

<b>Board Office Use: Legislative File Info.</b>	
File ID Number	12-2015
Committee	Facilities
Introduction Date	10-10-2012
Enactment Number	12-2669
Enactment Date	10/24/12



OAKLAND UNIFIED  
SCHOOL DISTRICT

Memo

To Board of Education

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

Board Meeting Date October 10, 2012

Subject Division of Facilities Planning and Management P.O.'s. 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.

Name	Total	Fund	P.O.	Site	Date	City
Advanced Voice & Data	\$4,468.26	Measure B	P.O.	Highland New Classroom Building	6-28-2012 thru 7-6-2012	Concord
ALMA Strategies	\$14,850.00	Measure B	P.O.	Fremont HS	6-1-2012 thru 5-31-2013	San Francisco
Approved Maintenance	\$800.00	Developer Fees	P.O.	La Escuelita Educational Center	9-5-2012 thru 12-31-2012	Oakland
Associates Comfort Systems	\$9,100.00	Special Revenue Fund	P.O.	Various Move Management	7-1-2012 thru 12-31-2012	San Leandro
BA Morrison	\$2,000.00	Measure B	P.O.	Grass Valley ES Portable Installation	8-20-2012 thru 12-30-2012	Castro Valley
Bayside Pest Control	\$15,660.00	Developer Fees	P.O.	Facilities	7-1-2012 thru 6-20-2013	El Cerrito
Bobbie's Permit Service	\$5,563.00	Measure B	P.O.	Grass Valley ES Portable Installation	8-9-2012 thru 10-18-2012	Coarsegold
California Department of Education	\$8,498.89	Measure B	P.O.	Highland New Classroom Building	9-13-2012 thru 12-30-2012	Sacramento
CDW Government	\$65,859.19	Developer Fees	P.O.	La Escuelita Educational Center	8-15-2012 thru 10-15-2012	Chicago, IL
CDW Government	\$67,205.05	Measure A	P.O.	La Escuelita Educational Center	8-15-2012 thru 10-15-2012	Chicago, IL
CEL	\$6,510.00	Measure B	P.O.	Piedmont Portable Installation	7-30-2012 thru 9-1-2012	San Ramon



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Clark's Home & Garden, Inc.	\$1,988.49	County School Facilities Fund	P.O.	King Estates Seismic Retrofit AB-300	8-28-2012 thru 2-28-2013	Hayward
Comco Sheet Metal Company, Inc.	\$7,013.13	Special Revenue Reserve	P.O.	Marshall School	9-12-2012 thru 11-12-12	Oakland
Commercial Systems	\$4,388.00	Measure B	P.O.	Urban Promise Multi-Purpose Building	5-20-2012 thru 8-1-2012	San Carlos
Corovan	\$74,472.54	Special Revenue Reserve	P.O.	Lakeview (School Closure)	8-1-2012 thru 6-30-2012	Poway
Creation Engine, Inc.	\$869.73	Measure A	P.O.	Facilities	9-11-2012 thru 10-11-2012	Mountain View
Del Monte Electric Co.	\$7,500.00	Measure B	P.O.	Montera MS Modernization	8-23-2012 thru 12-30-2012	Dublin
DGC Services	\$3,200.00	Measure B	P.O.	Jefferson New Building	7-30-2012 thru 11-30-2012	Dublin
Douglas Parking	\$2,650.00	Special Revenue Fund	P.O.	Lakeview ES	5-1-2011 thru 6-30-2012	Oakland
Energy Systems	\$768.00	Developer Fees	P.O.	La Escuelita Educational Center	6-19-2012 thru 8-19-2012	Stockton
Eric Thomas & Associates	\$7,900.00	Measure A	P.O.	Facilities	8-15-2012 thru 8-15-2012	Grand Ledge, MI
Eric Young	\$375.00	Measure A	P.O.	Facilities	6-27-2012	Oakland
Eric Young	\$150.00	Measure A	P.O.	Facilities	8-3-2012 thru 8-3-2012	Oakland
Eric Young	\$1,200.00	Measure A	P.O.	Facilities	8-10-2012 thru 8-10-2012	Oakland
Fire Alarm Security Services	\$984.00	Measure B	P.O.	Grass Valley ES Portable Installation	8-27-2012 thru 8-27-2014	Aptos
First Alarm	\$2,480.00	County School Facilities	P.O.	La Escuelita Educational Center	8-1-2012 thru 10-1-2012	San Jose
First Alarm	\$3,867.00	Measure B	P.O.	La Escuelita Educational Center	9-6-2012 thru 11-6-2012	San Jose
Gary Doupnik Manufacturing	\$39,000.00	Measure B	P.O.	Lowell Modernization	6-25-2012 thru 7-2-2013	Loomis
Globe Plumbing Supply Co.	\$1,871.77	Developer Fees	P.O.	La Escuelita Educational Center	6-19-2012 thru 8-19-2012	Oakland
Graham Tree Service, Inc.	\$12,000.00	Developer Fees	P.O.	La Escuelita Educational Center	7-5-2012 thru 9-5-2012	San Leandro
High-Tech Electric	\$9,093.00	Developer Fees	P.O.	La Escuelita Educational Center	8-10-2012 thru 9-30-2012	Clovis
High-Tech Electric	\$10,350.00	Country School Facilities	P.O.	La Escuelita Educational Center	9-4-2012 thru 12-31-2012	Clovis



