



Oakland Housing
Authority

September 12, 2016

Gentlemen/Ladies:

SUBJECT: REQUEST FOR QUALIFICATIONS (RFQ) NO. 16-015
Lead Architect

The Oakland Housing Authority invites qualifications statements from architects for the position of lead architect for new construction at 1440-1500 Harrison Street, Oakland, CA, pursuant to the attached specifications.

Proposals will be accepted at 1801 Harrison Street, First Floor, Oakland, California until 10 a.m. (local time), October 20, 2016. Offers received after this date and time may be rejected without consideration.

Questions of a procedural nature may be directed to Loren Morgan at (510) 587-2172.

We look forward to receiving your statements.

Sincerely,

Eric Johnson
Executive Director
Oakland Housing Authority
1619 Harrison Street, Oakland, CA 94612



Oakland Housing
Authority

**REQUEST FOR QUALIFICATIONS
(RFQ) #16-015**

Lead Architect

**for New Construction at
1440 – 1500 Harrison Street, Oakland, CA**

RFQ Issued	September 12, 2016
Pre-Proposal Conference	September 22, 2016 @ 10:00 AM Board of Commissioners Room 1619 Harrison Street, First Floor Oakland, California 94612
Questions Due	September 29, 2016 @ 4:00 PM
Addendum Issued (if applicable)	October 6, 2016
Proposal Due	October 20, 2016 @ 10:00 AM

**Oakland Housing Authority (OHA)
Contract Compliance & General Services (CCGS) Department
1801 Harrison Street, First Floor
Oakland, CA 94612
e-mail: CCGS@oakha.org**

**Contact person for the above RFQ:
Loren Morgan: 510-587-2172**

REQUEST FOR QUALIFICATIONS (RFQ) # 16-015

**Lead Architect for New Construction at
1440 – 1500 Harrison Street, Oakland, CA**

TABLE OF CONTENTS

1. General Information	5
1.1 RFQ Introduction.....	5
1.2 Oakland Housing Authority Reservation of Rights.....	5
1.3 Oakland Housing Authority Background	6
2. Minimum Requirements	6
3. Scope of Project	7
3.1 Description of Property.....	7
3.2 Scope of Work	7
3.3 Subcontractors.....	9
4. Proposal Submission Requirements	9
4.1 Proposal Format	9
A. Cover Letter.....	10
B. Project Approach	10
C. Scope of Services.....	10
D. Experience	10
E. Staffing and Availability	10
F. References	10
G. Certifications and Attachments	11
4.2 Required Forms/Certifications.....	11
A. Qualifications Statement.....	11
B. Profile and Certification Form	11
C. HUD-5369-A Form.....	11
D. Subcontractor Form.....	11
E. Section 3 Business Certification and Action Plan	11
F. Addendum Acknowledgment Form.....	12
5. Process for Selecting Contractor	12
5.1 RFQ Timeline.....	12
5.2 Pre-Proposal Conference.....	12
5.3 Questions/Answers	12
5.4 Proposal Due Date.....	13
5.5 Evaluation Criteria.....	14
5.6 Selection Process	16

6. Contract Requirements	18
6.1 Mandatory Contract Requirements	18
6.2 Insurance Requirements	19
6.3 Contract Award	19
6.4 Contract Conditions.....	20
6.5 Contract Terms	21
6.6 Contractor's Breach	21
6.7 Remedies in Case of Breach	21

Documents (in the order of the RFQ package)		MUST be submitted with Proposal
	PROPOSAL SUBMISSION REQUIREMENTS (in Section 3 of RFQ)	
	Proposal Format A. Cover Letter B. Project Approach C. Scope of Services D. Experience E. Staffing and Availability F. References G. Certifications and Attachments Required Forms/Certifications A. Qualifications Statement (Attachment D) B. Profile and Certification Form (Attachment E) C. HUD-5369-A Form (See Attachment F) D. Subcontractor Form (if applicable) (See Attachment G) E. Section 3 Business Certification and Action Plan (See Section 3 Requirements attached) (See Attachment H) F. Addendum Acknowledgement Form (if applicable) (See sample in Attachment I)	✓
	ATTACHMENTS – EXHIBITS/ FORMS/ DOCUMENTS	
A	Minimum Requirements Form	✓
B	Existing Site Documents	
C	Examples of Previous Work Form	✓
D	Qualifications Statement	✓
E	Profile and Certification Form	✓
F	HUD 5369-A, Representations, Certifications, and Other Statements of Bidders	✓
G	Subcontractor Form (if applicable)	✓
H	Contractor's Summary Guide to Section 3 Compliance with Section 3 Business Certification and Action Plan	✓

I	Addendum Acknowledgement form (if applicable)	✓
J	HUD 5369-B, Instructions to Offerors, Non-Construction	
K	HUD-5370 C, General Conditions for Non-Construction Contracts – Section I	
L	OHA Insurance Requirements	
M	HUD-51915, Model Form of Agreement Between Owner and Design Professional (Sample Contract Form)	
N	OHA Economic Opportunities Policy	
O	Vendor Protest and Claims Procedure	

1. GENERAL INFORMATION

1.1. RFQ Introduction

The Oakland Housing Authority (“Authority”) is soliciting qualifications for a Lead Architect to lead a design and engineering team to provide full design services, zoning & entitlements support, design team oversight and project management, and construction administration services required to newly construct approximately 100 units of affordable housing and 4,000 square feet of ground floor retail on an infill site located in downtown Oakland, California.

For further information and/or updates on this bid or any other Oakland Housing Authority project, you may go to the Authority website www.oakha.org . Select “Business Opportunities”, “Procurement”, “Current Bid Openings” and “Active Bids”. You may also find information through the Housing Agency Market Place website at <https://ha.economicengine.com/>.

1.2 Oakland Housing Authority Reservation of Rights

- The Authority reserves the right to reject any or all proposals, to waive any informality in the RFQ process, or to terminate the RFQ process at any time, if deemed by the Authority to be in its best interests.
- The Authority reserves the right not to award a contract pursuant to this RFQ.
- The Authority reserves the right to terminate a contract awarded pursuant to this RFQ, at any time for its convenience.
- The Authority reserves the right to determine the days, hours and locations that the successful Respondent shall provide the services called for in this RFQ.
- The Authority reserves the right to negotiate the fees proposed by the Respondent entity.
- The Authority reserves the right to reject and not consider any proposal that does not meet the Minimum Requirements of this RFQ, including but not necessarily limited to those listed in Section 2, incomplete proposals and/or proposals offering alternate or non-requested services.
- The Authority is subject to the disclosure requirements of the California Public Records Act. This act will apply to all submitted proposals to the Authority.

1.3 Oakland Housing Authority Background and Information

The Oakland Housing Authority was established on April 28, 1938 to provide low-income residents of the City of Oakland with access to low-cost housing. Currently, the Authority provides Public Housing units at multiple sites within the city limits for large developments, mixed-finance partnerships, and scattered sites.

The Authority has created a number of non-profit affordable housing affiliates to develop and operate affordable housing. The Authority is engaged in affordable housing development with a number of active sites in development. Development activities are carried out directly, and through a variety of affiliates and partnerships.

The Authority is federally funded and regulated primarily under the U.S. Housing Act of 1937 as amended. The majority of our funding is governed by HUD regulations. The Authority was selected to be a "Moving to Work" housing authority by the U.S. Department of Housing and Urban Development and enter into an MTW agreement in 2004. The agreement has since been amended extending the MTW agreement to June 30, 2028.

The Authority is governed by a seven-member Board of Commissioners appointed by the Mayor of the City of Oakland, with the approval of the Oakland City Council. The Executive Director, who reports to the Board of Commissioners, has a budgeted staff of approximately 371 employees in four major divisions: The Office of the Executive Director, including the Departments of Human Resources and Police Services, the Office of Real Estate Development, the Office of Finance and Program Administration, and the Office of Property Operations.

The Authority's employees are housed at six separate facilities, all located within the City of Oakland: 1619 Harrison Street, 1801 Harrison Street, 1805 Harrison Street, 1540 Webster Street, 1180 25th Avenue, 935 Union Street, and 1327 65th Avenue.

2. MINIMUM REQUIREMENTS

The Lead Architect must be fully qualified to perform the services and must be a licensed Architect in the State of California.

Respondents must have demonstrated relevant experience completing a minimum of five (5) multifamily, infill, Type V-A or Type III-A buildings with structured Type I parking that were subject to Federal, State and/or Local affordable housing financing rules and regulations within the past ten (10) years. Respondents must complete **Attachment A, Minimum Requirements**, in order to be evaluated and determined as eligible for consideration under this RFQ.

Respondents must not be listed as an excluded entity on the U. S. Government's System for Award Management.

3. SCOPE OF PROJECT

3.1 Description of Property and Anticipated Financing

Address:	1440 – 1500 Harrison Street, Oakland, CA 94612
Parcel Size:	Approximately 0.695 acres
Current Use:	Parking lots
Proposed Number of Units:	Approximately 100
Proposed Construction Type:	Type III-A or V-A (for cost reasons)
Proposed Unit Mix:	30% of the units must be 3 BR
Assessor's Parcel ID:	Alameda County 008-0626-025 008-0626-026 008-0826-024
Anticipated Financing Sources	Oakland Housing Authority, US Department of Housing and Urban Development, Low Income Housing Tax Credits, State of California, conventional mortgage financing

The following existing documents can be found in **Attachment B: Existing Site Documents**:

1. Survey
2. Title Report
3. Phase I prepared by Environmental Geology Services dated 12/23/15

3.2 Scope of Work

The Authority anticipates that this project will serve low-income families and will include a certain amount of ground floor retail and/or commercial space

that is yet to be determined. A portion of the commercial space may be dedicated to community services such as a day care or preschool.

The Authority is interested in unique approaches to achieve a balance of form, function, constructability, and cost efficiency, especially innovative approaches to designing cost effective structures such as modular and/or lean construction. Given the site's prominence on Harrison Street in the heart of downtown Oakland, the Respondent's track record in achieving compatible yet distinctive architectural design on previous projects will also be taken into consideration.

The Lead Architect will be responsible for providing the full range of design services as well as overseeing, managing, and coordinating with all applicable engineering and design sub-consultants to complete the work generally including, but not limited to, the following:

- **Concept Design:** The Architect will prepare a concept design incorporating the Authority's program, the Project Site, and all applicable laws, codes and regulations *including requirements stipulated by the public funding sources (See Section 3.1)*. In addition, the Architect will assist to plan and facilitate community workshops and meetings with neighboring residents, merchants, and other stakeholders to solicit initial input as well as subsequent design feedback during the Concept Design Phase. The preliminary concept design shall include, but is not limited to, a site plan, elevations, floor plate plans, building sections, and typical unit plans.
- **Design Development:** Based upon, and in accordance with, the mutually agreed Concept Design, cost feedback, and all applicable laws, codes and regulations, prepare Design Development documents.
- **Construction Documents:** Based upon the approved Design Development documents and any further construction cost feedback, prepare a complete set of Construction Documents.
- **Oversee, manage and coordinate** with all applicable engineering and design sub-consultants in order to complete each phase of documentation.
- **Work with the Authority** to support general contractor bidding and selection;
- **Assist the Authority** in obtaining all required approvals of the governmental authorities having jurisdiction over the project, including but not limited to the City of Oakland;

-
- Provide general administration of the contract for construction including the provision of construction review and inspection services during the rehabilitation period and attendance at all construction draw meetings, anticipated to be monthly during the construction period.

3.3 Subcontractors

If the Respondent requires the services of subcontractors (ie. sub-consultants) to complete the Scope of Work, this intent shall be noted in the RFQ response. All proposed subcontractors must be identified in the proposal. The Respondent must perform a minimum of 75% of the work. (Please submit the **Subcontractor Form** with your proposal, if applicable.)

4. PROPOSAL SUBMISSION REQUIREMENTS

To properly evaluate each offer received by the Authority, all proposals submitted in response to this RFQ must be formatted in accordance with the "Proposal Format" described in the section below. None of the proposed services may conflict with any requirement the Authority has published herein or has issued by addendum.

The Authority shall not be liable for any expense incurred in relation to the preparation or submittal of proposals. Expenses include, but are not limited to, expenses preparing the proposal or related information in this RFQ; negotiations with the Authority on any matter related to the Proposals; and costs associated with interviews, meetings, travel or presentations. Additionally, the Authority shall not be liable for expenses incurred as a result of the Authority's rejection of any proposals made in response to the Proposals.

Should the respondent have concerns about meeting any of the requirements, the respondent shall include a clearly labeled subsection with individual statements specifically identifying the concerns and expectations.

4.1 Proposal Format

To provide objective criteria that can be used in determining various Respondents' qualifications, please address the following items in the order presented.

Submissions must clearly address all of the requirements outlined in this Request for Qualifications (RFQ), including the maximum page limit for each category. A company qualification brochure data may be added as an attachment at the end of the Proposal.

The Authority requests the following submittal material for use in the selection of a firm to perform the Scope of Services described in Section 3 – Scope of Project. The Authority requests that following items be combined into a single package.

- A. **Cover Letter** – Include the project name and RFQ number, date, and all contact information for the primary contact person during this RFQ process.
 - B. **Project Approach** – The Respondent should provide a concise narrative that discusses their 1) approach to the design process to achieve a balance of form, function, constructability, and cost efficiency, especially innovative approaches to designing cost effective structures such as modular and/or lean construction; 2) Respondent's track record in achieving compatible yet distinctive architectural design; 3) green building experience; 4) approach to community engagement and securing acceptance and entitlements; 5) project management and quality control / assurance systems; 6) ability to design within a budget; and 7) construction administration services. Emphasis should be given to how the Respondent will draw from its experience with comparable projects to the proposed development at 1440-1500 Harrison Street. (Limit: 6 pages)
 - C. **Scope of Services** - The Respondent should detail the services to be provided. Tasks should be organized chronologically around a timetable for specific project deliverables. (Limit: 3 pages)
 - D. **Experience** – Describe the Respondent's relevant architectural, entitlements, administrative, and management experience for the proposed project. The Respondent may provide a brief summary and photographs of each of the projects listed in **Attachment C, Examples of Previous Work**, to highlight the quality, depth and breadth of the Respondent's previous work. (Limit: 7 pages)
 - E. **Staffing and Availability** - The Respondent should describe the role of each key staff member, summarize their qualifications, detail their hourly rate, and the firm's availability. Include a narrative describing how the Respondent will ensure that production deadlines will be met without compromising the quality of the work products. (Limit: 2 pages)
- Resumes for each key staff member should be provided. (No page limit)
- F. **References** – References shall be provided in Attachment C, Examples of Previous Work.

By submitting a response to this RFQ, each Respondent agrees that the Authority may contact any company, person, or client to whom references are made within the response.

- G. **Certifications and Attachments** - All submitted materials should be in "8 ½ x 11" format, preferably in portrait orientation, bound in a ring binder or spiral or comb-bound booklet. Tabbed dividers should separate and identify the response items described above and be titled as indicated. Submissions must include all of the above items.

4.2 Required Forms/Certifications

The following forms must be submitted with your proposal in the following order:

- A. **Qualifications Statement**
The *Qualifications Statement* must be completed and signed. (See Table of Contents in "Attachments" Section.)
- B. **Profile and Certification Form**
The *Profile and Certification Form* must be completed and signed. (See Table of Contents in "Attachments" Section.)
- C. **HUD- 5369-A Form**
The *HUD Representations, Certifications, and Other Statements of Bidders* form must be completed and signed. (See Table of Contents in "Attachments" Section.)
- D. **Subcontractor Form**
If applicable, please complete the *Subcontractor Form*. (See Table of Contents in "Attachments" Section.)
- E. **Section 3 Business Certification and Action Plan**
The *Section 3 Business Certification and Action Plan* (within Contractor's Summary Guide to Section 3 Compliance) must be completed and signed.

The Authority expects the selected contractor to comply with the Section 3 policy. Refer to Attachment N "**Oakland Housing Authority Economic Opportunities Policy**" in this RFQ. The firm(s) must describe proposed compliance with Section 3 of the Housing Act of 1968, as amended, regarding the provision of training and employment opportunities for low-income persons, with priority to residents of Oakland Housing Authority public housing.

The Oakland Housing Authority Project Manager and Contract Compliance staff will monitor the Contractor's compliance with Section 3 requirements.

F. Addendum Acknowledgement Form (if applicable)

All applicable *Addendum Acknowledgement Form(s)* must be submitted with the proposal. (See *Table of Contents in the "Attachments" section for a sample.*)

5. PROCESS FOR SELECTING CONTRACTOR

5.1 RFQ Timeline The following are proposed dates relating to this consultant selection process:

September 12, 2016	RFQ issued.
September 22, 2016	Pre-Proposal Conference at 10:00 a.m. (attendance strongly encouraged) Board of Commissioners Room - Floor 1 1619 Harrison Street Oakland, CA 94612
September 29, 2016	Questions in writing, due by 4:00 p.m.
October 6, 2016	Responses to questions and Addendum issued and posted on the Oakland Housing Authority website (if necessary) by 5:00 p.m.
October 20, 2016	Proposals due by 10:00 a.m. To be submitted to Contract Compliance and General Services (CCGS) at 1801 Harrison Street, First Floor, Oakland, CA 94612. Proposals must be delivered by this deadline; postmarks will NOT be accepted.
December 5, 2016	Oakland Housing Authority Board of Commissioners considers and approves the Lead Architect and authorizes commencement of negotiations with the highest ranked firm.

5.2 Pre-Proposal Conference. A Pre-Proposal Conference will be held on **September 22, 2016 at 10:00 a.m.** Pacific daylight time (PDT), at the Oakland Housing Authority Board of Commissioners Conference Room located at 1619 Harrison Street, First Floor, Oakland, CA 94612.

5.3 Questions/Answers. All questions must be submitted in writing no later than **4:00 p.m. PDT, September 29, 2016.** All questions will be answered in an addendum issued and posted on the Oakland Housing Authority website by **5:00 p.m. PDT October 6, 2016** if necessary. (Oakland

Housing Authority website at <http://www.oakha.org/WorkingOHA/Open-RFPs-and-bid-status/Pages/Active-Bids.aspx>, and select the desired bid #).

No questions will be responded to after the question and answer period has expired.

Questions are to be submitted to:

**Oakland Housing Authority
Contract Compliance & General Services Office
1801 Harrison Street, First Floor
Oakland, CA 94612
Phone: (510) 587-2166 /Fax: (510) 587-2124
E-mail: CCGS@oakha.org (Best method is via email!)**

Addendum

CCGS will respond to all inquiries in writing, by addendum, and will release the information to all prospective Respondents (i.e. firms or individuals that have obtained the RFQ Documents). During the RFQ solicitation process, CCGS will NOT conduct any *ex parte* conversations (substantive conversation—"substantive" meaning, any discussion or exchange between any Oakland Housing Authority staff and a prospective Respondent that does or may contain fundamental or relevant information regarding any portion of the RFQ or solicitation process, when other prospective Respondents are not present) that may give one prospective Respondent an advantage over other prospective Respondents. This will not bar prospective Respondents from contacting CCGS, however, CCGS will limit communication with prospective Respondents to information already contained in the solicitation documents.

CCGS will not provide verbal responses to any inquiries made by prospective Respondents. Instead, CCGS staff will direct Respondents to submit all questions in writing and will provide a copy of the question and response to all Respondents through a written addendum.

- 5.4 Proposal Due Date.** Responses to this solicitation will be accepted in Oakland Housing Authority's Contract Compliance and General Services (CCGS) Office until **10:00 a.m. PDT on October 20, 2016.**

Respondents must provide **one (1) original copy, clearly marked "ORIGINAL," and four (4) copies clearly marked "COPY,"** of the required submission. These must be submitted in envelopes or boxes marked **"RFQ #16-015 Lead Architect for the New Construction of 1440 – 1500 Harrison Street, Oakland, CA."** Late proposals will not be accepted; postmarks will not be considered in determining if a proposal is

submitted on time. Proposals will be date and time stamped by CCGS staff and a receipt provided for the proposal. Proposals will be accepted at:

Contract Compliance & General Services Office
Oakland Housing Authority
1801 Harrison Street, First Floor
Oakland, CA 94612

Submission Responsibilities

It shall be the responsibility of each Respondent to be aware of and to abide by all dates, times, conditions, requirements and specifications set forth within all applicable documents issued by the Authority, including the RFQ document, the documents listed within Section 4.2, and any addenda and required attachments submitted by the Respondent. By virtue of completing, signing and submitting the completed documents, the Respondent is stating his/her agreement to comply with the all conditions and requirements set forth within those documents. Written notice from the Respondent not authorized in writing by CCGS to exclude any of the Authority requirements contained within the documents may cause that Respondent to not be considered for award.

5.5 Evaluation Criteria. The following criteria will be used to evaluate all proposals:

Points will be assigned to each Statement of Proposal for all weighted areas. The evaluation team will make a recommendation to the Authority's Board of Commissioners. Final selection will be made by the Board of Commissioners. **Total points possible: 100.**

Award of a contract, if made, will be to the Respondent that receives the highest overall number of points in accordance with the stated evaluation criteria.

A description of the required Proposal Submission Format is set out at Section 4.1 – Proposal Format.

