OAKLAND UNIFIED SCHOOL DISTRICT
Office of the Superintendent
1025 Second Avenue, Room 301
Oakland, CA 94606
Phone (510) 879-8200
Fax (510) 879-8800

Legislative File
File ID No.: 17-2040
Introduction Date: 9-13-17
Enactment No.: 17-1673
Enactment Date: 11-8-17
By:

TO: Board of Education

FROM: Kyla Johnson-Trammel, Superintendent
Silke Bradford, Director-Quality Diverse Providers

DATE: November 08, 2017

RE: Oakland Charter High School
Material Revision Request- Location Change

ACTION REQUESTED

Approve the material revision to the Oakland Charter High School (OCHS) petition to change the location of the school from the former address of 345 12th Street, Oakland CA 94607, to 2430 and 2433 Coolidge Avenue, Oakland CA 94601 (Patten University campus).

SUMMARY

Staff recommends that the OUSD Board of Education approve the material revision to the Oakland Charter High School (OCHS) petition to change the location of the school site. In September 2015, the school received a notice from its Landlord stating it was terminating the lease mid-school year (March 2017). In May 2016, the school also learned that elevated levels of the carcinogen TCE were detected in the middle school lavatories and garage. Though the Landlord immediately began mitigation and safe levels were achieved, it was ultimately negotiated that the middle school (Downtown Charter Academy) would move by summer 2016, and that Oakland Charter High School would also vacate the building by June 30, 2017.

Amethods Public Schools (AMPS- OCHS' Charter Management Organization) secured space and a five-year lease at the Patten University facility that commenced on July 1, 2017. This site was able to accommodate the school's entire 9-12th grade student population.

Additional reasons for an approval recommendation include the following:

1) Facility (Patten University) is structured to house a school; it was also previously occupied by another charter school
2) Facility contains sufficient classrooms and numerous multipurpose rooms
3) Property includes ample outdoor space
4) Multiple modes of communication were used to notify families of the move including: family meetings and mailed correspondence; in addition community and local councilmembers were also engaged regarding the move to Patten University

5) Construction, and other costs associated with the move, are well within the school's and CMO's operational costs/budget
6) Proper zoning and building code permits were secured (see Appendix I)

PROCEDURAL BACKGROUND

1) Oakland Charter High School leadership submitted a material revision request for a location change on September 13, 2017 at a regularly scheduled OUSD Board of Education meeting.

2) A public hearing was held on October 11, 2017. Representatives from Oakland Charter High School and Amethods presented.

STATUTORY BACKGROUND

Pursuant to Education Code §47605:

Charter law outlines the requirements related to the material revision of charter school petitions specific to proposed changes to the location of the charter school. The following excerpts are taken from the Charter Schools Act, Education Code §47605:

47605(a)(1) "(a) (1) Except as set forth in paragraph (2), a petition for the establishment of a charter school within a school district may be circulated by one or more persons seeking to establish the charter school. A petition for the establishment of a charter school shall identify a single charter school that will operate within the geographic boundaries of that school district. A charter school may propose to operate at multiple sites within the school district, as long as each location is identified in the charter school petition."

Education Code 47605(g) further states: "*The governing board of a school district shall require that the petitioner or petitioners provide information regarding the proposed operation and potential effects of the school, including, but not limited to, the facilities to be used by the school … . The description of the facilities to be used by the charter school shall specify where the school intends to locate.*"

DISCUSSION

Staff conducted an evaluation of the facilities plan related to the proposed material revision to the petition pursuant to the Charter Schools Act and with the application of the Oakland Unified School District Petition Evaluation Rubric.

Oakland Charter High School is in good financial standing and has sufficient funds and enrollment to support the change in location.

RECOMMENDATION

Staff recommends that the Oakland Unified School District's Board of Education **approve** the material revision of the Oakland Charter High School petition under the California Charter Schools Act. The factual findings illustrated in this report demonstrate that the material revision to the petition satisfies *Education Code §47607(a)(2):*

Any material revision to any charter component must be proposed and considered according to the standards and criteria in Education Code §47605.

A. FACILITIES PLAN

The Facilities Plan should demonstrate that the petitioners understand the school's facilities needs and its options for meeting those needs.

Do the petitioners anticipate using a district facility or finding a facility independent of the district?
X Non-district facility District facility (Prop 39)

X Non-district facility
A description of the plan for using a non-district facility excels if it has the following characteristics:
- Informed assessment of anticipated facilities needs;
- Estimated costs for anticipated facilities needs based on research and evidence;
- Adequate budget for anticipated facilities costs including renovation, rent, maintenance and utilities;
- Identified funding sources for the facility; and
- An assurance of legal compliance (CA Environmental Quality Act, health and safety, ADA, and applicable building codes)

Facilities Plan: *Does the facilities plan indicate a thorough understanding of the school's needs?*

Inadequate	Approaches	Meets	Excels
☐	☐	X	☐

ANALYSIS: FACILITIES PLAN

If Meets or Excels; ***Strengths***	Reference	If Approaches or Inadequate; ***Concerns & Additional Questions***	Reference
– Petitioner secured a five-year lease for 2430 and 2433 Coolidge Avenue, Oakland, CA 94601 (Patten University campus)	Application		
– Proper zoning and building code permits were secured	Appendix I		

- Petition contains assurances and a commitment to facility safety - Petitioner is in good financial standing - The Petitioner will provide all documents related to the legally required text and assurances - Petitioner commits to monitor and manage the identified facilities concerns in accordance with EPA standards for asbestos - Petitioner opted not to use Building C that was found to have asbestos issues requiring corrective action	Appendix II Appendix II		

Pre-Opening Site Walkthrough Checklist

This tool is intended to be used by the Office of Charter Schools and charter schools who are moving into a facility for the first time, to ensure that the facility is appropriate for the educational program of the school and the health and safety of the students.

- It is the expectation of the Office of Charter Schools to conduct a pre-opening site walk-through within two weeks prior to the first day of school.
- Any issues or concerns which surface during the course of the walkthrough that require official notice to the school, will receive a separate letter from the Office of Charter Schools to that affect.
- Otherwise, information noted in this document is intended to provide guidance and support to schools prior to opening.

School Name: Oakland Charter High School Contact: Pete Cordero (pcordero@amethodschools.org)

Location: 2430 and 2433 Coolidge Avenue, Oakland CA 94601 (Patten University)

Date of Walkthrough: August 9, 2017

Participants: Peter Cordero, Sam Pasarow, Keivan Abidi (Charter School Representatives) and Leslie Jimenez and Silke Bradford (Office of Charter Schools' Representatives)

General Considerations		***Comments***
Facilities are sufficient to accommodate estimated student enrollment and to carry out the curricular and instruction program envisioned in the charter.	☒ Yes ☐ No	Permit was secured to create more classrooms by adding partition walls
Site has adequate space for the support services the school intends to provide to its students (i.e. nurse, counselors, tutors, after-school programs, etc.).	☒ Yes ☐ No	
Facilities include cafeteria or other suitable space for students to eat meals.	☒ Yes ☐ No	
Building placement is compatible (i.e. music room is not next to library).	☒ Yes ☐ No	
Facilities are generally conducive to a learning environment.	☒ Yes ☐ No	

General Considerations		***Comments***
Site is away from freeways, railways, flight patterns, excessive noise, obnoxious odors, toxic conditions, electromagnetic fields, earthquake faults, flood zones.	☒ Yes ☐ No	
Site has good access and dispersal roads.	☒ Yes ☐ No	
Site has separate bus loading, parking areas, and parent drop off areas.	☒ Yes ☐ No	The school consists of two separate campuses located across the street from each other in a high traffic area. The school will review and revise their student drop-off/pick-up plans, as necessary, to ensure student safety.
Facilities operation permits and certificates, including evidence of inspection by a structural engineer, fire marshal and occupancy certificates, zoning variances, building permits, etc. have been secured.	☒ Yes ☐ No	See Appendix I
Facilities are sufficient to accommodate the administrative and business functions, including the storage of student and other records, reports, and documents.	☒ Yes ☐ No	
Facilities meet requirements of the Americans with Disabilities Act, including (1) accessible routes from outside the school to the entry and from the school entry to all other buildings, and (2) stairs, ramps, toilets and signage that meet accessibility standards.	☒ Yes ☐ No	
Site and facilities are situated to minimize student contact with adults who do not have appropriate clearances as required by *Education Code* Section 44237.	☒ Yes ☐ No	
Relocatable facilities are single story and meet local seismic safety requirements.	☒ Yes ☐ No	
Site has appropriate security (i.e. fencing, adequate lighting, alarms, etc.).	☒ Yes ☐ No	
Facilities are clean, sanitary, and free from conditions that would create a fire, or other hazard.	☒ Yes ☐ No	