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J&R Fence, Inc.	\$1,800.00	Measure B	P.O.	Grass Valley ES Portable Installation	9-6-2012 thru 12-31-2012	San Leandro
Larm's Building & Garden Supply, Inc.	\$111.73	Developer Fees	P.O.	La Escuelita Educational Center	6-20-2012 thru 8-20-2012	Oakland
Lee's Signs	\$835.20	Measure B	P.O.	Madison Football and Multi-Use Field	7-23-2012 thru 9-23-2012	Oakland
Mobile Modular Management Corp.	\$1,250.00	Measure B	P.O.	Piedmont Portable Installation for Library and Science Room	7-19-2012 thru 8-1-2012	Livermore
North American Fence & Railing, Inc.	\$750.00	Measure B	P.O.	Roosevelt MS Modernization	8-21-2012 thru 6-1-2012	Oakland
Optus, Inc.	\$164.43	Developer Fees	P.O.	La Escuelita Educational Center	6-19-2012 thru 8-19-2012	Jonesboro, AR
PG&E	\$1,165.24	Measure B	P.O.	Montclair Interim Housing	8-2-2011 thru 8-1-2012	Stockton
Ray's Electric	\$49,000.00	Measure B	P.O.	Piedmont Portable Installation for Library and Science Room	7-2-2012 thru 12-31-2012	Oakland
Ray's Mobile Modular Service	\$2,400.00	Measure B	P.O.	Grass Valley ES Portable Installation	8-1-2012 thru 9-30-2012	Bryon
Redwick Construction	\$19,320.00	Measure B	P.O.	Sobrante Park Modernization	8-16-2012 thru 10-15-2012	Oakland
Redwood Engineering Construction	\$49,900.00	Measure B	P.O.	Grass Valley ES Portable	6-14-2012 thru 12-30-2012	Redwood City
Reed Brothers	\$675.00	Developer Fees	P.O.	Metwest Educational Center	8-15-2012 thru 10-15-2012	Oakland
Robles Communications, Inv.	\$5,037.50	Special Revenue Fund	P.O.	Melrose Leader Academy	8-2-2012 thru 10-2-2012	San Leandro
SGI Construction Mangement	\$19,999.00	Developer Fees	P.O.	Metwest Educational Center	7-20-2012 thru 9-20-2012	Pasadena
SJ General Building Maintenance Inc.	\$2,250.00	Measure B	P.O.	Grass Valley ES Portable Installation	8-1-2012 thru 12-1-2012	San Jose
Summerhill Electric	\$4,210.00	Measure B	P.O.	Jefferson CDC Fire Alarm Replacement	7-12-2012 thru 1-14-2013	Oakland
Urban Design Consulting	\$18,920.00	Measure B	P.O.	Sobrante Park Modernization	8-15-2012 thru 12-31-2012	Oakland
Urban Design Consulting	\$15,350.00	Measure B	P.O.	Washington Modernization	8-15-2012 thru 12-31-2012	Oakland