No.	Criteria	Points
1.	<i>Relevant Project Experience:</i> The Respondent's demonstration of relevant and substantial experience with Comparable Projects of a similar type and scope (ie. multifamily, 75+ residential units, ground floor	35

	<p>commercial, urban infill with a concrete podium that was subject to Federal, State and/or Local affordable housing financing rules and regulations).</p> <p>Evaluation of prospective Respondents will include demonstrated track record of:</p> <ul style="list-style-type: none"> (i) Completion of Comparable Projects (beyond the Minimum Requirements described under Section 2) consistent with the program – urban infill, multifamily with ground floor commercial / retail, Type V-A or Type III-A with structured parking and podium, publically-financed, and applicable technical requirements; (15 points) (ii) Expertise in mixed-use (multifamily residential with ground floor commercial / retail uses) interior and exterior applications and track record in achieving compatible yet distinctive architectural design; (8 points) (iii) Experience with facilitating an effective community acceptance process and securing entitlement approvals (planning, zoning, public works and building) in the City of Oakland; (7 points) (iv) Established track record of completing buildings that have exceeded energy efficiency standards, utilized sustainable building techniques, and have secured green building certifications such as LEED or GreenPoint Rating. (5 points) 	
2.	<p><u>Project Approach and Responsiveness to Project Requirements:</u> Evaluation of:</p> <ul style="list-style-type: none"> (i) The proposed scope of work and a proposed schedule that details the amount of time necessary to complete each milestone phase; (7 points) (ii) The Respondent’s strategic approach to securing community acceptance and support for this project; (7 points) 	35

	(iii) The Respondent's design approach to achieve a balance of form, function, constructability, and cost efficiency for this project; (7 points) (iv) The internal project management, quality assurance and quality control system(s) governing all work products; (7 points) (v) The ability to design within a budget. (7 points)	
3.	<u>Staffing and Project Organization:</u> The Respondent's demonstration of the qualifications of firm principals and staff members, their availability, and their capacity to achieve a timely completion of the scope of services.	30
	<u>Total</u>	100

The most qualified firm will be selected based on the above criteria; subject to negotiation of a fair and reasonable price.

5.6 Selection Process. The Authority will conduct the evaluation process. During the evaluation process, the Authority reserves the right to request clarification or additional information from individual respondents and to request some or all respondents to make presentations to Authority staff or others.

Each Proposal will be independently analyzed by members of an evaluation team. The evaluation team will analyze how the Respondent's qualifications, experience and capabilities meet the Authority's needs per the points that are identified in the evaluation criteria. The Authority may require the Respondent to submit additional materials to supplement its proposal. The selection will be the sole responsibility the Authority. The Authority reserves the right to reject any and all proposals, and shall select a service provider based on the most advantageous conditions for the Authority.

A. Initial Evaluation for Responsiveness

Each proposal received will first be evaluated for responsiveness (e.g., submits the required forms) and against the Minimum Requirements. The Authority reserves the right to reject any proposals deemed not minimally responsive and not meeting the Minimum Requirements and

to waive any minor informalities it deems so. (The Authority will notify such companies in writing of any such rejection).

B. Evaluation Committee

Internally, an evaluation packet will be prepared for each evaluator. The Authority anticipates that it will select a minimum of three people to serve on a committee to evaluate each of the responsive "hard copy" proposals submitted in response to this RFQ. PLEASE NOTE: No Respondent shall be informed at any time during or after the RFQ process as to the identity of any evaluation committee member. If, by chance, a Respondent does become aware of the identity of such person(s), he/she SHALL NOT make any attempt to contact or discuss with such person anything related to this RFQ. As indicated in this document, the designated CCGS staff is the only person at the Authority that the Respondents shall contact pertaining to this RFQ. Failure to abide by this requirement may (and most likely will) cause such Respondent(s) to be eliminated from consideration for award.

C. Evaluation

The appointed evaluation committee, independent of CCGS, shall evaluate the responsive proposals submitted and award points pertaining to Evaluation Criteria.

Oral Interviews: The teams who are determined to be the most qualified applicants may be invited for an interview.

Selection of Architect: All applicants invited to participate in the oral interviews will be ranked after the interview process.

Upon final completion of the proposal evaluation process, the evaluation committee will forward the completed evaluations to the Authority Contracting Officer.

The Authority will, at its discretion, contact one or more of the provided References for the Respondents deemed to be within the competitive range. Any negative References will be taken into consideration before proceeding with a final approval by the Board of Commissioners.

The Authority will then conduct negotiations with the top-rated firms to reach agreement on a fair and reasonable price to perform the work.

Upon final completion of the proposal evaluation process, the evaluation committee will forward the completed evaluations to the Authority Contracting Officer.

D. Potential “Competitive Range” and “Best and Finals” Negotiations

The Authority reserves the right to conduct “Best and Finals” Negotiations, which may include oral interviews with all Respondents deemed to be in the competitive range. Any firm deemed not to be in the competitive range shall be notified of such, in writing, by the Authority in as timely a manner as possible, but in no case will it be longer than 10 days after the beginning of such negotiations with the contractors deemed to be in the competitive range.

1. Determination of Top Ranked Respondent

All points are awarded by the evaluation committee. The committee’s scores (points) will determine the final ranking. The final ranking is then typically forwarded by CCGS to the Executive Director for approval. If the evaluation was performed to the satisfaction of the Executive Director, the final ranking may be forwarded to the Housing Authority Board of Commissioners (BOC) at a scheduled meeting for approval. Contract negotiations may, at the Authority’s option, be conducted prior to or after the BOC approval.

2. Notice of Results of Evaluation

Upon completion of the evaluation and internal approval processes (even if the contract has not yet been awarded or board approval is pending), all Respondents will receive, by e-mail, a Notice of (tentative) Results of Evaluation.

3. Restrictions

All persons having familial (including in-laws) and/or employment relationships (past or current) with principals and/or employees of a Respondent entity will be excluded from participation on the evaluation committee. Similarly, all persons having ownership interest in and/or contract with a Respondent entity will be excluded from participation on the evaluation committee.

6. CONTRACT REQUIREMENTS

6.1 Contractor Requirements

The Contractor selected must be fully qualified to perform the services described above and must possess the appropriate business license. In addition, as the work is funded with U.S. Department of Housing and Urban Development (HUD) funds, the Contractor must comply any HUD requirements set forth in HUD 5370 – C Section I, and with all Oakland Housing Authority contract requirements.

All work performed pursuant to this RFQ must conform and comply with all applicable local, state and federal codes, statutes, laws and regulations.

6.2 Insurance Requirements

Prior to award, the successful Respondent will be required to provide the proper license documents and insurance certificates. The selected Contractor will be required to comply with Oakland Housing Authority's insurance requirements attached hereto. See **Oakland Housing Authority Insurance Requirements for Contractors** under "Attachments" section of the Table of Contents.

6.3 Contract Award

A. Negotiations

Once proposals have been evaluated and ranked, the Authority will use the contract negotiation process to obtain the most highly qualified Contractor at a fair and mutually agreed-to price. The proposed contract will include tasks with a Scope of Services and a Commission Percentage.

The Authority reserves the right to enter into discussions with the firm whose proposal is deemed most advantageous and in the Authority's best interest for the purpose of negotiations. The Authority reserves the right to enter into negotiations with the responsible and responsive firms within the competitive range without the need to repeat the formal solicitation process.

The Authority reserves the right to award without discussions.

B. Meetings

Once the contract is awarded, the Contractor will meet with key Oakland Housing Authority staff to discuss the coordination and commencement of services.

C. Contract Award Procedure

If a contract is awarded pursuant to this RFQ, the following detailed procedures will be followed:

By completing, executing and submitting a proposal, the Respondent is thereby agreeing to abide by all terms and conditions pertaining to this RFQ as issued by the Authority, including the contract clauses already attached in the **Sample Consultant Agreement** (See "Attachments" section of the Table of Contents).

Accordingly, the Authority has no responsibility to conduct, after the submittal deadline, any negotiations pertaining to the contract clauses already published.

6.4 Contract Conditions

The following provisions are considered mandatory conditions of any contract award made by the Authority pursuant to this RFQ:

A. Contract Form

The Authority will not execute a contract on the successful Respondent's form. Contracts will only be executed on the Authority form (please see **Attachment M**) and by submitting a proposal the successful Respondent agrees to do so (please note that the Authority reserves the right to amend this form as the Authority deems necessary). However, the Authority will, during the RFQ process and prior to the submittal deadline consider any contract clauses that the Respondent wishes to include therein and submits in writing a request for the Authority to do so. Failure of the Authority to include such clauses does not give the successful Respondent the right to refuse to execute the Authority's contract form. It is the responsibility of each prospective Respondent to notify the Authority, in writing, prior to submitting a proposal, of any contract clause that he/she is not willing to include and abide by in the final executed contract. The Authority will consider and respond to such written correspondence, and if the prospective Respondent is not willing to abide by the Authority's response (decision), then that prospective Respondent shall be deemed ineligible to submit a proposal. ***Please note: Oakland Housing Authority has no legal right or ability to (and will not) at any time, negotiate any clauses contained within ANY of the HUD forms included as a part of this RFQ.***

B. Assignment of Personnel

The Authority shall retain the right to demand and receive a change in personnel assigned to the work if the Authority believes that such change is in the best interest of the Authority and the completion of the contracted work.

C. Unauthorized Subcontracting Prohibited

The successful Respondent shall not assign any right, nor delegate any duty for the work proposed pursuant to this RFQ (including, but not limited to, selling or transferring the contract) without the prior written consent of the Oakland Housing Authority Contracting Officer. Any purported assignment of interest or delegation of duty, without the prior written consent of the Authority Contracting Officer

shall be void and may result in the cancellation of the contract with the Authority or may result in the full or partial forfeiture of funds paid to the successful Respondent as a result of the proposed contract; either as determined by the Contracting Officer.

6.5 Contract Terms

The Authority intends to enter into a contract with the selected company, with the option to extend the contract for no more than five (5) years.

6.6 Contractor's Breach

Failure of the Contractor to provide services in accordance with the RFQ and terms of the contract will constitute a breach of the agreement between the Authority and the firm. Additional breach conditions include the failure of the Contractor to maintain insurance requirements which are outlined in the Insurance Requirements attachment of this RFQ.

6.7 Remedies in Case of Breach

If at the end of five (5) service days from the date of a written notice, the Contractor has not taken the necessary corrective action, the Authority will send notification to the Contractor of its intent to proceed with termination of the contract. Termination will occur 30 calendar days from the date of the termination notice. The termination notice will not be rescinded without the written authorization of the Contract Compliance and General Services Division Manager.

ATTACHMENT A

Minimum Requirements * Lead Architect for 1440 – 1500 Harrison Street, Oakland RFQ # 16-015				
Name of Firm:				
Has your firm completed a <u>minimum</u> of five (5) multifamily, infill projects? And,	Yes?		No?	
<ul style="list-style-type: none"> Was each project rated Type V-A or Type III-A with structured Type I parking? 	Yes?		No?	
<ul style="list-style-type: none"> Was each project subject to Federal, State and/or Local affordable housing public financing rules and regulations? 	Yes?		No?	
<ul style="list-style-type: none"> Was each completed within the past ten (10) years? 	Yes?		No?	

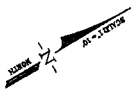
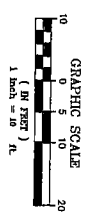
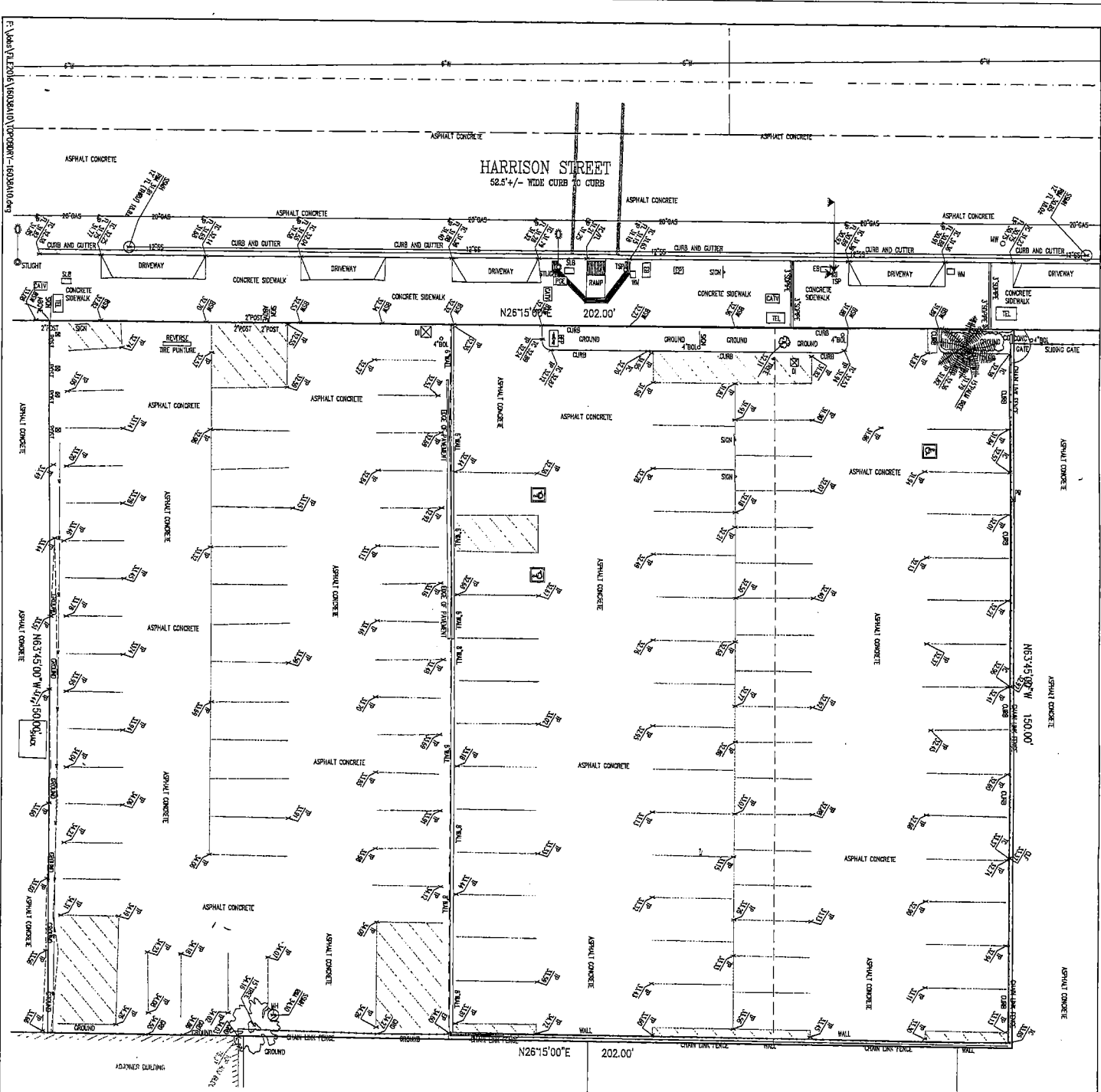
**Respondents must be able to reply "Yes" (and include back up documentation under Attachment C, Examples of Previous Work) to the first four items above in order to meet the Minimum Requirements to be considered eligible for this RFQ.*

ATTACHMENT B
Existing Site Documents

1. Survey
2. Title Report
3. Phase I prepared by Environmental Geology Services dated 12/23/15

ATTACHMENT B
Existing Site Documents

1. Survey
2. Title Report
3. Phase I prepared by Environmental Geology Services dated 12/23/15



SYMBOLS		DESCRIPTION	
ASPHALT CONCRETE	ASPHALT CONCRETE	ADJACENT PROPERTY	ADJACENT PROPERTY
CONCRETE SIDEWALK	CONCRETE SIDEWALK	ADJACENT PROPERTY LINE	ADJACENT PROPERTY LINE
DRIVEWAY	DRIVEWAY	STREET CENTER LINE	STREET CENTER LINE
ASPHALT CONCRETE	ASPHALT CONCRETE	MONUMENT LINE	MONUMENT LINE
ASPHALT CONCRETE	ASPHALT CONCRETE	THE LINE	THE LINE
ASPHALT CONCRETE	ASPHALT CONCRETE	FOUND MONUMENT AS NOTED	FOUND MONUMENT AS NOTED
ASPHALT CONCRETE	ASPHALT CONCRETE	BUILDING LINE	BUILDING LINE
ASPHALT CONCRETE	ASPHALT CONCRETE	CHAIN LINK FENCE	CHAIN LINK FENCE
ASPHALT CONCRETE	ASPHALT CONCRETE	SMALL SANITARY SEWER LINE	SMALL SANITARY SEWER LINE
ASPHALT CONCRETE	ASPHALT CONCRETE	GAS LINE	GAS LINE
ASPHALT CONCRETE	ASPHALT CONCRETE	OVERHEAD ELECTRICAL WIRE	OVERHEAD ELECTRICAL WIRE
ASPHALT CONCRETE	ASPHALT CONCRETE	ELECTRICAL BOX	ELECTRICAL BOX
ASPHALT CONCRETE	ASPHALT CONCRETE	BELLBOX	BELLBOX
ASPHALT CONCRETE	ASPHALT CONCRETE	CHAIN LINK FENCE	CHAIN LINK FENCE
ASPHALT CONCRETE	ASPHALT CONCRETE	SMALL SANITARY SEWER LINE	SMALL SANITARY SEWER LINE
ASPHALT CONCRETE	ASPHALT CONCRETE	CABLE TELEVISION	CABLE TELEVISION
ASPHALT CONCRETE	ASPHALT CONCRETE	JOINT POLE	JOINT POLE
ASPHALT CONCRETE	ASPHALT CONCRETE	GAS VALVE	GAS VALVE
ASPHALT CONCRETE	ASPHALT CONCRETE	GATE MOTOR BOX	GATE MOTOR BOX
ASPHALT CONCRETE	ASPHALT CONCRETE	STREET LIGHT	STREET LIGHT
ASPHALT CONCRETE	ASPHALT CONCRETE	PARKING LIGHT	PARKING LIGHT
ASPHALT CONCRETE	ASPHALT CONCRETE	SMALL SANITARY SEWER MANHOLE	SMALL SANITARY SEWER MANHOLE
ASPHALT CONCRETE	ASPHALT CONCRETE	SMALL SANITARY SEWER CLEAN OUT	SMALL SANITARY SEWER CLEAN OUT
ASPHALT CONCRETE	ASPHALT CONCRETE	TELEPHONE BOX	TELEPHONE BOX
ASPHALT CONCRETE	ASPHALT CONCRETE	PACIFIC GAS & ELECTRIC BOX	PACIFIC GAS & ELECTRIC BOX
ASPHALT CONCRETE	ASPHALT CONCRETE	UTILITY BOX	UTILITY BOX
ASPHALT CONCRETE	ASPHALT CONCRETE	RAIN INLET	RAIN INLET
ASPHALT CONCRETE	ASPHALT CONCRETE	MANHOLES	MANHOLES
ASPHALT CONCRETE	ASPHALT CONCRETE	WATER METER	WATER METER
ASPHALT CONCRETE	ASPHALT CONCRETE	TOP OF CURB ELEVATION	TOP OF CURB ELEVATION
ASPHALT CONCRETE	ASPHALT CONCRETE	UP CUTTER ELEVATION	UP CUTTER ELEVATION
ASPHALT CONCRETE	ASPHALT CONCRETE	FLOW LINE ELEVATION	FLOW LINE ELEVATION
ASPHALT CONCRETE	ASPHALT CONCRETE	BACK OF SIDEWALK ELEVATION	BACK OF SIDEWALK ELEVATION
ASPHALT CONCRETE	ASPHALT CONCRETE	TOP OF PARADELT ELEVATION	TOP OF PARADELT ELEVATION
ASPHALT CONCRETE	ASPHALT CONCRETE	GROUND ELEVATION	GROUND ELEVATION
ASPHALT CONCRETE	ASPHALT CONCRETE	EDGE OF PARADELT ELEVATION	EDGE OF PARADELT ELEVATION
ASPHALT CONCRETE	ASPHALT CONCRETE	TRIPLE	TRIPLE

TOPOGRAPHIC & BOUNDARY SURVEY

1444, 1450, & 1500 HARRISON STREET
CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA

SCALE: AS SHOWN
DATE: JUNE 2016
CIVIL ENGINEERS - LAND PLANNERS - LAND SURVEYORS
LAK & ASSOCIATES
738 ALBERT NOBEL DRIVE
HERCULES, CALIFORNIA 94547
(916) 724-3388

LEGAL DESCRIPTION

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF ALAMEDA, CITY OF OAKLAND, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

BEGINNING AT A POINT ON THE EASTERN LINE OF HARRISON STREET, INSTANT THEREON NORTHELY 688 FEET FROM THE POINT OF INTERSECTION, THENCE WITH THE NORTHERN LINE LOT 12TH STREET AS SAID SHEETS ARE SHOWN ON THE MAP RECORDED HEREON TO SAID POINT OF BEGINNING, BEING ALSO THE POINT OF BEGINNING OF SAID SHEETS, THENCE WITH THE EASTERN LINE OF HARRISON STREET WITH THE NORTHERN LINE OF LOT 12TH STREET AS SAID SHEETS ARE SHOWN ON THE MAP OF PLAT SHOWING LANDS TO BE TAKEN FOR AND DESTROYED TO BE ASSESSED TO PAY EXPENSES OF EXTENDING RAILROADS THROUGH THE CITY OF OAKLAND, ALAMEDA COUNTY RECORDS, BEING AT RIGHT ANGLES WESTERLY 150 FEET, THENCE AT RIGHT ANGLE SOUTHERLY 68 FEET, AND THENCE AT RIGHT ANGLES WESTERLY 150 FEET TO THE POINT OF BEGINNING.