Building Exterior		***Comments***
Facilities are generally free of chipped paint, cracked floors, uneven surfaces, mold and evidence of leaks.	☒ Yes ☐ No	
Sidewalks, driveways, and outdoor play areas are relatively free of cracks and uneven surfaces, and are good repair.	☒ Yes ☐ No	
Perimeter fences are installed as necessary and are in good repair.	☒ Yes ☐ No	
Graffiti or other signs of vandalism to the building are absent.	☒ Yes ☐ No	
School exterior needs minimal cosmetic repairs, painting, or additional lighting.	☒ Yes ☐ No	
Windows and doors are intact and in good repair.	☒ Yes ☐ No	
Exterior stairs or handrails are in good repair.	☒ Yes ☐ No	
Exits to buildings are free of obstructions.	☒ Yes ☐ No	
Signage is adequate for traffic flow and for directions to school offices.	☒ Yes ☐ No	School plans to add more signage
Trees and vegetation provide a clear view of the school; places to hide or to gain authorized access to the building are minimized.	☒ Yes ☐ No	
School site is substantially free of litter and clutter.	☒ Yes ☐ No	

Interior Entrances, Corridors, and Stairs		***Comments***
Heating and ventilation systems are adequate for the size of the building and numbers of students.	☒ Yes ☐ No	
Electrical system has no major code violations.	☒ Yes ☐ No	
Fire alarm system meets applicable local life safety codes; appropriate fire extinguishers exist in the building(s) and inspections are up to date.	☒ Yes ☐ No	

Interior Entrances, Corridors, and Stairs		***Comments***
Restrooms are conveniently located and accessible to students; toilets are clean and operable.	☒ Yes ☐ No	
Bracing of overhead light fixtures, heating and air conditioning vents, etc. comply with local ordinances.	☒ Yes ☐ No	
Lighting, including night time lighting, is sufficient for the educational activities being conducted at the site.	☒ Yes ☐ No	
Floors, walls, and ceilings are clean; ceiling tiles are all intact.	☒ Yes ☐ No	
Halls and stairs are adequately lighted.	☒ Yes ☐ No	
Exit doors, including emergency exits, are free of clutter and readily accessible; doors are secure to prevent intruders into the	☒ Yes ☐ No	
Interior is free of other hazards that could endanger student safety.	☒ Yes ☐ No	

Classrooms		***Comments***
Classroom size and layout are related to functions that will be performed in them (i.e. science and computer laboratories, special education, locker rooms, gyms, etc.).	☒ Yes ☐ No	
Desks, tables, and chairs are in good repair.	☒ Yes ☐ No	
Space is provided to secure computers and other expensive electronic devices.	☒ Yes ☐ No	
Bookcases, racks, fixtures, etc. are adequately anchored to adjacent structures.	☒ Yes ☐ No	
Gas, electrical, and water outlets and appliances are in good repair.	☒ Yes ☐ No	
Classrooms have adequate lighting.	☒ Yes ☐ No	

Classrooms are visible to teachers at all times; classroom layout is conducive to quick evacuation.	[X] Yes [ ] No	

Additional Comments
-The initial asbestos summary report dated August 4, 2017, indicated that positive levels of asbestos were found in certain areas of the campus. Amethods stated they will follow the "procedures per the EPA's 'Managing in Asbestos in Place: A Building Owner's Guide to Operations and Maintenance Programs for Asbestos Containing Materials'" to address the asbestos issue. See Appendix II - The school consists of two separate campuses located across the street from each other in a high traffic area. School leadership plans to discuss with city officials the possibility of installing a pedestrian walk signal on Coolidge Avenue to notify drivers of crossing student pedestrians.

APPENDIX I

HMA
HAZARDOUS MATERIALS ASSESSMENT, INC.

Natasha Kreisberg
Facilities Coordinator
Amethod Public Schools
345 12th Street, 2nd Floor
Oakland, CA 94607

nkreisberg@amethodschools.org

August 4, 2017

RE: ASBESTOS AHERA SURVEY # 17.245

Effective July 26, 2017, HMA was asked to provide an AHERA inspection and report on present and/or potential asbestos hazards relative to asbestos containing building materials (ACBM) in the designated accessible interior areas of ten (10) buildings within a school facility located at 2433 Coolidge Avenue, Oakland, California.

Buildings inspected include:

A: Faculty House
B: Campus Cottage
C: Wycliffe Hall, #107 & #105
D: Lion's Den
E: Marketing & Recruiting
F: Campus Activity
G: Library & Science
H: Art Room
I: Pace Café
J: 5th & 6th classroom
K: 7th & 8th classroom

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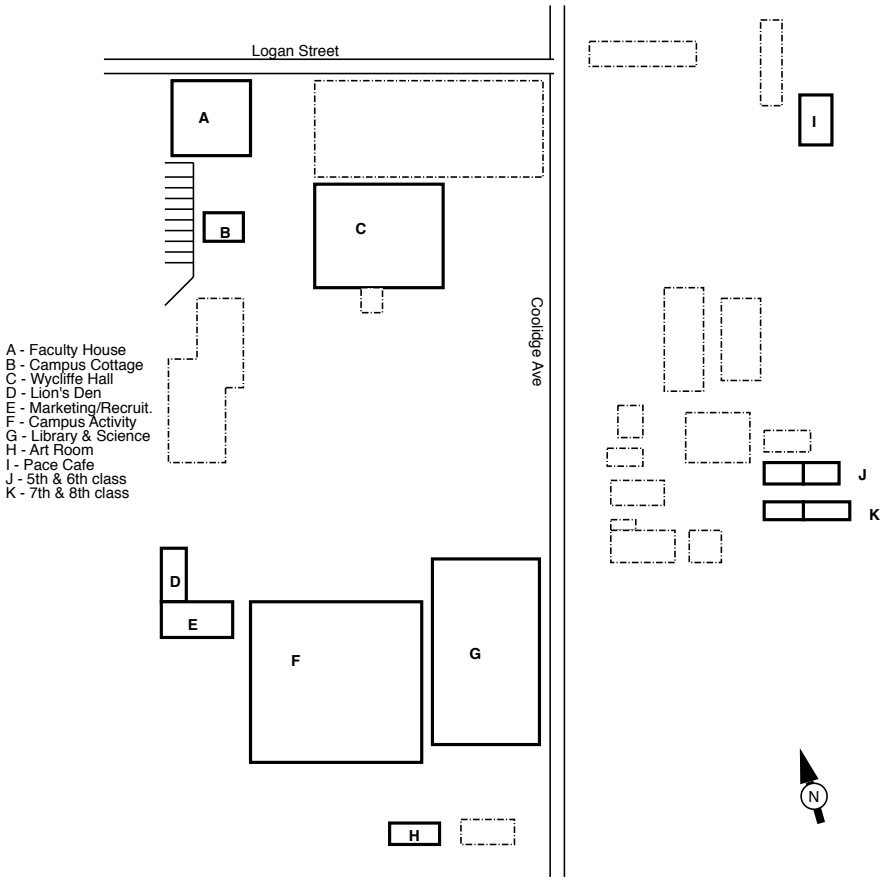
Site Map



PROTOCOL:

The survey was conducted by an asbestos consultant who has been certified by the State of California's Division of Occupational Safety and Health, and

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accredited under the EPA AHERA program for building inspection and management planning for asbestos. The visual survey was conducted in conformance with the principles of AHERA as outlined in 40 CFR 763. PLM laboratory analysis of bulk samples was conducted by an independent NVLAP accredited facility.

It is understood that reasonable efforts are made to identify potential asbestos containing materials which are visible and accessible. It is possible that some materials may remain hidden and undiscovered until exposed during demolition, including but not limited to: flues/ducts within wall cavities, resilient flooring on sub-floors or beneath flooring finish surfaces, ducting and/or register boots not accessible or visible at time of inspection.

INSPECTION and SAMPLES, SUMMARY OVERVIEW:

BUILDING A – Faculty House

The structure is a wood frame, two (2) story, residential building constructed in 1920, approximately 2200 square feet plus basement utility and storage area.

No friable surfacing materials were identified.

The Thermal System Insulation (TSI) was fiberglass.

Samples were collected of accessible Miscellaneous Materials as follows:

Sample	Material	Location	Asbestos	Condition
17.245-01	SRJC	Interior drywall	ND	Good
17.245-02	SRJC	Bath wall vinyl coated	ND	Good
17.245-03	Plaster	Interior walls/ceiling	ND	Good
17.245-04	Vinyl	Up bath floor (± 77 sq ft)	70%	Minor damage
17.245-05	BB	Baseboards	ND	Good
17.245-06	Coating	Sink coating	ND	Good
17.245-07	Insulation	Attic area insulation	ND	
17.245-08	Plaster	Interior walls/ceilings	ND	Good
17.245-09	CT	t-bar ceiling (±650 sq ft)	ND	Good
17.245-10	CT	t-bar ceiling	ND	Good
17.245-11	SRJC	Basement drywall	ND	Good

No other suspect materials were identified in Building A.

