

Board Office Use: Legislative File Info.	
File ID Number	12-0213
Committee	Facilities
Introduction Date	1-25-2012
Enactment Number	12-0182
Enactment Date	1-25-12



OAKLAND UNIFIED  
SCHOOL DISTRICT

Memo

To: Board of Education

From: Tony Smith, Ed.D., Superintendent  
Timothy White, Assistant Superintendent, Facilities Planning and Management

Board Meeting Date: January 25, 2012

Subject: Division of Facilities Planning and Management P.O. Less than \$50,000.00

Action Requested: Ratification by the Board of Education of the attached contracts for the Division of Facilities Planning and Management.

File ID	Vendor Name	\$	Funding Source	Type	Site	Period	City
12-0203	Acoustics by the Bay	\$18,000.00	GO Bond-Measure B	P.O.	Highland E.S.	1-25-2012 thru 12-31-2012	Oakland
12-0204	Applied Remedial Services, Inc.	\$14,436.00	GO Bond-Measure B	P.O.	Prescott E.S.	12-1-2011 thru 1-31-2012	Walnut Creek, CA
12-0205	Associate Comfort Systems	\$13,900.00	Fund 35	P.O.	Facilities	10-24-2011 thru 12-10-2011	San Leandro, CA
12-0206	Bosch Security Systems	\$450.00	GO Bond-Measure B	P.O.	Skyline Wellness Center	12-1-2011 thru 6-30-2012	Lancaster, PA
12-0207	CDW Government	\$11,847.06	GO Bond-Measure B	P.O.	Jefferson ES	11-11-2011 thru 12-30-2011	Chicago, IL
12-0208	Central Equipment Services	\$5,748.15	Fund 35	P.O.	La Escuelita (Downtown)	11-31-2011 thru 2-1-2012	San Jose, CA
12-0209	Chussy International	\$519.88	GO Bond-Measure A	P.O.	Facilities	10-28-11 thru 11-4-2011	Oakland, CA
12-0210	Logical Choice Technologies	\$7,250.00	GO Bond-Measure A	P.O.	Claremont M.s.	12-5-2011 thru 2-3-2012	Lawrenceville, GA
12-0212	North American Fence & Railing, Inc.	\$2,320.00	Developer Fees	P.O.	Garfield E.S.	10-15-2011 thru 12-31-2011	Oakland, CA
12-0213	Premium Roofing Waterproofing	\$3,200.00	GO Bond-Measure B	P.O.	Prescott E.S.	11-1-11 thru 01-01-2012	Oakland, CA
12-0214	Quill	\$217.28	GO Bond-Measure B	P.O.	Facilities	12-6-2011 thru 12-8-2011	Philadelphia, PA
12-0215	Rusco, Inc.	\$43,469.00	Fund 35	P.O.	Oakland Technical H.S.	12-1-2011 thru 3-1-2012	San Gabriel, CA



# OAKLAND UNIFIED SCHOOL DISTRICT

1-3029	Vista Real Estate Partners	\$7,000.00	GO Bond-Measure B	P.O. Increase	Facilities	3-23-11 thru 8-23-11	Oakland, CA
2-0217	Yano Accountancy Corporation	\$31,250.00	GO Bond-Measure B	P.O.	Facilities	12-30-2011 thru 6-30-2012	Oakland, CA
2-0218	Yovino-Young Inc.	\$11,000.00	GO Bond-Measure B	P.O.	Golden Gate and Hawthorne	12-21-11 thru 01-01-2012	Berkeley, CA

### Discussion:

Among the key purposes of the District's Facilities Master Plan is to provide an academic environment for the Oakland community that will give every student, educator, and community member using our facilities the best possible opportunity for learning.

Through implementation of the Facilities Master Plan, the District intends to improve the District's facilities in terms of structural integrity, safety, reliability of operating (mechanical) systems, access to modern resources, number and type of appropriate laboratories and specialized instruction rooms, opportunities for physical education, and attractiveness, such that the Oakland Public Schools are second to none. Operation of the District schools under the planned approach is intended to ensure safety, cleanliness, and orderliness for all individuals participating in the learning process.

The basic facility needs of students such as proper lighting, functional roofs, noise control and well maintained buildings, not only convey the message that we value our students and teachers but may foster a sense of school pride and community ownership which may improve attitudes towards learning. The implementation of the Facilities Master Plan is our first step in that direction.

### Fiscal Impact:

Various

### Recommendation:

The Board of Education is requested to approve the Facilities Planning and Management to OUSD school sites.