BEING PORTIONS OF LOTS 5 AND 6, FIELD FEBRUARY 26, 1864, MAP BOOK A, APR. 008-0826-025

PARCEL TWO:

BEGINNING AT A POINT ON THE EASTERN LINE OF HARRISON STREET, INSTANT THEREON NORTHELY 688 FEET FROM THE POINT OF INTERSECTION, THENCE WITH THE NORTHERN LINE OF 12TH STREET AS SHOWN ON THE MAP OF PLAT REFERRED TO, BEING ALSO THE POINT OF BEGINNING OF SAID SHEETS, THENCE WITH THE EASTERN LINE OF HARRISON STREET WITH THE NORTHERN LINE OF LOT 12TH STREET AS SAID SHEETS ARE SHOWN ON THE MAP OF PLAT SHOWING LANDS TO BE TAKEN FOR AND DESTROYED TO BE ASSESSED TO PAY EXPENSES OF EXTENDING RAILROADS THROUGH THE CITY OF OAKLAND, ALAMEDA COUNTY RECORDS, BEING AT RIGHT ANGLES WESTERLY 150 FEET, THENCE AT RIGHT ANGLE SOUTHERLY 68 FEET, AND THENCE AT RIGHT ANGLES WESTERLY 150 FEET TO THE POINT OF BEGINNING.

BEING THE NORTHERN 18 FEET OF LOT 4 AND THE SOUTHERN 66 FEET OF LOT 5, MAP OF ALICE PARK PROPERTY, FIELD FEBRUARY 26, 1864, MAP BOOK 3, PAGE 7, ALAMEDA COUNTY RECORDS.

PARCEL THREE:

THE SOUTHERN 28 FEET OF LOT 7 AND THE NORTHERN 22 FEET OF LOT 6, MAP OF ALICE PARK PROPERTY, OAKLAND, FIELD FEBRUARY 26, 1864, IN BOOK 3 OF MAPS, PAGE 7, ALAMEDA COUNTY RECORDS.

NOTES

1. THE TITLE REPORT ON WHICH THIS SURVEY IS BASED IS OLD REPUBLIC TITLE COMPANY PRELIMINARY REPORT ORDER NO. 11701544-AL, DATED AS OF APRIL 5, 2016, 07:30 A.M. REFERRED TO HEREON AS THE "TRIP".
2. DATE OF FIELD SURVEY: JUNE 8, 2016 AS TO THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THE SUBJECT PROPERTY.
3. EXISTENTS AND/OR RIGHTS OF WAY ARE SHOWN HEREON PER THE PIR SHOW HEREON.
4. THE UTILITIES SHOWN HEREON ARE BY SURFACE OBSERVATION AND RECORD REVISIONS ONLY AND NO WARRANTY IS GIVEN HEREON AS TO THEIR EXACT LOCATION OR DEPTH. THE SURVEYOR HAS MADE A REASONABLE ATTEMPT TO VERIFY THE EXACT LOCATION OF THE UTILITIES WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.

BASIS OF BEARINGS

THE BEARING FROM THE FOUND CITY TO THE OAKLAND MUNICIPAL HEADQUARTERS INTERSECTION OF HARRISON STREET AND 12TH STREET TO THE NEAREST POINT OF OAKLAND MUNICIPAL HEADQUARTERS NEAR THE INTERSECTION OF HARRISON STREET AND 17TH STREET AS SAID MUNICIPAL ARE SHOWN ON PARCEL MAP NO. 5486, FIELD RECORD NO. 1, 1984 IN BOOK 182 OF PARCEL MAPS AS WITH 281°00' EAST AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK

CITY OF OAKLAND BENCHMARK NO. 2891 - BEING A COT SQUARE ON TOP OF CURB AT THE INTERSECTION OF THE RETURN AT SOUTHWEST CORNER OF 17TH AND HARRISON STREETS, ELEVATION = 293.5 FEET, CITY OF OAKLAND RECORD.

RECORD REFERENCES

- (01) "MAP OF ALICE PARK PROPERTY", FIELD FEBRUARY 26, 1864, MAP BOOK 3, PAGE 7, ALAMEDA COUNTY RECORDS.
- (02) "PARCEL MAP NO. 2467", FIELD SEPTEMBER 28, 1928 IN BOOK 182 OF PARCEL MAPS, PAGE 57, ALAMEDA COUNTY RECORDS.
- (03) "PARCEL MAP NO. 5486", FIELD JANUARY 4, 1984, IN BOOK 182 OF PARCEL MAPS, PAGE 69, ALAMEDA COUNTY RECORDS.
- (04) CITY OF OAKLAND MUNICIPAL MAPS NO. 203 & 221, ON FILE IN THE OFFICE OF THE CITY SURVEYOR.

SURVEYOR'S STATEMENT

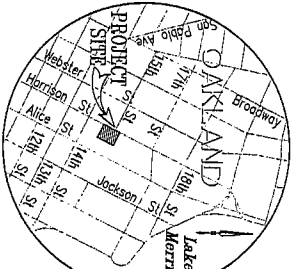
THIS SURVEY WAS DONE BY ME OR UNDER MY PERSONAL SUPERVISION AND IN COMPLIANCE WITH THE OATHS AND REQUIREMENTS OF THE PROFESSION AS SET FORTH IN THE OATHS AND REQUIREMENTS ACT AS THE RECORDS OF OAKLAND HOUSING AUTHORITY IN JUNE 2016.

[Signature] DATE: JUNE 30, 2016
 CIVIL ENGINEER, No. 8834
 FOR THE SURVEYOR AND ASSOCIATES, INC.

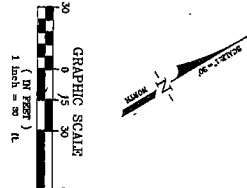
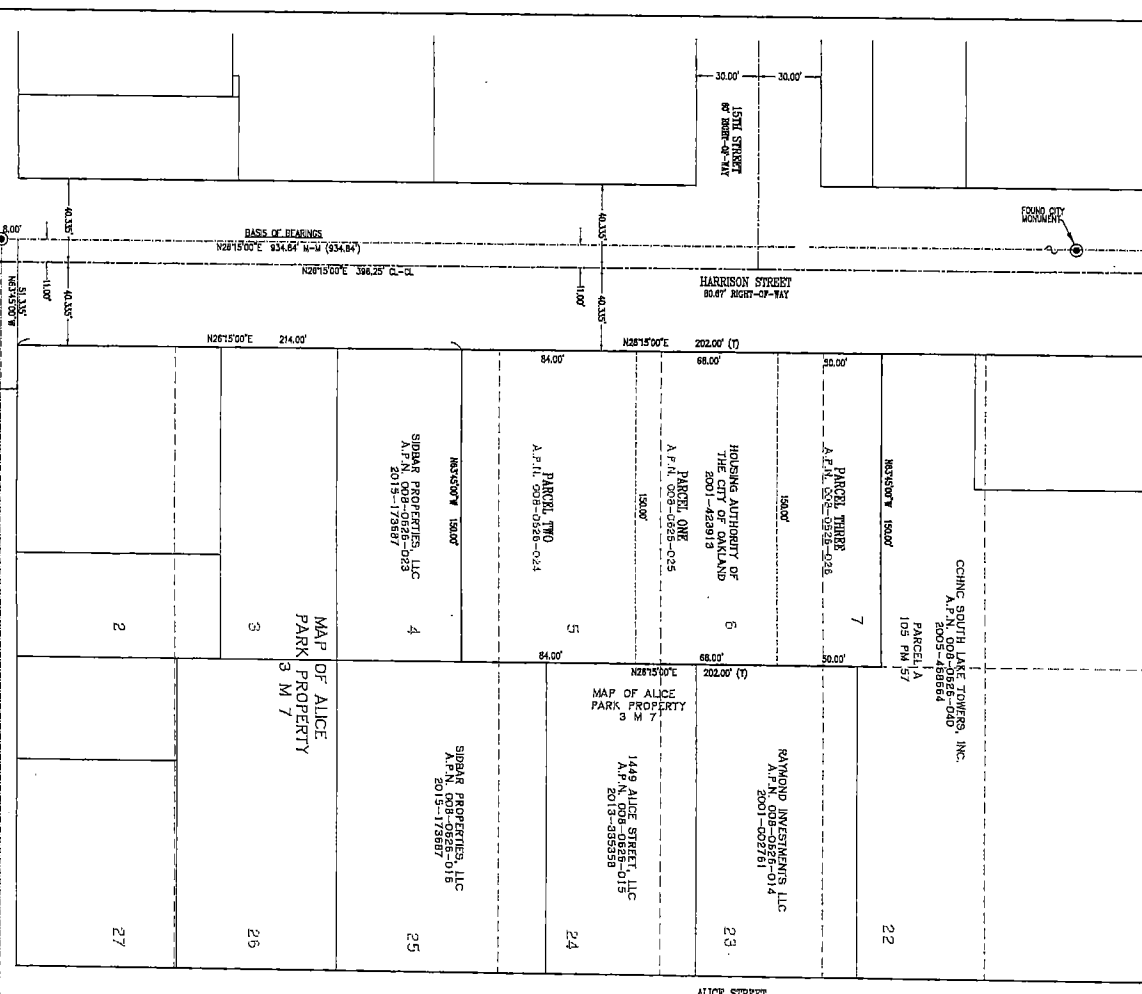


SHEET INDEX

- 1 BOUNDARY SURVEY & NOTES
- 2 TOPOGRAPHIC SURVEY & LEGEND



VICINITY MAP
NOT TO SCALE



TOPOGRAPHIC & BOUNDARY SURVEY

OF
 1444, 1450, & 1500 HARRISON STREET
 CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA
 SCALE: AS SHOWN
 PREPARED BY: JUNE 2016
 LUK & ASSOCIATES
 LAND ENGINEERS - LAND SURVEYORS
 HERCULES, CALIFORNIA 94547
 (510) 724-3388

ORDER NO. : 1117015442-JM

The land referred to is situated in the County of Alameda, City of Oakland, State of California, and is described as follows:

PARCEL ONE:

Beginning at a point of the Eastern line of Harrison Street, distant thereon Northerly 858 feet from the point on intersection thereof with the Northern line Lot 12th Street as said Streets are shown on the Map hereinafter referred to, said point of beginning being also distant Northerly 298 feet from the point of intersections of said line of Harrison Street with the Northern line of 14th Street, as said Streets are shown on the Map of Plat showing lands to be taken for and district to be assessed to pay expenses of extending 14th Street, etc. filed August 1, 1908, Alameda County Records, running thence Northerly along said line of Harrison Street 68 feet, thence at right angles Easterly 150 feet, thence at right angle Southerly 68 feet, and thence at right angles Westerly 150 feet to the point of beginning.

Being portions of Lots 5 and 6, filed February 26, 1868, Map Book 3, Page 7, Map of Alice Park Property, Alameda County Records.

APN: 008-0626-025

PARCEL TWO:

Beginning at a point on the Eastern line of Harrison Street, distant thereon Northerly 774 feet from the intersection thereof with the Northern line of 12th Street are shown on the Map hereinafter referred to, running thence Northerly along said line of Harrison Street, 84 feet, thence at right angles Easterly 150 feet, thence at right angles Southerly 84 feet, and thence at right angles Westerly 150 feet to the point of beginning.

Beginning the Northern 18 feet of Lot 4 and the Southern 66 feet of Lot 5, Map of Alice Park Property, filed February 26, 1868, Book Map 3, Page 7, Alameda County Records.

APN: 008-0826-024

PARCEL THREE:

The Southern 28 feet of Lot 7 and the Northern 22 feet of Lot 6, Map of Alice Park Property, Oakland, filed February 26, 1868, in Book 3 of Maps, Page 7, Alameda County Records.

APN: 008-0626-026



OLD REPUBLIC
TITLE COMPANY

555 12th Street, Suite 2000
Oakland, CA 94607
(510) 272-1121 Fax: (510) 208-5045

PRELIMINARY REPORT

Our Order Number 1117015442-JM

OAKLAND HOUSING AUTHORITY
1801 HARRISON STREET 2ND FLOOR
OAKLAND, CA 94612

Attention: BRIDGET GALKA

When Replying Please Contact:

Julie Massey
JMassey@ortc.com
(510) 272-1121

Buyer:

BRIDGET GALKA

Property Address:

1440, 1450, 1500 Harrison Street, Oakland, CA 94612

In response to the above referenced application for a policy of title insurance, OLD REPUBLIC TITLE COMPANY, as issuing Agent of Old Republic National Title Insurance Company, hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Exhibit I attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the Homeowner's Policy of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit I. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit I of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of April 9, 2015, at 7:30 AM

OLD REPUBLIC TITLE COMPANY
For Exceptions Shown or Referred to, See Attached

Page 1 of 7 Pages

OLD REPUBLIC TITLE COMPANY
ORDER NO. 1117015442-JM

The form of policy of title insurance contemplated by this report is:

ALTA Loan Policy - 2006. A specific request should be made if another form or additional coverage is desired.

The estate or interest in the land hereinafter described or referred or covered by this Report is:

Fee

Title to said estate or interest at the date hereof is vested in:

The Housing Authority of the City of Oakland, a public body corporate, politic

The land referred to in this Report is situated in the County of Alameda, City of Oakland, State of California, and is described as follows:

PARCEL ONE:

Beginning at a point of the Eastern line of Harrison Street, distant thereon Northerly 858 feet from the point on intersection thereof with the Northern line Lot 12th Street as said Streets are shown on the Map hereinafter referred to, said point of beginning being also distant Northerly 298 feet from the point of intersections of said line of Harrison Street with the Northern line of 14th Street, as said Streets are shown on the Map of Plat showing lands to be taken for and district to be assessed to pay expenses of extending 14th Street, etc. filed August 1, 1908, Alameda County Records, running thence Northerly along said line of Harrison Street 68 feet, thence at right angles Easterly 150 feet, thence at right angle Southerly 68 feet, and thence at right angles Westerly 150 feet to the point of beginning.

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The Southern 28 feet of Lot 7 and the Northern 22 feet of Lot 6, Map of Alice Park Property, Oakland, filed February 26, 1868, in Book 3 of Maps, Page 7, Alameda County Records.

APN: 008-0626-026

OLD REPUBLIC TITLE COMPANY
ORDER NO. 1117015442-JM

At the date hereof exceptions to coverage in addition to the Exceptions and Exclusions in said policy form would be as follows:

1. Taxes and assessments, general and special, for the fiscal year 2015 - 2016, a lien, but not yet due or payable.

2. Taxes and assessments, general and special, for the fiscal year 2014 - 2015, as follows:

Assessor's Parcel No	:	008-0626-024	
Bill No.	:	019633-00	
Code No.	:	17-022	
1st Installment	:	\$0.00 NO TAX DUE	NOT Marked Paid
2nd Installment	:	\$0.00 NO TAX DUE	NOT Marked Paid
Land Value	:	\$0.00	

NO TAX DUE

3. Taxes and assessments, general and special, for the fiscal year 2014 - 2015, as follows:

Assessor's Parcel No	:	008-0626-025	
Bill No.	:	019634-00	
Code No.	:	17-022	
1st Installment	:	\$0.00 NO TAX DUE	NOT Marked Paid
2nd Installment	:	\$0.00 NO TAX DUE	NOT Marked Paid
Land Value	:	\$0.00	

NO TAX DUE

4. Taxes and assessments, general and special, for the fiscal year 2014 - 2015, as follows:

Assessor's Parcel No	:	008-0626-026	
Bill No.	:	019635-00	
Code No.	:	17-022	
1st Installment	:	\$0.00 NO TAX DUE	NOT Marked Paid
2nd Installment	:	\$0.00 NO TAX DUE	NOT Marked Paid
Land Value	:	\$0.00	

NO TAX DUE

5. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 75, et seq., of the Revenue and Taxation Code of the State of California.

OLD REPUBLIC TITLE COMPANY
ORDER NO. 1117015442-JM

6. Matters as contained or referred to in an instrument,

Entitled : Postponement of Mandatory Requirements of the Unreinforced
Masonry Hazard Mitigation Ordinance/Hold Harmless Agreement
Executed By : City of Oakland
Dated : June 7, 1995
Recorded : July 14, 1995 in Official Records under Recorder's Serial Number
95153873
Returned to
Address : City of Oakland
Office of Planning & Bldg. Seismic
Safety Division
1330 Broadway, Suite 800
Oakland, CA 94612

Note: Reference is made to said instrument for full particulars.

Said matters affect Parcel One

7. Matters as contained or referred to in an instrument,

Entitled : Postponement of Mandatory Requirements of the Unreinforced
Masonry Hazard Mitigation Ordinance/Hold Harmless Agreement
Executed By : City of Oakland
Dated : June 7, 1995
Recorded : July 14, 1995 in Official Records under Recorder's Serial Number
95153874
Returned to
Address : City of Oakland
Office of Planning & Bldg. Seismic
Safety Division
1330 Broadway, Suite 800
Oakland, CA 94612

Note: Reference is made to said instrument for full particulars.

Said matters affect Parcel Three

OLD REPUBLIC TITLE COMPANY
ORDER NO. 1117015442-JM

8. Amended Redevelopment Plan, as follows:

Entitled : Revised Statement of Institution of Redevelopment for the Central District Redevelopment Project
By : Redevelopment Agency of the City of Oakland
Recorded : December 3, 2007 in Official Records under Recorder's Serial Number 2007409569
Returned to Address : City of Oakland, Community and Economic Development Agency
250 Frank Ogawa Plaza, Suite 5313
Oakland, CA 94612

And any amendments thereto.

9. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
10. Any unrecorded and subsisting leases.
11. The requirement that this Company be provided with a suitable Owner's Declaration (form ORT 174). The Company reserves the right to make additional exceptions and/or requirements upon review of the Owner's Declaration.
12. The requirement that satisfactory evidence be furnished to this Company of compliance with applicable statutes, ordinances and charters governing the ownership and disposition of the herein described land.

----- **Informational Notes** -----

- A. The applicable rate(s) for the policy(s) being offered by this report or commitment appears to be section(s) 2.3.

OLD REPUBLIC TITLE COMPANY
ORDER NO. 1117015442-JM

- B. The above numbered report (including any supplements or amendments thereto) is hereby modified and/or supplemented to reflect the following additional items relating to the issuance of an American Land Title Association loan form policy:

NONE

NOTE: Our investigation has been completed and said land is unimproved. Said vacant land is known as: 1440, 1450, 1500 Harrison Street, Oakland, CA 94612

The ALTA loan policy, when issued, will contain the CLTA Modified 100 (TIM-52) and Modified 116 (TIM-58) endorsements. The referenced modifications to both endorsements delete only non-applicable coverage relating to improvements located upon said land.

Unless shown elsewhere in the body of this report, there appears of record no transfers or agreements to transfer the land described herein within the last three years prior to the date hereof, except as follows:

- C. NOTE: The last recorded transfer or agreement to transfer the land described herein is as follows:

Instrument	:	Grant Deed
Entitled	:	The 1995 Jeffrey E Schwartz and Edith H Schwartz Family Limited Partnership, a California Limited Partnership
By/From	:	
To	:	The Housing Authority of the City of Oakland, a public body corporate, politic
Recorded	:	October 30, 2001 in Official Records under Recorder's Serial Number 2001423913

- D. All transactions that close on or after March 1, 2015 will include a \$20.00 minimum recording service fee, plus actual charges required by the County Recorder.

O.N.
RCM/tp

OLD REPUBLIC TITLE COMPANY
ORDER NO. 1117015442-JM

If you anticipate having funds wired to Old Republic Title Company, our wiring information is as follows: Union Bank of California, 1980 Saturn, Monterey Park, CA 91755, credit to the account of Old Republic Title Company, Account Number 9100096193, ABA Number 122000496.

When instructing the financial institution to wire funds, it is very important that you reference Old Republic Title's Order Number 1117015442.

**PLEASE CONTACT YOUR ESCROW OFFICER IF YOU RECEIVE NOTICE OF A
CHANGE TO THESE WIRE INSTRUCTIONS**

ON-LINE BANKING TRANSFERS ARE NOT THE SAME

"Electronic Funds Transfer" is a generic term for funds transfers, one of which is an ACH Transfer. On-line banking transfers are often completed through an ACH Transfer, not a Wire Transfer. Old Republic Title rejects all ACH Transfers and returns the funds to the sender (Government Entities/Agencies excluded.) Close of Escrow may be significantly delayed as a result of an ACH Transfer.

**OLD REPUBLIC TITLE DOES NOT AUTHORIZE FUNDS TO BE DEPOSITED DIRECTLY
INTO OUR ACCOUNT AT Union Bank of California LOCAL BRANCH LOCATIONS**

Funds deposited directly into an account of Old Republic Title Company at a Union Bank of California branch are subject to verification. Verification of unauthorized deposits is not immediate or automated following deposit. Delay in credit of funds to an escrow and delay in Close of Escrow may result.

If you want to transfer funds by Wire Transfer from a non-United States financial institution, or have questions with regard to acceptable funds, please contact your Escrow or Title Officer immediately.