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BUILDING B – Campus Cottage

The structure is a wood frame, one story, approximately 430 square foot building, constructed in 1928.

No friable surfacing materials were identified.

Heating system was electric wall heaters with no suspect insulation (TSI).

Samples were collected of accessible Miscellaneous Materials as follows:

Sample	Material	Location	Asbestos	Condition
17.245-12	SRJC	Interior drywall	ND	Good
17.245-13	BB	baseboards	ND	Good
17.245-14	Vinyl	Bath floor (± 27 sq ft)	ND	Good

No other suspect materials were identified in Building B.

BUILDING C – Wycliff Hall, #107 & 105

Wycliff Hall is a concrete structure, built in 1962. Rooms #107 and #105 within the Wycliff Hall constitute approximately 2072 square feet.

Friable surfacing materials were noted within the designated areas. Spray acoustic ceilings were identified, hidden above the t-bar drop ceilings, with minor localized damage where observable. Samples were collected, and results of laboratory analysis were reported as 10% chrysotile asbestos. It would be prudent to presume these hidden acoustic ceilings are present throughout the building. The t-bar drop ceilings which visibly hide the material would not be considered as an adequate enclosure for EPA AHERA purposes. Consideration may be given to abatement of this friable ACM.

Sample	Material	Location	Asbestos	Condition
17.245-15	CT	t-bar drop ceiling panels	ND	Good
17.245-16	CT	t-bar drop ceiling panes	ND	Good
17.245-17	Panel	Wall board panel	ND	Good
17.245-21	Panel	Wall board panel	ND	Good

No other suspect materials were identified in the designated areas of Building C.

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BUILDING D – Lion's Den

The structure is a single story manufactured ("portable") building, approximately 720 square feet, constructed in 1998.

No friable surfacing materials were identified.

Heating system insulation (TSI) was fiberglass..

Samples were collected of accessible Miscellaneous Materials as follows:

Sample	Material	Location	Asbestos	Condition
17.245-24	CT	t-bar ceiling panels	ND	Good
17.245-25	CT	t-bar ceiling panels	ND	Good

No other suspect materials were identified in Building D.

BUILDING E – Marketing & Recruiting

The structure is a single story manufactured ("portable") building, approximately 780 square feet, constructed in 1998.

No friable surfacing materials were identified.

Heating system insulation (TSI) was fiberglass.

T-bar ceiling tiles were fiberglass.

Samples were collected of accessible Miscellaneous Materials as follows:

Sample	Material	Location	Asbestos	Condition
17.245-26	12" FT	Mech room top layer (± 60 square feet)	ND	Good
17.245-27	12" FT	Mech room base layer floor	ND	Unknown

No other suspect materials were identified in Building E.

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BUILDING F – Campus Activity

The structure is a single story, concrete, multi-use building constructed in 1990, including a coffee shop, cafeteria/dining area, rest rooms, storage, and multi-use room(s).

No friable surfacing materials were identified.

Heating system insulation (TSI) was fiberglass.

Hot water heater was electric (no flue).

Samples were collected of accessible Miscellaneous Materials as follows:

Sample	Material	Location	Asbestos	Condition
17.245-28	SRJC	Interior drywall	ND	Good
17.245-29	SRJC	Interior drywall	ND	Good
17.245-30	CT	t-bar ceiling panels	ND	Good
17.245-31	CT	t-bar ceiling panels	ND	Good

No other suspect materials were identified in Building F.

BUILDING G – Library & Science

The structure is a two story, concrete, approximately 12,400 square foot building, constructed in 1972. Renovation activities were ongoing at the time of inspection.

No friable surfacing materials were identified.

The Thermal System Insulation (TSI) was fiberglass.

Samples were collected of accessible Miscellaneous Materials as follows:

Sample	Material	Location	Asbestos	Condition
17.245-46	12” CT	North upper stairway	ND	Good
17.245-47	12” CT	North upper stairway	ND	Good
17.245-48	BB	Area perimeter baseboards	ND	Good
17.245-49	Stucco	Stairway wall(s)	ND	Good
17.245-50	Vinyl	2nd floor telephone room	ND	Good
17.245-51	SRJC	Interior drywall	2%+2%	Good

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17.245-52	CT	t-bar ceiling panels	ND	Good
17.245-53	CT	t-bar ceiling panels	ND	Good
17.245-54	SRJC	Interior drywall	ND	Good
17.245-55	12” FT	Tan pebble (± 400 sq ft)	ND	Gen good
17.245-56	12” FT	Beige floor (±15 sq ft)	ND	Aged
17.245-57	12” FT	Brown striated (± 500 sq ft)	Mastic 5%	Gen good
17.245-58	SRJC	1st floor drywall	ND	Good
17.245-59	Vinyl	1st floor janitor (±15 sq ft)	70% + mastic 5%	Aged
17.245-60	Board	1st floor wallboard	ND	New - good

ITEMS OF SPECIAL NOTE:

Non-friable panels were identified beneath numerous windows. Some panels were wood, some metal-clad, and some with the appearance and texture of painted transite-asbestos. Samples could not be collected without destructive core drilling, and therefore no samples were collected. The metal-clad and unidentified painted panels should be presumed positive for asbestos until scheduled to be impacted by renovation or demolition. No corrective action would be required for normal use and occupancy. The materials should be listed as “presumed positive” and included in O&M activities and included on the 3-year and 6-month re-inspection schedules.

No other suspect materials were identified in Building G.

Building H – Art Room

The structure is a single story manufactured (“portable”) building, approximately 1200 square feet, constructed in 1998.

No friable surfacing materials were identified.

Heating system insulation (TSI) was not suspect.

T-bar ceiling tiles were fiberglass.

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Samples were collected of accessible Miscellaneous Materials as follows:

Sample	Material	Location	Asbestos	Condition
17.245-61	Vinyl	Vinyl flooring (± 1200 sq ft)	ND	Good
17.245-62	BB	Perimeter baseboards	ND	Good
17.245-63	Panel	Wallboard	ND	Good

No other suspect materials were identified in Building H.

Building I – Pace Café

The structure is a wood framed, single story, approximately 1900 square foot deli/café, reportedly built in 1998.

No friable surfacing materials were identified.

Heating system duct insulation (TSI) was fiberglass.

Samples were collected of accessible Miscellaneous Materials as follows:

Sample	Material	Location	Asbestos	Condition
17.245-32	CT	t-bar ceiling panel	ND	Good
17.245-33	CT	t-bar ceiling panel	ND	Good
17.245-34	Board	Wallboard	ND	Good
17.245-35	12” FT	Storage area	ND	Aged/damage
17.245-36	Vinyl	Storage area	ND	Aged/damage
17.245-37	CT	t-bar panel, storage area	ND	Aged
17.245-38	Vinyl	Kitchen area (± 360 sq ft)	ND	Gen good

No other suspect materials were identified in Building I.

BUILDING J – 5th & 6th Grade Classrooms

The structure is a single story manufactured (“portable”) building, approximately 1600 square feet, constructed CIRCA 1980.

No friable surfacing materials were identified.

Heating system insulation (TSI) was fiberglass.

Walls were wood panel, with one area of drywall panels.

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Samples were collected of accessible Miscellaneous Materials as follows:

Sample	Material	Location	Asbestos	Condition
17.245-39	CT	t-bar ceiling panels	ND	Good
17.245-40	CT	t-bar ceiling panels	ND	Good
17.245-41	Board	Wallboard panels	ND	Good

No other suspect materials were identified in Building J.

BUILDING K – 7th & 8th Grade Classrooms

The structure is a wood frame, one story, approximately 1800 square foot building, constructed in 1988.

No friable surfacing materials were identified.

Heating system insulation (TSI) was fiberglass.

Samples were collected of accessible Miscellaneous Materials as follows:

Sample	Material	Location	Asbestos	Condition
17.245-42	SRJC	Interior drywall	ND	Good
17.245-43	Board	Wallboard	ND	Good
17.245-44	CT	t-bar ceiling panel	ND	Good
17.245-45	CT	t-bar ceiling panel	ND	Good

No other suspect materials were identified in Building K.

SUMMARY:

Samples were collected of the suspect materials, and results of laboratory analysis identified greater than 1% asbestos in the backing of the upstairs vinyl flooring in building A, the hidden spray acoustic ceilings in building C, the interior drywall joint compound in building G, the mastic adhesive beneath the 12” floor tile in building G, and the vinyl flooring and mastic in the janitor closet in building G.

Presumed (not tested) asbestos was identified in the cement-board type panels beneath the windows in building G.