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	<i>Valley Carports</i>	<i>\$27,890.00</i>	<b>Measure B</b>	<i>P.O.</i>	<i>Havenscourt New Cafeteria &amp; Classroom Building</i>	<i>9-10-2012 thru 6-30-2013</i>	<i>Tulare</i>
	<i>Your all Day Everyday Janitorial Service</i>	<i>\$16,790.00</i>	<b>Developer Fees</b>	<i>P.O.</i>	<i>La Escuelita Educational Center</i>	<i>9-4-2012 thru 12-31-2012</i>	<i>San Francisco</i>

**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 contracts and Purchase Order for the OUSD school sites.

**OAKLAND UNIFIED SCHOOL DISTRICT**  
**Department of Facilities Planning and Management**  
**AGREEMENT REQUEST FORM**

**DATE SUBMITTED:** 9/4/2012  
**SUBMITTED BY:** Saya Nhim

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

1.) A/E (Architect 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 and Construction Contract	<input 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	<input type="checkbox"/>	8.) Purchase Order	<input checked="" type="checkbox"/>

Vendor Number: \_\_\_\_\_  
 Fiscal Year: 2012-2013  
 P.O. Under \$50K: \_\_\_\_\_  
 Date Processed: 9-13-2012 ✓  
 To: MB 113 To DR: \_\_\_\_\_

[Signature] Timothy E. White Asst. Superintendent Date \_\_\_\_\_  
[Signature] Tadashi Nakadegawa Facilities Director Date 9/4/12

**SECTION II. LOCAL BUSINESS PARTICIPATION PERCENTAGE**

Local Business	Small Local Business	Small Local Resident Business	Total Percentage
0.00%	0.00%	0.00%	0.00%

**SECTION III. AGREEMENT INFORMATION:**

Project Name:	La Escuelita Educational Center Phase 1 Increment 2	Project No:	07047-3 <u>1219003835-6274</u>
Vendor Name:	High-Tech Electric	Vendor Contact:	James Gulke
Vendor Phone Number:	(559) 299-7152	Vendor Mailing Address:	5888 East Teague Avenue Clovis, Ca 93619
Agreement Start and Stop Dates:	Start: 9/4/2012 Stop: 12/31/2012	Amounts:	Current Contract Amount: \$0.00 Not to Exceed Amount: \$10,350.00 Revised Contract Amount: \$10,350.00
Has Work Started?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes give an explanation:	Has Work Been Completed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date:

Certificate of Insurance Attached  Yes  No Date provided: \_\_\_\_\_  
Jody London  
 President, Board of Education

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

- Number of Bids Received, List of Bidders and Amounts (Bid Form) (Attach Bid Documents)
  - Date(s) of Bid Advertisement: 12-2013
  - Date of Bid Opening -
  - Name of Architect: Production Date 10-24-2012
  - Liquidated damages per day: \$ No. 12-2669
  - Performance Bonds Attached
  - Payment Bonds Attached
- (Sections 6 and 7 to be completed by Contract Administration department)

**Scope of Work:** (Needed to prepare Executive Summary) Please attach separately along with Vendor's proposal.  
To furnish and install electrical circuits to five cubicle locations at Portable 3 for East Bay Consortium. Contractor to furnish and install Cat6 cabling for 12 drops to the existing data cabinet.