Exhibit I

**AMERICAN LAND TITLE ASSOCIATION
LOAN POLICY OF TITLE INSURANCE - 2006
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection; or the effect of any violation of these laws, ordinances, or governmental regulations.This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

EXCEPTIONS FROM COVERAGE – SCHEDULE B, PART 1, SECTION ONE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

Old Republic Title Company

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ASSESSOR'S MAP 8

Code Area No. 17-022

626
2134

Page 1

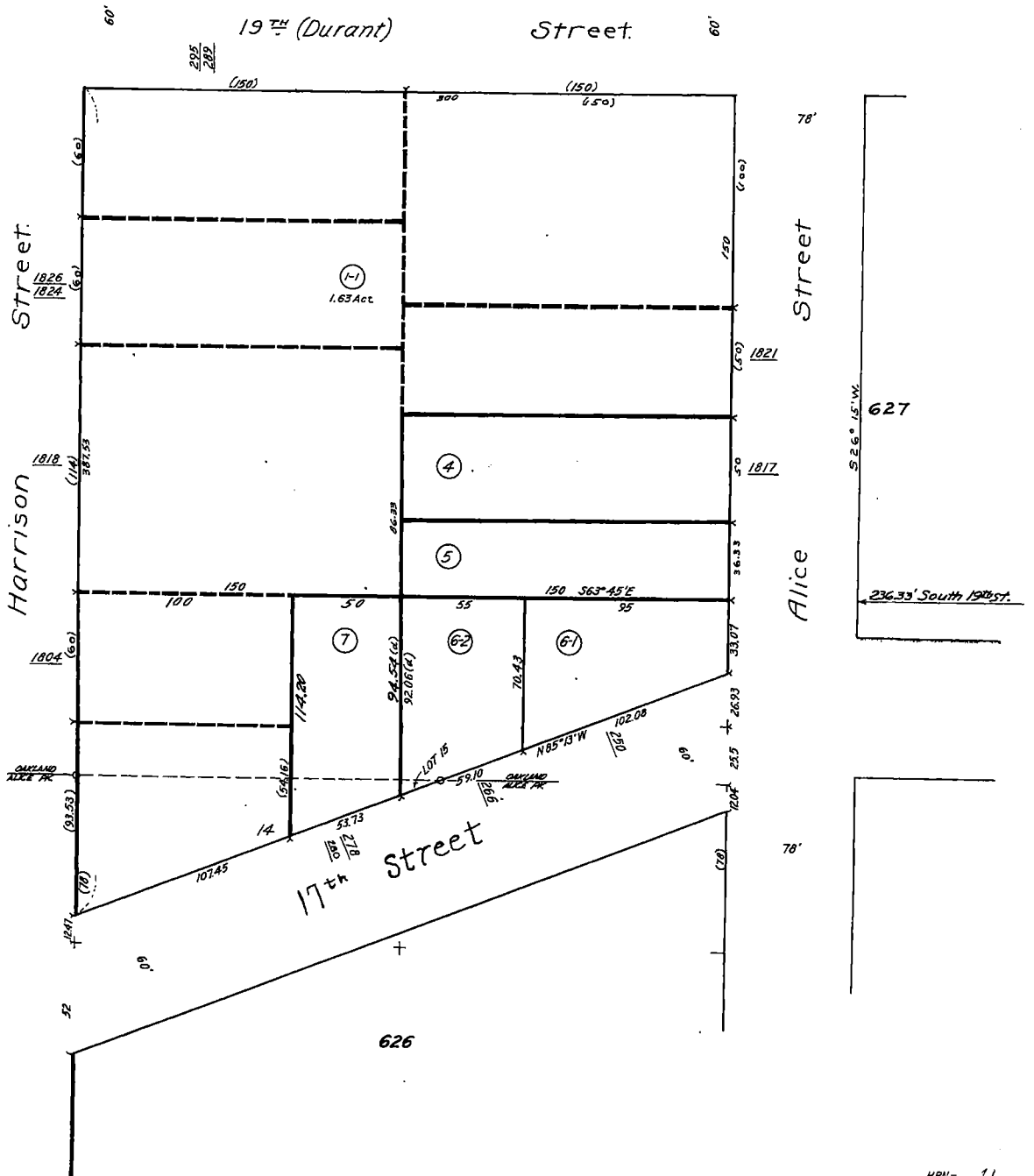
Map of Oakland and vicinity showing plan of streets as established and proposed, compiled from official surveys and records of the County, as per W.F. Boardman City and County Surveyor. (Bk. 17 Pg. 14)
Scale 1/1" = 40 ft.
Map of Alice Park Property. (Bk. 3 Pg. 7)



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17-022

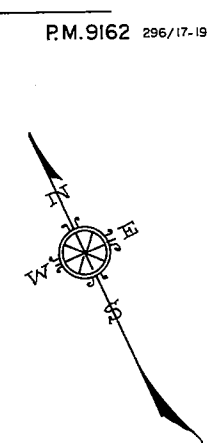
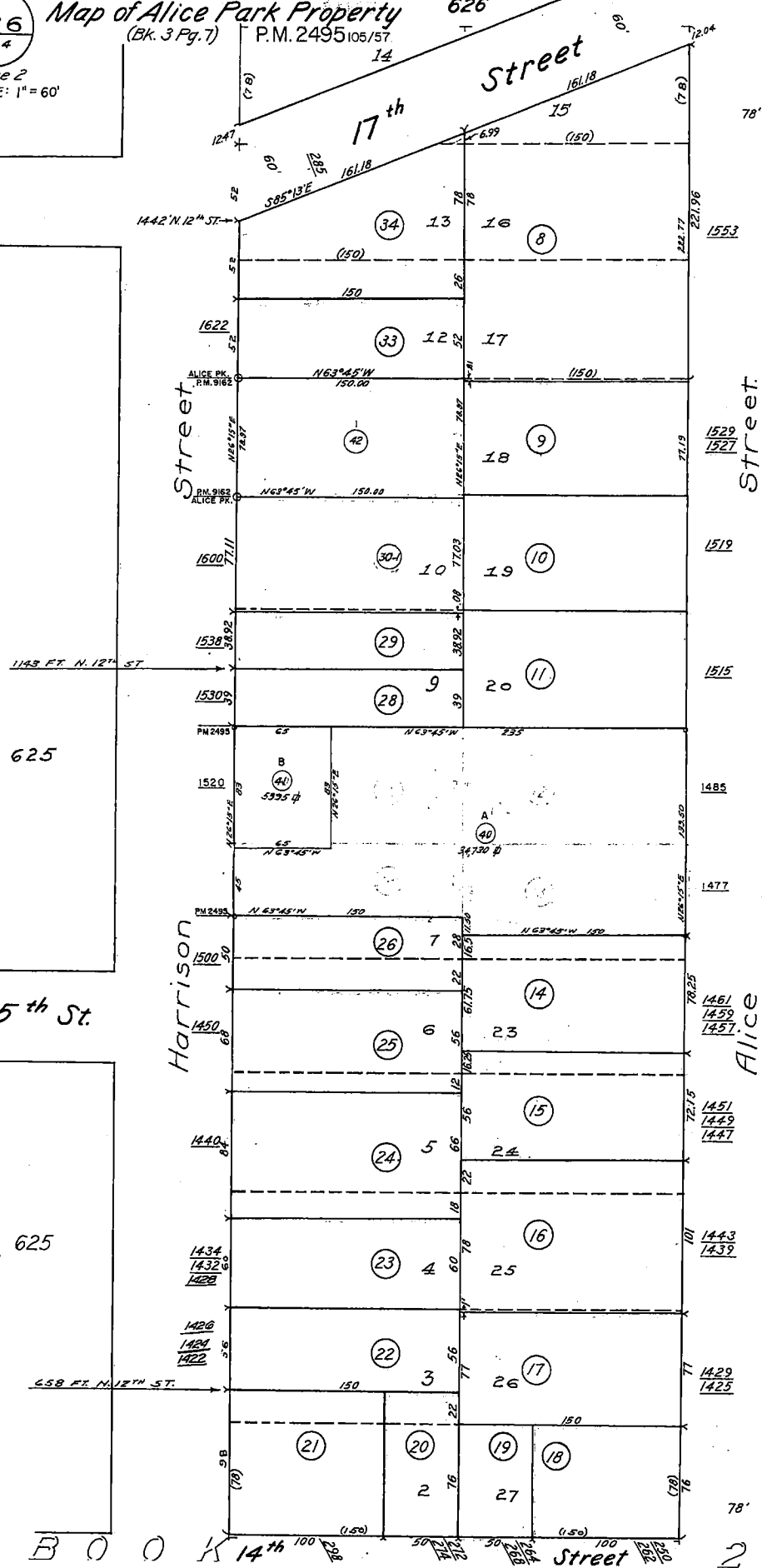


ASSESSOR'S MAP 8
Map of Alice Park Property
 (Bk. 3 Pg. 7) P.M. 2495105/57

Code Area No.17-022

626
 2134
 2
 Page 2
 SCALE: 1" = 60'

Rev. 2-6-79 BD
 11-08-07 CC



P.M. 9162 296/17-19

N 26° 15' E

HPN 42



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REPORT:

**Phase 1 Environmental Site Assessment
Oakland Housing Authority
1440, 1450, and 1500 Harrison Street, Oakland, CA 94612
Alameda County APN 008-0626-024, 025, & 026**

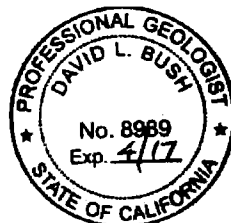
Prepared For:

Oakland Housing Authority
Ms. Deni Adaniya
1801 Harrison Street, 2nd Floor
Oakland, CA 94612

Prepared By:

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Principal Geologist



**Project #548.1115
December 23, 2015**

TABLE OF CONTENTS

1.0 EXECUTIVE SUMMARY	Page -1-
2.0 INTRODUCTION	Page -7-
2.1 Purpose	Page -7-
2.1.1 Definitions.....	Page -8-
2.2 Scope of Services	Page -12-
2.2.1 Exclusions	Page -13-
2.3 Significant Assumptions	Page -14-
2.4 Limitations and Exceptions	Page -14-
2.5 Data Gaps	Page -15-
2.6 Special Terms and Conditions	Page -16-
2.7 User Reliance.....	Page -16-
2.8 Involved Parties.....	Page -17-
2.9 Shelf Life	Page -17-
3.0 GENERAL PROPERTY CHARACTERISTICS.....	Page -18-
3.1 Site Location and Legal Description.....	Page -18-
3.2 Site and Vicinity General Characteristics.....	Page -18-
3.3 Current Use of the Property	Page -18-
3.4 Description of Improvements	Page -18-
3.4.1 Structures	Page -18-
3.4.2 Roads	Page -19-
3.4.3 Sewage Disposal.....	Page -19-
3.4.4 Water Supply.....	Page -19-
3.4.5 Heating and Cooling Systems.....	Page -19-
3.5 Current Use of Adjoining Properties.....	Page -19-
4.0 USER PROVIDED INFORMATION	Page -20-
4.1 Title Reports	Page -20-
4.2 Environmental Liens	Page -20-
4.3 Use Limitations.....	Page -20-
4.4 Specialized Knowledge	Page -20-
4.5 Valuation Reduction for Environmental Issues	Page -22-
4.6 Owner, Property Manager, and Occupant Information	Page -23-
4.7 Reason for Performing Phase I.....	Page -23-
5.0 RECORDS REVIEW.....	Page -24-
5.1 Standard Environmental Records Sources.....	Page -24-
5.2 Additional Environmental Sources	Page -25-
5.3 Tribal Records	Page -27-
5.4 Physical Setting.....	Page -27-
5.4.1 Regional Physiographic Conditions	Page -27-
5.4.2 Soil Conditions	Page -27-
5.4.3 Geologic Conditions	Page -27-
5.4.4 Ground Water Conditions.....	Page -28-
5.5 Results of Site History and Land Use Review	Page -28-
5.5.1 Sanborn Fire Insurance Maps.....	Page -28-
5.5.2 City Directory.....	Page -28-



5.5.3 City Records Review	Page -28-
5.5.4 Aerial Photographs	Page -29-
5.5.5 Personal Interviews	Page -30-
5.5.6 Synopsis of Previous and Current Environmental Investigations	Page -30-
5.5.7 Summary of Land Use	Page -32-
6.0 SITE RECONNAISSANCE	Page -33-
6.1 Methodology and Limiting Conditions	Page -33-
6.2 General Site Setting	Page -33-
6.2.1 Current Use of Subject Property	Page -33-
6.2.2 Adjacent Off-Site and Vicinity Observations	Page -34-
6.3 Exterior Observations	Page -34-
6.4 Interior Observations	Page -34-
7.0 INTERVIEWS	Page -35-
7.1 Interviews with Owner and Others	Page -35-
7.2 Interview with Occupants of Subject Property	Page -35-
7.3 Interviews with Local Officials	Page -35-
8.0 FINDINGS	Page -36-
9.0 CONCLUSIONS	Page -40-
10.0 RECOMENDATIONS	Page -41-
11.0 PROOF OF QUALIFICATIONS	Page -42-
12.0 REFERENCES	Page -44-

LIST OF APPENDICES

Appendix A	Plates
Appendix B	Site Photos
Appendix C	EDR Radius Map w/ GeoCheck®
Appendix D	EDR Historical Aerial Photography Service
Appendix E	EDR Historical Topographic Mapping
Appendix F	EDR City Directory Abstract
Appendix G	EDR Certified Sanborn® Mapping
Appendix H	Title Report



1.0 EXECUTIVE SUMMARY

Pursuant to the request and assignment of Ms. Deni Adaniya, Oakland Housing Authority, 1801 Harrison Street, 2nd Floor, Oakland, CA 94612 (Client), Environmental Geology Services (Consultant), performed a Phase I Environmental Site Assessment (ESA) on the referenced property located at 1440, 1450, and 1500 Harrison Street, Oakland, CA (Plate 1, Site Location Map, Appendix A). The subject property lies within that real property referred to as Alameda County Assessor Parcel Number (APN) 008-0626-024, 025, & 026 owned by the Oakland Housing Authority.

Purpose

The Client has requested this Phase I Environmental Site Assessment (ESA) as part of their due diligence prior to developing the property with a proposed Senior Housing project.

Scope of Work

Environmental Geology Services (EGS) and its' Environmental Professionals researched the site history and historical records to identify past and present land uses as part of due diligence to determine if Recognized Environmental Conditions (REC's), Historical REC's (HREC's), Controlled REC's (CREC's), or Vapor Encroachment Conditions (VEC's) may exist, or may have existed on the property. Our research attempted to identify these conditions as they may relate to hazardous substances or petroleum products released to, or that may have migrated in or through, the environment (soil, soil vapor, and groundwater). EGS also determined if *de minimis* conditions exist at the site. *De minimis* conditions are not REC's, HREC's, CREC's, or VEC's and are excluded from those definitions in accordance with ASTM E1527-13.

EGS's scope of research and records review consisted of subcontracting a regulatory agency records review to Environmental Data Resources, Inc., conducting file reviews and/or inquiries via the State GeoTracker Database, Department of Toxic Substances Control (DTSC) EnviroStor Database and at the Alameda County Environmental Health Department (ACEHD, CUPA), City of Oakland, and the San Francisco Bay Regional Water Quality Control Board (NC-RWQCB), inquiries with the Client, review of historical aerial photography and topographical maps, and other historical records, as well as interviews with persons who have current and past knowledge of the property including (if available) the current property owner, Client's representatives and adjacent property owners and/or tenants if possible. In addition, our Environmental Professional conducted a site reconnaissance of the property to visually observe existing conditions. We also observed the adjacent properties to the extent possible without crossing property lines.



Site and Vicinity Characteristics

Surface topography is generally flat lying at an elevation of 37 feet above mean sea level (MSL). The property is located in an area of mixed use (commercial and residential) along Harrison Street at the intersection of 15th Street in downtown Oakland, California (Plate 1, Site Location Map, Appendix A). City of Oakland Planning Commission lists the zoning at the subject property as CBD-C, Central Business District. Current access to the site is via Harrison Street, with the nearest intersection being 15th Street (Plate 2, Site Map, Appendix A). The nearest primary surface water body to the site is Lake Merritt (1750 feet southeast of the site) which drains to the San Francisco Bay (3.25 miles to the west of the site).

Site Description and Current Use

The property is owned by the Oakland Housing Authority (OHA) and consists of Alameda County APN's 008-0626-024, 025, & 026, which totals approximately 0.695+/- acres (Plate 3, AP Map, Appendix A). The property is currently structurally undeveloped. The properties are asphaltic paved, and currently being used as automobile parking lots.

Previous Site Use

The OHA purchased the property in 2001. At that time, the parcels referred to by addresses 1450 and 1500 Harrison Street (APN's 008-0626-025 & 026) were structurally developed with unreinforced wood framed and brick buildings. These structures were demolished by the OHA in 2005 and the parcels paved for use as parking lots. Based on our site research, the properties located at 1450 and 1500 Harrison Street have historically been used for commercial storefronts and warehouses dating back to at least the 1920's. The following businesses (and date/period of occupancy) have been identified at these addresses:

- 1450 Harrison St: Sewing businesses (Better Way Sewing and Startex International, Inc.) from 1989 through 2000; printing and fax business from 1991-1994; Wenger Electronics and Radio retail from 1943-1986; plumbing and appliance business in 1938; a street and sewer contractor in 1933; and automobile dealerships (Wills Sainte Claire and Westcott) from 1920-1928.
- 1500 Harrison St: Automobile service and garage from 1963-1980; furniture stores from 1938-1943; and Raymond's auto service and garage from 1925-1933.

Prior to commercial development, the properties located at 1450 and 1500 Harrison Street were residentially developed dating back to at least the late 1800's.



The property located at 1440 Harrison Street (APN 008-0626-024) has historically been residentially developed dating back to the early 1900's. Although the property was developed with a residential structure, site use primarily consisted of the Ebell Society women's cultural and study club. The property was also used for a religious center and theatre school. In 1959, the former structure located at 1440 Harrison Street burned to the ground. Since that time, the property has been used as a parking lot.

Surrounding Area Development

Surrounding area development consists of mixed use commercial and residential as follows:

North of site – Residential apartments (adjacent) with mixed commercial and residential further north of the site along Harrison Street.

East of site – Parking garage and residential apartment buildings

South of site – Parking lot and commercial development

West of site – Commercial and residential development

Regulatory Records Review

Based on our review of the regulatory agencies (ACEH, City of Oakland, SFB-RWQCB, DTSC), as well as the attached historical database information (Appendices C through G), there were no active environmental investigations documented at the subject site. However, there was one historical environmental related cleanup related to the site address at 1450 Harrison Street on file with the ACEH as follows:

A printing and fax business (A-Color-A-Day Printing) had operated in the 1450 Harrison Street building in the early 1990's (ACEH Site #4172). Waste toner, etch ink, and other liquids generated by retail printing facilities must comply with applicable laws and dispose of these liquids as hazardous waste. In reviewing the ACEH file, it became apparent that when the business was moving in March 1994, one of the movers was illegally dumping "inks or solvents" into a storm drain in the front parking lot area. This was reported by the Oakland Fire Department to the ACEH. In reviewing the EDR database records (Appendix C), the site is listed on the HAZNET database (facility ID S112859045). Samples were collected from the storm drains, and a small volume of soil (0.20 tons) was excavated from around the storm drains to remove the spilled liquid. The waste was disposed under EPA ID CAC 001003320. There was not further information in the ACEH file.



As part of our records review EGS researched the California State Geotracker Database to identify current or historic environmental concerns at or near the subject site, with no investigations reported on the subject site. However, there are four (4) active underground storage tank (UST) investigations located within 1000 feet of the subject property, two of which are located on the adjacent properties to the south:

- 1) A Bacharach Trust & B Borsuk, located at 1432 Harrison Street (adjacent property to the south), Geotracker Global ID T0600100682, Active site dating back to early 1990's, two 1,000-gallon UST's were removed from the property beneath the sidewalk along Harrison Street. There were also three hydraulic lifts, a vault, a wash rack and approximately 240 yards of contaminated soil removed. Additionally, soil vapor extraction and air sparging remediation was conducted from 2001 through 2005. The site is currently being monitored over time.
- 2) Sparks Property, located at 1424 Harrison Street (adjacent property south of 1432 Harrison Street), Geotracker Global ID T10000000619, Active site dating back to early 1980's, two UST's were closed in place in 1982, filled with cement slurry. During the site investigation related to the former UST's at 1432 Harrison Street, residual contamination was detected beneath the closed in place UST's at 1424 Harrison Street. Therefore, additional work was required by the ACEH.
- 3) Douglas Parking Company, located at 1721 Webster Street (approximately 850 feet north of the site), Geotracker Global ID T0600100140. The site is in open remediation phase related to petroleum UST's.
- 4) Mobil #10-MHG, located at 160 14th Street (approximately 950 feet southeast of the site), Geotracker Global ID T06019782296. The site is in open assessment phase related to petroleum UST's.

In addition to the above active environmental investigations, there are also twelve (12) former environmental investigations located within 1000 feet of the subject site that have been closed by overseeing regulatory agencies. The active and inactive investigations are presented on Plate 4, Geotracker Database Map, Appendix A.

Conclusions

Based on our site research, file reviews, site reconnaissance, and in accordance with the US EPA's All Appropriate Inquiries (AAI) and ASTM E1527-13 Standard of Practice, Environmental Geology Services provides the following conclusions:



Recognized Environmental Conditions (REC): There were REC's identified on the subject property due to past site use including automobile servicing at the 1500 Harrison Street address and likely automobile servicing related to the former dealerships located at 1450 Harrison Street address. There were also REC's identified on the adjacent properties to the south related to former petroleum UST's;

Historical REC's (HREC's): There were no HREC's identified on or nearby the subject property;

Controlled REC's (CREC's): There were no CREC's identified on or nearby the subject property;

Vapor Encroachment Conditions (VEC's): There were VEC's identified on or nearby the subject property due to the potential contaminants beneath the subject site related to previous automobile service use, as well as from former petroleum UST's located adjacent to the site to the south;

De minimus Conditions: We did not observe conditions that would be considered *de minimus* at the site since the site is structurally undeveloped and being used as parking lot.

Other Environmental Considerations: Since the former residential house located on 1440 Harrison Street burned to the ground, there may be potential residual contaminants related to that fire in shallow soils beneath that parcel. Based on the age of the former structures on each of the subject parcels, there may be the potential for residual lead based paint and asbestos containing materials in shallow soils beneath the site which, if present, would need to be addressed during site redevelopment for worker safety and disposal purposes.

The terms Recognized Environmental Conditions (REC), Historical REC's (HREC's), Controlled REC's (CREC's), migrate/migration (related to VEC's), and *de minimis* conditions are defined, pursuant to the ASTM E1527-13 Standard of Practice, in section 2.1.1 of this report, along with other pertinent definitions.