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Corrective action is required or indicated for the acoustic ceilings in building C. Operations & Maintenance Plan should be provided for the remaining ACM materials and the presumed positive transite-asbestos panels.

If there is additional information needed or if we can be of further assistance, please feel free to contact us.

Sincerely,

Scott W. Compton
Certified Asbestos Consultant 92-0018

Ryan T. Compton
Certified Asbestos Consultant 09-4481

* The inspection and inspection report is for the sole use and benefit of Client and is not intended for use by anyone but Client. Under no circumstances shall the inspection or report be for the benefit of any third party.

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Permits for which no major inspection has been approved within 180 days shall expire by limitation. No refund more than 180 days after expiration or final.

2433 COOLIDGE AVE, BLDG A

2433 COOLIDGE AVE, BLDG A

CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA ▪ 2ND FLOOR ▪ OAKLAND, CA 94612

Planning and Building Department
www.oaklandnet.com

PH: 510-238-3891
FAX: 510-238-2263
TDD: 510-238-3254

Permit No:	B1700703	Non-Residential Building - Alteration	**Filed Date:** 2/17/2017
Job Site:	2433 COOLIDGE AVE, BLDG A		**Schedule Inspection by calling:** 510-238-3444
Parcel No:	027 084100109		
District:			
Project Description:	T.I. for charter school, Bldg A: create partition walls for new classrooms at existing educational facility. All work on 1st flr only. No exterior work.		
Related Permits:	ZW1700039 M1700397 B1700704 E1700623		

	Name	Applicant	Address	Phone	License #
Owner:	CHRISTIAN EVANGELICAL CHURCHES OF AMERICA INC		2433 COOLIDGE AVE OAKLAND, CA		
Owner-Agent:	KEIVAN ABIDI, LOA	X	2433 COOLIDGE AVE OAKLAND, CA	(510) 816-4790	

PERMIT DETAILS: Non-Residential/Building/Alteration

General Information

Green Code Checklist:		Sets Of Plans:	3	Report - Soil/Geotech:	
		Structural Calculations:		Energy Calculations (T24):	3

Proposed Building Information

Building Use:	Classroom < Grade 13	Number Of Stories:	2	Fire Sprinklers:	
Occupancy Group:	E Education	Number Of Units:	0	Total Floor Area (sq ft):	0
Construction Type:	IIIB - Combustible Construction; 2 Hour Exterior	No. of Additional Bedrooms:		Additional Floor Area (sq ft):	

Work Information

Job Value: $110,000.00

TOTAL FEES TO BE PAID AT FILING: $0.00

Plans Checked By _____ Date _____ Permit Issued By R.E.T. Date 6/28/17

Finalized By _____ Date _____

Special Inspections

Special Inspection	Comments
Construction And Demolition Tracking	Electronic CDSR due prior to final inspection. DO NOT FINAL.

Permits for which no major inspection has been approved within 180 days shall expire by limitation. No refund more than 180 days after expiration or final.

2433 COOLIDGE AVE, BLDG A

2433 COOLIDGE AVE, BLDG A

CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA ▪ 2ND FLOOR ▪ OAKLAND, CA 94612

Planning and Building Department
www.oaklandnet.com

PH: 510-238-3891
FAX: 510-238-2263
TDD: 510-238-3254

Permit No: M1700397 Non-Residential Mechanical -Alteration **Permit Issued:** 6/28/2017

Job Site: 2433 COOLIDGE AVE, BLDG A **Schedule Inspection by calling:** 510-238-3444

Parcel No: 027 084100109

District:

Project Description: Mechanical for charter school T.I., Bldg A: create partition walls for new classrooms at existing educational facility. All work on 1st flr only. No exterior work.

Related Permits: B1700703 B1700704 E1700623

	Name	Applicant	Address	Phone	License #
Owner:	CHRISTIAN EVANGELICAL CHURCHES OF AMERICA INC		2433 COOLIDGE AVE OAKLAND, CA		
Owner-Agent:	KEIVAN ABIDI, LOA	X	2433 COOLIDGE AVE OAKLAND, CA	(510) 816-4790	

PERMIT DETAILS: Building/Non-Residential/Mechanical/Alteration

GENERAL INFORMATION

Occupancy Group: E Education
Sets of Plans: 2
Calculations:
Title 24 Energy Calculations: 2

Description of Proposed Work

(ZONE) Low Pressure Duct Quantity: 23

TOTAL FEES TO BE PAID AT FILING: $0.00

Plans Checked By _____ Date _____ Permit Issued By R.E.T. Date 6/28/17

Finalized By _____ Date _____

APPLICANT COPY

Permits for which no major inspection has been approved within 180 days shall expire by limitation. No refund more than 180 days after expiration or final.

2433 COOLIDGE AVE, BLDG A

2433 COOLIDGE AVE, BLDG A

CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA ▪ 2ND FLOOR ▪ OAKLAND, CA 94612

Planning and Building Department
www.oaklandnet.com

PH: 510-238-3891
FAX: 510-238-2263
TDD: 510-238-3254

Permit No:	E1700623	Non-Residential Electrical - Alteration	**Permit Issued:** 6/28/2017
Job Site:	2433 COOLIDGE AVE, BLDG A		**Schedule Inspection by calling:** 510-238-3444
Parcel No:	027 084100109		
District:			
Project Description:	Electrical for charter school T.I., Bldg A: create partition walls for new classrooms at existing educational facility. All work on 1st flr only. No exterior work.		
Related Permits:	B1700703 M1700397 B1700704		

	Name	Applicant	Address	Phone	License #
Owner:	CHRISTIAN EVANGELICAL CHURCHES OF AMERICA INC		2433 COOLIDGE AVE OAKLAND, CA		
Owner-Agent:	KEIVAN ABIDI, LOA	X	2433 COOLIDGE AVE OAKLAND, CA	(510) 816-4790	

PERMIT DETAILS: Building/Non-Residential/Electrical/Alteration

General Information

PGE Application Number:		Sets Of Plans: 2	Title 24 Energy Calc for Electrical Heater:
Occupancy Group:	E Education	Calculations: 2	Title 24 Energy Calc for Lighting:

Description of Proposed Work

Incandes / LED Fixtures	Quantity: 73
SWITCHES	Quantity: 15
RECEPTACLES	Quantity: 50
LOW VOLTAGE SYSTEM	Quantity: 3

TOTAL FEES TO BE PAID AT FILING: $0.00

Plans Checked By _____ Date _____ Permit Issued By R.E.T. Date 6/28/17

Finalized By _____ Date _____

APPLICANT COPY

Permits for which no major inspection has been approved within 180 days shall expire by limitation. No refund more than 180 days after expiration or final.

2433 COOLIDGE AVE, BLDG B

2433 COOLIDGE AVE, BLDG B

CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA ▪ 2ND FLOOR ▪ OAKLAND, CA 94612

Planning and Building Department
www.oaklandnet.com

PH: 510-238-3891
FAX: 510-238-2263
TDD: 510-238-3254

Permit No:	B1700704	Non-Residential Building - Alteration	**Filed Date:** 2/17/2017
Job Site:	2433 COOLIDGE AVE, BLDG B		**Schedule Inspection by calling:** 510-238-3444
Parcel No:	027 084100109		
District:			
Project Description:	T.I. for charter school, Bldg B: remove partition walls for existing educational facility. No exterior work.		
Related Permits:	B1700703 M1700397 E1700623		

	Name	Applicant	Address	Phone	License #
Owner:	CHRISTIAN EVANGELICAL CHURCHES OF AMERICA INC		2433 COOLIDGE AVE OAKLAND, CA		
Owner-Builder:	KEIVAN ABIDI, LOA	X	2433 COOLIDGE AVE OAKLAND, CA	(510) 816-4790	

PERMIT DETAILS: Non-Residential/Building/Alteration

General Information

Green Code Checklist:		Sets Of Plans:	3	Report - Soil/Geotech:	
		Structural Calculations:		Energy Calculations (T24):	3

Proposed Building Information

Building Use:	Classroom < Grade 13	Number Of Stories:	1	Fire Sprinklers:	
Occupancy Group:	E Education	Number Of Units:	0	Total Floor Area (sq ft):	0
Construction Type:	VB - Combustible Construction; No Fire Rating	No. of Additional Bedrooms:		Additional Floor Area (sq ft):	

Work Information

Job Value: $1,000.00

TOTAL FEES TO BE PAID AT FILING: $0.00

Plans Checked By _____ Date _____ Permit Issued By R.E.T. Date 6/28/17

Finalized By _____ Date _____

Special Inspections

Special Inspection	Comments
Construction And Demolition Tracking	Electronic CDSR due prior to final inspection. DO NOT FINAL.