**Discussion Info:** (Needed to prepare Executive Summary) (Provide detailed background - Why is contract required and what is the benefit to students) - Add additional pages as needed

**Funding Source:** Fund 35

**Budget Number:** \_\_\_\_\_

**RECEIVED**  
9-13-2012

**OAKLAND UNIFIED SCHOOL DISTRICT**  
**Department of Facilities Planning and Management**  
**AGREEMENT REQUEST FORM**

**SECTION IV. L/LS/LSRBE - RATIONAL FOR NON COMPLIANCE CHECK LIST**

1.)	<p><b>Specialty Service:</b> This contractor provides a unique / specialty service that is currently not available from a certified L/S/SLRBE. Government Code § 53060 / school districts may contract without bidding for, "special services and advice in financial, economic, accounting, . . . legal, or administrative matters if such persons are specially trained and experienced and competent to perform the special services required."</p>	✓
2.)	<p><b>District Discretion</b> under L/SL/SLRBE due to lack of certified firms at time of bid: If at least three L/SL/SLRBEs are not certified, then the requirement may, subject to the discretion of the District, be waived, or the 20% requirement may be re-set from 19 % to 0%, depending on the particular circumstances at time of bid.</p>	
3.)	<p><b>Futility:</b> It would be futile to require that the contract be subjected to the L/SL/SLRBE due to (circle one) COST / TIME CONSTRAINTS / NO CERTIFIED BIDDERS. California law provides that "[w]here competitive proposals work an incongruity and are unavailing as affecting the final result or where they do not produce any advantage...the statute requiring competitive bidding does not apply." (Hiller v. City of Los Angeles (1961) 197 Cal. App. 2d 685, 694.)</p>	
4.)	<p><b>Field Test</b> / (1) In order that a field test or experiment may be made to determine the product's suitability for future use. PUBLIC CONTRACT CODE SECTION 3400-3410</p>	
5.)	<p><b>Product Match</b>/(2) In order to match other products in use on a particular public improvement either completed or in the course of completion. PUBLIC CONTRACT CODE SECTION 3400-3410</p>	
6.)	<p><b>Sole Source</b> / (3) In order to obtain a necessary item that is only available from one source. PUBLIC CONTRACT CODE SECTION 3400-3410</p>	
7.)	<p><b>Emergency Repair</b> / (4) (A) In order to respond to an emergency declared by a local agency, but only if the declaration is approved by a four-fifths vote of the governing board of the local agency issuing the invitation for bid or request for proposals. PUBLIC CONTRACT CODE SECTION 3400-3410 / See also: Public Contract Code Section 1102. "Emergency," as used in this code, means a sudden, unexpected occurrence that poses a clear and imminent danger, requiring immediate action to prevent or mitigate the loss or impairment of life, health, property, or essential public services.</p>	

# Exhibit A

## Pricing Summary

High-Tech Electric has prepared individual pricing for the sections included in this proposal for a lump sum price for all sections. These prices include materials, prevailing-wage, labor, and testing, commissioning, submittal and O&M documentation.

1. Division 26 – Electrical Circuits
2. Division 27 – Data Communications

**TOTAL = \$10,350.00**

### Project Schedule

High-Tech Electric has met or beat project schedules all on past projects completed. Estimated start date will be 8/13/2012 and completed on 8/14/2012.

### Inclusions

- Installation packages mentioned in the proposal.
- Addendums
- Labor associated with installation, procurement, submittals, and construction meetings (as necessary) testing and commissioning.
- Documentation as required in the specifications sections performed by High-Tech Electric.
- Coordination and cooperation with the construction team in regards to installation, set-up, staging, clean-up, and tear down.
- Any additional trips, labor or materials due to failure of work forces to have the installations packages completed as scheduled.
- This quotation is valid for 45 days as required in the bidding documentation.