**OAKLAND UNIFIED SCHOOL DISTRICT**  
Department of Facilities Planning & Management

**AGREEMENT REQUEST FORM**

DATE SUBMITTED 11/8/11 SUBMITTED BY: Tadashi Nakadegawa

**SECTION I. TYPE OF AGREEMENT (PLEASE CHECK ONE BOX)**



1.) A&E (Architects and Engineers) Contract	<input type="checkbox"/>	5.) "Small"(under \$15,000.00) Construction Contract	<input type="checkbox"/>
2.) IOR (Inspector of Record) Contract	<input type="checkbox"/>	6.) Resolution Awarding Bid & Construction Contract	<input type="checkbox"/>
3.) Agreement for Professional Services-Testing Etc.	<input checked="" type="checkbox"/>	7.) Change Order	<input type="checkbox"/>
4.) Amendment to Agreement for Professional Services (Amendment #--)	<input type="checkbox"/>	8.) Purchase Order	<input type="checkbox"/>

Vendor Number: \_\_\_\_\_  
Fiscal Year: 2011-2011  
P.O. Under \$50K: \_\_\_\_\_  
Date Processed: 11-15-2011  
To: MB 11-15 To DR: \_\_\_\_\_

**SECTION II LOCAL BUSINESS PARTICIPATION PERCENTAGE**

Local Business	Small Local Business	Small Local Resident Business	Total Percentage

**All requests will require the Assistant Superintendent's and the Director of Facilities Authorization and Signature**

	Date		Date
Timothy E. White Assistant Superintendent		Tadashi Nakadegawa Director of Facilities	11/8/11

**SECTION III. AGREEMENT INFORMATION:**

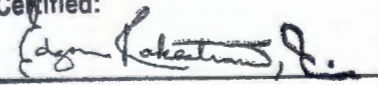
Project Name:	Prescott Elementary School	Project No:	<u>0717 1479901882-</u>
Vendor Name:	Premium Roofing Waterproofing	Vendor Contact:	Alan Kreager, City of Oakland #6360 <u>6274</u>
Vendor Phone Number:	510-774-7083p 510-225-2624f <a href="mailto:alkreager@yahoo.com">alkreager@yahoo.com</a>	Vendor Mailing Address:	919 52 <sup>nd</sup> Avenue, Oakland, CA 94601
Agreement Start & Stop Dates:	Start: 11/01/11 Stop: 01/01/12	Amounts:	Current Contract Amount: Not to Exceed Amount: Revised Contract Amount:\$3,200.00
Has Work Started?	Yes <input type="checkbox"/> No <input type="checkbox"/> If yes give an explanation:	Has Work Been Completed?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Certificate of Insurance Attached	<input type="checkbox"/> Yes <input type="checkbox"/> No	Date provided:	

**For Construction Contracts \$15,000, please provide or attach the following:**

- |  |  |
|--|--|
| 1) Number of Bids Received, List of Bidders and Amounts (Bid Form) <i>(Attach Bid Documents)</i> | 6) Performance Bonds Attached _____                                    |
| 2) Date(s) of Bid Advertisement _____  | 7) Payment Bonds Attached _____  |
| 3) Date of Bid Opening _____   | 8) Number of Phases _____  |
| 4) Name of Architect _____   | (Sections 6 & 7 to be completed by Contract Administration department) |
| 5) Liquidated damages per day _____  |  |

**Scope of Work:** *(Needed to prepare Executive Summary Prescott Elementary School roofing repairs in kitchen area.)*

**Discussion Information** *(Needed to prepare Executive Summary)*

Certified:  11/26/12  
Edgar Rakestraw, Jr., Secretary  
Board of Education

1096 W. 10TH STREET  
OAKLAND, CA 94601  
Budget Number: \_\_\_\_\_

**LEGISLATIVE FILE**  
File ID No. 12-0213  
Introduction Date 12-5-2012  
Enactment No. 12-0182  
Enactment Date 12-5-12

NOV 14 P 5:06  
FACILITIES PLANNING DEPARTMENT

**RECEIVED**  
11-15-2011



ROOFING  
WATERPROOFING

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919 52<sup>ND</sup> AVENUE  
OAKLAND, CALIFORNIA 94601  
CALIFORNIA LICENSE # 841391  
PHONE: 510-774-7083  
FAX: 510-225-2624  
E-MAIL: alkreager@yahoo.com

**November 1, 2011**

**RE: Prescott Elementary School  
920 Campbell Street  
Oakland, California  
Attention: Mr. William Newby  
Roofing Repairs Kitchen Area  
Pricing: \$3,200.00 Not to exceed**

**Description:**

1. Clean debris from roof area.
2. Cut back and reseal metal edges on rear roof.
3. Cap over all abandoned electrical conduits.
4. Install shrouds around weathered bellows between Units and ductwork.
5. Spot seal ductwork.
6. Seal all pipes and penetrations on roof as needed.
7. Seal as needed at abandoned condenser after it is removed by others.
8. Inspect and spot repair roof and flashings.
9. Request to meet OUSD representative at time of repairs to make certain we are capping only abandoned conduits, and to see if any other equipment is abandoned and can be removed, especially anywhere that penetrates the roof such as ductwork.
10. The intention of this specification is to minimize problems for the next few years, not to guarantee a leak-free roof.

City of Oakland SLBE # 6360  
Submitted By: Alan Kreager

PREMIUM ROOFING  
WATERPROOFING

- 1 -

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