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CITY OF OAKLAND

Permit No: B1700703 **Parcel No:** 027 084100109 **Job Site:** 2433 COOLIDGE AVE, BLDG A

OWNER-BUILDER DECLARATION

☐ I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500)):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do ☐ all of or ☐ portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale).

☐ I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law).

☐ I am exempt from licensure under the Contractors' State License Law for the following reason: _____

By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following Web site: http://www.leginfo.ca.gov/calaw.html.

RENOVATION REPAIR AND PAINTING ACKNOWLEDGMENT

EPA's Lead Renovation, Repair and Painting Rule (RRP Rule) requires that firms performing renovation, repair, and painting projects that disturb lead-based paint in homes, child care facilities and pre-schools built before 1978 have their firm certified by EPA or use certified renovators who are trained by EPA-approved training providers and follow lead-safe work practices. As the property owner preparing to do work on a Pre-1978 building, I have read the explanation of the RRP Rule and will ensure that any paint disturbing work will be done by or supervised by an RRP certified individual(s). Failure to follow this rule may result in enforcement action by the EPA. For additional information on complying with lead safety requirements, contact the Alameda County Healthy Homes Department at (510) 567-8280 or 1-800-253-2372 or visit http://www.achhd.org.

HAZARDOUS MATERIALS DECLARATION

I hereby affirm that the intended occupancy ☐WILL ☐ WILL NOT use, handle or store any hazardous, or acutely hazardous, materials. (Checking "WILL" acknowledges that Sections 25505, 25533, and 25534 of the Health and Safety Code, as well as filing instructions were made available to you).

I hereby agree to save, defend, indemnify and keep harmless the City of Oakland and its officials, officers, employees, representatives, agents, and volunteers from all actions, claims, demands, litigation, or proceedings, including those for attorneys' fees, against the City in consequence of the granting of this permit or from the use or occupancy of the public right-of-way, public easement, or any sidewalk, street or sub-sidewalk or otherwise by virtue thereof, and will in all things strictly comply with the conditions under which this permit is granted.

By my signature below, I certify to each of the following:

- I am the property owner or authorized to act on the property owner's behalf.
- I have read this application and the information I have provided is correct.
- I agree to comply with all applicable city and county ordinances and state laws relating to building construction.
- I authorize representatives of this city or county to enter the above-identified property for inspection purposes.

NOTICE: No activities related to the approved work, including storage/use of materials, is allowed within the public right-of-way without an encroachment permit. Dust control measures shall be used throughout all phases of construction.

Permits for which no major inspection has been approved within 180 days shall expire by limitation. No refund more than 180 days after expiration or final.

CITY OF OAKLAND

Name (Print) Signature ☐ Owner ☐ Agent Date

An application for a building permit has been submitted in your name listing yourself as the builder of the property improvements specified. We are providing you with an Owner-Builder Acknowledgment and Information Verification Form to make you aware of your responsibilities and possible risk you may incur by having this permit issued in your name as the Owner-Builder. We will not issue a building permit until you have read, initialed your understanding of each provision, signed, and returned this form to us at our official address indicated. An agent of the owner cannot execute this notice unless you, the property owner, obtain the prior approval of the permitting authority.

OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

DIRECTIONS: Read and initial each statement below to signify you understand or verify this information.

____1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

____2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.

____3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.

____4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.

____5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars ($500), including labor and materials, I may be considered an "employer" under state and federal law.

____6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.

____7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.

____8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in workmanship or materials.

____9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.

____10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity.

____11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.

____12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form.

Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage. Before a building permit can be issued, this form must be completed

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CITY OF OAKLAND

and signed by the property owner and returned to the agency responsible for issuing the permit. A copy of the property owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

Name (Print)	Signature ☐ Owner ☐ Agent	Date

CITY OF OAKLAND

Parcel Information

The information provided in this map is for reference purposes only. It is not intended for any other use and should not be relied on for other purposes.
To obtain the latest information, please contact the Zoning information Hotline Counter at (510) 238-3911.

Basic Parcel Information

Parcel Number	027 084100109	MoreInfo (https://www.acgov.org/ptax_pub_app/RealSearchInit.do?searchByParcel=true&parcelNumber=27-841-1-9)
Area	Approx. area = 76789.674579 sq. ft.	
Address within the parcel	2439 COOLIDGE AVE	

Zoning and General Plan Information

Zoning	RM-3 (additional zoning districts may apply if illustrated in map below)	
Height - Central Business District	N/A	MoreInfo (http://oaklandnet/oak/groups/ceda/documents/report/oak033161.pdf)
Height - Commercial Corridor	N/A	
General Plan/Estuary Policy Plan	Institutional	MoreInfo (http://www2.oaklandnet.com/Government/o/PBN/OurServices/GeneralPlan/DOWD009015)
Condominium Conversion Impact Area	No	Municipal Code 16.36

Planning and Zoning Information Viewer

Zoning and General Plan Information

Impact Fee Zone	Fee Zone 3

Administrative Information

City Council District	CCD5	MoreInfo (http://www2.oaklandnet.com/Government/o/CityCouncil/index.htm)
SDS - Service District	3	
Port of Oakland Jurisdiction	No	

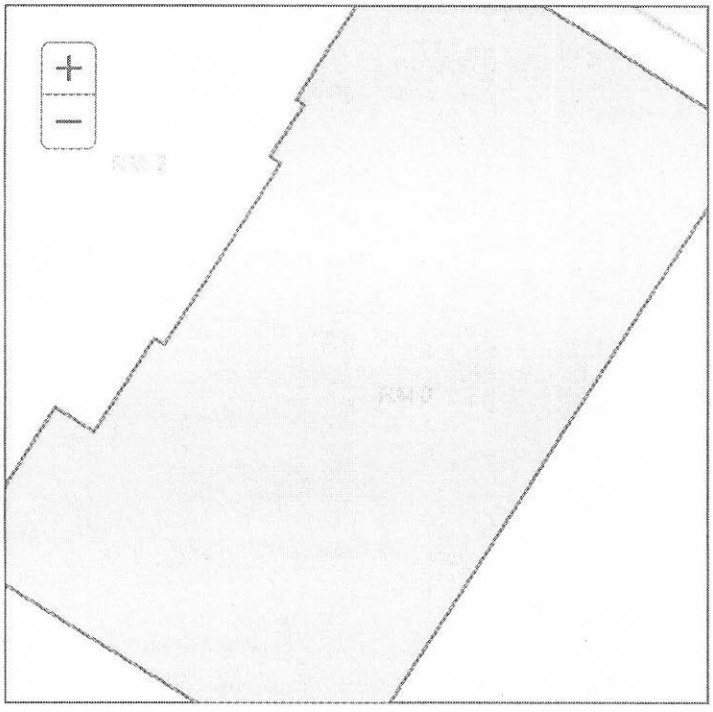
Historic Resources Information

Local Historic Property Category		MoreInfo (http://www2.oaklandnet.com/Government/o/PBN/OurServices/Historic/DOWD009013)
Local Historic District		MoreInfo (http://mapgis.oaklandnet.com/MoreInfo/LocalHistoricDistricts.docx)
OCHS Rating	X	MoreInfo (http://www2.oaklandnet.com/Government/o/PBN/OurServices/Historic/DOWD009155)
Construction Date		
Local Landmark	No	MoreInfo (http://www2.oaklandnet.com/Government/o/PBN/OurServices/Historic/DOWD009012)
National Historic Landmark	No	MoreInfo (http://www.cr.nps.gov/nhl/)
Heritage Property	No	MoreInfo (http://nrhp.focus.nps.gov/natreghome.do?searchtype=natreghome)
Designated Historic Property	No	MoreInfo (http://www2.oaklandnet.com/Government/o/PBN/OurServices/Historic/DOWD009012)
Mills Act	No	MoreInfo (http://www2.oaklandnet.com/Government/o/PBN/OurServices/Historic/index.htm#MillsAct)

Environmental Information

Whipsnake Critical Habitat	No
Flood Zone	No
Hayward Fault Zone	No
Liquefaction Hazard Zone	Yes, Liquefaction Severity 2
Wildfire Assessment District	No

Map



CITY OF OAKLAND
BUILDING SERVICES

CITY OF OAKLAND

Planning & Building Department

BUILDING SERVICES

250 Frank H. Ogawa Plaza 2nd Floor Oakland, CA 94612

Telephone (510) 238-3444	www.oaklandnet.com	Fax (510) 238-7287

PERMIT RECORD CARD

COMMERCIAL & MULTI-UNIT RESIDENTIAL

California Building, Residential, Electrical, Plumbing, Mechanical, Energy and Green Building Codes

