

Board Office Use: Legislative File Info.	
File ID Number	12-0219
Committee	Facilities
Introduction Date	1-25-2012
Enactment Number	12-0186 B
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 12-21-11 SUBMITTED BY: Tadashi Nakadegawa

V060380

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 checked="" type="checkbox"/>
3.) Agreement for Professional Services-Testing Etc.	<input type="checkbox"/>	7.) Change Order	<input type="checkbox"/>
4.) Amendment to Agreement for Professional Services (Amendment #--)	<input checked="" type="checkbox"/>	8.) Purchase Order	<input type="checkbox"/>

Vendor Number: _____
Fiscal Year: 2012
P.O. Under \$50K: _____
Date Processed: 1-3-2012
To: ME 312 To DR: _____

SECTION II LOCAL BUSINESS PARTICIPATION PERCENTAGE

Local Business	Small Local Business	Small Local Resident Business	Total Percentage

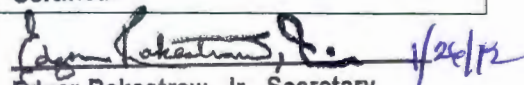
All requests will require the Assistant Superintendent's and the Director of Facilities Authorization and Signature

	Date		Date
Timothy E. White Assistant Superintendent		Tadashi Nakadegawa Director of Facilities	<u>12/21/11</u>

SECTION III. AGREEMENT INFORMATION:

Project Name:	PROPERTY APPRAISAL of Golden Gate Elementary School and Hawthorne Elementary School	Project No:	<u>9189901828-8252</u>
Vendor Name:	Yovino Young Incorporated	Vendor Contact:	Peter D. Overton, MAI Certified Appraiser LIC#AG002639
Vendor Phone Number:	510-548-1210 Ext.14 510-548-3110 Fax	Vendor Mailing Address:	2716 Telegraph Avenue, Berkeley, CA 94705
Agreement Start & Stop Dates:	Start: 12-21-11 Stop: 01-01-12	Amounts:	Current Contract Amount: Not to Exceed Amount: \$11,000.00 Revised Contract Amount:
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:	Certified:


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


Edgar Rakestraw, Jr., Secretary
Board of Education

- | | |
|--|--|
| 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)*

Discussion Information *(Needed to prepare Executive Summary)* Appraising/evaluating the property located at 880 39th Street for *OUSS with the proposal to purchase property by QMI*

LEGISLATIVE FILE
File ID No. 12-0218
Introduction Date 1-25-2012
Funding Source _____
Enactment No. 12-0186
Enactment Date 1-25-12


Budget Number: _____

RECEIVED
1-3-2012



Al Anderson <al.anderson@ousd.k12.ca.us>

Proposal to Provide Appraisal Services

1 message

Peter Overton <poverton@yovino.com>**Mon, Dec 19, 2011 at 5:23 PM**

To: Al Anderson <al.anderson@ousd.k12.ca.us>, Tadashi Nakadegawa <Tadashi.Nakadegawa@ousd.k12.ca.us>

August 2, 2011

Tadashi Nakadegawa
Director of Facilities and Planning
Oakland Unified School District
955 High Street
Oakland, CA 94601

Re: Golden Gate Elementary School aka Aspire Berkely Maynard Academy; 6200 San Pablo Avenue, Oakland, California
Hawthorne Elementary School aka Achieve Academy; 1700 28th Avenue, Oakland, California

Dear Mr. Nakadegawa:

As you requested, we propose to provide an appraisals of the above referenced properties consisting of two public elementary schools now occupied as Oakland Charter Schools. The purpose of the appraisal is to estimate the market value of each property as of a current date. The function and intended use of the reports is assist the Oakland Unified School District (OUSD) in evaluating the properties for possible disposition by sale to their respective charter school organizations.

Our analyses and conclusions will be communicated in a Summary Appraisal Report conforming to the Uniform Standards of Professional Appraisal Practice (USPAP) and the Code of Professional Ethics of the Appraisal Institute, and will contain sufficient information for the reader to understand the methodology and conclusions contained therein.

Our fee to complete the above scope of work is \$5,500 per appraisal, or a total of \$11,000, payable upon delivery of our report in pdf format. The time frame for completion is three to four weeks from the date of authorization to proceed with this assignment.

We have information about the property from a prior consulting assignment completed for the City of Oakland, though this proposed appraisal is an entirely new assignment conforming to your requirements. Nevertheless, the data we have in file and our contacts at the City of Oakland will be very useful in support of a thorough and efficient process of completing the appraisal.

We will need the following information on each property to complete the appraisal:

1. Copy of legal description of subject properties, i.e. Preliminary Title Report
2. Copies of floor plans for all levels.
3. Copies of all leases in force.
4. History of major repairs and upgrades for the last five years, and list of anticipated repairs and proforma costs.
5. Contact person to facilitate inspection of property.
6. Any other information deemed pertinent to the appraisal.

If the above is acceptable, please print this proposal, sign, and return to us by fax or mail. Please do not hesitate to contact us if further clarification is required. We look forward to the opportunity to provide this service to you.

Respectfully submitted,

Peter Overton, MAI ~ Yovino-Young Inc
2716 Telegraph Ave., Berkeley, CA 94705
510-548-1210 x14 ~ 510-548-3110 fax ~
poverton@yovino.com

On 12/16/2011 5:38 PM, Al Anderson wrote:

Peter,

I have another request for you.

I've attached project information on two existing schools that need appraisals. Could you review the paperwork and provide a proposal to do both schools? I will provide to you additional documentation similar to the last packet.

Please include a time frame you believe will be required to get the work done.

Feel free to call if you have any questions.

Thanks,

Al

Peter Overton, MAI ~ Yovino-Young Inc ~ 2716 Telegraph Ave . Berkeley, CA 94705
510-548-1210 x14 ~ 510-548-3110 fax ~ poverton@yovino.com