Finally, EGS has concluded that under the US EPA's All Appropriate Inquiry rule and the ASTM E1527-13 Standard of Practice (discussed further in Section 2.1 of this report), based on historical site uses and current petroleum related investigations at adjacent sites, there were current conditions identified at this site, and adjacent sites, at the time of our site reconnaissance that were indicative of an existing release, a past release or a material threat of a release of hazardous substances including petroleum products to the environment.



Recommendations

Based on the above conclusions, EGS makes the following recommendations for the site:

- ❖ Since it was determined that historical site use of the subject property has included automobile servicing and dealership businesses that likely produced, stored, and disposed of petroleum waste at the 1450 and 1500 Harrison Street parcels, we recommend additional investigation to identify potential residual contaminants on those properties related to previous site use.
- ❖ Since it was identified that the former structure located on 1440 Harrison Street burned to the ground, we recommend additional investigation to identify potential residual contaminants on that property related to this issue.
- ❖ Since we identified active investigations related to former petroleum UST's at the adjacent properties to the south of the site (1432 and 1424 Harrison Street), we recommend additional investigation to identify potential residual contaminants on the subject site related to those UST investigations.
- ❖ Based on the age of the former structures on each of the subject parcels, there may be the potential for residual lead based paint and asbestos containing materials in shallow soils beneath the site. Therefore, we recommend additional investigation to identify potential residual contamination related to this issue.
- ❖ EGS recommends the Oakland Housing Authority complete a Phase 2 Environmental Site Assessment (ESA) to address each of the above potential issues. We recommend that the Phase 2 ESA include the following:
 - Shallow soil sampling to identify potential contaminants to protect worker safety and for disposal purposes during the site redevelopment work;
 - Soil vapor sampling to identify potential vapor encroachment conditions for planning purposes during site redevelopment;
 - Deeper soil and groundwater sampling to identify the potential of the residual adjacent UST contaminants to have migrated toward the subject site.

The following sections present the Phase I Environmental Site Assessment (Phase I ESA), prepared in accordance with the ASTM E1527-13 Standard of Practice and the US EPA's All Appropriate Inquiries (AAI).



2.0 INTRODUCTION

It is our understanding that Ms. Deni Adaniya, Oakland Housing Authority, 1801 Harrison Street, 2nd Floor, Oakland, CA 94612 (Client), is in the process of developing the property. The Client wants to manage potential environmental risks and comply with due diligence pursuant to the ASTM E-1527-13 Standard of Practice and the US EPA's All Appropriate Inquiries (AAI) standards through this Phase I ESA (as described below) prior to developing the property.

2.1 Purpose

The purpose of this Phase I ESA is to provide a review and evaluation of existing available information concerning the property herein referred to as 1440, 1450, and 1500 Harrison Street, Oakland, CA or subject property or subject site (Plate 1, Site Location Map).

Information for this Phase I ESA was provided by the Client and their representatives, as well as from interviews with persons who have knowledge of the property including the property owner, our review and evaluation of currently available information concerning the property as contained in various records of the federal, state, tribal, and local government regulatory agencies concerned with the property.

The purpose of a Phase I ESA is to provide information as to the presence, if any, of Recognized Environmental Conditions (REC's), Historical Recognized Environmental Conditions (HREC's), Controlled Recognized Environmental Conditions (CREC's), or Vapor Encroachment Conditions (VEC's) which may or may not be in connection with the subject property or properties near the subject property.

This Phase I Environmental Site Assessment generally follows the guidelines established by the American Society for Testing and Materials (ASTM) in the document entitled "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" and designated E 1527-13 and also incorporates requirements of the US EPA's All Appropriate Inquiries (AAI) rule (40 C.F.R. Part 312, Standards for Conducting All Appropriate Inquiries).

The goal of the Phase I ESA is to identify Recognized Environmental Conditions with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and petroleum products. Under the AAI rule this Phase I ESA also serves to identify conditions indicative of an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products, in, on, at or nearby the subject site.



As such, this assessment is intended to permit the Client to satisfy one of the requirements to qualify for the innocent landowner defense for CERCLA liability. Nevertheless, the Client should consult with an attorney to fully cover legal questions and to determine additional requirements needed to qualify for the innocent landowner defense for CERCLA liability, should the need for such a defense arise or be of concern to the Client.

The Scope of Services for this Phase I Environmental Site Assessment as conducted by EGS consisted of four components: Records Review, Site Reconnaissance, Interviews, and Report. The objective of the first three components under the ASTM standard is to help identify REC's, HREC's, CREC's, or VEC's in connection with the aforementioned property.

2.1.1 Definitions

As part of this Phase I Environmental Site Assessment, the following definitions are presented in accordance with ASTM E1527-13 Standard of Practice and/or the US EPA's AAI Rule.

➤ Recognized Environmental Condition (REC):

"The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to any release to the environment, 2) under conditions indicative of a release to the environment, or 3) under conditions that pose a material threat of a future release to the environment. *De minimis* conditions are not considered recognized environmental conditions."

➤ Release:

A release of any hazardous substance or petroleum product shall have the same meaning as the definition of release in CERCLA 42 U.S.C. § 9601(22) – "any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing into the environment (including the abandonment or discharging of barrels, containers, and other closed receptacles containing hazardous substances or pollutant or contaminant."

➤ Environment:

"Environment shall have the same meaning as the definition of environment in CERCLA 42 U.S.C. § 9601(8) – "The term environment includes A) the navigable waters of the contiguous zones, and the ocean waters, and B) any other surface water, groundwater, drinking water supply, land surface or subsurface strata."



➤ *De Minimis* Condition:

“A condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* conditions are not recognized environmental conditions nor controlled recognized environmental conditions.”

➤ Controlled Recognized Environmental Condition (CREC):

“A recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). A condition considered by the environmental professional to be a controlled recognized environmental condition shall be listed in the findings section of the Phase I Environmental Site Assessment report, and as a recognized environmental condition in the conclusions section of the Phase I Environmental Site Assessment report.”

➤ Historical Recognized Environmental Condition (HREC):

“A past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a historical recognized environmental condition, the environmental professional must determine whether the past release is a recognized environmental condition at the time the Phase I Environmental Site Assessment is conducted (for example, if there has been a change in the regulatory criteria). If the EP considers the past release to be a recognized environmental condition at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a recognized environmental condition.”

➤ Activity and Use Limitations (AUL's):

“Legal or physical restrictions or limitations on the use of, or access to, a site or facility: (1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil, soil vapor, groundwater, and/or surface water on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls, are intended to prevent



adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil, soil vapor, groundwater, and/or surface water on the property.”

➤ All Appropriate Inquiries:

“That inquiry constituting all appropriate inquiries into the previous ownership and uses of the property consistent with good commercial and customary practice as defined in CERCLA, 42 U.S.C §9601(35)(B), that will qualify a party to a commercial real estate transaction for one of the threshold criteria for satisfying the LLPs to CERCLA liability (42 U.S.C §9601(35)(A) & (B), §9607(b)(3), §9607(q); and §9607(r)), assuming compliance with other elements of the defense.”

➤ CERCLA:

Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C §9601)

➤ Data Gap:

“A lack of, or inability to, obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to site reconnaissance (for example, an inability to conduct the site visit), and interviews (for example, an inability to interview the key site manager, regulatory officials, etc.).”

➤ Due Diligence:

“The process of inquiring into the environmental characteristics of a parcel of commercial real estate or other conditions, usually in connection with a commercial real estate transaction. The degree and kind of due diligence vary for different properties and differing purposes.”

➤ Environmental Professional:

As defined in ASTM E1527-13: (1) a person who possesses sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases (see §312.1(c)) on, at, in, or to a property, sufficient to meet the objectives and performance factors in §312.20(e) and (f). (2) Such a person must: (i) hold a current Professional Engineer's or Professional Geologist's license or registration from a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) and have the equivalent of three (3) years of full-time relevant experience; or (ii) be licensed or certified by the federal government, a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) to perform environmental inquiries as defined in §312.21 and have the equivalent of three (3) years of full-time relevant experience; or (iii) have a Baccalaureate or higher degree from an accredited institution of higher education in a discipline of engineering or science and the equivalent of five (5) years of full-time relevant experience; or



(iv) have the equivalent of ten (10) years of full-time relevant experience. (3) An environmental professional should remain current in his or her field through participation in continuing education or other activities. (4) The definition of environmental professional provided above does not preempt state professional licensing or registration requirements such as those for a professional geologist, engineer, or site remediation professional. Before commencing work, a person should determine the applicability of state professional licensing or registration laws to the activities to be undertaken as part of the inquiry identified in §312.21(b). (5) A person who does not qualify as an environmental professional under the foregoing definition may assist in the conduct of all appropriate inquiries in accordance with this part if such person is under the supervision or responsible charge of a person meeting the definition of an environmental professional provided above when conducting such activities. *Relevant experience:* as used in the definition of environmental professional in this section, means: participation in the performance of all appropriate inquiries investigations, environmental site assessments, or other site investigations that may include environmental analyses, investigations, and remediation which involve the understanding of surface and subsurface environmental conditions and the processes used to evaluate these conditions and for which professional judgment was used to develop opinions regarding conditions indicative of releases or threatened releases (see §312.1(c)) to the subject property.

➤ Innocent Landowner Defense:

"Under CERCLA (42 U.S.C. §§9601(35) & 9607(b)(3)) - a person may qualify as one of three types of innocent landowners: (i) a person who "did not know and had no reason to know" that contamination existed on the property at the time the purchaser acquired the property; (ii) a government entity which acquired the property by escheat, or through any other involuntary transfer or acquisition, or through the exercise of eminent domain authority by purchase or condemnation; and (iii) a person who "acquired the facility by inheritance or bequest." To qualify for the innocent landowner defense, such person must have made all appropriate inquiries on or before the date of purchase. Furthermore, the all appropriate inquiries must not have resulted in knowledge of the contamination. If it does, then such person did "know" or "had reason to know" of contamination and would not be eligible for the innocent landowner defense."

➤ Landowner Liability Protections (LLP's):

"Landowner liability protections under CERCLA; these protections include the bona fide prospective purchaser liability protection, contiguous property owner liability protection, and innocent landowner defense from CERCLA liability. See 42 U.S.C. §§9601(35)(A), 9601(40), 9607(b), 9607(q), 9607(r)."

➤ Material Threat:

"A physically observable or obvious threat which is reasonably likely to lead to a release that, in the opinion of the environmental professional, is threatening, and might result in impact to public



health or the environment. An example might include an aboveground storage tank system that contains a hazardous substance and which *shows evidence of damage*. The *damage* would represent a material threat if it is deemed serious enough that it may cause or contribute to tank integrity failure with a release of contents to the environment.”

➤ Migrate/Migration:

“For the purposes of this practice, “migrate” and “migration” refers to the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface, See Note 4.”....“NOTE 4—Vapor migration in the subsurface is described in Guide E2600; however, nothing in this practice should be construed to require application of the Guide E2600 standard to achieve compliance with all appropriate inquiries.”

➤ User:

“The party seeking to use Practice E1527 to complete an environmental site assessment of the property. A user may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager. The user has specific obligations for completing a successful application of this practice...”

2.2 Scope of Services

The Scope of Services for this Phase I Environmental Site Assessment consists of four overall tasks:

- ▶ Task I: Research and review of regulatory information.
- ▶ Task II: A site reconnaissance of subject property and overview of nearby property.
- ▶ Task III: Interviews of persons with knowledge of subject and surrounding property.
- ▶ Task IV: Preparation of the final Environmental Site Assessment Report.

The Scope of Services for this Phase I Environmental Site Assessment generally follows the Standard Practice for Environmental Site Assessments designated as ASTM E1527-13 and the US EPA's All Appropriate Inquiries (AAI) rule. Accordingly, the Phase I Environmental Site Assessment is targeted toward the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and petroleum products. As such, “appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice” as defined in 42 USC 9601(35)(B) is applied within the AAI rule. However, an evaluation of business environmental risk associated with a parcel of commercial real estate may necessitate investigation beyond that identified in this assessment.



With regard to Task II, the site reconnaissance or site visit, the AAI standards recognize that this is one component of the assessment that should be conducted by a qualified Environmental Professional (or EP) as defined by the EPA. Therefore all site visits made by EGS were conducted by EP's (Refer to Section 11.0 of their Proof of Qualifications).

The Scope of Services includes observations for Recognized Environmental Conditions, as well as information that can be obtained from regulatory files that are obtainable without investigation into archives of the various agencies. Accordingly, it cannot be guaranteed that all files are examined or that every contingency is investigated. In some cases entities such as tribal authorities may have no records or they may not be open to review. These limitations are in conformance with the stated guidelines of ASTM Standard of Practice E 1527-13.

The Records Review includes files available at federal, state, county, tribal, local, and other public agency offices or databases as listed in Section 5.1 and 5.2 of this report. In some cases, the status of a site is determined from telephone interviews of staff persons of these offices. The Site Reconnaissance consists of the subject property, adjacent properties (especially with regard to storage tanks), and the identification of nearby properties. Interviews are conducted of persons reasonably available at the time of the Site Reconnaissance, and on occasion, by telephone when such interviews are possible. The report format generally follows the guidelines of the ASTM E 1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, and as modified by the US EPA AAI rule.

2.2.1 Exclusions

Pursuant to the ASTM E-1527-13 Standard of Practice and the US EPA AAI rule, Recognized Environmental Conditions *do not include* Asbestos Containing Materials, Mold, Radon, or Lead-based paint or other non-CERCLA related conditions (i.e. biological agents, cultural and historic resources, ecological resources, endangered species, health and safety, indoor air quality [unrelated to releases of hazardous substances or petroleum products into the environment], industrial hygiene, lead in drinking water, regulatory compliance, wetlands, flood zones, soils, groundwater, and geologic conditions, etc.). Therefore identification or assessment of these conditions is not a part of this scope of work; however, we may include these conditions as *other environmental considerations* in our conclusions if we identify their presence or potential presence.

We recommend that the Client consult with a professional specializing in these areas to conduct an assessment for these issues, if needed.



2.3 Significant Assumptions

The Phase I Environmental Site Assessment (ESA) is intended to assess the environmental conditions of the referenced parcel(s) of real property. It is intended to constitute all appropriate inquiry for purposes of CERCLA's innocent landowner defense; however, it is not intended to be limited to that purpose. Also under the AAI rule a Phase I ESA alone does not provide the landowner with protection against CERCLA liability. Failure to identify an environmental condition during AAI does not relieve the landowner from complying with other statutory requirements for obtaining liability protections.

This Phase I ESA is intended to reflect a commercially prudent and reasonable inquiry designed to recognize environmental conditions in connection with a property or properties.

It is understood by the parties hereto, that the Client is requesting the assessment set forth in this ESA, to comply with due diligence, and to evaluate environmental risk prior to developing the property. We assume that the Client, and all other parties we contacted, have acted in good faith, and provided complete information based on their knowledge and understanding of the property and its history.

Lastly, we assume that the records we reviewed, and those records searched through our database subcontractor, are reasonably complete and accurate.

2.4 Limitations and Exceptions

The Scope of Services performed to complete this Phase I ESA is limited in nature. While we consider work of this type to be valuable in the preliminary evaluation of potential hazardous materials or waste at a site, we also must alert the Client that this assessment may not reveal hazardous materials releases that have occurred at this site. We also must alert the Client that this assessment may not reveal existing underground storage tanks (UST's) if the UST(s) is covered and not visible during our inspection, or if the UST's were not permitted. Our site inspection is limited to visible conditions only. Also, the site conditions can change with time, and our assessment is not intended to predict future or hidden site conditions. Because of the limited nature of this assessment, this report is not a risk assessment and the Scope of Services does not include a determination of the extent of business environmental risk nor the public health impact of, known, or suspected hazardous materials or wastes.

This service has been performed in accordance with generally accepted environmental assessment practices for similar Phase I ESA's conducted at this time and in this geographic area. No other guarantees or warranties, expressed or implied, are provided.



No samples were collected or analyzed as a scope of this Phase I ESA. The scope of work for this Phase I Environmental Site Assessment of potential hazardous materials, *excludes* wetland issues, determination of flood zones, as well as addressing or sampling for suspect mold, asbestos containing materials (ACM), radon, or lead at the property. Refer also to Section 2.1.1 of this report for additional exclusions.

Under the AAI rule, a Phase I ESA alone does not provide the landowner with protection against CERCLA liability. Failure to identify an environmental condition during AAI does not relieve the landowner from complying with other statutory requirements for obtaining liability protections. Our scope of services expressly excludes the determination of additional liability protections that may be required by the Client or landowner. Expert legal counsel should be obtained for such a determination.

The AAI rule states that searches for environmental liens must be conducted, however AAI indicates this may be a user responsibility. For purposes of this Phase I ESA our search for environmental liens was limited to what was provided to us by the Client or by our subcontracted regulatory records search company Environmental Data Resources, Inc. (EDR), or available in the Title Report if provided. If we encountered an environmental lien as part of that scope of services it is reported. An additional search of environmental liens was not included in the scope of work and the Client is advised that reports of environmental liens if contained herein are not to be construed as a complete listing of such liens.

We understand that the Client agrees to hold Consultant harmless for any inverse condemnation or devaluation of said property that may result if the Consultant's report, or information generated, is used for other purposes. Although not a part of our scope of work, we are prepared to meet with the Client and discuss the findings, if so requested. Because property uses and conditions can change over time, this Phase I ESA is valid for a period of 180 days from its date of issue (see Section 2.9 Shelf Life). However, if during this 180 day period any of the interested parties become aware of any changed condition it is the responsibility of that person to notify the Client. EGS and its subcontractors are explicitly exempt from liabilities associated with changed conditions that occur after the date of our last site visit.

2.5 Data Gaps

This section addresses the US EPA's All Appropriate Inquiries (AAI) rule for documentation of data gaps. As defined by the ASTM E 1527-13, a data gap is defined as:

"A lack of, or inability to, obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to site reconnaissance (for



example, an inability to conduct the site visit), and interviews (for example, an inability to interview the key site manager, regulatory officials, etc.).”

EGS documents the following data gaps related to this Phase I ESA:

The ownership of the property was based information provided to EGS by Client as well as the current owner, and our review of the site history was based on our review of historical aerial and topographic mapping and EDR database searches. The current owner acquired the property in October 2001. Prior to that time, the ownership was not researched. We were unable to speak with the current property tenant after attempted calls. We were unable to speak with previous tenants/owners of the subject property.

2.6 Special Terms and Conditions

The Scope of Services for this Phase I Environmental Site Assessment does not include analysis of Asbestos Containing Materials (ACM), although if obvious visual indications of ACM are observed, they are reported. Neither does the Scope of Services include analysis of the building constituents for mold, lead based paint, lead in water pipes or fixtures, or other non-CERCLA related conditions (i.e., biological agents, cultural and historic resources, ecological resources, endangered species, health and safety, indoor air quality [unrelated to releases of hazardous substances or petroleum products into the environment], industrial hygiene, lead in drinking water, regulatory compliance, wetlands, flood zones, soils, groundwater, and geologic conditions, etc.).

It is our understanding that the Client, and the Client's agents, agree to limit the use of information developed about this property and presented herein, to making risk decisions prior to developing the property. No other use or disclosure is intended by Consultant.

Client agrees to hold Consultant harmless for any inverse condemnation or devaluation of said property that may result if the Consultant's report or information generated is used for other purposes. Also, this report is issued with the understanding that it is to be used only in its entirety and is valid for 180 days from the date of issue.

2.7 User Reliance

Only Ms. Deni Adaniya, Oakland Housing Authority, 1801 Harrison Street, 2nd Floor, Oakland, CA 94612 (Client), their representatives and their agents. No other person or entity may have reliance upon this report without the express written consent of EGS (Consultant).



2.8 Involved Parties

The primary parties involved are the Client, Ms. Deni Adaniya, Oakland Housing Authority, 1801 Harrison Street, 2nd Floor, Oakland, CA 94612, who is in the process of developing the property, Mr. David L Bush, Professional Geologist (PG 8989), Consultant for EGS and the Environmental Professional (EP) who prepared this ESA. These parties are also listed in Section 7.0.

2.9 Shelf Life

The US EPA's AAI rule guidance considers a Phase I ESA *generally* valid for a period of up to one year provided there are no material changes to the use of, the property and the condition of, the property.

Because of the likelihood of changed conditions, the US EPA advises that after 180 days from the date of issue, the following sections of the Phase I ESA should be updated: 1) interviews, 2) reviews of federal, state, tribal, and local government records, 3) searches for recorded environmental cleanup liens, 4) visual site and adjoining property inspections (site and area reconnaissance), 5) declaration by Environmental Professional responsible for the assessment or update.

It is the position of EGS and the ASTM E 1527-13 (Section 4.0) that the Phase I ESA should not be relied upon if there is any material change to the use of and the condition of the property since the date of the Phase I ESA, and in all cases the Phase I ESA should not be considered valid after 180 days. This ESA is issued with the 180 day shelf life as a limit (see Section 2.4 Limitations and Exceptions).



3.0 GENERAL PROPERTY CHARACTERISTICS

3.1 Site Location and Legal Description

Site and Address: 1440, 1450, and 1500 Harrison Street
Oakland, CA 94612

County: Alameda

Assessor's Designation: 008-0626-024, 025, & 026

U. S. G. S. Quadrangle: Oakland, 7.5'

Latitude, Longitude: 38 degrees, 48' 13.32" North, 122 degrees 16' 0.12" West

3.2 Site and Vicinity General Characteristics

Surface topography is generally flat lying at an elevation of 37 feet above mean sea level (MSL). The property is located in an area of mixed use (commercial and residential) along Harrison Street at the intersection of 15th Street in downtown Oakland, California (Plate 1, Site Location Map, Appendix A). The nearest primary surface water body to the site is Lake Merritt (1750 feet southeast of the site) which drains to the San Francisco Bay (3.25 miles to the west of the site).