Oakland Building, Planning Sustainability, Fire and Municipal Codes

Address:	2433 COOLIDGE AVE, BLDG# A, Oakland, CA 94601 Suite: A	APN:	027 084100109
Description:	T.I. for charter school, Bldg A: create partition walls for new classrooms at existing educational facility. All work on 1st flr only. No exterior work.	Issued:	06/28/2017
		Building Use:	Classroom < Grade 13
		Occupancy:	E Education
		Type:	IIIB - Combustible Constructic
Owner:	Christian Evangelical Churches Of America Inc	Stories:	2
Contractor:		# units:	0
		Sprinkler:	Yes

Permits:	B1700703	F1700623	M1700397
Allocated Inspections	12	8	8

SPECIAL INSPECTION LIST *(checked items are required)*

Reinforced Concrete, Gunite, Grout & Mortar: (CONCRETE, GUNITE, GROUT, MORTAR)

- *Aggregate Test*
- *Reinforcing Test*
- *Mix Designs*
- *Reinforcing Place*
- *Batch Plant Insp.*
- *Cast Samples*
- *Compression Tests*
- *Anchors*
- *Test Panels*

Structural Wood

- *Shear Wall Nailing*
- *Structural Observations*
- *Eng. Lumber Insp.*
- *Sample and Test Components*

Structural Steel/Welding

- *Sample and Test (list specific numbers below)*
- *Shop Material Identification*
- *Welding Inspection*
- *Ultrasonic Inspection*
- *High-Strength Bolting*

A325	A490	N	SHOP	FIELD
			X	F

- *Metal Deck Welding Inspection*
- *Unit Weights*
- *Reinforcing Steel Welding Insp*
- *Placement Insp*
- *Metal Stud Welding Inspection*
- *Sample & Test*
- *Concrete Inset Welding Inspection*

Precast/Pre-stressed Concrete: (PILES, PIERS, POST-TENSION, PRE-TENSION, CLADDING)

- *Aggregate Test*
- *Reinforcement Test*
- *Placement Insp.*
- *Tendon Test*
- *Mix Designs*
- *Reinforcement Place*
- *Insert Placement*
- *Concrete Batching*
- *Concrete Placement*
- *Installation Insp.*
- *Cast Samples*
- *Compression Test*

Structural Masonry

- *Special Inspection Stresses Used*
- *Preliminary Acceptance (masonry units, wall prisms)*
- *Subsequent Tests (mortar, grout, field wall prisms)*
- *Placement Inspection of Units*

Fireproofing

- *Placement Inspection*
- *Thickness Test*
- *Density Tests*
- *Inspection Batching*
- *Mastic & Intumescent Coatings*

- *Green Building Cert.*
- *C&D Tracking*
- *HERS Verification*
- *Site Drainage*
- *PSL (sewer lateral Cert)*
- *Grading*
- *Seismic Force Resistive System*
- *Special Case*

Additional Instructions/Inspections Required:

1	FOUNDATION Major Inspection	2	FIRST FLOOR Major Inspection	3	FRAME Major Inspection	4	FINAL Major Inspection	5	SITE
	ELECTRICAL		ELECTRICAL		ELECTRICAL		ELECTRICAL		PRE-CONSTRUCTION
E 10	CONSTRUCTION POWER	E 20	UNDERFLOOR	E 30	SUBPANEL/ FEEDER	E 40	SMOKE & CO ALARMS	S 50A	PRE-CON MEETING
E 11	UFER	E 21	CABLE PROTECTION	E 31	INTERIOR/EXTERIOR WIRING	E 41	EQUIPMENT/ DEVICES	S 50B	OBSTRUCT/ ENCROACH
E 12	UNDERGROUND/ CONDUIT/ CABLE	E 22	EXTERIOR WIRING	E 32	BOX MAKE-UP	E 42	UTILITY RELEASE/ TRANSFORMER	S 50C	SURVEY/ ELEVATION
E 13	SINGLE SERVICE			E 33	SUSPENDED CEILING	E 43	ENERGY/ CAL GREEN	S 50D	GRADING
E 14	SERVICE RACEWAY			E 38	OK TO CONCEAL	E 86	FINAL ELECTRICAL [illegible] 8/30/17	S 50E	CREEK PROTECTION / RUN-OFF
	PLUMBING		PLUMBING		PLUMBING		PLUMBING	S 50F	TREE/VEGETATION PROTECTION
P 10	UNDERGROUND	P 20	UNDERFLOOR	P 30	DWV PIPING	P 40	ROOF DRAINS	S 50G	
P 11	BACKWATER VALVE	P 21	DRAINS (FIRE/ CONDEN/ MISC)	P 31	GAS PIPING	P 41	GAS TEST	S 50H	DUST & EROSION CONTROL
P 12	INTERCEPTOR (SO)	P 22	FLOOR RECEPTORS	P 32	WATER PIPING/ SERVICE	P 42	UTILITY RELEASE	S 50J	C6 & RAINWATER RUN-OFF
P 13	INTERCEPTOR (GREASE)			P 33	TUB / SHOWER PAN	P 43A	ENERGY CODE/ CAL GREEN	S 50K	EXCAVATION SHORING
P 14	WATER SERVICE			P 34	BACKFLOW DEVICES	P 44	CHLORINATION/ SI REPORTS	S 50L	TRAFFIC CONTROL & PARKING
				P 38	OK TO CONCEAL	P 86	FINAL PLUMBING	S 50M	BLIGHT/ NOISE/ TOILET
	MECHANICAL		MECHANICAL		MECHANICAL		MECHANICAL		INFRASTRUCTURE
M 10	UNDERGROUND	M 20	UNDERFLOOR DUCTS	M 30	SUSPEND CEILING/ VAV/ COILS 8/8/17 [illegible]	M 40	REGISTERS/ GRILLS 8/8/17 [illegible]	PZ 50	SEWER/ BACKWATER
M 11	RADIANT/ COILS	M 21	RADIANT/ COILS	M 31	DAMPER (FIRE, CEILING, SMOKE) 04Aug17 [illegible]	M 41	EQUIPMENT	PZ 51	DRAINAGE STORM DRAIN
				M 32	MU AIR/ OUTDOOR AIR	M 42	ROOF ACCESS/ GUARDS	PZ 52	HARDSCAPE
				M 33	DUCT (TYPE I HOOD)	M 43	ENERGY COMPLY FORMS	PZ 53	FIRE ACCESS
				M 34	DETECTORS (DUCT, CO)	M 44	CAL GREEN	PZ 54	C3 FACILITY
				M 35	EXHAUST DUCTS	M 45	SI REPORTS (EQ, BALANCE)	6	FINAL INFASTRUCTURE
				M 38	OK TO CONCEAL 04 Aug 17 [illegible]	M 86	FINAL MECHANICAL 29Aug17 [illegible]		GRADING
	BUILDING		BUILDING		BUILDING		BUILDING	GR 50	SUBGRADE
B 10	SURVEY / STAKING	B 20	GARAGE PAD ELEVATION	B 30	ZONING ROUGH	B 40	DECK / RETAIN WALL	GR 51	PAD ELEVATION
B 11	SETBACKS	B 21	FIRST FLOOR ELEVATION	B 31	ROOF FRAMING & NAILING	B 41	ZONING CONDITIONS	GR 52	SP INSPECT REPORT
RB 12	SP INSPECT REPORT	B 22	SP INSPECT REPORT	B 32	SP INSPECT REPORT	B 42	SP INSPECT REPORT	GR 86	FINAL GRADING
B 13	PIERS	B 23	ACCESSIBILITY	B 33	FIRE RATED ASSEMBLY	B 43	SIGNAGE	7	FIREMARSHALL
B 14	FOOTING / GRADE BEAM			B 33A	SHAFT CONSTRUCTION	B 44	ACCESSIBILITY	FM 50	FIRE SPRINKLER 7/28/17 [illegible]
B 15	EMBEDMENTS			B 34	SHEAR WALL BRACING	B 45	ENERGY/ HERS (FORMS, REPORT)	FM 51	OK TO CONCEAL 7/28/17 [illegible]
B 16	EPOXY			B 35	SUSPENDED CEILING	B 45A	GPR COMPLIANCE	FM 52	FIRE ALARM 8-30-17 [illegible]
B 17	SLAB FLOOR / VAPOR BARRIER	B 24	FLOOR FRAMING	B 35A	FLOOR & WALL FRAMING	B 46	SMOKE & CO ALARMS	FM5 3	STAND PIPE/ DRAIN
B 18	WP PROTECTION & DRAINAGE	B 25	INSULATION	B 36	INSULATION 8-29-17 RXB	B 47	RECYCLING CDSR	FM 54	EMERGENCY LIGHTING
B 19	MASONRY WALLS			B 37	LATH/ EXTERIOR COVERING			FM 55	FIRE/ SMOKE DAMPER
				B 37A	WP MEMBRANE			FM 86	FINAL FIRE (510) 238-3851
				B 37B	EGRESS / SAFETY GLAZING			8	PLANNING
				B 38	OK TO COVER	B 48	OK TO OCCUPY	ZC 58	ROUGH
				B 39	TUB / SHOWER WALL			ZC 59A	LANDSCAPE/ HARDSCAPE
				B 39A	GYPSUM WALLBOARD			ZC 59B	SITE IMPROVEMENTS
				B 39B	FIRE SAFING	B 86	FINAL BLDG	ZC 86	FINAL ZONING
1	FOUNDATION APPVD	2	FIRST FLOOR APPVD	3	FRAME APPVD	4 98	FINAL CRAFTS	9 99	PROJECT FINAL