### Exclusions

The following is not included in our scope of work:

- A/C unit installation

### Assumptions

The following are assumed to be completed by the client or end-user:

- Site Access, parking

### Authorization to Proceed

By my signature, I indicate that I have read and accept, on behalf of my organization, the entirety of the above Scope of Work, and all of the Assumptions, Disclaimers, and Exclusions shown in this proposal, subject to the conditions, which I note below my signature.

Submitted by:  
**High-Tech Electric**

Accepted by:

Print: James T Gulke

Print: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: 8/10/2012

PO# \_\_\_\_\_

Date: \_\_\_\_\_

### Proposal/Quote/Estimate Confidentiality Disclaimer:

This document contains privileged or confidential information. If you are not the intended recipient, you may not disclose, use, disseminate, distribute, copy or rely upon this message or attachment in any way. Recipients of this document, under no circumstances without prior written authorization from the author, may disclose, disseminate, distribute, this document or any of the information in this document to any persons other than authors intended audience.



## **High-Tech Electric**

*Electrical Solutions • Communications • Structured Cabling* License # 553889, C-10

5888 East Teague Avenue, Clovis, CA 93619 • Phone: (559) 299-7152 • Fax: (559) 299-3225 • [www.hightechelectric.biz](http://www.hightechelectric.biz)

**California Certified Small Business #48194**

### **Scope of Work**

August 10, 2012

Project Location: Oakland Unified School District

Project Number: East Bay Consortium

Contact:

Scope: Electrical and Data Portable #3

In this proposal you will find:

- ◆ Specification Sections
- ◆ Proposal Installation Sections
- ◆ Project Manager and Qualifications
- ◆ Proposal Sections Details
- ◆ Pricing Summary
- ◆ Inclusions, Exclusions, Assumptions, Disclaimer
- ◆ Authorization to Proceed

Your complete satisfaction is our goal, so please let me know if there is anything we can do to be of further assistance. We look forward to working with you on this project.



## ***Specifications Sections***

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Provisions for work under this proposal can be found in the following specifications sections:

TIA/EIA and BICSI Communication Standards  
NFPA/NEC

## ***Proposal Installation Sections***

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The following are the low voltage packages we have included in this proposal.

### Division 26

#### 1) Electrical Circuits

- i) Furnish and install electrical circuit locations to the five cubicle locations. With a confirmed (2) spare breakers in the panel three cubicles will be aggregated onto one circuit and two cubicles on the other. Circuits locations will be labeled with breaker ID's located in the sub-panel and the panel scheduled shall be updated.
- ii) Furnish and install electrical circuit locations to P7 and P8 for A/C units. Assuming (2) spare breakers in the panel for these new circuits and that the flex conduit can be routed inside the portables to AC location.

### Division 27

#### 2) Data Communication Cabling

- i) Furnish and install the Cat5e horizontal cabling to drops within the portable (12 drops) to the data cabinet within the room. Terminations to be certified with DTX cable analyzer to TIA/EIA standards. 3' data patch cords for connection in cabinet for switch and 7' patch cords at work area outlet for connection to end use PC/Laptop.

## ***Project Manager and Qualifications***

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Project Manager

### **James Gulke**

Masters in Business Administration

RCDD (Registered Communication Distribution Designer) BICSI

CTS-D (Certified Technology Specialist-Design) Infocomm

ECA (Certified Extron Control Associate) Extron Electronics, Inc.

Panasonic I-Pro Partner

ClearOne System Specialist, Axis Communication Channel Partner

CVS (Certified System Vendor) BeldenCDT

CommScope/SYSTIMAX Business Partner

Exagc Vision Certified, Arecont Certified Business Partner

Crestron Electronics, Inc.

BICSI Member, Infocomm Member

### **Company Information**

California State Contractors License #553889 (C-10, C-16)

Workers Compensation Insurance with State Fund

\$2,000,000 Liability Insurance Policy with E&O