3.3 Current Use of the Property

The property is owned by the Oakland Housing Authority (OHA) and consists of Alameda County APN's 008-0626-024, 025, & 026, which totals approximately 0.695+/- acres (Plate 3, AP Map, Appendix A). The property is currently structurally undeveloped. The properties are asphaltic paved, and currently being used as automobile parking lots.

3.4 Description of Improvements

The site is currently paved with asphalt, with no structures present.

3.4.1 Structures

There are no structures on the site.



3.4.2 Roads

Current access to the site is via Harrison Street.

3.4.3 Sewage Disposal

The site would be connected to municipal sewer service if redeveloped.

3.4.4 Water Supply

The site would be connected to municipal water service if redeveloped.

3.4.5 Heating and Cooling Systems

There are no heating or cooling systems on the site.

3.5 Current Use of Adjoining Properties

Surrounding area development consists of mixed use commercial and residential as follows:

North of site – Residential apartments (adjacent) with mixed commercial and residential further north of the site along Harrison Street.

East of site – Parking garage and residential apartment buildings

South of site – Parking lot and commercial development

West of site – Commercial and residential development



4.0 USER PROVIDED INFORMATION

4.1 Title Reports

Ms. Deni Adaniya, OHA (Client), provided Environmental Geology Services with a copy of the Title Report dated April 9, 2015. Environmental Geology Services reviewed the Title Report (Appendix H) as part of our site research, and incorporated the information into this Phase I ESA.

4.2 Environmental Liens

The AAI rule states that searches for environmental liens must be conducted, however AAI indicates this may be a user responsibility. For purposes of this Phase I ESA our search for environmental liens was limited to what was provided to us by our subcontracted regulatory records search company Environmental Data Resources, Inc. (EDR), as well as the information included in the April 2015 Title Report provided by Client, neither of which indicated an environmental lien associated with the property. Additional search for environmental liens was beyond the scope of our services and is the user's responsibility.

4.3 Use Limitations

The information contained in this Phase I ESA is for the sole use of Ms. Deni Adaniya, Oakland Housing Authority, 1801 Harrison Street, 2nd Floor, Oakland, CA 94612 (Client), and their agents. No other person or entity may have reliance upon this report without the express written consent of EGS (Consultant). This report is to be used only in its entirety.

4.4 Specialized Knowledge

In an effort to maintain the innocent landowner defense, assessments of specialized knowledge or experience on the part of the purchaser or landowner is required by 40 CFR Part 312 Section 312.28 as follows:

(a) Persons to whom this part is applicable per § 312.1(b) must take into account, their specialized knowledge of the subject property, the area surrounding the subject property, the conditions of adjoining properties, and any other experience relevant to the inquiry, for the purpose of identifying conditions indicative of releases or threatened releases at the subject property, as defined in § 312.1(c).

(b) All appropriate inquiries, as outlined in § 312.20, are not complete unless the results of the inquiries take into account the relevant and applicable specialized knowledge and experience of the persons responsible for undertaking the inquiry (as described in §312.1(b)).



EGS presents the following specialized knowledge based on our site research:

The property is currently structurally undeveloped. The properties are asphaltic paved, and currently being used as automobile parking lots. The OHA purchased the property in 2001. At that time, the parcels referred to by addresses 1450 and 1500 Harrison Street (APN's 008-0626-025 & 026) were structurally developed with unreinforced wood framed and brick buildings. These structures were demolished by the OHA in 2005 and the parcels paved for use as parking lots. Based on our site research, the properties located at 1450 and 1500 Harrison Street have historically been used for commercial storefronts and warehouses dating back to at least the 1920's. The following businesses (and date/period of occupancy) have been identified at these addresses:

- 1450 Harrison St.: Sewing businesses (Better Way Sewing and Startex International, Inc.) from 1989 through 2000; printing and fax business in 1992; Wenger Electronics and Radio retail from 1943-1986; plumbing and appliance business in 1938; a street and sewer contractor in 1933; and automobile dealerships (Wills Sainte Claire and Westcott) from 1920-1928.
- 1500 Harrison St.: Automobile service and garage from 1963-1980; furniture stores from 1938-1943; and Raymond's auto service and garage from 1925-1933.

Prior to commercial development, the properties located at 1450 and 1500 Harrison Street were residentially developed dating back to at least the late 1800's.

The property located at 1440 Harrison Street (APN 008-0626-024) has historically been residentially developed dating back to the early 1900's. Although the property was developed with a residential structure, site use primarily consisted of the Ebell Society women's cultural and study club. The property was also used for a religious center and theatre school. In 1959, the former structure located at 1440 Harrison Street burned to the ground. Since that time, the property has been used as a parking lot.

Based on our review of the regulatory agencies (ACEH, City of Oakland, SFB-RWQCB, DTSC), as well as the attached historical database information (Appendices C through G), there were no active or historical environmental investigations documented at the subject site.

As part of our records review EGS researched the California State Geotracker Database to identify current or historic environmental concerns at or near the subject site, with no investigations reported on the subject site. However, there are four (4) active underground storage tank (UST) investigations located within 1000 feet of the subject property, two of which are located on the adjacent properties to the south:



1) A Bacharach Trust & B Borsuk, located at 1432 Harrison Street (adjacent property to the south), Geotracker Global ID T0600100682, Active site dating back to early 1990's, two 1,000-gallon UST's were removed from the property beneath the sidewalk along Harrison Street. There were also three hydraulic lifts, a vault, a wash rack and approximately 240 yards of contaminated soil removed. Additionally, soil vapor extraction and air sparging remediation was conducted from 2001 through 2005. The site is currently being monitored over time.

2) Sparks Property, located at 1424 Harrison Street (adjacent property south of 1432 Harrison Street), Geotracker Global ID T10000000619, Active site dating back to early 1980's, two UST's were closed in place in 1982, filled with cement slurry. During the site investigation related to the former UST's at 1432 Harrison Street, residual contamination was detected beneath the closed in place UST's at 1424 Harrison Street. Therefore, additional work was required by the ACEH.

3) Douglas Parking Company, located at 1721 Webster Street (approximately 850 feet north of the site), Geotracker Global ID T0600100140. The site is in open remediation phase related to petroleum UST's.

4) Mobil #10-MHG, located at 160 14th Street (approximately 950 feet southeast of the site), Geotracker Global ID T06019782296. The site is in open assessment phase related to petroleum UST's.

In addition to the above active environmental investigations, there are also twelve (12) former environmental investigations located within 1000 feet of the subject site that have been closed by overseeing regulatory agencies. The active and inactive investigations are presented on Plate 4, Geotracker Database Map, Appendix A.

4.5 Valuation Reduction for Environmental Issues

In an effort to maintain the innocent landowner defense, a property valuation assessment must be completed, assuming there are no REC's, in accordance with 40 CFR Part 312 Section 312.29. EGS identified Recognized Environmental Conditions at, or adjacent to, this property. However, related to the valuation reduction for environmental issues, EGS recommends the Client seek professional assistance with property valuation matters.

The term Recognized Environmental Conditions is defined, pursuant to the ASTM 1527-13 Standard of Practice, in section 2.1 of this report.



4.6 Owner, Property Manager, and Occupant Information

Current Owner: Oakland Housing Authority
1801 Harrison Street, 2nd Floor
Oakland, CA 94612

Record #423913 on file at the Alameda County Recorder's Office

Current Tenant: Douglas Parking Company

4.7 Reason for Performing Phase I

This Phase I Environmental Site Assessment (ESA) was performed at the request of Ms. Deni Adaniya, Oakland Housing Authority, 1801 Harrison Street, 2nd Floor, Oakland, CA 94612 (Client) to provide a review and evaluation of existing available information concerning the subject property as part of their due diligence prior to redeveloping the property.

The property consists of Alameda County APN 008-0626-024, 025, & 026. This ESA was requested so the Client could evaluate environmental risk that might be associated with the property, prior to redeveloping the property, as part of their due diligence in complying with CERCLA's innocent landowner defense. This Phase I ESA is intended to reflect a commercially prudent and reasonable inquiry designed to identify Recognized Environmental Conditions in connection with a property.



5.0 RECORDS REVIEW

The records review for this Phase I ESA consisted of subcontracting a regulatory agency file review to Environmental Data Resources, Inc. (EDR), conducting file reviews and/or inquiries via the State GeoTracker Database, DTSC's EnviroStor Database, and at the ACEH, City of Oakland, SFB-RWQCB, and DTSC, inquiries with the Client, review of historical aerial photography and topographical maps, and other historical records, as well as interviews with persons who have current and past knowledge of the property including (if available) the current property owner, Client's representatives and adjacent property owners and/or tenants if possible.

5.1 Standard Environmental Records Sources

The ASTM E1527-13 and US EPA AAI standards include research of a number of sources of public information compiled by various regulatory agencies for their specific purposes. These include federal, state, tribal, and local agencies, and some of these sources contain overlapping information. If a site is listed with some of these agency databases it does not necessarily mean there is a contamination problem at the site, and if there is a problem at the listed site it does not necessarily mean the contamination extends off site to other properties. As noted above we retained the services of Environmental Data Resources, Inc. (EDR) to conduct an ASTM / AAI standard database search for this section of the Phase I ESA, using the subject site as the "target site". Distances and directions of listed sites below are referenced from the "target site", which is 1440, 1450, and 1500 Harrison Street, Oakland, CA 94612, Woodland, California.

The search by EDR looked at the sources which are listed and described in the EDR Radius Map™ and GeoCheck® Report dated November 23, 2015 (Appendix C). The findings and search distances for each database search are also summarized. The EDR Report includes a number of radius maps that locate and identify the various sites. The reader is advised to refer to the EDR report and its maps, which are attached to this report (Appendix C). The following subsections summarize any significant findings that were reported in the November 23, 2015 EDR Report (Appendix C).

Target Property: The subject site, located at 1440, 1450, and 1500 Harrison Street, Oakland, CA 94612 was reported in the EDR Radius Map™ and GeoCheck® Report dated November 23, 2015 under the HAZNET database. Additionally, the site at 1500 Harrison Street is listed as a historic automotive repair facility (Raymond Garage).

Surrounding Area: There are numerous sites reported in the EDR Radius Map™ and GeoCheck® Report dated November 23, 2015 (Refer to Appendix C). A brief review of



the listed sites reveals that the potential for most of these sites to adversely impact the subject site is very low to nil. However, there are two active environmental investigations related to petroleum UST's located adjacent to the south of 1440 Harrison at 1432 and 1424 Harrison Street.

In addition to the above referenced database searches, a search of tribal records was conducted by EDR resulting in no sites that had a VCP (voluntary cleanup) of a UST within 0.25 miles of the target property area. As noted at the beginning of this section, the reader is advised to refer to the radius maps in the attached EDR report for additional database search results and other site information, and to read the attached EDR report (Appendix C) in its entirety, in conjunction with this Phase I ESA.

5.2 Additional Environmental Sources

As part of the Phase I ESA, EGS reviewed the California State Water Resources Control Board GeoTracker Database, the DTSC's EnviroStor Database, and contacted counter personnel at the ACEH, City of Oakland, DTSC, and SFB-RWQCB to determine if previous site investigations have occurred related to the referenced property. Based on our review of these agencies, only one environmental investigation was identified related to contamination produced from the subject site, and there are two active petroleum UST investigations being performed adjacent to the south of the subject site.

EGS provides the following additional information for the site:

Based on our review of the regulatory agencies (ACEH, City of Oakland, SFB-RWQCB, DTSC), as well as the attached historical database information (Appendices C through G), there were no active environmental investigations documented at the subject site. However, there was one historical environmental related cleanup related to the site address at 1450 Harrison Street on file with the ACEH as follows:

A printing and fax business (A-Color-A-Day Printing) had operated in the 1450 Harrison Street building in the early 1990's (ACEH Site #4172). Waste toner, etch ink, and other liquids generated by retail printing facilities must comply with applicable laws and dispose of these liquids as hazardous waste. In reviewing the ACEH file, it became apparent that when the business was moving in March 1994, one of the movers was illegally dumping "inks or solvents" into a storm drain in the front parking lot area. This was reported by the Oakland Fire Department to the ACEH. In reviewing the EDR database records (Appendix C), the site is listed on the HAZNET database (facility ID S112859045). Samples were collected from the storm drains, and a small volume of soil (0.20 tons) was excavated from around the storm drains to remove the spilled liquid.



The waste was disposed under EPA ID CAC 001003320. There was not further information in the ACEH file.

As part of our records review EGS researched the California State Geotracker Database to identify current or historic environmental concerns at or near the subject site, with no investigations reported on the subject site. However, there are four (4) active underground storage tank (UST) investigations located within 1000 feet of the subject property, two of which are located on the adjacent properties to the south:

- 1) A Bacharach Trust & B Borsuk, located at 1432 Harrison Street (adjacent property to the south), Geotracker Global ID T0600100682, Active site dating back to early 1990's, two 1,000-gallon UST's were removed from the property beneath the sidewalk along Harrison Street. There were also three hydraulic lifts, a vault, a wash rack and approximately 240 yards of contaminated soil removed. Additionally, soil vapor extraction and air sparging remediation was conducted from 2001 through 2005. The site is currently being monitored over time.
- 2) Sparks Property, located at 1424 Harrison Street (adjacent property south of 1432 Harrison Street), Geotracker Global ID T10000000619, Active site dating back to early 1980's, two UST's were closed in place in 1982, filled with cement slurry. During the site investigation related to the former UST's at 1432 Harrison Street, residual contamination was detected beneath the closed in place UST's at 1424 Harrison Street. Therefore, additional work was required by the ACEH.
- 3) Douglas Parking Company, located at 1721 Webster Street (approximately 850 feet north of the site), Geotracker Global ID T0600100140. The site is in open remediation phase related to petroleum UST's.
- 4) Mobil #10-MHG, located at 160 14th Street (approximately 950 feet southeast of the site), Geotracker Global ID T06019782296. The site is in open assessment phase related to petroleum UST's.

In addition to the above active environmental investigations, there are also twelve (12) former environmental investigations located within 1000 feet of the subject site that have been closed by overseeing regulatory agencies. The active and inactive investigations are presented on Plate 4, Geotracker Database Map, Appendix A.



5.3 Tribal Records

The US EPA's AAI rule (40 CFR Part 312 Section 312.26, Reviews of federal, state, tribal, and local government records) includes a provision to review tribal records if they exist for a site. Our subcontracted record search company's (EDR) report (attached to this report) indicated no properties under their tribal database review and located within 0.25 miles of the subject site that had a previous UST, but underwent VCP (voluntary cleanup procedures). We discovered no additional information indicating that there would be tribal records available for this site.

5.4 Physical Setting

5.4.1 Regional Physiographic Conditions

Surface topography is generally flat lying at an elevation of 37 feet above mean sea level (MSL). The property is located in an area of mixed use (commercial and residential) along Harrison Street at the intersection of 15th Street in downtown Oakland, California (Plate 1, Site Location Map, Appendix A). The nearest primary surface water body to the site is Lake Merritt (1750 feet southeast of the site) which drains to the San Francisco Bay (3.25 miles to the west of the site).

5.4.2 Soil Conditions

Based on our review of the attached EDR Report dated November 23, 2015, Physical Setting Source Summary, soils underlying the subject site vicinity may be composed of "Urban Land" according to the United States Department of Agriculture (USDA) Soil Conservation Service (SCS). Refer also to the Physical Setting Source Summary in the attached EDR report for further soils explanation (Appendix C).

5.4.3 Geologic Conditions

Mapping by the USGS, San Francisco Bay Region, Sheet 3, Geologic Map of the Late Cenozoic Deposits, Alameda County, CA by Helley, E.J., Lajoie, K.R., and Burke, D.B., 1972 indicates the area underlying the subject site is composed of Pleistocene aged Merritt Sand. Refer also to the Physical Setting Source Summary in the attached EDR report (Appendix C).

5.4.4 Groundwater Conditions

Shallow groundwater in the general vicinity of the site is fairly shallow, between 15 and 25 feet bgs), with a number of underlying deeper groundwater aquifers. There were numerous wells listed on the Physical Settings Source Map included in the attached EDR report dated



November 23, 2015. We did not observe a water supply well on the subject property during our December 4, 2015 site inspection.

5.5 Results of Site History and Land Use Review

5.5.1 Sanborn Fire Insurance Maps

There is Sanborn coverage for this property as indicated by EDR (Appendix G). We reviewed the Sanborn maps dated 1969, 1967, 1965, 1964, and 1960 which showed the subject property as being developed in the northern two parcels (1450 and 1500 Harrison) with site use as automotive, warehouse and store; and undeveloped in the southern parcel (1440 Harrison). The 1959 Sanborn map shows the fire remains at the property of 1440 Harrison. We reviewed the Sanborn maps dated 1957, 1953, 1952, and 1950 which shows the subject property as being developed in the northern two parcels (1450 and 1500 Harrison) with site use as automotive, warehouse and store; and developed in the southern parcel (1440 Harrison) with site use as the Ebell House. We reviewed the Sanborn maps dated 1911, 1903, and 1889 which shows the development of the subject site as residential.

5.5.2 City Directory

The subject property is located along Harrison Street in downtown Oakland, California (Plate 1). The City Directory confirms mixed use commercial and residential land use in the vicinity of the subject property.

5.5.3 City Records Review

We reviewed the EDR City Directory Abstract which is included as part of this Phase I ESA as Appendix F. Based on our site research, the properties located at 1450 and 1500 Harrison Street have historically been used for commercial storefronts and warehouses dating back to at least the 1920's. The following businesses (and date/period of occupancy) have been identified at these addresses:

- 1450 Harrison St.: Sewing businesses (Better Way Sewing and Startex International, Inc.) from 1989 through 2000; printing and fax business from 1991-1994; Wenger Electronics and Radio retail from 1943-1986; plumbing and appliance business in 1938; a street and sewer contractor in 1933; and automobile dealerships (Wills Sainte Claire and Westcott) from 1920-1928.
- 1500 Harrison St.: Automobile service and garage from 1963-1980; furniture stores from 1938-1943; and Raymond's auto service and garage from 1925-1933.



The property located at 1440 Harrison Street (APN 008-0626-024) has historically been residentially developed dating back to the early 1900's. Although the property was developed with a residential structure, site use primarily consisted of the Ebell Society women's cultural and study club. The property was also used for a religious center and theatre school. In 1959, the former structure located at 1440 Harrison Street burned to the ground.

5.5.4 Aerial Photographs

Aerial photographs provided from Environmental Data Resources, Inc. (EDR) were reviewed for this Phase I ESA. The results of the historical aerial photo review (Appendix D) are as follows:

EDR, 2012, Color, non stereo frame, scale 1" = 500': Site and surrounding area development similar to that of the 2010 aerial.

EDR, 2010, Color, non stereo frame, scale 1" = 500': Site and surrounding area development similar to that of the 2009 aerial.

EDR, 2009, Color, non stereo frame, scale 1" = 500': The former commercial buildings on 1450 and 1500 Harrison Street have been removed at the time of this photo, and subject property used as parking lot at this time. Surrounding area development similar to that of the 2005 aerial.

EDR, 2005, Color, non stereo frame, scale 1" = 500': Site and surrounding area development similar to that of the 1998 aerial.

EDR, 1998, B&W, non stereo frame, scale 1" = 500': Site and surrounding area development similar to that of the 1993 aerial.

EDR, 1993, B&W, non stereo frame, scale 1" = 500': Site and surrounding area development similar to that of the 1982 aerial.

EDR, 1982, Color, non stereo frame, scale 1" = 500': Site and surrounding area development similar to that of the 1974 aerial.

EDR, 1974, Color, non stereo frame, 1" = 500': Site and surrounding area development similar to that of the 1968 aerial.

EDR, 1968, B&W copy, non stereo frame, scale 1" = 500': Site and surrounding area development similar to that of the 1958 aerial. The 1440 Harrison Street parcel is now vacant after the previous residential structure had burned in 1959.



EDR, 1958, B&W copy, non stereo frame, scale 1"= 500': Site and surrounding area development similar to that of the 1946 aerial, increase commercial development in surrounding area.

EDR, 1946, B&W copy, non stereo frame, scale 1"= 500': Site and surrounding area development similar to that of the 1939 aerial, with less dwellings and increase commercial buildings.

EDR, 1939, B&W copy, non stereo frame, scale 1"= 500': The subject property is fully developed with commercial structures on the 1450 and 1500 Harrison Street parcels and a residential house on 1440 Harrison Street parcel. Surrounding area development fully developed with dwellings.

5.5.5 Personal Interviews

Information was obtained for this Phase I ESA through consultations with one or more of each of the following: the Client and Client's representative(s), regulatory agency personnel, City or County personnel, current site Owner's representative, and others with relevant knowledge of the property. Those interviewed and their relationship to the property is as follows:

Ms. Deni Adaniya:	(510) 587-2149	Oakland Housing Authority
Ms. Alicia Foote:	(510) 567-6809	ACEH
Counter Personnel:	(510) 622-2300	SFB-RWQCB
Previous Owners / Tenants:		Unsuccessful attempts to contact

Information from these sources is included in various sections of this Phase I ESA report, and reference is made to the source of information where obtained through consultation with individuals.