INSPECTOR NOTES

date sign	BUILDING
	7/18/17 Frame ok to cover one side. Need MEP & fire approvals before cover lid/second side. JV
	1 hr corridor
	7-24-17; ok to cover walls. 1-side wallboard ok, other side TK RXB
	7-26-17 SHEETROCK AT INTERIOR WALLS BETWEEN CLASSROOMS 3 & 4 OK. JV
	8-8-17 REMAINDER OF SHEET OK JRD
	29Aug17 check water heater for seismic strap in teledata room KM
	8-30-17; For final:
	1) OFD is required to final the job in this job card.
	2) PSL certification is required from EBMUD
	3) CDSR is required to be approved by Patrick Hayes. -RXB

date sign	ZONING

INSPECTOR NOTES ONLY

date sign	ELECTRICAL
	7/20/17: Walls OK. Add 2 hallway receptacles per drawings. OK to conceal wall wiring. [illegible]
	7/24/17: Corrections [illegible]
	7/28/17: Ceilings OK. Final pending certificate of acceptance. [illegible]

date sign	PLUMBING

date sign	MECHANICAL
	04 Aug 17 4 FSD's in corridor OK cover pending building approval
	8/8/17 – Class rooms overhead & Bar OK [illegible]
	29 Aug 17 OK to final KM

date sign	FIRE
	7/28/17 Fire sprinkler ROUGH - Approved, OK to cover NP
	8/24/17 Fire sprinkler FINAL - Approved NP
	8-30-17 1st ~~FLOOR~~ ~~[illegible]~~ [illegible] ~~[illegible]~~ - ~~[illegible]~~.

date sign	INFRASTRUCTURE

date sign	C6 & EROSION CONTROL/ BLIGHT & DUST/ CONSTRUCTION HOURS & NOISE/ PARKING & TRAFFIC CONTROL/ CREEK & TREE PROTECTION

date sign	GRADING

CITY OF OAKLAND
BUILDING SERVICES

CITY OF OAKLAND
Planning & Building Department
BUILDING SERVICES
250 Frank H. Ogawa Plaza 2nd Floor Oakland, CA 94612

Telephone (510) 238-3444	www.oaklandnet.com	Fax (510) 238-7287

PERMIT RECORD CARD

COMMERCIAL & MULTI-UNIT RESIDENTIAL

California Building, Residential, Electrical, Plumbing, Mechanical, Energy and Green Building Codes
Oakland Building, Planning Sustainability, Fire and Municipal Codes

Address:	2433 COOLIDGE AVE, BLDG# B, Oakland, CA 94601 Suite: B	APN:	027 084100109
Description:	T.I. for charter school, Bldg B: remove partition walls for existing educational facility. No exterior work.	Issued:	06/28/2017
		Building Use:	Classroom < Grade 13
		Occupancy:	E Education
		Type:	VB - Combustible Constructio
Owner:	Christian Evangelical Churches Of America Inc	Stories:	1
Contractor:		# units:	0
		Sprinkler:	Yes
Permits:	B1700704		
Allocated Inspections	3		

SPECIAL INSPECTION LIST *(checked items are required)*

Reinforced Concrete, Gunite, Grout & Mortar: (Concrete / Gunite / Grout / Mortar)	***Structural Wood***
Aggregate Test	*Shear Wall Nailing* / *Structural Observations*
Reinforcing Test	*Eng. Lumber Insp.* / *Sample and Test Components*
Mix Designs	***Structural Steel/Welding***
Reinforcing Place	*Sample and Test (list specific numbers below)*
Batch Plant Insp.	*Shop Material Identification*
Cast Samples	*Welding Inspection* (Shop / Field)
Compression Tests	*Ultrasonic Inspection*
Anchors	*High-Strength Bolting*
Test Panels	A325 / A490 / N / X / F
Precast/Pre-stressed Concrete: (Piles / Piers / Post-Tension / Pre-Tension / Cladding)	*Metal Deck Welding Inspection* / *Unit Weights*
Aggregate Test	*Reinforcing Steel Welding Insp* / *Placement Insp*
Reinforcement Test	*Metal Stud Welding Inspection* / *Sample & Test*
Placement Insp.	*Concrete Inset Welding Inspection*
Tendon Test	***Structural Masonry***
Mix Designs	*Special Inspection Stresses Used*
Reinforcement Place	*Preliminary Acceptance (masonry units, wall prisms)*
Insert Placement	*Subsequent Tests (mortar, grout, field wall prisms)*
Concrete Batching	*Placement Inspection of Units*
Concrete Placement	***Fireproofing***
Installation Insp.	*Placement Inspection* / *Thickness Test*
Cast Samples	*Density Tests* / *Inspection Batching*
Compression Test	*Mastic & Intumescent Coatings*
Green Building Cert. / *C&D Tracking*	
HERS Verification / *Site Drainage*	
PSL (sewer lateral Cert) / *Grading*	*Seismic Force Resistive System* / *Special Case*

Additional Instructions/Inspections Required:

1	FOUNDATION Major Inspection	2	FIRST FLOOR Major Inspection	3	FRAME Major Inspection	4	FINAL Major Inspection	5	SITE
	ELECTRICAL		ELECTRICAL		ELECTRICAL		ELECTRICAL		PRE-CONSTRUCTION
E 10	CONSTRUCTION POWER	E 20	UNDERFLOOR	E 30	SUBPANEL/ FEEDER	E 40	SMOKE & CO ALARMS	S 50A	PRE-CON MEETING
E 11	UFER	E 21	CABLE PROTECTION	E 31	INTERIOR/EXTERIOR WIRING	E 41	EQUIPMENT/ DEVICES	S 50B	OBSTRUCT/ ENCROACH
E 12	UNDERGROUND/ CONDUIT/ CABLE	E 22	EXTERIOR WIRING	E 32	BOX MAKE-UP	E 42	UTILITY RELEASE/ TRANSFORMER	S 50C	SURVEY/ ELEVATION
E 13	SINGLE SERVICE			E 33	SUSPENDED CEILING	E 43	ENERGY/ CAL GREEN	S 50D	GRADING
E 14	SERVICE RACEWAY			E 38	OK TO CONCEAL	E 86	FINAL ELECTRICAL	S 50E	CREEK PROTECTION / RUN-OFF
	PLUMBING		PLUMBING		PLUMBING		PLUMBING	S 50F	TREE/VEGETATION PROTECTION
P 10	UNDERGROUND	P 20	UNDERFLOOR	P 30	DWV PIPING	P 40	ROOF DRAINS	S 50G	
P 11	BACKWATER VALVE	P 21	DRAINS (FIRE/ CONDEN/ MISC)	P 31	GAS PIPING	P 41	GAS TEST	S 50H	DUST & EROSION CONTROL
P 12	INTERCEPTOR (SO)	P 22	FLOOR RECEPTORS	P 32	WATER PIPING/ SERVICE	P 42	UTILITY RELEASE	S 50J	C6 & RAINWATER RUN-OFF
P 13	INTERCEPTOR (GREASE)			P 33	TUB / SHOWER PAN	P 43A	ENERGY CODE/ CAL GREEN	S 50K	EXCAVATION SHORING
P 14	WATER SERVICE			P 34	BACKFLOW DEVICES	P 44	CHLORINATION/ SI REPORTS	S 50L	TRAFFIC CONTROL & PARKING
				P 38	OK TO CONCEAL	P 86	FINAL PLUMBING	S 50M	BLIGHT/ NOISE/ TOILET
	MECHANICAL		MECHANICAL		MECHANICAL		MECHANICAL		INFRASTRUCTURE
M 10	UNDERGROUND	M 20	UNDERFLOOR DUCTS	M 30	SUSPEND CEILING/ VAV/ COILS	M 40	REGISTERS/ GRILLS	PZ 50	SEWER/ BACKWATER
M 11	RADIANT/ COILS	M 21	RADIANT/ COILS	M 31	DAMPER (FIRE, CEILING, SMOKE)	M 41	EQUIPMENT	PZ 51	DRAINAGE STORM DRAIN
				M 32	MU AIR/ OUTDOOR AIR	M 42	ROOF ACCESS/ GUARDS	PZ 52	HARDSCAPE
				M 33	DUCT (TYPE I HOOD)	M 43	ENERGY COMPLY FORMS	PZ 53	FIRE ACCESS
				M 34	DETECTORS (DUCT, CO)	M 44	CAL GREEN	PZ 54	C3 FACILITY
				M 35	EXHAUST DUCTS	M 45	SI REPORTS (EQ, BALANCE)	6	FINAL INFASTRUCTURE
				M 38	OK TO CONCEAL	M 86	FINAL MECHANICAL		GRADING
	BUILDING		BUILDING		BUILDING		BUILDING	GR 50	SUBGRADE
B 10	SURVEY / STAKING	B 20	GARAGE PAD ELEVATION	B 30	ZONING ROUGH	B 40	DECK / RETAIN WALL	GR 51	PAD ELEVATION
B 11	SETBACKS	B 21	FIRST FLOOR ELEVATION	B 31	ROOF FRAMING & NAILING	B 41	ZONING CONDITIONS	GR 52	SP INSPECT REPORT
RB 12	SP INSPECT REPORT	B 22	SP INSPECT REPORT	B 32	SP INSPECT REPORT	B 42	SP INSPECT REPORT	GR 86	FINAL GRADING
B 13	PIERS	B 23	ACCESSIBILITY	B 33	FIRE RATED ASSEMBLY	B 43	SIGNAGE	7	FIREMARSHALL
B 14	FOOTING / GRADE BEAM			B 33A	SHAFT CONSTRUCTION	B 44	ACCESSIBILITY	FM 50	FIRE SPRINKLER
B 15	EMBEDMENTS			B 34	SHEAR WALL BRACING	B 45	ENERGY/ HERS (FORMS, REPORT)	FM 51	OK TO CONCEAL
B 16	EPOXY			B 35	SUSPENDED CEILING	B 45A	GPR COMPLIANCE	FM 52	FIRE ALARM
B 17	SLAB FLOOR / VAPOR BARRIER	B 24	FLOOR FRAMING	B 35A	FLOOR & WALL FRAMING	B 46	SMOKE & CO ALARMS	FM53	STAND PIPE/ DRAIN
B	WP PROTECTION & DRAIN	B 25	INSULATI	36	INSULATION	B 47	RECYCLING CDSR	FM 54	EMERGENCY LIGHTING
	MA			B 37	LATH/ EXTERIOR COVERING			FM 55	FIRE/ SMOKE DAMPER
				B 37A	WP MEMBRANE			FM 86	FINAL FIRE (510) 238-3851
				B 37B	EGRESS / SAFETY GLAZING			8	PLANNING
				B 38	OK TO COVER	B 48	OK TO OCCUPY	ZC 58	ROUGH
				B 39	TUB / SHOWER WALL			ZC 59A	LANDSCAPE/ HARDSCAPE
				B 39A	GYPSUM WALLBOARD			ZC 59B	SITE IMPROVEMENTS
				B 39B	FIRE SAFING	B 86	FINAL BLDG 7-26-14 [illegible]	ZC 86	FINAL ZONING
1	FOUNDATION APPVD	2	FIRST FLOOR APPVD	3	FRAME APPVD	4 98	FINAL CRAFTS	9 99	PROJECT FINAL

INSPECTOR NOTES

date sign	BUILDING
7-26-17	FINAL OK. BUILDING IS MODULAR CONSTRUCTION WITHOUT SPRINKLERS. SCOPE IS REMOVAL OF PARTITION WALLS ONLY

date sign	ZONING

INSPECTOR NOTES ONLY

date sign	ELECTRICAL

date sign	PLUMBING

date sign	MECHANICAL

date sign	FIRE

date sign	INFRASTRUCTURE

date sign	C6 & EROSION CONTROL/ BLIGHT & DUST/ CONSTRUCTION HOURS & NOISE/ PARKING & TRAFFIC CONTROL/ CREEK & TREE PROTECTION

date sign	GRADING

Project Communication Center

SHARE THIS DOCUMENT	EXPORT TO EXCEL	PDF VERSION	PRINT TO LEED FORMS	CARBON FOOTPRINT
go paperless, share plan online	export project data to excel	convert plan to PDF document	auto-populate LEED forms	see this project's carbon footprint

Project: AMPS Tenant Improvement GH361-951-7460

Information | Statistics | Hauling | Materials | Facilities & Tickets | Bid Sheet | By Permit | Files | Messages & History

Messages - messages sent and received

Urgent Message

Type a message to Oakland. Recipient will be notified when message is sent.

*

Send Message

1. **From: Elvedin Pandzic** **06/09/17**
   Message: Hello my name is Elvedin and I am checking to see when will this plan be approved since owner is in a rush to get perimt and start the work please let me know.
2. **From: Oakland** **06/12/17**
   Message: Thanks for the plan. The scope of work, in my estimation, will generate more debris than you have indicated here, removing an office, cabinets and building new walls. Please revise and be sure to segregate the materials to get over the 65 ...
3. **From: Elvedin Pandzic** **06/13/17**
   Message: Hello, we have around 100 linear feet of wall with drywall on each side and 3800 square feet of glue down carpet to be removed, this should all fit on one 1.5 load of a 4 yard dump trailer, also at portable we are removing 70 linear feet of ...
4. **From: Oakland** **06/14/17**
   Message: Thanks for the plan. The used carpet is not recyclable. Please segregate that material along with the lumber and resubmit. Patrick
5. **From: Elvedin Pandzic** **06/20/17**
   Message: Good Morning Patrick, I am just checking to see how is waste plan coming up and do you have additional comments, owner is hoping to pick up permit this week if possible. Thanks Elvedin
6. **From: Elvedin Pandzic** **08/30/17**
   Message: When can we have this finalized because we are done with work and need to finalize the building permit with building department. Please let me know.

Project Notes - confidential notes and remarks, only viewable by yourself

Add Note

Project History

- **Plan Status:** Completed
- **Permit Number:** B1700703
  B1700703 - Tenant Improvement - 05/25/17
  B1700704 - Tenant Improvement - 06/14/17
- **Date Start:** 07/01/17
- **Date Submitted for Approval:** 06/14/17 21:18:54
- **Created and/or Submitted by:** Elvedin Pandzic , Contractor
- **Date Approved:** 06/24/17 02:56:19
- **Approved by:** Patrick Hayes , Recycling Specialist
- **Date Submitted for Final:** 08/09/17 17:34:38
- **Submitted by:** Elvedin Pandzic , PM
- **Date of Final Approval:** 09/01/17 00:01:29
- **Approved by:** Patrick Hayes , Recycling Specialist

Project Actions

Note

1. Contractor has read and agreed to this Jurisdiction's Terms and Conditions on 05/26/17 Read More
2. Rejected by phayes@oaklandnet.com on 06/12/17

Note

4. After your message and first rejection I have checked plans we are removing 100 feet of wall with one layer of drywall that is 1.5 load of a 4 yard trailer, 3800 square feet of glue down carpet it is less than .5 of a load and at portable we are removing 70 feet of wall with takable panels it would not be a full load, so I have increased generation of demo material to 12 yards, I do not see more disposal there but I can assure you that what ever is generated on site it will be disposed as C&D at maximum content. by bids@bbroscon.com on 06/13/17
5. Rejected by phayes@oaklandnet.com on 06/14/17
6. Contractor has read and agreed to this Jurisdiction's Terms and Conditions on 06/14/17 Read More
7. Carpet removed from recycle list, hope this is it. by bids@bbroscon.com on 06/14/17
8. No comments. by bids@bbroscon.com on 08/09/17
9. **ACCELA Workflow** - Verified by phayes@oaklandnet.com on 08/31/17
10. **Special Inspection Hold & General Hold** - Verified by phayes@oaklandnet.com on 08/31/17

APPENDIX II

AMPS

HONOR HARD WORK

Oakland Unified School District
Office of Charter Schools
1000 Broadway/Suite 639
Oakland CA 94607

To OUSD Office of Charter Schools,

The AHERA asbestos survey provided by HMA is the formal evaluation. This survey is updated annually to ensure that conditions have not changed.

The survey calls for monitoring the conditions noted, other than corrective action noted in Building C. The corrective action in Building C is not applicable as Amethod Schools is not using this space.

Periodic inspection of the remaining areas is conducted by Maintenance Staff, and no repairs or alterations will be made to these areas until abatement has been performed by a licensed environmental services contractor.

Amethod Public Schools follows the procedures per the EPA's "Managing in Asbestos in Place: A Building Owner's Guide to Operations and Maintenance Programs for Asbestos Containing Materials".

If you have any questions, please let me know.

Sincerely,

Pete Cordero

Pete Cordero
Chief Operating Officer
Amethod Public Schools