal to provide the environmental clearance for School Site #2 in the Tracy Hills Specific Plan, Phase 2. This proposal presents our understanding of the project, explains our approach work scope and provides our fee estimate.

Understanding of the Project

Jefferson School District proposes to develop a new elementary school on a 15.93-acre site, located within the Tracy Hills Specific Plan, Phase 2. The school is consistent with the adopted Specific Plan and certified EIR and addendum. Some of the relevant environmental documents include the following:

- City of Tracy
  - » Tracy Hills Specific Plan Final Subsequent Environmental Impact Report, Volume IV, January 2016.
  - » Addendum to the Tracy Hills Specific Plan Subsequent Environmental Impact report, Proposed Amendment to the Tracy Hills Specific Plan for the Phase 2 Project, October 2021
- PJHM
  - » Site Plan

Scope of Work

The new school site requires environmental approvals through CEQA, the California Department of Education (CDE), and Department of Toxic Substances Control (DTSC). Our scope of work is designed to provide the studies needed to gain these approvals.

CEQA CLEARANCE

The proposed school site has been included in the Specific Plan and related CEQA documents from its initiation. We believe the previous documentation provides the school with broad CEQA clearance and what is required now is a simple addendum to the EIR. We expect the addendum to cite the previous documents and review them for mitigation measures that may still apply to the school site. We do not expect to reevaluate these issues. If we find that conditions do not support

an addendum, we will work with the District to develop an appropriate approach, whether a mitigated declaration or EIR.

We will prepare a draft addendum for the District's team to review. Once a consensus is reached, we will make any needed changes and it will be ready to bring to the District's board for approval. An addendum does not require a public review. Once the addendum and project are approved, PlaceWorks will prepare and file a Notice of Determination (NOD) with the County Clerk and State Clearinghouse. We will request from the City of Tracy a receipt of previous payment of Fish and Wildlife filing fees. If this receipt is not available, a second payment may be required (not included in our scope).

We will request from the District and design team plans, studies, and operational data necessary to complete the environmental review. We assume the District will provide access to the site.

TITLE 5/CDE CLEARANCE

PlaceWorks has assembled the sections of the Education Code, Public Resources Code, Government Code, and specifically Title 5 that are relevant to new school sites and construction projects into a checklist for evaluation in one report, a Geological and Hazards Assessment, or GEHA. The report will identify potential health and safety hazards and constraints and can be used to determine if the site has any fatal flaws or red flags. The GEHA performs double duty by satisfying CDE's requirement for a geohazards study as well as covering broader due diligence. The GEHA does not satisfy the separate requirement for a soils and geotechnical study, which will be provided by others.

The GEHA will address potential health and safety constraints associated with the topics listed below. If the research conducted as part of the GEHA identifies issues related to these topics, additional risk assessments may be triggered.

- Flooding / Dam Inundation
- Hazards/Hazardous Materials
  - Emission Sources / Pollution
  - Storage Tanks
  - Pipelines
  - Power Lines
  - Hazardous Waste
- Geology Constraints
  - Earthquake Faults
  - Liquefaction / Landslides
- Land Use Compatibility / Easements
- Public Services
- Traffic Noise
- Traffic / Pedestrian Safety / Railroad Safety
- Proximity to Airports

This preliminary review may identify additional risk studies that CDE may require. If such constraints are identified, we will prepare a scope of work based on the new information.

SITE ASSESSMENT/DTSC CLEARANCE

PlaceWorks will engage Padre Associates to prepare a Phase I Environmental Site Assessment. The Phase I ESA will be conducted in general accordance with the American Society for Testing and Materials (ASTM) Standard Practice Designation E 1527-21.

Site History

Padre will research and review pertinent, readily available geologic and hydrogeologic literature and available historical aerial photographs, Sanborn Fire Insurance Maps, and topographic maps of the project site and surrounding area. Additionally, Padre will interview knowledgeable personnel identified by the client who are familiar with the historical operations at the project site and will review documents supplied by the current property owner.