5.5.6 Synopsis of Previous and Current Environmental Investigations

Based on our review of the regulatory agencies (ACEH, City of Oakland, SFB-RWQCB, DTSC), as well as the attached historical database information (Appendices C through G), there were no active environmental investigations documented at the subject site. However, there was one historical environmental related cleanup related to the site address at 1450 Harrison Street on file with the ACEH as follows:



A printing and fax business (A-Color-A-Day Printing) had operated in the 1450 Harrison Street building in the early 1990's (ACEH Site #4172). Waste toner, etch ink, and other liquids generated by retail printing facilities must comply with applicable laws and dispose of these liquids as hazardous waste. In reviewing the ACEH file, it became apparent that when the business was moving in March 1994, one of the movers was illegally dumping "inks or solvents" into a storm drain in the front parking lot area. This was reported by the Oakland Fire Department to the ACEH. In reviewing the EDR database records (Appendix C), the site is listed on the HAZNET database (facility ID S112859045). Samples were collected from the storm drains, and a small volume of soil (0.20 tons) was excavated from around the storm drains to remove the spilled liquid. The waste was disposed under EPA ID CAC 001003320. There was not further information in the ACEH file.

As part of our records review EGS researched the California State Geotracker Database to identify current or historic environmental concerns at or near the subject site, with no investigations reported on the subject site. However, there are four (4) active underground storage tank (UST) investigations located within 1000 feet of the subject property, two of which are located on the adjacent properties to the south:

- 1) A Bacharach Trust & B Borsuk, located at 1432 Harrison Street (adjacent property to the south), Geotracker Global ID T0600100682, Active site dating back to early 1990's, two 1,000-gallon UST's were removed from the property beneath the sidewalk along Harrison Street. There were also three hydraulic lifts, a vault, a wash rack and approximately 240 yards of contaminated soil removed. Additionally, soil vapor extraction and air sparging remediation was conducted from 2001 through 2005. The site is currently being monitored over time.
- 2) Sparks Property, located at 1424 Harrison Street (adjacent property south of 1432 Harrison Street), Geotracker Global ID T10000000619, Active site dating back to early 1980's, two UST's were closed in place in 1982, filled with cement slurry. During the site investigation related to the former UST's at 1432 Harrison Street, residual contamination was detected beneath the closed in place UST's at 1424 Harrison Street. Therefore, additional work was required by the ACEH.
- 3) Douglas Parking Company, located at 1721 Webster Street (approximately 850 feet north of the site), Geotracker Global ID T0600100140. The site is in open remediation phase related to petroleum UST's.



4) Mobil #10-MHG, located at 160 14th Street (approximately 950 feet southeast of the site), Geotracker Global ID T06019782296. The site is in open assessment phase related to petroleum UST's.

In addition to the above active environmental investigations, there are also twelve (12) former environmental investigations located within 1000 feet of the subject site that have been closed by overseeing regulatory agencies. The active and inactive investigations are presented on Plate 4, Geotracker Database Map, Appendix A.

5.5.7 Summary of Land Use

The property is owned by the Oakland Housing Authority (OHA) and consists of Alameda County APN's 008-0626-024, 025, & 026, which totals approximately 0.695+/- acres (Plate 3, AP Map, Appendix A). The property is currently structurally undeveloped. The properties are asphaltic paved, and currently being used as automobile parking lots.



6.0 SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

We conducted the site reconnaissance on December 4, 2015. The site reconnaissance was conducted by EGS's Environmental Professional David L. Bush, PG 8989, to become familiar with the site, adjacent properties, and nearby conditions. The site and surrounding structures and features were observed to document the current conditions and surrounding land use, as well as obtaining information, if any, indicating the likelihood of identifying recognized environmental conditions in connection with the property.

The site reconnaissance methodology consisted of walking over the site, taking field notes, and photographing visibly observable conditions. Selected photographs are attached to this Phase I ESA as Appendix B. No samples of any materials were collected, nor were any tests conducted. Our site reconnaissance was limited to observing readily visible conditions. We did not conduct any sampling, exploration, digging, drilling, probing or excavation. Existing materials were not moved.

The subject property was observed to document current conditions of land use and to observe potential visibly identifiable conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products at the subject property and adjacent properties. Observations made by our Environmental Professional are reported in various sections of this Phase I ESA.

6.2 General Site Setting

Surface topography is generally flat lying at an elevation of 37 feet above mean sea level (MSL). The property is located in an area of mixed use (commercial and residential) along Harrison Street at the intersection of 15th Street in downtown Oakland, California (Plate 1, Site Location Map, Appendix A). City of Oakland Planning Commission lists the zoning at the subject property as CBD-C, Central Business District. Current access to the site is via Harrison Street, with the nearest intersection being 15th Street (Plate 2, Site Map, Appendix A). The nearest primary surface water body to the site is Lake Merritt (1750 feet southeast of the site) which drains to the San Francisco Bay (3.25 miles to the west of the site).

6.2.1 Current Use of Subject Property

The property is owned by the Oakland Housing Authority (OHA) and consists of Alameda County APN's 008-0626-024, 025, & 026, which totals approximately 0.695+/- acres (Plate 3,



AP Map, Appendix A). The property is currently structurally undeveloped. The properties are asphaltic paved, and currently being used as automobile parking lots.

6.2.2 Adjacent Off-Site and Vicinity Observations

Surrounding area development consists of mixed use commercial and residential as follows:

North of site – Residential apartments (adjacent) with mixed commercial and residential further north of the site along Harrison Street.

East of site – Parking garage and residential apartment buildings

South of site – Parking lot and commercial development

West of site – Commercial and residential development

6.3 Exterior Observations

There are currently no structures on the site.

6.4 Interior Observations

There are currently no structures on the site.



7.0 INTERVIEWS

7.1 Interviews with Owner and Others

A list of those interviewed is provided in a previous report section (5.5.5). Information provided by the Client, and Client's representatives, is cited in relevant sections of this report. These interviews provided information on the site history, uses, and ownership.

Ms. Deni Adaniya, OHA, provided EGS with background information on the property, including the Preliminary Title Report, answered questions regarding the previous site use, previous building demolition, and proposed site use.

We attempted to contact previous owners, tenants and adjacent property owners without returned calls or availability issues.

7.2 Interview with Occupant of Subject Property

We attempted to contact the current tenant without success. The site is currently used as a parking lot. We spoke with the current owner, Ms. Deni Adaniya of the OHA.

7.3 Interviews with Local Officials

We spoke with personnel (listed in Section 5.5.5) or reviewed online databases at the Alameda County Environmental Health, City of Oakland, DTSC and San Francisco Bay Regional Water Quality Control Board to determine if records exist at or near the subject site related to environmental hazardous investigations.



8.0 FINDINGS

Pursuant to the request and assignment of the Ms. Deni Adaniya, Oakland Housing Authority, 1801 Harrison Street, 2nd Floor, Oakland, CA 94612 (Client), Environmental Geology Services (Consultant), performed a Phase I Environmental Site Assessment (ESA) on the referenced property located at 1440, 1450, and 1500 Harrison Street, Oakland, CA 94612, Woodland, Alameda County, State of California (Plate 1, Site Location Map, Appendix A).

The Client requested this Phase I Environmental Site Assessment (ESA) as part of their due diligence prior to redeveloping the property with a proposed Senior Housing project.

Our Assessment resulted in the following findings:

- Environmental Geology Services (EGS) and its' Environmental Professionals researched the site history and historical records to identify past and present land uses as part of due diligence to determine if Recognized Environmental Conditions (REC's), Historical REC's (HREC's), Controlled REC's (CREC's), or Vapor Encroachment Conditions (VEC's) may exist, or may have existed on the property.
- Our research attempted to identify these conditions as they may relate to hazardous substances or petroleum products released to, or that may have migrated in or through, the environment (soil, soil vapor, and groundwater). EGS also determined if *de minimis* conditions or other environmental considerations exist at the site.
- The property is owned by the Oakland Housing Authority (OHA) and consists of Alameda County APN's 008-0626-024, 025, & 026, which totals approximately 0.695+/- acres.
- The property is currently structurally undeveloped.
- The properties are asphaltic paved, and currently being used as automobile parking lots.
- Surface topography is generally flat lying at an elevation of 37 feet above mean sea level (MSL).
- The property is located in an area of mixed use (commercial and residential) along Harrison Street at the intersection of 15th Street in downtown Oakland, California.
- City of Oakland Planning Commission lists the zoning at the subject property as CBD-C, Central Business District.



- Current access to the site is via Harrison Street, with the nearest intersection being 15th Street.
- The nearest primary surface water body to the site is Lake Merritt (1750 feet southeast of the site) which drains to the San Francisco Bay (3.25 miles to the west of the site).
- The OHA purchased the property in 2001. At that time, the parcels referred to by addresses 1450 and 1500 Harrison Street (APN's 008-0626-025 & 026) were structurally developed with unreinforced wood framed and brick buildings. These structures were demolished by the OHA in 2005 and the parcels paved for use as parking lots.
- Based on our site research, the properties located at 1450 and 1500 Harrison Street have historically been used for commercial storefronts and warehouses dating back to at least the 1920's. The following businesses (and date/period of occupancy) have been identified at these addresses:

1450 Harrison St: Sewing businesses (Better Way Sewing and Startex International, Inc.) from 1989 through 2000; printing and fax business from 1991-1994; Wenger Electronics and Radio retail from 1943-1986; plumbing and appliance business in 1938; a street and sewer contractor in 1933; and automobile dealerships (Wills Sainte Claire and Westcott) from 1920-1928.

1500 Harrison St: Automobile service and garage from 1963-1980; furniture stores from 1938-1943; and Raymond's auto service and garage from 1925-1933.

- Prior to commercial development, the properties located at 1450 and 1500 Harrison Street were residentially developed dating back to at least the late 1800's.
- The property located at 1440 Harrison Street (APN 008-0626-024) has historically been residentially developed dating back to the early 1900's. Although the property was developed with a residential structure, site use primarily consisted of the Ebell Society women's cultural and study club. The property was also used for a religious center and theatre school. In 1959, the former structure located at 1440 Harrison Street burned to the ground. Since that time, the property has been used as a parking lot.
- Surrounding area development consists of mixed use commercial and residential as follows:

North of site – Residential apartments (adjacent) with mixed commercial and residential further north of the site along Harrison Street.



East of site – Parking garage and residential apartment buildings

South of site – Parking lot and commercial development

West of site – Commercial and residential development

- Based on our review of the regulatory agencies (ACEH, City of Oakland, SFB-RWQCB, DTSC), as well as the attached historical database information (Appendices C through G), there were no active environmental investigations documented at the subject site. However, there was one historical environmental related cleanup related to the site address at 1450 Harrison Street on file with the ACEH as follows:

A printing and fax business (A-Color-A-Day Printing) had operated in the 1450 Harrison Street building in the early 1990's (ACEH Site #4172). Waste toner, etch ink, and other liquids generated by retail printing facilities must comply with applicable laws and dispose of these liquids as hazardous waste. In reviewing the ACEH file, it became apparent that when the business was moving in March 1994, one of the movers was illegally dumping "inks or solvents" into a storm drain in the front parking lot area. This was reported by the Oakland Fire Department to the ACEH. In reviewing the EDR database records (Appendix C), the site is listed on the HAZNET database (facility ID S112859045). Samples were collected from the storm drains, and a small volume of soil (0.20 tons) was excavated from around the storm drains to remove the spilled liquid. The waste was disposed under EPA ID CAC 001003320. There was not further information in the ACEH file.

- As part of our records review EGS researched the California State Geotracker Database to identify current or historic environmental concerns at or near the subject site, with no investigations reported on the subject site. However, there are four (4) active underground storage tank (UST) investigations located within 1000 feet of the subject property, two of which are located on the adjacent properties to the south:

1) A Bacharach Trust & B Borsuk, located at 1432 Harrison Street (adjacent property to the south), Geotracker Global ID T0600100682, Active site dating back to early 1990's, two 1,000-gallon UST's were removed from the property beneath the sidewalk along Harrison Street. There were also three hydraulic lifts, a vault, a wash rack and approximately 240 yards of contaminated soil removed. Additionally, soil vapor extraction and air sparging remediation was



conducted from 2001 through 2005. The site is currently being monitored over time.

2) Sparks Property, located at 1424 Harrison Street (adjacent property south of 1432 Harrison Street), Geotracker Global ID T10000000619, Active site dating back to early 1980's, two UST's were closed in place in 1982, filled with cement slurry. During the site investigation related to the former UST's at 1432 Harrison Street, residual contamination was detected beneath the closed in place UST's at 1424 Harrison Street. Therefore, additional work was required by the ACEH.

3) Douglas Parking Company, located at 1721 Webster Street (approximately 850 feet north of the site), Geotracker Global ID T0600100140. The site is in open remediation phase related to petroleum UST's.

4) Mobil #10-MHG, located at 160 14th Street (approximately 950 feet southeast of the site), Geotracker Global ID T06019782296. The site is in open assessment phase related to petroleum UST's.

- In addition to the above active environmental investigations, there are also twelve (12) former environmental investigations located within 1000 feet of the subject site that have been closed by overseeing regulatory agencies.



9.0 CONCLUSIONS

Based on our site research, file reviews, site reconnaissance, and in accordance with the US EPA's All Appropriate Inquiries (AAI) and ASTM E1527-13 Standard of Practice, Environmental Geology Services provides the following conclusions:

Recognized Environmental Conditions (REC): There were REC's identified on the subject property due to past site use including automobile servicing at the 1500 Harrison Street address and likely automobile servicing related to the former dealerships located at 1450 Harrison Street address. There were also REC's identified on the adjacent properties to the south related to former petroleum UST's;

Historical REC's (HREC's): There were no HREC's identified on or nearby the subject property;

Controlled REC's (CREC's): There were no CREC's identified on or nearby the subject property;

Vapor Encroachment Conditions (VEC's): There were VEC's identified on or nearby the subject property due to the potential contaminants beneath the subject site related to previous automobile service use, as well as from former petroleum UST's located adjacent to the site to the south;

De minimus Conditions: We did not observe conditions that would be considered *de minimus* at the site since the site is structurally undeveloped and being used as parking lot.

Other Environmental Considerations: Since the former residential house located on 1440 Harrison Street burned to the ground, there may be potential residual contaminants related to that fire in shallow soils beneath that parcel. Based on the age of the former structures on each of the subject parcels, there may be the potential for residual lead based paint and asbestos containing materials in shallow soils beneath the site which, if present, would need to be addressed during site redevelopment for worker safety and disposal purposes.

The terms Recognized Environmental Conditions (REC), Historical REC's (HREC's), Controlled REC's (CREC's), migrate/migration (related to VEC's), and *de minimis* conditions are defined, pursuant to the ASTM E1527-13 Standard of Practice, in section 2.1.1 of this report, along with other pertinent definitions.



Finally, EGS has concluded that under the US EPA's All Appropriate Inquiry rule and the ASTM E1527-13 Standard of Practice (discussed further in Section 2.1 of this report), based on historical site uses and current petroleum related investigations at adjacent sites, there were current conditions identified at this site, and adjacent sites, at the time of our site reconnaissance that were indicative of an existing release, a past release or a material threat of a release of hazardous substances including petroleum products to the environment.

10.0 RECOMMENDATIONS

It is recommended that the reader review all Appendices included in this Phase I Environmental Site Assessment (Appendices A - H). This assessment is intended to permit the Client to satisfy one of the requirements to qualify for the innocent landowner defense for CERCLA liability prior to redevelopment of the property with a proposed Senior Housing project.

Our Phase 1 ESA identified Recognized Environmental Conditions (REC) at this property. In addition to the following recommendations, we advise that the Client consult with an attorney to fully cover legal questions and to determine additional requirements needed to qualify for the innocent landowner defense for CERCLA liability, should the need for such a defense arise, or be of concern to the Client.

Based on the above conclusions, Environmental Geology Services makes the following recommendations for the site:

- ❖ Since it was determined that historical site use of the subject property has included automobile servicing and dealership businesses that likely produced, stored, and disposed of petroleum waste at the 1450 and 1500 Harrison Street parcels, we recommend additional investigation to identify potential residual contaminants on those properties related to previous site use.
- ❖ Since it was identified that the former structure located on 1440 Harrison Street burned to the ground, we recommend additional investigation to identify potential residual contaminants on that property related to this issue.
- ❖ Since we identified active investigations related to former petroleum UST's at the adjacent properties to the south of the site (1432 and 1424 Harrison Street), we recommend additional investigation to identify potential residual contaminants on the subject site related to those UST investigations.



- ❖ Based on the age of the former structures on each of the subject parcels, there may be the potential for residual lead based paint and asbestos containing materials in shallow soils beneath the site. Therefore, we recommend additional investigation to identify potential residual contamination related to this issue.
- ❖ EGS recommends the Oakland Housing Authority complete a Phase 2 Environmental Site Assessment (ESA) to address each of the above potential issues. We recommend that the Phase 2 ESA include the following:
 - Shallow soil sampling to identify potential contaminants to protect worker safety and for disposal purposes during the site redevelopment work;
 - Soil vapor sampling to identify potential vapor encroachment conditions for planning purposes during site redevelopment;
 - Deeper soil and groundwater sampling to identify the potential of the residual adjacent UST contaminants to have migrated toward the subject site.

We look forward to assisting the Oakland Housing Authority with the implementation of the recommended Phase 2 Environmental Site Assessment at the subject site.

11.0 PROOF OF QUALIFICATIONS

This section presents the qualifications and background of the person or persons preparing the Phase I ESA. The following summary is provided to comply with the ASTM Practice E1527-13 requirement and the US EPA's AAI Rule so that minimum requirements are met.

We declare to the best of our professional knowledge and belief, we meet the definition of Environmental Professional (EP) as defined in Section 2.1.1 of this Phase I ESA Report and in 312.10 of 40 CFR 312. We have the specific qualifications passed on education, training, and experience to assess the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR part 312, and ASTM E1527-13. The Environmental Professionals who conducted this Phase I ESA are presented in the following:



REPORT: Phase I Environmental Site Assessment
Oakland Housing Authority
1440, 1450, and 1500 Harrison Street, Oakland, CA 94612
Alameda County APN 008-0626-024, 025, & 026

David L. Bush, Professional Geologist (PG 8989)

Education: - The Florida State University, Tallahassee, FL: B.S. - Geography/Environmental Studies, 1999. Alameda State University, Rohnert Park, CA: B.A. Geology, 2007.

CERTIFICATION	DATE EARNED	METHOD1	REGISTRATION #	STATES
Professional Geologist	2012, 2013 – PG	EX, R	8989, G2390	CA, OR
Registered Environmental Assessor, Level I	2007 - REA I	EA	08276	CA
Qualified SWPPP Developer	2013 - QSD	EX	24661	CA

NOTE 1: EX = by Examination, Education and Experience; EA = Experience and Application

Hazmat Training: - Fed-OSHA (Title 29, CFR 1910.120) Hazardous Waste Operations and Emergency Response 24-Hour Training, National Environmental Trainers, Inc., 2002; Fed-OSHA (Title 29, CFR 1910.120) and Cal OSHA (Title 8 CCR 5192(e)(3)(A)) Health and Safety Training for Hazardous Waste Workers 40-Hour Training, University of California - Davis, 2007.

Professional History: Current Owner and Principal Geologist of Environmental Geology Services. Previous experience includes 15 years experience at Environmental Geology Services as Senior Project Geologist / Manager. Prior work with the US-National Resource Conservation Service and the State of California Parks & Recreation Department.

Fields of Expertise: Phase 1 and Phase 2 Environmental Site Assessments through Remediation (Phase 3) and Closure (Phase 4); Environmental geology research and investigation for chlorinated solvent sites, UST investigations/remediation/closure, soil, soil vapor and groundwater investigations and sampling using multiple drilling methods; Remediation systems design, implementation and operation; Surface water sampling; Groundwater resource evaluations; Geotechnical exploration and active fault investigations; Project Management, UST Fund Claims Processing and Management, State Geotracker System management and information support; Regulatory Compliance and Permitting; Waste Disposal Management.

Clients: Cities, municipal agencies, banks, commercial developers and property managers, wineries, architects, engineers, insurance companies, legal firms, land planners, and environmental impact report consultants.

Professional Affiliations: Association of Groundwater Scientists and Engineers, Association of Engineering Geologists, National Groundwater Association, American Association of Petroleum Geologists.



12.0 REFERENCES

American Society for Testing and Materials (ASTM), Designation E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, November 2013.

Comprehensive Environmental Response, Compensation, and Liability Act of 1980 ("CERCLA" or "Superfund), as amended by Superfund Amendments and Reauthorization Act of 1986 ("SARA") and Small Business Liability Relief and Brownfields Revitalization Act of 2002 ("Brownfields Amendments"), 42 U.S.C §9601 et seq.

"All Appropriate Inquiries" Final Rule 40 C.F.R. Part 312 Chapter 1 EPA, Subchapter J-Superfund, Emergency Planning, and Community Right-to-Know Programs, 40 C.F.R Parts 300-399.