Site Reconnaissance

Padre will perform a reconnaissance of the project site and evaluate the project site and adjacent areas for potential sources of hazardous substances contamination. The reconnaissance will include a detailed site visit to assess the presence of on-site hazardous substances use, storage, treatment, and/or disposal.

Regulatory Agency Review

Padre will obtain a current governmental database search report for the project site and the area within a one-mile radius of the project site. Padre will also contact applicable municipal, county, state, and federal agencies to review readily available files, records, permits, and known site lists as well as interviewing knowledgeable agency personnel.

Report Preparation

Padre will prepare and submit a report summarizing the results of our findings, which will present our interpretations and recommendations as they pertain to hazardous substances at the project site and adjacent areas. Padre will recommend additional assessment, if warranted, based on information from the assessment. Padre will submit an electronic copy of the final report.

Cost Estimate

Table 1 presents the cost to complete all three environmental components: (1) CEQA, (2) CDE/Title 5, and (3) DTSC/Site Assessment. Tables 2, 3, and 4 show the detailed costs for each component. Table 5 presents our current hourly rate schedule.

Table 1. Cost Estimate: Summary

TASK	COST
CEQA Clearance	$25,502
CDE/Title 5 Clearance	4,896
DTSC/Site Assessment Clearance	5,016
GRAND TOTAL	**$35,414**

Table 2. Cost Estimate

Task	Cost
Labor	
Review Project	$3,500
Prepare Addendum	8,000
Mitigation Monitoring and Reporting Plan	1,000
Notice of Determination/Filing with County Clerk and SCH	900
Project Meetings (virtual), 1 Board Meeting	3,500
Project Management	3,200
Subtotal – Labor	**$20,100**
Reimbursable Expenses	
Mileage/Travel	$500
NOD Filing Fees not included (will request Fish and Wildlife fee payment receipt from City of Tracy)	n.a.
Garland Associates (circulation review)	4,500
Misc. Office Expenses (2% of labor)	402
Subtotal – Reimbursable Expenses	**$5,402**
TOTAL	**$25,502**

Table 3. Cost Estimate: CDE/Title 5 Clearance

TASK	COST
Geological and Environmental Assessment	$4,800
Subtotal - Labor	**$4,800**
REIMBURSABLES	
Misc. Office Expenses (2% of labor)	96
Subtotal - Reimbursables	**$96**
TOTAL	**$4,896**

Table 4. Cost Estimate: DTSC Compliance/Phase I

TASK	COST
Project Management	$800
Subtotal - Labor	**$800**
REIMBURSABLES	
Subconsultant – Padre Associates	$4,400
Misc. Office Expenses (2% of labor)	16
Subtotal - Reimbursables	**$4,416**
TOTAL	**$5,016**

Table 5. PlaceWorks 2023 Standard Fee Schedule

PlaceWorks – 2023 Standard Fee Schedule

Staff Level	Hourly Bill Rate
Principal	$210–$285
Associate Principal	$195–$275
Senior Associate II	$170–$260
Senior Associate I	$160–$215
Associate II	$135–$190
Associate I	$125–$175
Project Planner	$105–$165
Planner	$90–$145
Graphics Specialist	$90–$155
Administrator	$145–$200
Clerical/Word Processing/Technical Editor	$45–$150
Intern	$80–$115

Subconsultants are billed at cost plus 10%. Mileage reimbursement rate is the standard IRS-approved rate. Possible yearly increase of 5% on bill rates.

2023_**v.1**_(01-09-23) SCHOOLS

Acknowledgment

This proposal shall remain valid for a period of 90 days from the time of submittal. As a Principal, I am authorized to bind the team to the contents of this submittal and to negotiate contracts on behalf of PlaceWorks. If you have any questions, please contact me at 714.966.9220 x2316 or dmears@placeworks.com.

We look forward to working with you to bring about the successful completion of this project.

Respectfully submitted,

PLACEWORKS

Dwayne Mears
Principal