Environmental Data Resources, Inc., Radius Map with GeoCheck, Inquiry Number 4474121.2s, November 23, 2015

Environmental Data Resources, Inc., Aerial Photo Decade Package, Inquiry Number 4474121.9, November 25, 2015

Environmental Data Resources, Inc., Historical Topographic Map Report, Inquiry Number 4474121.4, November 23, 2015

Environmental Data Resources, Inc., City Directory Abstract, Inquiry Number 4474121.5, November 24, 2015

Environmental Data Resources, Inc., Certified Sanborn® Map Report, Inquiry Number 4474121.3, November 23, 2015

California Department of Toxic Substances, California EPA Website at www.envirostor.dtsc.ca.gov/public/

California Department of Water Resources, Division of Planning and Local Assistance Website at <http://well.water.ca.gov/>

California State Water Resources Control Board, Water Quality, Geographic Information System (GIS) at <http://www.geotacker.swrcb.ca.gov>

California Department of Conservation, Division of Mines and Geology Website at http://www.consrv.ca.gov/CGS/information/publications/cgs_notes/note_36/note_36.pdf

U. S. Environmental Protection Agency, Brownfields Cleanup and Redevelopment, All Appropriate Inquiries at <http://www.epa.gov/>

[https://localwiki.org/oakland/Ebell Society](https://localwiki.org/oakland/Ebell_Society)

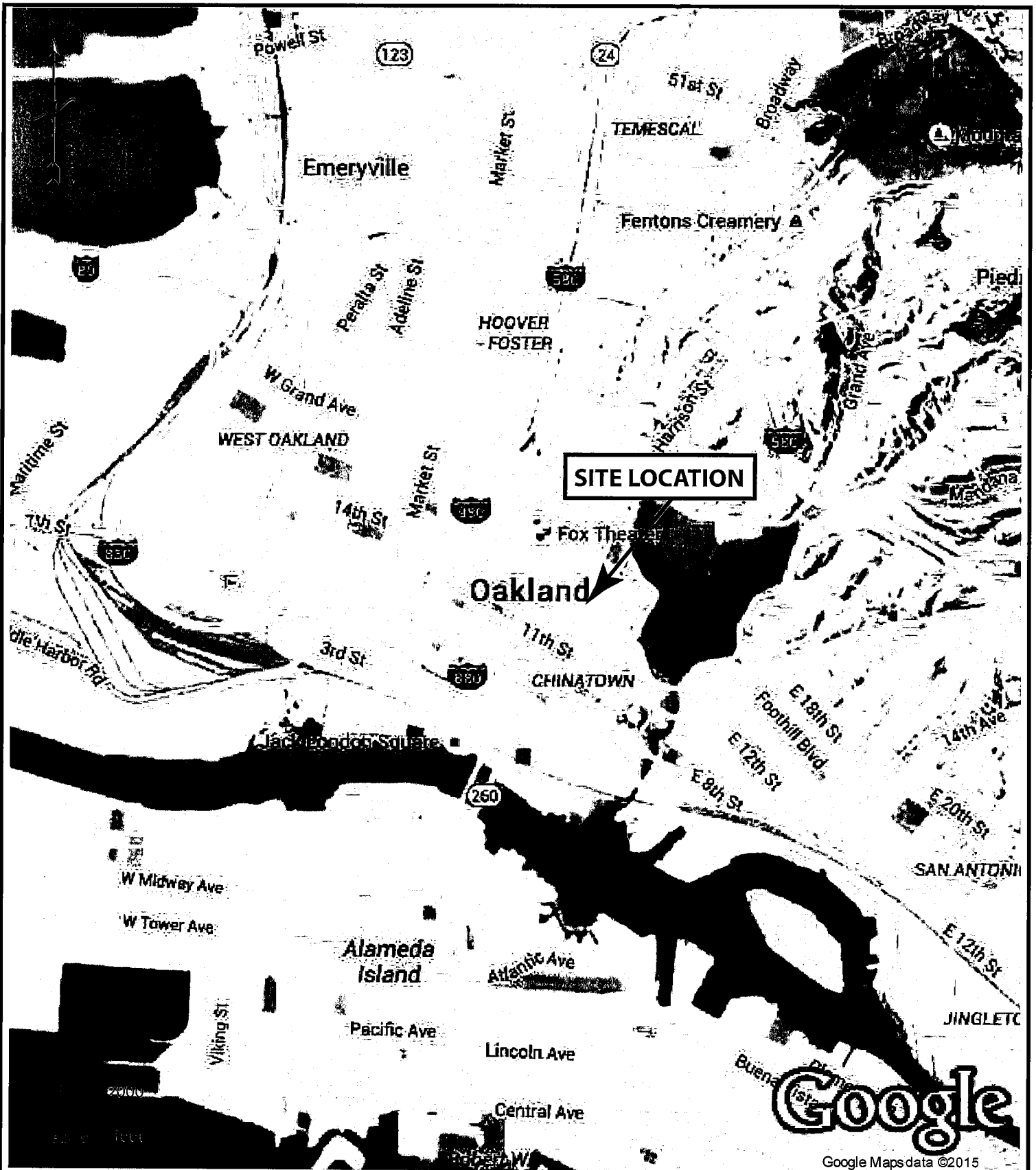
<http://mapgis.oaklandnet.com/planmap/>

http://www.sfgenealogy.com/alameda_county_directory/1933/1933_610.pdf



APPENDIX A

Plates



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**SITE LOCATION MAP
REPORT:**
Phase 1 Environmental Site Assessment
Oakland Housing Authority
1440, 1450, and 1500 Harrison Street
Oakland, California
Alameda County APN 008-0626-024, 025 & 026

PLATE

1



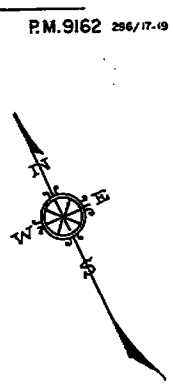
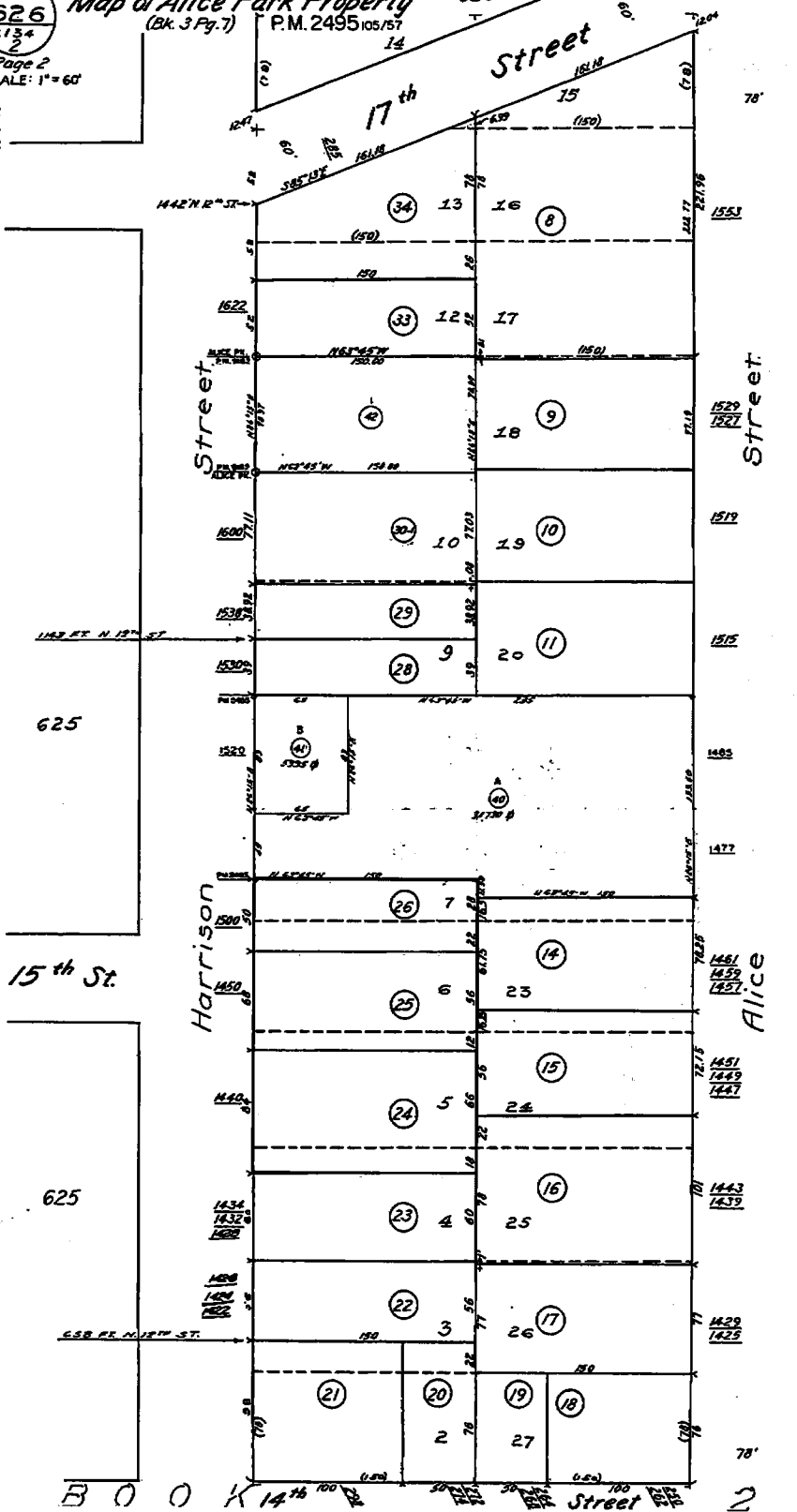
	<p>ENVIRONMENTAL GEOLOGY SERVICES Consulting and Project Management</p> <p>Serving Northern California Since 1989 www.EGSconsultants.com</p> <p>OIF: 707-528-881C N: 707-953-102C</p>	<p>CLIENT: OHA PROJECT: 548.1115 DRAFTED BY: DLB DATE: DEC 2015</p>	<p>SITE MAP REPORT: <i>Phase 1 Environmental Site Assessment</i> Oakland Housing Authority 1440, 1450, and 1500 Harrison Street Oakland, California Alameda County APN 008-0626-024, 025 & 026</p>	<p>PLATE 2</p>
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626
2134
2
Page 2
SCALE: 1" = 60'

ASSESSOR'S MAP 8
Map of Alice Park Property
(Bk. 3 Pg. 7) P.M. 2495 105/57

Code Area No.17-022

APN: 213-7980
11.06-07CC



P.M. 9162 296/17-19

N. 83° 15' E

HPN 42



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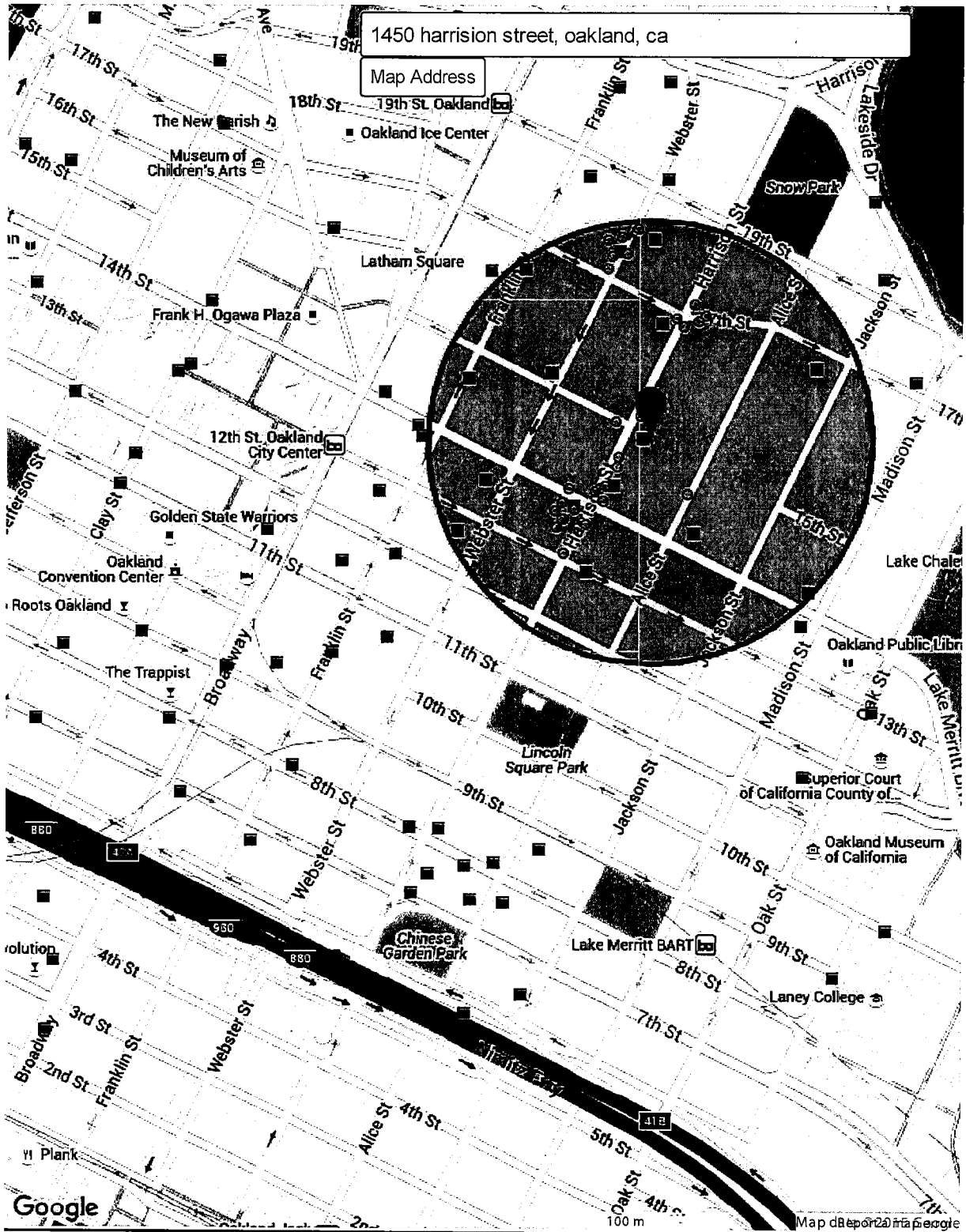
CLIENT:
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**ASSESSOR PARCEL MAP
REPORT:**
Phase 1 Environmental Site Assessment
Oakland Housing Authority
1440, 1450, and 1500 Harrison Street
Oakland, California
Alameda County APN 008-0626-024, 025 & 026

**PLATE
3**

12/20/2015

GeoTracker



☒ SITES FOUND IN SEARCH RADIUS

<http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=1440+harrison+street%2C+oakland%2C+ca>

1/1



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**GEOTRACKER DATABASE MAP
REPORT:**
Phase 1 Environmental Site Assessment
Oakland Housing Authority
1440, 1450, and 1500 Harrison Street
Oakland, California
Alameda County APN 008-0626-024, 025 & 026

**PLATE
4**

APPENDIX B

Photos



Photo 1: View of former Ebell House that was located at 1440 Harrison Street and burned in 1959.

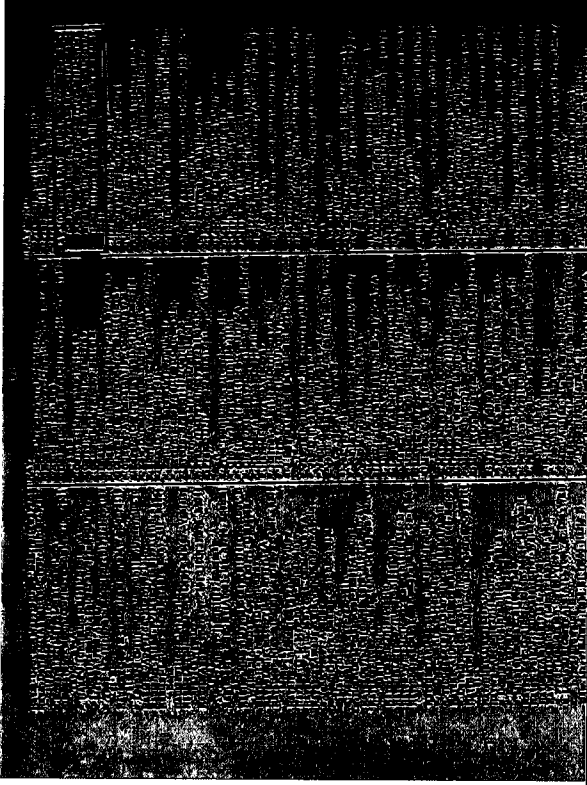


Photo 2: Polk Directory circa 1925 showing Raymond Garage at 1500 Harrison Street

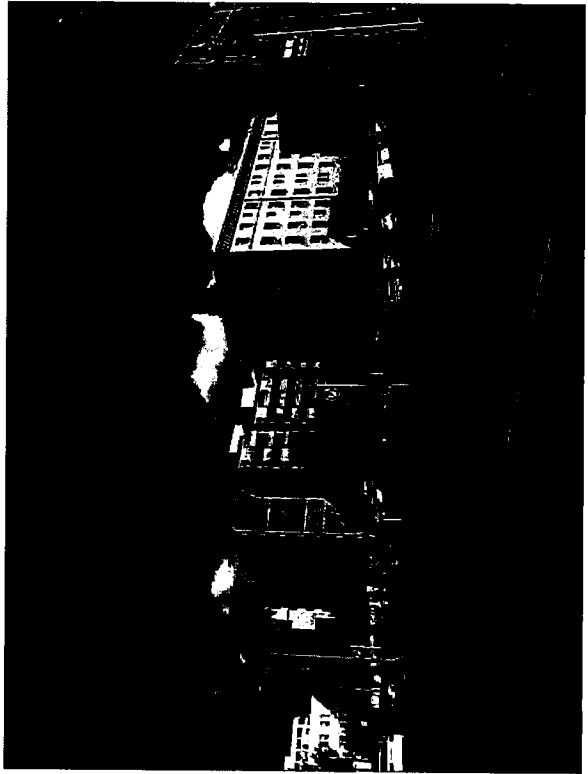


Photo 3: View of subject site looking northeast

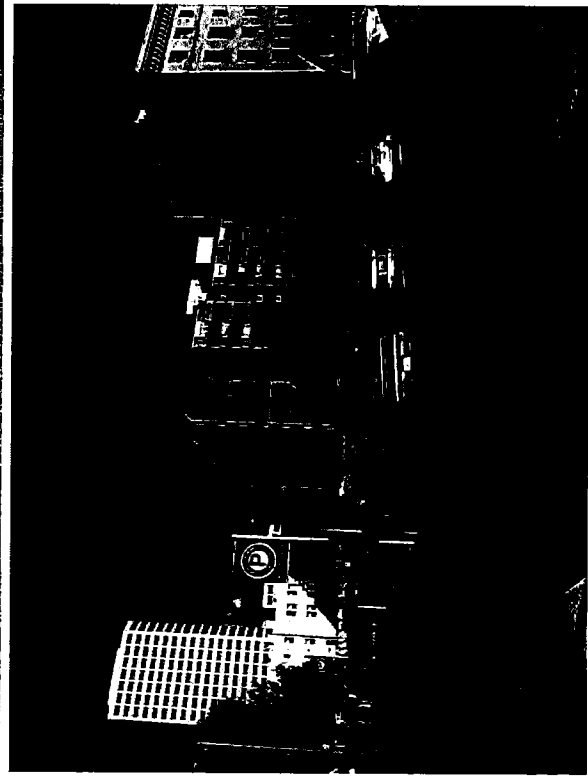


Photo 4: View of subject site looking northeast

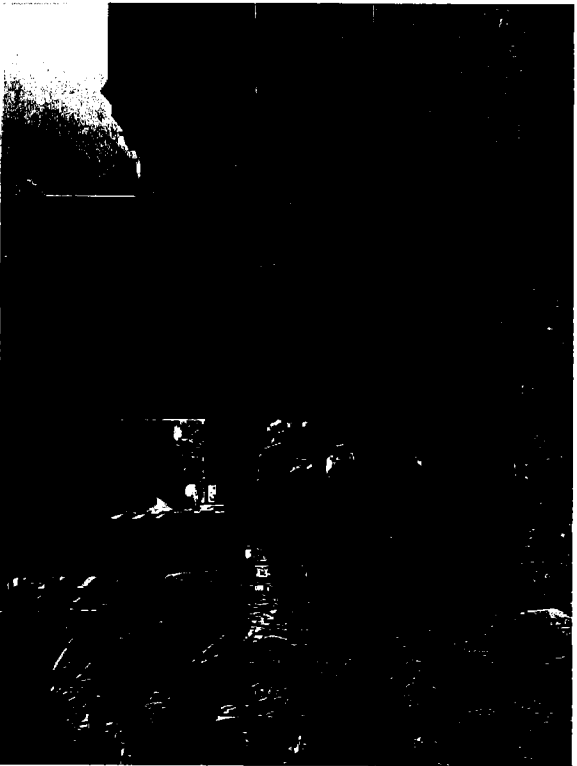


Photo 5: View of 1500 Harrison Street parcel



Photo 6: View of adjacent site to south (1432 Harrison Street)



Photo 7: View of extraction well and remediation compound on 1432 Harrison Street associated with site UST investigation

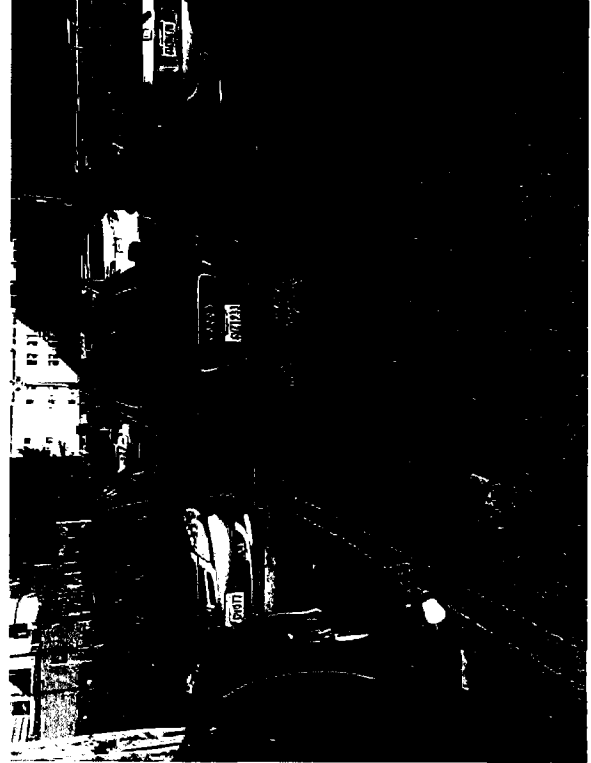


Photo 8: Groundwater monitoring well associated with 1432 Harrison St UST Investigation, 1440 Harrison property line at grass area